

CIS2013-17

Housing Tenure by NS-Sec

November 2013



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Greater London Authority
November 2013

Published by

Greater London Authority
City Hall
The Queens Walk
London SE1 2AA

www.london.gov.uk

Tel 020 7983 4922

Minicom 020 7983 4000

Cover photograph

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Introduction

This report displays key findings from census table DC4605EW, which contains information on the NS-SeC classification, housing tenure and age of all household reference persons (HRPs).

The report focuses on London and draws comparisons between the capital and the wider national picture.

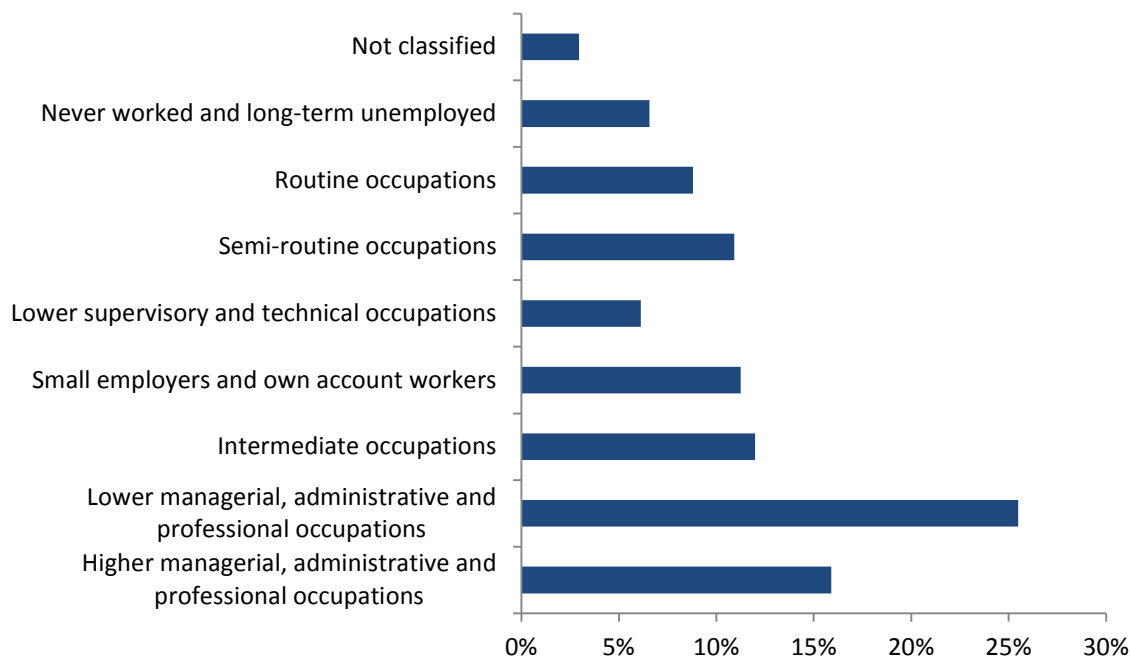
Key Findings

- One in four HRPs in London were in Lower managerial, administrative and professional occupations in 2011.
- London had higher proportions of HRPs that had Never worked or were long-term sick than England & Wales in 2011.
- Routine occupations were more common in England & Wales than in London (12.8 per cent and 8.8 per cent respectively).
- Full-time student HRPs were over twice as likely to live in private rented properties than HRPs in any other NS-SeC category at 60 per cent.
- In each NS-SeC group where the HRP was in work, the proportion of HRPs aged 25-34 owner occupying was double those aged 16-24.
- Over four in ten HRPs in Semi-routine and Routine occupations were in social rented properties in London in 2011, compared with the London average of 24.1 per cent.
- Six in ten HRPs who had Never worked or were long-term unemployed were in social rented accommodation, 2.5 times the London average.
- Fewer than ten per cent of HRPs aged 65 and over were private renting; under half the London average.

NS-SeC Overview

London

Figure 1: NS-SeC of all HRP's aged 16 and over, London, 2011



Census table DC4605EW

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 holds the highest economic status in the household, or if there is more than one person with the same economic status, the older of the two. This person is typically 16 years of age or older.

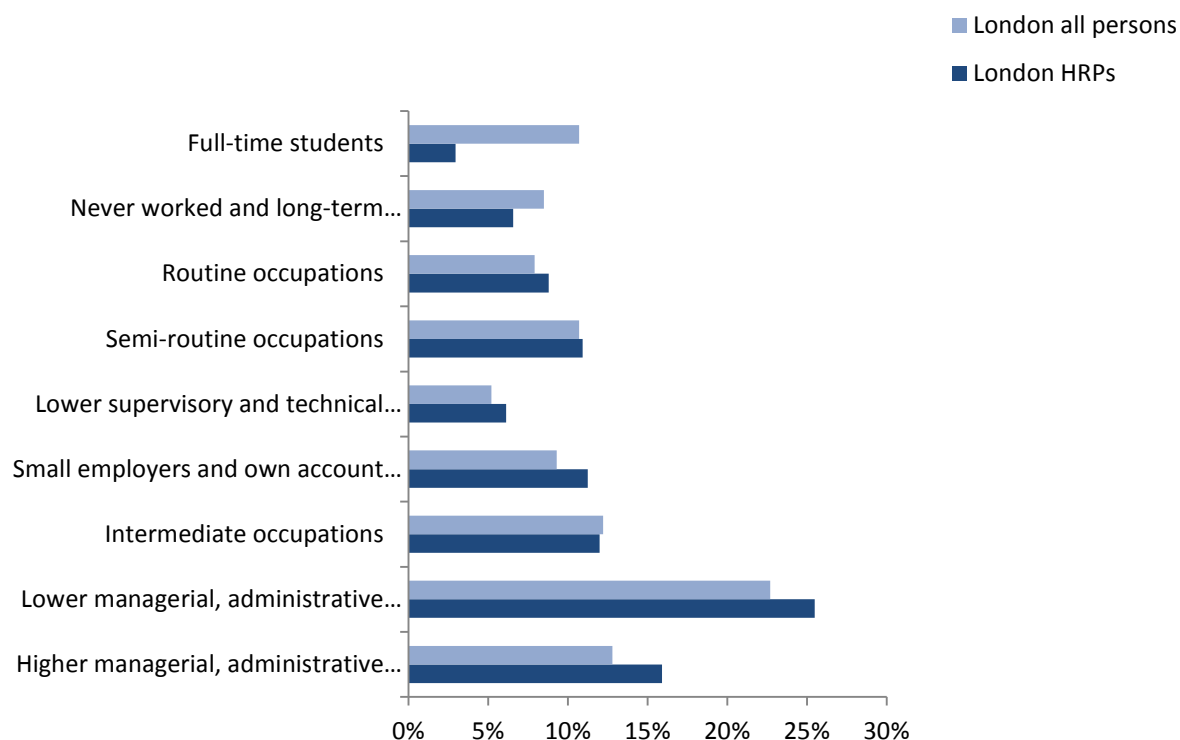
The 2011 Census defines socio-economic group by using an occupation-based classification called the National Statistics Socio-economic Classification (NS-SeC). There are nine categories, and a further six sub-categories within NS-SeC, as shown below:

1. Higher managerial, administrative and professional occupations
 - 1.1. Large employers and higher managerial and administrative occupations
 - 1.2. Higher professional occupations
2. Lower managerial, administrative and professional occupations
3. Intermediate occupations
4. Small employers and own account workers
5. Lower supervisory and technical occupations
6. Semi-routine occupations
7. Routine occupations
8. Never worked and long-term unemployed
 - L14.1. Never worked
 - L14.2. Long-term unemployed
- Not classified
 - L15. Full-time students

L16 Occupation not given or could not be coded
L17. Not classifiable for other reasons

The NE-SeC “Not classified” category is split into three: Full-time students (L15), Occupation not given or could not be coded (L16), and Not classified for other reasons (L17). For Census, all persons aged 16 had an occupation coded or one was imputed so the L16 category is necessarily zero and the category is suppressed. In the few cases where an HRP was aged under 16, they will not have been asked the employment questions and no occupation was imputed so they were classified in L17. In tables that specify HRPs aged 16 and over, all HRPs included in the Census 2011 had a coded occupation and therefore the Not Classified NS-SeC group was comprised solely of Full-time students.

Of the 3.27 million HRPs in London in 2011, one in four (832,000) were in Lower managerial, administrative and professional occupations. The second most common socio-economic status was Higher managerial, administrative and professional occupations, with one in six (519,000) HRPs holding these occupations. Intermediate occupations, Small employers and own account workers and Semi-routine occupations were the next most common, at around one in nine. HRPs in lower occupations made up less than 10 per cent. Just one in 15 (6.6 per cent) had Never worked or were long-term unemployed, and 3.0 per cent were full-time students.

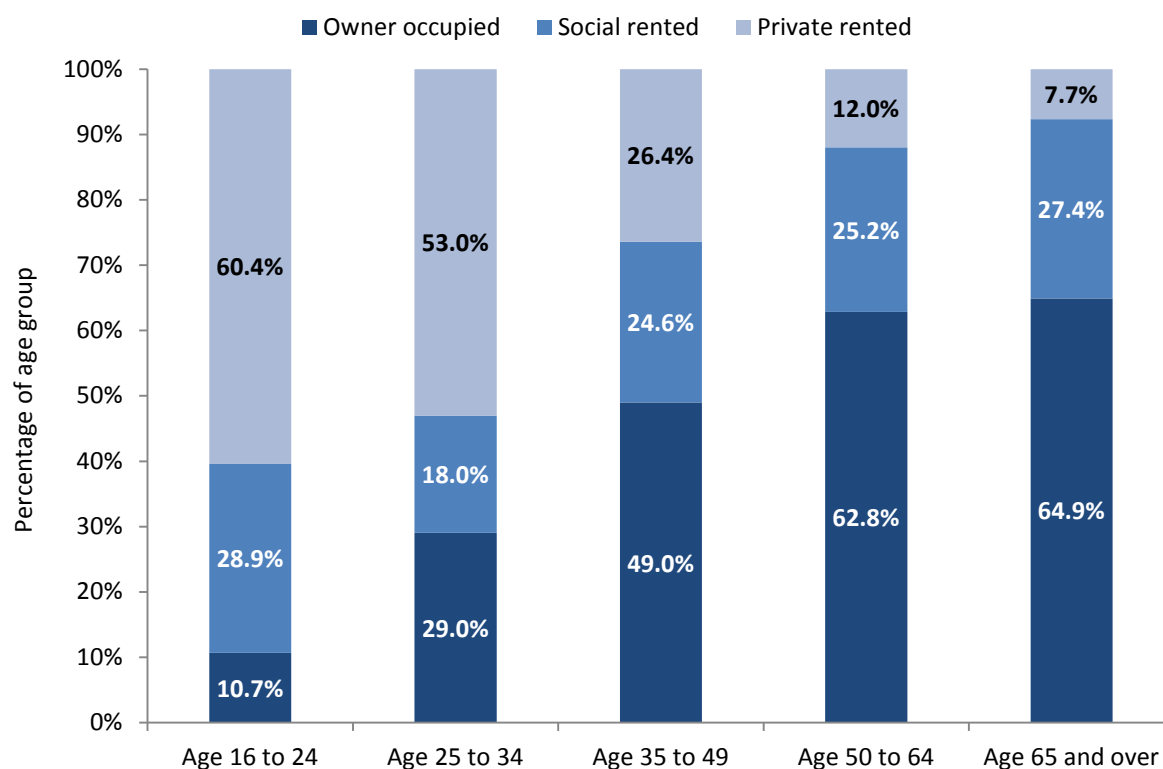
Figure 2: NS-SeC of HRP and usual residents, London, 2011

Census table DC4605EW

Report CIS2013-05 'NS-SeC in London' (found on the London Datastore, <http://data.london.gov.uk/datastorefiles/documents/2011-census-NS-SeC-in-london.pdf>) focuses on NS-SeC of all usual residents aged 16 and over in London in 2011 (of which there were 6.55 million), as opposed to HRP. Figure 2 shows there were a few differences to note between all usual residents and HRP. Proportionally there were less usual residents in Higher occupations than there were HRP; 12.8 per cent of usual residents were in the Higher managerial, administrative and professional occupations in London 2011 compared with 15.9 per cent of HRP and 22.7 per cent of usual residents were in Lower managerial, administrative and professional occupations compared with 25.5 per cent of HRP. Another noticeable difference is that a larger proportion of HRP were in Small employers and own account worker occupations (11.2 per cent) than usual residents (9.3 per cent).

Proportionally, over three times as many usual residents were in the Full-time students group (10.7 per cent) than HRP (3.0 per cent). There were also higher proportions of usual residents in the Never worked and long-term unemployed category (8.5 per cent) than HRP (6.6 per cent). Within all other mid-low range occupations (such as Technical, Semi-routine and Routine) shares of HRP and usual residents were very similar.

Findings from comparing proportions of HRP with usual residents in NS-SeC categories are as may be expected. Considering HRP are usually the highest earners within a household, it is logical that they would be more highly represented within managerial occupations, and that a higher proportion of usual residents compared with HRP would be in the Never worked and long term unemployed and student categories.

Figure 3: Tenure of HRP by age, London, 2011

Census table DC4605EW

Housing tenure is split into three in the 2011 Census; Owner occupied, Social rented and Private rented. For definitions of each, please refer to report CIS2013-14 'Housing Tenure by Economic Activity' (found on the London Datastore, <http://data.london.gov.uk/datastorefiles/documents/2011-census-tenure-by-economic-activity.pdf>). The relationship between tenure and age is also discussed here. Owner occupied and private renting figures changed significantly across age groups. In summary, the older the HRP age group, the more chance of the HRP owner occupying, and the less chance they had of being in private rented accommodation. Social renting figures stayed low across all age groups, fluctuating between 20 and 28 per cent.

In England and Wales there were 23.36 million HRPs, of who 64.3 per cent (15.03 million) were in owner occupied properties, 17.6 per cent (4.12 million) were in social rented properties, and 18.0 per cent (4.21 million) were in private rented properties.

