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# Trends in Housing Tenure

August 2013



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## Introduction

In 2011 there were 3.27 million households in London, an increase of 250,200 (8.3 per cent) over the preceding decade. This growth in households, while significant, has been outstripped by a population boom which saw London's population rise by one million over the same period to reach 8.17 million. As a result the average number of people living in each household in London (average household size) rose from 2.35 in 2001 to 2.47 in 2011. There have also been changes to the type of accommodation available to Londoners and the financial arrangements under which housing is accessed (housing tenure).

This briefing tracks changes in London's housing stock over time and looks specifically at three areas as they relate to housing tenure: ethnicity, household composition and economic activity. Ethnicity data are available from the most recent three censuses and ethnicity by housing tenure is a dataset which draws out inequalities in access to housing among different groups. Household composition is concerned with the relationships between the individuals in a household (one person, couple, households with children, over-65, etc.). Data on the housing tenure of these different groups provides insight into the relationship between social and family structure and the housing market. Finally, economic activity data provides information on how the economic position of a household impacts the type of housing it accesses.

## Household Reference Person (HRP)

Census variables can be broadly thought of as falling into two categories: household variables and person variables. Household variables are concerned with the attributes of a structure or property. They include characteristics such as type of central heating, housing tenure and number of bedrooms. The second type, the person variable, describes the characteristics of an individual. These include attributes such as ethnicity, religion and economic status.

When variables of different types need to be cross-tabulated there are two ways of proceeding:

- 1) The person base – household characteristics are applied to each person in the household.
- 2) The household base – an individual from each household is chosen to represent the characteristics of that household. Where this method is employed the representative is called the Household Reference Person (HRP)<sup>1</sup>.

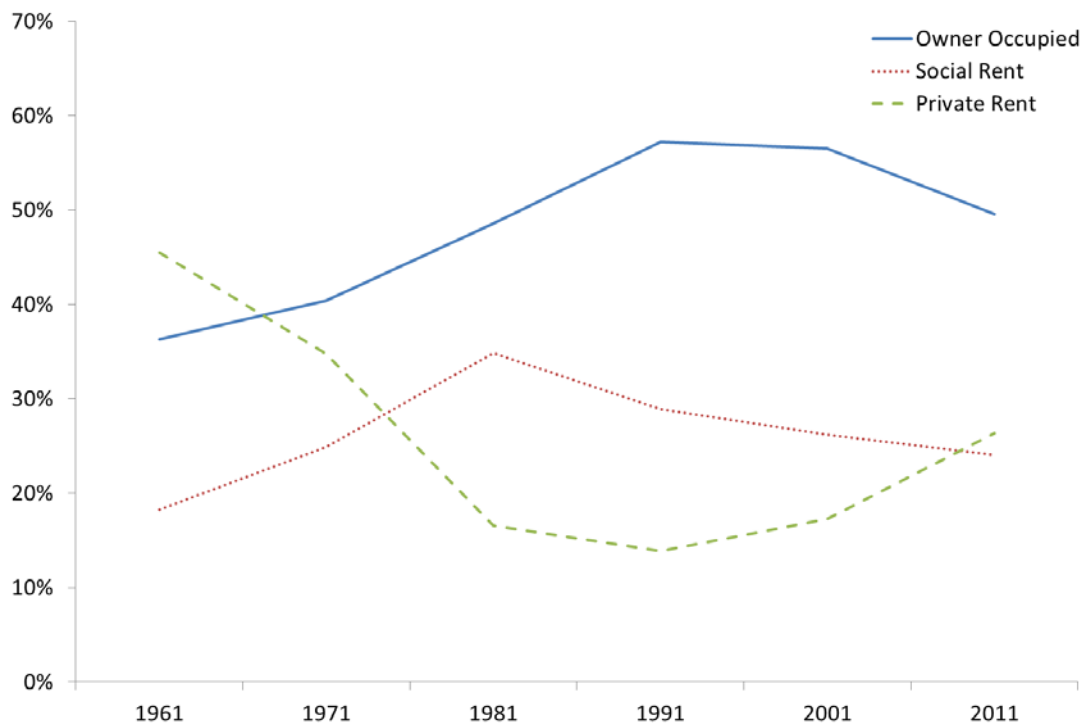
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<sup>1</sup> Information on how the HRP is identified can be found in the ONS Census glossary (<http://www.ons.gov.uk/ons/guide-method/census/2011/census-data/2011-census-data/2011-first-release/2011-census-definitions/2011-census-glossary.pdf>)

## London's housing tenure

Data on housing tenure are available in comparable form from the 1961 Census onwards. These data show how access to housing is changing and also how households in London differ to those elsewhere in England & Wales.

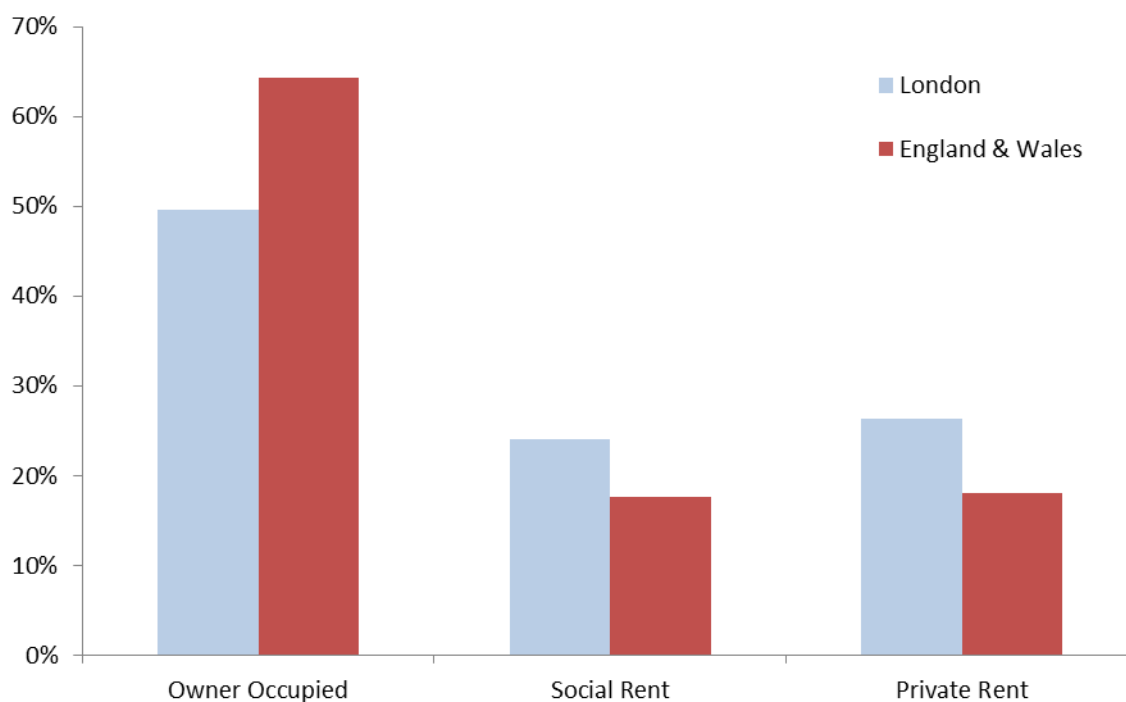
**Figure 1: Housing tenure in London, 1961-2011**



*Census 1961-2011*

Figure 1 shows that in London, between 1961 and 1981, both owner occupation and social renting were in the ascendency. By 1981 private renting was the least common form of housing tenure with just 15.1 per cent of households in London in private rent. Between 1981 and 1991 the pattern shifted slightly and while owner occupation continued to grow the proportion of households in the social rented sector shrank for the first time. Over the same period private renting continued to decline but the decrease was considerably less (-525,400 households for 1971-81 and -40,900 households for 1981-91). Between 1991 and 2001 the rate of increase in owner occupation slowed while the proportion for households in social renting fell for a second decade. 2001 also saw a slight rise in private renting in the capital, signifying a shift in London's housing market.

The most recent set of census data, from 2011, show significant growth in the private rented sector (an increase of 65.5 per cent in private rented households) so that this sector now accounts for 26.4 per cent of London's households. The other notable change in the capital between 2001 and 2011 is that for the first time the proportion of homes in owner occupation decreased. In fact owner occupation fell sharply back almost to 1981 levels (48.6 per cent in 1981, 49.5 per cent in 2011). The social rented sector contracted again so that in 2011, for the first time since 1971, a greater proportion of households were privately rented than were socially rented.

**Figure 2: Housing tenure in London and England & Wales, 2011**

*Census table KS402EW*

In addition to changes in housing tenure over time it is also useful to consider how housing in London differs from the national picture. Figure 2 outlines the differences between housing tenure in London and England & Wales in 2011. Owner occupation is much less common in London than it is nationally. Just under half of the capital's households are owner occupied (49.5) while nationally the proportion is almost two thirds (64.3). As a result London has much more significant private rented and social rented sectors. Social renting in London accounts for 24.1 per cent of households (17.6 in England & Wales) while private renting makes up the remaining 26.4 per cent (18.0 per cent in England & Wales).

## Housing Tenure by Age Group

**Table 1: Tenure by age in London and England & Wales, 2011**

	All HRPs	Owner occupied	Social rented	Private Rent
<b>London</b>	<b>3,265,636</b>	<b>1,618,232 49.6%</b>	<b>785,834 24.1%</b>	<b>861,570 26.4%</b>
16-34 years	798,213	208,333 26.1%	157,299 19.7%	432,581 54.2%
35-49 years	1,105,685	541,507 49.0%	272,167 24.6%	292,011 26.4%
50-64 years	754,672	474,190 62.8%	190,031 25.2%	90,451 12.0%
65 years and over	607,066	394,202 64.9%	166,337 27.4%	46,527 7.7%
<b>England and Wales</b>	<b>23,364,168</b>	<b>15,031,447 64.3%</b>	<b>4,117,987 17.6%</b>	<b>4,214,734 18.0%</b>
16-34 years	4,161,700	1,441,883 34.6%	824,210 19.8%	1,895,607 45.5%
35-49 years	6,919,183	4,403,618 63.6%	1,190,639 17.2%	1,324,926 19.1%
50-64 years	6,185,697	4,627,636 74.8%	958,784 15.5%	599,277 9.7%
65 years and over	6,097,588	4,558,310 74.8%	1,144,354 18.8%	394,924 6.5%

Source: 2011 Census

Table 1 shows the number and proportion of HRPs in each tenure type in both England & Wales and London. Owner occupation in the general population is much higher in England & Wales (64.3 per cent) than in London (49.6 per cent), while both social renting and private renting are more prevalent in the capital.

