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# Housing Tenure by Economic Activity

October 2013



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## Introduction

In London there were 3.27 million households in 2011. The 2011 Census recorded a number of household variables, among them housing tenure; whether a property is owner occupied, social rented or private rented. Owner-occupied dwellings are those which are owned outright or have been bought with a mortgage by the occupier and just over half (1.62 million) of households in London were owner occupied properties in 2011. Just under one in four (24.1 per cent) were social rented, which is housing being rented from a Housing Association or Local Authority by the occupier. The third type of tenure is private rented properties, and these are defined as all non-owner-occupied properties other than those in social rent, including property occupied rent-free by someone other than the owner. In London 26.4 per cent of households (862, 000) were in private rent in 2011.

This report looks at census data from 2011 on housing tenure but also age and economic status. This report investigates the relationship between these three variables in London, and looks at whether London differs from the national picture (England & Wales). The data examined here use the Household Reference Person's (HRP) age and economic activity, as opposed to each individual residing in that household. The HRP is an individual chosen from each household to represent the household and its characteristics – in this case age and economic status. Usually this person is the highest earner in the household, or if there is more than one person earning the same, the older of the two. This person must be 16 years of age or older.

## Key Findings from 2011

- London had a higher rate of economic activity (72.6 per cent) than nationally (67.0 per cent).
- Half (53.3 per cent) of employed HRPs in London were owner occupiers compared with two thirds (68.3 per cent) in England & Wales.
- England & Wales had 14 percentage points more retirees within their economically inactive population than London, which reflects the younger age structure in London.
- As the age of an HRP increased, the more likely they were to owner occupy, and the less likely to be in private rented accommodation across all types of economic activity.
- 96.9 per cent of all HRPs under 50 years of age living in owner occupied housing were economically active.
- Fewer than 20 per cent of HRPs across all ages living in social rented properties were in employment.
- One in four economically inactive HRPs in social rented accommodation was inactive due to long-term sickness or disability.

## Chapter 1: Housing Tenure by Economic Activity

This chapter focuses on economic activity and housing tenure, in London and England & Wales.

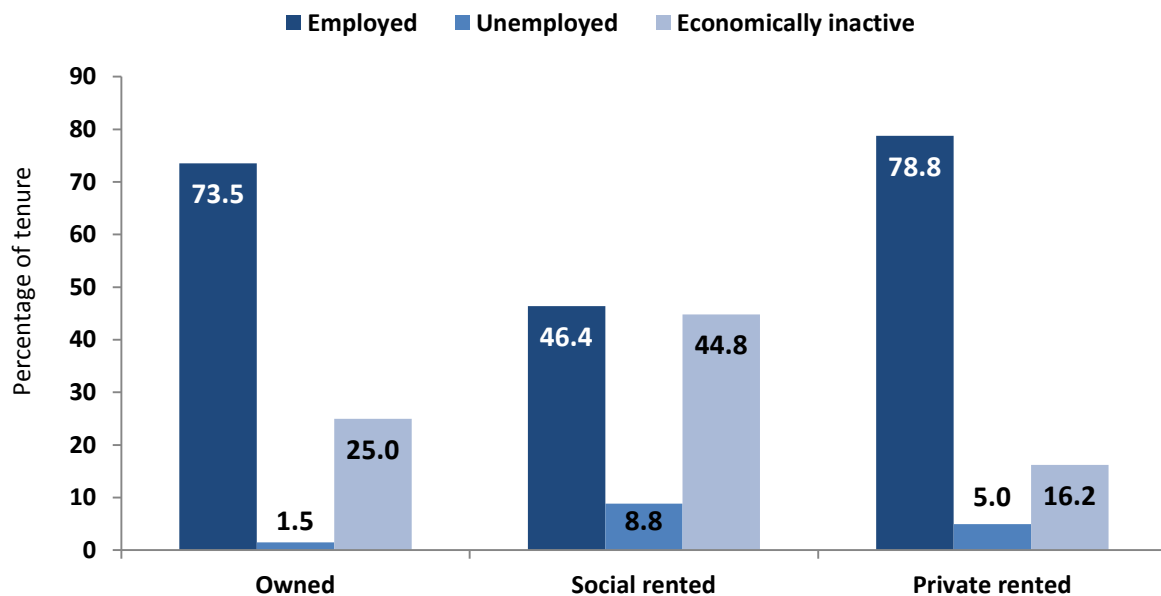
### London overview 2011

Table 1 displays economic activity of HRP against housing tenure in London in 2011. The 2011 Census split the economically active in two; in employment or actively looking for employment and available to start (unemployed). An economically inactive HRP is someone who is not in work, or looking for work. This may be the case for a number of reasons (outlined in table 1).

**Table 1: Housing tenure by economic activity of HRP in London, 2011**

	All Households	Owned		Social rented		Private rented or living rent free	
<b>All London</b>	<b>3,265,636</b>	<b>1,618,232</b>	<b>49.6%</b>	<b>785,834</b>	<b>24.1%</b>	<b>861,570</b>	<b>26.4%</b>
<b>Economically active: Total</b>	<b>2,369,951</b>	<b>1,214,346</b>	<b>51.2%</b>	<b>433,838</b>	<b>18.3%</b>	<b>721,767</b>	<b>30.5%</b>
<b>In employment</b>	2,233,100	1,189,803	53.3%	364,496	16.3%	678,801	30.4%
Employee	1,738,874	909,430	52.3%	302,439	17.4%	527,005	30.3%
Self-employed	452,231	272,878	60.3%	52,652	11.6%	126,701	28.0%
Full-time students	41,995	7,495	17.8%	9,405	22.4%	25,095	59.8%
<b>Unemployed</b>	136,851	24,543	17.9%	69,342	50.7%	42,966	31.4%
Unemployed	127,519	23,700	18.6%	65,507	51.4%	38,312	30.0%
Full-time students	9,332	843	9.0%	3,835	41.1%	4,654	49.9%
<b>Economically inactive: Total</b>	<b>895,685</b>	<b>403,886</b>	<b>45.1%</b>	<b>351,996</b>	<b>39.3%</b>	<b>139,803</b>	<b>15.6%</b>
Retired	558,351	352,717	63.2%	164,266	29.4%	41,368	7.4%
Student (including full-time students)	52,242	6,946	13.3%	15,625	29.9%	29,671	56.8%
Looking after home or family	79,375	10,313	13.0%	44,608	56.2%	24,454	30.8%
Long-term sick or disabled	133,595	16,605	12.4%	93,532	70.0%	23,458	17.6%
Other	72,122	17,305	24.0%	33,965	47.1%	20,852	28.9%

Census table DC4601EW

**Figure 1: Economic activity by tenure, London 2011**

*Census table DC4601EW*

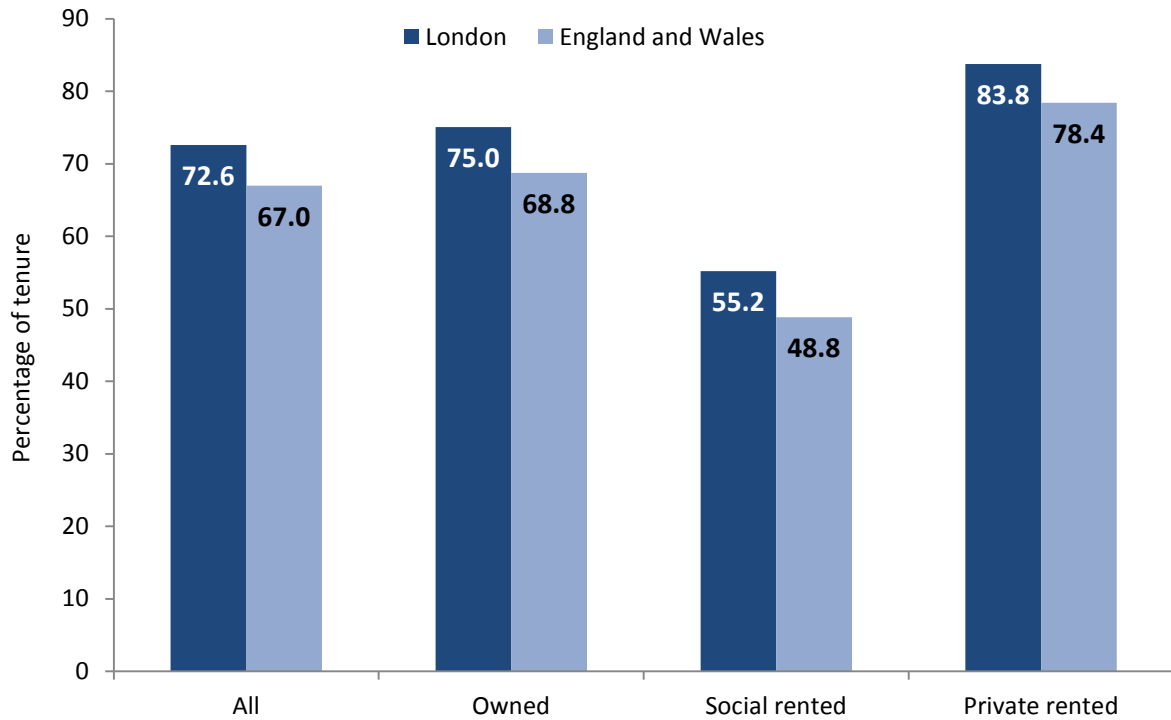
Of the 3.27 million HRP in London in 2011, 72.6 per cent (2.37 million) were economically active; 68.4 per cent in employment and 4.2 per cent unemployed. 27.4 per cent (896,000) were economically inactive. The percentage of households in each type of economic activity broken down by housing tenure type in London is displayed in Figure 1. Employed HRP households were most represented across all tenure types in London 2011, followed by economically inactive, and then unemployed.

The majority of owner occupied households in 2011 were in employment (73.5 per cent). Only 1.5 per cent (25,000 households) of those in the owner occupied category were unemployed, and one quarter (25.0 per cent) were economically inactive. Economically inactive HRP made up 44.8 per cent (352,000) of social rented households in London; a big contrast to the 16.2 per cent (140,000) in the private rented sector. Employed HRP had by far the largest share of private rented properties at 78.8 per cent (679,000) in London in 2011.

### London compared to England & Wales

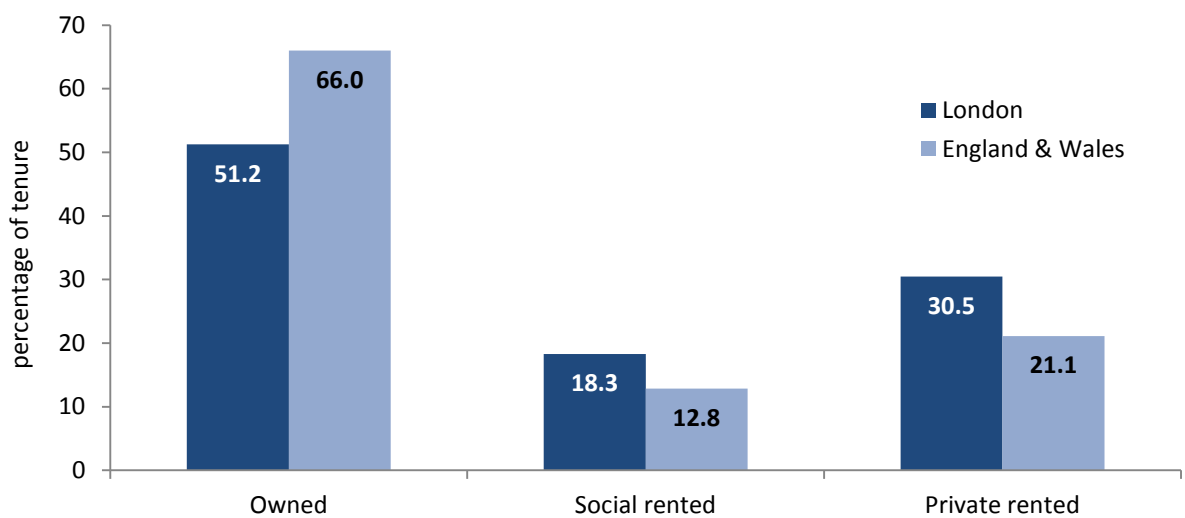
London had 2.37 million economically active HRP in 2011, while England & Wales had 15.65 million. Figure 2 displays the percentage of HRP in each tenure that were economically active in London in 2011, London had a higher economically active proportion than England & Wales across all tenures, as 72.6 per cent of all London's HRP are economically active compared with 67.0 per cent nationally. Both areas have similar levels of economically active HRP within tenures, the most economically active tenure being private rented for both. 83.8 per cent (722,000) of all London HRP private renting were economically active, compared with a lower share of 78.4 per cent (3.31 million) for England & Wales.

**Figure 2: Proportion of HRP's who were economically active by tenure in London and England & Wales, 2011**



Census table DC4601EW

**Figure 3: Tenure of economically active HRP's in London and England & Wales, 2011**



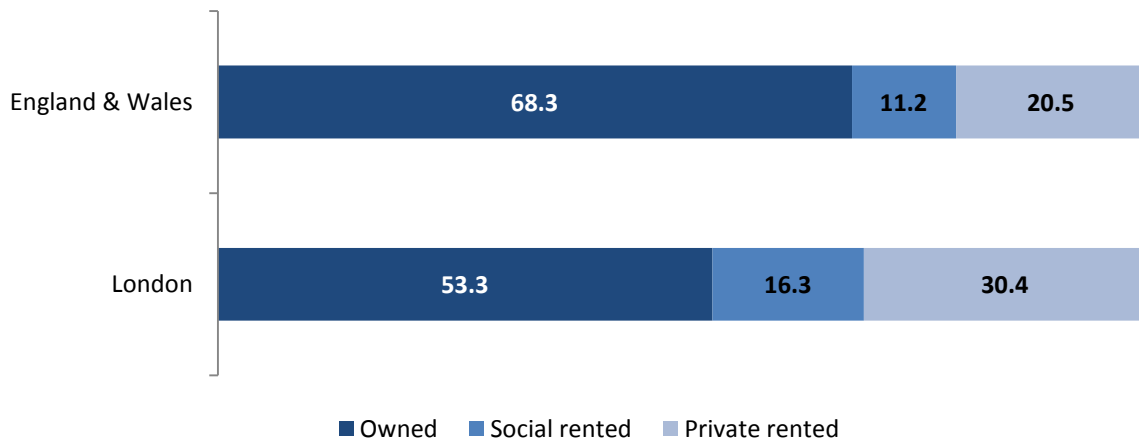
Census table DC4601EW

Figure 3 shows the percentage of all economically active HRP households in each tenure type, comparing London with England & Wales. Economically active HRPs were 15 percentage points more likely to be owner occupiers in England & Wales than in London as a whole in 2011. As one may expect, London therefore had higher proportions of economically active HRPs in both types of rented accommodation. Combining social and private rented figures together gives the result of nearly half (48.8 per cent) of all economically active households in London were in social or private rented properties compared with just a third (34.0 per cent) nationally.

### Employment by tenure

London had a higher proportion of HRP households in employment than England & Wales. Households headed by an HRP in employment in London made up 68.4 per cent (2.23 million) of all households in 2011, and in England & Wales 63.7 per cent (14.89 million).

