

2001 Census Households and Dwellings – *Standard Table ST048*

2001 Census definitions:

Household space – a household space is the accommodation occupied by an individual household or, if unoccupied, available for an individual household.

Dwelling – a household's accommodation (a household space) is defined as being in a shared dwelling if it has accommodation type 'part of a converted or shared house', not all the rooms (including bathroom and toilet, if any) are behind a door that only that household can use and there is at least one other such household space at the same address with which it can be combined to form the shared dwelling. If any of these conditions is not met, the household space forms an unshared dwelling. Therefore a dwelling can consist of one household space (an unshared dwelling) or two or more household spaces (a shared dwelling).

The data presented in this *Update* will be used later in the year in preparing the GLA Household Projections. These will be based on the GLA Population Projections and will be produced by applying household representative rates to get households and then applying sharing and vacancy factors based on the 2001 Census to produce estimates of dwellings. (2001-based household representative rates will be covered in a forthcoming *DMAG Briefing*).

Key points

- This *Update* covers three main statistics from ST048; the ratio of sharing households to shared dwellings; the percentage of households that share; and the percentage of dwellings not used for primary residence (ie vacant or second homes).
- The 2001 Census shows that **0.86%** of households in London live in **shared dwellings**. This compares with England and Wales where **0.31%** of households share.
- Where households do share, the average number of **households sharing a dwelling** in London is broadly similar to that in England and Wales – **2.99** compared with **3.18**.
- **2.97%** of dwellings in London are not used as a primary residence. **0.51%** are **second homes**, while a further **2.46%** are **vacant**. These figures are all lower than the average for England and Wales; **3.86%**, **0.67%** and **3.19%** respectively.

Sharing

A greater proportion of households share dwellings in Inner London boroughs than in Outer London boroughs – overall 1.4% compared with 0.5%. This high proportion in Inner London is primarily driven by the results in three of the Central boroughs – Kensington and Chelsea, Camden and Westminster have respectively 2.60%, 2.48% and 1.79% households that share. However, Hackney, Haringey and Lambeth also all have rates above 1.5%. The lowest percentage of households that share in Inner London is in the City, at 0.44%, with Newham, 0.64%, the next lowest. In Outer London, the highest proportion of sharing occurs in Brent, with 1.15%, with the lowest in Hillingdon at 0.10%.

Where households share, there seems to be little correlation with the average number of sharing households within a shared dwelling. For example, the largest average number of households in a shared dwelling is in Havering at 4.66. Havering has only 0.22% of households sharing, which is

well below the Outer London average. However, Hillingdon with the lowest percentage sharing in London also has a below average ratio (2.88).

The ratio for England and Wales is 3.18, slightly above London with 2.99 households in a shared dwelling. The Central boroughs all have ratios above 3.00 with the highest being in Kensington and Chelsea at 3.63, pushing the average for the borough group up to 3.33. The highest ratios, however, occur in Outer London boroughs, although the overall ratio is only 3.05. The only boroughs in Outer London, with ratios above 4.0 are Havering (4.66) and Sutton (4.15). Harrow and Kingston upon Thames also have ratios greater than 3.5.

The lowest ratio is in Barking and Dagenham at 2.42, with only two other boroughs below 2.50 – Lewisham and Southwark. Barking and Dagenham also has a very low percentage of sharing households, at 0.19%, which is below even the national average. Lewisham and Southwark are more in line with the London average, at 0.70% and 0.82% respectively.

Vacancy and second homes

The percentage of dwellings not used as a primary residence, ie the percentage that are either second homes or vacant, is 3.86% for England and Wales. This is nearly 0.9 percentage points greater than London at 2.97%. However, these rates of *non-primary residence dwellings* vary widely across London. Outer London has a rate of 2.46% while Inner London is just below the national average at 3.71%. The high rates in Inner London are almost entirely driven by very high rates in the Central boroughs; the City, Westminster and Kensington and Chelsea are all more than double the London rate with 13.66%, 11.00% and 7.28% respectively. The overall rate for the Central boroughs is reduced by the lower rate in Camden to 7.42%.

