

Census 2021 Briefing #7: Housing

Report by: Lucy Scamans and Joanne Ward – Housing Performance

Date: January 2023

Summary

- 70.5% of Havering households are homeowners, higher than both the average for London (46.8%) and England (62.3%).
- Havering ranks third highest (65.9%) for under occupancy of properties in London (48.9%).
- Havering has the fifth lowest rate in London for over occupancy of properties (6.0%) compared to London (11.1%), an increase from 2011 (4.0%).
- 76.7% of households live in houses or bungalows, the highest proportion across all London boroughs and higher than both England (77.4%) and London (45.9%).
- Havering is the third lowest London borough (after Harrow and Redbridge) for renewable energy only as a heating source (0.11%).
- The percentage of households having no cars or vans in Havering has decreased since 2011 from 23% to 21.5%. This ranks lowest across the London boroughs.

1. Introduction

On 5 January 2023 the Office for National Statistics (ONS) published the sixth in their series of Census 2021 'Topic Summaries'. The topic covered by this release is housing. Following this, as part of Phase 2, more detailed publications using multivariate data¹ will be made available.

2. Accommodation type

In 2021, there were 101,277 households in Havering, a 4% increase (4,078) since 2011 (from 97,199). Out of these, 77,648 of households were living in houses or bungalows (76.7%), an increase of 1,566 since 2011. Although the number of households living in houses has increased, as a percentage it has decreased since 2011 (78.3%), but is still higher than London (45.9%) but similar to England (77.4%).

Figure 1: Comparing Havering Accommodation Types to London and England in 2021 and 2011



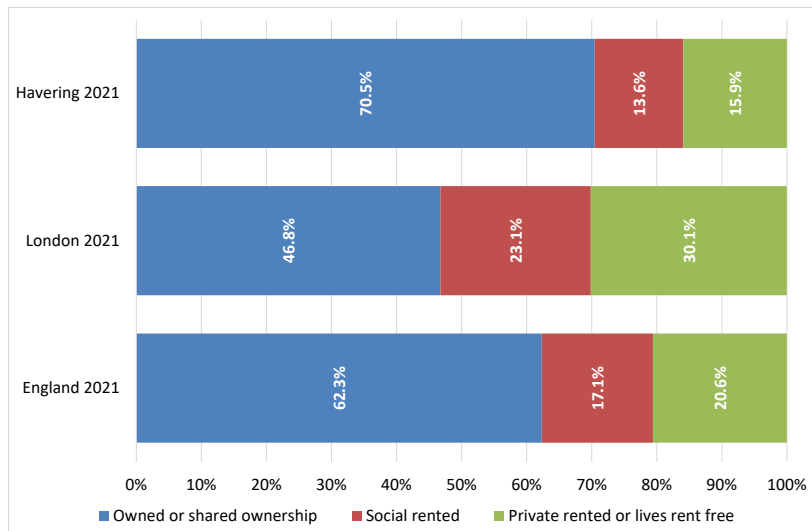
Source: Office for National Statistics (ONS), Census 2021: Produced by Housing Performance

¹ Multivariate data will allow the combining of different variables and look at the relationships between the data, providing insights into the characteristics of the population.

3. Tenure

Tenure is classified in terms of whether a household rents or owns the accommodation that it occupies. Census data shows that Havering had the highest proportion of households that own their accommodation² across all London boroughs, at 70.5% (71,355). This is higher than England (62.3%) and London (46.8%), but is a slight decrease from 74.4% (72,284) in 2011. This decrease has also been apparent for England (64.1% in 2011) and London (49.5% in 2011).

