

CIS2014- 01

# Trends in Overcrowding

January 2014



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## Introduction

This report examines a number of tables from the 2001 and 2011 Censuses to provide an insight into overcrowding and under-occupancy in London; how overcrowding has changed over time, and also how the London picture differed from the national one in 2011. There are a number of different measures of overcrowding and under-occupancy, and this report has examined data from three different measures. The main measure looked at is occupancy rating (for rooms and bedrooms), but also included is persons per room, and the number of bedrooms in a household.

A household is either one person living alone or a group of people (not necessarily related) living in the same address and sharing a living/sitting room, or a dining area, and cooking facilities. A household must include one person whose usual place of residence is at the address. Short-term residents living together are not counted as a household, neither is a group of visitors staying at an address with no person living there whose usual place of residence is that address. A household includes sheltered accommodation units where 50 per cent of households have their own kitchens, and people living in caravans which are their usual place of residence. In London in 2011 there were 3.27 million households.

The first section of this report is an overview of overcrowding and under-occupancy in London, comparing London in 2001 to 2011, London with England & Wales, and also comparisons at borough level. The three further sections are more detailed, focussing on overcrowding and under-occupancy by housing tenure, household composition, and ethnicity.

## Measures of overcrowding and under-occupation

### Occupancy rating

The occupancy rating provides a measure of whether a household is overcrowded, under-occupied or at standard occupancy. The 2011 Census published data on occupancy rating based on both rooms and bedrooms. The procedures undertaken to establish the number of rooms or bedrooms required in a household are slightly different, and often produce different occupancy ratings. The ages of the household members and their relationship to one another are used to establish the number of rooms/bedrooms required. These age ranges vary slightly between the two measures, which can affect the result. Once this figure has been calculated, two rooms are added to the total for the rooms measurements, but not for bedrooms. These figures are then subtracted from the actual number of rooms/bedrooms in the accommodation to work out the occupancy rating (please visit the ONS website <http://www.ons.gov.uk/ons/guide-method/census/2011/census-data/2011-census-user-guide/quality-and-methods/quality/quality-notes-and-clarifications/index.html> for full details on this). An occupancy rating of -1 implies a household has one too few rooms/bedrooms than required and is therefore overcrowded. An occupancy rating of +1 implies the household has an extra room/bedroom, and the property is under-occupied.

The rooms rate of occupancy is a less direct measure than bedrooms. This is because it is calculated by taking the number of required bedrooms and adding two rooms. This constant element of two additional rooms is inflexible and does not account for variations in living conditions. In particular bedsits will always appear overcrowded under this measure as one person living alone will be judged to need one bedroom and two additional rooms. As a result the rooms measure will tend to overestimate overcrowding and, potentially, underestimate under-occupancy. Therefore, where the two measures disagree the bedrooms rate of occupancy should be considered the more accurate. When comparing London with England & Wales in

2011, the measure occupancy rating bedrooms has been used. However, the 2001 Census did not record the number of bedrooms in a household. Therefore when comparing over time, the occupancy rating has been calculated using the number of rooms in a household.

### **Number of persons per room**

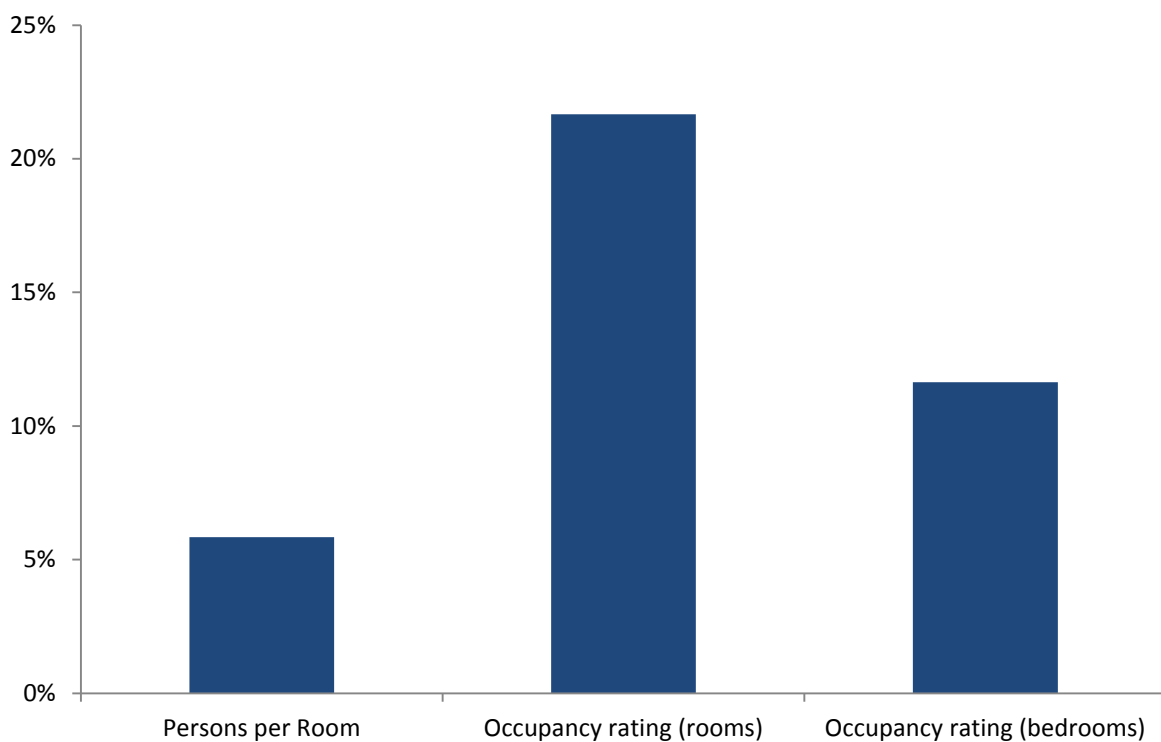
The number of persons per room is also used as a measurement of under-occupancy and overcrowding, and is equal to the number of usual residents in a household divided by the number of rooms in the property. Rooms not included are bathrooms, toilets, halls, landings or storage rooms. A household with up to 0.5 persons per room would indicate it is under-occupied, and a household with one and over persons per room would suggest overcrowding. Both the 2001 and 2011 censuses recorded the number of persons per room in each household. While the overcrowding measure 'occupancy rating' is a better, more accurate measure, there was no census table released on occupancy rating and ethnicity. Therefore in this report the 'persons per room' measure is used in the ethnicity section.

## Differences in measures

Throughout the sections *London Overview*, *Tenure*, and *Household Composition*, both measures of occupancy rating have been used; rooms for comparisons between 2001 and 2011, and bedrooms for comparisons between London and England & Wales and at borough-level. Each measure shows different rates of overcrowding and under-occupation. Figure 1 below shows the London average rate of overcrowding using all three measures in 2011.

Using the persons per room measurement, just six per cent of all households in London were overcrowded in 2011. The figure for occupancy rating (bedrooms) was 12 per cent of all households, and for occupancy rating (rooms) the rate was 22 per cent.

**Figure 1: Percentage of overcrowded households for different measures, London, 2011**

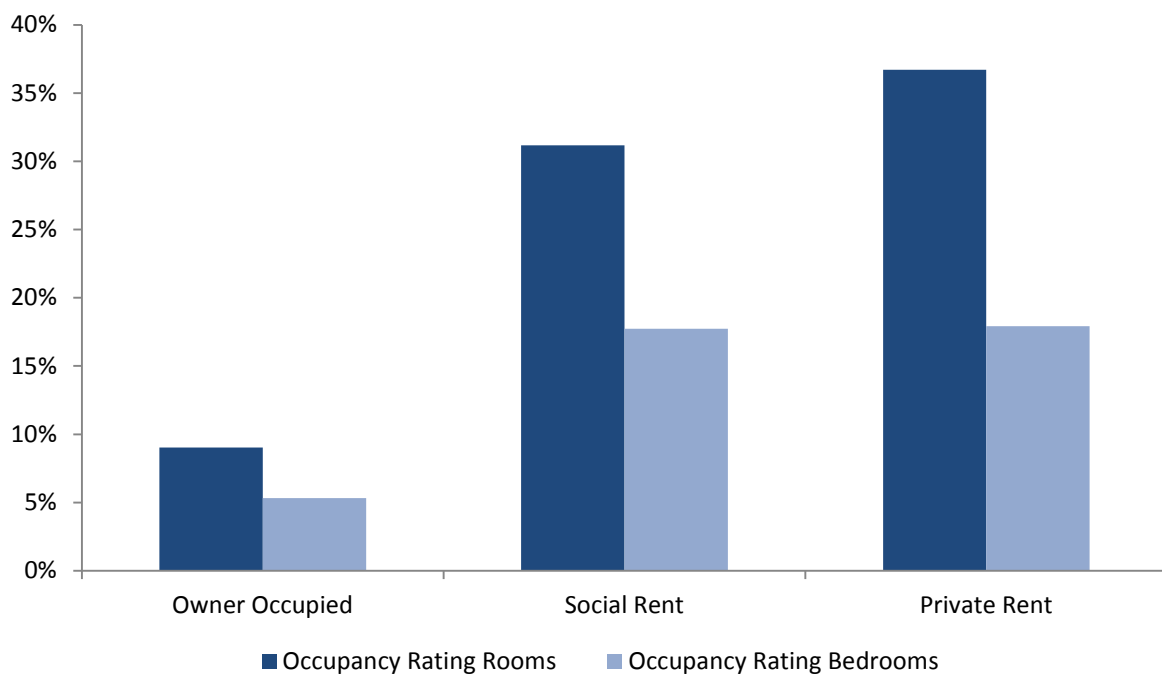


*Census tables DC4105EW1a, DC4104EW1a and DC4209EW*

## Tenure

Figure 2 shows the proportion of all households in each housing tenure that were overcrowded (with an occupancy rating of -1 or less) in London in 2011, comparing the occupancy rating (rooms) rate with the rate for occupancy rating (bedrooms). The difference in shares between both measures is quite apparent, and across all tenures, proportions are higher using the rooms measure as opposed to the bedrooms one. The difference is most noticeable among private rented households. Using the occupancy rating (rooms) measure, 37 per cent of all households private renting in London were overcrowded. The bedrooms measurement rate was under half of this, at 18 per cent.

**Figure 2: Percentage of overcrowded households by tenure, London, 2011**



*Census tables DC4104EW1a and DC4105EW1a*

Figure 3 shows the under-occupation rate for all households in each tenure type in London in 2011, comparing the two occupancy rating measures. There was almost no difference between occupancy ratings when looking at under-occupation by tenure for London. Both measures showed a much higher rate of under-occupation among owner occupied households, at 73 per cent under-occupied using the rooms measure, and 71 per cent using the bedrooms one. Rates for social and private rented households were also much the same using both measures, all at between 27 and 30 per cent.

**Figure 3: Percentage of under-occupied households by tenure, London, 2011**



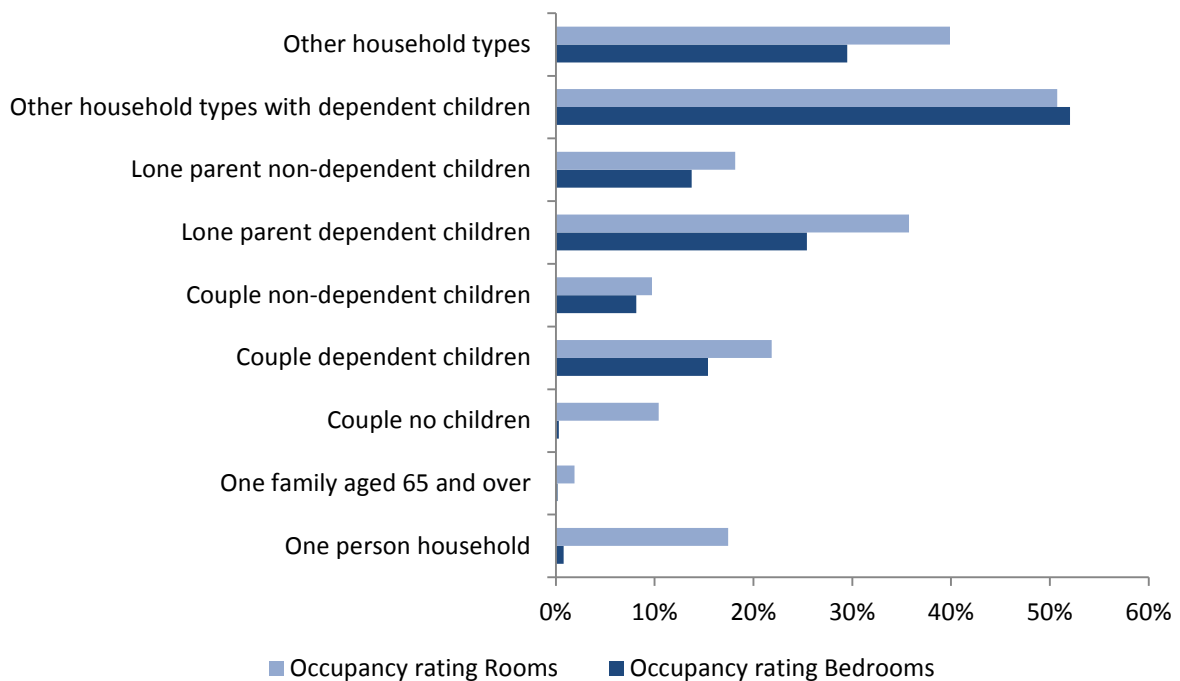
*Census tables DC4104EW1a and DC4105EW1a*

Using both measures, the tenure type in London in 2011 most likely to be at standard occupancy was social rented accommodation, followed closely by private rented. Owner occupying households were unlikely using either method to be at the required number of rooms or bedrooms. Using the bedrooms occupancy rating measure, a higher proportion of households in London were at standard occupancy in 2011 across all tenures. Over half of households social (55 per cent) and private (52 per cent) renting were at standard occupancy levels using this measure, compared with four in ten (41 per cent) social renting and a third (34 per cent) private renting using the 'rooms' measure. Just one in four (24 per cent) of owner occupying households had the required number of bedrooms (using occupancy rating bedrooms measure), and this share was even less using the occupancy rating rooms measure, with just 18 per cent of households owner occupying in London in 2011 having the required number of rooms.

## Household Composition

Figure 4 shows overcrowding (-1 or less rooms/bedrooms) rates across all household composition types in London in 2011. There are some large differences between the two occupancy ratings. The rooms measure has far higher rates of overcrowding across all household composition types, bar Other households with dependent children, where the two rates are around the same (52 per cent for bedrooms and 51 per cent for rooms). Most noticeably, the overcrowding rate for one person households using the rooms occupancy rating measure was 16 percentage points higher than the measure for bedrooms (17 per cent and 1 per cent respectively). Other households with significant differences between the two measures were Couples with no children, Lone parents with dependent children, and Other household types all had around a ten percentage point higher rate of overcrowding using the rooms measure than the bedrooms measure.

