

Update 2012-06

2011 Census Snapshot: Housing

December 2012

Introduction

On the 11th December 2012, the Office for National Statistics released 2011 Census Key Statistics tables at Local Authority level. These tables constitute the most detailed data as yet seen from the Census, across a wide range of variables. This report provides some initial analysis of the data relating to **Housing** in London, and includes regional comparisons, borough-level analysis and, where possible, comparisons with earlier historic data.

This data can be viewed for local authorities in London on the Datastore:

<http://data.london.gov.uk/census/data>.

The analysis presented here is in five sections:

- Tenure
- Accommodation Type
- Central Heating
- Communal Establishments
- Occupancy Rating (bedrooms)
- Car and Van Ownership

Key Findings:

- **In 2011 London had 3.27million households, an increase of 250,200 (8.3 per cent) since 2001.**
- **In 2011 private rented accommodation made up 25 per cent of the capital's housing stock.**
- **In London between 2001 and 2011 the number of houses and bungalows rose by 1.8 per cent (28,700) while the number of flats increased by 18.6 per cent (277,500).**
- **The number of dwellings in Tower Hamlets increased by 26,200 in the period 2001-2011. This constitutes a 32.8 per cent increase.**

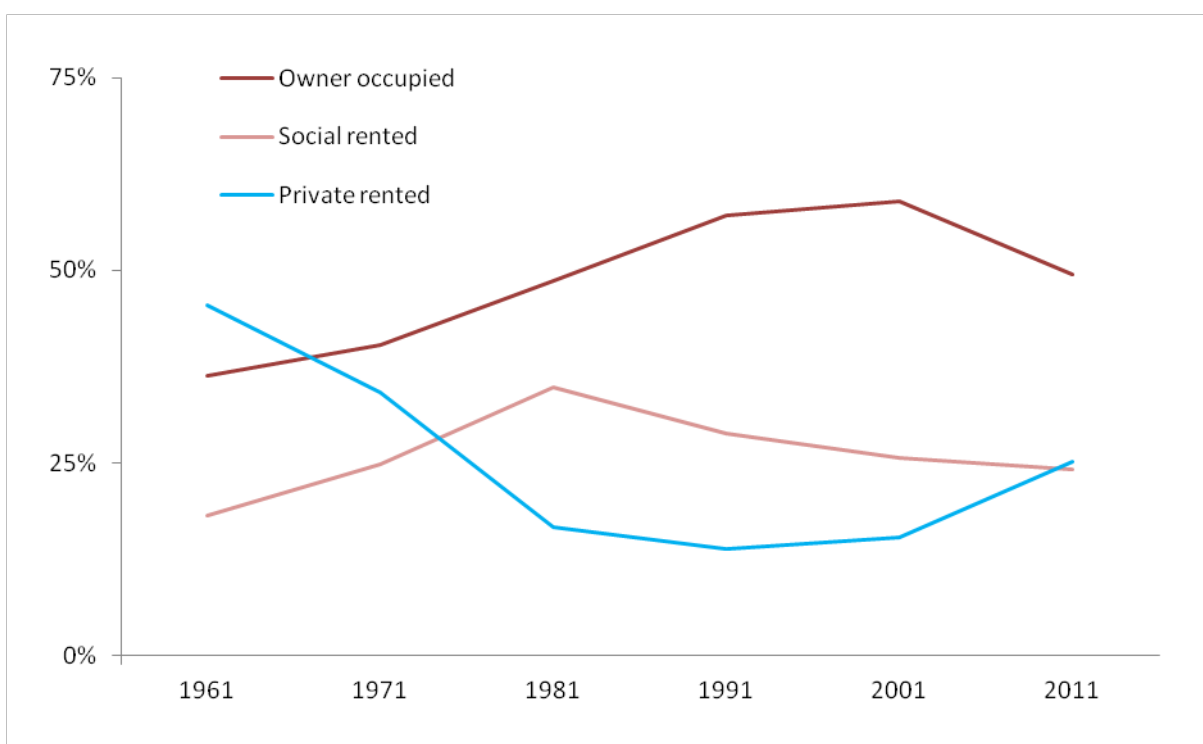
- **In London 100,200 people were living in 6,382 Communal Establishments on Census Day 2011.**
- **Hillingdon and Islington have both seen significant increases in their Communal Establishment populations.**
- **London is by far the most over-crowded region in England & Wales with 11.6 per cent of households having too few bedrooms for their occupants.**
- **In the London Borough of Newham 25.4 per cent of households are overcrowded.**

Tenure

London has 3.27million households, an increase of 250,200 (8.3 per cent) over the last decade. Since 2001 there has been a sharp decline in the number of owner-occupiers in London from 59.9 per cent to 49.5 per cent. There has been a modest decline in the social rented sector with a fall from 25.7 per cent to 24.1 per cent. The growth area in London's housing market over the past decade has been in private rented accommodation which has increased by just under ten per cent from 15.3 per cent in 2001 to over a quarter of the total in 2011.