**Figure 4: Tenure of Employed HRPs in London and England & Wales, 2011**

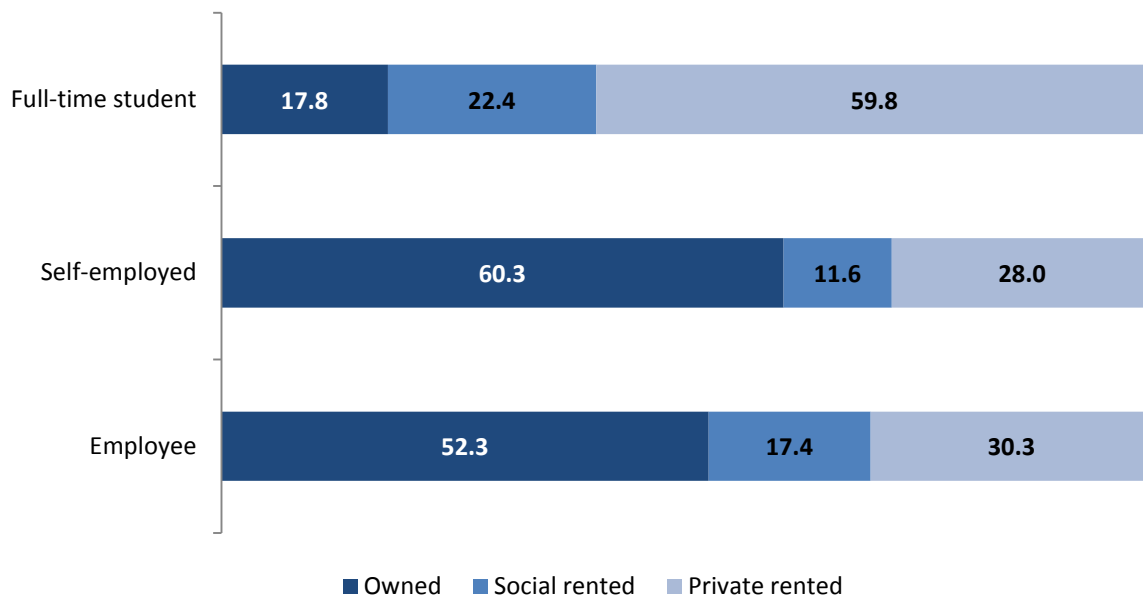


Census table DC4601EW

Figure 4 shows the percentage of employed HRPs within each tenure type in 2011, comparing London with the national picture. As employed HRP households represented 94.2 per cent of all economically active HRPs in London and 95.2 per cent in England & Wales in 2011, the employed HRP figures do not differ much from all economically active HRP percentages.

Over two in three employed HRPs in England & Wales were owner occupiers (68.3 per cent) compared with only just over half of employed HRPs in London (53.3 per cent). Social and private renting percentages were higher for London than England & Wales. 20.5 per cent of the employed HRPs in England and Wales were in private rented accommodation compared to 30.4 per cent of employed HRPs in London.



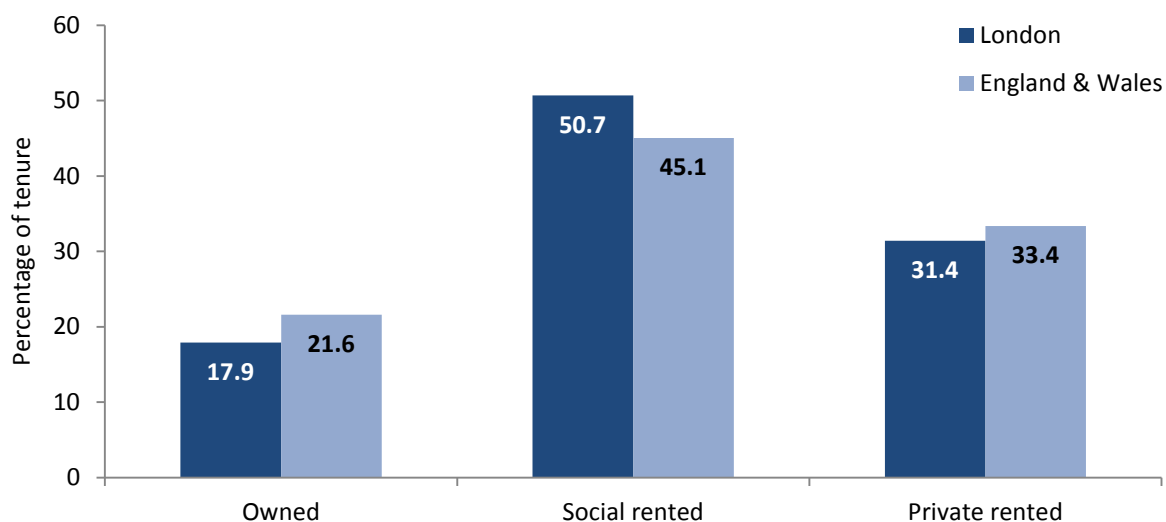
**Figure 5: Tenure of Employed HRP (sub-categories) in London, 2011**

*Census table DC4601EW*

The employed category is broken down further into those that are employees, self-employed and employed full-time students. Figure 5 displays the percentage of each in different housing tenures in London. Self-employed HRP were most likely to be owner occupiers, compared to the other types of employment, at 60.3 per cent. Just over half (52.3 per cent) of employee HRP were owner occupiers and less than one fifth (17.8 per cent) of full-time students. There was a huge contrast between which tenures full-time student HRP occupied and the other employed HRP in London. The majority of employed full-time students were in private rented accommodation (59.8 per cent), compared with under one third of their employee (30.3 per cent) and self-employed (28.0 per cent) counterparts. Full-time student employed HRP were also twice as likely to be living in social rented properties as their self-employed counterparts (22.4 per cent compared with 11.6 per cent).

### Unemployment by tenure

Households headed by HRP that were unemployed but looking for work (unemployed) made up 4.2 per cent (137,000) of all households in London, and 3.2 per cent (758,000) in England & Wales in 2011.

**Figure 6: Tenure of unemployed HRPs in London and England & Wales, 2011**

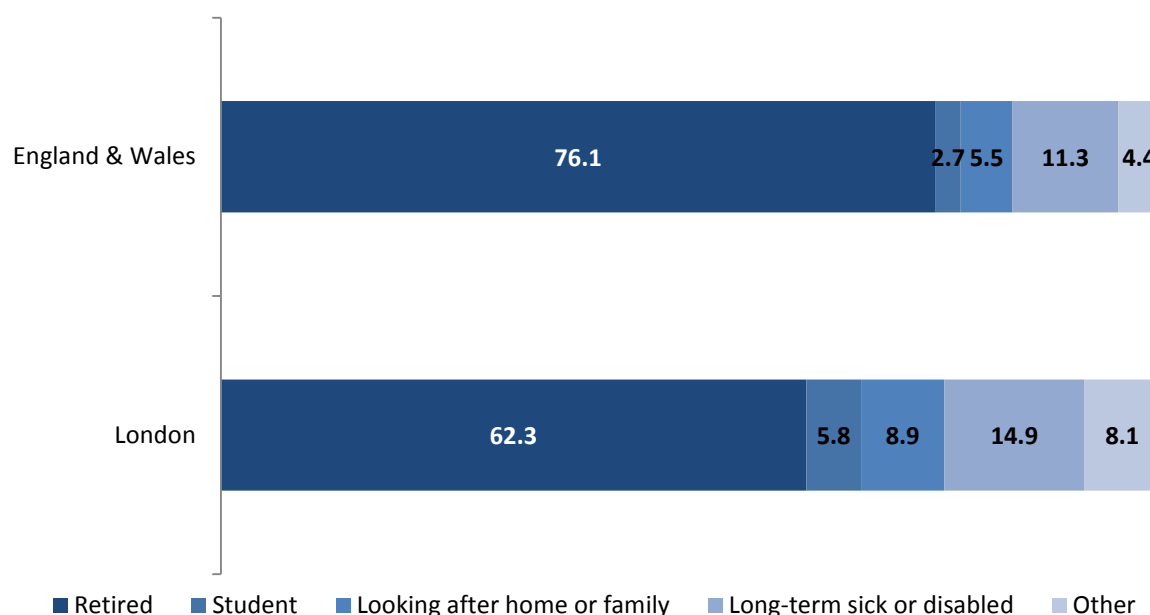
Census table DC4601EW

Figure 6 shows the percentage of unemployed HRPs living in each type of housing tenure, comparing London with England & Wales in 2011. As might be expected, both in London and nationally, unemployed HRPs were much less likely to own houses than those in employment, with around only one fifth of unemployed HRPs owner occupying compared with a half to two thirds of those in employment. As with the employed group, unemployed HRPs in London were less likely to be home owners (17.9 per cent) than in England & Wales (21.6 per cent); however the difference is much smaller.

Approximately half of unemployed HRPs in both London and England & Wales were in social rented accommodation in 2011, a much higher proportion than those in employment. Unemployed HRPs in London had slightly more chance of social renting (50.7 per cent) than in England & Wales (45.1 per cent). Around one in three unemployed HRP households were private renting, with 31.4 per cent in London and 33.4 per cent in England & Wales.

### **Economic inactivity by tenure,**

An economically inactive HRP is someone who is not in employment and is not looking for work. Compared with London, England & Wales had a higher proportion of economically inactive HRP households in 2011. 896,000 HRP households in London were economically inactive in 2011, which made up 27.4 per cent of the total number of households. In England and Wales there were 7.71 million HRP households that were economically inactive, making up 33.0 per cent of the total.

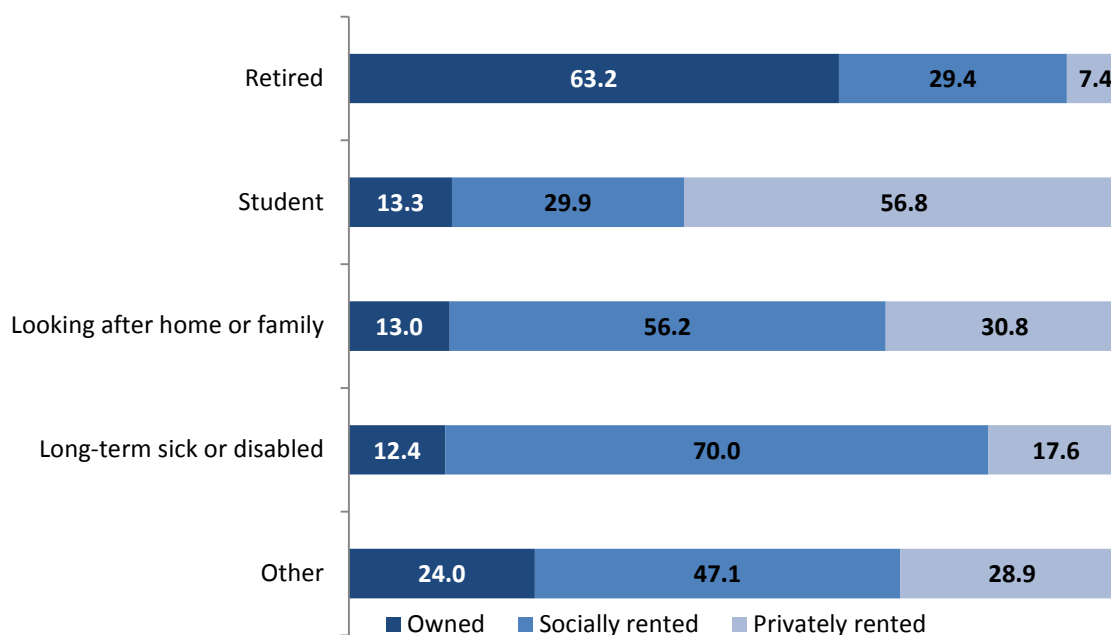
**Figure 7: Reason for economic inactivity in London and England & Wales, 2011**

Census table DC4601EW

Economic inactivity is broken down into five sub-sections; retired, student, looking after the home or family, long-term sick or disabled and other. Figure 7 shows the proportion represented by each reason for inactivity, comparing London with England & Wales. England & Wales had a significantly higher proportion of retirees amongst their economically inactive HRPs than London. 76.1 per cent (5.87 million) of all economically inactive HRPs in England & Wales were retirees, compared with 62.3 per cent (558,000) in London. This is likely to be attributed to the fact that proportionally London had a much younger population in 2011 than England and Wales.

London had higher proportions of inactivity in all other sub-categories. London had over double the proportion of economically inactive student HRPs within their economically inactive total, at 5.8 per cent compared with 2.7 per cent for England & Wales. Inactive HRPs in London in 2011 were almost twice as likely to be inactive for 'other' reasons (8.1 per cent) than in England & Wales (4.4 per cent).

HRPs inactive due to long term sickness or disability made up 14.9 per cent of the total inactive HRPs in London, and 11.3 per cent in England & Wales. Economically inactive HRPs in London were also more likely to be inactive due to looking after the home or family (8.9 per cent) than in England & Wales (5.5 per cent).

**Figure 8: Tenure of economically inactive HRPs (by sub-category) in London, 2011**

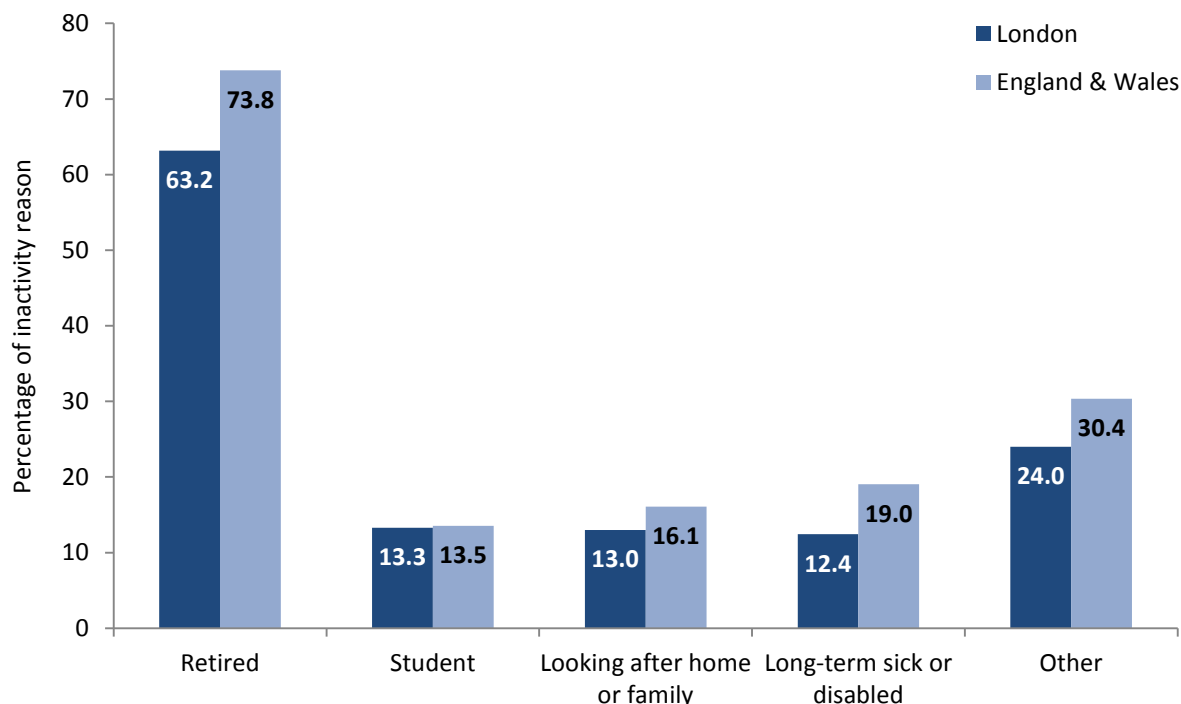
Census table DC4601EW

Figure 8 shows the reason for inactivity against housing tenure in London in 2011. Nearly two thirds (63.2 per cent) of the 558,000 retired HRPs in London were owner occupiers, and were much more likely than any other economically inactive HRPs to be owner occupiers. In London retired HRPs were four times more likely to social rent (29.4 per cent or 164,000) than private rent (7.4 per cent or 41,000).

Long-term sick or disabled HRP households were the least likely to be owner occupiers compared with all other types of economic inactivity at just 12.4 per cent of the total 134,000 in this category. Following on from this, the majority of HRPs inactive due to long-term sickness or disability lived in social rented accommodation at 70.0 per cent, the highest proportion in this tenure across all economic inactivity types.

Economically inactive student HRPs in London were far more likely than any other inactive HRPs to be private renting. More than half (56.8 per cent) of the 52,000 economically inactive full-time students in London were in private rented accommodation. This compares with 59.8 per cent of employed full-time students in private rented accommodation.