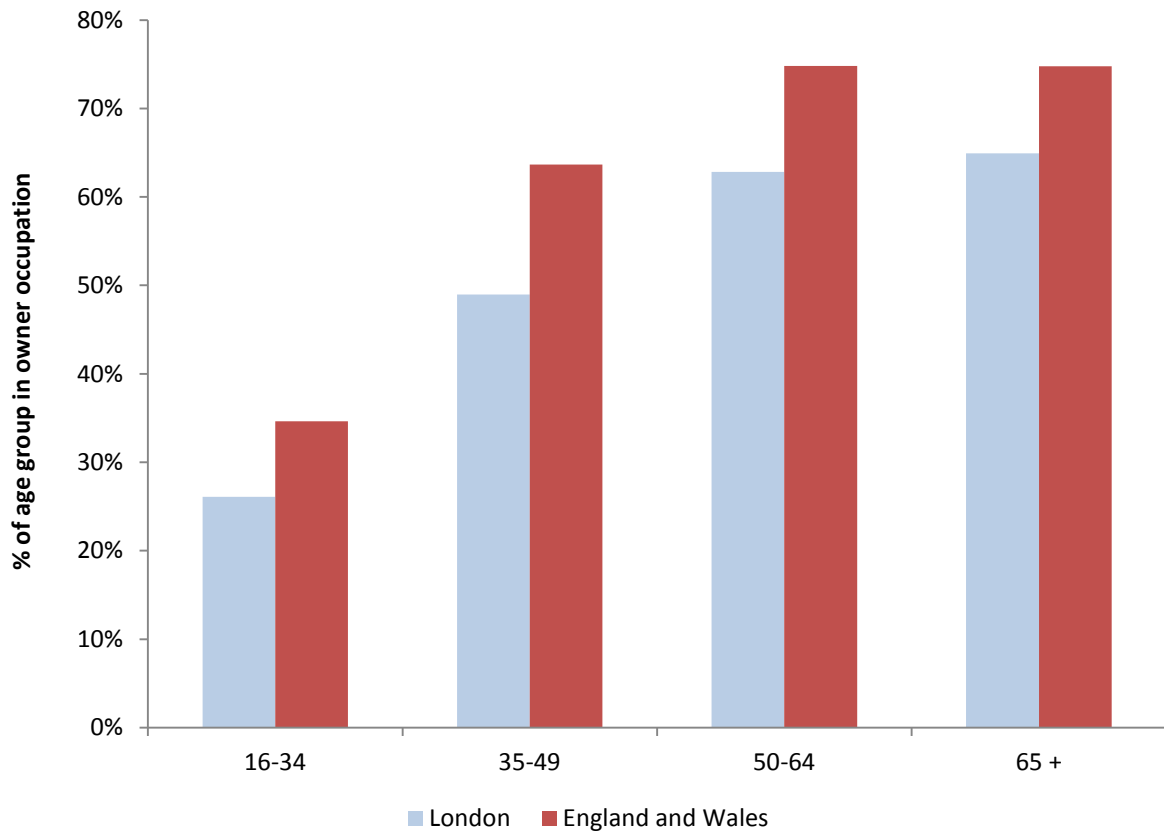
There were 798,000 HRPs aged 16-34 in London in 2011, which accounted for one quarter (24.4 per cent) of households in the capital. London had a much higher proportion in this age group compared with England and Wales, where under one fifth (17.8 per cent or 4.16 million) of HRPs were aged 16-34.

In 2011 one third (33.9 per cent) of all HRPs in London were aged 34-49 years (1.11 million). Figures for England and Wales were slightly lower at 29.6 per cent (6.92 million).

London had 755 thousand (23.1 per cent) HRPs aged 50-64 years in 2011, and England and Wales had a slightly proportion at 6.19 million (26.5 per cent).

In London there were 607 thousand HRPs in the 65 years + age group, which was 18.6 per cent of the total. England and Wales have a higher proportion of over 65s at 26.1 per cent (6.1 million), suggesting that London has a younger population.

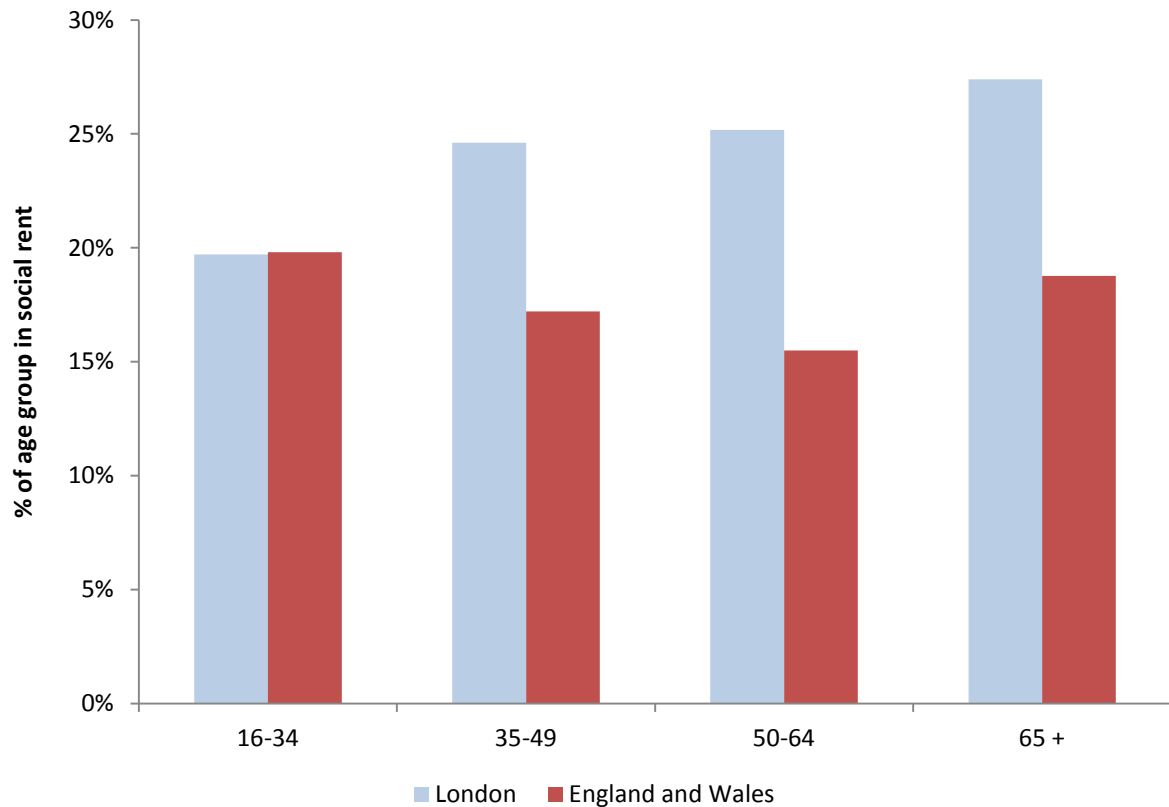
**Figure 3: Owner Occupation by Age**



2011 Census table DC4601EW

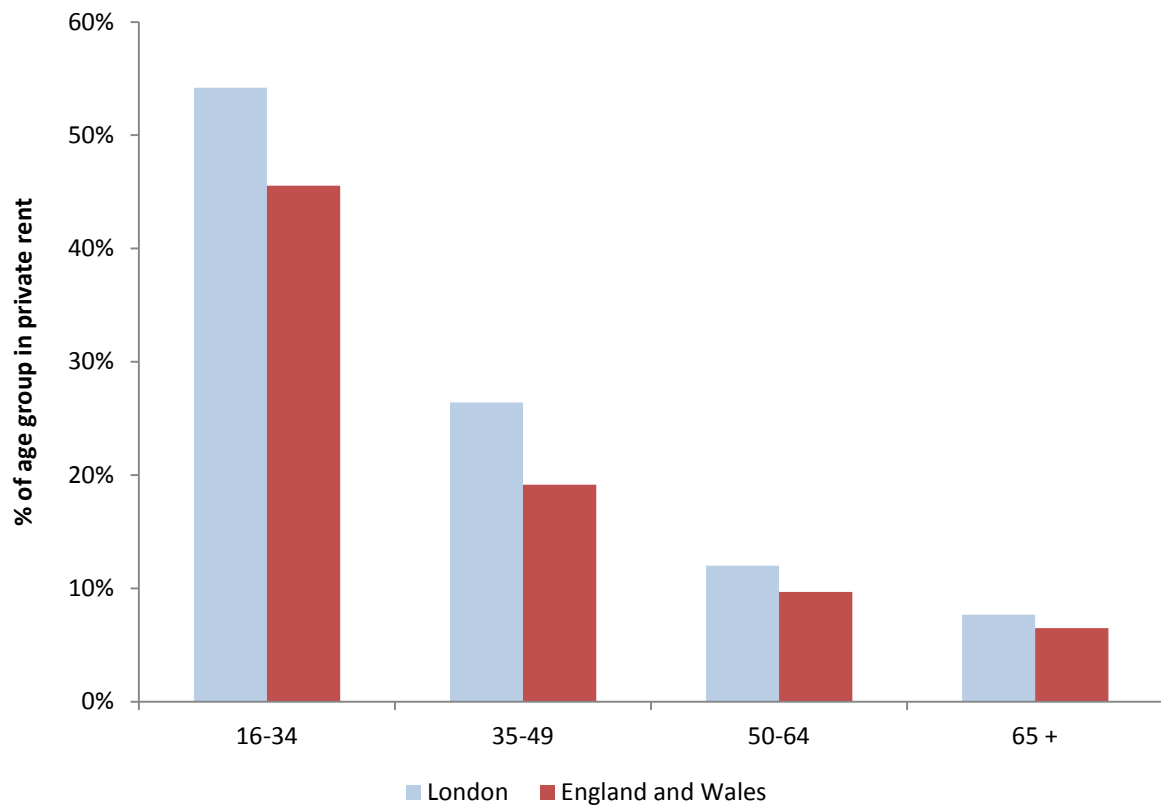
Figure 3 outlines how proportion of the population in owner occupation changes with age. Again the data are presented for London and England & Wales. As with the overall population London has a lower proportion of HRPs in owner occupied properties across all age groups. Both on a London level and nationally, the proportion of owner occupiers increases with age up to 65+. The difference between London and England & Wales changes slightly over the age groupings from 8.5 percentage points in 16-35 years through 14.7 percentage points (35-49), 12.0 percentage points (50-64), back to 9.8 percentage points (64+).