Barking and Dagenham has the lowest rate of non-primary residence dwellings at 1.61%, with Southwark and Lewisham also having rates of less than 2.0%. Outside the Central boroughs the highest rate was in Wandsworth at 4.81%. Barnet, Camden, Greenwich and Richmond upon Thames all had rates above 3.0%.

The particularly high rate of non-primary residence dwellings in the Central boroughs is possibly due to the high numbers of 'pied a terre' residences – nearly 10% of dwellings in the City of London are second homes, although this does reflect less than 500 dwellings. In Westminster and Kensington and Chelsea, 4.65% and 2.93% respectively of dwellings are second homes.

For England and Wales, second homes account for 0.67% of all dwellings, while 3.19% are vacant. The equivalent figures for London are 0.51% and 2.46% respectively. The boroughs with the highest per cent of second homes also generally have high percentages of vacant dwellings. For example three out of the four boroughs with the highest per cent of vacant dwellings are City of London, Kensington and Chelsea and Westminster. However, Wandsworth, with the third highest percentage of vacant dwellings has a very low percentage of second home at 0.50%. Barking and Dagenham has the lowest percentage of second homes (0.07%) and the second lowest percentage of vacant dwellings (1.54%). Southwark had the lowest percentage of vacancy at 1.24%.

On the following pages the data are presented in chart and table form, however more data can be provided on request or calculated from 2001 Census Standard Table ST048.

Chart 1: Ratio of sharing households per shared dwelling compared with percentage of household that share