**Figure 9: Reason for economic inactivity in owner occupied housing, London and England & Wales, 2011**



Census table DC4601EW

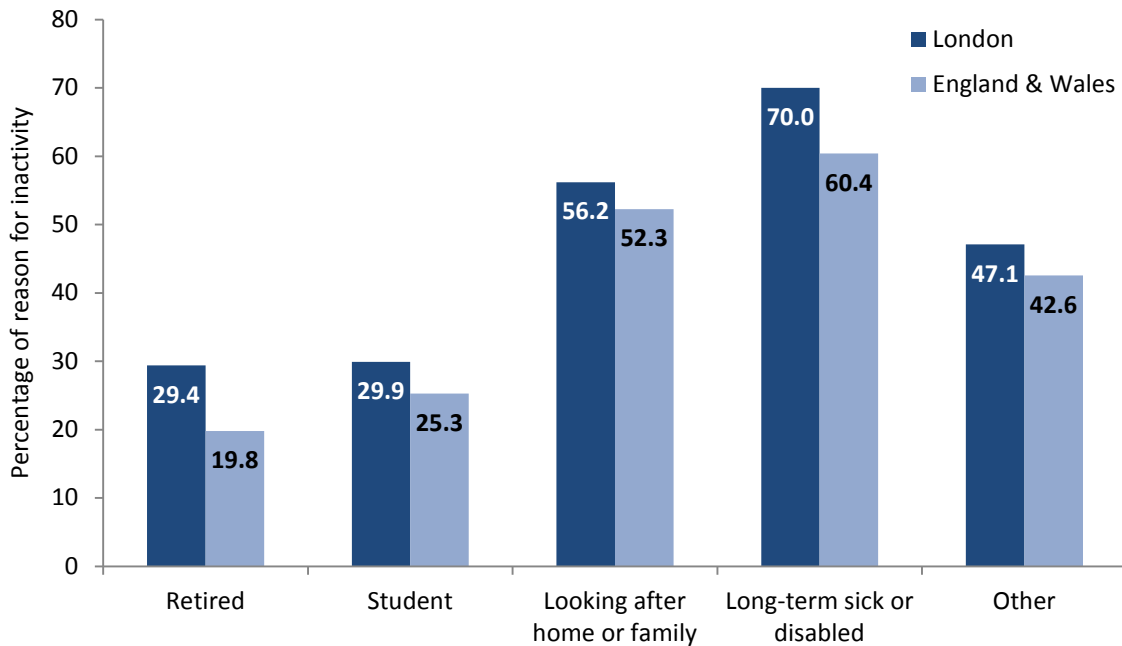
Figure 9 shows the proportion of HRP in each reason for inactivity living in owner occupied properties, comparing London with England and Wales. Across all reasons for economic inactivity, England & Wales had higher percentages living in owner occupied accommodation.

In both London and England & Wales, the majority of retirees were owner occupiers. Most noticeably, over ten per cent more retired HRP in England & Wales (73.8 per cent) lived in owner occupied accommodation than London (63.2 per cent). The next category most represented in both London and England & Wales owner occupied properties were those inactive for 'other' reasons. England & Wales had a higher proportion than London; 30.4 per cent (104,000) of all HRP inactive due to 'other' reasons lived in owner occupied households in England and Wales compared with 24.0 per cent (17,000) in London.

Both London and England & Wales had almost equally low proportions of owner occupied economically inactive student HRP, at 13.3 per cent for London and 13.5 for England and Wales. Proportions of HRP inactive due to long-term sickness or disability were also low within the owner occupier tenure; under one in five (19.0 per cent) of those inactive owner occupying in England & Wales were inactive due to this reason, and under one in eight (12.4 per cent) in London.

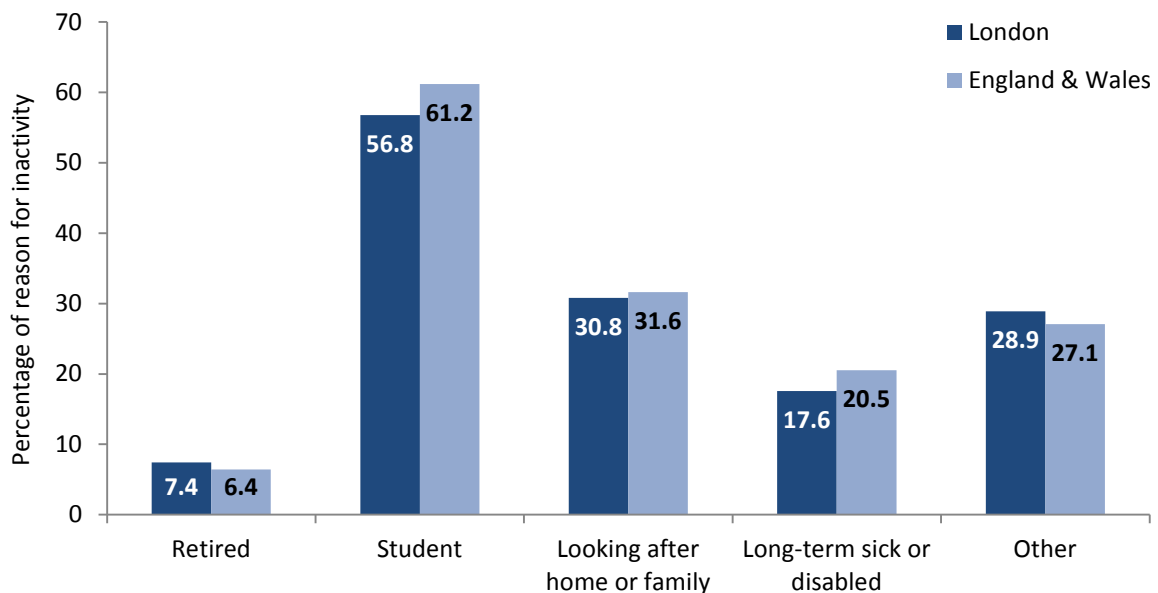
Figure 10 shows that across all types of economic inactivity, a higher proportion of London HRP were in social rented accommodation than in England and Wales in 2011. HRP economically inactive due to long-term sickness or disability were more likely to be in social rented accommodation in London (70.0 per cent) than in England and Wales (60.4 per cent). Over a quarter (29.4 per cent) of all retirees in London were in social rented accommodation in London, compared with just 19.8 per cent nationally.

**Figure 10: Proportion of economically inactive HRPs in social rented housing, London and England & Wales 2011**



Census table DC4601EW

**Figure 11: Proportion of economically inactive HRPs in private rented housing, London and England & Wales 2011**



Census table DC4601EW

Figure 11 displays the percentage of economically inactive HRPs living in private rented accommodation in 2011 by reason for inactivity. Figures for London were very similar to those

for England & Wales in this housing tenure type. If inactive due to looking after the home or family, HRPs were almost just as likely to private rent in London (30.8 per cent) as England & Wales (31.6 per cent). Economically inactive full-time students had the highest proportion of HRPs living in private rented accommodation across London and England & Wales, England & Wales having slightly more (61.2 per cent) than London (56.8 per cent). Retirees were least represented in private rented accommodation, with just 7.4 per cent in London and 6.4 per cent in England & Wales.

## Chapter 2: Housing Tenure by Economic Activity by Age Group

This chapter focuses on housing tenure by economic activity by age, in London in 2011. The first three sections look at employed, unemployed and economically inactive HRP within each of the three tenure types, separating age categories. The last of the four sections highlights similarities and differences in economic activity rates and ages across housing tenures.

### Section 1: Owner occupation

**Table 2: Economic activity by age in owner occupied properties, London, 2011**

Economic Activity	All categories: Age 16 and over	Age 16 to 34		Age 35 to 49		Age 50 to 64		Age 65 and over	
All London	1,618,232	208,333	12.9%	541,507	33.5%	474,190	29.3%	394,202	24.4%
<b>Economically active: Total</b>	<b>1,214,346</b>	<b>200,304</b>	<b>16.5%</b>	<b>525,923</b>	<b>43.3%</b>	<b>413,807</b>	<b>34.1%</b>	<b>74,312</b>	<b>6.1%</b>
In employment:	1,189,803	196,768	16.5%	516,047	43.4%	403,857	33.9%	73,131	6.1%
Unemployed	24,543	3,536	14.4%	9,876	40.2%	9,950	40.5%	1,181	4.8%
<b>Economically inactive: Total</b>	<b>403,886</b>	<b>8,029</b>	<b>2.0%</b>	<b>15,584</b>	<b>3.9%</b>	<b>60,383</b>	<b>15.0%</b>	<b>319,890</b>	<b>79.2%</b>
Retired	352,717	100	0.0%	695	0.2%	40,692	11.5%	311,230	88.2%
Student (including full-time)	6,946	4,414	63.5%	1,415	20.4%	636	9.2%	481	6.9%
Looking after home or family	10,313	1,337	13.0%	4,639	45.0%	3,644	35.3%	693	6.7%
Long-term sick or disabled	16,605	496	3.0%	4,297	25.9%	9,302	56.0%	2,510	15.1%
Other	17,305	1,682	9.7%	4,538	26.2%	6,109	35.3%	4,976	28.8%

Census table DC4601EW

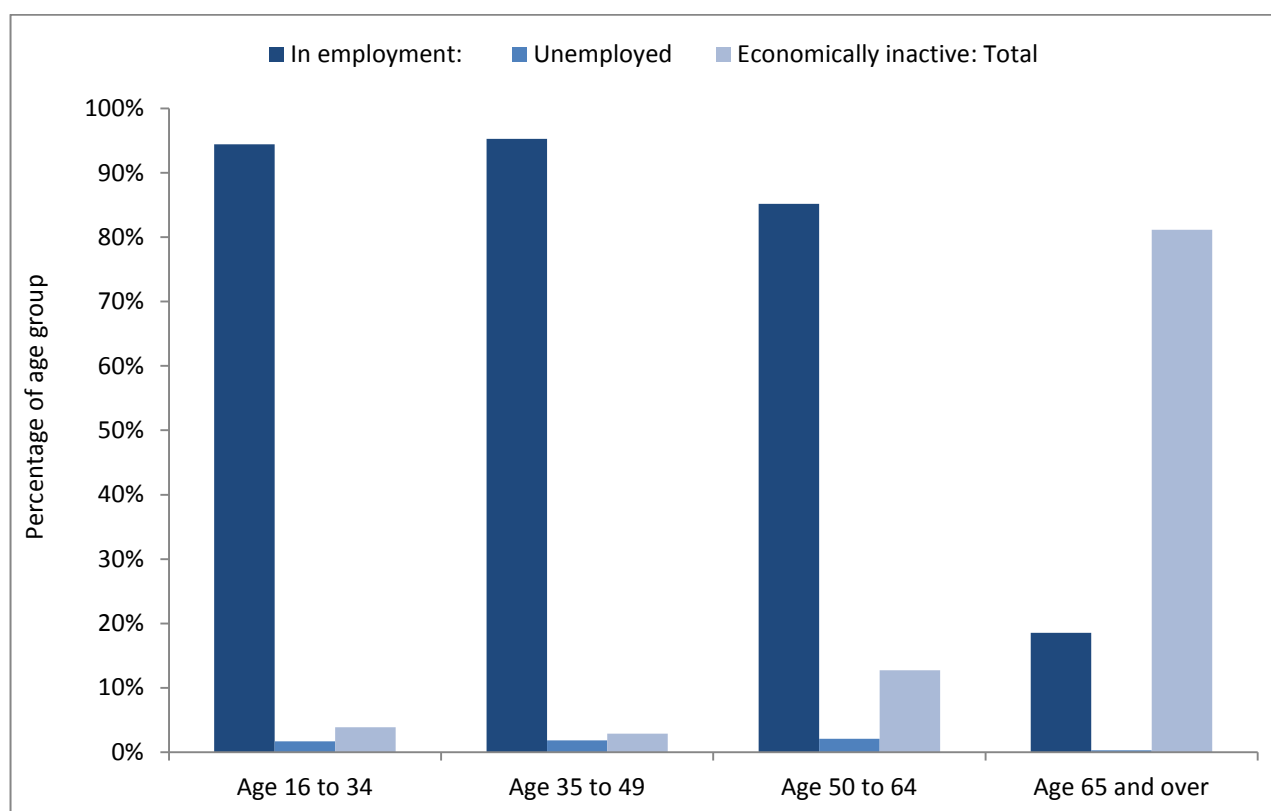
### London overview

Of the 1.62 million HRPs that were owner occupiers in London, 75.0 per cent were economically active. Table 3 and Figure 12 show this broken down by age group. Nearly all HRPs in owner occupied accommodation were employed, apart from age 65 and over. The owner occupiers most likely to be in employment were found in the age groups 16-34 (94.4 per cent) and 35-49



(95.3 per cent), with almost all of them in employment. Owner occupiers aged 50-64 were around ten per cent less likely to be in employment than the younger age brackets, with one in eight HRPs (12.7 per cent) being economically inactive in this age group. Four in five (320,000) HRP owner occupiers age 65 and over were economically inactive. Unemployment rates did not differ much; around two per cent of all age groups in owner occupied properties were unemployed bar HRPs aged 65 and over which had an even small proportion of unemployed HRPs at just 0.3 per cent.

**Figure 12: Economic activity of owner occupier HRPs by age of HRP, London, 2011**



Census table DC4601EW

**Table 3: Economic activity of owner occupier HRPs by age of HRP, London, 2011**

Economic Activity	All categories: Age 16 and over	Age 16 to 34		Age 35 to 49		Age 50 to 64		Age 65 and over	
		Count	Percentage	Count	Percentage	Count	Percentage	Count	Percentage
<b>All London</b>	<b>1,618,232</b>	<b>208,333</b>	<b>100%</b>	<b>541,507</b>	<b>100%</b>	<b>474,190</b>	<b>100%</b>	<b>394,202</b>	<b>100%</b>
In employment	1,189,803	196,768	94.4%	516,047	95.3%	403,857	85.2%	73,131	18.6%
Unemployed	24,543	3,536	1.7%	9,876	1.8%	9,950	2.1%	1,181	0.3%
Economically inactive	403,886	8,029	1.7%	15,584	2.9%	60,383	12.7%	319,890	81.1%

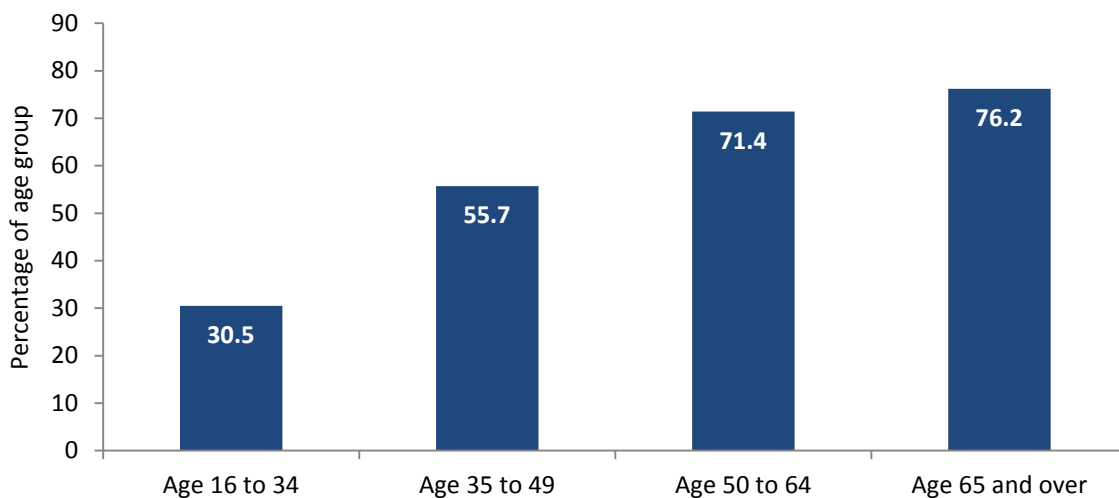
Census table DC4601EW

## Employment by age

There were 1.19 million owner occupier HRPs in employment in London in 2011, 73.5 per cent of the total owner occupiers. Of those, 16.5 per cent were aged 16-34, 43.4 per cent were age 35-49, 33.9 per cent were age 50-64 and 6.1 per cent were aged 65 and over (see Table 2).