**Figure 4: Social rent by Age**

2011 Census table DC4601EW

In the earliest age group, 16-34, London and England & Wales have very similar proportions of HRPs in social rented accommodation (19.7 per cent and 19.8 per cent respectively). The proportion in London then rises in each subsequent age group so that 65+ is the group most likely to be in social rented accommodation. Conversely in England & Wales the 46-34 group is the peak and subsequent age groups see fewer residents in social rented properties. The exception here is the final category, 65+, which has slightly higher proportion than the cohort which precedes it.

**Figure 5: Private rent by Age**

2011 Census table DC4601EW

As may be expected both on a regional and a national level private renting levels were at their highest in the youngest age group 16-34, and declined age increased. The difference between London and England & Wales is greatest in the 16-34 age category (8.6 percentage points) and then decreased in each subsequent group so that by 65+ the difference is just 1.2 percentage points.

## Ethnicity and Tenure

Detailed census data allows the characteristics of households to be analysed to determine where groups or types of household display distinct patterns of their own. Individuals were first asked to specify their ethnicity in the 1991 Census choosing between ten categories. In 2001 the selection was expanded to 16 ethnic groups with, among other changes, the notable addition of a category of mixed ethnicities. The 2011 Census saw the addition of two new ethnic groups (Gypsy & Irish Traveller and Arab) and also a categorisation change so that Chinese no longer appears under the 'other ethnicity' section but is now include under the 'Asian/Asian British' heading.

All of these additions and re-classifications mean that in some respects the comparability of the data has been compromised. However, the Office for National Statistics (ONS), in their guidance documentation, consider the ethnic group data to be "broadly comparable" across censuses<sup>2</sup>. For the purposes of comparison here the later data has been collapsed to the 1991 categorisation and Chinese is included under 'Other' rather than Asian.

### White Ethnicity

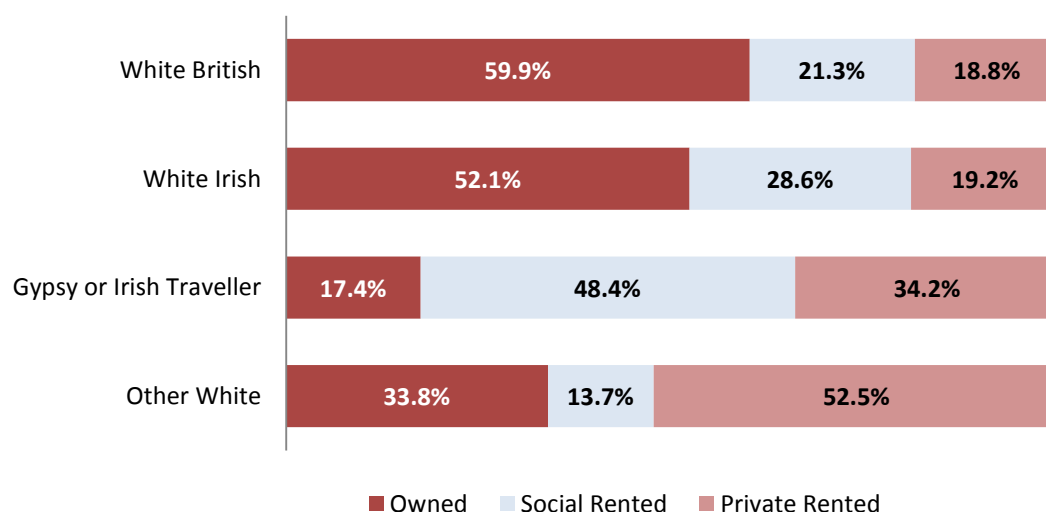
Two thirds of households in London were headed by a white Household Reference Person (HRP) in 2011 (2,183,600 households). The proportion of households headed by a white HRP fell consistently over the three data points to 2011. In 1991 84.6 per cent of households were headed by a white HRP (2.30 million ) in 2001 the proportion was 77.0 per cent (2.32 million) and by 2011 the percentage had fallen to 66.9 per cent (2.18 million households). This trend of is consistent with the wider usually resident population where white ethnicity in the capital is declining.

The majority of the households with a white HRP live in owner occupied properties. The proportion in owner occupation did decrease between 1991 and 2011 (from 59.3 per cent to 54.5 per cent) but over the same period owner occupation among all households in London fell more significantly (58.1 in 1991 to 49.5 per cent in 2011). Private renting among households with a white HRP increased by 90.3 per cent between 1991 and 2011 while social renting fell by 31.5 per cent.

The detailed 2011 data on ethnicity includes four sub-categories within the white ethnic group (see figure 6). They are White British, White Irish, Gypsy & Irish Traveller and White Other. The majority groups here are White British and White Irish which together account for 80.8 per cent of London's white HRP households.

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<sup>2</sup> [2011-2001 Census questionnaire comparability, ONS](#)

**Figure 6: White ethnicity by tenure, 2011**

Census table DC4201EW

White British HRP households and White Irish HRP households have similar characteristics. The main difference being that more White Irish HRP households are socially rented than White British (28.6 per cent compared to 21.3 per cent) while White British HRP households are slightly more likely to be owner occupied than White Irish. Similar proportions of both ethnic groups rent privately.

There were just 2,900 households headed by a Gypsy & Irish Traveller HRP in 2011. Gypsy & Irish Traveller HRP households are more likely than any other ethnic group (except Bangladeshi) to live in social rented accommodation. Gypsy & Irish Traveller HRP households are also the least likely households to be owner occupied with just 17.4 per cent living in a property owned by the household. The majority of Other White HRP households are in private rented accommodation (52.5 per cent) while just 13.7 per cent are in social rent. Considering the large population of relatively recent European migrants included in the Other White ethnic group a surprisingly high proportion (33.8 per cent) live in owner occupied properties.

## Black Ethnicity

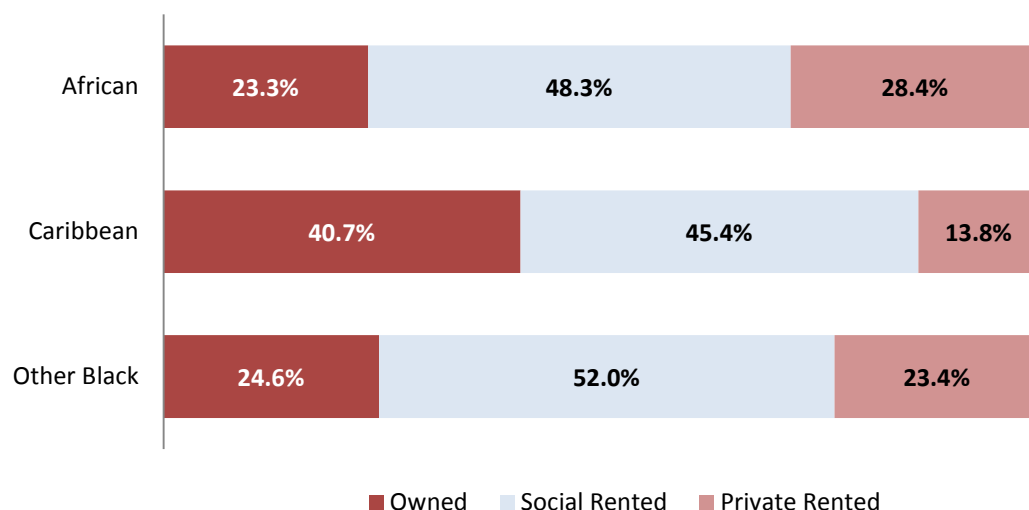
Households headed by an individual with black ethnicity numbered 416,400 in 2011 and accounted for 12.7 per cent of all households in London. Since 1991 the number of households with a black HRP has increased by 110 per cent. The number of black HRP households has increased in all tenures but private renting has seen the most significant rise (over 400 per cent). As a result the proportion of black HRP households in social renting has fallen from 52.9 per cent in 1991 to 47.6 per cent in 2011 and the proportion of households in owner occupation has dropped from 37.9 per cent in 1991 to 30.3 per cent in 2011. Private renting, which in 1991 accounted for 9.2 per cent of black HRP households, in 2011 accounts for 22.1 per cent.

In spite of these changes black HRP households remain most numerous in the social renting sector. In 2011 24.8 per cent of all socially rented households in London were headed by a black HRP. This is a proportion that has risen from 1991 when 13.1 per cent of socially rented households

were headed by a black HRP. A London household headed by a black HRP is twice as likely to be socially rented than the average London household.

The 18-group ethnic classification in 2011 includes three black groups (see Figure 6). They are African, Caribbean and Other Black. The African and Other Black HRP households share similar characteristics with around a quarter of households in owner occupation and private rent and the remaining half in social rent. Other Black has the highest proportion of HRP households in social rent of any ethnic group in London (52.0 per cent).

**Figure 7: Black ethnicity by tenure, 2011**



Census table DC4201EW

The Caribbean HRP households have a slightly different profile. Earlier migration patterns mean that in many cases individuals and communities are more established and as a result this group shows a greater propensity to owner occupation. Overall 40.7 per cent of Caribbean HRP households live in owner occupied properties. However unlike other ethnic groups where a high proportion of owner occupation is mirrored by lower levels of social renting in this case social rent remains the largest tenure with 45.4 per cent of Caribbean HRP households living this way. Just 13.8 per cent of Caribbean HRP households are privately rented, by far the lowest proportion of any ethnic group in London.