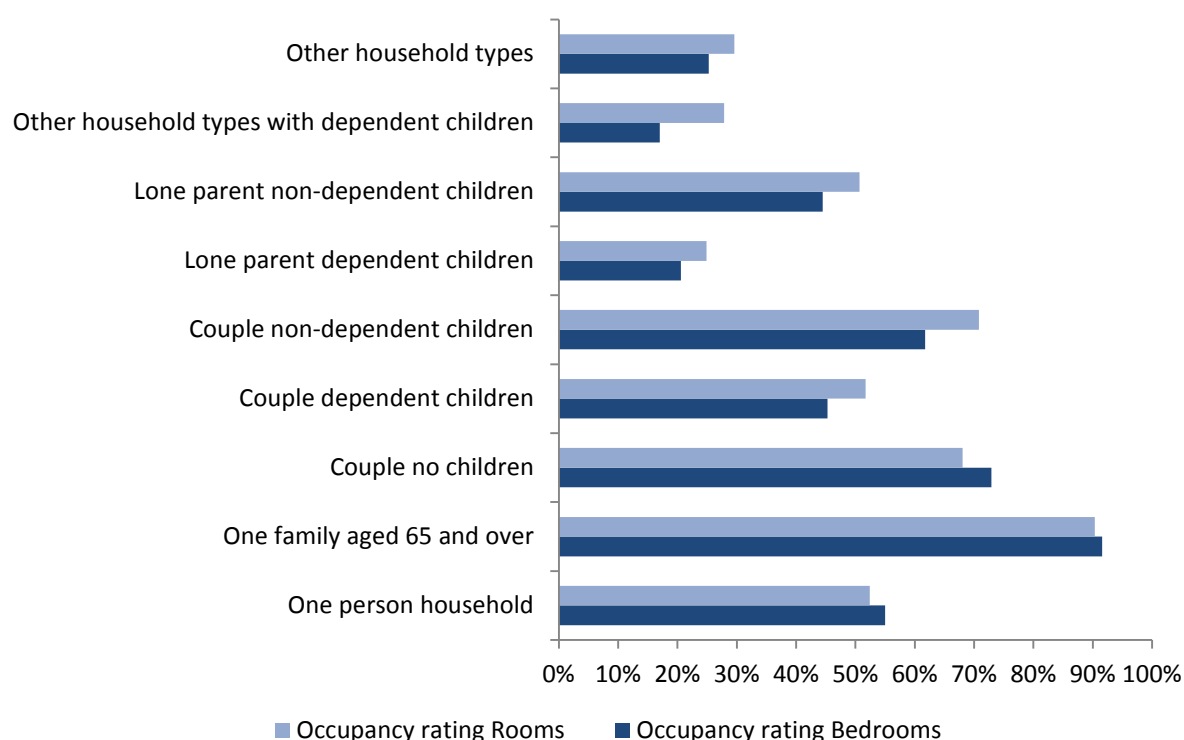
**Figure 4: Percentage of overcrowded households by household composition, London, 2011**



Census table DC4105EW1a

Figure 5 shows the rate of under-occupancy for all household composition types in London in 2011, comparing the rates for occupancy rating rooms with bedrooms. There are less significant differences for under-occupation than there were for overcrowding. Most noticeably, the rooms under-occupancy rate for Other households with dependent children was 11 percentage points higher (28 per cent) than the bedrooms measurement (17 per cent). Also of note, the rooms under-occupancy rate for Couple with non-dependent children households was nine percentage points higher (71 per cent) than the same for bedrooms (62 per cent).

**Figure 5: Percentage of under-occupied households by household composition, London, 2011**



*Census table DC4105EW1a*

As explained earlier, the rooms rate of occupancy is a less direct measure than bedrooms, as it can overestimate overcrowding and in some cases underestimate under-occupancy. As has already been noted, the 2001 Census did not ask respondents about the number of bedrooms in their household and so data on occupancy rating by bedrooms is not available for 2001. For this reason comparisons over time use the rooms ratings of occupancy. For comparisons between areas (for which data is available using the rooms or the bedrooms occupancy rating measures), the occupancy rating bedrooms measure has been used to determine overcrowding and under-occupation rates.

## Key findings:

### Overcrowding

- **2001-2011:** Over the inter-censal period between 2001 and 2011, overcrowding became more widespread. In 2011 22 per cent of households were overcrowded, a higher share than the 17 per cent in 2001.
- **London vs England & Wales:** London had a much higher rate of overcrowding than England & Wales in 2011. Over one in ten (12 per cent) households in London were overcrowded, compared to under half that proportion nationally (5 per cent).
- **Borough level:** Newham had the highest level of overcrowding of all London boroughs, with one quarter (25,800) of all households being overcrowded. Brent, Tower Hamlets, Haringey and Southwark also had much higher than average rates of overcrowding.
- **Tenure:** Social and Private rented households were much more likely to be overcrowded than average (London average 12 per cent) in London in 2011, at 18 per cent for both (using the bedrooms measure of overcrowding). Overcrowding rates in households owner occupying were much lower, at just five per cent (86,000).

The overcrowding rate in private rented households in London rose from 30 per cent in 2001, to 37 per cent in 2011 (using the rooms measure of overcrowding).

- **Household Composition:** Households with dependent children and 'Other' households were the household types in London with higher than average overcrowding rates in 2011. Of the 339,700 'Other' households (with no children or no dependent children), 30 per cent (100,200) were overcrowded; over double the London average.

Over half (52 per cent) of 'Other' households with dependent children were overcrowded; four times greater than the London average (12 per cent). There were 279,000 Lone parent with dependent children households in London in 2011, and one in four were overcrowded. Couples with dependent children households had a three percentage point higher share of overcrowded households (15 per cent) than average.

- **Ethnicity:** Households headed by a White British/ Irish Household Reference Person had the largest proportion of under-occupancy across all ethnic groups, with seven in ten living in under-occupied properties.

All ethnic groups bar White British/Irish had above average rates of overcrowding in London in 2011. The London average overcrowding rate using the persons per room measurement was 6 per cent of households. Groups with significantly higher shares were Asian (14 per cent), Black (11 per cent) and Other (12 per cent), all having around double the average.

Breaking ethnic groups down further into the 18 subgroups shows that Bangladeshi households had four times the average rate of overcrowding, and rates for Pakistani, African and Other Asian households were also much higher than average.

Bangladeshi households were the most overcrowded of all ethnic groups. Boroughs with the highest overcrowding rates among the Bangladeshi community were Tower Hamlets and Newham. 19 per cent of all households in Tower Hamlets and eight per cent in Newham were headed by an HRP of Bangladeshi ethnicity, however; they represented a 35 and 32 per cent share of all overcrowded households in these boroughs.

## Under-occupancy

- **2001-2011:** Under-occupancy remained the most likely condition of a household in both 2001 and 2011, with over half of households in both years under-occupied. The proportion fell slightly from 2001 to 2011 (57 per cent down to 51 per cent).
- **London vs England & Wales:** England & Wales had a much higher proportion of under-occupation, by around 20 percentage points. The majority of households in England & Wales had one or more extra bedroom than required in 2011, at 69 per cent (16.13 million) compared to 49 per cent in London.
- **Tenure:** Seven in ten (1.14 million) owner occupied households in London were under-occupied in 2011; around 20 percentage points more than the London average of half. Around three in ten private and social rented properties were under-occupied in London, much below average.
- **Household composition:** One Family households aged 65 and over had the highest rate of under-occupancy in London, at nine in ten being under-occupied (92 per cent). Couple with no children households had the second highest rate of under-occupancy, at over seven in ten (73 per cent) being under-occupied. Six in ten (62 per cent) couple with non-dependent children households were under-occupied in London.

## London Overview

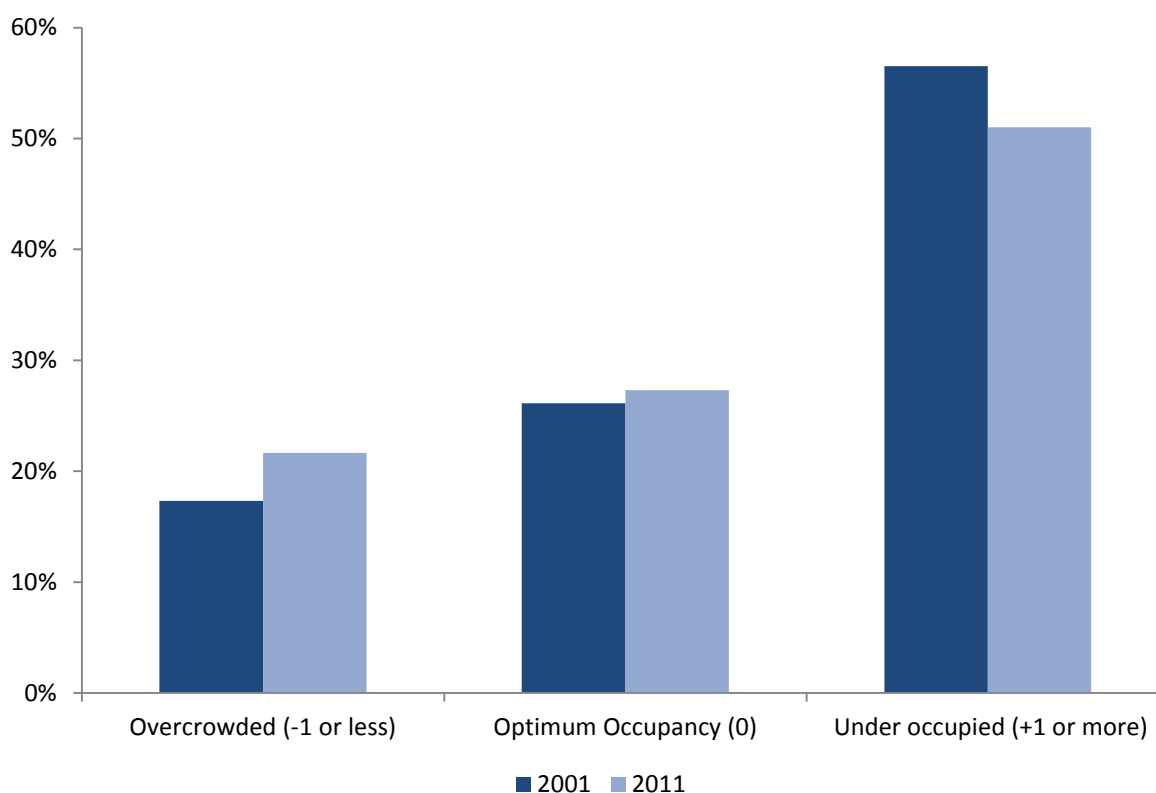
In London in 2011, households were more likely to be under-occupied than overcrowded or at the required occupancy rating. Half (1.61 million) of the 3.27 million households had one or more extra bedrooms per household. One in three (1.27 million) had the required number of bedrooms per household, and over one in ten (380,000) had too few bedrooms.

### Trends over time, London

(Occupancy rating rooms)

Figure 6 below shows the proportion of households in London that were overcrowded, at standard occupancy, or under-occupied in 2001 and 2011. These occupancy ratings were calculated using rooms rather than bedrooms to allow for inter-census comparison.

**Figure 6: Percentage of households at different occupancy ratings, London, 2001 and 2011**



Census table DC4104EW1a

Overcrowding became more prevalent over time in London, with higher proportions of households living in overcrowded accommodation in 2011 than 2001. Over one in five (22 per cent or 707,400) households in London in 2011 were overcrowded, a five percentage point higher share than in 2001 (17 per cent). The proportion of households that had the correct number of rooms for household members stayed around the same over time, both rates at just over one quarter of households (26 per cent in 2001 and 27 per cent in 2011).

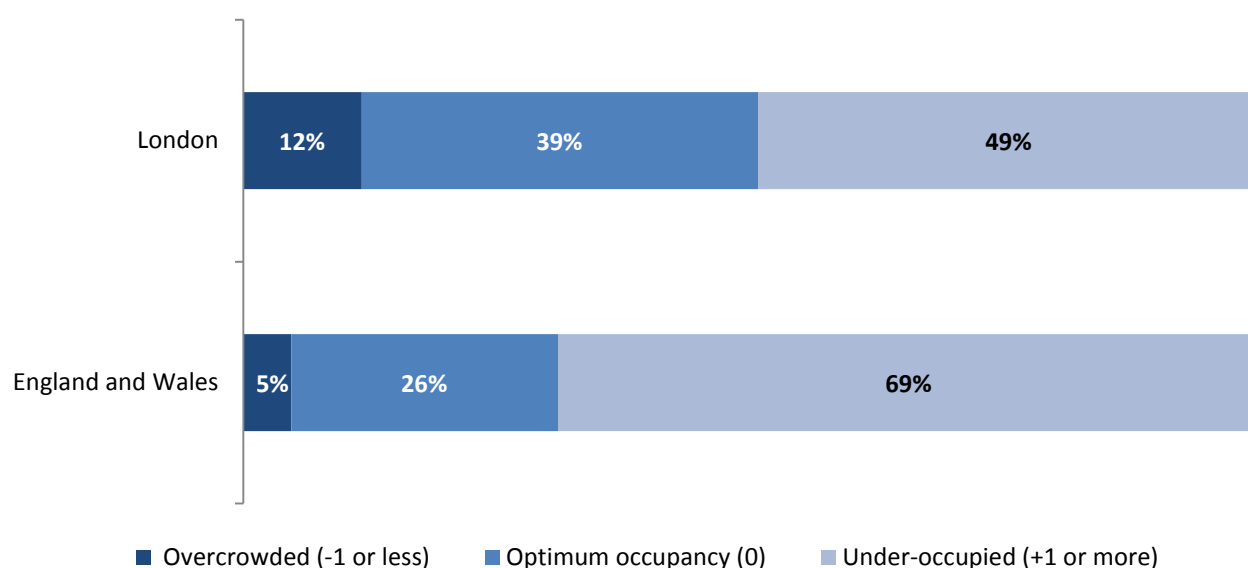
The share of under-occupied households decreased from 2001 to 2011 (57 per cent down to 51). In spite of this fall in proportions, under-occupancy remained the most likely condition of a household, with over half of households in both years under-occupied.

### London and England & Wales, 2011

(Occupancy rating bedrooms)

There were 3.27 million households in London and 23.37 million households in England & Wales in 2011. Households in England & Wales generally had more bedrooms than in London. Households with five or more bedrooms accounted for a similar proportion in both areas (five per cent for England & Wales and four per cent for London), however England & Wales had a nine percentage point higher rate of households with three bedrooms than London (42 per cent and 31 per cent respectively), and those with four bedrooms made up 14 per cent of all households in England & Wales, and 11 per cent in London. London therefore had higher shares of households with one or two bedrooms. London had double the proportion of households with one bedroom (22 per cent) than England & Wales, and a four percentage point higher rate of households with two bedrooms (32 per cent compared with 28 per cent respectively). Given that London was much more densely populated than England & Wales (51.99 persons per hectare compared to 3.71) in 2011, and households had relatively fewer bedrooms, it is not surprising (as explained below) that London had a much higher rate of overcrowding.