Figure 13 shows the percentage of all employed HRPs that were owner occupiers in each age group. The older the age group, the more likely an employed HRP was to be in owner occupied accommodation.

**Figure 13: Proportion of employed HRPs in owner occupier accommodation by age, London, 2011**

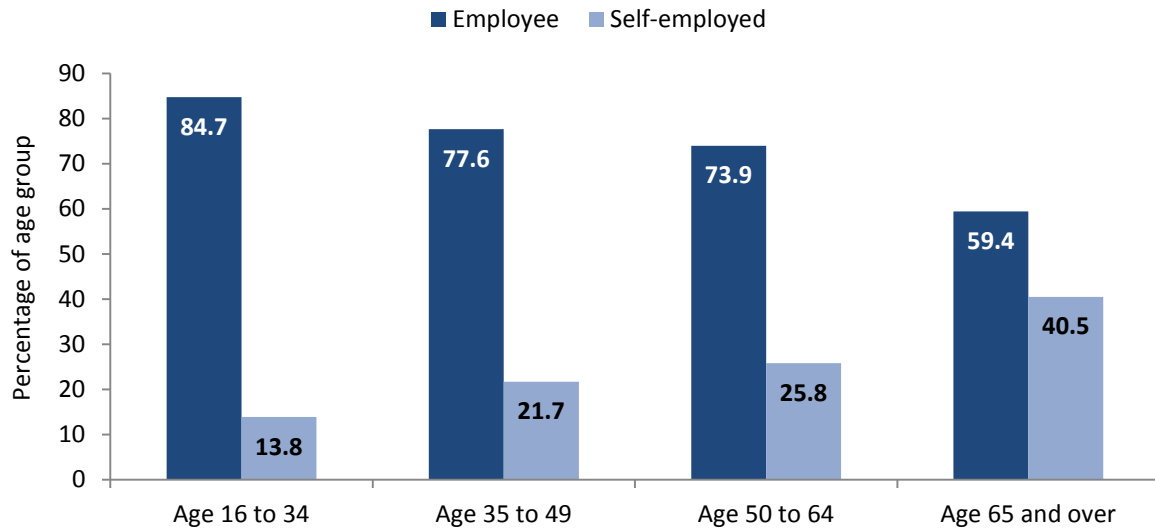


Census table DC4601EW

Employed HRPs were much more likely to be owner occupiers if aged between 35-49 years than 16-34. Less than one in three (30.5 per cent) of 16-34 years old employed HRPs were owner occupiers, compared with over half of age 35-49 year olds (55.7 per cent). The increase between employed HRPs aged 35-49 and those aged 50-64 living in owner occupied properties was also fairly substantial, at over 15 percentage points. There was only a five percentage point increase in the amount of employed HRP owner occupiers from age group 50-64 years to age 65 years and over, with three in four (76.2 per cent) of all employed HRPs aged 65 and over having been owner occupiers in London 2011.

Breaking down employed into employee, self-employed and full-time student employed provides further detail. Figure 14 shows the proportion of employed owner occupied HRPs that were employees or self-employed for each age group. As the population of full-time employed students was so small (only 0.6 per cent of the total employed for London), they have not been included in this graph. As age increased the amount of employee HRPs decreased and self-employed HRPs rose. Over four in five (167,000) of all employed 16-34 year old owner occupiers were employees, and only 1 in 7 (27,000) were self-employed. HRPs living in owner occupied properties aged 65 and over were two and a half times more likely to be self-employed at 40.5 per cent than their 16-34 year old counterparts.

**Figure 14: Employment type of owner occupier HRPs by age, London, 2011**

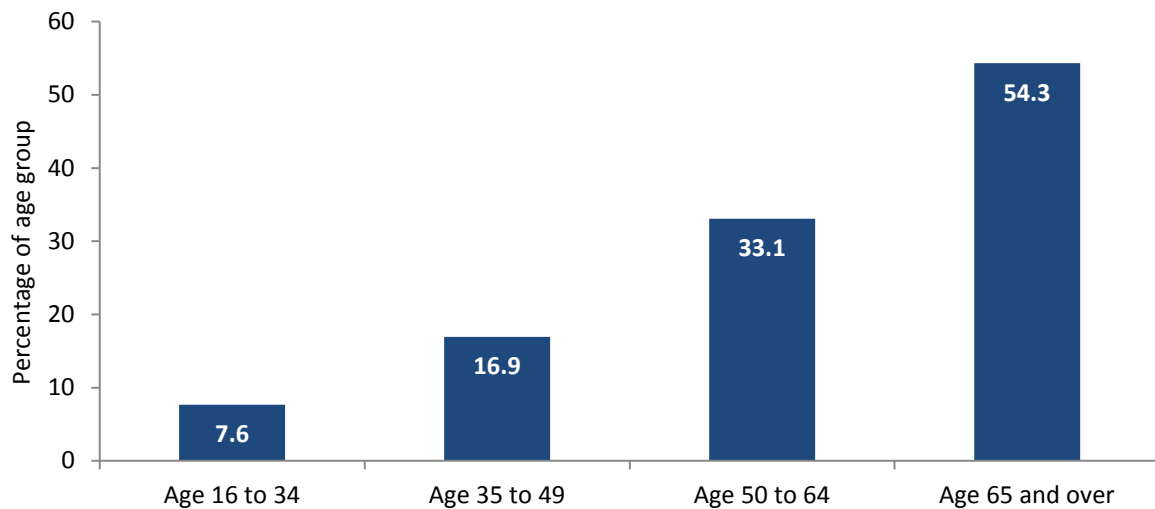


Census table DC4601EW

### Unemployment by age

There were 25,000 unemployed owner occupier HRPs in London in 2011. Of those, 14.4 per cent were aged 16-34, 40.2 per cent were age 35-49, 40.5 per cent were age 50-64 and 4.8 per cent were aged 65 and over (see Table 3). As with employed figures for this tenure type, the majority of unemployed HRPs in owner occupied tenure were in the 35-49 and 50-64 years age groups.

**Figure 15: Proportion of unemployed HRPs in owner occupier accommodation by age, London, 2011**



Census table DC4601EW

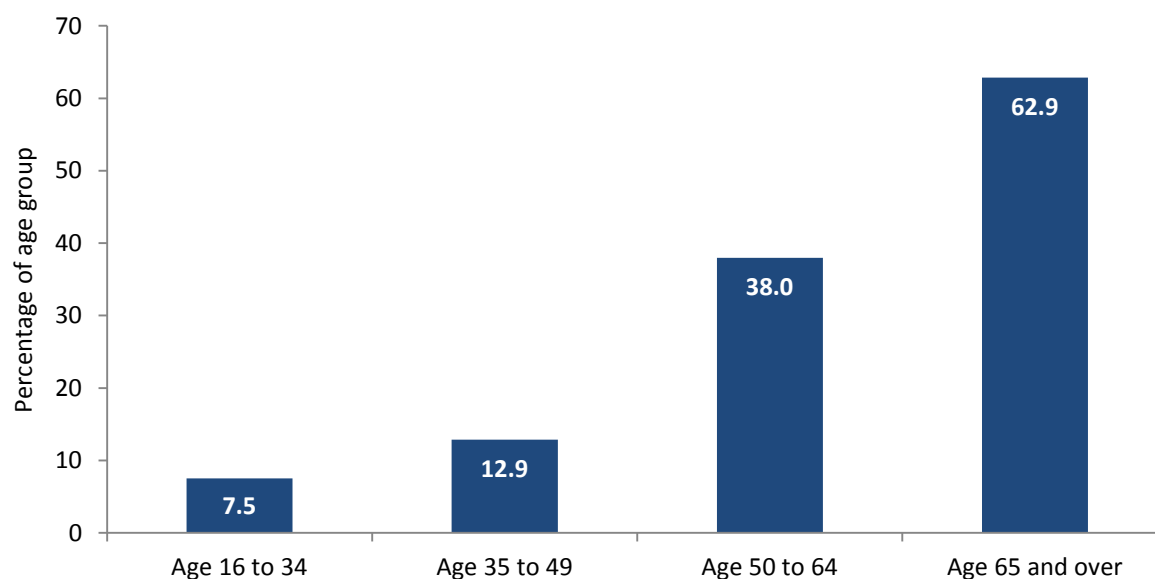
Figure 15 shows the percentage of all unemployed HRPs that were owner occupiers in each age group in London in 2011. As seen with the employed group, the older the age group of unemployed HRPs, the more likely they were to be in owner occupied accommodation. The percentage of unemployed HRPs living in owner occupied properties was much lower across all age brackets than the employed HRP owner occupiers discussed above.

Unlike the employed HRPs, unemployed HRPs aged 65 and over were much more likely to live in owner occupied properties than those aged 50-64 years. Over a half of unemployed HRPs age 65 and over were in owner occupied accommodation (54.3 per cent) compared with only a third (33.4 per cent) aged 50-64 years.

### Economic inactivity by age

There were 404,000 economically inactive owner occupier HRPs in London in 2011. Inactive HRPs in owner occupied properties represented nearly half (45.1) per cent of all economically inactive HRPs. Of those just 2.0 per cent were aged 16-34, 3.9 per cent were aged 35-49, 15.0 per cent were aged 50-64 and 79.2 per cent were aged 65 and over (see Table 1).

**Figure 16: Proportion of inactive HRPs in owner occupier accommodation by age, London, 2011**



Census table DC4601EW

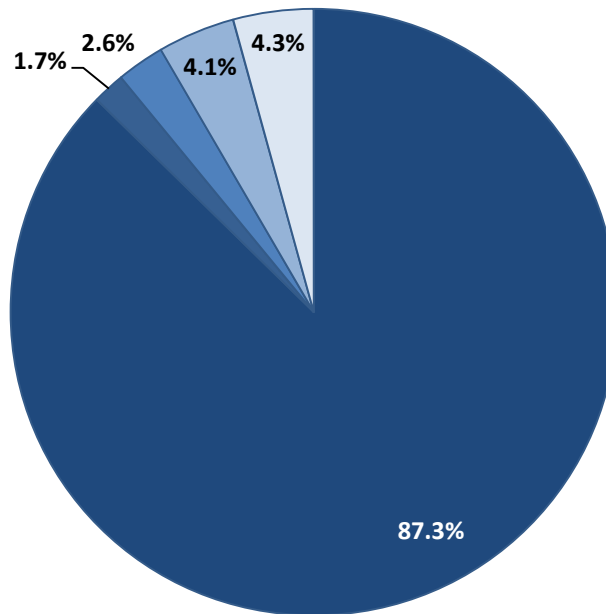
As with economically active HRPs, the older economically inactive HRPs were, the more likely they were to owner occupy. Two in three (62.9 per cent) inactive HRPs age 65 and over were home owners, much more than the 38.0 per cent of their 50-64 year old counterparts. Inactive HRPs aged 50-64 were over three times more likely to be owner occupiers than those in the 35-49 age group (where only 12.9 per cent owner occupied). Just 7.5 per cent of economically inactive HRPs aged 16-34 were owner occupying.

### Reason for economic inactivity by age

Economic inactivity is divided into five categories: retired, student, looking after home or family, long-term sick or disabled and other. Figure 17 shows the percentage of economically inactive owner occupier HRPs in each of the reasons for inactivity. The vast majority at nearly nine in ten (87.3 per cent) economically inactive owner occupiers in London were retired.

**Figure 17: Economically inactive owner occupiers, London, 2011**

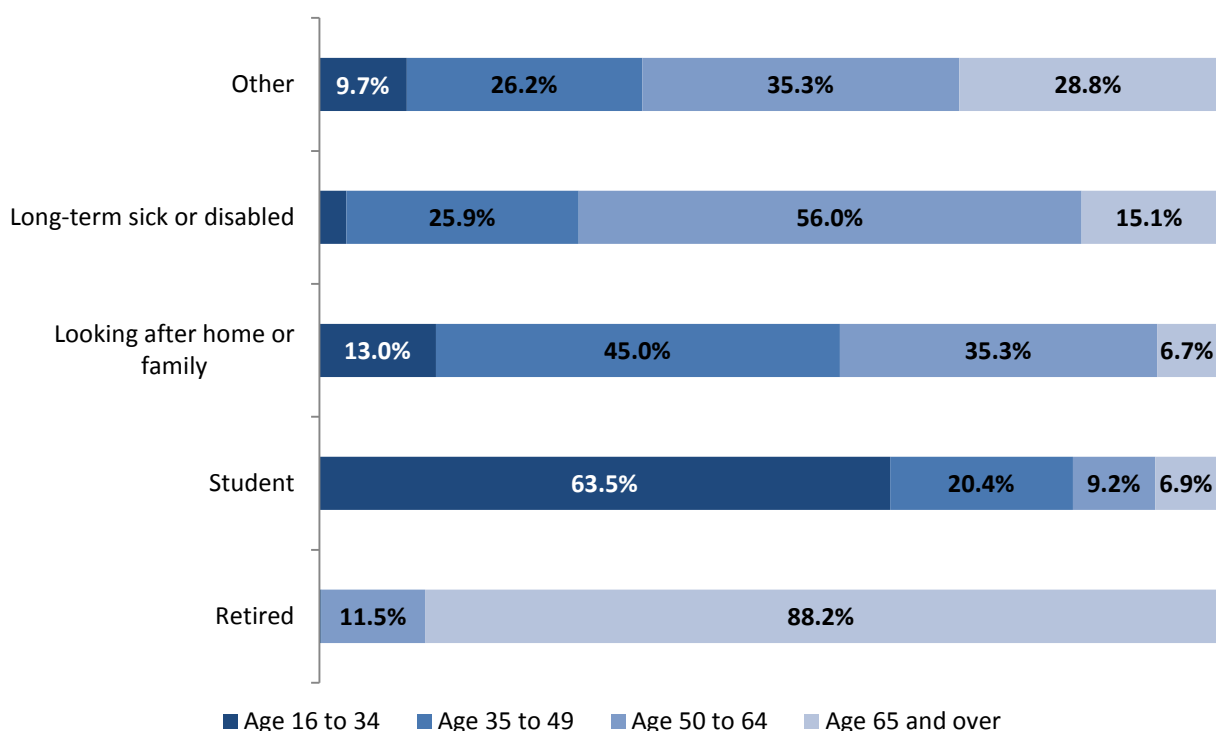
■ Retired 
 ■ Student 
 ■ Looking after home or family 
 ■ Long-term sick or disabled 
 ■ Other



Census table DC4601EW

Figure 18 displays the percentage of each reason for economic inactivity by each age group.

**Figure 18: Age of economically inactive owner occupiers, London, 2011**



Census table DC4601EW

### Age 16-34

There were 8,000 16-34 year old economically inactive HRP in owner occupied accommodation in London 2011, just 3.9 per cent of the total 16-34 year old HRP owner occupying. This age group was best represented within the economically inactive students group; 2 in 3 economically inactive students that owner occupied were 16-34 years old (63.5 per cent). Across all other reasons for inactivity, there were very few 16-34 year old owner occupier HRPs. 13.0 per cent of HRPs looking after the home or family were 16-34 years, and unsurprisingly less than one per cent of retirees were this age group.

### Age 35-49

There were 16,000 economically inactive HRP of this age group living in owner occupied properties in London in 2011, which was just 2.9 per cent of the total number of this age group owner occupying. HRPs of this age were most represented within the 'looking after a family or home' reason for inactivity. Nearly half (5,000) of owner occupier HRPs that were economically inactive due to looking after the home or family were aged 35-49. One in five inactive student HRPs fell into this age group (20.4 per cent), and around a quarter of all inactive due to long term sickness/disabled or 'other' reason.