## Asian Ethnicity

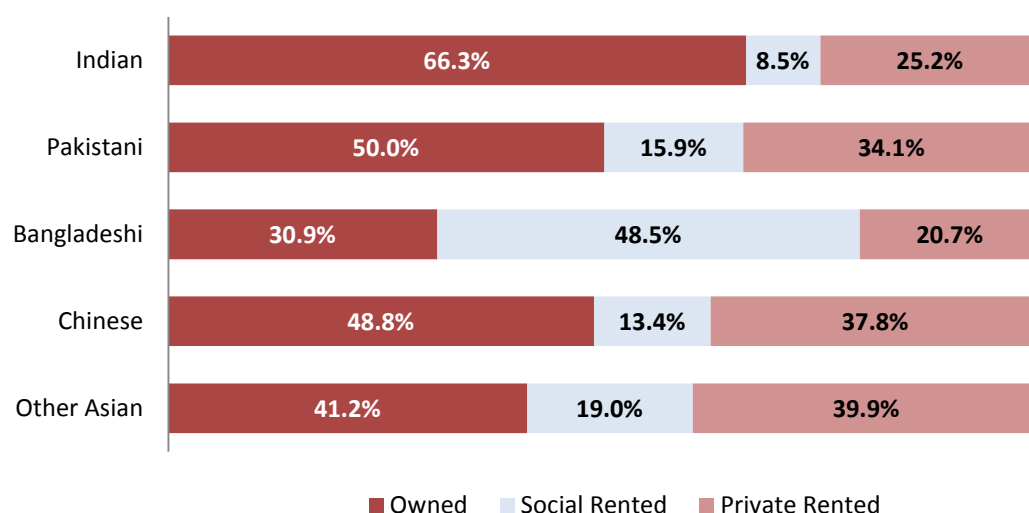
Asian ethnicity (excluding Chinese) has grown significantly over the period 1991 to 2011 and the number of households headed by an Asian HRP has increased by 213 per cent from 132,400 in 1991 to 415,100 in 2011.

The tenure of households headed by Asian HRPs is similar to that of the white HRP households. Owner occupancy is the most common form of tenure, although the overall proportion of households has seen a significant decrease over the two decades between 1991 and 2011. In 1991 71.8 per cent of Asian HRP households were owner occupied while in 2011 the proportion was 51.8 per cent. This is a result of the significant take-up of private renting among households in this group. In 1991 just 7.9 per cent of Asian HRP households were in private

rented accommodation but by 2011 the proportion had risen to 30.4 per cent. The total number of Asian HRP households in private rent increased over 11 times in the period 1991 to 2011 from 10,400 to 126,100.

In 2011 the Asian ethnic group category includes five sub-groups, they are: Indian, Pakistani Bangladeshi, Chinese and other Asian (see Figure 8). There is significant variation in the way in which these various groups access accommodation. Indian HRP households are the least likely of any ethnic group in London to live in socially rented accommodation (just 8.5 per cent) while Bangladeshi HRP households are one of the groups most likely to be in social rented homes (48.5 per cent).

**Figure 8: Asian ethnicity by tenure, 2011**



*Census table DC4201EW*

Indian HRP households are the most likely of any ethnic group, including White British, to be in owner occupied properties with two thirds living this way. Pakistani HRP and Chinese HRP households also favour owner occupation (50.0 per cent and 48.8 per cent respectively) while the other Asian HRP households are 41.2 per cent owner occupied. Of the five Asian ethnic sub-groups private renting is most common in Chinese HRP and Other Asian HRP homes. Indian HRP, Pakistani HRP and Chinese HRP households are all below the London average for social renting.

### Mixed Ethnicity

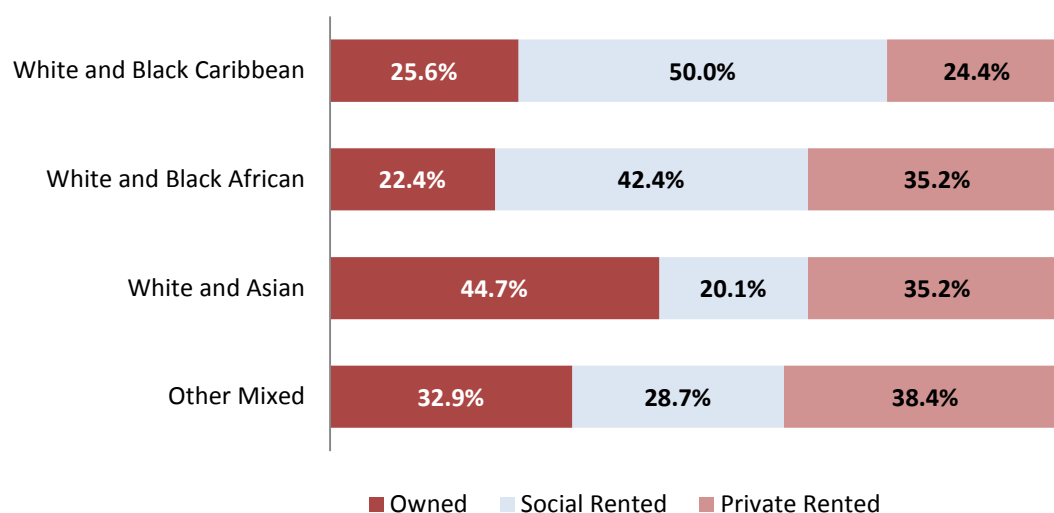
Mixed ethnicity is one of the fastest growing ethnic groups in England & Wales, and particularly so in London. First included in 2001 there are four sub-categories within the mixed/multiple ethnic group: White & Black Caribbean, White & Black African, White & Asian, other mixed. In 2001 there were 55,600 households with a mixed ethnicity HRP. In 2011 this had increased by 84.2 per cent to 102,492.

Overall, the mixed ethnicity HRP households exhibit characteristics similar to the black ethnic group HRP households: A high proportion of households in social rent (50.0 per cent in 2011

down from 51.1 per cent in 2001) and smaller proportions in owner occupation and private renting (25.6 per cent and 24.4 per cent respectively in 2011).

There was significant growth in private renting among mixed ethnicity HRP households in the decade to 2011 with an increase of 22,900 households (210 per cent growth) in this tenure type. As a proportion of all mixed ethnicity HRP households private renting grew from 13.0 per cent in 2001 to 24.4 per cent in 2011. The increased proportion in private rented accommodation is mirrored by a corresponding decrease in owner occupation. The number of mixed ethnicity HRP households in owner occupation grew by 9,900 as a proportion of all mixed HRP households owner occupation fell from 31.4 per cent in 2001 to 25.6 per cent in 2011.

**Figure 9: Mixed ethnicity by tenure, 2011**

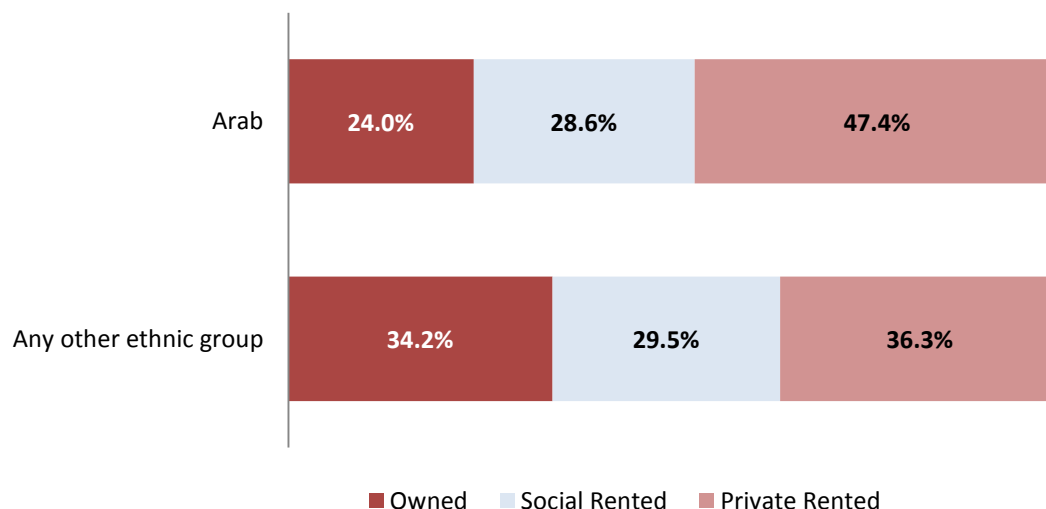


*Census table DC4201EW*

Figure 9 shows the tenure of households headed by mixed ethnicity HRPs. Among the sub-groups White & Asian HRP households are most likely to be owner occupied (44.7 per cent) and least likely to be socially rented (20.1 per cent). Other Mixed HRP households are relatively evenly distributed among the three tenure types while White & Black Caribbean HRP households are most likely to be socially rented (50.0 per cent).

### Other Ethnicity

In 2011 there were 100,340 households headed by an individual with an ethnicity not included under the groups listed above, accounting for 30.7 per cent of households in London. The Other Ethnicity group is difficult to compare between censuses. In 1991 and 2001 the category include Chinese and all those not covered under any other group. However, changes to the classification in 2011 mean that Chinese is now included under Asian and a new group, Arab, has been added to the Other category.

**Figure 10: Other ethnicity by tenure, 2011**

Census table DC4201EW

In 2011 37.2 per cent of the Other Ethnicity HRP households in London were Arab HRP households. Households with an Arab HRP were 24.0 per cent owner occupied, 28.6 per cent socially rented and 47.4 per cent privately rented in 2011 (Figure 10). This is the second highest proportion of private renting of any ethnic group in London, behind White Other. The 'Any Other Ethnic Group', by definition, contains geographically and culturally diverse households and individuals. As a result analysis of the characteristics of the group are of limited value. With regard to housing tenure households with an Any Other Ethnic Group HRP were relatively evenly split between the three tenure types.