**Figure 7: Percentage of households at different occupancy ratings, London and England & Wales, 2011**



Census table DC4105EW1a

Figure 7 compares proportions of households in London that were overcrowded, under-occupied, or had the required number of bedrooms in 2011 with the national picture (England & Wales) in 2011. England & Wales had a much higher proportion of under-occupancy, by around 20 percentage points. The majority of households in England & Wales had one or more extra bedroom/(s) than required, at 69 per cent (16.13 million). As expected then, London had a much higher share of overcrowded households than England & Wales; over one in ten (12 per cent) households in London were overcrowded, compared to under half that proportion in England & Wales (5 per cent). More households in London had the required amount of

bedrooms in 2011 than nationally, at four in ten (1.27 million) compared to one in four (6.13 million) respectively.

### Borough level overview

(Occupancy rating bedrooms)

**Table 1: Occupancy ratings by borough, London, 2011 (shaded cells represent the five highest proportions)**

Area	Overcrowded ( -1 or less)		Required bedrooms (0)		Under occupied (+1 or more)	
Barking and Dagenham	9,500	14%	27,919	40%	32,262	46%
Barnet	13,913	10%	44,414	33%	77,589	57%
Bexley	4,490	5%	26,159	28%	61,955	67%
Brent	19,805	18%	45,175	41%	45,306	41%
Bromley	5,429	4%	35,383	27%	90,050	69%
Camden	12,198	13%	48,293	50%	37,043	38%
Croydon	14,297	10%	50,436	35%	80,277	55%
Ealing	17,601	14%	46,593	38%	59,888	48%
Enfield	13,720	11%	42,614	36%	63,582	53%
Greenwich	11,247	11%	38,457	38%	51,341	51%
Hackney	15,862	16%	51,214	50%	34,614	34%
Hammersmith and Fulham	10,178	13%	37,657	47%	32,755	41%
Haringey	16,582	16%	43,534	43%	41,839	41%
Harrow	8,849	11%	25,683	31%	49,736	59%
Havering	4,014	4%	25,925	27%	67,260	69%
Hillingdon	9,951	10%	33,758	34%	56,505	56%
Hounslow	12,185	13%	36,404	38%	46,313	49%
Islington	10,295	11%	49,121	53%	34,140	37%
Kensington and Chelsea	7,226	9%	36,930	47%	34,380	44%
Kingston upon Thames	3,805	6%	20,048	32%	39,786	63%
Lambeth	17,616	14%	58,996	45%	53,405	41%
Lewisham	14,387	12%	48,255	42%	53,449	46%
Merton	7,371	9%	25,579	33%	45,807	58%
Newham	25,768	25%	41,328	41%	34,423	34%
Redbridge	10,874	11%	32,179	33%	56,052	57%
Richmond upon Thames	3,197	4%	23,396	29%	53,242	67%
Southwark	18,875	16%	54,351	45%	47,196	39%
Sutton	4,291	6%	25,791	33%	48,092	62%
Tower Hamlets	16,964	17%	50,699	50%	33,594	33%
Waltham Forest	15,118	16%	36,261	37%	45,482	47%
Wandsworth	11,788	9%	54,568	42%	64,137	49%
Westminster, City of London	12,594	11%	56,304	51%	41,259	38%
<b>England &amp; Wales</b>	<b>1,100,606</b>	<b>5%</b>	<b>6,131,193</b>	<b>26%</b>	<b>16,134,245</b>	<b>69%</b>
<b>London</b>	<b>379,990</b>	<b>12%</b>	<b>1,273,424</b>	<b>39%</b>	<b>1,612,759</b>	<b>49%</b>

Census table DC4105EW1a

Table 1 shows the proportions of households in each London Borough that were overcrowded, had the required number of bedrooms, or were under-occupied in 2011. Cells coloured Grey show the five boroughs with the highest rates of each occupancy rating in London in 2011.

The borough with by far the highest level of overcrowding in 2011 was Newham; one quarter (25,800) of all households in Newham were overcrowded. This share was seven percentage points higher than the borough with the second highest rate of overcrowded households, Brent. Brent, Tower Hamlets, Haringey and Southwark all had high levels of overcrowding, between 16 and 18 per cent of households.

The proportion of under-occupied households in London was just under half (49 per cent) households. Havering had the highest rate of under-occupation; seven in ten (67,300) households were under-occupied in Havering in 2011. Other boroughs with very high levels of under-occupation were Bromley, Bexley, Richmond upon Thames and Kingston upon Thames, all with under-occupancy shares of between 65 per cent and 69 per cent.

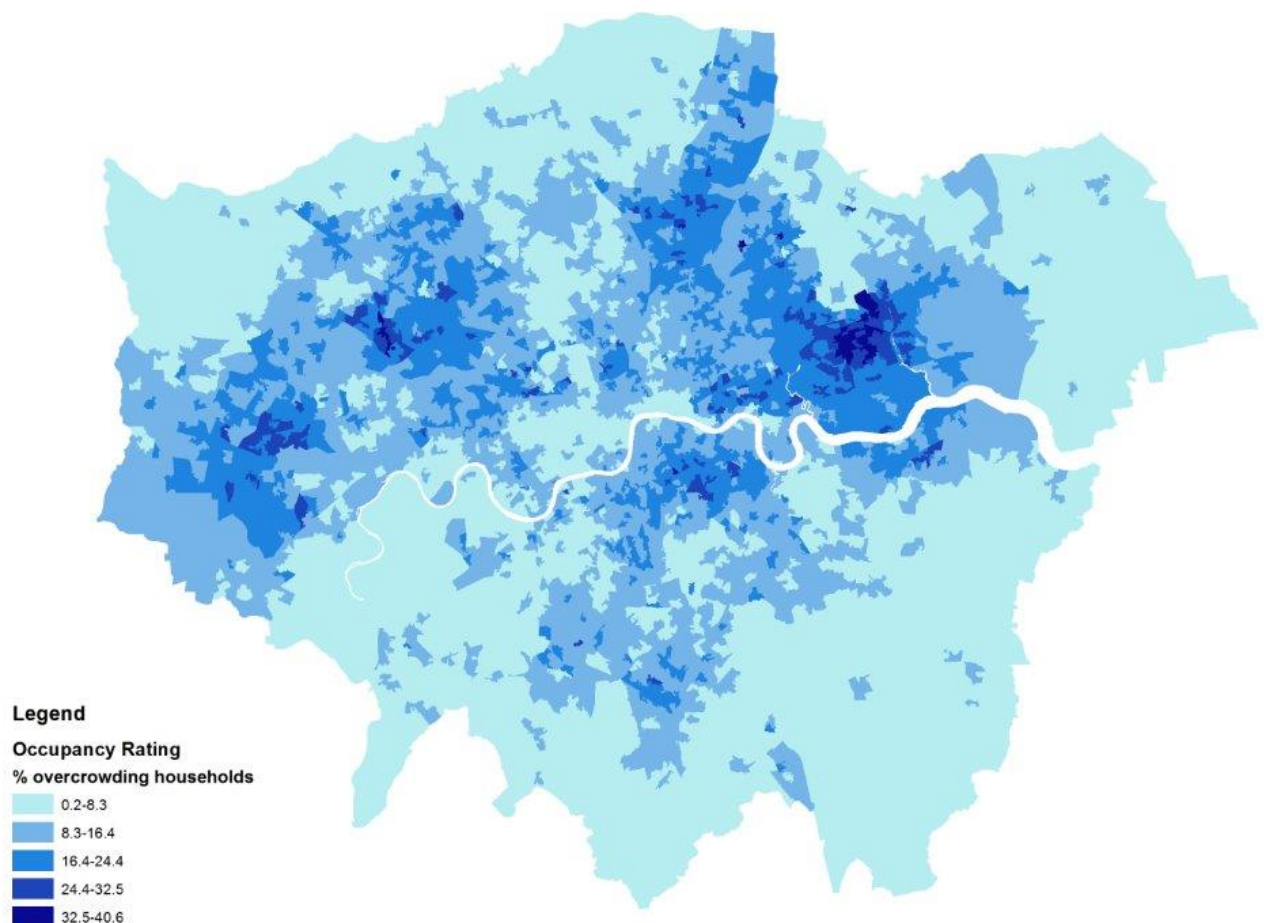
In London in 2011, 39 per cent of households had the required number of bedrooms (occupancy rating of 0). Boroughs with an above average proportion of households with the correct number of bedrooms were Islington at 53 per cent, Westminster and the City of London (merged) at 51 per cent, and Hackney, Tower Hamlets and Camden at 50 per cent.

### Overcrowding at LSOA Level (Occupancy rating bedrooms)

Figure 8 shows the proportion of households in each Lower Super Output Area (LSOA) in London that were overcrowded (with an occupancy rating of -1 or below) in 2011. The darkest blue colour indicates LSOAs whereby 33 to 41 per cent of all households there were overcrowded in 2011; 19 to 27 percentage points above the London average.

Boroughs with numerous LSOAs where over a quarter of all households were overcrowded were Newham, Brent, Haringey, Southwark, Ealing and Hounslow. LSOAs in Newham were most overcrowded, in particular LSOAs in the wards Ilford, Green Street East, Green Street West, and East Ham Central. Brent also has many LSOAs in the two darkest shades on the map, with LSOAs in wards Wembley Central, Alperton and Sudbury having very high shares of overcrowded households.

**Figure 8: Percentage of overcrowded households, LSOA Level, London, 2011**



*Census table QS412EW*

## Tenure

The 2011 and 2001 Censuses collected data on housing tenure. The data below shows households split into three housing tenure categories: owner occupied; social rented or private rented. Owner-occupied dwellings are those which are owned outright or have been bought with a mortgage (including shared ownership) by the occupier. Social rented properties are housing rented from a Housing Association or Local Authority by the occupier. The third type of tenure is private rented properties, and these are defined as all non-owner-occupied properties other than those social rented, including property occupied rent-free by someone other than the owner.

The last 20 years have seen a shift in housing in London, away from owner occupation and towards private renting. This trend has become particularly apparent in the last decade. In 2001, 57 per cent of households in London lived in owner occupied properties. This share dropped by seven percentage points, to 50 per cent (1.62 million) in 2011. Social renting rates stayed around the same over this period, at around a quarter of all households in social rented properties in both 2001 and 2011 (26 per cent and 24 per cent respectively). The proportion of households in private rented accommodation increased significantly during the intercensal period, going from 17 per cent in 2001 to 26 per cent (861,900) in 2011.

England & Wales had higher rates of owner occupation in 2011 than London. In London, 50 per cent of households lived in owned properties, and this figure was 64 per cent nationally. Households in London were therefore more likely to reside in social or private rented properties than households in England & Wales. The proportion of households living in social and private rented accommodation in London in 2011 was a quarter for each (786,000 and 861,900 respectively). These proportions were much larger than the under one sixth in each category nationally (4.12 and 4.22 million respectively).

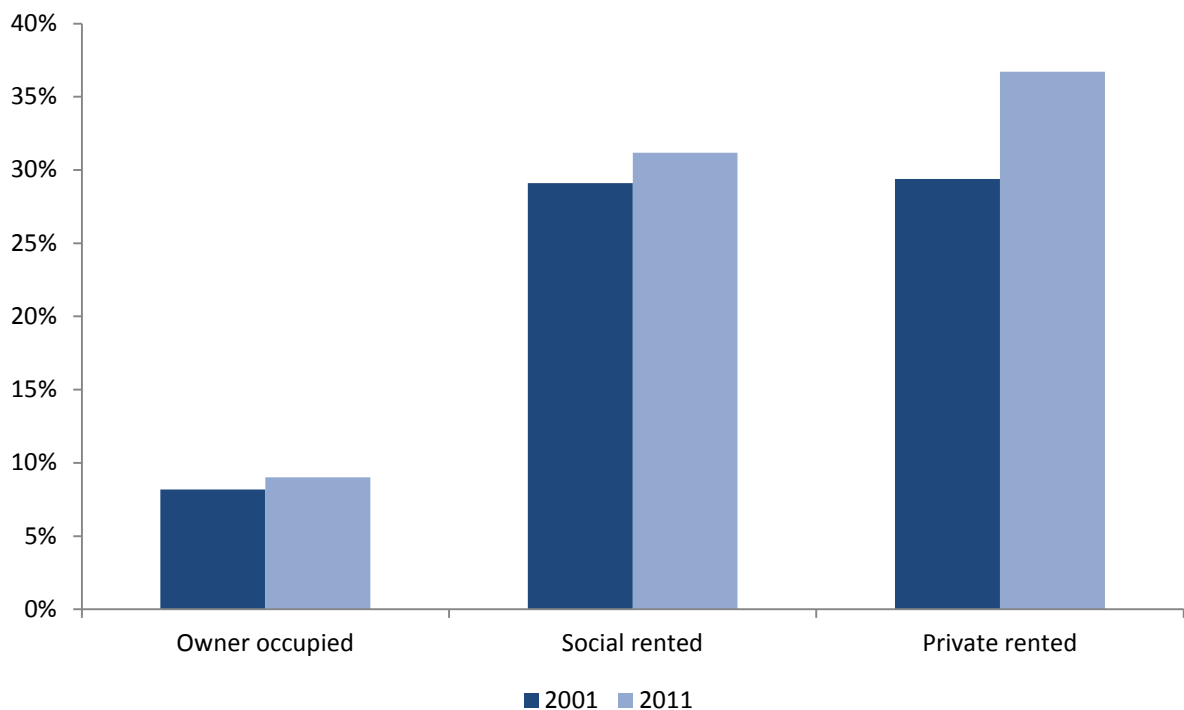
### Trends over time, London

(Occupancy rating rooms)

Overcrowding was much more prevalent in social and private rented properties than owner occupied, both in 2001 and 2011 (as shown in Figure 9). In 2001, three in ten private and social rented (29 per cent for each) households were overcrowded. Over the decade, the shares of overcrowded households within both these tenures grew, but only significantly in the private rented sector. Proportions of overcrowding in private rented households grew by eight percentage points, to 37 per cent.

This, allied with the growth in the private rented sector over the decade, goes some way to explaining the overall rise in overcrowding in London between 2001 and 2011.

**Figure 9: Percentage of Overcrowded households by tenure, London, 2001 and 2011**



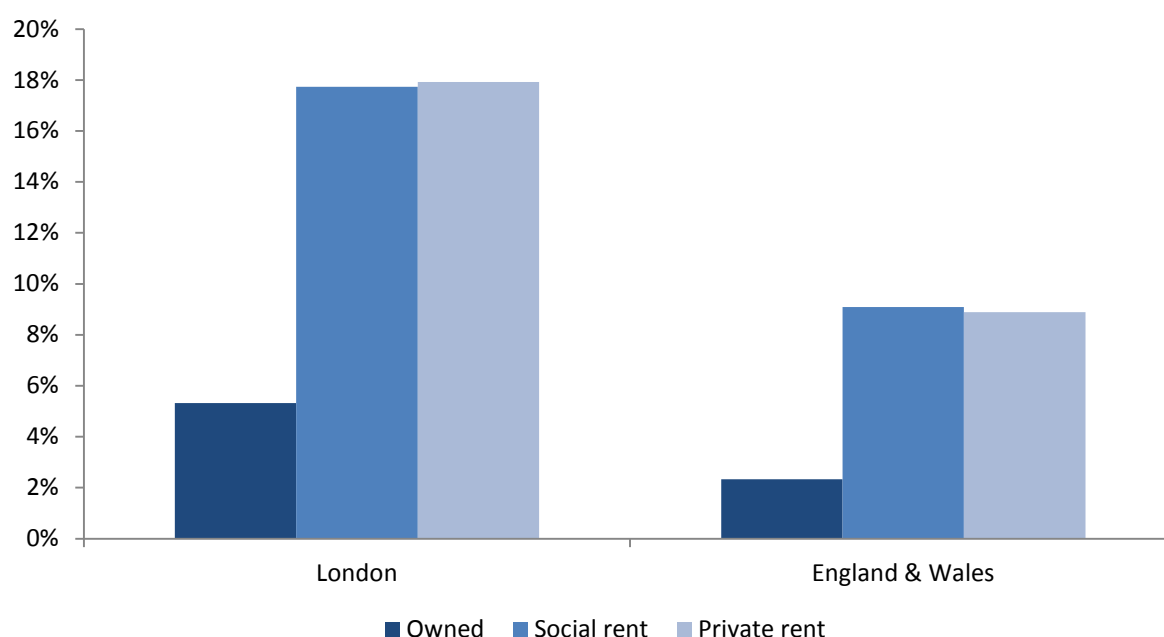
Census table DC4104EW1a

## London and England & Wales, 2011

(Occupancy rating bedrooms)

Figure 10 shows the percentage of overcrowded households in each housing tenure type in 2011, comparing London with England & Wales. Both shared a similar pattern across tenures, with overcrowding rates in private and social rented households being triple that of those in owner occupying households in both areas. London had higher proportions of overcrowding across all tenures.