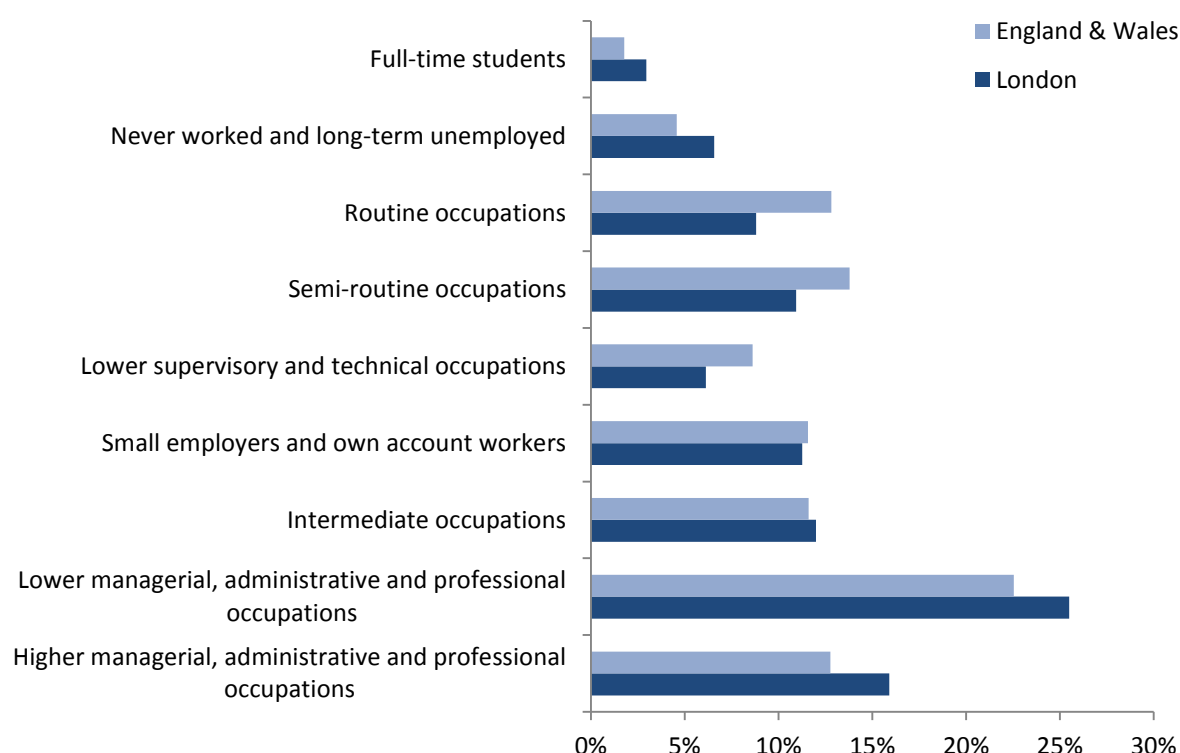
In London in 2011, half of HRPs were owner occupiers (49.6 per cent), and one quarter were living in social rented (24.1 per cent) or private rented (24.4 per cent) properties. As expected, the smallest proportion of HRPs were aged 16-24 compared with other age groups, and they made up just 3.9 per cent of the total amount of HRPs. One fifth (20.5 per cent) were 24-35 year olds, a third (33.9 per cent) were aged 35-49, 23.1 per cent were 50-64 year olds, and 65

year olds and over made up 18.6 per cent. Figure 3 shows the proportion of HRPs in each age group that were in owner occupied, social rented or private rented housing in London in 2011. As age increased, so did owner occupation proportions, while proportions of those in private rented properties declined with age.

There were 127,000 HRPs aged 16-24 in London in 2011. The majority at six in ten (60.4 per cent) were in private rented accommodation, followed by three in ten (28.9 per cent) in social rented accommodation. Just one in ten (10.7 per cent) were in owner occupied properties. There were 671,000 HRPs aged 25-34, and this age group were most likely to private rent, with over half (53.0 per cent) of them doing so. Three in ten of them (29.0 per cent) were in owner occupied properties, and 18.0 per cent in social rented accommodation. Half (49.0 per cent) of the 1.11 million HRPs aged 35-49 were owner occupiers, and one in four were in social and private rented accommodation (24.6 and 26.4 per cent respectively). A large proportion (62.8 per cent) of the 755,000 HRPs aged 50-64 were in owner occupied properties, one quarter (25.2 per cent) were in social rent and just under one in eight (12.0 per cent) were in private rented accommodation. There were 607,000 HRPs aged 65 and over in London in 2011, and of these nearly two in three (64.9 per cent) were in owner occupied accommodation, just over one in four (27.4 per cent) were in social rented properties, and just one in 13 (7.7 per cent) were in private rented properties.

London compared to England & Wales overview

Figure 4: NS-SeC of HRPs in London and England & Wales, 2011



Census table DC4605EW

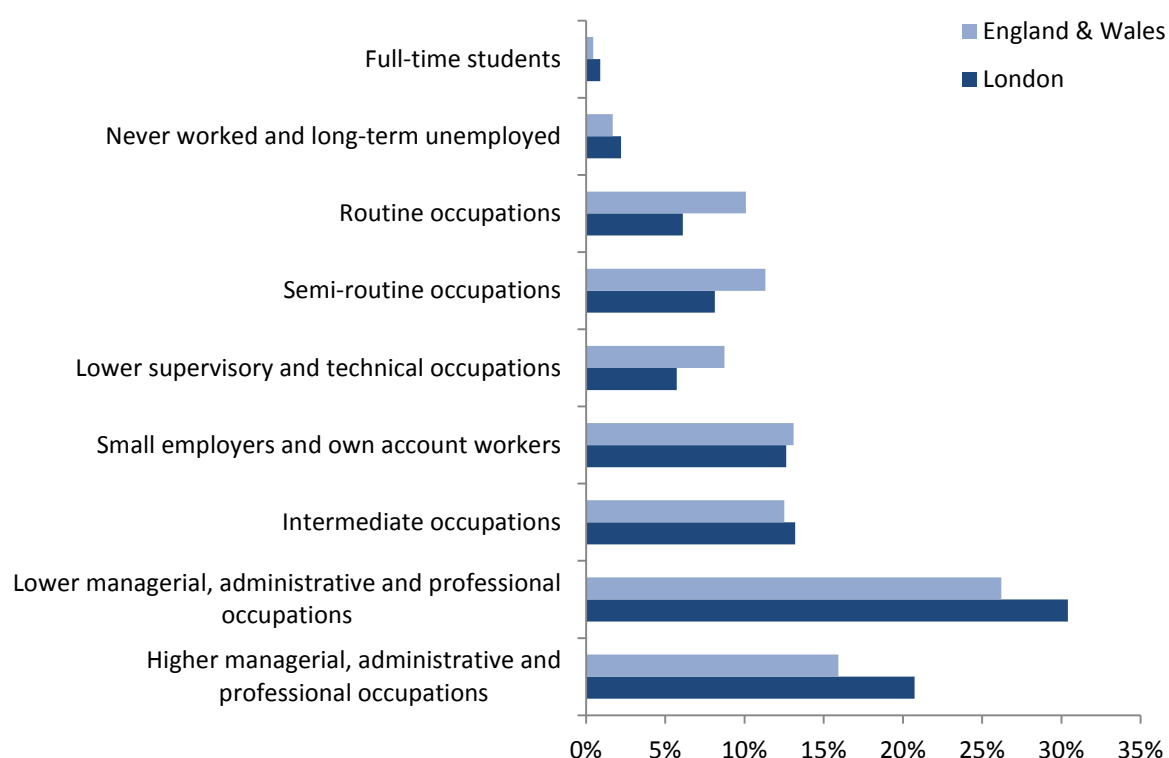
Figure 4 shows the percentage of HRPs in all of the main NS-SeC categories, comparing London figures with England & Wales. There are some differences, albeit very slight. London tended to have greater proportions in the higher NS-SeC categories, while England & Wales had greater

proportions in the lower categories. London had larger proportions of HRP than England & Wales, by 3 percentage points, in both Higher (15.9 per cent compared with 12.8 per cent) and Lower (25.5 per cent compared with 22.5 per cent) managerial, administrative and professional occupations. Proportions of HRP in Intermediate occupations and Small employers and own account workers were approximately the same, and England & Wales had higher proportions of HRP in Lower supervisory and Technical, Semi-routine and Routine occupations, by between 2 and 3 percentage points. London had a higher proportion of Never worked and long-term unemployed HRP (6.6 per cent) than England & Wales (4.6 per cent).

Owner Occupied by NS-SeC – London and England & Wales, 2011

The NS-SeC category with the highest proportion of owner occupying HRP in London in 2011 (of which there were 1.62 million) was the Lower managerial, administrative and professional occupations category, at three in ten (30.4 per cent). Another category with high proportions of HRP owner occupiers was the Higher managerial, administrative and professional occupations, with one fifth (20.7 per cent) of all owner occupying HRP in this NS-SeC group. NS-SeC categories least represented within HRP owner occupying were Full-time students at 0.9 per cent, HRP that had Never worked or were long-term unemployed (2.2 per cent) and those in Routine occupations (6.1 per cent).

Figure 5: NS-SeC of HRP in owner occupied properties in London and England & Wales, 2011



Census table DC4605EW

Figure 5 shows proportions of owner occupier HRP in NS-SeC classifications, comparing London with England & Wales. There is noticeable variation in shares of HRP in London and England & Wales when comparing just owner occupiers with all HRP (Figure 5 and Figure 6).

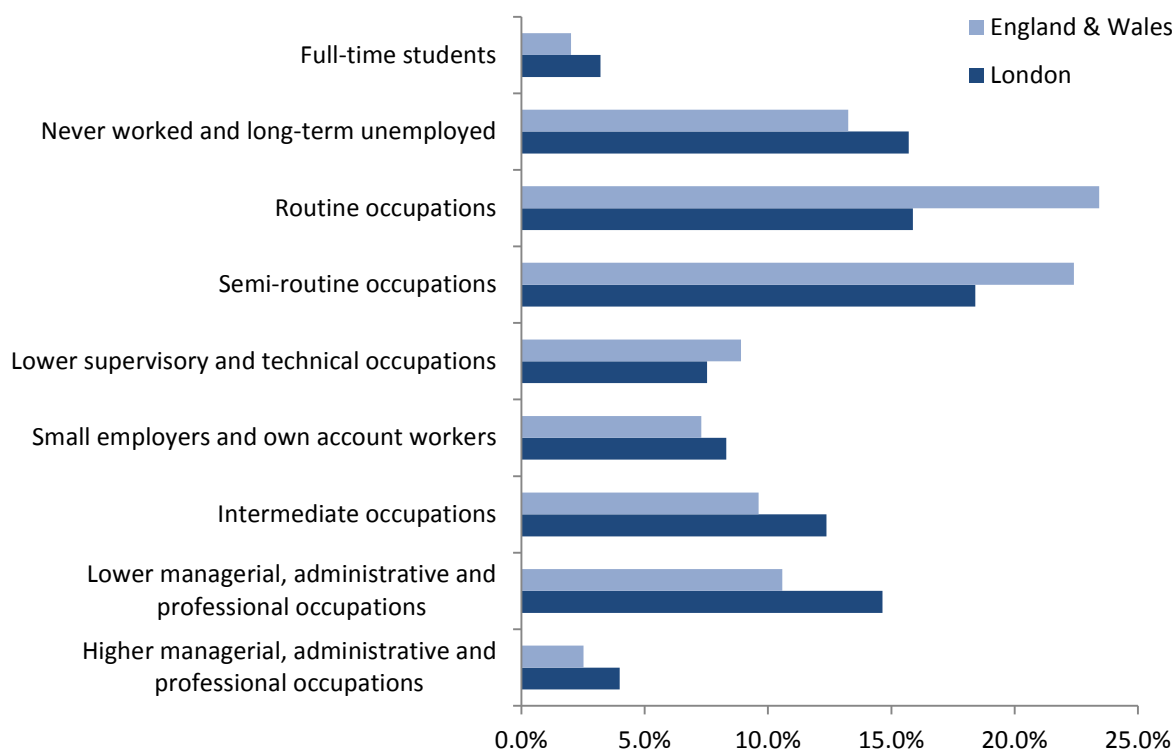
The exception is the Never worked and long-term unemployed and Full-time student categories, where proportions were very similar for HRP owner occupiers and all HRPs in London and England & Wales.

HRPs in owner occupied properties were more likely to be in Higher managerial, administrative and professional occupations in London (20.7 per cent) than England & Wales (15.9 per cent). The same was true in Lower managerial, administrative and professional occupations (London 30.4 per cent compared with England & Wales 26.2 per cent). Owner occupier HRPs were less likely to be in Lower supervisory and technical occupations, Semi-routine occupations and Routine occupations in London than England & Wales in 2011 by around 3 to 4 percentage points. Across all other NS-SeC classifications, there was less than a 1 per cent difference in proportions between the two populations of owner occupiers.

Social Rented by NS-SeC – London and England & Wales, 2011

Of the 786,000 HRPs in social rent in London in 2011, the NS-SeC categories most represented were Semi-routine occupations, at nearly one in five, Routine occupations and those that had Never worked or were long-term unemployed were both at one in six. The occupations least likely for HRPs in social rented properties in London in 2011 to hold was the Full-time student classification, at 3.2 per cent, and Higher managerial, administrative and professional occupations at 4.0 per cent.