### Age 50-65

60,000 HRPs in this age group living in owner occupied accommodation were economically inactive in 2011 London, 12.7 per cent of the total 50-64 year old owner occupiers. Over half of all HRPs inactive due to long-term sickness/disability were aged 50-64 (56.0 per cent). There

was also a high proportion of this age group found in the looking after home or family category and 'other' reason with this age group making up over a third of numbers in each (both 35.3 per cent).

**Age 65 and over**

319,890 HRPs owner occupiers were economically inactive in this age group in 2011, over four in five of the total amount of owner occupiers age 65 and over. As expected, most retired HRPs owner occupying in London in 2011 fell into this age group, at 88.2 per cent. 28.8 per cent of all HRPs owner occupiers giving the reason as 'other' for their inactivity were age 65 and over. Only around 1 in 20 inactive student HRPs and HRPs looking after the home or family were aged 65 and over (6.9 per cent and 6.7 per cent respectively).

## Section 2: Social rented

**Table 4: Economic activity by age in social rented properties, London 2011**

Economic Activity	All categories: Age 16 and over	Age 16 to 34		Age 35 to 49		Age 50 to 64		Age 65 and over	
<b>All London</b>	<b>785,834</b>	<b>157,299</b>	<b>20.0%</b>	<b>272,167</b>	<b>34.6%</b>	<b>190,031</b>	<b>24.2%</b>	<b>166,337</b>	<b>21.2%</b>
<b>Economically active: Total</b>	<b>433,838</b>	<b>109,746</b>	<b>25.3%</b>	<b>197,518</b>	<b>45.5%</b>	<b>111,473</b>	<b>25.7%</b>	<b>15,101</b>	<b>3.5%</b>
In employment	364,496	85,867	23.6%	166,852	45.8%	97,306	26.7%	14,471	4.0%
Unemployed	69,342	23,879	34.4%	30,666	44.2%	14,167	20.4%	630	0.9%
<b>Economically inactive: Total</b>	<b>351,996</b>	<b>47,553</b>	<b>13.5%</b>	<b>74,649</b>	<b>21.2%</b>	<b>78,558</b>	<b>22.3%</b>	<b>151,236</b>	<b>43.0%</b>
Retired	164,266	161	0.1%	561	0.3%	23,453	14.3%	140,091	85.3%
Student (including full-time)	15,625	9,134	58.5%	5,131	32.8%	972	6.2%	388	2.5%
Looking after home or family	44,608	20,396	45.7%	18,585	41.7%	5,197	11.7%	430	1.0%
Long-term sick or disabled	93,532	8,901	9.5%	38,378	41.0%	40,810	43.6%	5,443	5.8%
Other	33,965	8,961	26.4%	11,994	35.3%	8,126	23.9%	4,884	14.4%

Census table DC4601EW

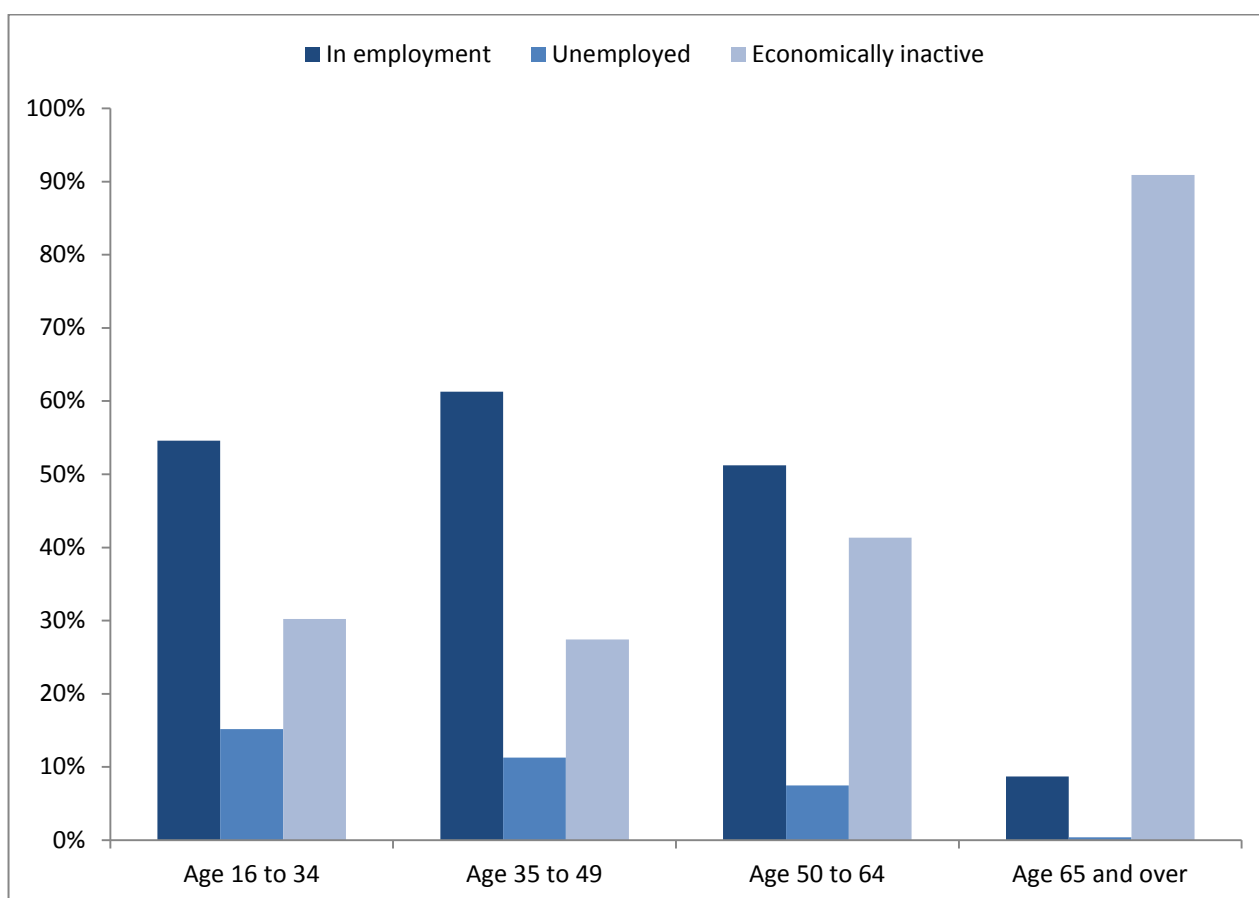
### London overview

Only just over one in two (55.2 per cent) of all HRPs in social rented properties in London were economically active in 2011, much lower than the London average across all tenures of 72.6 per cent. Figure 19 and Table 5 display percentages of economic activity across all age groups for social renting. Nearly one third of all 16-34 year olds (30.2 per cent) and 35-49 year olds (27.4 per cent) in social rented properties were economically inactive. This figure was even higher in the age 50-64 group; 41.3 per cent (79,000). An overwhelming majority HRPs aged 65 years



and over in social rented accommodation were economically inactive, at 90.9 per cent (151,000).

**Figure 19: Economic activity of HRPs in social rent by age of HRP, London, 2011**



Census table DC4601EW

**Table 5: Figure 19: Economic activity of HRPs in social rent by age of HRP, London, 2011**

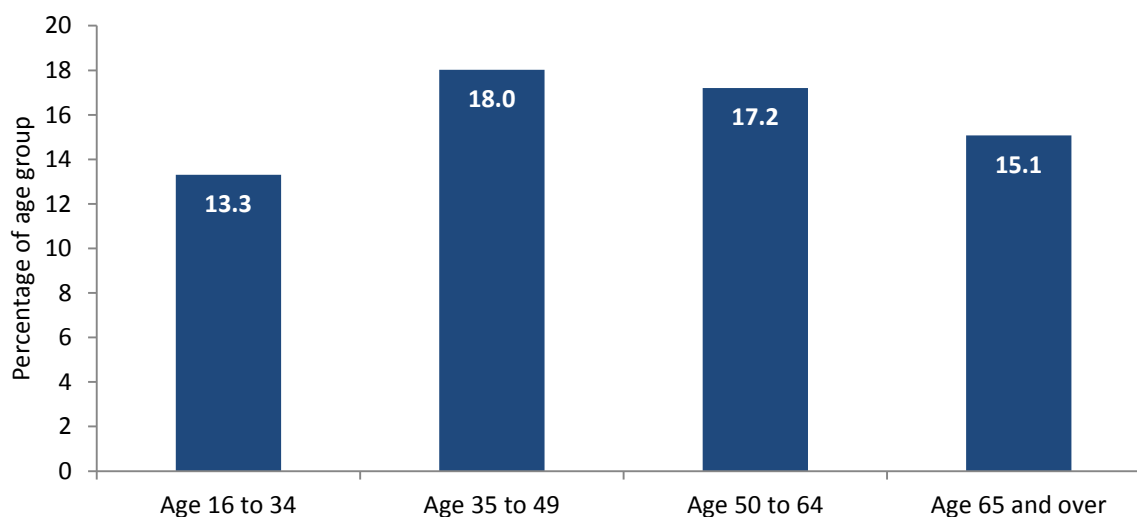
Economic Activity	All categories: Age 16 and over	Age 16 to 34		Age 35 to 49		Age 50 to 64		Age 65 and over	
		Count	Percentage	Count	Percentage	Count	Percentage	Count	Percentage
<b>All London</b>	<b>785,834</b>	<b>157,299</b>	<b>100%</b>	<b>272,167</b>	<b>100%</b>	<b>190,031</b>	<b>100%</b>	<b>166,337</b>	<b>100%</b>
In employment:	364,496	85,867	54.6%	166,852	61.3%	97,306	51.2%	14,471	8.7%
Unemployed	69,342	23,879	15.2%	30,666	11.3%	14,167	7.5%	630	0.4%
Economically inactive: Total	351,996	47,553	30.2%	74,649	27.4%	78,558	41.3%	151,236	90.9%

Census table DC4601EW

## Employment by age

There were 364,000 employed HRP in social rented households in 2011 in London. Of those, 45.8 per cent were aged 35-49. Around one quarter were 16-34 year olds (23.6 per cent) and 50-64 year olds (26.7 per cent), and only 4.0 per cent were aged 65 and over (see Table 3).

**Figure 20: Proportion of HRPs who were employed in social rent by age, London 2011**



Census table DC4601EW

HRPs in social rented accommodation were less likely to be employed across all age groups, as Figure 20 shows. Employed rates were under 20 per cent within social rented properties. The age group least likely to be employed was 16-34 with just 13.3 per cent of HRPs in social rented accommodation in employment. The most likely was 35-49 year olds; 18.0 per cent of HRPs in this age group in social rent were in employment in 2011. 17.2 per cent of 50-64 year old HRPs and 15.1 per cent of HRPs aged 65 and over that were in this tenure were employed.

**Table 6: Social rented by employment type by age, London 2011**

Employment type	All categories: Age 16 and over	Age 16 to 34		Age 35 to 49		Age 50 to 64		Age 65 and over	
		Count	Percentage	Count	Percentage	Count	Percentage	Count	Percentage
<b>Employee</b>	302,439	71,729	83.5%	137,308	82.3%	81,629	83.9%	11,773	81.4%
<b>Self-employed</b>	52,652	9,076	10.6%	26,013	15.6%	14,949	15.4%	2,614	18.1%
<b>Full-time students</b>	9,405	5,062	5.9%	3,531	2.1%	728	0.7%	84	0.6%

Census table DC4601EW

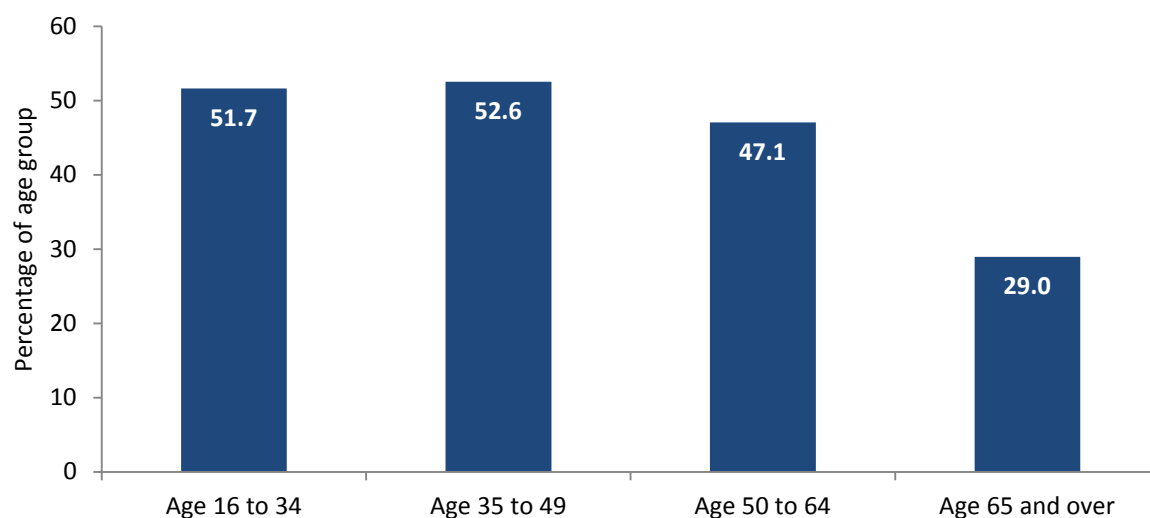
When breaking down employed into the three sub categories employee, self-employed and full-time student there are no real noticeable differences across different age groups. Around 4 in 5 (83.0 per cent) of all employed HRP in social rented accommodation were employees. HRP in the age group 16-34 living social rented properties were slightly less likely to be self-employed (10.6 per cent) than other age groups, and more likely than any other age group to be full-time students, albeit still only 5.9 per cent.

### Unemployment by age

In London in 2011 half of all unemployed HRP in London in 2011 (69,000) were living in social rented properties (see Table 3). Of these, 20.0 per cent were aged 16-34, 34.6 per cent were aged 35-49, 24.2 per cent were aged 50-64 and 21.2 per cent were aged 65 and over.

Figure 21 shows the percentage of each age group's unemployed HRP that were in social rented accommodation. Figures here across all ages were much higher than employed, with around half of all 16-34, 35-49 and 50-64 year old unemployed HRP living in social rented accommodation in 2011. Under one third (29.0 per cent) of unemployed HRP aged 65 and over were in this tenure, a lesser proportion than their younger counterparts.

**Figure 21: Proportion of unemployed HRP in social rent by age, London, 2011**

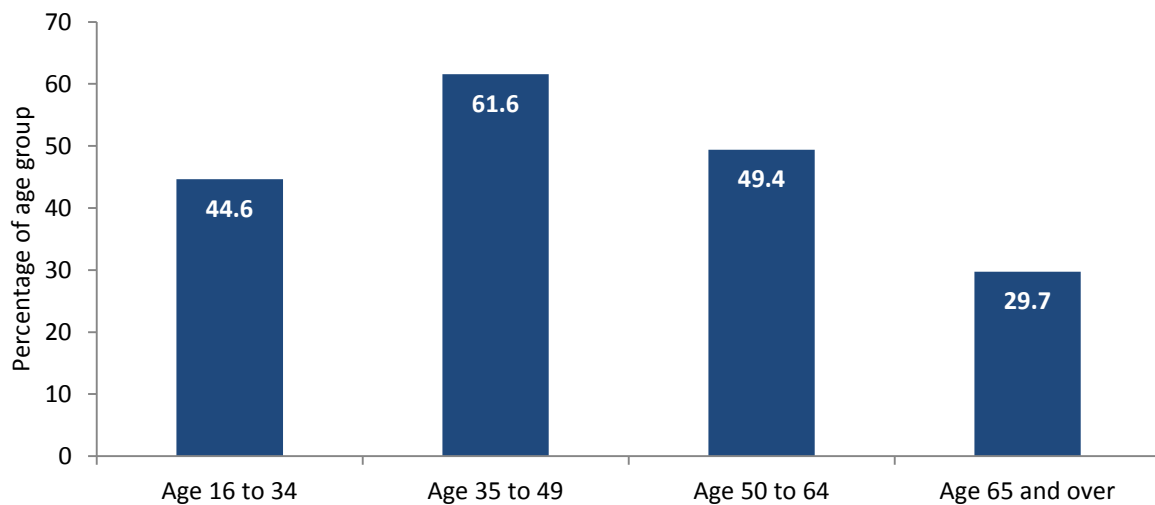


*Census table DC4601EW*

### Economic inactivity by age

There were 352,000 economically inactive HRP living in social rented accommodation in London in 2011 (see table 3), which made up almost four in ten (39.3 per cent) of all economically inactive HRP. Of those, 13.5 per cent were aged 16-34, 21.2 per cent 35-49, 22.3 per cent of 50-64 and 43.0 per cent aged 65 and over.