Figure 2: Comparing Havering Tenure Types to London and England in 2021 and 2011



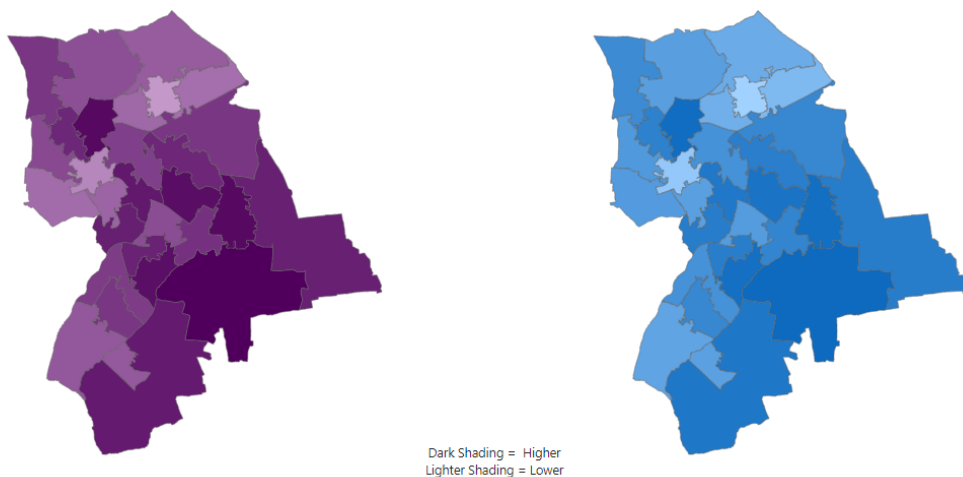
Source: Office for National Statistics (ONS), Census 2021; Produced by Housing Performance

The area with the greatest increase in home ownership was Harold Park & Harold Wood (10.8%). Hylands (11.3%) saw a higher percentage change of those who owned their home outright. The area with the greatest decrease was in Romford South (-6.7%).

Figure 3 & 4: % of Tenure type: Home Ownership of Havering neighbourhoods (MSOA3) between 2021 and 2011

Figure 3 - % Home Ownership in 2021

Figure 4 - % Home Ownership in 2011



Source: Office for National Statistics (ONS), Census 2021; Produced by Housing Performance

As a consequence, this has caused an increase in the proportion of households that rent their accommodation, from 24.8% (24,136) in 2011 to 29.5% (29,826) in 2021. Within Havering, the area seeing the greatest increase in households renting is Rush Green, rising from 1,205 in 2011 to 2,269 in 2021, an

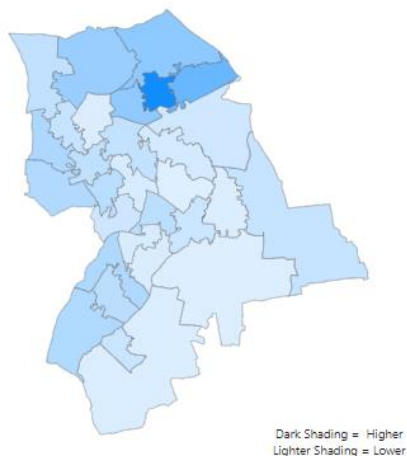
² Households that own their accommodation either outright or with a mortgage, loan or in shared ownership

³ MSA (Middle Layer Super Output Areas) are a geographic hierarchy designed to improve the reporting of small area statistics

increase of 87.5%. The area within Havering with the highest proportion of socially rented properties from council or local authority was Harold Hill East (18.2%). See Figure 5.

Figure 5: Distribution of Social Renting from council or Local Authority within Havering in 2021

Figure 5 - Distribution of Social Renting from Council or Local Authority

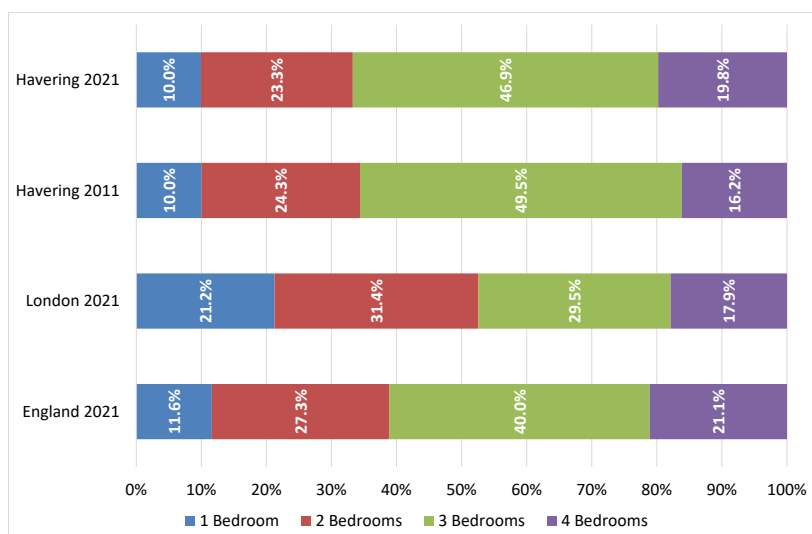


Source: Office for National Statistics (ONS), Census 2021; Produced by Housing Performance

4. Rooms, bedrooms, and occupancy rating

Just under half of all Havering’s households have three bedrooms (46.9% of the 101,277 households). This is the highest percentage across all of the London boroughs and is higher than London (29.5%) and England (40%).