**Figure 10: Percentage of overcrowded households by tenure, London and England & Wales, 2011**



Census table DC4105EW1a

More than one in six households in both private and social (18 per cent for both) rented properties were overcrowded in London in 2011, much higher than the London average of 12 per cent. The proportions were half of those for England & Wales; just less than one in ten households in both private and social (nine per cent) rented accommodation were overcrowded in 2011. Overcrowding rates in households owner occupying were low in both areas. One in twenty (86,000) of owner occupied households in London were overcrowded, while this figure was just one in fifty (351,300) for England & Wales.

## Borough Level

(Occupancy rating bedrooms)

Table 2 shows the proportion of all households in each housing tenure that were overcrowded by borough in 2011. Boroughs with the highest proportions in each tenure type are highlighted grey. There were some interesting variations across London boroughs.

Newham was the most overcrowded borough across all housing tenures. The proportion of owner occupied households that were overcrowded in London in 2011 was five per cent. This

share was 17 per cent in Newham; 12 percentage points higher than the London average. Overall, 18 per cent of social rented households in London were overcrowded. Newham had a five percentage point higher share at 23 per cent; the same rate for Haringey and Tower Hamlets. The average rate of overcrowding in private rented households in 2011 in London was 18 per cent. Newham's proportion was over double that, at 36 per cent, while private rented households in Brent and Waltham Forest also had high rates of overcrowding, at 29 per cent and 27 per cent respectively.

**Table 2: Occupancy ratings by tenure, borough-level, London, 2011 (shaded cells represent the five highest proportions)**

Area	Owned		Social rent		Private rent	
Barking and Dagenham	3,135	9%	3,439	15%	2,926	23%
Barnet	3,388	4%	3,442	18%	7,083	19%
Bexley	1,984	3%	1,250	9%	1,256	11%
Brent	4,629	10%	5,253	20%	9,923	29%
Bromley	1,767	2%	2,157	12%	1,505	8%
Camden	1,985	6%	6,561	20%	3,652	11%
Croydon	4,178	5%	4,329	17%	5,790	18%
Ealing	4,867	7%	4,594	20%	8,140	23%
Enfield	3,896	6%	4,101	20%	5,723	20%
Greenwich	2,531	6%	4,961	14%	3,755	18%
Hackney	1,858	7%	8,447	19%	5,557	18%
Hammersmith and Fulham	1,353	5%	4,173	17%	4,652	17%
Haringey	2,465	6%	6,271	23%	7,846	23%
Harrow	3,007	5%	1,710	19%	4,132	21%
Havering	1,786	3%	1,354	10%	874	8%
Hillingdon	3,508	6%	2,845	17%	3,598	19%
Hounslow	3,517	7%	3,726	17%	4,942	21%
Islington	1,258	5%	6,006	15%	3,031	12%
Kensington and Chelsea	1,477	5%	3,212	17%	2,537	8%
Kingston upon Thames	1,096	3%	1,029	14%	1,680	11%
Lambeth	2,249	5%	7,933	17%	7,434	19%
Lewisham	2,830	6%	5,931	17%	5,626	19%
Merton	2,256	5%	2,027	18%	3,088	15%
Newham	5,928	17%	6,942	23%	12,898	36%
Redbridge	3,898	6%	1,868	17%	5,108	21%
Richmond upon Thames	841	2%	1,041	10%	1,315	7%
Southwark	2,440	7%	10,357	20%	6,078	20%
Sutton	1,609	3%	1,295	11%	1,387	11%
Tower Hamlets	2,559	10%	9,010	23%	5,395	16%
Waltham Forest	3,737	8%	4,371	20%	7,010	27%
Wandsworth	2,126	4%	4,224	16%	5,438	13%
Westminster, City of London	1,922	6%	5,547	20%	5,125	11%
<b>England and Wales</b>	<b>351,317</b>	<b>2%</b>	<b>374,500</b>	<b>9%</b>	<b>374,789</b>	<b>9%</b>
<b>London</b>	<b>86,080</b>	<b>5%</b>	<b>139,406</b>	<b>18%</b>	<b>154,504</b>	<b>18%</b>

Census table DC4105EW1a

## Under-occupation by Tenure

### Trends over time, London

(Occupancy rating rooms)

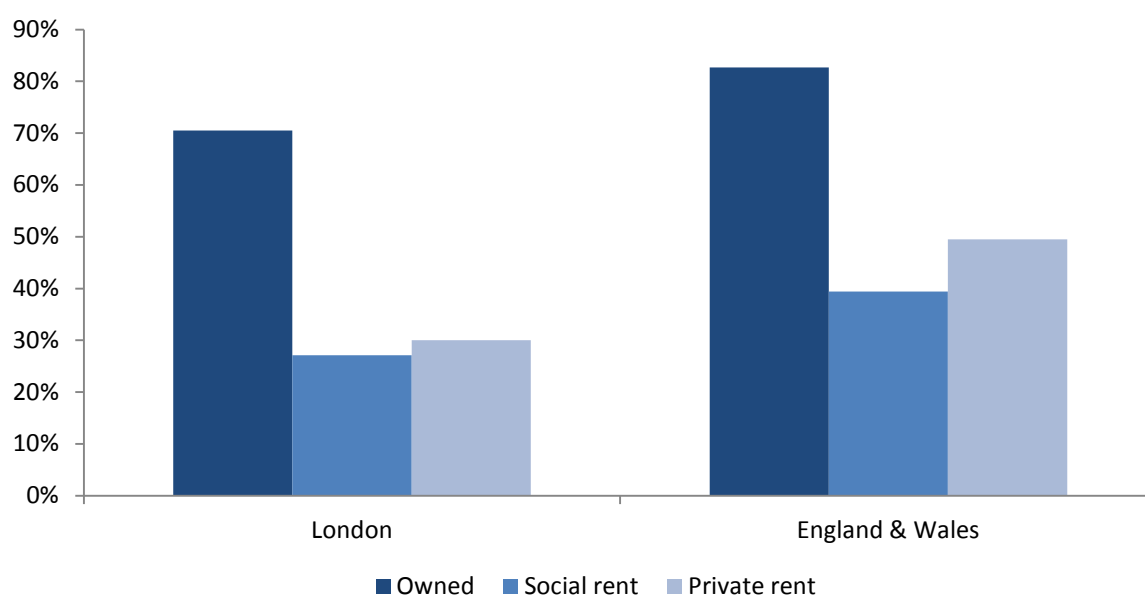
Proportions of under-occupied households (those with an occupancy rating of +1 or more rooms) varied considerably across housing tenures. Of all households owner occupying, just over three-quarters were under-occupied in both 2001 (74 per cent) and 2011 (73 per cent). Proportions of under-occupation in social rented households declined by three percentage points between the censuses, from 31 per cent in 2001 to 28 per cent in 2011. Households private renting also had less chance of being under-occupied in 2011: nearly four in ten (37 per cent) private rented households in 2001 were under-occupied, and this share dropped by seven percentage points to three in ten (30 per cent) in 2011.

### London and England & Wales, 2011

(Occupancy rating bedrooms)

Figure 11 shows under-occupation by housing tenure in 2011, comparing London with England & Wales. The majority of owner occupied households in both London and England & Wales in 2011 were under-occupied.

**Figure 11: Percentage of under-occupied households by tenure, London and England & Wales, 2011**



Census table DC4105EW1a

Seven in ten (1.14 million) owner occupied households in London were under-occupied; around 20 percentage points higher than the rate for all tenures in London of half. The figure for England & Wales was even higher than London, at over eight in ten owner occupying households being under-occupied. Proportions of households in private and social rent that were under-occupied in London were similar, at around three in ten (30 per cent and 27 per

cent respectively). However, under-occupation in these tenures was less prevalent in London than in the rest of England & Wales.

Nationally, four in ten (39 per cent) social rented households were under-occupied in 2011; 12 percentage points higher than London. This share was even higher in private rented households, at half (50 per cent) being under-occupied, which was nearly a 20 percentage point higher proportion than London. As previously explained, this higher rate of under-occupation across all tenures in England & Wales is likely to be due to the fact that London had a higher persons per hectare rate than England & Wales, and households in London generally had fewer bedrooms.

### **Borough Level**

(Occupancy rating bedrooms)

Under occupation appears to be concentrated in the outer London boroughs across all tenure types. Among owner occupied households, Richmond upon Thames (82 per cent), Bromley (81 per cent) and Havering (80 per cent) all had the highest level of under-occupancy. The boroughs with the highest rates of under-occupation within social rented properties were Barking and Dagenham and Greenwich (both at 33 per cent) and Bexley at 32 per cent. Although higher than average, the difference between these boroughs and the London average was only around four to five percentage points. Within private rented households however, this difference was much greater. Just under half of private rented households in Havering and Richmond upon Thames (46 per cent for both) were under-occupied; a 16 percentage point higher share than the average for private rented households in London (30 per cent). These high rates of under occupation could be linked to the proportion of households in these outer boroughs that had households with four bedrooms and over. In London, 15 per cent of households had 4 or more bedrooms. The majority of outer London boroughs had higher rates than this average, with just under a quarter of Richmond upon Thames' (24 per cent) and Bromley's (23 per cent) households having four or more bedrooms.

## Household Composition

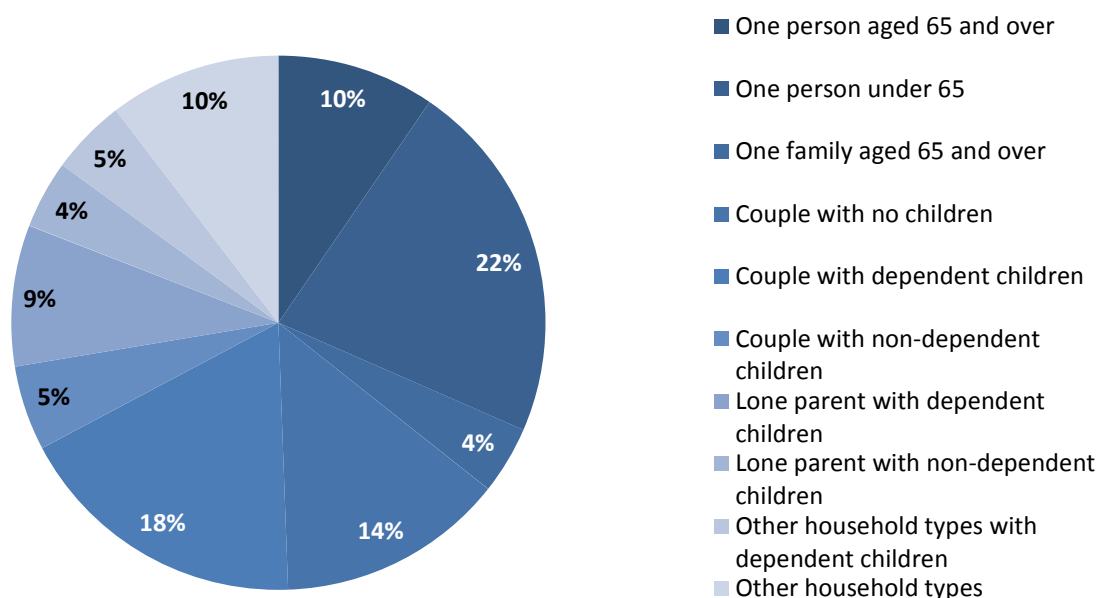
The 2011 Census classified households according to relationships between household members (household composition). There are three main types of household; one family, one person, or other. One family households are classified by the type of family (married couple or same-sex civil partnership couple, cohabiting couple or aged 65 and over) and whether they have no children, dependent children, or non-dependent children. One person households are classified by age. A variety of households fit into the 'Other' group, which includes:

- Any household type listed above with a lodger
- Two families living together in one property, including extended family (i.e. Grandparents living with their children and their grandchildren) or two non-related families
- Adult siblings
- Full-time students
- People living together that are "not in a couple"

'Other' household types accounted for a relatively high share in London in 2011 at 15 per cent of all households, compared to 8 per cent in England & Wales. This report looks at 'Other' household types (listed above) with dependent children as a separate group to those without.

Figure 12 shows the proportions of each household type in London in 2011. The household types with the largest shares were One person under 65 (22 per cent), Couples with dependent children (18 per cent), and Couples with no children (14 per cent).