**Figure 22: Proportion of HRP who were economically inactive in social rent by age, London 2011**



*Census table DC4601EW*

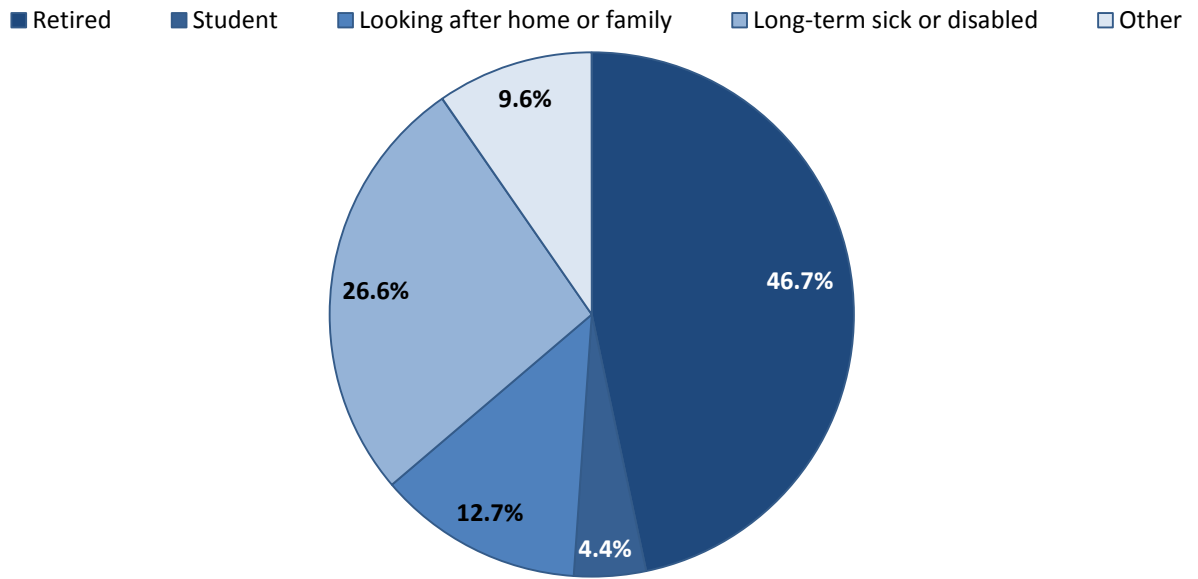
Figure 22 shows the percentage of all inactive HRPs by age group in social rented properties in London in 2011. Nearly half of all 16-34 year olds that were economically inactive were in social rented accommodation (44.6 per cent), and the same applies to 50-64 year olds (49.4 per cent). Economically inactive HRPs aged 35-49 were most likely out of all age groups to be in social rented accommodation, at 61.6 per cent. Just 29.7 per cent of economically inactive HRPs aged 65 and over were in social rented accommodation.

Proportions of inactive HRPs in social rented properties were very similar to those for unemployed HRPs across all age groups. Around half of 16-35 and 50-64 year old HRPs that were economically inactive or unemployed (were in social rented properties in London in 2011 and a third of HRPs aged 65 and over inactive (29.7 per cent) or unemployed (29.0 per cent). Percentages of economically inactive HRPs in social rented properties varied greatly from those of employed HRPs, where the rates were very low across all ages.

### **Reason for inactivity by age**

Figure 23 shows each of the reasons for economic inactivity as a proportion of the total social renting economically inactive in London. Almost half of all inactive HRPs in social rented properties were retirees (46.7 per cent), and just over a quarter were long-term sick or disabled (26.6 per cent). 45,000 (12.7 per cent) of HRPs in social rented accommodation were inactive due to looking after the home or family, 9.6 per cent (34,000) gave the reason 'other' for inactivity and just 4.4 per cent (16,000) of inactive HRPs were students.

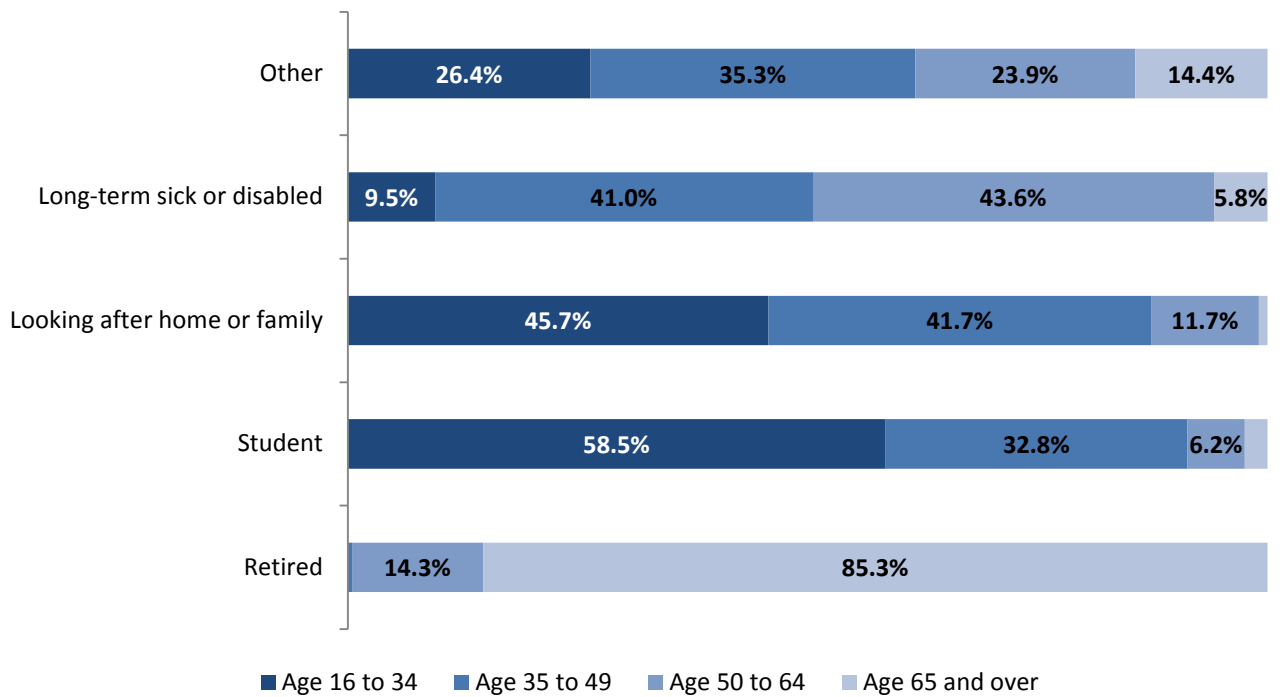
**Figure 23: Economically inactive HRP in social rent, London 2011**



Census table DC4601EW

Figure 24 displays the percentage of each reason for economic inactivity for each age group.

**Figure 24: Age of economically inactive HRP in social rent, London, 2011**



Census table DC4601EW

**16-34**

There were 48,000 16-34 year old economically inactive HRPs in social rented accommodation in London in 2011, making up 13.5 per cent of the total economically inactive HRPs in social rented properties. HRPs of this group were represented most within the inactive student category, at 58.0 per cent. 16-34 year olds made up nearly half (45.7 per cent) of all HRPs in social rented accommodation that were economically inactive due to looking after home or family. One quarter (26.4 per cent) of all HRPs in social rented properties that were inactive for 'other' reasons were in this age group.

**Age 35-49**

There were 75,000 35-49 year old economically inactive HRPs in social rented housing in London in 2011, making up one fifth (21.2 per cent) of all economically inactive HRPs in social rented accommodation. Two in five of all HRPs in this tenure that were inactive due to looking after home or family (41.7 per cent), or inactive due to long-term sickness or disability (41.0 per cent) were in this age group. One third (32.8 per cent) of all inactive students in social rented accommodation were aged 35-49.

**Age 50-65**

There were 79,000 HRPs aged 50-64 in social rented properties and economically inactive in 2011, representing 22.3 per cent of the total economically inactive HRPs in social rented properties in London. Over four in ten (41,000) of HRPs in social rented housing that were inactive due to long-term sickness or disability were in this age group. HRPs of this age were also highly represented within the looking after home or family reason for inactivity; over one in three (35.3 per cent) HRPs giving this for the reason for economic inactivity were aged 50-64 years.

**Age 65 and over**

There were 151,000 economically inactive HRPs age 65 and over in social rented accommodation in London in 2011, over four in ten (43.0 per cent) of the total inactive HRPs in social rented properties. Inactive HRPs age 65 and over in this tenure were mostly represented in the retired category, with 85.3 per cent of all retirees in this tenure type being age 65 and over. HRPs of this age group represent 15.1 per cent (5,000) of those inactive due to long term sickness or disability.

### Section 3: Private rented

**Table 7: Economic activity by age in private rented properties, London 2011**

Economic Activity	All categories: Age 16 and over	Age 16 to 34		Age 35 to 49		Age 50 to 64		Age 65 and over	
All London	861,570	432,581	50.2%	292,011	33.9%	90,451	10.5%	46,527	5.4%
<b>Economically active: Total</b>	<b>721,767</b>	<b>381,599</b>	<b>52.9%</b>	<b>261,027</b>	<b>36.2%</b>	<b>70,429</b>	<b>9.8%</b>	<b>8,712</b>	<b>1.2%</b>
In employment	678,801	362,787	53.4%	243,218	35.8%	64,447	9.5%	8,349	1.2%
Unemployed	42,966	18,812	43.8%	17,809	41.4%	5,982	13.9%	363	0.8%
<b>Economically inactive: Total</b>	<b>139,803</b>	<b>50,982</b>	<b>36.5%</b>	<b>30,984</b>	<b>22.2%</b>	<b>20,022</b>	<b>14.3%</b>	<b>37,815</b>	<b>27.0%</b>
Retired	41,368	68	0.2%	229	0.6%	6,326	15.3%	34,745	84.0%
Student (including full-time)	29,671	25,334	85.4%	3,744	12.6%	435	1.5%	158	0.5%
Looking after home or family	24,454	14,121	57.7%	8,604	35.2%	1,523	6.2%	206	0.8%
Long-term sick or disabled	23,458	3,339	14.2%	10,536	44.9%	8,362	35.6%	1,221	5.2%
Other	20,852	8,120	38.9%	7,871	37.7%	3,376	16.2%	1,485	7.1%

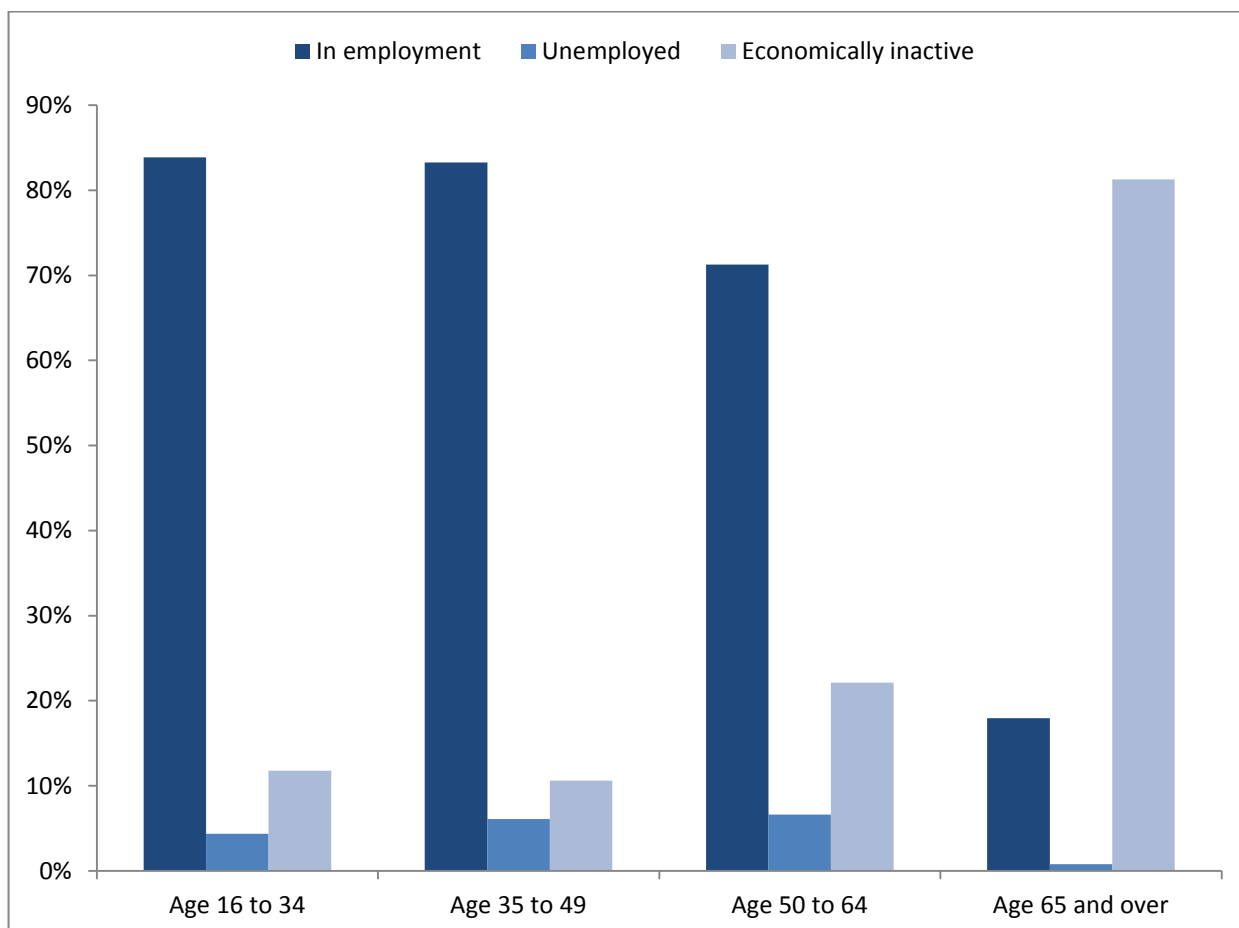
Census table DC4601EW

#### London Overview

Over four in five (722,000) HRP in private rented accommodation in London in 2011 were economically active. Figure 25 and Table 8 break this number down into age groups. The vast majority of HRP within each age group in private rented properties were in employment, the exception being the 65 and over age group. HRP aged 16-34 and 35-49 had very similar rates

of employment at over eight in ten HRP of this age being employed. There was over a 10 percentage point decrease in economic activity when comparing these with the 50–64 age group, at 71.3 per cent. Four in five (81.3 per cent) of HRPs aged 65 and over in private rented accommodation were economically inactive.