Figure 6: Comparing Havering Number of Bedrooms to London and England in 2021 and 2011



Source: Office for National Statistics (ONS), Census 2021; Produced by Housing Performance

Within Havering, Central Romford has the highest percentage of one bedroom (30.4%) and two bedroom (39.4%) properties. South Hornchurch has the highest percentage of three bedroom properties (63.9%) and Emerson Park has the highest percentage of four bedroom properties (59.6%).

5. Overcrowding and Under-Occupancy

Occupancy rating provides a measure of whether a household’s accommodation is overcrowded (too few rooms/bedrooms for the number of people living at the address) or under-occupied (more rooms/bedrooms than people living at the address).

England and local authorities in London have shown an average decrease in household overcrowding based on rooms per household size over the last decade. However, Havering has seen a slight increase (0.5%) in

the number of households who are overcrowded (7.4% (7,166) in 2011 to 7.9% (8,050) in 2021). Barking & Dagenham (0.3%) are the only other London borough to see an increase.

6.0% of households (6,125) in Havering as a whole, have fewer *bedrooms* than required, compared to 4.0% (3,901) in 2011. This means that the number of households over occupying bedrooms has increased by 57.0% since 2011.

28.0% (28,368) of households in Havering had the required number of bedrooms, with the remaining 65.9% (66,784) of households having more bedrooms than required (a decline from 69.2% in 2011). This is below England (68.8%) but above London (48.9%) in 2021.

The proportion of households that had more bedrooms than required (under occupancy) within Havering was highest in Upminster South & Corbets Tey, with Harold Hill East having the highest rates of bedroom overcrowding in Havering.

6. Central Heating

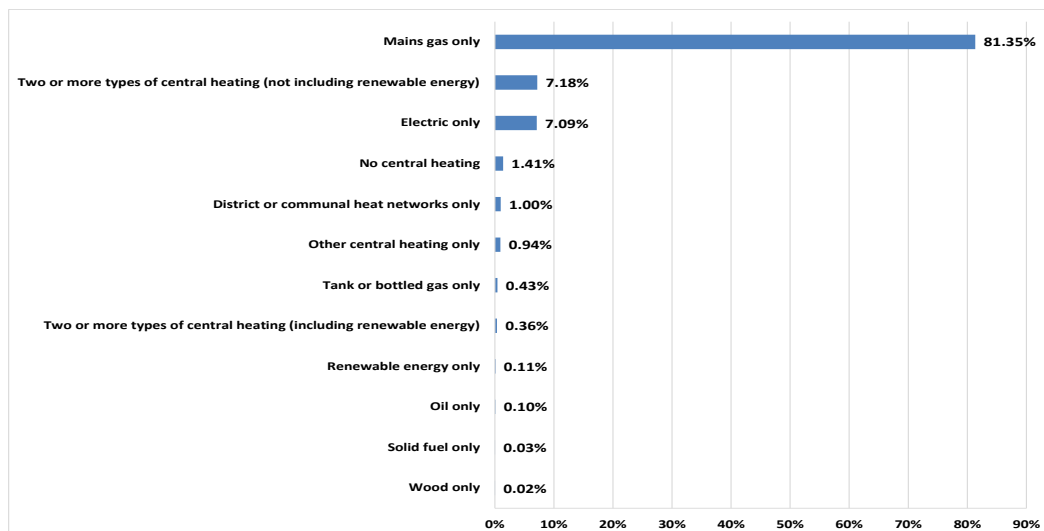
The vast majority of households across Havering reported that they had central heating in 2021 (98.6%, 99,847) with the remaining 1.4% (1,428) having no central heating.