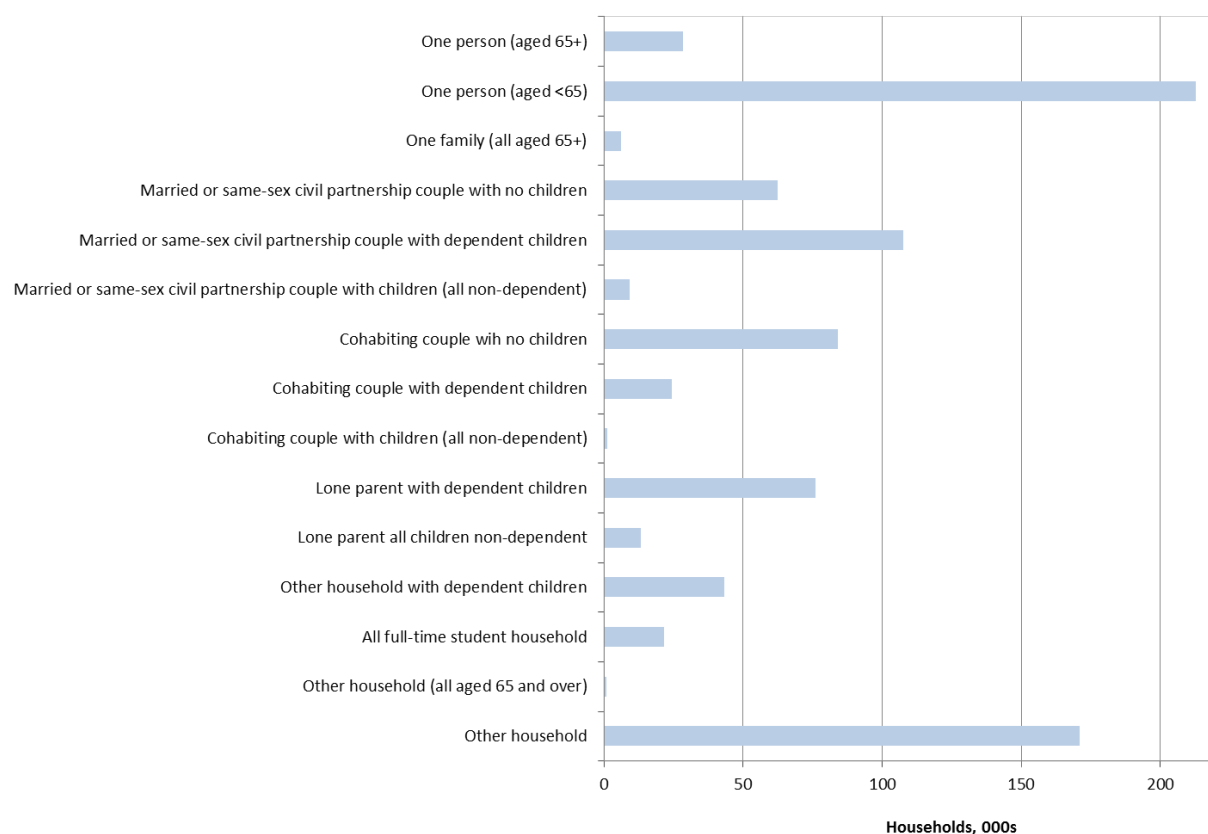
## Household Composition

Household composition classifies households according to the relationships between the members of the household. Households are grouped into three broad categories: one person households, one family households and other households. These broad categories are disaggregated into 15 sub-groups. See Table 2 for a full list of household composition categories.

**Table 2: Household composition by housing tenure, 2011**

	All households	Owned		Social rented		Private rented or living rent free	
<b>London Total</b>	<b>3,266,173</b>	<b>1,618,315</b>	<b>49.5%</b>	<b>785,993</b>	<b>24.1%</b>	<b>861,865</b>	<b>26.4%</b>
<b>One person household</b>							
Aged 65 and over	312,022	175,345	56.2%	108,149	34.7%	28,528	9.1%
Aged 64 and under	718,536	298,840	41.6%	206,915	28.8%	212,781	29.6%
<b>One family only</b>							
All aged 65 and over	134,063	110,134	82.2%	17,877	13.3%	6,052	4.5%
Married or same-sex civil partnership couple with no children	270,709	182,277	67.3%	26,109	9.6%	62,323	23.0%
Married or same-sex civil partnership couple with children (dependent)	490,040	299,746	61.2%	82,786	16.9%	107,508	21.9%
Married or same-sex civil partnership couple with children (all non-dependent)	155,658	121,802	78.2%	24,746	15.9%	9,110	5.9%
Cohabiting couple with no children	178,845	80,200	44.8%	14,608	8.2%	84,037	47.0%
Cohabiting couple with children (dependent)	91,774	43,079	46.9%	24,319	26.5%	24,376	26.6%
Cohabiting couple with children (all non-dependent)	12,288	7,004	57.0%	4,249	34.6%	1,035	8.4%
Lone parent with all non-dependent children	278,986	53,994	19.4%	148,845	53.4%	76,147	27.3%
Lone parent with dependent children	134,478	65,804	48.9%	55,300	41.1%	13,374	9.9%
<b>Other households</b>							
With dependent children	149,043	68,198	45.8%	37,649	25.3%	43,196	29.0%
All full-time students	24,384	1,725	7.1%	1,024	4.2%	21,635	88.7%
All aged 65 and over	8,660	5,543	64.0%	2,334	27.0%	783	9.0%
Other	306,687	104,624	34.1%	31,083	10.1%	170,980	55.8%

Census table DC4101EW

**Figure 11: Growth in private renting by household composition in London, 2001-2011**

Census table DC4101EW

The growth in private renting over the decade to 2011 constitutes a 65.5 per cent rise, an additional 341,000 households. Figure 11 shows which forms of household composition have been most instrumental in driving this growth. Every single household composition type saw some growth in the private rented sector over the intercensal period. One person households (where the individual is under 65) saw the largest growth with an additional 212,800 accounting for 24.7 per cent of all growth in the sector. In percentage terms the group with the highest growth was full-time student households which saw an 88.7 increase over the decade, although in 2011 this group still only constitute 2.5 per cent of all privately rented households in the capital. The second highest growth in absolute terms was among 'Other' households which saw an additional 171,000 households in 2011 over 2001 (19.8 per cent of all private renting growth). 'Other' households includes, among others, groups of non-related adults living together in a property and this may go some way to explaining why there was such significant growth in London in this category between 2001 and 2011.

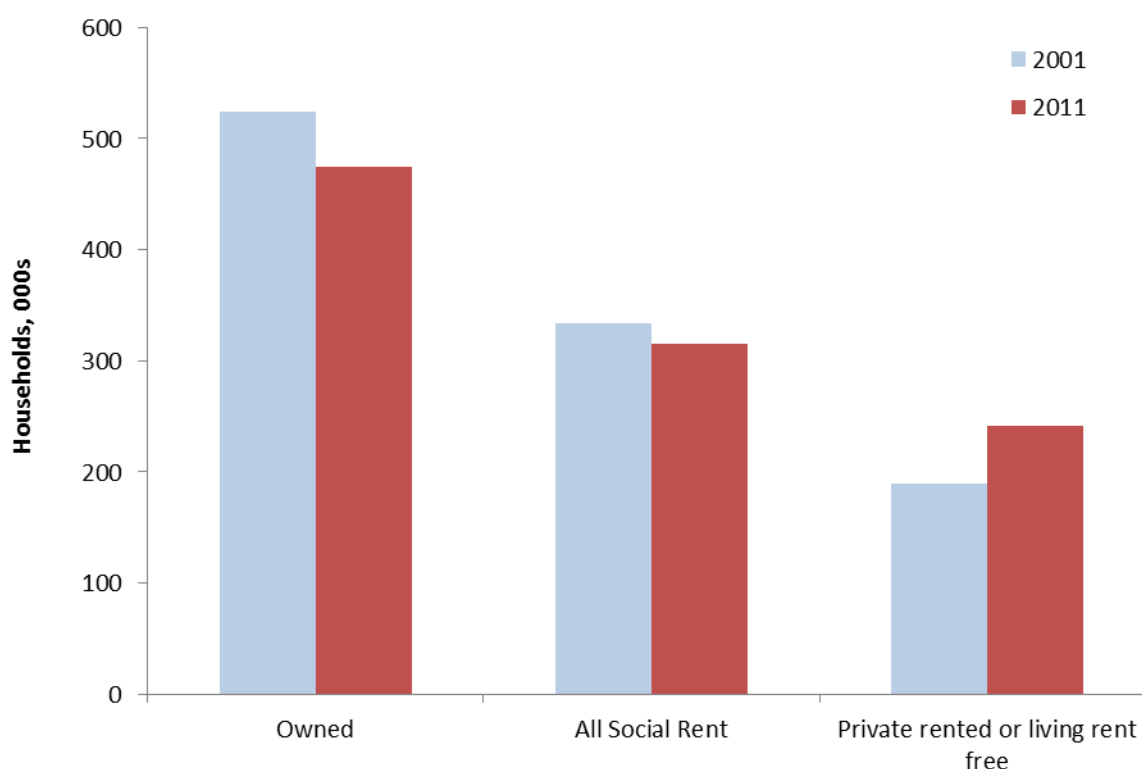
### One person households

Data on one person households is disaggregated in the 2011 Census to those households where the resident is over 65 and those where the resident is under 65. In 2001 the break was at 'pensionable age' meaning 65 and over for males and 60 and over for females. This means that direct comparisons between the two years may reveal some characteristics related to the

different age groupings rather than simply change over time. For simplicity the 2001 pensionable age households will be referred to here as over-65 households.

The number of one person households in London decreased by 16,300 between 2001 and 2011. The decrease comprised a fall in the proportion of one person households in owner occupation and social renting but an increase in the percentage in private rent (Figure 12). There were however significant differences between over-65 and under-65 households.

**Figure 12: Tenure of one person households, 2001-2011**



2001 Census ST057, 2011 Census DC4101EW

The overall fall was driven by a large drop in over-65 one person households which decreased by 70,100 (-18.3 per cent) over the period. Conversely under-65 one person households grew over the decade by 53,734 (8.1 per cent). Some of this change will be as a result of the changes to the cut off for pensionable age. The increase from 60 to 65 years old for women means that a greater proportion of the population were under pensionable age and a smaller proportion were over pensionable age in 2011 than in 2001.