Figure 6: NS-SeC of HRPs in social rented properties in London and England & Wales, 2011



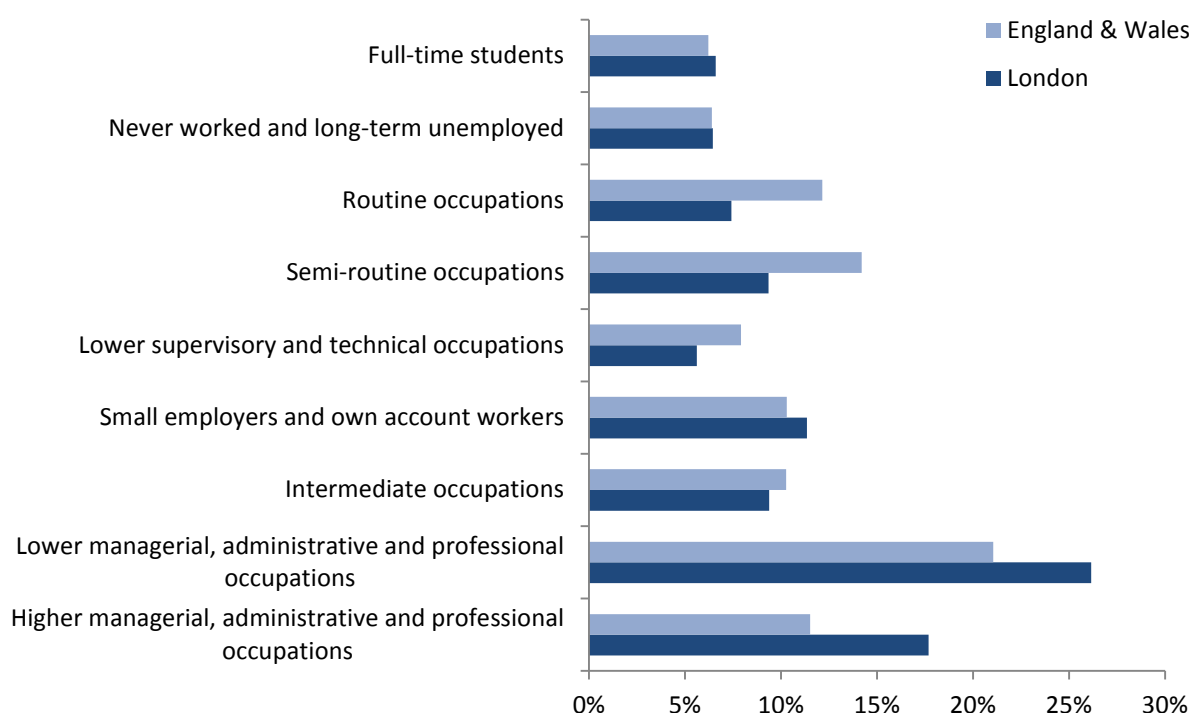
Census table DC4605EW

Figure 6 displays proportions of HRP in owner occupied properties in NS-SeC categories, comparing London with England & Wales in 2011. Shares in NS-SeC groups differed between London and England & Wales; most noticeably, nearly one in four (23.4 per cent) of HRP social renting in England & Wales were in Routine occupations in 2011, compared with just one in six in London (15.9 per cent). Also of note was HRP social renting in England & Wales were 4 percentage points more likely to be in Semi-routine occupations than those in London. HRP in London were more likely to be in Lower managerial, administrative and professional occupations than in England & Wales, at one in seven in London compared with one in ten in England & Wales. HRP social renting in London also had higher proportions in Intermediate occupations than England & Wales by around 3 percentage points. Across other NS-SeC categories proportions were fairly similar in London and England & Wales.

Private Rented by NS-SeC – London and England & Wales, 2011

There were 862,000 HRP private renting in London in 2011. The highest proportion of those were in Lower managerial, administrative and professional occupations, with a share of over one in four HRP (26.2 per cent). The NS-SeC category with the next highest proportion was the Higher managerial, administrative and professional occupations group, at 17.7 per cent. The NS-SeC categories with the lowest proportions were the Never worked and long-term unemployed and Full-time students, both with around one in 15 HRP private renting in these categories, and the Lower supervisory and technical occupations group at just one in 18.

Figure 7: NS-SeC of HRP in private rented properties in London and England & Wales, 2011



Census table DC4605EW

There were some variations between London and England & Wales in proportions of private renting HRP in different NS-SeC occupations. The largest difference was in the share of HRP in Higher managerial, administrative and professional occupations. 17.7 per cent of HRP in

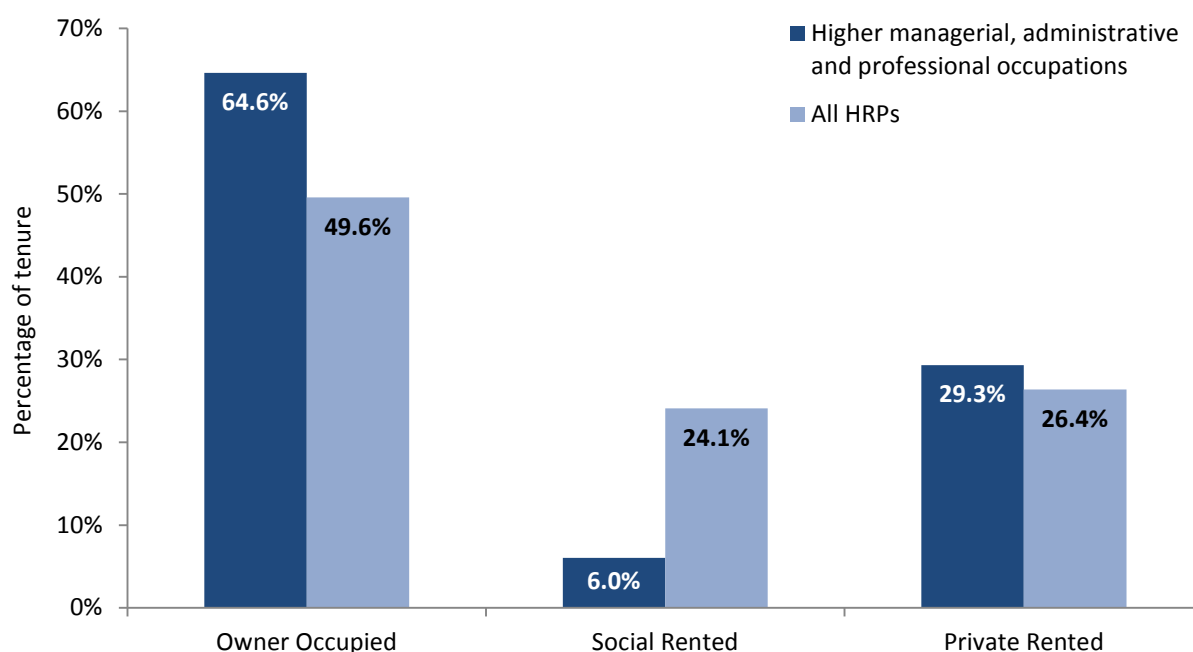
private rent were in Higher managerial, administrative and professional occupations in London, 6 percentage points more than in England & Wales (11.5 per cent). There was also a big difference in proportions of HRPs in Lower managerial, administrative and professional occupations; London had 26.2 per cent of HRPs in Lower managerial, administrative and professional occupations in London, 5 percentage points more than in England & Wales (21.0 per cent). England & Wales had larger proportions by around 5 percentage points of HRPs private renting in Semi-routine occupations (14.2 per cent) and Routine occupations (12.1 per cent) than London (9.4 and 7.4 per cent respectively).

Higher managerial, administrative and professional occupations

There were 519,000 HRPs in Higher managerial, administrative and professional occupations in London 2011, which was 15.9 per cent of the total HRPs. This category was broken down further into Large employers and Higher managerial and administrative occupations (which equated to 20.5 per cent of the total in this classification) and Higher professional occupations (which made up 79.5 per cent of the total).

Tenure

Figure 8: Tenure of HRPs in Higher managerial, administrative and professional occupations, London, 2011



Census table DC4605EW

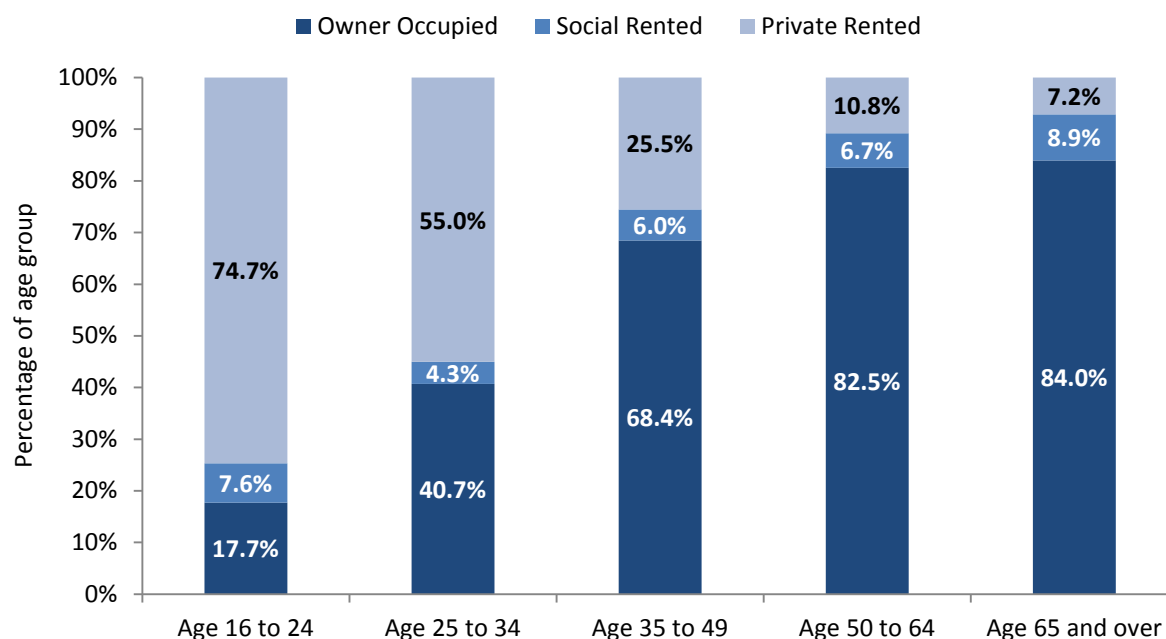
Figure 8 shows the distribution of HRPs in Higher managerial, administrative and professional occupations across tenure in London in 2011, comparing this to all HRPs in London. Proportions of HRPs owner occupying in this NS-SeC category were much higher than the London average, and shares of those social renting were much less. The majority at nearly two in three HRPs (336,000) in Higher managerial, administrative and professional occupations were in owner occupied properties in London in 2011, 15 percentage points more than the London average. One quarter of HRPs in London across all occupations were social renting, four times the amount of HRPs in Higher managerial, administrative and professional occupations (at just 6.0 per cent). The private renting figure for these occupations was relatively similar to the London average, with this NS-SeC category having 3 percentage points more HRPs in private rent than the total HRPs in London in 2011.

Tenure by Age

Of all HRPs in Higher managerial, administrative and professional occupations, 1.5 per cent (8,000) were aged 16-24, 27.6 per cent (143,000) were aged 25-34, 39.2 per cent (203,000)

were aged 35-49, 21.0 per cent (109,000) were aged 50-64 and 10.7 per cent (56,000) were aged 65 and over.

Figure 9: Tenure of HRP in Higher managerial, administrative and professional occupations by age, London, 2011



Census table DC4605EW

Figure 9 shows the proportion of HRP in Higher managerial, administrative and professional occupations in each housing tenure type, broken down by age. Previous census data has shown that there is a strong correlation between both age and NS-SeC category, and age and tenure. In the first, increasing age increases the propensity for an individual to be in the higher NS-SeC categories. In the second, older age increases the likelihood of owner occupation and decreases the likelihood of private renting. Therefore, HRP in this NS-SeC category were less likely to private rent the older they were, and more likely to owner occupy.

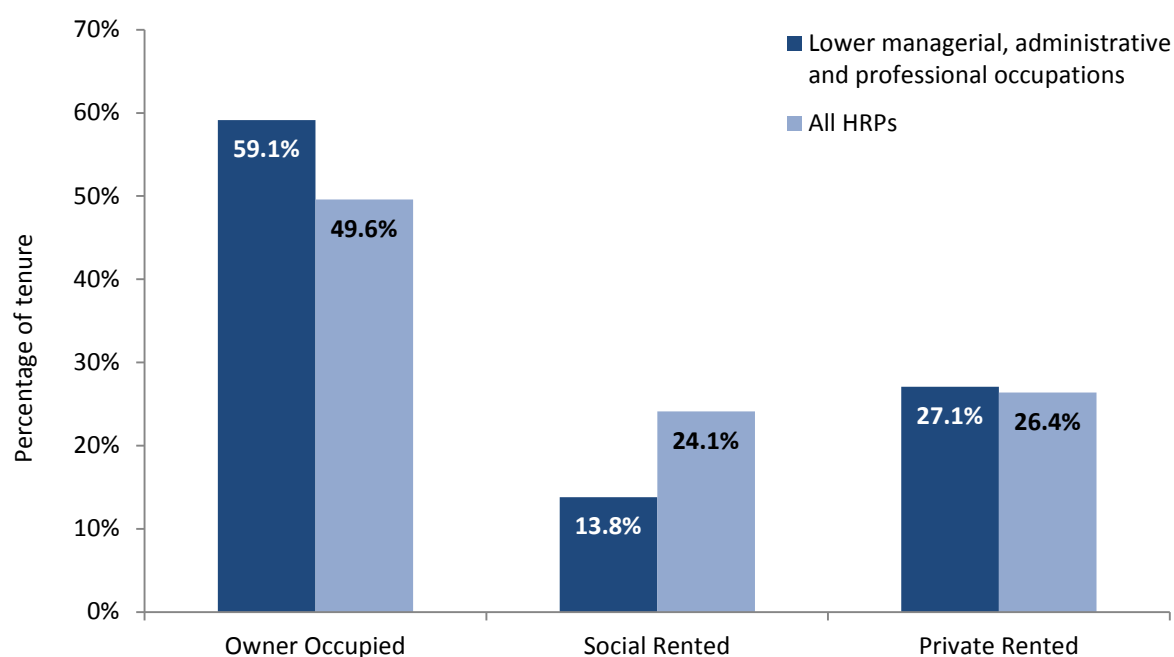
Three in four 16-24 year old HRP in this category were private renting, and under one in five were in owner occupied properties. There was only around 1,000 HRP in this group, which may explain the difference of shares in housing tenures compared with other age groups. The proportions were considerably different among HRP in the next age group (25-34), with just over half private renting (79,000), and a quarter in owner occupied accommodation. Owner occupation proportions were greater the older the HRP and over four in five HRP in higher managerial, administrative and professional occupations aged 65 and over were owner occupiers (84.0 per cent). Private renting proportions were the opposite to this; as age of HRP increased, private renting proportions fell, and just 7.2 per cent of HRP aged 65 and over in this NS-SeC category were in private rented accommodation. Social renting proportions fluctuated slightly but generally were very low across all age groups at between 4 and nine per cent.

Lower managerial, administrative and professional occupations

There were 832,000 HRPs in Lower managerial, administrative and professional occupations in London in 2011, which made up a quarter (25.5 per cent) of the total HRPs in London.