**Figure 25: Economic activity of HRPs private renting by age of HRP, London, 2011**



Census table DC4601EW

**Table 8: Economic activity of HRPs private renting by age of HRP, London, 2011**

Economic Activity	All categories: Age 16 and over	Age 16 to 34		Age 35 to 49		Age 50 to 64		Age 65 and over	
		Count	%	Count	%	Count	%	Count	%
<b>All London</b>	<b>861,570</b>	<b>432,581</b>	<b>100%</b>	<b>292,011</b>	<b>100%</b>	<b>90,451</b>	<b>100%</b>	<b>46,527</b>	<b>100%</b>
In employment:	678,801	362,787	83.9%	243,218	83.3%	64,447	71.3%	8,349	17.9%
Unemployed	42,966	18,812	4.3%	17,809	6.1%	5,982	6.6%	363	0.8%
Economically inactive: Total	139,803	50,982	11.8%	30,984	10.6%	20,022	22.1%	37,815	81.3%

Census table DC4601EW

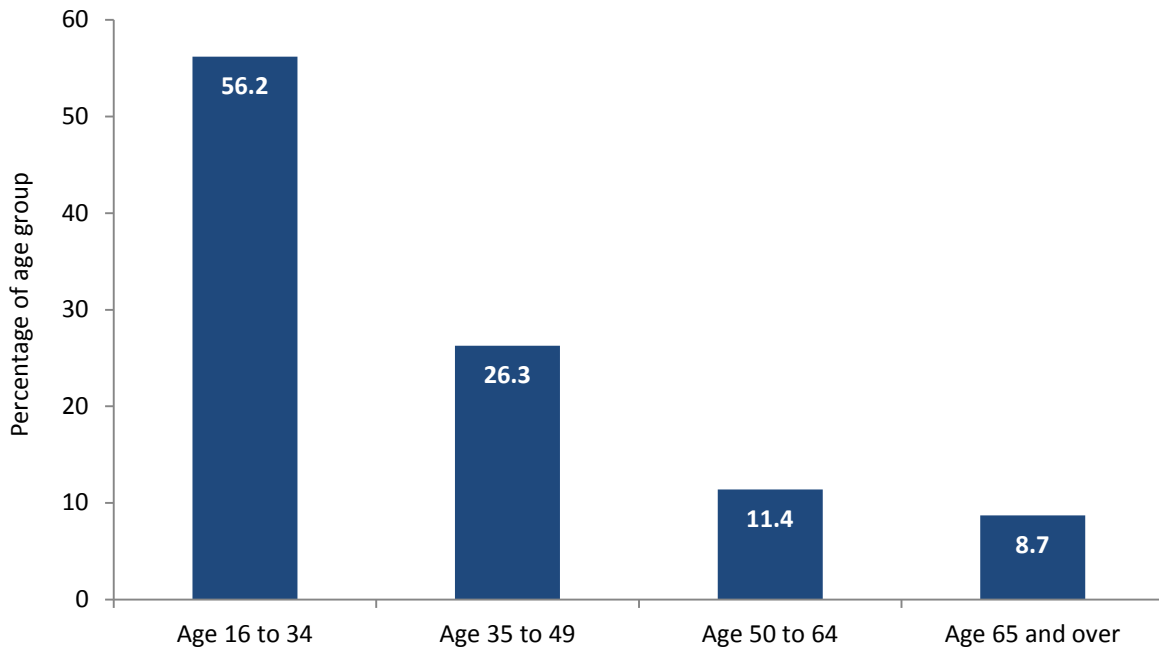


**Employment by age**

In London in 2011, there were 679,000 HRPs private renting and in employment, which was 78.8 per cent of the total HRPs private renting. Of those, 53.4 per cent were age 16-34, 35.8 per cent were age 35-49, 9.5 per cent were age 50-64 and 1.2 per cent were age 65 and over (see Table 5).

Figure 26 shows the percentage of HRPs across all age groups in private rented accommodation in London in 2011. As age increases, the likelihood of an HRP private renting goes down. 56.2 per cent (363,000) of 16-34 year olds in employment were private renting, compared with 26.3 per cent (243,000) of 35-49 year olds. Proportions then halve again to just 11.4 per cent (64,000) of 50-64 year olds, and 8.7 per cent (8,000) of HRPs aged 65 and over.

**Figure 26: Proportion of employed HRPs in private rented accommodation by age, London, 2011**



Census table DC4601EW

**Table 6: Employment type in private rented by age, London 2011**

Employment type	All categories: Age 16 and over	Age 16 to 34		Age 35 to 49		Age 50 to 64		Age 65 and over	
		Count	Percentage	Count	Percentage	Count	Percentage	Count	Percentage
Employee	527,005	289,912	79.9%	184,684	75.9%	47,134	73.1%	5,275	63.2%
Self-employed	126,701	52,226	14.4%	54,578	22.4%	16,858	26.2%	3,039	36.4%
Full-time students	25,095	20,649	5.7%	3,956	1.6%	455	0.7%	35	0.4%

*Census table DC4601EW*

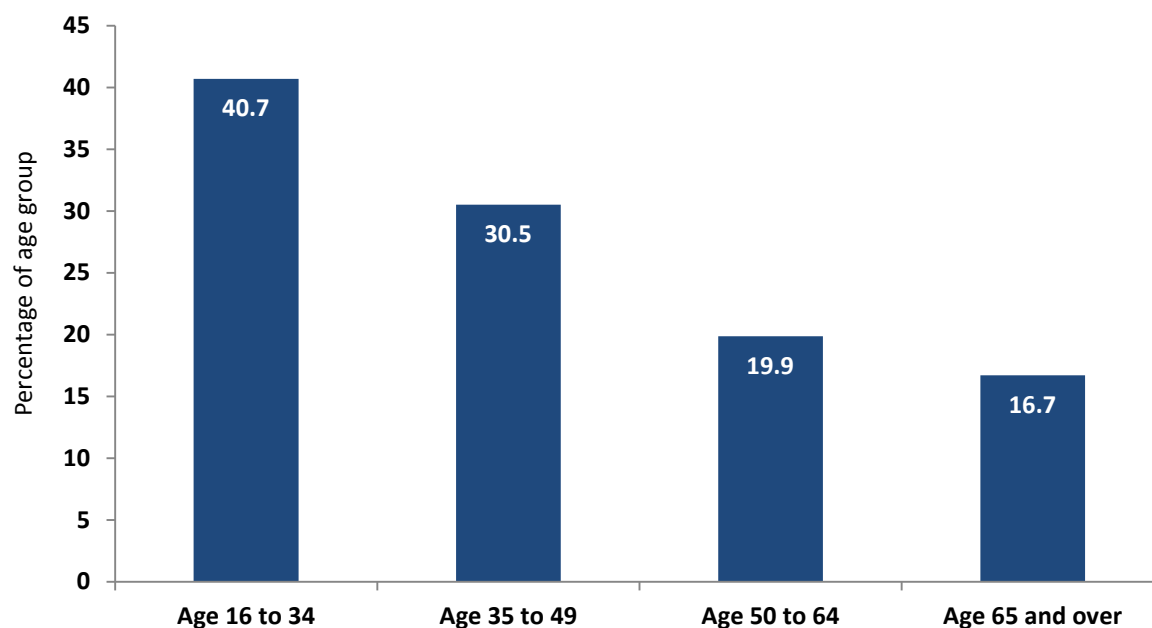
Table 6 shows all employed HRPs in private rented housing separated by type of employment – employee, self-employed or full-time student employed. Overall in this tenure type 77.6 per cent (527,000) of HRPs employed were employees, 18.7 per cent (127,000) were self-employed and just 3.7 per cent were full-time student employed.

There are also trends within the age structure. As age increases, the percentage of employees in private rented accommodation decreases, as does the proportion of full-time students, while the percentage of self-employed increases. Just 14.4 per cent of employed HRPs aged 16–34 private renting were self-employed, compared with over a third (36.4 per cent) of HRPs aged 65 and over. Four in five (79.9 per cent) 16–34 year olds in employment and in private rented properties were employees, compared with two thirds of those aged 65 and over. Percentages for full-time students employed within this category are very low across all age groups.

### Unemployment by age

There were 43,000 unemployed HRPs in private rented accommodation in London in 2011, which was just 5.0 per cent of the total HRPs in private rent. Of those, 43.8 per cent were aged 16–34, 41.4 per cent were aged 35 to 49, 13.9 per cent were aged 50–64 and 0.8 per cent were aged 65 and over (see Table 5). As with employed HRPs, the majority of unemployed HRPs in private rent were in the younger age groups (16–34 and 35–49).

**Figure 27: Proportion of unemployed HRPs in private rented accommodation by age, London, 2011**



Census table DC4601EW

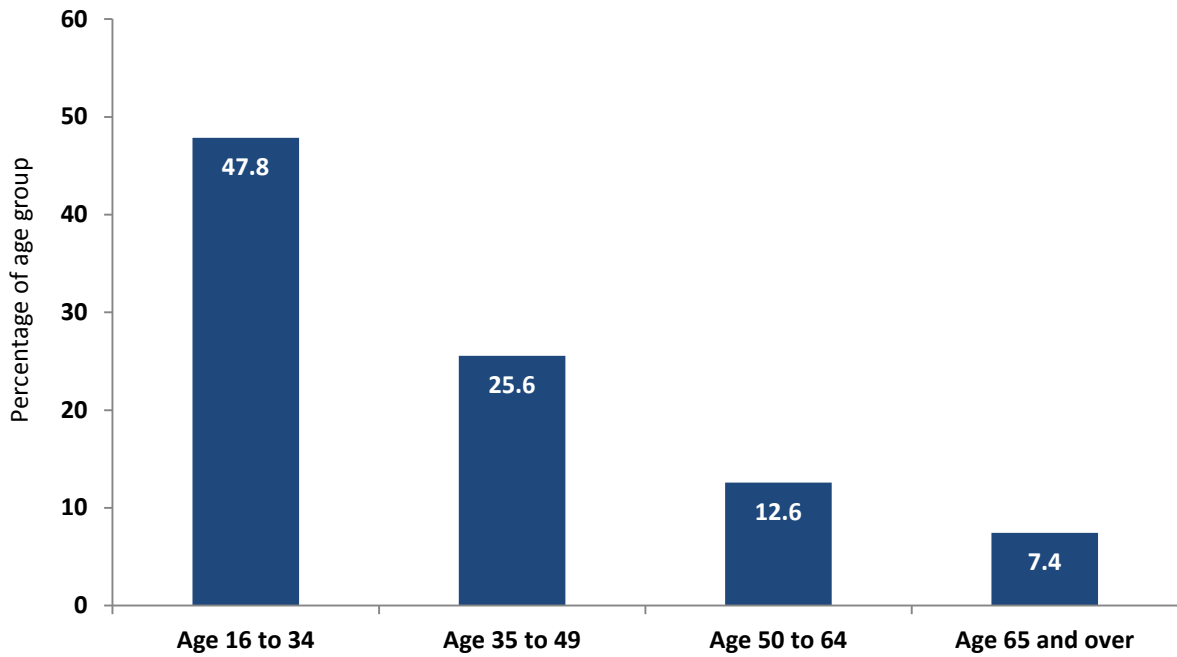
Figure 27 displays the percentage of each unemployed HRP age group private renting. Similar to employed HRPs private renting, as age increases propensity to be unemployed decreases. Four in ten (19,000) of unemployed 16-34 year old HRPs were private renting, a higher proportion than the 35-49 group at 30.5 per cent (18,000). Just one in four (19.9 per cent) unemployed 50-64 year old HRPs were in private rented properties, while the smallest proportion was the 16.7 per cent of unemployed HRPs aged 65 and over in private rented accommodation.

### Economic inactivity by age

There were 140,000 economically inactive HRPs in private rented accommodation in London 2011, just 15.6 per cent of the total economically inactive HRPs. Of those, 36.5 per cent were aged 16-34, 22.2 per cent aged 35-49, 14.3 per cent aged 50-64 and 27.0 per cent aged 65 and over (see Table 4).

Figure 28 shows the percentage of economically inactive HRPs within each age group that were in private rented accommodation in London in 2011. Figures for this are almost identical to employed HRPs private renting (see Figure 26). The older the age group the less likely an inactive HRP was to private rent. Almost half (51,000 or 47.8 per cent) of inactive 16-34 year olds were private renting, compared with just a quarter (31,000 or 25.6 per cent) of 35-49 year olds, 12.6 per cent (20,000) of 50-64 year olds and just 7.4 per cent of HRPs aged 65 and over (38,000).

**Figure 28: Proportion of inactive HRPs in private rented accommodation by age, London, 2011**

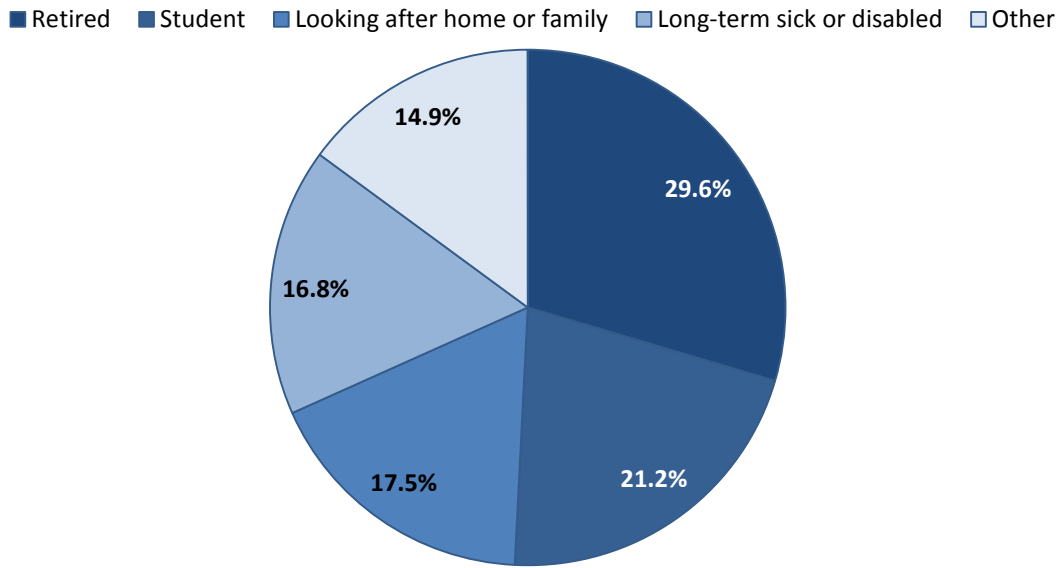


Census table DC4601EW

**Reason for inactivity by age**

Figure 29 shows the proportion each reason for economic inactivity represented out of all economically inactive HRPs private renting in London in 2011. The reasons for inactivity within the private rented tenure were much more balanced than the other tenure types, all at fewer than 30 per cent. The highest proportion of economically inactive HRPs that were private renting fell in the retired category (29.6 per cent). One in five (21.2 per cent) inactive HRPs in this tenure were full-time students, 17.5 per cent were looking after the family or home, 16.8 per cent gave the reason long term sick or disabled and 14.9 per cent of economically inactive HRPs private renting provided the reason ‘other’ for their inactivity.

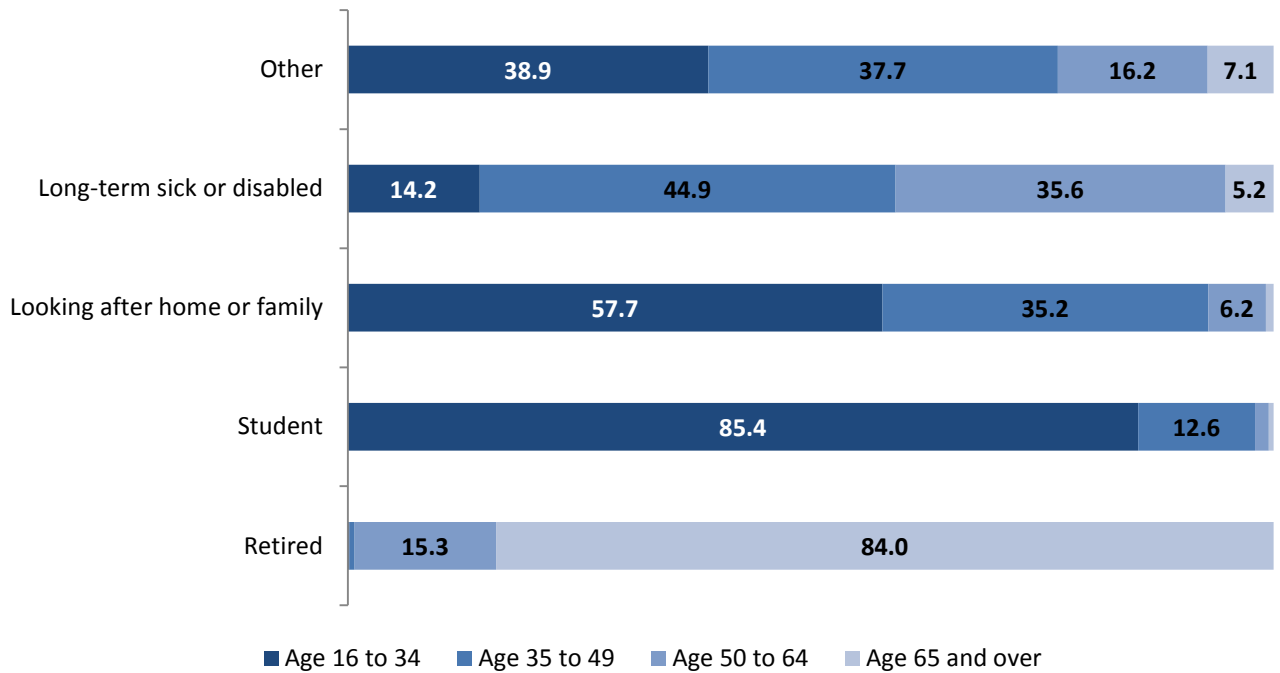
**Figure 29: Economically inactive HRPs private renting, London 2011**



Census table DC4601EW

Figure 30 displays the percentage of each reason for economic inactivity by each age group in the private rented tenure.