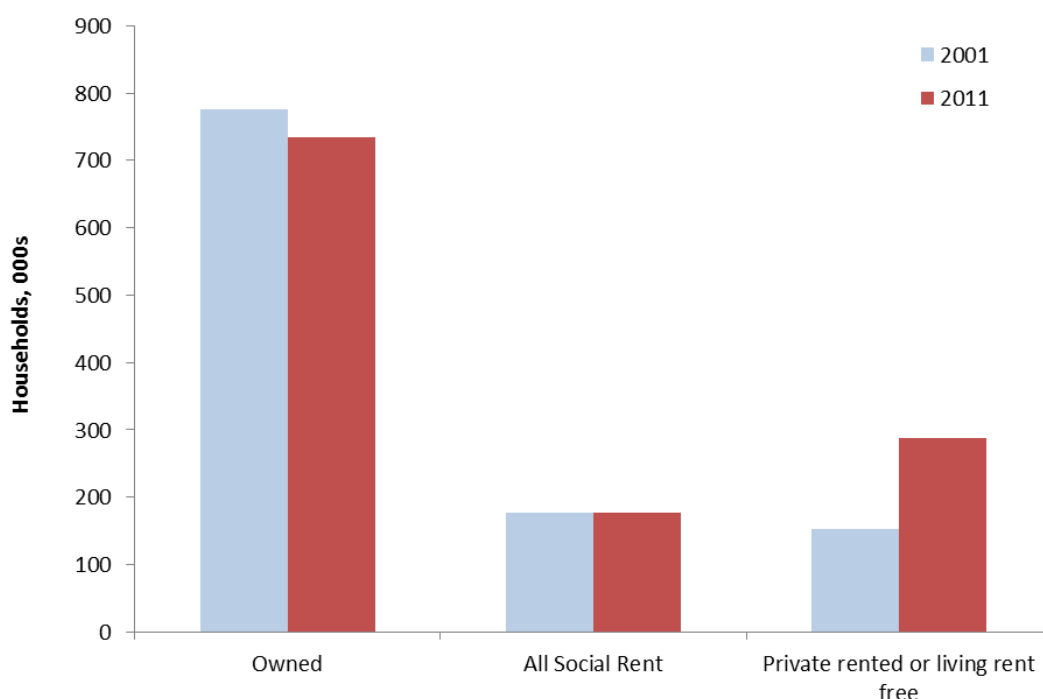
The over 65 one person households bucked the wider trend in tenure to show an increase in the proportion in owner occupation (increased by 6.5 percentage points to 56.2 per cent) however this is due to a significant decline in the number of one person over-65 households in social and private rent rather than any trend towards greater owner occupation. Social renting for this group fell by 38,900 households (-26.4 per cent) while private renting decreased by 16,800 households (-37.1 per cent). Owner occupation also fell but only by 14,400 (-7.6 per cent) and so overall the relative proportion of owner occupation increased.

Under-65 one person households saw a much more familiar story. Owner occupation fell by 35,300 households (a 10.6 per cent decrease) while social renting increased slightly (11.1 per cent) and the private rented sector saw significant growth (68,400 households, a 47.4 per cent increase over 2001).

## Couple households

Couple households include both cohabiting couples and married couples. Figure 13 outlines the changes in tenure of all couple households over the intercensal period. In 2011 the data for married couples includes same sex civil partnership couples. The decade to 2011 saw an increase of 95,200 couple households in London (8.6 per cent rise). This included a drop in the number of owner occupied households of 41,200 and no change to the number in social rent. The number of couple households in private rented accommodation increased by 136,300 between 2001 and 2011 a rise of 89.7 per cent. In 2011 this sector accounted for 24.0 per cent of all households up from 13.8 per cent in 2001. Comparable data are available for three different types of couple households: no children, with dependent children and all children non-dependent.

**Figure 13: Tenure of couple households, 2001-2011**



2001 Census ST057, 2011 Census DC4101EW

Among the different types of couple household those with dependent children saw the greatest decrease in owner occupation (-8.1 per cent) and the greatest increase in private renting (153.0 per cent). Couples with all children non-dependent in social rented accommodation grew by 14.2 per cent to 29,000 households.

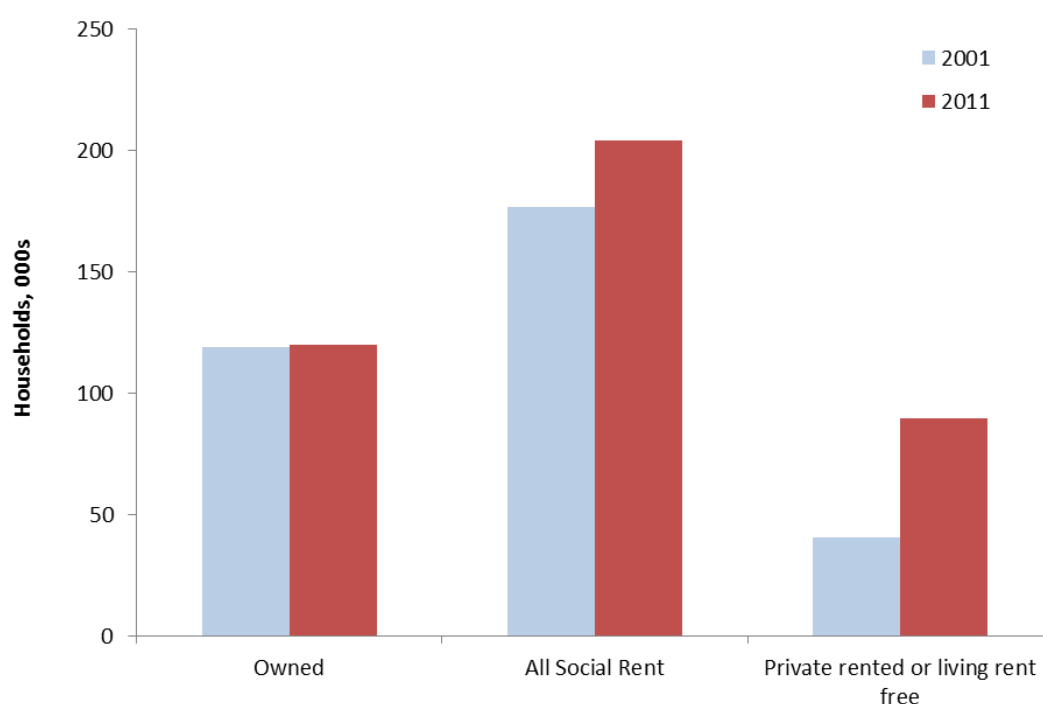
In 2011 couples with dependent children and those without children were equally likely to live in owner occupied properties (58.9 per cent and 58.4 per cent respectively) while couples with

all children non-dependant had the highest level of owner occupation across all household composition types (76.7 per cent). The latter group also had one of the lowest levels of private renting with just 6.0 per cent of households occupied in this way. Of the three types of couple household those with no children were the group most likely to privately rent (32.6 per cent) and least likely to socially rent (9.1 per cent).

## Lone Parent households

The census disaggregates lone parent households into two types: those with dependent children and those with all children non-dependent. Figure 14 shows how the tenure of lone parent households changed over the period 2001 to 2011.

**Figure 14: Tenure of lone parent households, 2001-2011**



2001 Census ST057, 2011 Census DC4101EW

There was a 23.1 per cent growth in lone parent households over the intercensal period from 336,000 in 2001 to 413,500 in 2011. Households with dependent children increased by 21.7 per cent (49,700 households). 44,100 of the increase in dependent children households was accounted for in the private rented sector which grew by 138.0 per cent. Social renting among this group also grew but by a more modest 8.0 per cent. There were 5,500 fewer owner occupied lone parent dependent children households in 2011 than in 2001, a decrease of 9.3 per cent.

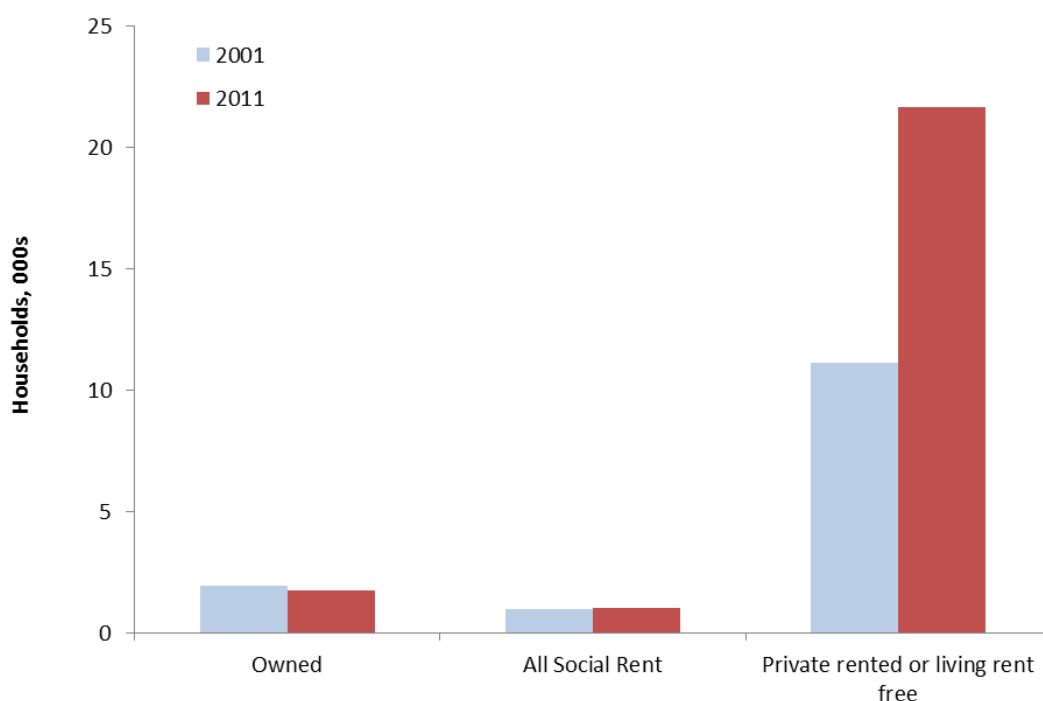
This drop was mirrored by an increase in owner occupation among lone parents with non-dependent children which saw the number of households grow by 6,300 (10.6 per cent). This group also saw growth in the social rented sector of 42.6 per cent. This included a 20.1 per cent rise local authority-provided accommodation, making this group the only household type to

register an increase in this type of accommodation between 2001 and 2011. The number of households in the private rented sector also grew, by 59.6 per cent.