Tenure

Figure 10: Tenure of HRPs in Lower managerial, administrative and professional occupations, London, 2011



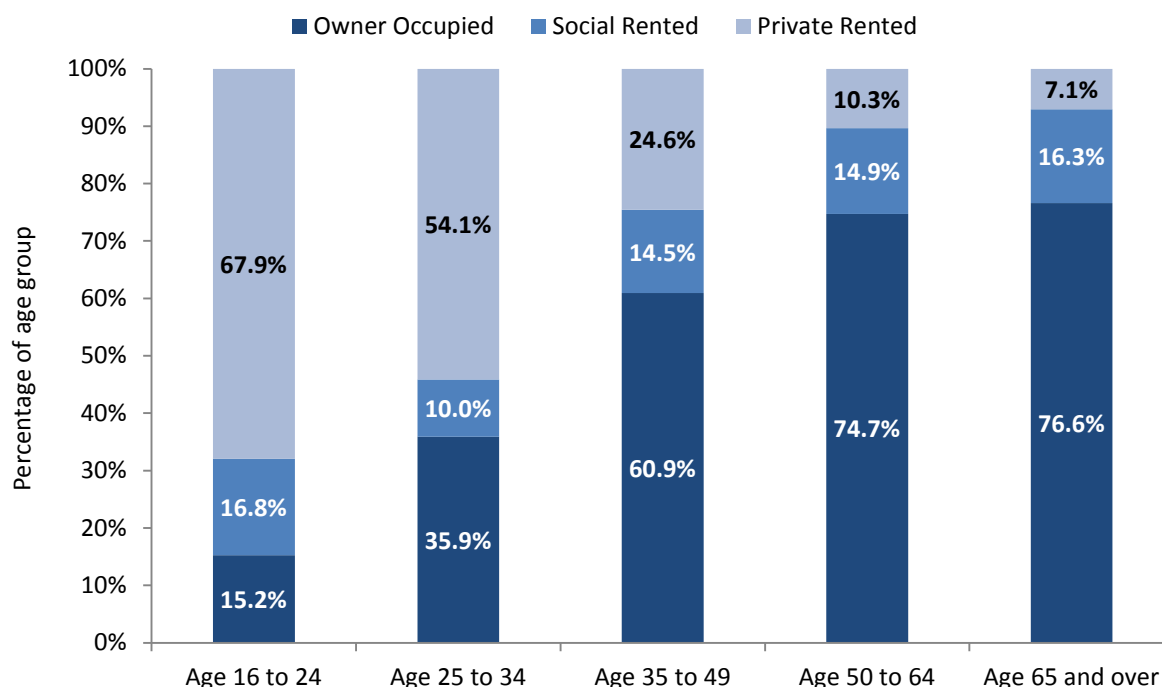
Census table DC4605EW

Figure 10 shows the proportions of HRPs in this NS-SeC classification in each housing tenure, comparing this figure to the London average. Owner occupied housing had the highest share of HRPs in Lower managerial, administrative and professional occupations. There were 10 percentage points more HRPs in this NS-SeC category in owner occupied properties (59.1 per cent) than the London average. The next highest share was in HRPs private renting within this NS-SeC group, at just over a quarter (27.1 per cent). The same was true for all HRPs in London (26.4 per cent). One in seven HRPs in this category were in social rented properties (13.8 per cent); 10 percentage points less than the London average.

Tenure by age

Of the 83,000 HRPs in Lower managerial, administrative and professional occupations, 2.2 per cent were age 16-24 (19,000), 24.3 per cent were aged 25-34 (202,000), 37.1 per cent were aged 35-49 (309,000), 22.3 per cent were aged 50-64 (186,000) and 14.1 per cent were age 65 and over (117,000).

Figure 11: Tenure of HRP in Lower managerial, administrative and professional occupations by age, London, 2011



Census table DC4605EW

Figure 11 shows proportions of all HRP in Lower managerial, administrative and professional occupations in each housing tenure, separated by age group. As seen in the Higher managerial NS-SeC category above, owner occupation proportions were greater the older the HRP, and private rented proportions were the opposite. Social rented proportions fluctuated slightly across age groups, and although were low at 10 to 17 per cent, were much greater than the social renting proportions within each age group in the previous NS-SeC category.

Two thirds of HRP aged 16-24 in this NS-SeC occupation (67.9 per cent) were in private rented properties, and one in six were owner occupiers. Shares in private rent were smaller in the next age group (25-34 years) by 14 percentage points (54.1 per cent), and owner occupation proportions were double, at over one in three (35.9 per cent).

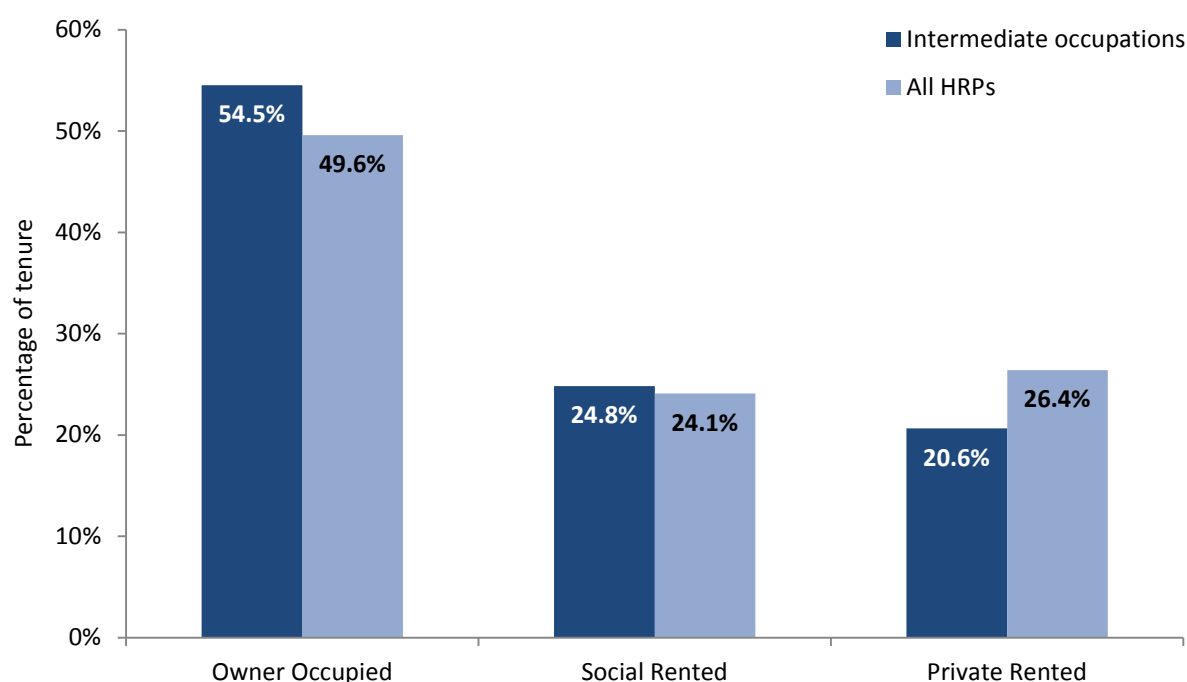
HRPs aged 35-49 in Lower managerial, administrative and professional occupations were half as likely to be private renting as their 25-34 year old counterparts at one in four (25,000), but almost twice as likely to be owner occupying at 60.9 per cent. Shares of HRP aged 50-64 in this NS-SeC category in private rented accommodation were halved again compared with the previous age group, to just one in ten (10.3 per cent), and owner occupation shares were 14 percentage points higher than the younger age group, at three quarters (75,000). Owner occupation proportions were similar for HRP aged 65 and over as those aged 50-64 at 76.6 per cent, and private renting shares were even smaller than the previous age group, at just one in 14 (7,100).

Intermediate occupations

There were 392,000 HRPs in Intermediate occupations in London 2011, which was 12.0 per cent of the total number of HRPs.

Tenure

Figure 12: Tenure of HRPs in Intermediate occupations, London, 2011

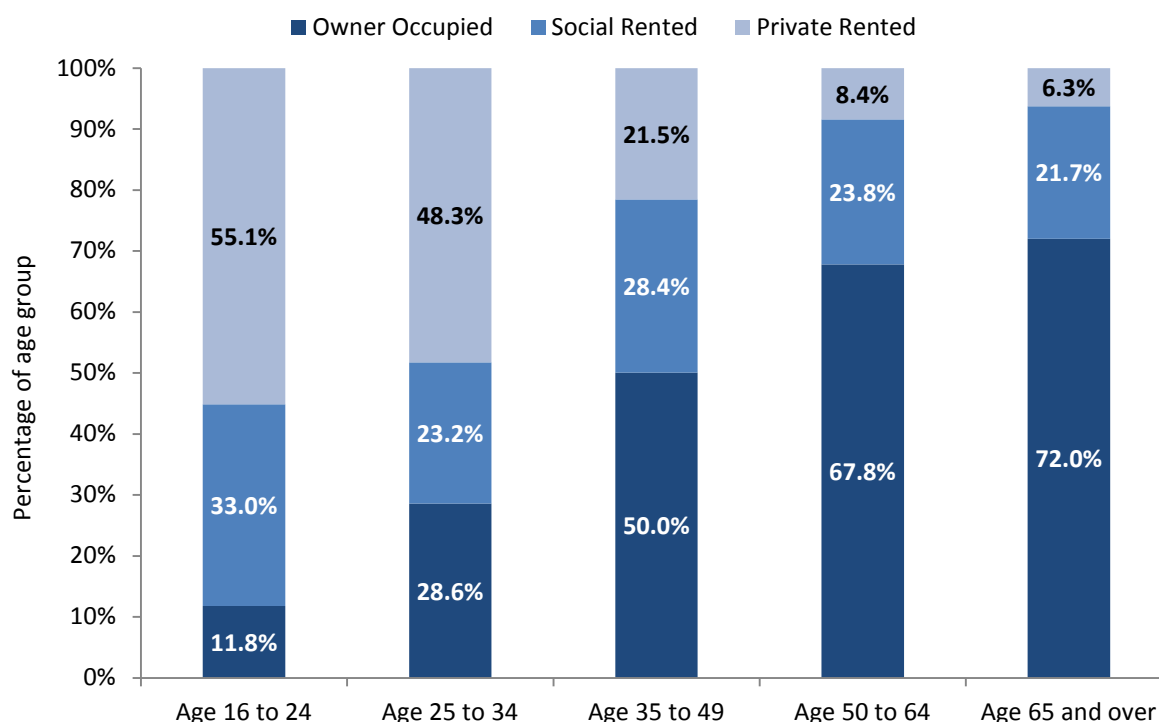


Census table DC4605EW

Figure 12 shows the proportions of HRPs in Intermediate occupations that were in owner occupied, social rented or private rented properties in London in 2011. Owner occupied tenure had the highest proportion of HRPs in this NS-SeC category at over half (slightly higher than the London average); however, proportions were 5 percentage points lower than HRPs in Lower managerial, administrative and professional occupations. Social rented proportions increased considerably from the previous NS-SeC category to one in four of all HRPs in this occupation classification social renting in London in 2011, the same as the London average. Private renting figures were lower than the London average by 6 percentage points with 20.6 per cent of all HRPs in intermediate occupations living in private rented properties in London in 2011.

Tenure by age

Of the 392,000 HRPs in intermediate occupations, 3.1 per cent (12,000) were aged 16-24, 18.7 per cent (73,000) were aged 25-34, 29.3 per cent (115,000) were aged 35-49, 24.0 per cent (94,000) were aged 50-64 and 24.9 per cent (98,000) were aged 65 and over.

Figure 13: Tenure of HRP in Intermediate occupations by age, London, 2011

Census table DC4605EW

Figure 13 displays the proportions of HRP in Intermediate occupations in each age group that were living in the three different housing tenures. Generally, as the age of these HRP increased, so did the chances of them owner occupying, and the proportions of HRP private renting decreased. Shares of HRP in Intermediate occupations in social rented properties were much greater across all age groups than the two higher NS-SeC categories, and varied between 21.7 and 33.0 per cent.

HRPs ages 16-24 in Intermediate occupations had a less than a one in eight (11.8 per cent) chance of being in owner occupied accommodation in London in 2011. Over half were in private rented tenure, and a third in social rented properties. HRPs of this age were twice as likely to be in social rented accommodation than their counterparts in Lower managerial, administrative and professional occupations. Owner occupation rates were much greater for HRPs aged 25-34, at one in three (33.0%). Social rented proportions were 10 percentage points less for this age than the 16-24 year old HRPs, at one in four (23.2%).

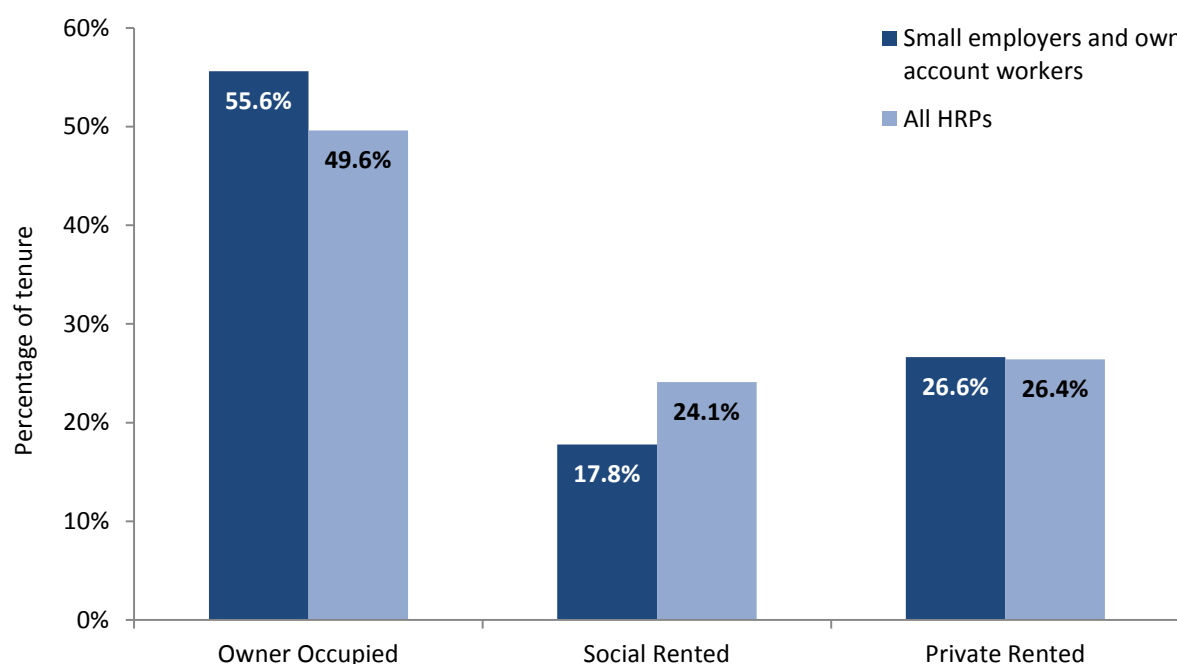
Interestingly, proportions for both private renting and owner occupation were noticeably different in HRPs aged 35-49 than those aged 25-34 years. The percentage of HRPs in Intermediate occupations private renting was under half that of those aged 25-34, at just 21.5 per cent. Proportions of HRPs of this age owner occupying were nearly double at half of all HRPs this age (50.0 per cent). Owner occupation shares were largest among HRPs in Intermediate occupations aged 65 and over at seven in ten (72.0 per cent). Private renting figures were fewer the older the age group, so that just 6.3 per cent of HRPs aged 65 and over were in private rented accommodation.