**Figure 12: Percentage of households in each composition type, London, 2011**



Census table DC4104EW1a

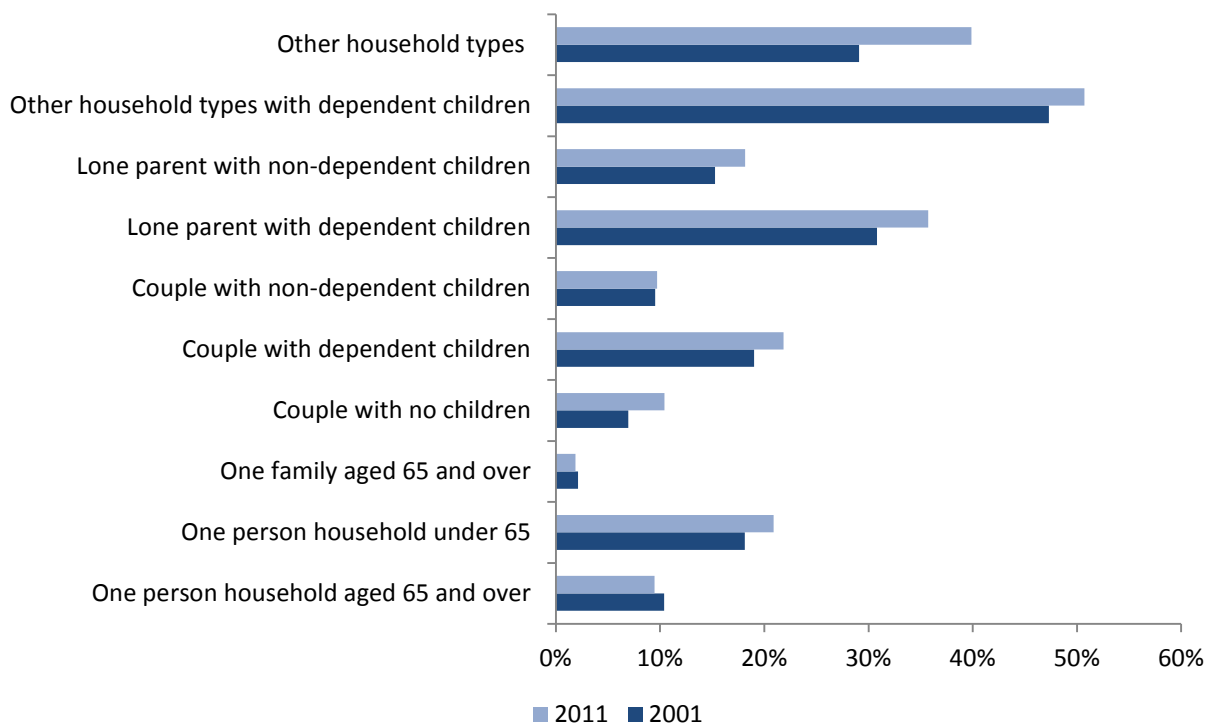
## Overcrowding by Household Composition

### Trends over time, London

(Occupancy rating rooms)

Figure 13 shows the proportion of each household composition type that was overcrowded in London, comparing 2001 with 2011. The pattern of overcrowding rates was the same over this period, with Other household types with dependent children being the most overcrowded. In 2011, half (77,500) of these households were living in overcrowded properties. Lone parent households with dependent children also had large proportions of overcrowding in both censuses; over a third (36 per cent) of these households were overcrowded in 2011. Other household types (without dependent children) also had a higher than average rate of overcrowding, at four in ten (40 per cent). These three household types were also the most overcrowded in 2001; however, proportions of each increased over time. Most noticeably, overcrowding in Other household types had increased by over ten percentage points, from 29 per cent in 2001 to 40 per cent in 2011. Also of note is that overcrowding among Lone parent with dependent children households increased by five percentage points during the intercensal period (31 per cent to 36 per cent).

**Figure 13: Percentage of overcrowded households by household composition, London, 2001 and 2011**



Census table DC4104EW1a

## London and England & Wales, 2011

(Occupancy rating bedrooms)

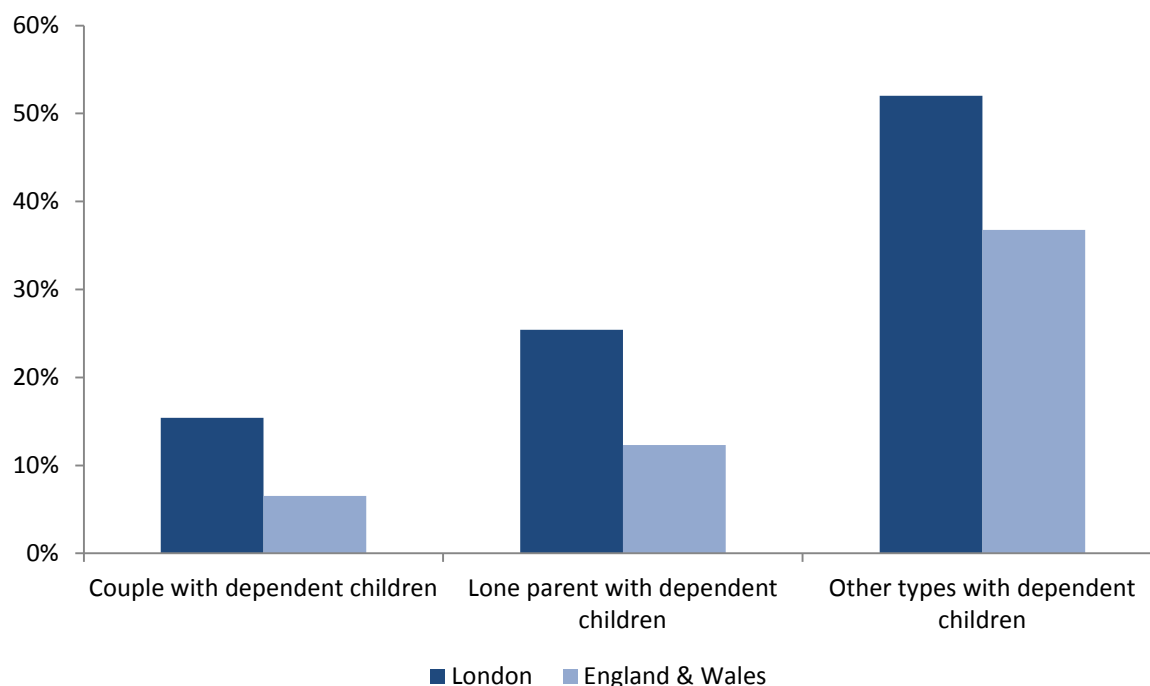
The only household composition types in both London and England & Wales with significantly above average proportions of overcrowding were households with dependent children (examined in detail below), and 'Other' household types. Of the 339,700 'Other' households in London, 30 per cent (100,200) were overcrowded; over double the London average. In England & Wales there were 1.24 million of these households, and 19 per cent of them were overcrowded; four times the average in England & Wales (of 5 per cent).

Households with dependent children consisted of Couples with dependent children (comprised of married or same-sex civil partnership couples and cohabiting couples), Lone parents with dependent children, and Other family types with dependent children. Of the 3.27 million households in London, three in ten (1.01 million or 31 per cent) had dependent children. This share was almost the same as the proportion of households nationally with dependent children (6.79 million or 29 per cent). However, London had much higher overcrowding rates than England & Wales among households with dependent children. Nearly one in four (24 per cent or 238,100) households with dependent children were overcrowded in London, compared with just one in ten (11 per cent or 724,300) in England & Wales.

Much of this difference in overcrowding levels between London and England & Wales is a result of greater overcrowding in London in general rather than a particular propensity among dependent children households in London. Nationally, overcrowded households with dependent children accounted for 66 per cent of all overcrowded households in 2011. In London the proportion was 63 per cent. This similarity suggests that the greater propensity for overcrowding in dependent children households in London is a factor of their location in London rather than their status as dependent children households.

Figure 14 shows proportions of each dependent children household, comparing London with England & Wales in 2011. Both areas had the same pattern among these households, with Other types having the highest rate of overcrowding, followed by Lone parents, and lastly Couple families. Both areas also had much higher rates of overcrowding in each of these household types than the areas' average; however, London had higher proportions of overcrowding within each.

**Figure 14: Percentage of overcrowded households by households with dependent children, London and England & Wales, 2011**



Census table DC4105EW1a

There were 149,000 'Other' types of households with dependent children in London, and 612,600 in England and Wales in 2011. Of those in London, over half (52 per cent) were overcrowded, which was over four times the average overcrowding rate for London (of 12 per cent). This proportion was lower in England & Wales, but still significantly above average at 37 per cent.

London had double the proportion of overcrowding in Couple and Lone parent with dependent children households than England & Wales. There were 279,000 Lone parent with dependent children households in London in 2011. One in four (70,900) were overcrowded, while in England & Wales this share was one in eight (12 per cent). There were 581,800 Couples with dependent children in London, and 4.5 million in England & Wales. Of those in London, 15 per cent (89,600) were living in overcrowded households, a four percentage point higher share than the average for London. In England & Wales, just seven per cent of Couple with dependent children households were overcrowded; eight percentage points lower than the London rate but still higher than the national average.

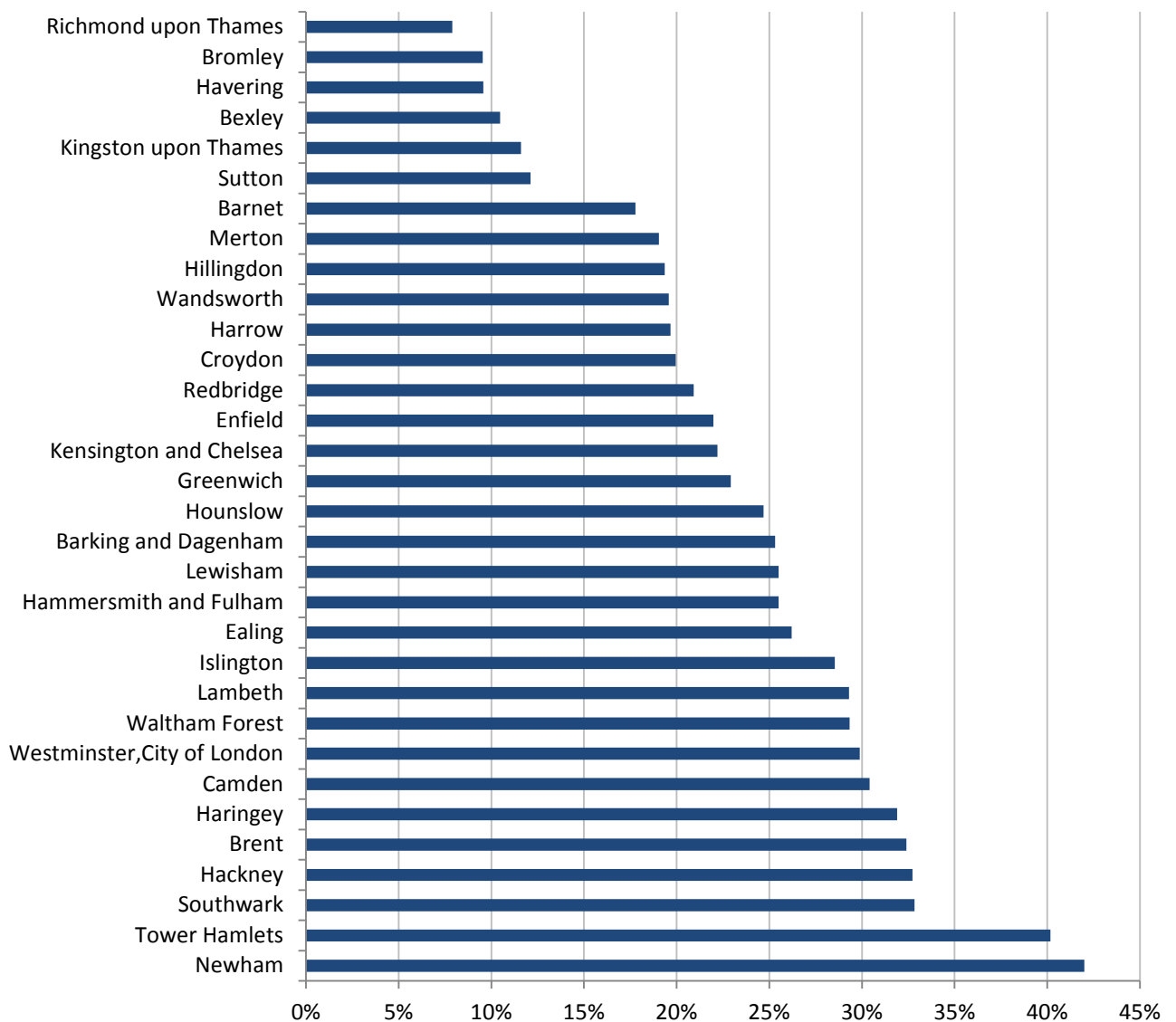
**Borough Level**

(Occupancy rating bedrooms)

The proportion of households with dependent children varied greatly by borough in 2011. As mentioned above, the average proportion for London was 31 per cent of all households. Barking and Dagenham had over a ten percentage point higher share than average, at 42 per cent of all households. Boroughs that also had much higher than average proportions were Newham and Redbridge, both at 39 per cent. Less than one in five (19 per cent) households in Westminster and the City of London (merged) had dependent children, 12 percentage points lower than the London average. Other boroughs with low proportions of households with dependent children included Kensington and Chelsea (20 per cent), Camden (22 per cent) and Islington (22 per cent).

Figure 15 shows the percentages of all households with dependent children in each borough that were overcrowded in 2011. The average overcrowding rate in these households for London was 24 per cent. Newham had nearly double this, at 42 per cent. Other boroughs also with high rates of overcrowding in these households include Tower Hamlets, at four in ten (40 per cent), and Southwark and Hackney (33 per cent for both). Boroughs with very low proportions of overcrowding were Havering, Bromley and Richmond upon Thames, and all with one in ten or less households with dependent children being overcrowded (10, 10 and 7.9 per cent respectively).

**Figure 15: Percentage of overcrowded households by households with dependent children, borough-level, 2011**



DC4105EW/a

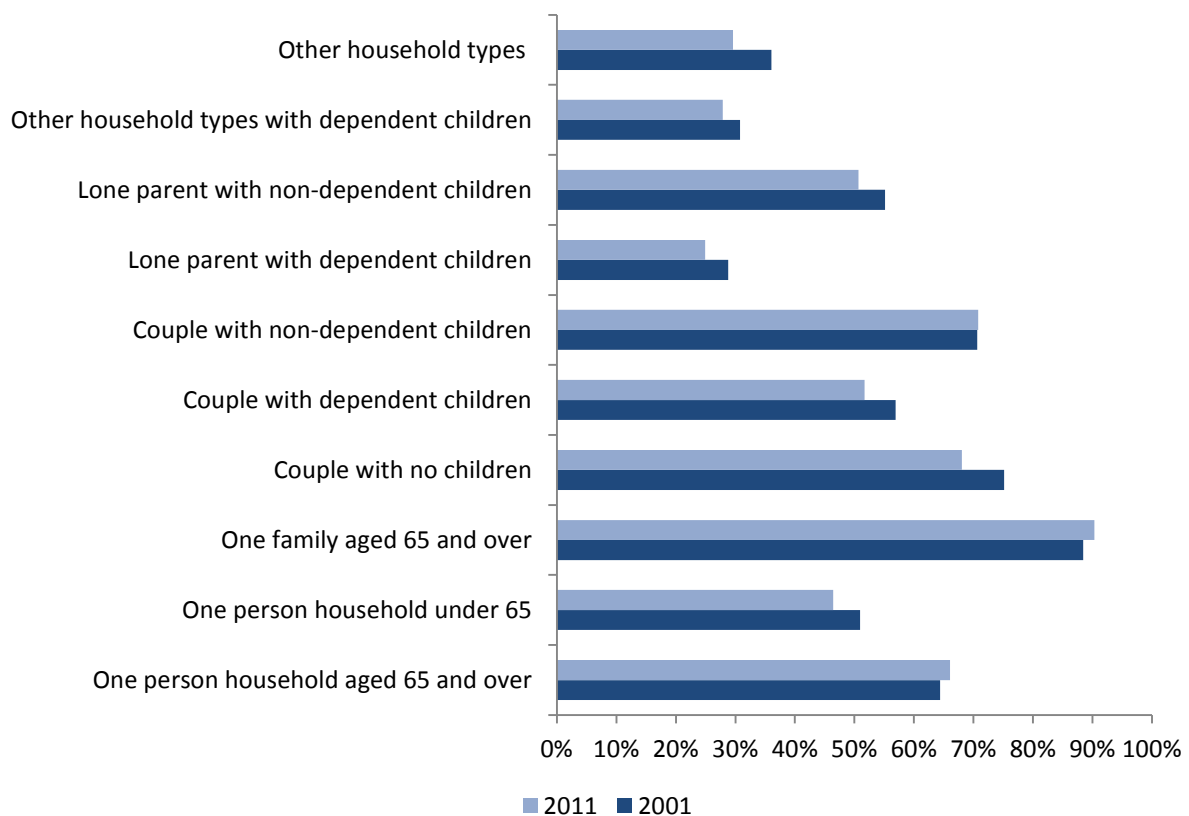
## Under-occupation by Household Composition

### Trends over time, London

(Occupancy rating rooms)

Figure 16 shows proportions of each household type that were under-occupied in 2001 and 2011. Patterns were similar across both censuses. In both years, around nine in ten (88 per cent in 2001 and 90 per cent in 2011) One family households aged 65 and over were under-occupied. Couple with no children and Couple with non-dependent children households also had high levels of under-occupation. Around one in seven of both household types were under-occupied in London in both 2001 and 2011. There were some noticeable variations over the decade. Most significantly, under-occupation among Couples with no children declined by seven percentage points, from 75 per cent in 2001 to 68 per cent in 2011. Under-occupation rates in Other, One person under 65, and Lone parents with non-dependent children households also declined substantially over this period, by around five to six percentage points.