The changes in the tenure of the housing stock since 2001 are in stark contrast to the trends apparent in the historical data. Information on tenure, dating back to 1961, shows a steady increase in the proportion of owner occupied properties at the expense of the private rented sector. The more recent data shows a levelling out of the proportion of private rented accommodation and a slowing of the increase in owner occupied. In both cases though the contrast between the 2011 data and the picture of housing tenure ten years ago is marked.

Figure 1: Housing Tenure in London 1961-2011



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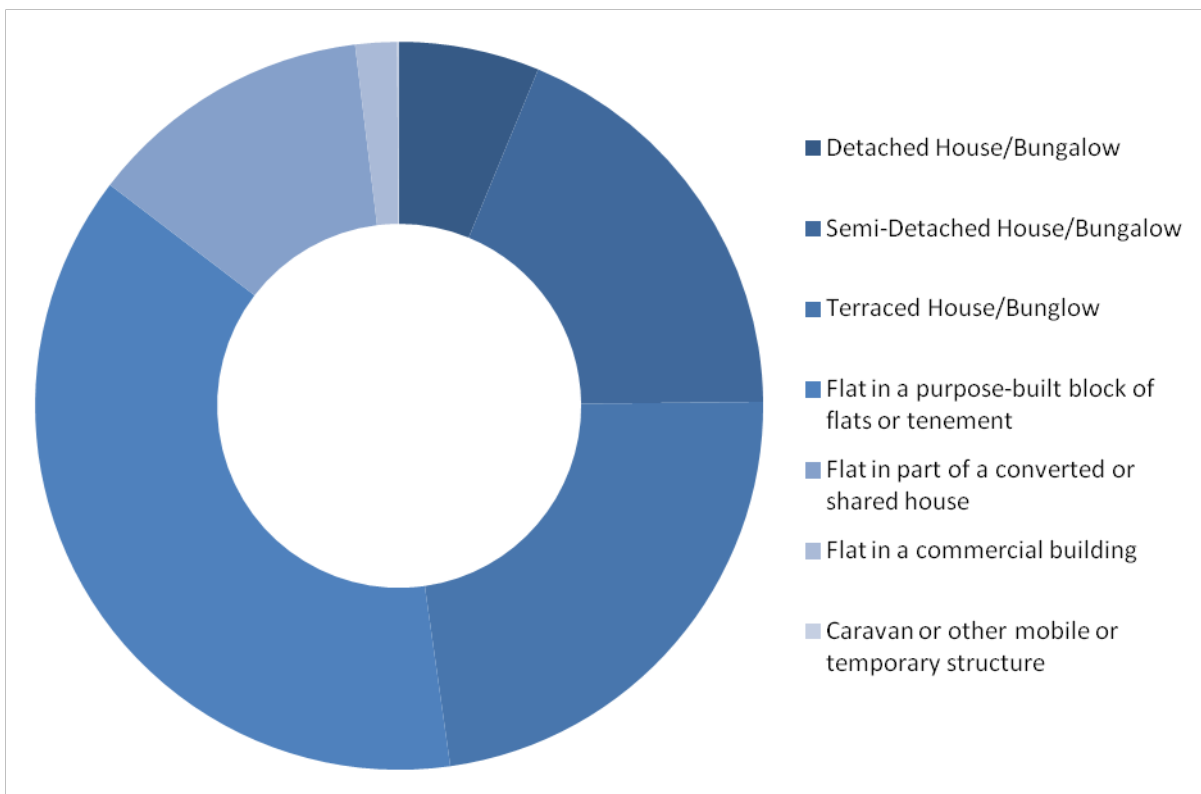
r; there is significant variation among the London boroughs. Havering has the highest percentage of owner-occupiers with 74.4 per cent owning their own property, followed by Bexley (73.3 per cent) and Bromley (71.7 per cent). The lowest levels of owner occupation are in Hackney (26.1 per cent), Tower Hamlets (26.6 per cent) and Islington (29.7 per cent).