### Student households

The number of all-full time student households increased between 2001 and 2011 by 10,400, or 73.7 per cent, to 24,400. As might be expected this growth is accounted for within the private rented market (Figure 15). In fact both owner occupation and social renting fell in absolute terms over the period while private renting grew by 10,500 households. Private renting accounts for 88.7 per cent of all-student households; by far the largest proportion in private rent of any household type.

**Figure 15: Tenure of student households 2001-2011**

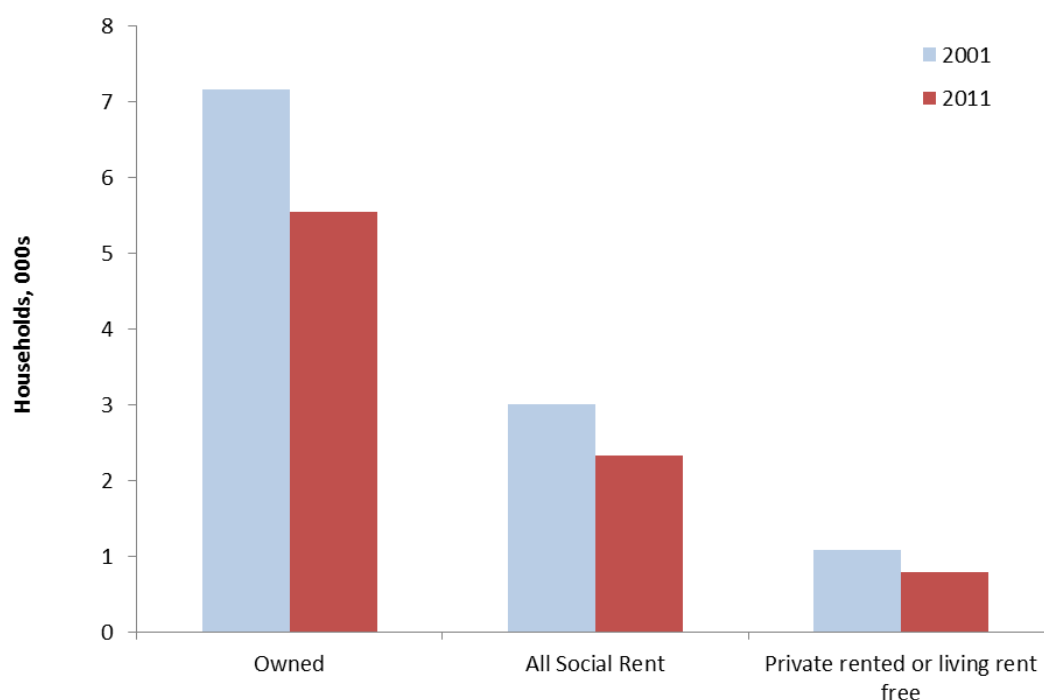


2001 Census ST057, 2011 Census DC4101EW

### Over-65 households

In addition to over-65 one person households the census also provides data on two other types of over-65 household. The first is family households and includes couples (cohabiting or married/civil partners) and households with parent(s)-child(ren) family units. In the latter the children must be over 65. The second type is other households – this includes all other groupings of either related or non-related over-65 adults.

As with the over-65 one person households the 2001 data is for pensionable age but is referred to here as over-65 for ease.

**Figure 16: Tenure of over-65 households**

2001 Census ST057, 2011 Census DC4101EW

As with one person households the other types of over-65 household saw declines in all tenure types over the intercensal period. Some of this decline may be linked to the change in pensionable age between the censuses. The largest percentage decrease was in social renting which for one-family households saw a 41.7 per cent decrease and for other households a 22.4 per cent drop. The decreases in each of the tenure types in the Other households was in proportion and so the tenure structure in 2011 looked very similar to that in 2001 with no more than 2 percentage points change between the proportion of any of the tenure types over the decade. The one-family households on the other hand have seen a slower decline in the owner occupied sector than any other and as a result this tenure type accounted for proportionally more households in 2011 than in 2001 (82.2 per cent compared to 75.4 per cent).

## Economic Activity

Comparisons between economic activity data for 2001 and 2011 are undermined by the lack of comparability between the censuses. The 2001 data uses as its base the usual resident population aged 16 to 74 while the 2011 data reports on usual residents aged 16 and over. As a result it is difficult to distinguish whether observed trends are the result of social change, the impact of including the 75 and over residents in 2011, or both. The issue is particularly problematic in categories where one might expect to find more over 75s such as 'retired' or 'long term sick and disabled'. As a result comparisons between 2011 and 2001 data are not possible for economic data or variables.

**Table 3: Economic activity by tenure**

	All HRPs	Owner Occupied	Social Rent	Private Rent or Living Rent Free
<b>London Households</b>	<b>3,265,636</b>	<b>1,618,232 49.6%</b>	<b>785,834 24.1%</b>	<b>861,570 26.4%</b>
Economically active: Total	2,369,951	1,214,346 51.2%	433,838 18.3%	721,767 30.5%
Employee: Part-time	279,198	106,938 38.3%	99,730 35.7%	72,530 26.0%
Employee: Full-time	1,459,676	802,492 55.0%	202,709 13.9%	454,475 31.1%
Self-employed: Part-time	104,555	55,893 53.5%	19,555 18.7%	29,107 27.8%
Self-employed: Full-time	347,676	216,985 62.4%	33,097 9.5%	97,594 28.1%
Employed: Full-time students	41,995	7,495 17.8%	9,405 22.4%	25,095 59.8%
Unemployed (excluding full-time students)	127,519	23,700 18.6%	65,507 51.4%	38,312 30.0%
Unemployed: Full-time students	9,332	843 9.0%	3,835 41.1%	4,654 49.9%
Economically inactive: Total	895,685	403,886 45.1%	351,996 39.3%	139,803 15.6%
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%

2011 Census table DC4601EW

### In employment

In 2011 54.0 per cent of HRPs in employment (excluding students) lived in owner occupied households. HRPs in employment were almost three times as likely to be owner occupiers than unemployed HRPs (54.0 per cent compared to 18.6 per cent).

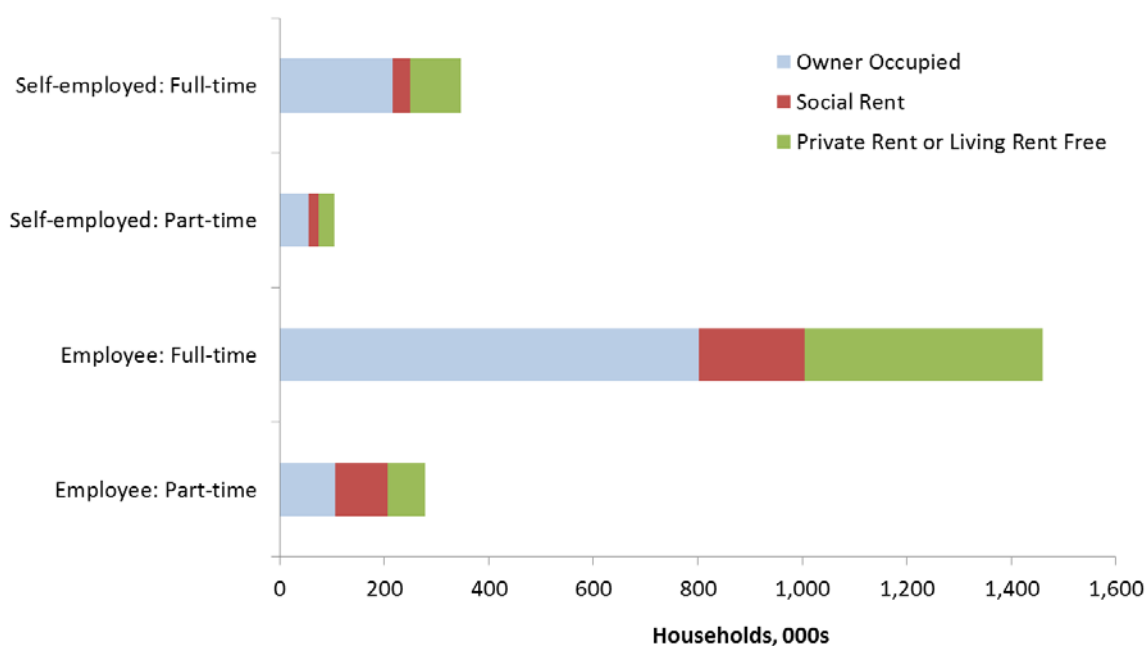
The self-employed were more likely to be owner occupiers than employees (60.3 per cent compared to 52.3 per cent). Full-time self-employed HRP households had the second highest instance of owner occupation (62.4 per cent) after retired HRP households. Full-time employee HRPs were significantly more likely to be owner occupiers than part-time employee HRPs (50.0 per cent compared to 38.3 per cent).



Part-time employee HRP households and part-time self-employed HRP households were more likely than their full-time counterparts to live in socially rented accommodation (see Table 3). Of the four types of employed HRP, part-time employees had the highest levels of social renting with 35.7 per cent in social accommodation. This is in stark contrast to full-time self-employed HRPS where just 9.5 per cent were socially renting.

29.8 per cent of employed HRP households were privately rented in 2011. Full-time employees had the highest rate of all employed household types with 31.1 per cent in private rent. The four types of employed households had relatively similar levels of private renting (see Table 3), all falling within a range of 5.1 percentage points.