**Figure 16: Percentage of under-occupied households by household composition, London, 2001 and 2011**



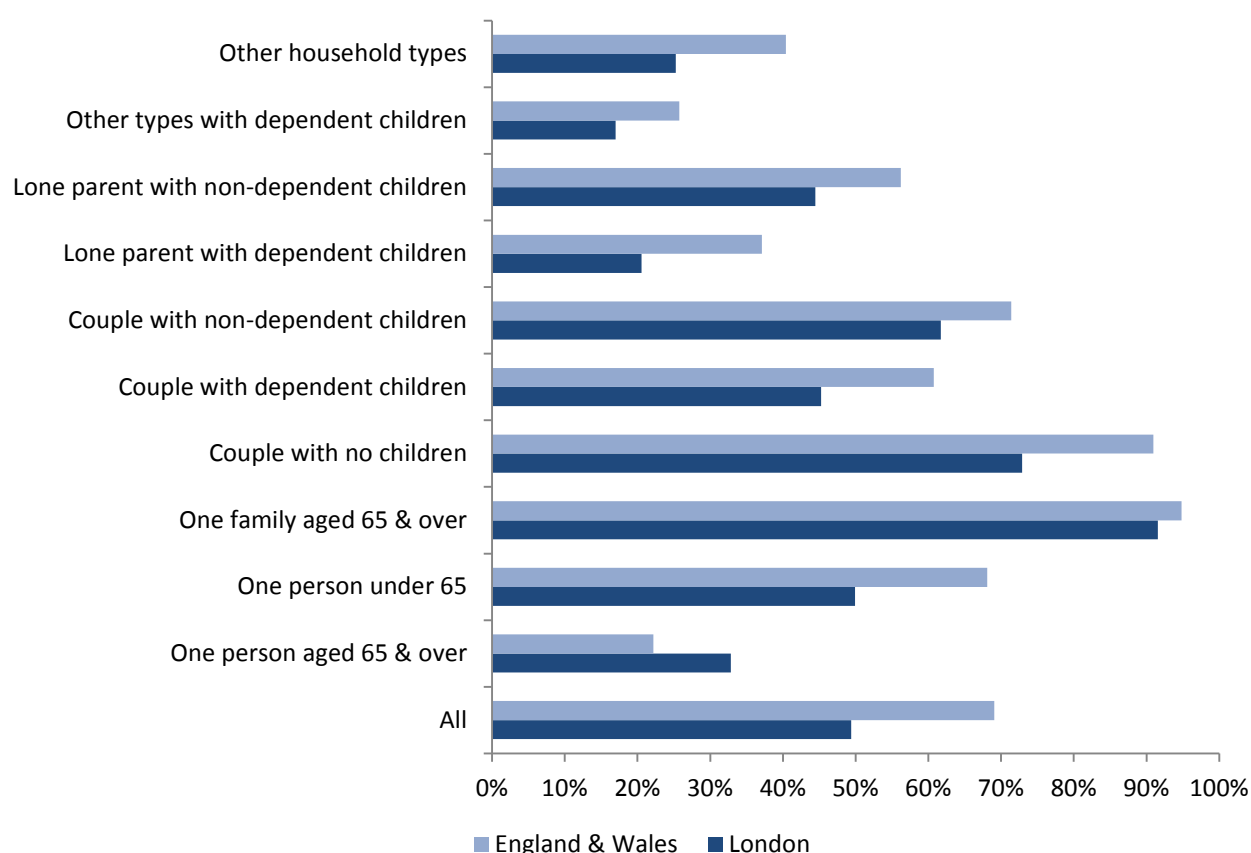
Census table DC4104EW1a

## London and England & Wales, 2011

(Occupancy rating bedrooms)

Figure 17 shows the proportion of households in each household type that were under-occupied in 2011, comparing London with England & Wales. Half (49 per cent) of all households in London were under-occupied, while in England & Wales seven in ten (69 per cent) were under-occupied. In both London and England & Wales, One family households aged 65 and over had the highest rate of under-occupancy, with nearly all households of this type being under-occupied. Of the 134,100 One family aged 65 and over households in London, 122,800 or 92 per cent were under-occupied. England and Wales had a similar rate of under-occupancy among these households, at 95 per cent.

**Figure 17: Percentage of under-occupied households by household composition, London and England & Wales, 2011**



Census table DC4105EW1a

In both areas, Couple with no children households had the second highest rate of under-occupancy. Proportions of under-occupancy in these household types in both London and England & Wales were around 20 percentage points higher than their respective averages, at 73 per cent (327,800) for London and 91 per cent for England & Wales. The household type with the next highest rate of under-occupation for both areas was couples with non-dependent children; 62 per cent of those households were under-occupied in London and 71 per cent in England & Wales. One person households under 65 years had around the average proportion of under-occupancy in both areas (50 per cent and 68 per cent respectively).

All households with dependent children had lower than average proportions of under-occupancy in both areas, which is to be expected given that they had much higher than average rates of overcrowding. Lone parents with non-dependent children had a lower than average under-occupancy rate in both areas, at 45 per cent in London and 56 per cent in England & Wales. The rate of under-occupancy in One person households aged 65 and over was the only other significant difference between London and England & Wales. In England & Wales, the proportion of these households that were under-occupied was much below average; 22 per cent compared with a national average of 69 per cent. This was the household type with the lowest rate of under-occupancy nationally. However, in London, although lower than the average, the proportion of these households that were under-occupied in 2011 was not the lowest of all household types, at 33 per cent.

### **Borough Level**

(Occupancy rating bedrooms)

The three household composition types with above average rates of under-occupancy in London (average 49 per cent) in 2011 were One family aged 65 and over (92 per cent), Couple with non-dependent children (62 per cent) and Couple with no children (73 per cent) households. The proportions of under-occupancy for each of these three household composition types have been examined at borough-level below.

#### ***One Family Aged 65 and Over Households***

One family aged 65 and over households had shares much higher than the London average of under-occupancy in all boroughs. The boroughs with the highest under-occupancy rates were Havering (96 per cent), Croydon (95 per cent) and Bromley (95 per cent). The boroughs with the lowest proportions of under-occupancy were Westminster and City of London (merged, 75 per cent), Tower Hamlets (79 per cent) and Hackney (80 per cent), but all still had much higher proportions than the London average.

#### ***Couple with Non-dependent Children Households***

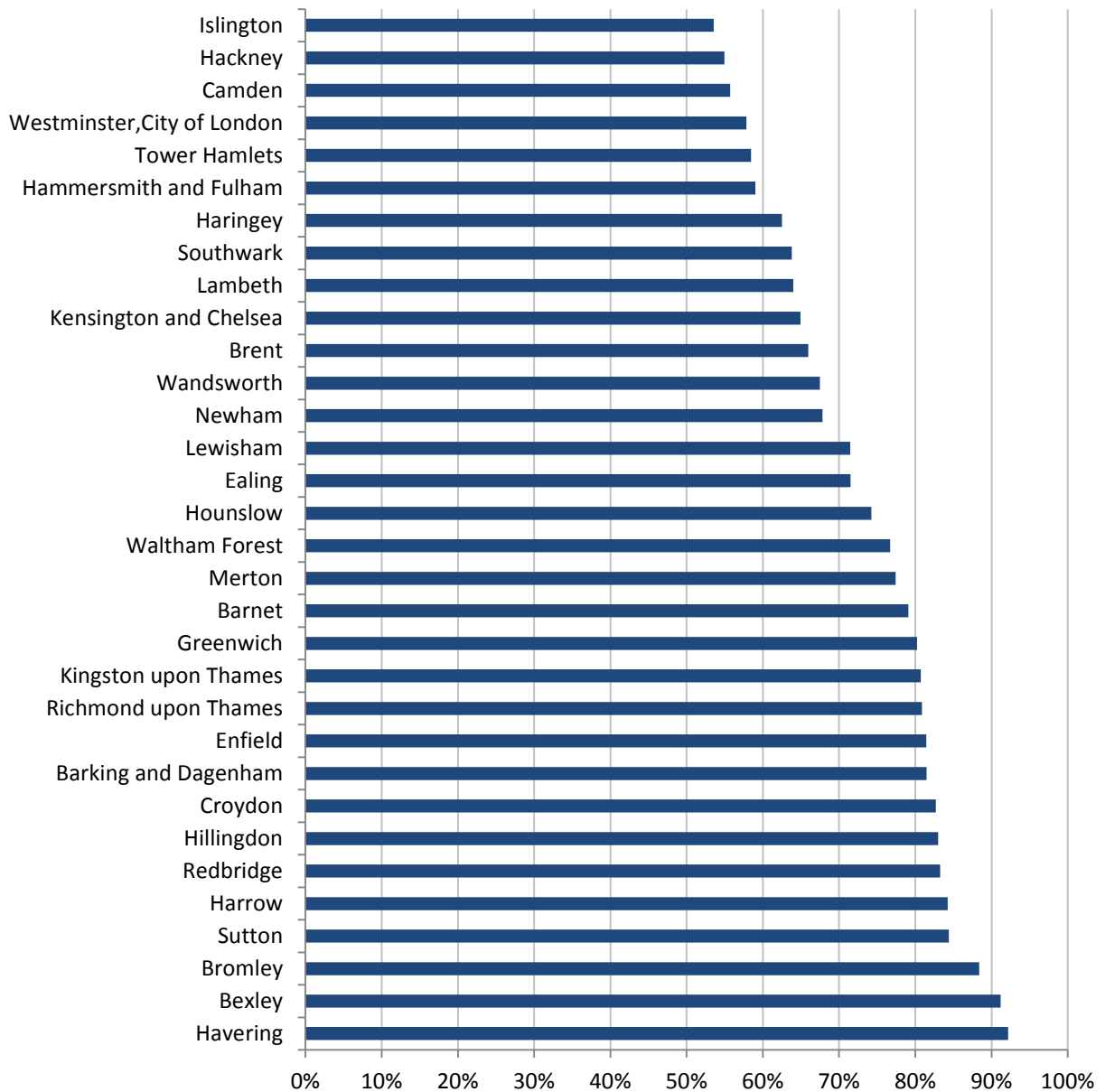
There was a much bigger range across boroughs within Couple with non-dependent children households compared to One family aged 65 and over households. Bromley, Richmond upon Thames and Kingston upon Thames had the highest proportions of under-occupancy in these households (74, 74 and 71 per cent respectively). However, the three boroughs with lowest levels of under-occupation in this household type had rates lower than the overall average. Westminster and the City of London (merged) had the lowest share of under-occupation in Couple with non-dependent children households, at just 39 per cent. Tower Hamlets also had a below average rate at 39 per cent, as did Newham (43 per cent).

#### ***Couple with No Children Households***

As with Couple with non-dependent children households, under-occupation shares in Couple with no children households varied significantly by borough. As this is the group that had the most differences in under-occupation across borough, Figure 18 has been included which shows under-occupation in Couple with no children households by borough. Bromley was the only borough in the top three boroughs with the highest rates of under-occupation for all three household types looked at in this section. In 2011, 88 per cent of Couples with no children were living in under-occupied properties in Bromley. Havering and Bexley also had high rates of under-occupancy, at 92 per cent and 91 per cent respectively. There was a noticeable difference

between these under-occupancy rates, and those of boroughs with the lowest proportions. Proportions in Islington, Hackney and Camden had only just over the London average under-occupation rate (of 49 per cent), at 54, 55 and 56 per cent respectively.

**Figure 18: Percentage of under occupied households by couple with no children households, Borough Level, London, 2011**



Census table DC4105EW1a

## Ethnicity

(Persons per Room)

This section of the report will focus on persons per room in a household by the ethnicity of the Household Reference Person (HRP). The ethnicity of the HRP was not reported with occupancy rating in 2011, which is why the measure used here is number of persons per room. There was no measure of overcrowding by ethnicity in the 2001 census; therefore comparisons cannot be made over this period.

A Household Reference Person (HRP) is one individual from each household whose personal characteristics are chosen to represent the household and its characteristics – in this case age and ethnicity. 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.

There were eighteen ethnicity groups identified in the 2011 Census, which came under five broader ethnicities; White, Mixed, Asian, Black and Other. The White population contains two groups with very different characteristics. As a result, for the purposes of this report the White group has been split into two sub-categories; White British/Irish and White Other.

Of the 3.27 million HRPs in London in 2011, over half were White British/Irish, at 54 per cent (1.76 million). Asian ethnicities were the next largest group at one in seven (463,300), White other and Black ethnicities each accounted for over one eighth HRPs (420,300 and 416,400 respectively), and Mixed and Other ethnicities each held a 3.1 per cent share of the total number of HRPs (102,500 and 100,400 respectively).