Those boroughs where owner occupation is low fall into two groups: those with high levels of private rented accommodation and those with high levels of social rented accommodation. The highest proportion of private rents are found in the boroughs of Westminster (39.7 per cent), City of London (35.9 per cent) and Kensington & Chelsea (35.8 per cent). Social rented accommodation is more prevalent in Southwark (43.7 per cent), Hackney (43.7 per cent) and Islington (42 per cent).

Accommodation Type

There were 3.39 million dwellings in London in 2011. Of these just under half (47.8 per cent) were houses or bungalows, while just over half (52.2 per cent) were flats. Just under one per cent of London’s dwellings were caravans or temporary structures. Since 2001 the total number of dwellings has risen by 305,700, or 9.9 per cent. The number of houses and bungalows has risen by 1.8 per cent (28,700) while the number of flats has increased by 18.6 per cent (277,500).

Figure 2: Accommodation Type in London, 2011



Source : 2011 Census, Office for National Statistics

The greatest growth in dwellings over the intercensal period was in Tower Hamlets where 26,200 additional dwellings were recorded in 2011 (a 32.8 per cent increase) accounting for 8.6 per cent of growth in London over the period. Tower Hamlets also saw the largest percentage growth in total population between 2001 and 2011 with a 30 per cent increase in residents over the decade.

Four boroughs show growth above 10% of 2001 levels in houses and bungalows (City of London, Camden, Tower Hamlets, and Westminster). All but three boroughs (Kensington & Chelsea, Sutton and Merton) increased the number of flats by over 10 per cent between 2001 and 2011. Redbridge (28 per cent), Hounslow (29.8 per cent) and Tower Hamlets (36.7 per cent) have the greatest percentage increases since 2001.

Croydon has the highest number of dwellings in London followed by Barnet, as was the case in 2001. Wandsworth is now the third largest borough for dwellings in London, switching places since 2001 with Bromley.

Central Heating

There has been a marked increase the number of dwellings with central heating in London over the last decade. 25 boroughs saw an increase of 10% or over 'with central heating', 4 of which had an increase of 20% or more. Waltham Forest saw a decrease of 72% in 'without central heating', the greatest decline in London.

Communal Establishments

A Communal Establishment is an institution providing managed residential accommodation. 'Managed' in this context means full-time or part-time supervision of the accommodation.

In London 100,200 people were living in a 6,382 Communal Establishments on Census Day 2011, 1.23 per cent of the capital's total population. The borough with the highest proportion of their population in Communal Establishments was the City of London where 2.6 per cent of the total were in such residences, however this is more a result of a small total population in the borough than a large CE population. In fact, City of London has the smallest Communal Establishment population in absolute terms by some margin. The next highest percentages were in Westminster (2.8 per cent) and Islington (2.9 per cent). The highest actual population in Communal Establishments is in Camden where 7,895 people were living in CE's, even though the population of its CE's decreased by 1,401 over the decade between Censuses. Hillingdon and Islington have both seen significant increases in their CE population which have taken them from sixth and seventh highest in 2001 to second and fourth highest 2011, respectively.