**Figure 17: Employed HRPs household by tenure, 2011**

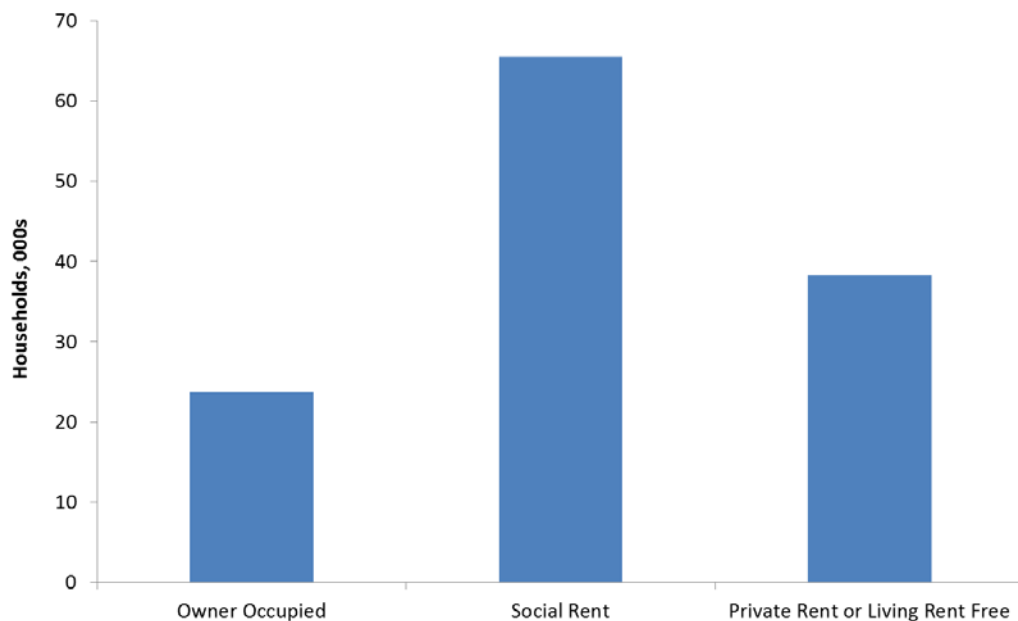


Census table DC4601EW

Figure 16 shows the total number of households, and the number in each tenure, for each of the four employment types. There were 2.19 million households headed by an HRP in employment in 2011. Two thirds of them, 1.46 million or 66.6 per cent, were headed by an HRP working as full-time employee. Full-time employee HRP households accounted for 67.9 per cent of owner occupied, 57.1 per cent of socially rented and 69.5 per cent of privately rented households with an HRP in employment.

## Unemployed

**Figure 18: Unemployed HRP households by tenure, 2011**



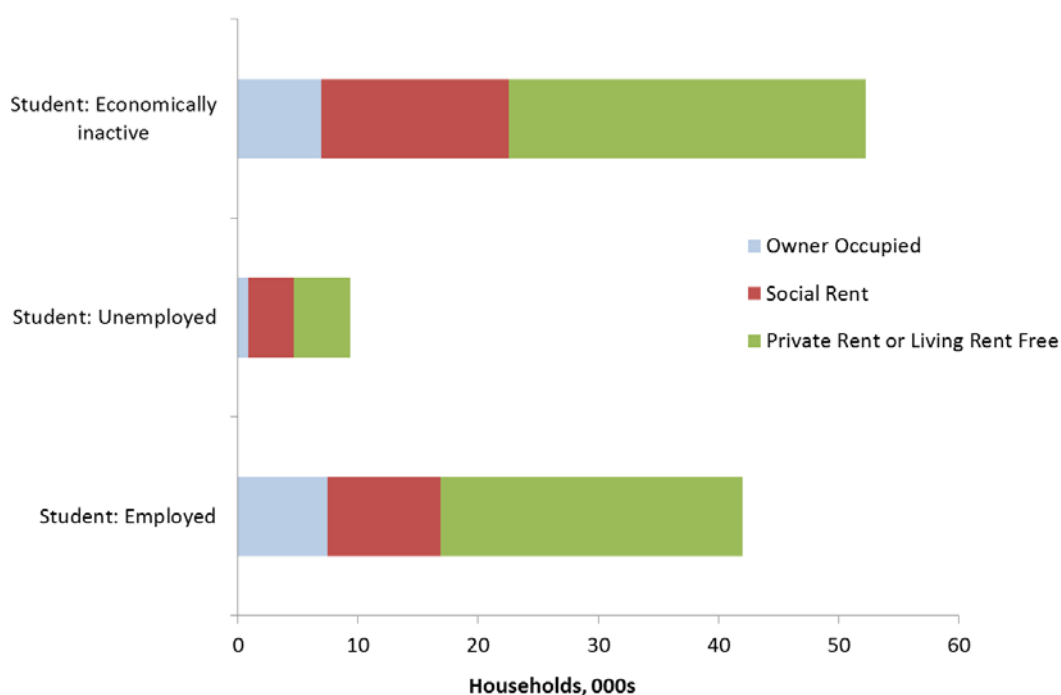
*Census table DC4601EW*

Figure 17 shows the tenure of unemployed HRP households in London. These data do not include unemployed full-time students (see section below). A total of 23,700 households were headed by an unemployed HRP in 2011 of which over half, 51.4 per cent, were socially rented. This was the highest level of social renting among the economically active. At 18.6 per cent unemployed HRP households also have the lowest level of owner occupation among the economically active.

## Students

Data on economically active students includes only full-time students. If a part-time student is economically active they are recorded in the census under the type of activity they are engaged in (e.g. part-time employee/part-time self-employed). Economically inactive students (those who are not in work or looking for work) include both full-time and part-time students.

Full-time student HRPs in employment were more likely to live in owner occupied properties (17.8 per cent) than both unemployed full-time student HRPs (9.0 per cent) and economically inactive student HRPs (13.3 per cent) (see Table 3). Unemployed full-time student HRPs were the most likely student group to be in social rented accommodation (41.1 per cent). The majority of student HRPs lived in privately rented accommodation: employed, 59.8 per cent; unemployed 49.9 per cent; economically inactive 56.8 per cent.

**Figure 19: Student HRP households by tenure, 2011**

Census table DC4601EW

**Note:** economically inactive students includes all full-time and part-time student HRPs, unemployed and employed students includes only full-time student HRPs.

Figure 19 outlines the tenure and economic activity of student HRP households. There were 103,600 student HRP households in London in 2011. Of these the most populous group were the economically inactive HRPs who accounted for 52,200 or 50.4 per cent of the total. The figure demonstrates the dominance of private renting over other forms of tenure among student HRP households.

### Economically inactive

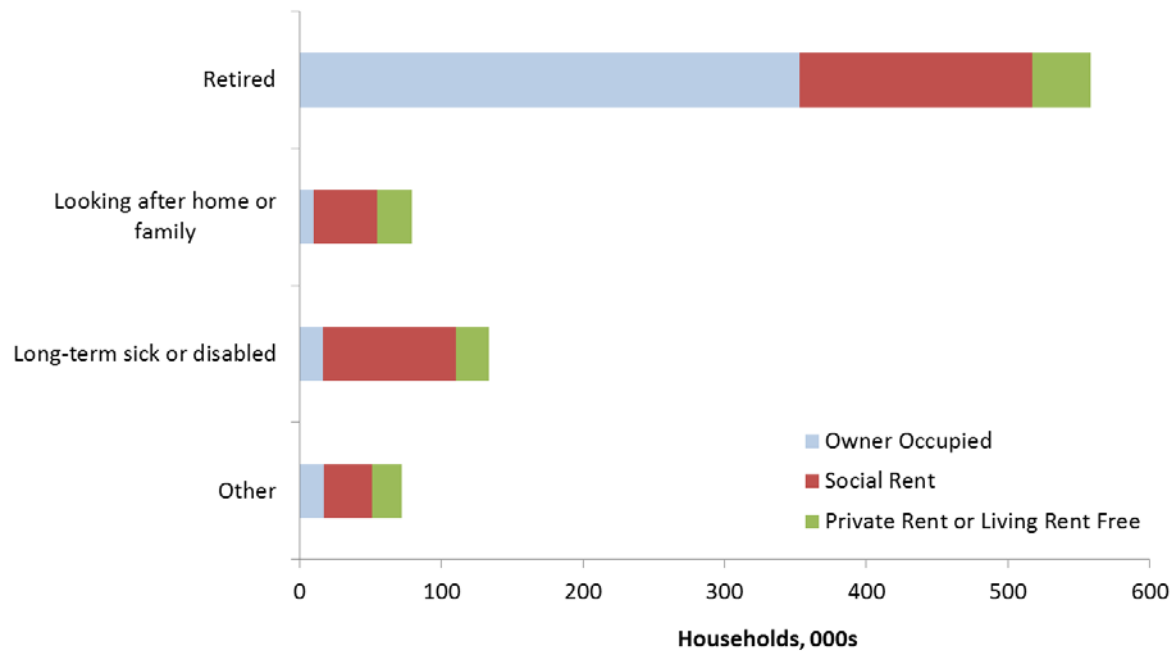
45.1 per cent of households headed by an economically inactive HRP were owner occupied, a total of 403,900 households. Of that total 87.3 per cent were retired HRP households. Retired HRP households were the most likely of any economic group, active or inactive, to be owner occupiers – 63.2 per cent of retired HRP households were owner occupied in 2011.

Households headed by HRPs in other categories were significantly less likely to be owner occupiers. Just 15.5 per cent of the remaining economically inactive households were owner occupied.

The majority of households headed by a non-retired economically inactive HRP are socially rented (60.4 per cent). The group with the highest instance of social renting was households headed by a long-term sick or disabled HRP (70.0 per cent). Social renting accounts for 2.5 times the number of households as private renting among economically inactive HRP households.

Just 13.0 per cent of households headed by an HRP who is economically inactive and looking after home or family live in owner occupied properties. The majority (56.2 per cent) live in social rented accommodation with the remaining 30.8 per cent in private rented households.

**Figure 20: Economically inactive HRP households by tenure, 2011**



Census table DC4601EW

Figure 20 shows how the 895,700 households headed by an economically inactive HRP were broken down by economic activity and tenure. In particular the figure demonstrates the comparative size of the socially rented sector which is at least 1.5 times the size of the private rented sector in each of the four economic activity groups.

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