Mains gas only was the most common central heating type in Havering in 2021 (81.4%) a decrease from 88.0% in 2011. Havering is the second highest borough in London (after Bromley, (82.2%)) for households with mains gas only. England and London decreased across the decade from 78.8% in 2011 to 74.0% and from 78.7% to 70.5% respectively.

Electric only was the second most common central heating type in Havering in 2021 (7.1%) which is lower than both England (8.7%) and London (12.6%).

Havering was the second lowest London borough (1.4%), with Bromley being the lowest (1.3%), to report households with no central heating. This was lower than both England (1.5%) and London (2.2%).

Figure 7: Types of Central Heating in Havering in 2021



Source: Office for National Statistics (ONS), Census 2021; Produced by Housing Performance

Havering ranked the third lowest in London for having renewable energy as the only central heating source (0.11%) with Redbridge and Harrow being lower (0.10% and 0.08% respectively). Havering is lower than both London (0.18%) and England (0.39%) for renewable energy as the only central heating source.

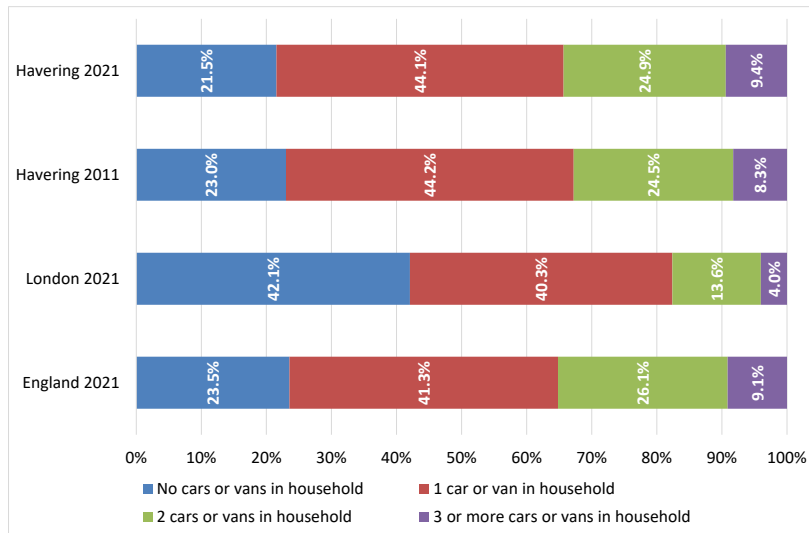
Of those households in Havering who reported to use at least one renewable energy source (473), 363 reported using renewable energy alongside another type of central heating and the remaining 110 used only renewable energy sources.

Havering is ranked 17th highest out of the 33 London boroughs for households with two or more types of central heating (including renewable energy) at 0.4%. This is the same percentage as London and is lower than England (0.5%).

7. Car or Van Availability

Havering has the lowest percentage of households with no cars or vans (21.5%) across all London boroughs, and the highest percentage of households that have 2 or more cars. The neighbourhood with the most households that have three or more cars is Emerson Park, contributing 23.7% of the 9.4% total.

Figure 8: Comparing Havering Number of Cars in Households to London and England in 2021 and 2011



Source: Office for National Statistics (ONS), Census 2021; Produced by Housing Performance

8. Conclusion

This topic summary gives SLT a much needed and up to date picture of our local community and the opportunity to plan for the future housing needs of the borough.

Havering has a high proportion of properties with gas central heating as the only heating source. In line with the borough target of becoming carbon neutral by 2040 and our climate change action plan, more work will be needed to encourage and support residents to switch to more sustainable energy sources.

Within London, Havering has the highest proportion of households owning 2 or more cars and the lowest proportion of no-vehicle households. This, along with the previously released data on method of travel to work, provides valuable insight into Havering's behaviour patterns and the challenge that lies ahead in meeting our carbon neutral target.

9. Further reading

ONS has now released all the planned Census data in the current phase. The next phase will be releasing multivariate data which will allow variables to be combined to explore relationships between the data. ONS has produced an interactive summary for all Local Authorities which can be found [here](#). The ONS have also produced Census maps which can be found [here](#). Data for all previous topic summaries has now been published at ward level and can be found on the ONS website.

The Havering Local Insight tool also shows Census 2021 data and can be found [here](#) (select the 'Data' box on the left hand side and then choose which Census indicator to view. Results are displayed on the map).