Small employers and own account workers

In London in 2011, there were 367,000 HRPs that were Small employers and own account workers, which was 11.2 per cent of the total number of HRPs.

Tenure

Figure 14: Tenure of HRPs in Small employers and own account workers, London, 2011



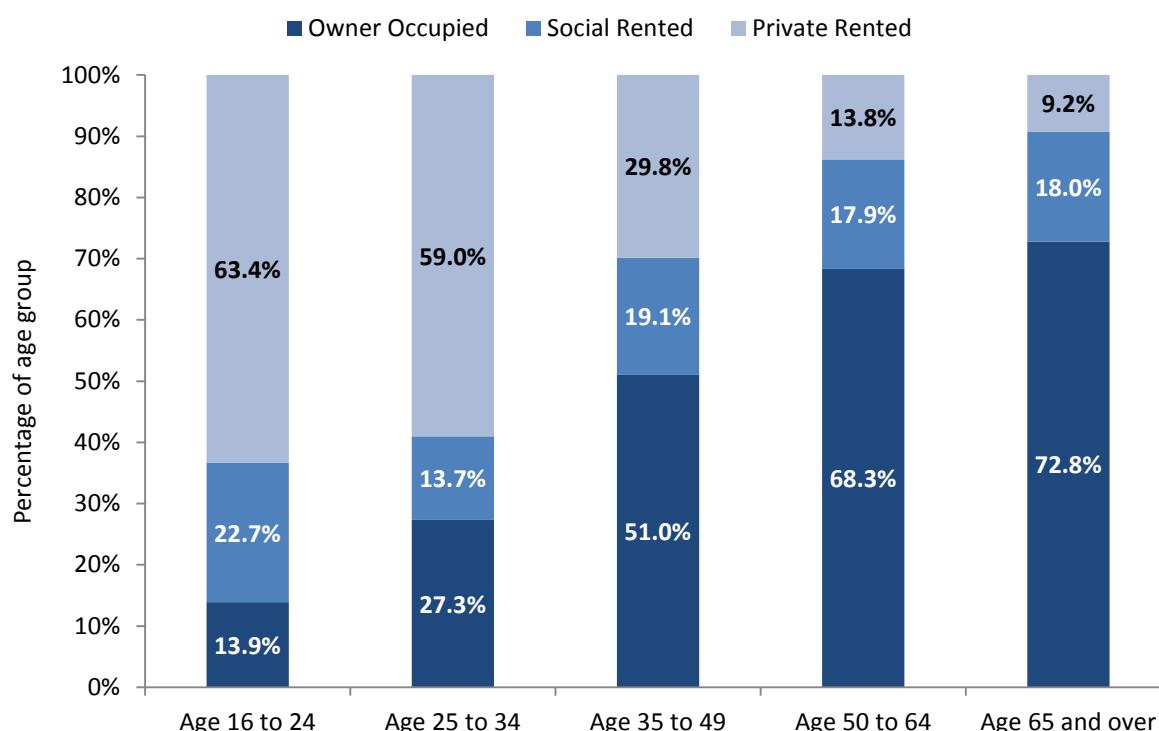
Census table DC4605EW

Figure 14 displays the percentage of all HRPs in the Small employers and own account workers category within each tenure type in London 2011, comparing this to the London average. The proportion in owner occupied properties is approximately the same as in the previous NS-SeC category of Intermediate occupations, at just over half, and higher than the London average by six percentage points. There were significantly lower proportions of HRPs in this NS-SeC category in social rented properties (17.8 per cent) than the London average and the previous NS-SeC classification (both one quarter). The Proportion of HRPs in these occupations private renting was higher than those in Intermediate occupations, matching the London average at one quarter.

Tenure by Age

In London in 2011, of the 367,000 HRP Small employers and own account workers, 1.2 per cent (5,000) were aged 16-24, 15.7 per cent (58,000) were aged 25-34, 37.0 per cent (136,000) were aged 35-49, 28.6 per cent (105,000) aged 50-64 and 17.5 per cent (64,000) aged 65 and over.

Figure 15: Tenure of HRP in Small employers and own account workers by age, London, 2011



Census table DC4605EW

Figure 15 shows the share of all Small employer and own account worker HRP in each tenure type across age groups. As with before in other NS-SeC groups discussed, private renting proportions decline with age and owner occupier figures rise. Private renting proportions were higher in this occupation group than the Intermediate occupations, and Social renting shares were around 10 percentage points lower across all age groups under 50 years. Social renting rates fluctuated slightly between 13.7 and 22.7 per cent, with no obvious age-related pattern.

Just under two in three (3,000) HRP aged 16-24 in this NS-SeC category were in private rented properties in London in 2011. Interestingly, there were higher proportions of HRP in social rented accommodation (22.7 per cent) than in owner occupied (13.9 per cent) within this age category; the first NS-SeC category looked at so far where social rented proportions were larger than owner occupied proportions. It is worth noting that the number of HRP in this category of this age group is very small. Owner occupation rates were double this in HRP aged 25-34, at 27.3 per cent, while social rented figures were considerably less at 13.7 per cent.

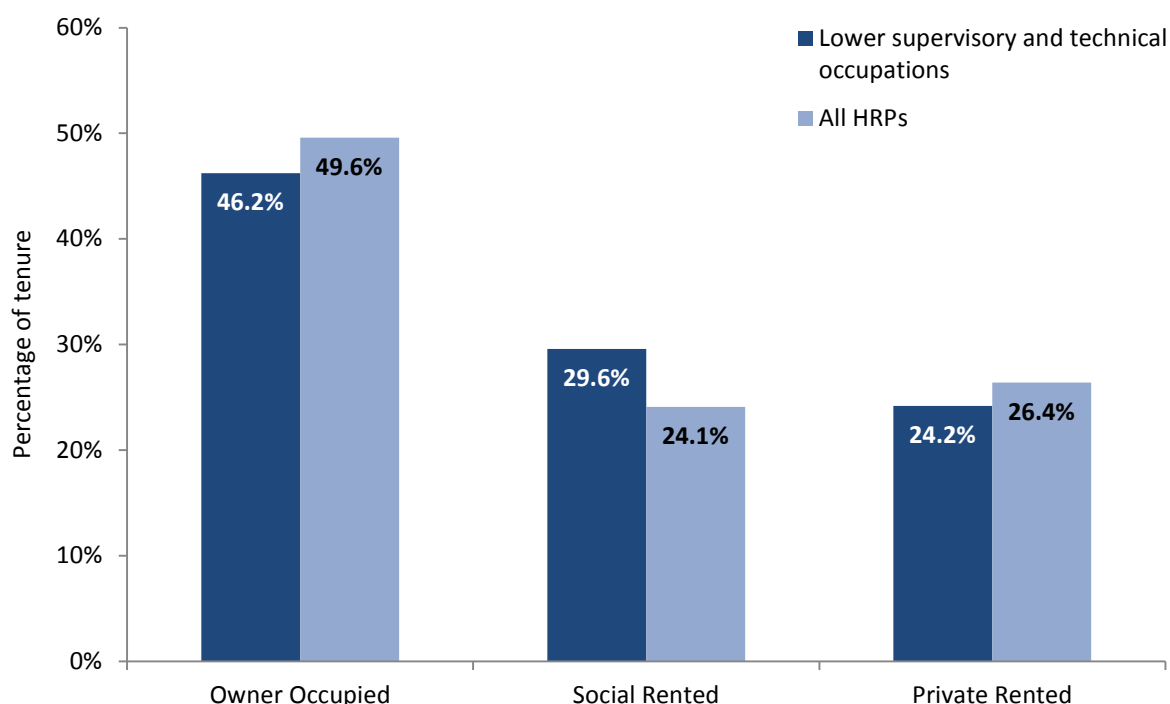
Private renting proportions were similar in the 16-24 and 25-34 age groups; however, they were half the size in the 35-49 group, at just one in three HRP (58,000). Under one in ten (9.2 per cent) of HRP aged 65 and over in this NS-SeC classification were in private rented accommodation. Social renting shares for HRP aged 35 and over were over 4 percentage points larger than for those aged 25-34. Just below one in five of HRP in all age groups older than 34 years in this NS-SeC category were in social rented accommodation in London in 2011. The proportion of HRP of age 35-49 owner occupying was almost double that of the younger HRP at half (51.0 per cent). Owner occupation proportions were larger with age, and over seven in ten (64,000) of Small employer and own account worker HRP aged 65 and over were owner occupying in London in 2011.

Lower supervisory and technical occupations

There were 200,000 HRPs in Lower supervisory and technical occupations in London in 2011, making up just 6.1 per cent of the total.

Tenure

Figure 16: Tenure of HRPs in Lower supervisory and technical occupations, London, 2011



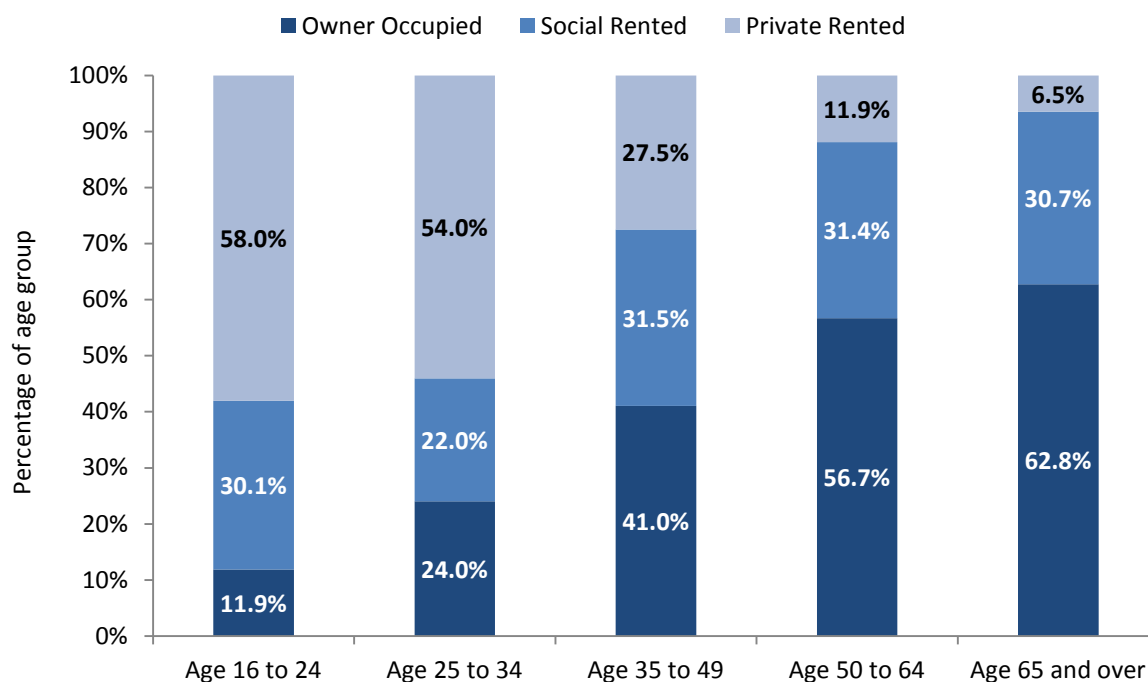
Census table DC4605EW

Figure 16 shows all HRPs in Lower supervisory and technical occupations, broken down by tenure. Unlike any NS-SeC classification looked at so far, the proportion of HRPs in these occupations that were living in owner occupied properties was under half (46.2 per cent), and slightly less than the London average. The share in social rented accommodation was much higher than HRPs in Small employers and own account workers, at 29.6 per cent, and over 5 percentage points higher than the London average. Private rented proportions were very similar to the previous NS-SeC category and to the London average, at one in four (24.2 per cent).

Tenure by Age

Of the 200,000 HRPs in Lower supervisory and technical occupations, 2.6 per cent (5,000) were aged 16-24, 17.8 per cent (36,000) aged 25-34, 31.7 per cent (63,000) aged 35-49, 23.8 per cent (48,000) aged 50-64 and 24.1 per cent (48,000) aged 65 and over.

Figure 17: Tenure of HRPs in Lower supervisory and technical occupations by age, London, 2011



Census table DC4605EW

Figure 17 shows the proportion of each age group in Lower supervisory and Technical occupations living in each tenure type. As with all NS-SeC categories looked at so far, as HRPs aged, owner occupation proportions increased and private renting shares dropped. Social renting figures varied with age between 22.0 per cent and 31.5 per cent.

There were much higher proportions of HRPs aged 16-24 in Lower supervisory and technical occupations in social rented properties at three in ten (2,000) than owner occupied accommodation (at one in ten). The tenure with the highest proportion of this age group was private rented, with nearly six in ten HRPs.

Social renting proportions were much higher among HRPs in this NS-SeC category than all others analysed so far. HRPs aged 25-34 in this NS-SeC group had an 8 percentage points lesser share of HRPs social renting compared to all other age groups; 22.0 per cent of HRPs in this NS-SeC group aged 25-34 were social renting compared with around 31 per cent of all other ages categories. Private renting figures were half that of HRPs aged 16-34 for those aged 35-49, at just 27.5 per cent, and were considerably smaller than this for HRPs aged 50-64 at just over one in ten (11.9 per cent). HRPs aged 65 and over had under one in 15 (3,000) chance of private renting.