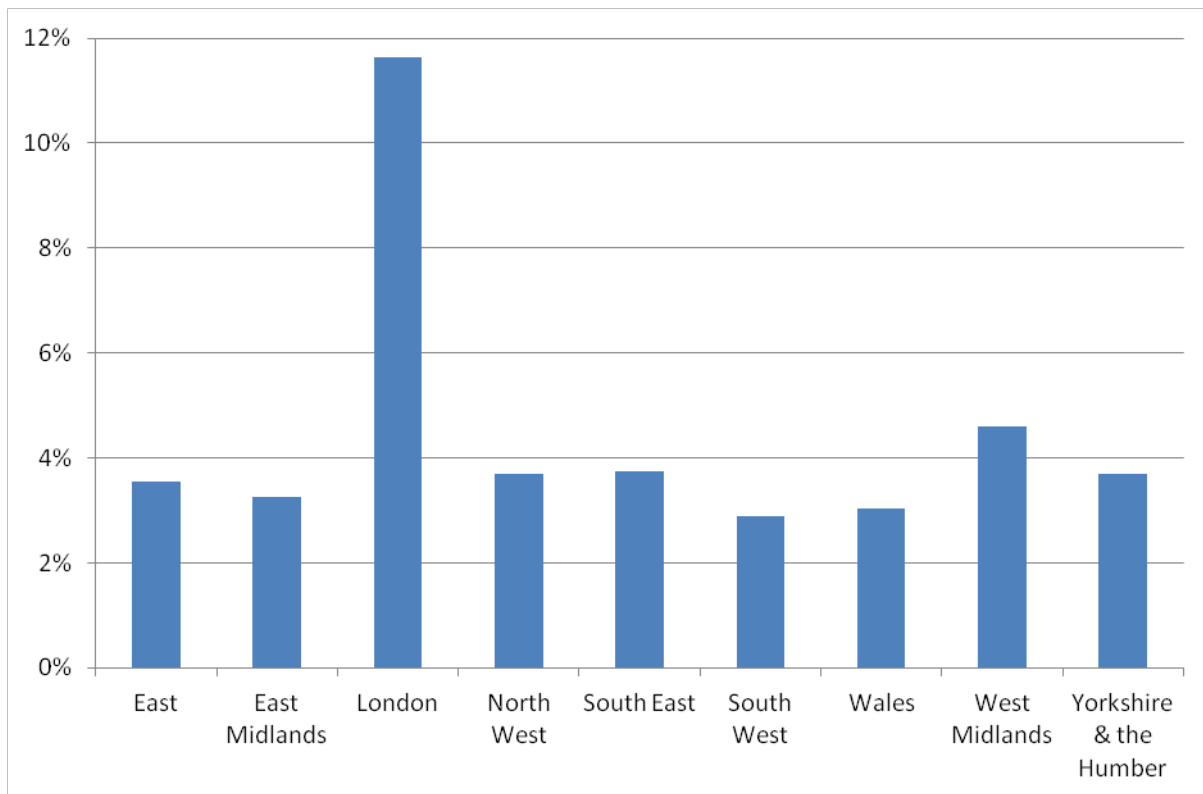
Table 1: Number of Communal Establishments, 2001-2011

	2001	2011	2001-2001 Change	2001 Rank
Camden	9,296	7,895	-1,401	1
Hillingdon	4,229	6,709	2,480	6
Westminster	6,273	6,188	-85	2
Islington	3,535	5,991	2,456	7
Southwark	5,354	5,723	369	3
Wandsworth	4,407	5,347	940	4

Source: 2011 Census, Office for National Statistics

Occupancy Rating (Bedrooms)

Occupancy rating is a measure of under-occupancy and overcrowding in a household. The data provided in Census release 2.1 were for the number of households with an occupancy rating of -1 or less. This indicates the household has at least one too few bedrooms to adequately accommodate the individuals living there and is therefore overcrowded.

Figure 3: Percentage of households with Occupancy Rating of -1 or less, Regions

Source:
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London is by far the most overcrowded region in England & Wales. 11.6 per cent of households in the capital have an occupancy rating of -1 or less. The next most overcrowded region is the West Midlands where 4.6 per cent of household have insufficient bedrooms. The remaining regions all fall in the range 2.9 per cent to 3.6 per cent of households.

In all 380,000 households in London have an occupancy rating of one or less. The boroughs with the greatest levels of overcrowding are Newham (25.4 per cent), Brent (18 per cent) and Tower Hamlets (16.8 per cent). As one might expect Inner London has a higher proportion of overcrowded households (14 per cent) than Outer London (10 per cent). London Boroughs make up 19 of the top 20 most overcrowded local authorities in England & Wales.

Car and Van Ownership

The majority of boroughs have seen an increase in the total number of cars and vans owned by residents, with nine boroughs seeing an increase of over five per cent. Havering has the greatest increase with ten per cent growth over the last decade. Twelve boroughs saw a decrease in the total number of cars and vans, three of which decreased by 10% or more: City of London (13 per cent), Kensington and Chelsea (11 per cent), Hammersmith and Fulham (10 per cent).

Tower Hamlets and Wandsworth saw an increase of five per cent in '1 car or more', while City of London and Kensington and Chelsea saw a decrease of over ten per cent in the same category.

Households with '3 cars or more' have increased significantly in the City of London (76 per cent), Barking & Dagenham (29 per cent) and Newham (27 per cent). Bexley and Havering had an increase of over 50 per cent in '4 cars or more'. In the same category Hackney and Hammersmith and Fulham had a decrease of over 30 per cent.

Nine boroughs had an increase in 'no car or van' with the highest being a 43 per cent increase in Tower Hamlets. When considered alongside a population growth of 30 per cent and an increase in households of 32 per cent in Tower Hamlets, this points to an intensification of household which places an increase demand on parking availability. No London borough saw a decrease in 'no car or van'.

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