**Figure 30: Economically inactive HRPs private renting by age, London 2011**



Census table DC4601EW

**Age 16-34**

There were 51,000 16-34 year old economically inactive HRPs in private rented accommodation in London in 2011, 11.8 per cent of the total 16-34 year old HRPs in this tenure. This age group was most represented within economically inactive students. The vast majority of inactive student HRPs in this tenure type were aged 16-34 at 85.4 per cent (25,000). Also a large proportion HRPs inactive due to looking after home or family were aged 16-34 at 57.7 per cent. Nearly two in five (38.9 per cent) inactive HRPs due to 'other' reasons were aged 16-34. HRPs of this age made up just 14.2 per cent (3,000) of all HRPs in private rented accommodation that were inactive due to long term sickness or disability, and less than one per cent of those that were retired.

**Age 35-49**

There were 31,000 economically inactive 35-49 year old HRPs in London in 2011 in private rented properties, which was 10.6 per cent of the total of this age group in this tenure. Economically inactive HRPs aged 35-49 were most represented in the long-term sick or disabled inactivity type. 44.9 per cent of HRPs in private rented properties inactive due to being long-term sick or disabled were this in this cohort. They were also quite largely represented within the looking after home or family reason at 35.2 per cent (9,000) and 'other' reason at 37.7 per cent (8,000). 12.6 per cent of inactive students in this tenure type were aged 35-49.

**Age 50-65**

Economically inactive 50-65 year olds in private rented properties totalled 20,000, 22.1 per cent of all 50-65 year olds private renting. Inactive HRPs in this age group in this tenure were most represented within the long-term sick or disabled reason for inactivity, at 35.6 per cent (8,000). Across all other reasons for inactivity HRPs aged 50-64 were not very strongly represented; accounting for 16.2 per cent of 'other' reasons for inactivity, 15.3 per cent of retirees, 6.2 per cent of looking after the home or family and just 1.5 per cent of students.

**Age 65 and over**

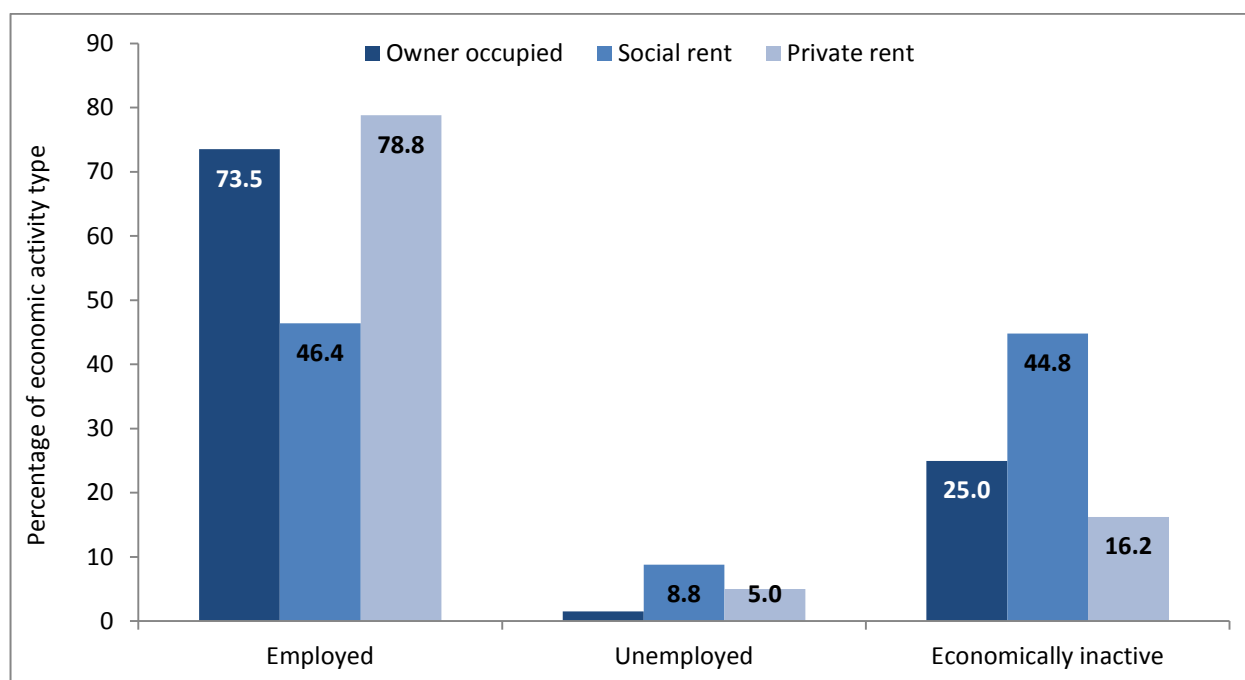
There were 38,000 economically inactive HRPs aged 65 and over in private rented accommodation in 2011 in London, 81.3 per cent of the total HRPs of this age group in this tenure. As with all other housing tenures, this age group is most represented within the retired economic inactivity reason, at 84.0 per cent (38,000). This age group was not highly represented in any other reasons for inactivity; only 7.1 per cent gave the reason for inactivity as 'other', 5.2 per cent long-term sick or disabled, and less than 1 per cent looking after the home or family, or given the reason as full-time student.

## Section 4: Comparisons across tenures

In London in 2011, HRPs in private rented properties had the highest rates of economic activity, at 83.8 per cent, which was followed by 75.0 per cent of those in owner occupied housing. There were much smaller proportions of economically active HRPs amongst those that were in social rented properties.

Interestingly given the above, comparing economic activity rates across age groups for both HRPs private renting and owner occupying shows that HRPs that private rent were less economically active across all age groups than those in owner occupied properties. This could be attributed to the fact that around 80 per cent of the 65 and over age group within both tenure types were economically inactive, and there were much higher proportions of HRPs of this age group within owner occupied properties (24.4 per cent) than in private rented (5.4 per cent).

**Figure 31: Tenure of HRP by economic activity, London 2011**



Census table DC4601EW

In the next section comparisons have been made from data, tables and graphs in Chapter 2, as well as Figure 31. Figure 31 shows the percentage of HRPs in owner occupied, social rented and private rented properties that were employed, unemployed and economically inactive in London in 2011, while Chapter 2 looked at economic activity within each housing tenure by age.

### Employment by age by tenure

Figure 31 shows that HRPs in both private rented and owner occupied properties had high levels of employment, at 78.8 per cent (679,000) and 73.5 per cent (1.19 million). Under half of HRPs in social rented housing were in employment (364,000).

There are noticeable comparisons when looking at percentages of all employed HRP in each age group across tenure. As age increased, so did the percentages of those in employment in owner occupied accommodation, whereas the opposite was the case with employed HRPs in private rented accommodation. 16-34 year olds in employment were much more likely to be in private rent (56.2 per cent) than in owner occupied properties (30.5 per cent), however, 35-49 year olds employed were much less likely to be private renting (26.3 per cent) than owner occupiers (55.7 per cent). The differences were more noticeable when looking at the older age groups. Employed HRPs aged 50-64 were over six times more likely to be owner occupiers (71.4 per cent) than private renting (11.4 per cent), and those aged 65 and over were over eight times more likely to be owner occupiers (73,000) than to be private renting (8,000). Figures for employed HRPs in social rented accommodation were different to both other tenures, with percentages staying consistently low across all age groups.

### Unemployment by age by tenure

Figures in this report are representative of all HRPs, which can differ significantly to figures representing all usual residents. Of the whole population of London, 5.2 per cent were unemployed in 2011. HRP unemployment rates were lower at 4.2 per cent of all HRPs being unemployed. This is unsurprising given that the HRP is the person earning the most in a household, whereas whole population data looks at everyone.

Figure 31 displays proportions of HRPs in owner occupied, social rented and privately rented accommodation that were unemployed. There were very small proportions of HRPs in all housing types that were unemployed in London 2011. Just 1.5 per cent of HRPs in owner occupied accommodation were unemployed, compared with 5.0 per cent of those in private rented accommodation and 8.8 per cent of those social renting.

Unemployed HRPs were most likely to be in social rented properties across all age groups bar the age 65 and over; unemployed HRPs in this age group were most likely to be owner occupiers. 51.7 per cent (24,000) of unemployed 16-34 year old HRPs were in social rented accommodation, followed 40.7 per cent (19,000) in private rented properties. Unemployed HRPs of this age were six times less likely to be in owner occupied properties (4,000) than social rented.

Unemployed HRPs aged 35-49 were twice as likely to be in private rented accommodation (18,000) compared with owner occupied (10,000). Nearly one in two unemployed 50-64 year olds (47.1 per cent) were in social rented accommodation in London 2011, one in three (33.1 per cent) were in owner occupied and one in five (19.9 per cent) were in rented properties. The majority of HRPs aged 65 and over were owner occupiers at 54.3 per cent (1,000), 29.0 per cent (600) were in social rented accommodation and just 16.7 per cent (400) in private rented properties.

### Economic inactivity by age by tenure

Over four in ten (44.8 per cent) of all HRPs in social rented properties in London 2011 were economically inactive, compared to just one quarter (25.0 per cent) of the same in owner occupied and one sixth (16.2 per cent) in private rented properties (see Figure 31). Almost equal proportions of inactive HRPs aged 16-34 years lived in private rented (47.8 per cent) and social rented (44.6 per cent) accommodation, with very few (7.5 per cent) in owner occupied. Just one quarter of inactive 35-49 year old HRPs lived in private rented properties

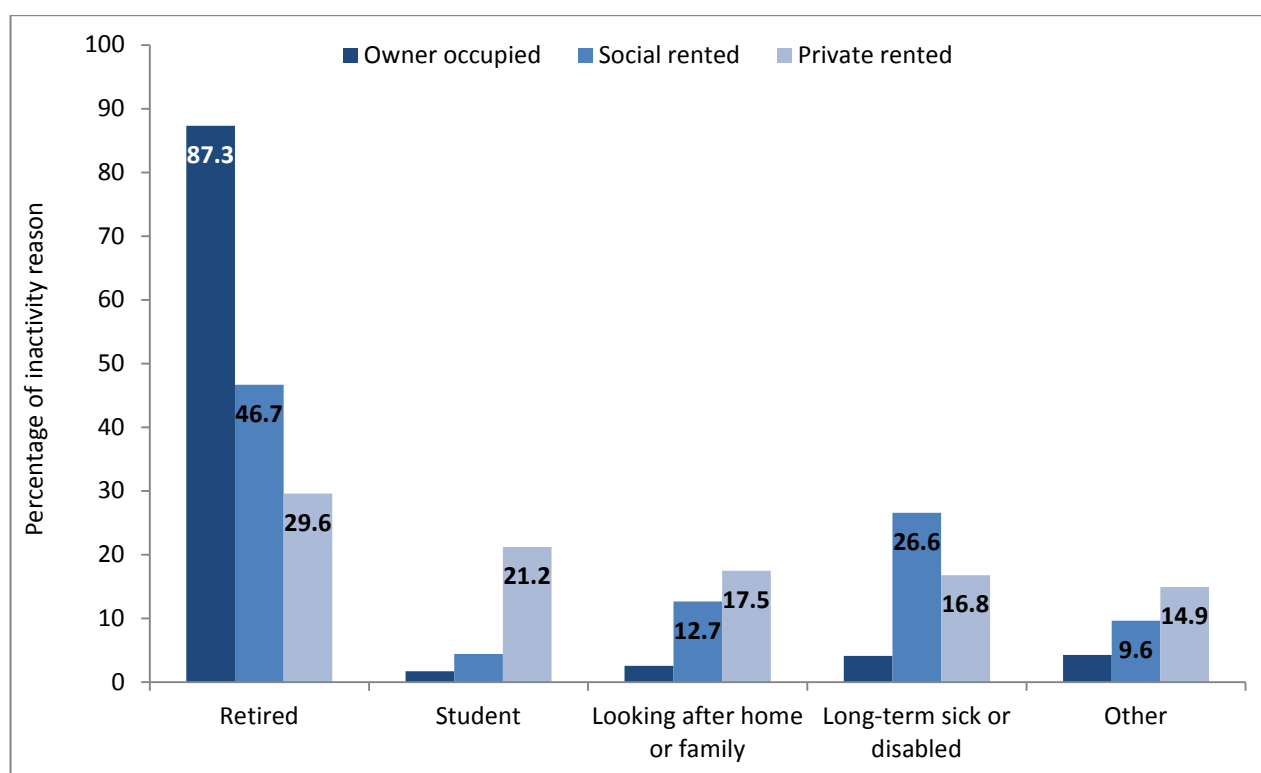


compared with two thirds (61.6 per cent) in social rented, and just over one in eight (12.9 per cent) in owner occupied accommodation. Half (49.47 per cent) of all inactive 50-64 year old HRPs were in social rented properties, 38.0 per cent were in owner occupied properties and just 12.6 per cent were private renting. The majority of inactive HRPs aged 65 and over were in owner occupied accommodation (62.9 per cent), just under one third were in social rented accommodation (29.7 per cent) and only 7.4 per cent were in private rented accommodation.

**Reason for inactivity rate by age by tenure**

Figure 32 shows the proportion of inactive HRPs from each tenure type represented within each reason for inactivity. The proportions within each inactivity reason varied considerably between owner occupied, social rented or private rented accommodation.

**Figure 32: Tenure by reason for inactivity, London 2011**



Census table DC4601EW

The reason for inactivity with the most variation was retired. Nearly all economically inactive HRPs in owner occupied accommodation were retired at 87.3 per cent (353,000), triple the amount in private rented accommodation (29.6 per cent) and almost double that of inactive HRPs in social rented properties (46.7 per cent). HRPs inactive due to being students were very under represented within the owner occupied (1.7 per cent) and social rented (4.4 per cent) categories, however made over one in five (21.2 per cent) of the total economically inactive HRPs within private rented properties.

Over a quarter of economically inactive HRPs in social rented properties were long-term sick or disabled (26.6 per cent or 94,000), a much higher representation than 4.1 per cent (17,000) within owner occupiers. Among the inactive HRPs in private rent, 16.8 per cent were inactive due to long-term sickness or disability. Another noticeable comparison is that 17.5 per cent of

inactive HRPs in private rented accommodation were looking after the family or home, slightly higher than the 12.7 per cent they represented within social rented housing and much more than the 2.6 per cent in owner occupied accommodation. 14.9 per cent of economically inactive HRPs in private rented properties provided the reason 'other' for inactivity; a higher proportion than 9.6 per cent in social rented accommodation and 4.3 per cent in owner occupied properties.

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