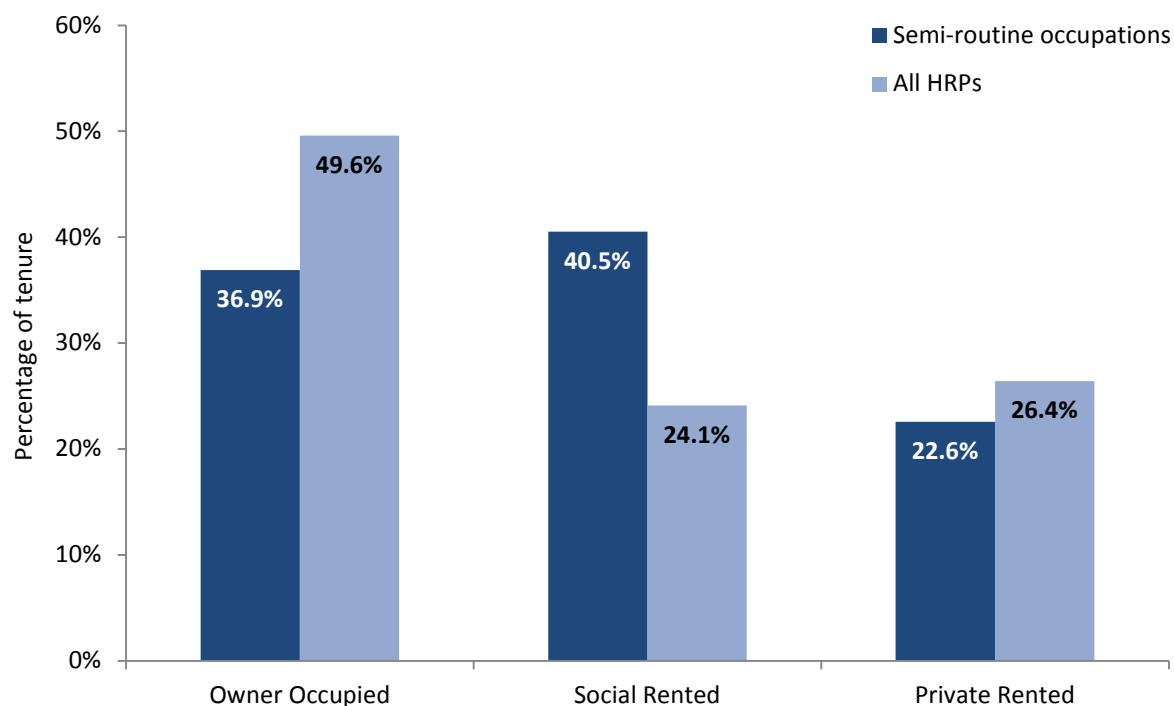
One quarter (9,000) of HRPs in lower supervisory and technical occupations aged 25-34 were owner occupiers in London in 2011. HRPs of this NS-SeC category aged 35-49 had higher shares in owner occupation than the younger HRPs at four in ten (26,000). Over half (56.7 per cent) of those aged 50-64 were owner occupiers, as were over six in ten (62.8 per cent) of HRPs aged 65 and over. Owner occupation proportions were at least 10 percentage points lower among HRPs in age groups aged 35 and over compared with all other NS-SeC categories looked at so far.

Semi-routine occupations

There were 357,000 HRPs in Semi-routine occupations in London in 2011, which made up 10.9 per cent of the total number of HRPs.

Tenure

Figure 18: Tenure of HRPs in Semi-routine occupations, London, 2011



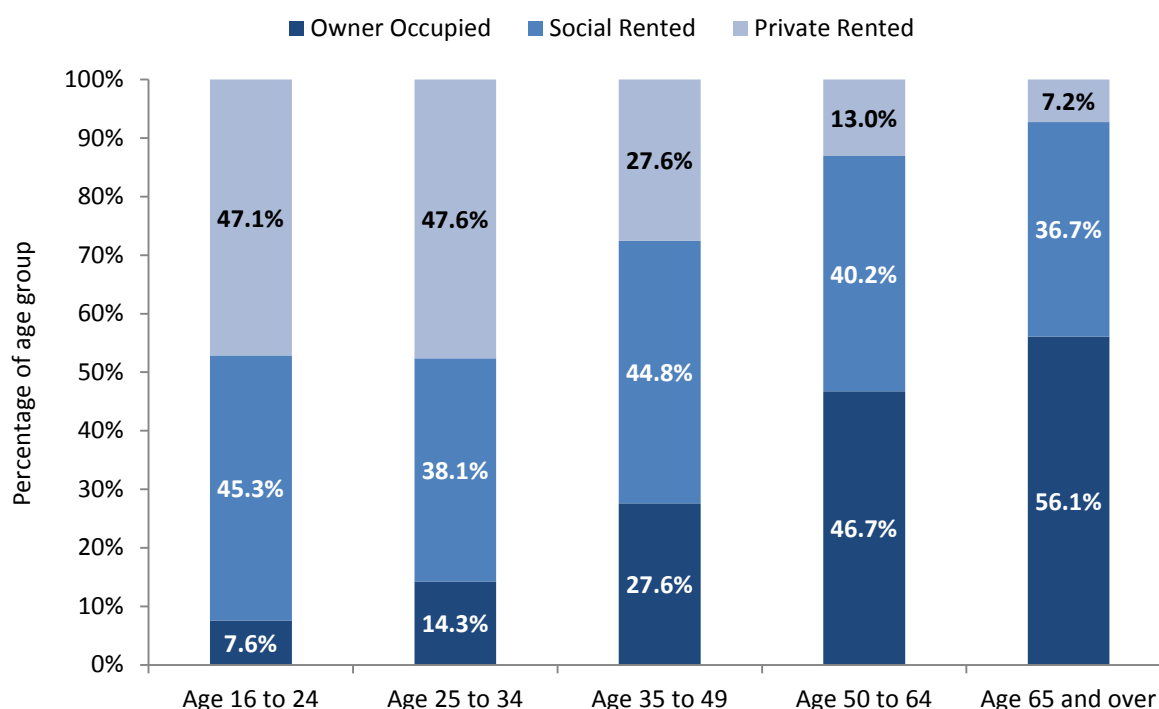
Census table DC4605EW

Figure 18 shows the percentages of all HRPs in Semi-routine occupations in owner occupied, social rented and private rented tenures. Unlike all other NS-SeC categories looked at so far in this report, the tenure with the highest proportion of HRPs in this NS-SeC category was social rented, at 40.5 per cent. This was 16 percentage points higher than the London average of just under a quarter (24.1 per cent), and over 10 percentage points higher than the previous NS-SeC group.

Shares of HRPs in owner occupied properties within this NS-SeC category were lower than all NS-SeC types looked at already, at just over one in three (36.9 per cent). This was considerably lower than the London average of 49.6 per cent, and that of the previous NS-SeC category Lower supervisory and technical occupations. Private rented proportions were slightly lower than the London average at just over one in five (22.6 per cent) HRPs.

Tenure by Age

Of the 357,000 HRPs in Semi-routine occupations, 4.1 per cent of them were aged 16-24 (14,000), 15.7 per cent (56,000) aged 25-34, 29.0 per cent (103,000) aged 35-49, 25.4 per cent (91,000) aged 50-64 and 25.8 per cent (92,000) aged 65 and over.

Figure 19: Tenure of HRPs in Semi-routine occupations by age, London, 2011

Census table DC4605EW

Figure 19 displays percentages of each age group within Semi-routine occupations in different housing tenures in London in 2011. Owner occupation shares are larger the older the HRP, however, unlike other NS-SeC groups, private renting proportions only start to decrease at the 35-49 age group. Social renting shares were the highest so far of all NS-SeC groups looked at, with around four in ten HRPs across all age groups in private rented properties.

Interestingly, unlike other NS-SeC categories looked at, proportions of social renting and private renting were almost the same for HRPs aged 16-24, at nearly half for both (45.3 per cent and 47.1 per cent respectively). Shares of HRPs in private rented properties were the same for HRPs aged 25-34 as the younger age group, however much lower for HRPs aged 35-49, by 20 percentage points (27.6 per cent). Shares for those aged 50-64 were half that of the previous age group, at just 13.0 per cent, and proportions almost halved again with age to just over one in 14 (7,000) of those aged 65 and over.

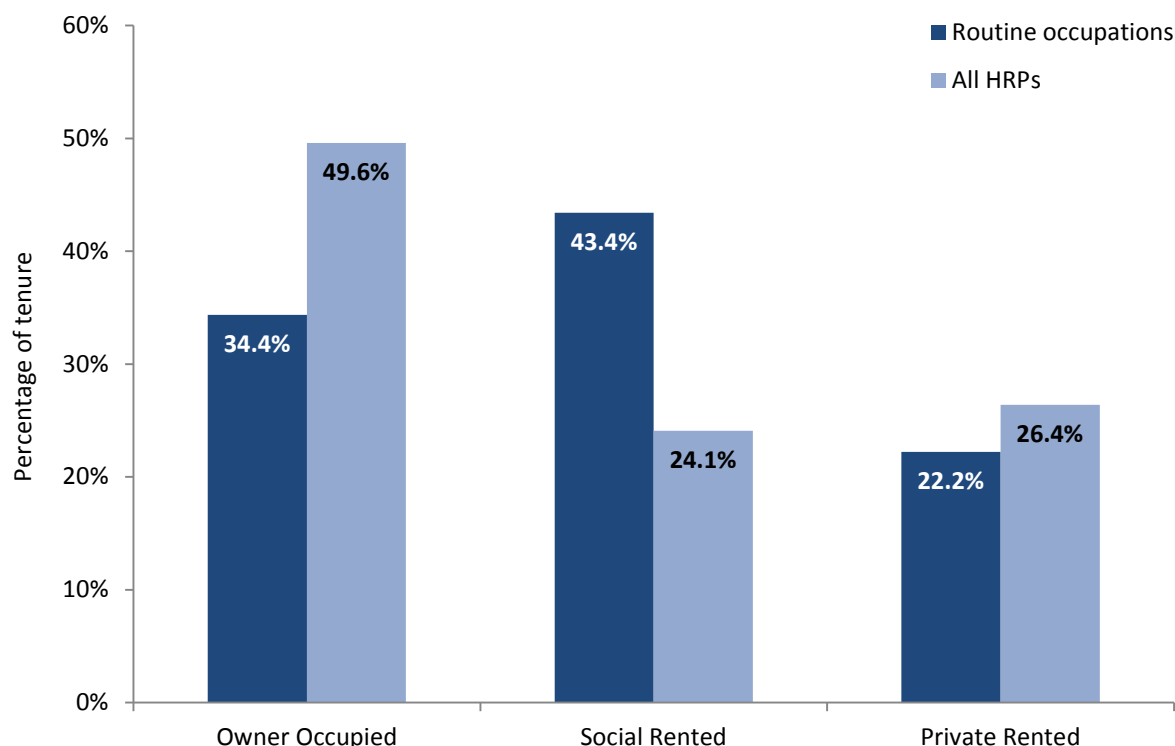
The proportion of 25-34 year old HRPs in Semi-routine occupations in owner occupied properties was double that of those aged 16-24 at 14.3 per cent, and the proportion in the age group above was significantly higher than this, at almost one in three (29,000). The share of HRPs in Semi-routine occupations owner occupying continued to be significantly larger the older the age of HRP, reaching 56.1 per cent of HRPs aged 65 and over.

Routine Occupations

There were 287,000 HRPs in Routine occupations in London 2011, which made up 8.8 per cent of the total number of HRPs.

Tenure

Figure 20: Tenure of HRPs in Routine occupations, London, 2011

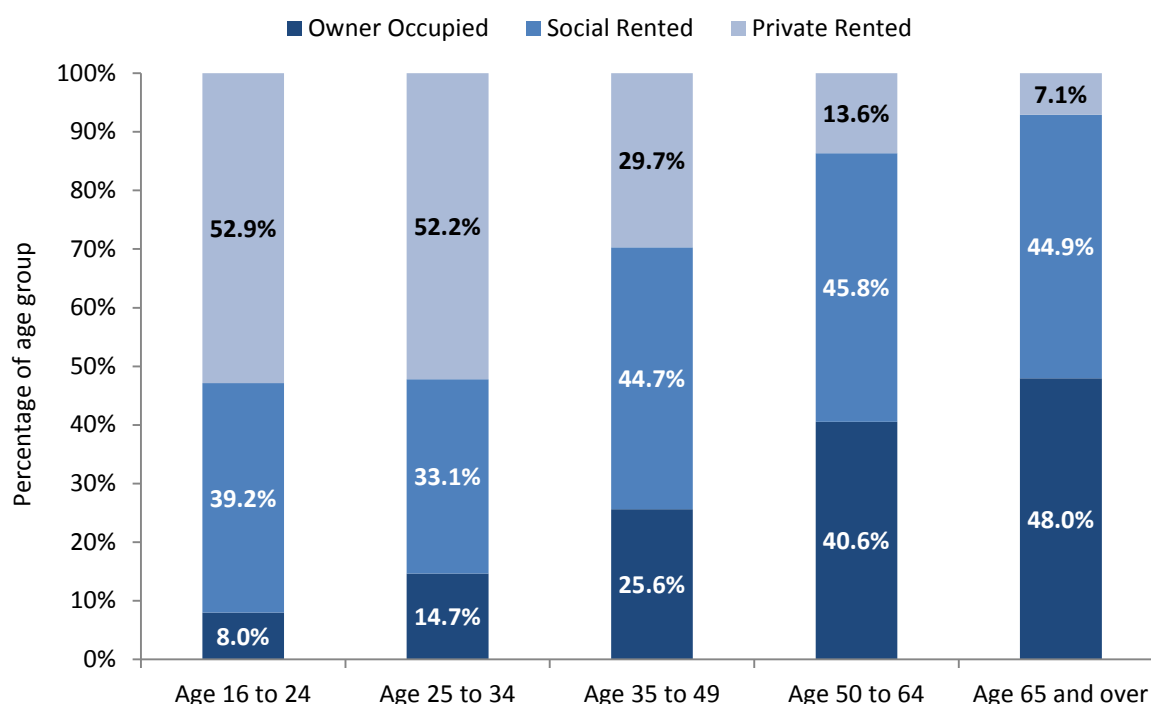


Census table DC4605EW

Figure 20 shows the proportions of all HRPs in Routine occupations in different housing tenures. Just one third (34.4 per cent) of HRPs in Routine occupations were in owner occupied properties in London in 2011, a much lower proportion than the London average of a half, and just slightly lower than those in Semi-routine occupations. The tenure with the highest proportion of HRPs in Routine occupations was social rented accommodation, with 43.4 per cent if all HRPs in this NS-SeC category; nearly double the London average of 24.1 per cent. Private rented figures for HRPs in Routine occupations were just under the average for London at 22.2 per cent.