**Table 3: Ethnicity of HRP by number of persons per room, London, 2011**

Ethnic Group	All categories	Up to 0.5 persons per room		Over 0.5 & up to 1.0 persons per room		Over 1.0 persons per room	
All categories	3,266,173	1,900,060	<b>58%</b>	1,175,332	<b>36%</b>	190,781	<b>6%</b>
White: British and Irish	1,763,304	1,225,928	<b>70%</b>	507,773	<b>29%</b>	29,603	<b>2%</b>
White: Other	420,336	197,783	<b>47%</b>	187,769	<b>45%</b>	34,784	<b>8%</b>
Mixed/multiple ethnic group	102,495	54,798	<b>54%</b>	40,747	<b>40%</b>	6,950	<b>7%</b>
Asian/Asian British	463,301	177,991	<b>38%</b>	222,675	<b>48%</b>	62,635	<b>14%</b>
Black/African/Caribbean/Black British	416,365	199,749	<b>48%</b>	171,650	<b>41%</b>	44,966	<b>11%</b>
Other ethnic group	100,372	43,811	<b>44%</b>	44,718	<b>45%</b>	11,843	<b>12%</b>

*Census table DC4209EW*

## Overcrowding by Ethnicity

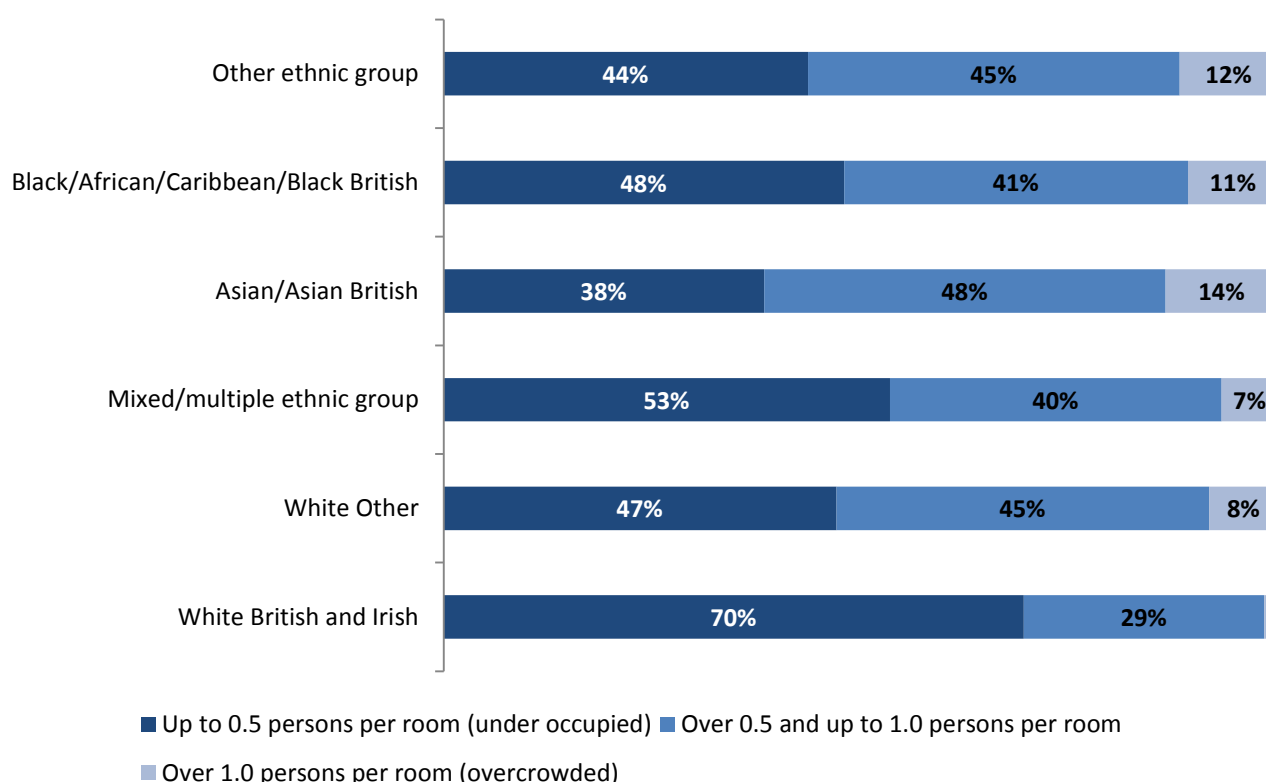
### London, 2011

As explained in the introduction, the number of persons per room is equal to the number of usual residents in a household, divided by the number of rooms in the household. A value of over 1.0 persons per room has been taken to indicate that a property is overcrowded (London average was six per cent of households), and a measurement of up to 0.5 persons per room indicates under-occupancy (London average was 58 per cent of households).

Table 3 and Figure 19 show the share of HRP in each persons per room category for each main ethnic group in London in 2011. The ethnic category White British/Irish had the largest proportion of under-occupancy, with seven in ten HRPs living in households with up to 0.5 persons per room; over ten percentage points more than the London average. Mixed ethnic groups had just under the London average proportion, at 54 per cent. All other ethnic groups had a lower than average rate of under-occupation.

All ethnic groups bar White British/Irish had above average rates of overcrowding. Ethnic groups that had significantly higher proportions were Asian (14 per cent), Black (11 per cent) and Other (12 per cent), all having around double the London average of overcrowded households.

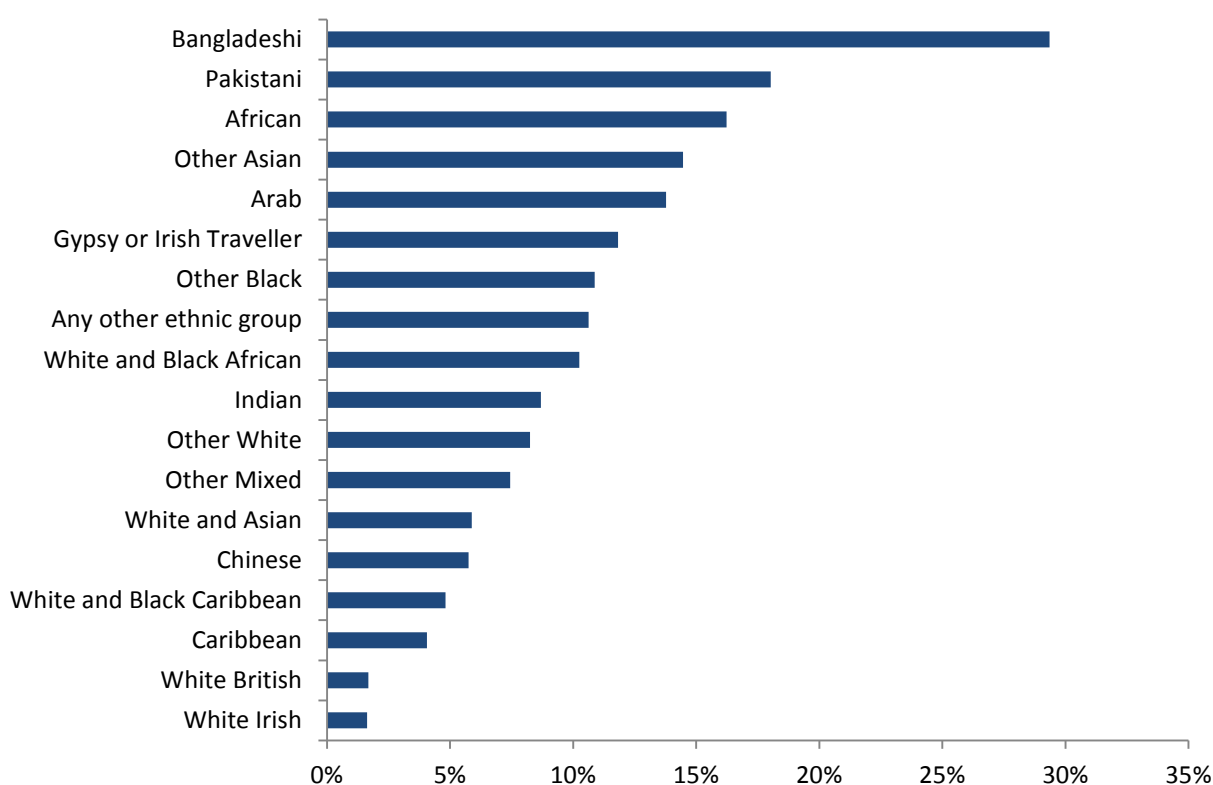
**Figure 19: Percentage of HRPs in each occupancy rating by ethnicity, London, 2011**



Census table DC4209EW

The ethnicity of HRP was broken down further into 18 sub-categories. The London average overcrowding rate was six per cent of all households with the persons per room measure. Two-thirds of the 18 ethnic groups in London in 2011 had above average proportions of overcrowding. Bangladeshi HRPs were four times more likely than average to be overcrowded, with three in ten (29 per cent) HRPs of Bangladeshi ethnicity in overcrowded households. Pakistani HRPs also had much higher than average shares of overcrowding, at 18 per cent, as did African and Other Asian groups, with 16 and 15 per cent respectively.

**Figure 20: Percentage of HRPs in overcrowded households (persons by room) by ethnicity, London, 2011**



*Census table DC4209EW*

This analysis shows the importance of looking at ethnicity at a more detailed level as often certain characteristics of ethnic groups within the same main ethnic category differ significantly. For example, within the Asian group there are Indian, Pakistani, Bangladeshi, Chinese, and Other Asian groups. There was a 23 percentage point difference between the highest and lowest overcrowding rates within this ethnic group. Bangladeshi and Pakistani are the top two ethnicities where overcrowding was most prevalent. However, Bangladeshi HRPs were 11 percentage points more likely than Pakistani HRPs to live in overcrowded households. Indian HRPs had just a 9 percent overcrowding rate and Chinese even less at six per cent.

## Borough Level, 2011

Households headed by HRPs of White British/Irish ethnicity had very small proportions of overcrowding across all London boroughs, and below the average for London. Hackney had the highest share of overcrowded households headed by White British/Irish HRPs, at four per cent, followed by Newham and Barking and Dagenham (three per cent for each). Less than one per cent of these households in Richmond upon Thames and Bromley were overcrowded.

Households with HRPs in the Mixed/Multi Ethnic groups had around average overcrowding rates across most boroughs, with a percentage point difference of ten between the boroughs with the lowest and highest rates. Bromley, Havering and Richmond upon Thames had overcrowding rates of just under three per cent for Mixed/Multi ethnic group households in 2011. In most Boroughs between five and eight per cent of households headed by a Mixed/Multi ethnic HRP that were overcrowded. Boroughs with the highest rates of overcrowding were Newham at 12 per cent, Brent (ten per cent) and Haringey (nine per cent).

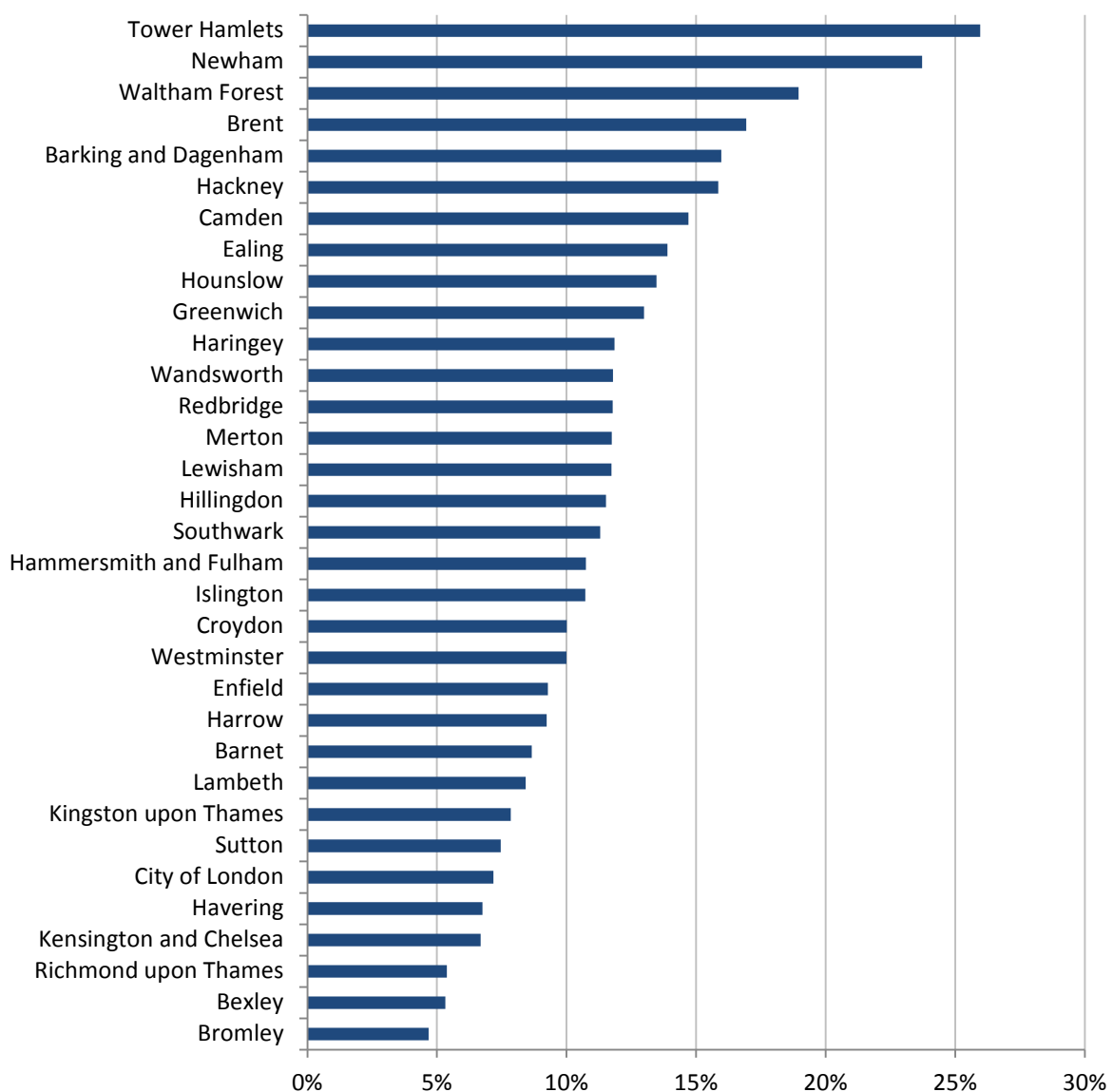
HRPs in the Black ethnic group were the only group that had higher than average rates of overcrowding across all London boroughs in 2011. However, they had the smallest percentage point difference between the least and most overcrowded boroughs, at just nine percentage points. HRPs of this ethnicity in Bromley, Sutton, Croydon and Richmond upon Thames had a six to seven per cent chance of living in an overcrowded property, and were the least likely of all boroughs to have overcrowded households among this ethnicity. Those in Camden and Newham (15 per cent), and Hillingdon and Southwark (14 per cent) had the most chance of living in overcrowded accommodation, at around one in seven for each.

Among HRPs of Asian/Asian British ethnicity, White Other ethnicity and Other Ethnicity, overcrowding rates varied significantly by borough in 2011, and these ethnic groups also had the highest rates of overcrowding.

### *Asian/Asian British*

Figure 21 shows the share of overcrowded households headed by an Asian/Asian British HRP in each London borough in 2011. Interestingly, the percentage point difference between the boroughs with the most and least overcrowding proportions was very large, at 21. Across London the average overcrowding rate for households headed by an Asian HRP was 14 per cent. Three-quarters of boroughs had a rate below this level. Just five per cent of households headed by an Asian/Asian British HRP in Bromley were overcrowded, and the same was true for Bexley and Richmond. This compares starkly with the boroughs with the highest rates of overcrowding in households headed by an Asian/Asian British HRP. Around one quarter of these households in Tower Hamlets (26 per cent) and Newham (24 per cent) were overcrowded in 2011.