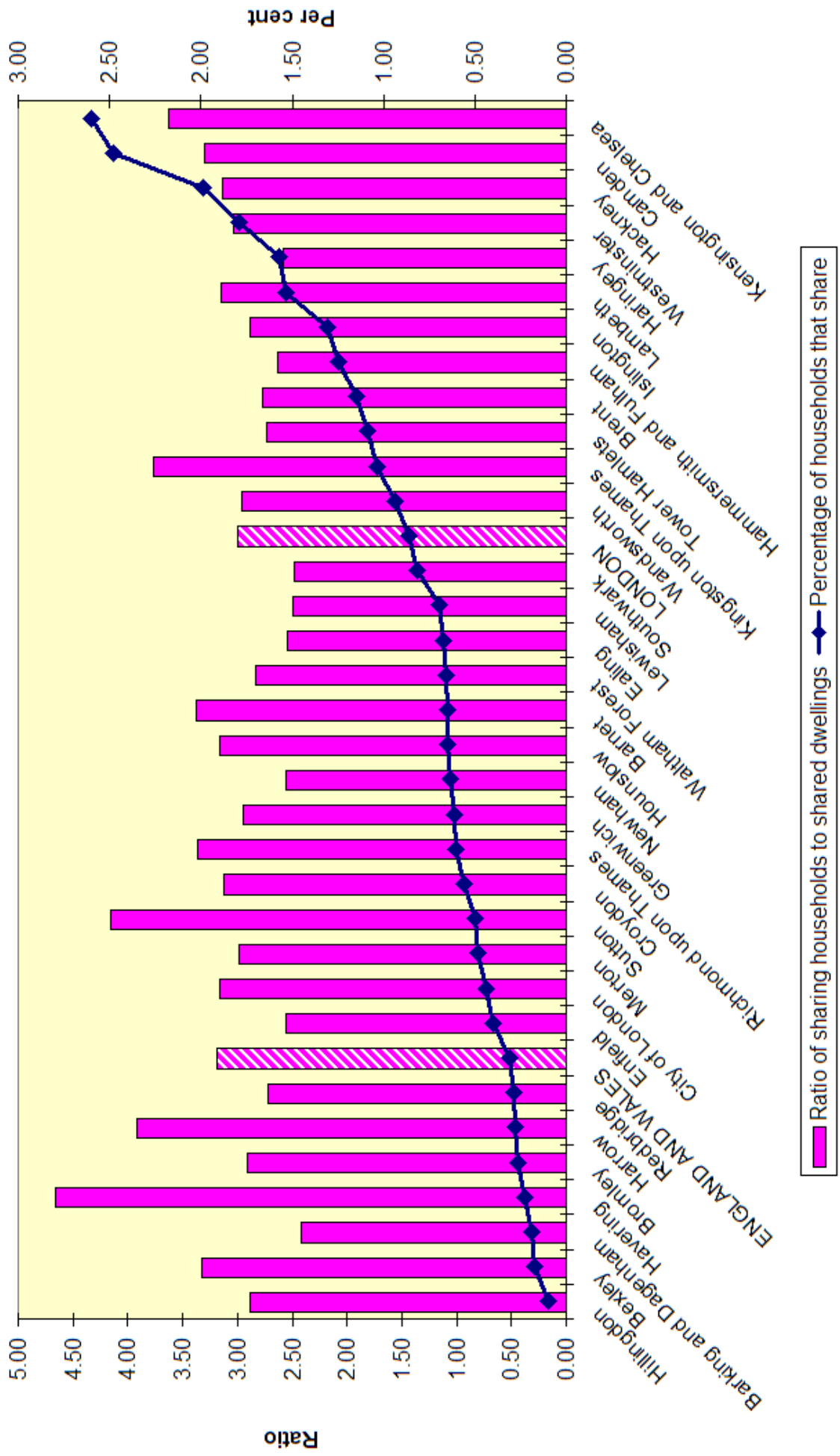


Table 1: GLA calculations on 2001 Census Standard Table ST048

	Percentage of households that share	Sharing households per shared dwelling	Percentage of dwellings not used for primary residence	Percentage of dwellings that are second homes	Percentage of dwellings that are vacant
ENGLAND AND WALES	0.31	3.18	3.86	0.67	3.19
LONDON	0.86	2.99	2.97	0.51	2.46
Central boroughs	2.25	3.33	7.42	2.97	4.45
Rest of Inner boroughs	1.17	2.80	2.63	0.34	2.30
Inner London	1.40	2.97	3.71	0.93	2.78
Outer London	0.50	3.05	2.46	0.21	2.25
City of London	0.44	3.17	13.66	9.62	4.03
Barking and Dagenham	0.19	2.42	1.61	0.07	1.54
Barnet	0.65	3.37	3.18	0.31	2.87
Bexley	0.17	3.33	2.47	0.15	2.32
Brent	1.15	2.77	2.14	0.16	1.98
Bromley	0.26	2.91	2.38	0.17	2.21
Camden	2.48	3.30	3.32	0.83	2.50
Croydon	0.56	3.12	2.00	0.14	1.86
Ealing	0.68	2.55	2.32	0.26	2.06
Enfield	0.40	2.56	2.50	0.40	2.10
Greenwich	0.61	2.95	3.14	0.16	2.97
Hackney	1.99	3.14	2.68	0.12	2.55
Hammersmith and Fulham	1.25	2.63	2.91	0.51	2.40
Haringey	1.57	2.58	2.52	0.19	2.33
Harrow	0.28	3.91	2.21	0.21	2.00
Havering	0.22	4.66	2.38	0.13	2.25
Hillingdon	0.10	2.88	2.50	0.21	2.29
Hounslow	0.65	3.16	2.55	0.30	2.25
Islington	1.31	2.88	2.00	0.26	1.74
Kensington and Chelsea	2.60	3.63	7.28	2.93	4.35
Kingston upon Thames	1.04	3.76	2.43	0.26	2.17
Lambeth	1.53	3.14	2.64	0.38	2.26
Lewisham	0.70	2.49	1.83	0.16	1.67
Merton	0.48	2.98	2.67	0.22	2.46
Newham	0.64	2.55	2.06	0.13	1.93
Redbridge	0.29	2.72	1.99	0.09	1.89
Richmond upon Thames	0.61	3.36	3.30	0.55	2.75
Southwark	0.82	2.48	1.71	0.47	1.24
Sutton	0.50	4.15	2.05	0.15	1.90
Tower Hamlets	1.08	2.73	2.79	0.62	2.17
Waltham Forest	0.66	2.84	2.81	0.14	2.68
Wandsworth	0.94	2.96	4.81	0.50	4.31
Westminster, City of	1.79	3.04	11.00	4.65	6.35

Source: © 2001 Census Standard Table ST048

Comments or further information:

If you have comments or would like further information, please contact Georgia Hay (020 7983 4347) of the Data Management and Analysis Group. georgia.hay@london.gov.uk