Tenure by Age

Of the 287,000 HRPs in Routine occupations, 2.8 per cent (8,000) were aged 16-24, 12.8 per cent (37,000) were aged 25-34, 28.4 per cent (81,000) were aged 35-49, 25.6 per cent (74,000) were aged 50-64 and 30.4 per cent (87,000) were aged 65 and over.

Figure 21: Tenure of HRP in Routine occupations by age, London, 2011

Census table DC4605EW

Figure 21 displays the proportion of each age group in Routine occupations in different housing tenures. As with HRP in most other NS-SeC classifications, the proportion of HRP private renting declines with age, and owner occupied percentages rise with age. Social renting figures stayed between 33 and 45 per cent.

Just over half (52.9 per cent) of HRP in Routine occupations aged 16-24 were private renting, and four in ten (3,000) were in social rented accommodation. Just 8.0 per cent were owner occupiers. Interestingly, the proportion of HRP in this NS-SeC group aged 25-34 years in private rented accommodation stayed the same as the younger age group (52.2 per cent), as was the case with the HRP in Semi-routine occupations. Social renting shares were smaller in those aged 25-34 than the younger age group at one third (12,000), and owner occupier proportions were almost double at around one in seven (14.7 per cent).

Private renting figures were much smaller the older the HRP, from age group 35-49 onwards. One in three (24,000) HRP of this age in Routine occupations were in private rented properties, and this figure for those aged 50-64 was halved to one in seven. The share of HRP in Routine occupations aged 65 and over private renting was much smaller than other age groups at around one in 14 (7.1 per cent).

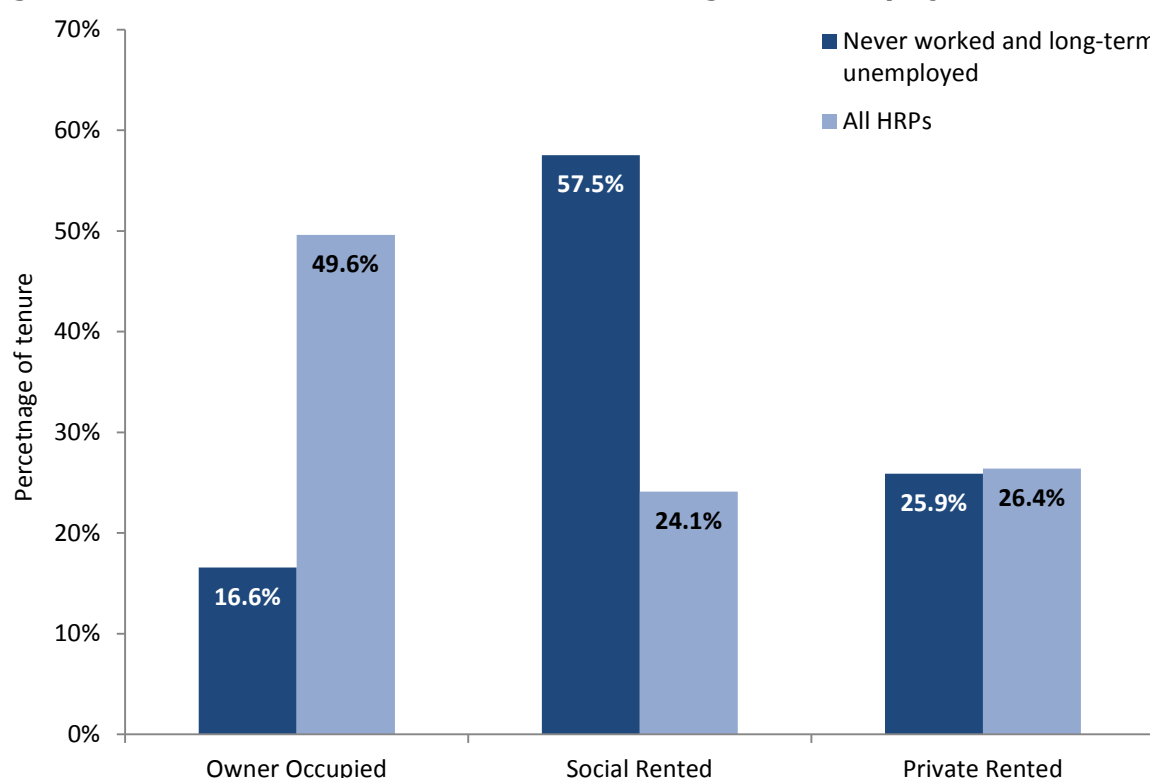
Proportions of HRP aged 35 and over in social rented properties were larger than the previous age groups at around forty four per cent. Owner occupying shares (as with all other NS-SeC occupations looked at so far) continued to be higher the older the HRP; one in four (25.6 per cent) HRP aged 35-49 in Routine occupations were owner occupying, as were four in ten (30,000) HRP aged 50-64 and nearly half (48.0 per cent) of HRP aged 65 and over.

Never worked and long-term unemployed

There were 215,000 HRPs that had Never worked or were long-term unemployed in London 2011, making up 6.6 per cent of the London total. Of these, 69.6 per cent (149,000) had never worked and 30.4 per cent (65,000) were long-term unemployed. The below section looks at this category as a whole rather than breaking the NS-SeC category down by 'never worked' and 'long-term unemployed'. This is due to the fact that the detailed pictures did not differ significantly from the general picture (shown in the figure below).

Tenure

Figure 22: Tenure of HRPs in Never worked and long-term unemployed, London, 2011



Census table DC4605EW

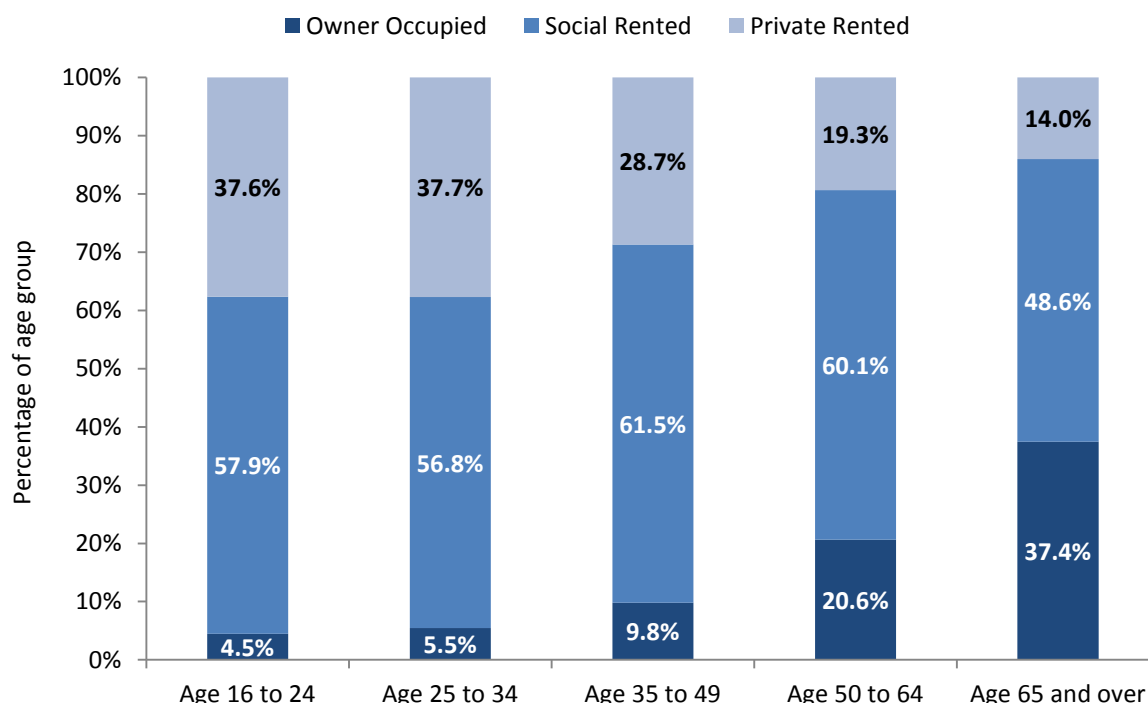
Figure 22 displays proportions of HRPs that in the Never worked and long-term unemployed NS-SeC classification across tenure. Unlike any other occupation category looked at so far, the owner occupation proportions were very small. The lowest proportion of owner occupation so far has been the Routine occupations group, where around one in three HRPs were in owner occupied properties. However, just one in six HRPs (16.6 per cent) that had Never worked or were long-term unemployed were owner occupiers, compared with the London average of 49.6 per cent. The share of HRPs that had Never worked or were long-term unemployed in social rented accommodation was well over double the London average at nearly six in ten (57.5 per cent), and much higher than any of the other NS-SeC categories. The proportion of HRPs in this category in private rent was the same as the London average at one quarter (25.9 per cent).

Tenure by Age

Of the 215,000 HRPs in the Never worked and long-term unemployed NS-SeC classification in London in 2011, 7.0 per cent (15,000) were aged 16-24, 17.0 per cent (37,000) were aged 25-

34, 34.6 per cent (74,000) were aged 35-49, 21.2 per cent (45,000) aged 50-64 and 20.2 per cent (43,000) aged 65 and over.

Figure 23: Tenure of HRPs in Never worked and long-term unemployed by age, London, 2011



Census table DC4605EW

Figure 23 shows the tenure type of all HRPs in this NS-SeC group, broken down by age. Like all other NS-SeC categories, private renting figures declined with age while owner occupied percentages rose, however, proportions for each across all age groups were much lower than those in other categories. This is explained by the high amounts of social renting within this category; across all age groups social renting proportions were half or over.

Almost six in ten HRPs in all age groups under 65 in this NS-SeC category were social renting. The proportions were smaller for HRPs aged 65 and over; just under half (48.6 per cent) of HRPs aged 65 and over in this NS-SeC category lived in social rented properties, just over the proportion of HRPs in Routine occupations. Owner occupied figures were extremely low for HRPs aged 16-24 and 25-34 years in this NS-SeC category at just 4.5 and 5.5 per cent respectively. Shares were double these for HRPs aged 35-49 at one in ten owner occupying. These proportions continued to increase to nearly four in ten (37.4 per cent) HRPs aged 65 and over; still ten percentage points lower than those in the previous NS-SeC category.

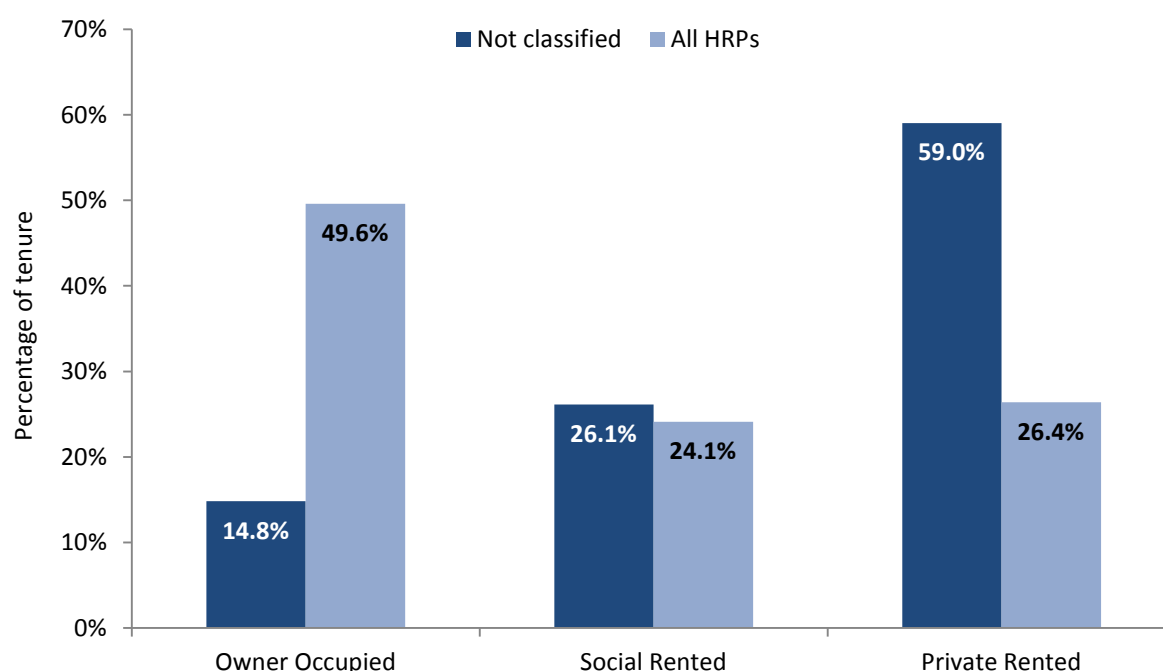
Private rented proportions for HRPs in the Never worked and long-term unemployed NS-SeC group also were low in the younger age groups in comparison to all NS-SeC groups looked at so far, with 37.6 per cent (6,000) of HRPs in this category aged 16-24 in private rented properties. This share was the same for those aged 25-34, then was smaller the older the HRP; 28.7 per cent of HRPs aged 35-49 were private renting, 19.3 per cent of those aged 50-64 and 14.0 per cent aged 65 and over. Interestingly, private renting proportions were considerably higher for HRPs in Routine occupations in age groups 16-24 and 25-34 than this NS-SeC, they were same for age group 35-49, and then lower for age groups 50-64 and 65 and over.

Full-time students

In London in 2011, 96,000 HRPs were in the Full-time students NS-SeC group, which made up just 3.0 per cent of all HRPs. As explained earlier, Full-time students are part of the Not classified category, which also includes Occupation not given or could not be coded sub-category and Not classified for other reason sub-category. However, no HRPs fit into the latter two sub-categories; therefore 100 per cent of those in the Not classified group were Full-time students.

Tenure

Figure 24: Tenure of HRPs in Full-time students, London, 2011



Census table DC4605EW

Figure 24 shows the proportions of all Full-time students in owner occupied, social rented and private rented housing tenures in London in 2011. Just 14.8 per cent of Full-time students in London in 2011 were owner occupiers, the lowest share across all NS-SeC categories and much lower than the London average of 49.6 per cent. HRP Full-time students had a significantly higher proportion of HRPs in this NS-SeC group living in private rented properties compared to all other categories. Across all NS-SeC categories bar this one, the percentage of HRPs private renting varied between 20 and 30 per cent, however, 59.0 per cent of Full-time student HRPs were in private rented accommodation, at least double all other NS-SeC groups shares, Social renting proportions among Full-time students were similar to the London average, at around one in four (26.1 per cent).