**Figure 21: Percentage of HRPs in overcrowded households (persons per room) by Asian/Asian British ethnicity, London Boroughs, 2011**



Census Table DC4209EW

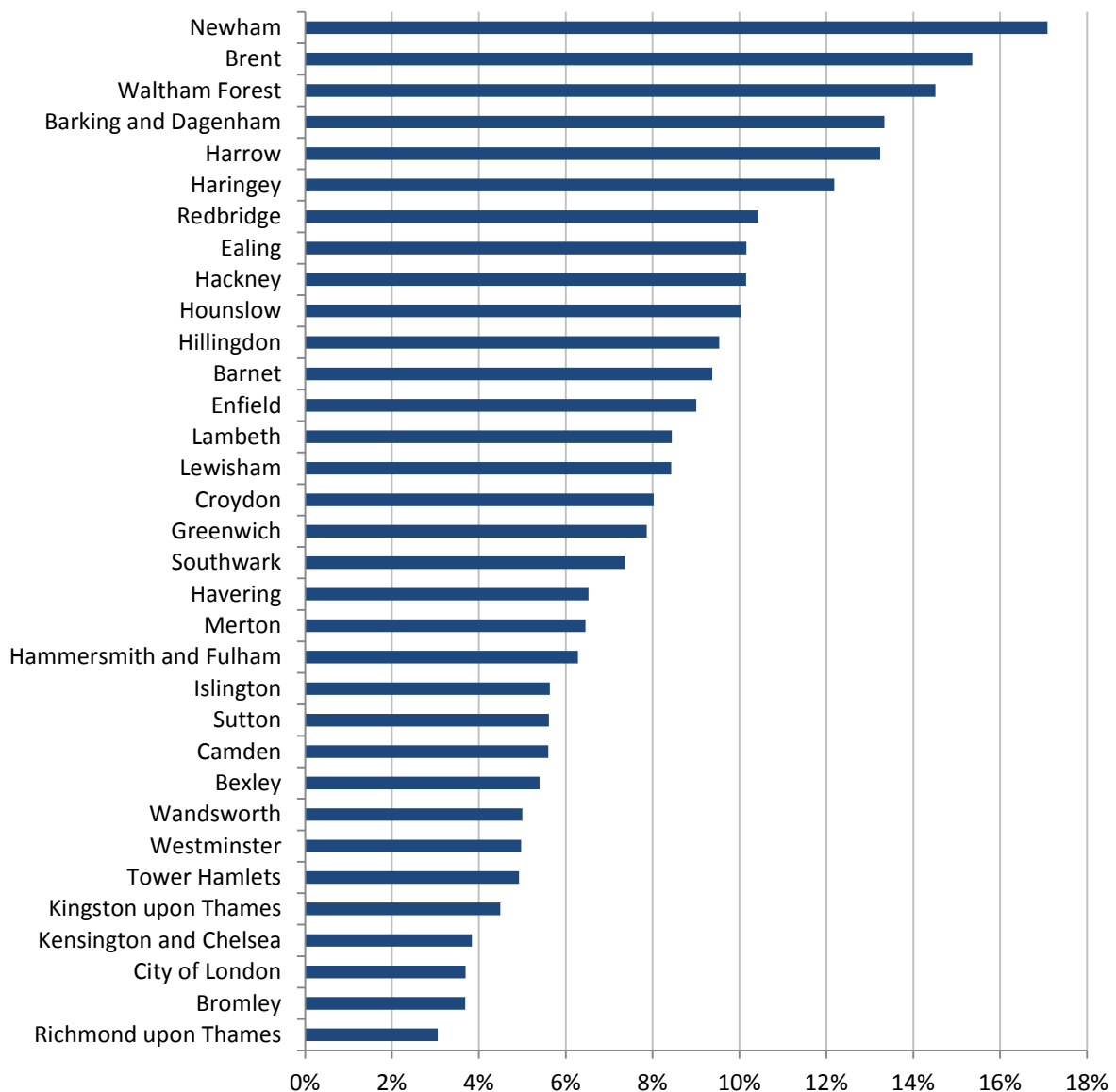
Within the Asian Ethnic group, the Bangladeshi subgroup showed a particular propensity for overcrowding. There were 52,900 households headed by a Bangladeshi HRP in London in 2011, totalling 2 per cent of all households. However, Bangladeshi households made up eight per cent of all overcrowded households in London. The borough of Tower Hamlets had a much higher than average proportion, with 19 per cent (19,500) of all households there being headed by an HRP of Bangladeshi ethnicity. Newham also had much higher than average proportions, at eight per cent (8,000).

Tower Hamlets and Newham had much larger proportions of overcrowding (see Table 1 and Figure 21 respectively) than average in 2011, both within the general population, and the Asian population. Overall, Bangladeshi households made up 35 per cent of all overcrowded households in Tower Hamlets, and 32 per cent in Newham. Other boroughs also with very high proportions of Bangladeshis amongst overcrowded households included Camden at 36 per cent and Hackney at 33 per cent.

### White Other

The ethnic group White Other includes Gypsy or Irish Travellers and Other White groups (including many European migrants). The rates of overcrowding within households headed by an HRP of this ethnicity varied by 14 percentage points across boroughs, as shown in Figure 22. Newham, Brent, and Waltham Forest all had the highest shares of overcrowding within White Other HRP households that were overcrowded, at 17, 15 and 15 per cent respectively. Richmond upon Thames had the lowest proportions of overcrowding, with just three per cent of White Other HRPs living in overcrowded households, closely followed by Bromley and City of London (both with four per cent overcrowded).

**Figure 22: Percentage of HRPs in overcrowded households (persons per room) by White Other ethnicity, London Boroughs, 2011**

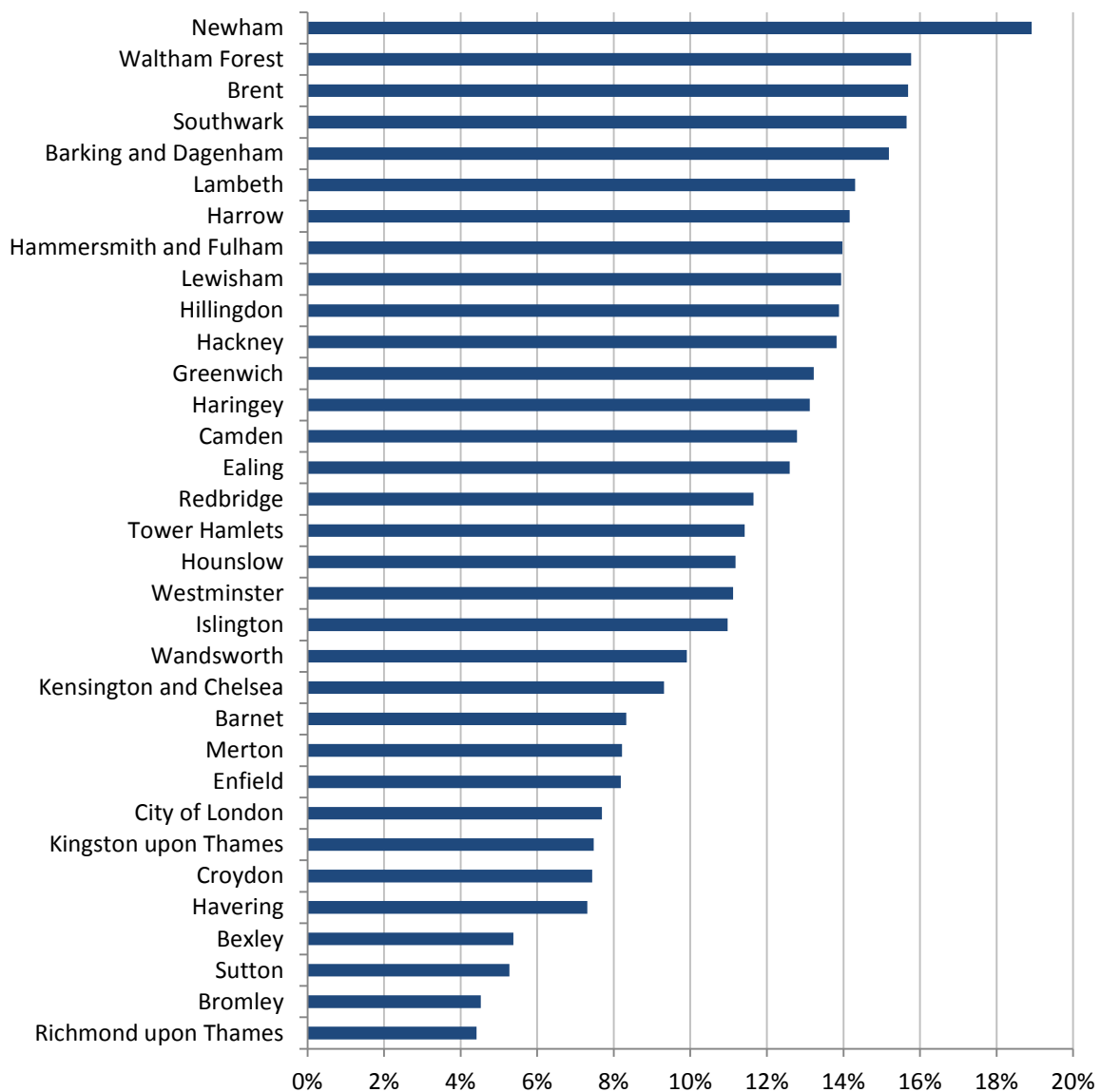


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### *Other Ethnic group*

The Ethnic group 'Other Ethnic Group' includes Arabs and those not included in any other group. There was significant variation within this ethnic group in overcrowding rates, by 15 percentage points (as shown in Figure 23). Newham, Waltham Forest and Brent were the three boroughs with the highest shares of overcrowded households among this ethnic group. Newham had an overcrowding rate of 19 per cent among these households (Waltham Forest and Brent 16 per cent. The only boroughs with below the all ethnicities level of overcrowding for London were Richmond at four per cent, and Bromley, Sutton and Bexley, all at five per cent.

**Figure 23: Percentage of HRPs in overcrowded households (persons per room) by Other ethnic group, London Boroughs, 2011**

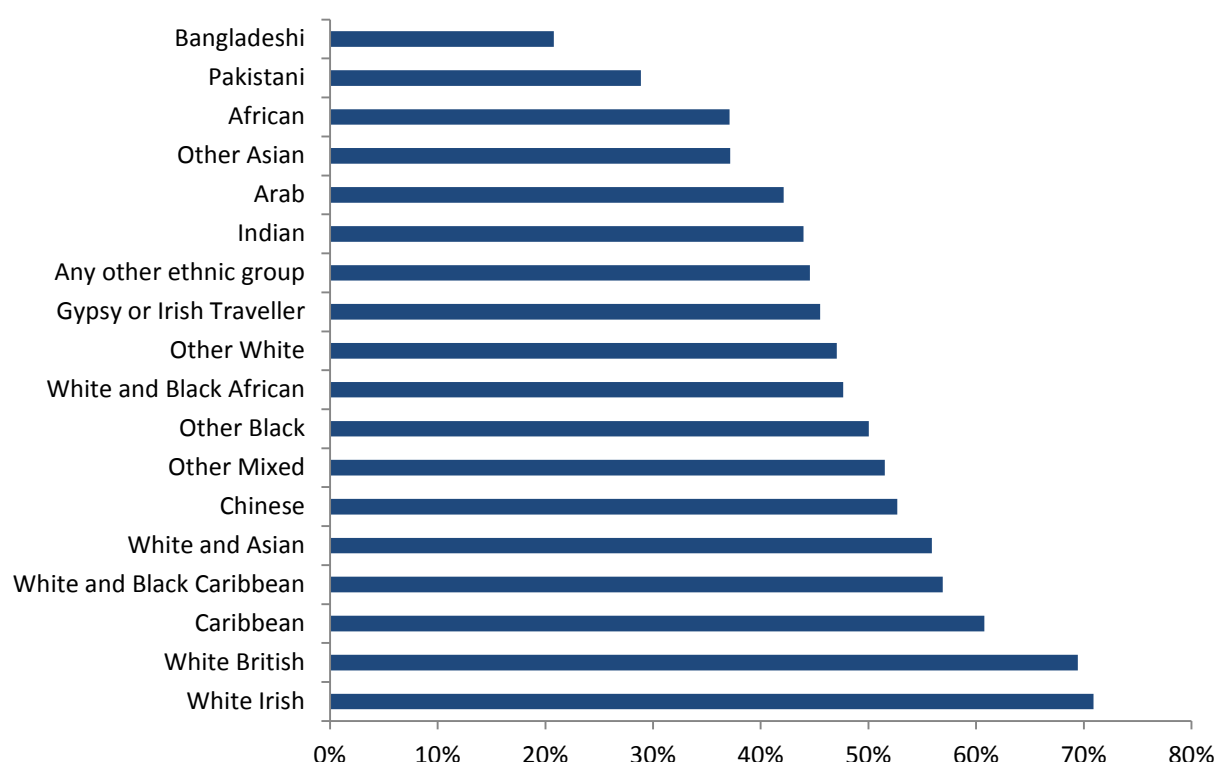


*Census table 4209EW*

## Under-occupation by Ethnicity

Under-occupation in London in 2011 varied considerably across ethnic groups (shown in figure 24), with a 50 percentage point difference between the groups with the highest and lowest under-occupation rates. White British, White Irish and Caribbean ethnicities had an above average share of under-occupation, at 69, 71 and 61 per cent respectively compared with the London average of 58 per cent. Ethnicities with an around average rate of under-occupation were the Mixed White and Black Caribbean HRPs, at 57 per cent, and the Mixed White and Asian HRPs, with 56 per cent.

**Figure 24: Percentage of HRPs living in under-occupied households by ethnicity, London, 2011**



*Census table DC4209EW*

## Variations within Ethnicities

There were some noticeable variations within ethnic groups in under and over occupation rates in London in 2011. Within the White ethnicity, British and Irish HRPs had higher than average proportions of HRPs in under-occupied households (69 per cent and 71 per cent respectively). However, Gypsy and Irish traveller HRPs had below average proportions in under-occupancy at 46 per cent (London average 58 per cent), and double the London average proportions of HRPs in overcrowded households; the London average was six per cent, and the share of overcrowding in households with an HRP of Gypsy or Irish traveller ethnicity was 12 per cent.

Other white HRPs also had higher proportions of HRPs in overcrowded households, at eight per cent.

There were also noticeable differences among the Mixed ethnic groups. White and Black Caribbean and White and Asian HRPs had average proportions of under-occupancy, at 57 and 56 per cent respectively, as opposed to Other Mixed, and White and Black African HRPs, who had below average rates of under-occupancy (52 per cent and 48 per cent respectively). Mixed White and Black African HRPs were almost twice as likely to live in overcrowded households in 2011 than the average household in London (at ten per cent), whereas Mixed White and Black Caribbean HRPs had under the London average share (five per cent).

There were big variations in shares of HRPs in under-occupied and overcrowded households among Asian ethnicities. Chinese HRPs had just below average shares of HRPs in under-occupied housing, at just over half (52 per cent). All other Asian ethnicities had considerably lower rates of under-occupation than average, with only one in five Bangladeshi HRPs living in under-occupied housing (21 per cent), compared with the London average of six in ten. Bangladeshi, Pakistani and Other Asian HRPs had much higher than average rates of Overcrowding; unlike Indian and Chinese HRPs, who had around average proportions (three per cent and two per cent respectively).

There were clear differences in proportions among the Black ethnic group. Six in ten Caribbean HRPs lived in under-occupied households in London in 2011, compared with below four in ten African HRPs. Caribbean HRPs had below average shares of HRPs in overcrowded households at just four per cent. However, Other Black HRPs had almost double (11 per cent) and African HRPs had triple (16 per cent) the average for London.

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