Tenure by Age

Of the 96,000 Full-time student HRPs in London in 2011, 43.1 per cent of them were aged 16-

24 (42,000), 30.7 per cent (30,000) aged 25-34, 21.0 per cent (20,000) aged 35-49, 4.2 per cent (4,000) aged 50-64 and 1.0 per cent (1,000) aged 65 and over.

Figure 25: Tenure of HRP in Full-time students by age, London, 2011

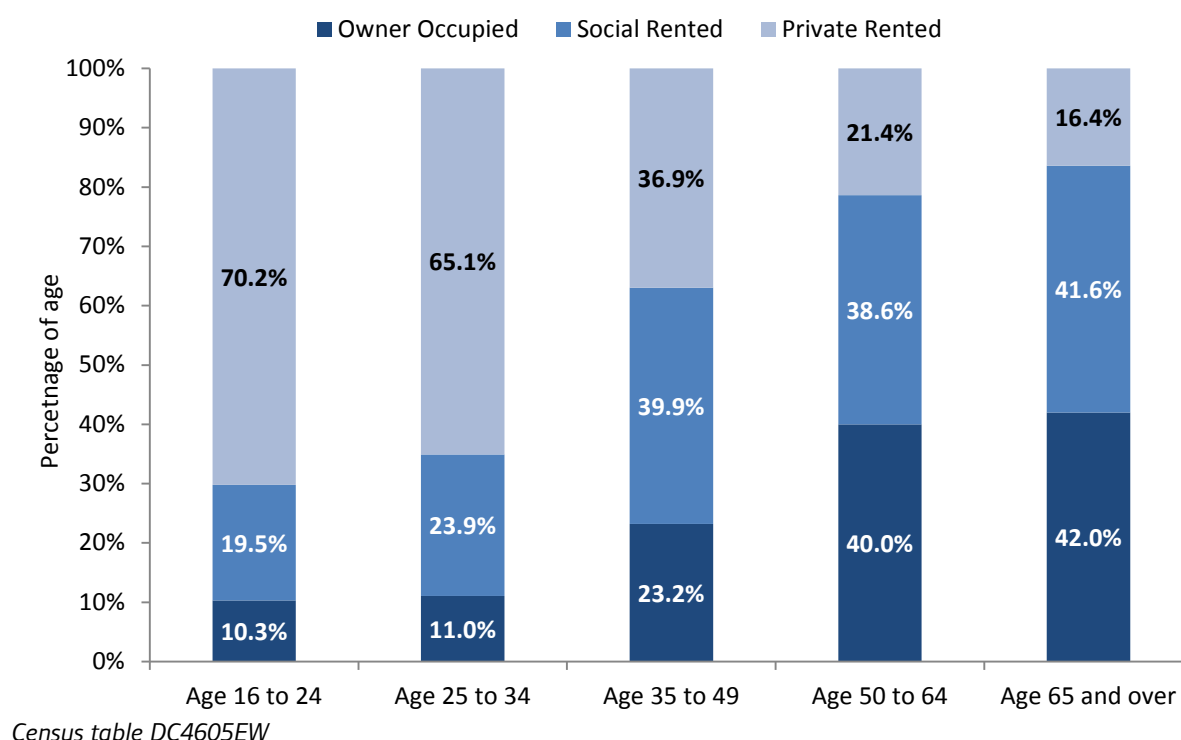


Figure 25 shows the percentage of each age group of Full-time students living in different housing tenures in London in 2011. As with all other NS-SeC categories, as age increased, proportions of HRP in private rented properties decreased, and those in owner occupied properties increases. However, unlike all other NS-SeC categories, social rented proportions generally increased with age. It is worth noting here that the amounts of HRP Full-time students in age groups 50-64 and 65 plus are very small.

Seven in ten (29,000) Full-time student HRP aged 16-24 were in private rented accommodation in London in 2011. One in five (19.5 per cent) were in social rented accommodation, and just one in ten (10.3 per cent) were in owner occupied accommodation. Proportions for owner occupation were the same for 25-34 year olds, but were over double these for Full-time student HRP aged 35-49 owner occupying, at more than one in five (23.2 per cent). Four in ten Full-time students aged 50-64 (40.0 per cent) and those aged 65 and over (42.0 per cent) were owner occupiers.

Social rented proportions were slightly higher for the younger age groups with nearly one in four (23.9 per cent) Full-time student HRP aged 25-34 social renting. Shares for Full-time student HRP aged 35-49 were 16 percentage points higher than those for the younger age group, at four in ten (8,000) social renting, and stayed at four in ten for HRP in the 50-64 and 65 and over age groups. Private renting proportions were 28 percentage points smaller in HRP aged 35-49 than age group 25-34, at just over one in three (7,000). Just one in five (21.4 per cent) Full-time student HRP aged 50-64 were in private rented accommodation, and one in six (16.4 per cent) aged 65 and over.

Owner occupied by NS-SeC by age

Table 1 below displays data on proportions of Owner occupying HRPs in different NS-SeC categories in London in 2011, by age.

Table 1: Owner occupation by NS-SeC by Age

NS-SeC	All HRPS age 16 and over	Age 16 to 24		Age 25 to 34		Age 35 to 49		Age 50 to 64		Age 65 and over	
All HRPs	1,618,232	13,585	100%	194,748	100%	541,507	100%	474,190	100%	394,202	100%
Higher managerial, administrative & professional occupations	335,614	1,365	10.0%	58,383	30.0%	139,201	25.7%	90,005	19.0%	46,660	11.8%
Lower managerial, administrative & professional occupations	492,146	2,833	20.9%	72,475	37.2%	188,123	34.7%	138,713	29.3%	90,002	22.8%
Intermediate occupations	213,644	1,453	10.7%	20,979	10.8%	57,332	10.6%	63,614	13.4%	70,266	17.8%
Small employers & own account workers	204,246	634	4.7%	15,731	8.1%	69,428	12.8%	71,739	15.1%	46,714	11.9%
Lower supervisory & technical occupations	92,458	614	4.5%	8,541	4.4%	26,032	4.8%	26,978	5.7%	30,293	7.7%
Semi-routine occupations	131,607	1,098	8.1%	8,003	4.1%	28,525	5.3%	42,340	8.9%	51,641	13.1%
Routine occupations	98,666	644	4.7%	5,376	2.8%	20,870	3.9%	29,822	6.3%	41,954	10.6%
Never worked % long-term unemployed	35,584	670	4.9%	1,998	1.0%	7,296	1.3%	9,358	2.0%	16,262	4.1%
Full-time students	14,267	4,274	31.5%	3,262	1.7%	4,700	0.9%	1,621	0.3%	410	0.1%

Census table DC4605EW

A fairly large proportion of 16-24 year old HRPs in owner occupied properties were Full-time students in London in 2011, at almost one in three (31.5 per cent). This was much higher than all other age groups, where proportions of full-time student HRPs were 1.7 per cent or less. This is perhaps to be expected considering the very small amount of Owner occupying HRPs aged 16-24 (just 14,000).

Owner occupying HRPs aged 16-24 and 65 and over were over twice as likely to be in the Never worked and long-term unemployed NS-SeC group than all other age groups. The age group with the highest proportion in Routine and Semi-Routine occupations was the HRPs aged 65 and over, with three to four times the share in these NS-SeC groups than HRPs aged 25-34.

HRPs aged 25-34 in owner occupied properties had the highest shares in higher and Lower Managerial, administrative and professional occupations, at 30.0 and 27.2 per cent respectively, and their 16-24 year old counterparts had the lowest proportions in these higher NS-Sec groups, at 10.0 and 20.9 per cent respectively.

Three times the proportions of owner occupying HRPs aged 50-64 (15.1 per cent) were Small employers and own account workers than those aged 16-24 (4.7 per cent). Proportions within other age groups of this NS-SeC category were fairly similar, between 8 and 13 per cent. Owner occupying HRPs had similarly low proportions in both Lower supervisory and technical occupations, ranging from 4.5 per cent (16-24 years) to 7.7 per cent (65 and over).

Social rented by NS-SeC by age

Table 2 displays proportions of HRP's social renting in different NS-SeC groups, broken down by age.

Table 2: Social rent by NS-SeC by age

NS-SeC	All HRP's age 16 and over	Age 16 to 24		Age 25 to 34		Age 35 to 49		Age 50 to 64		Age 65 and over	
All HRP's	785,834	36,832	100%	120,467	100%	272,167	100%	190,031	100%	166,337	100%
Higher managerial, administrative & professional occupations	31,281	587	1.6%	6,194	5.1%	12,290	4.5%	7,273	3.8%	4,937	3.0%
Lower managerial, administrative & professional occupations	115,011	3,126	8.5%	20,180	16.8%	44,773	16.5%	27,731	14.6%	19,201	11.5%
Intermediate occupations	97,197	4,065	11.0%	17,017	14.1%	32,576	12.0%	22,330	11.8%	21,209	12.8%
Small employers & own account workers	65,250	1,038	2.8%	7,862	6.5%	26,037	9.6%	18,746	9.9%	11,567	7.0%
Lower supervisory & technical occupations	59,141	1,558	4.2%	7,805	6.5%	19,971	7.3%	14,966	7.9%	14,841	8.9%
Semi-routine occupations	144,592	6,555	17.8%	21,409	17.8%	46,386	17.0%	36,463	19.2%	33,779	20.3%
Routine occupations	124,715	3,165	8.6%	12,161	10.1%	36,403	13.4%	33,685	17.7%	39,301	23.6%
Never worked & long-term unemployed	123,457	8,655	23.5%	20,785	17.3%	45,650	16.8%	27,271	14.4%	21,096	12.7%
Full-time students	25,190	8,083	21.9%	7,054	5.9%	8,081	3.0%	1,566	0.8%	406	0.2%

Census table DC4605EW

HRP Full-time student proportions are still highest within HRPs aged 16-24 at one in five (21.9 per cent), however were ten percentage points lower than those owner occupying. Although all below 6 per cent, proportions of full-time students social renting within all other age groups were higher than those owner occupying in London in 2011.

Nearly one in four (23.5 per cent) of HRPs aged 16-24 social renting were in the Never worked and long-term unemployed NS-SeC group in London in 2011, five times the proportion within owner occupied tenure for this age. Shares among older HRPs varied between 17.3 and 12.7 per cent, the latter being the proportion of HRPs aged 65 and over social renting in the Never worked and long-term unemployed NS-SeC group.

HRPs aged 65 and over social renting were best represented in Routine and Semi-routine occupations in London in 2011, at 23.6 and 20.3 per cent respectively, the same as their owner occupying counterparts though much higher proportions. This age group had the highest proportions in Lower supervisory and technical occupations (7.7 per cent) and Intermediate occupations (17.8 per cent).

As with their owner occupying counterparts, HRPs social renting aged 50-64 were over three times more likely (9.9 per cent) to be Small employers and own account workers than those aged 16-24 (2.8 per cent). Also similar to owner occupying HRPs, proportionally HRPs in social rented properties aged 24-25 were most likely to be in Higher and Lower managerial, administrative and professional occupations. However, shares of HRPs of this age in social rented properties in these NS-SeC categories were much more evenly spread than shares of HRPs owner occupying.

Private rented by NS-SeC by age

Table 3 displays data on the shares of all HRPs in private rented tenure in different NS-SeC classifications by age.

Table 3: Private rent by NS-SeC by Age

NS-SeC	All HRPs age 16 and over	Age 16 to 24		Age 25 to 34		Age 35 to 49		Age 50 to 64		Age 65 and over	
All HRPs	861,570	76,927	100%	355,654	100%	292,011	100%	90,451	100%	46,527	100%
Higher managerial, administrative & professional occupations	152,323	5,750	7.5%	78,916	22.2%	51,925	17.8%	11,758	13.0%	3,974	8.5%
Lower managerial, administrative & professional occupations	225,312	12,627	16.4%	109,292	30.7%	75,917	26.0%	19,183	21.2%	8,293	17.8%
Intermediate occupations	80,877	6,783	8.8%	35,433	10.0%	24,676	8.5%	7,884	8.7%	6,101	13.1%
Small employers & own account workers	97,813	2,893	3.8%	33,934	9.5%	40,575	13.9%	14,489	16.0%	5,922	12.7%
Lower supervisory & technical occupations	48,402	3,004	3.9%	19,204	5.4%	17,414	6.0%	5,647	6.2%	3,133	6.7%
Semi-routine occupations	80,558	6,827	8.9%	26,716	7.5%	28,525	9.8%	11,823	13.1%	6,667	14.3%
Routine occupations	63,856	4,270	5.6%	19,154	5.4%	24,213	8.3%	10,032	11.1%	6,187	13.3%
Never worked & long-term unemployed	55,547	5,627	7.3%	13,785	3.9%	21,277	7.3%	8,768	9.7%	6,090	13.1%
Full-time students	56,882	29,146	37.9%	19,220	5.4%	7,489	2.6%	867	1.0%	160	0.3%

Census table DC4605EW

As with HRPs owner occupying and social renting, HRPs private renting aged 16-24 had a significantly higher proportion of Full-time students (37.9 per cent) than all other age groups, which all had fewer than 6 per cent of private renting HRP Full-time students in this group.

Proportions across age groups of HRPs in the Never worked and long-term unemployed group were very different for HRPs privately renting than HRPs in other tenures. In other tenures HRPs aged 16-24 years had the highest proportions in this NS-SeC category; however in private rented tenure this group had one of the smallest proportions, at 7.3 per cent. The age group with the fewest share was 25-34, with just 3.9 per cent, and the age group with the highest share was the 65 and over group at 13.1 per cent.

The largest shares of HRPs aged 65 and over private renting were in Routine and Semi-routine occupations at 13.3 and 14.3 respectively. However, the proportional range was small across age groups within private rented tenure compared to other tenures. HRPs aged 25-34 years again had the highest proportions of HRPs in Higher and Lower managerial, administrative and professional occupations within HRPs private renting, at 22.2 and 30.7 per cent respectively. Also, as with other tenures, those aged 50-64 had the largest proportion of HRPs in the Small employers and own account workers NS-SeC group, at 16.0 per cent.

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