

## Data Management and Analysis Group

# A profile of Londoners by housing tenure

Analysis of Annual Population Survey & Labour Force Survey data



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& Labour Force Survey data

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## Contents

<b>Summary of findings</b> .....	<b>1</b>
<b>1 Introduction</b> .....	<b>7</b>
1.1 About this Briefing .....	7
1.2 About the Annual Population Survey and the Labour Force Survey.....	7
1.3 Further work.....	8
<b>2 Analysis</b> .....	<b>9</b>
2.1 Population by housing tenure.....	10
2.2 Population by age and housing tenure .....	11
2.3 Household type by housing tenure.....	12
2.4 Tenure profile by region .....	14
2.5 Disability and housing tenure .....	15
2.6 Ethnicity, country of birth and housing tenure .....	16
2.7 Qualifications and housing tenure .....	18
2.8 Labour market position by housing tenure: overview.....	19
2.9 Employment rates by detailed housing tenure categories.....	21
2.10 Employment rates by age and housing tenure.....	22
2.11 Employment rates by gender, family status and housing tenure.....	23
2.12 Employment rates by tenure for key groups .....	24
2.13 Employment rates by housing tenure and region.....	26
2.14 Household level worklessness and housing tenure.....	27
2.15 Children in workless households by housing tenure.....	29
2.16 Occupational patterns by housing tenure .....	30
2.17 Residents by socio-economic group (NS-SEC) and tenure.....	32
2.18 Earnings estimates by housing tenure .....	34
Appendix A: About the Annual Population Survey/Labour Force Survey .....	35
Appendix B: Tables.....	43



## Summary of findings

This *Briefing* presents a profile of Londoners by housing tenure. The report examines the demographic and labour market characteristics of residents living in different tenures. The analysis focuses on those living in social housing and explores patterns of worklessness by housing tenure in some detail. The analysis is based on the Annual Population Survey (APS) for 2005 and the household Labour Force Survey for Mar-May 2006, both produced by the Office for National Statistics.

### Population by housing tenure

- Over one quarter (26 per cent) of the London population live in social rented housing, 18 per cent live in local authority housing and 9 per cent rent from a housing association<sup>1</sup>.
- Well over half the London population (58 per cent) live in owner occupied housing. Of these, two thirds still hold a mortgage or loan on the property and the remaining one third own their property outright.
- Fourteen per cent of Londoners live in privately rented accommodation. The remaining 2 per cent are mainly in rent free accommodation or shared ownership properties (ie part rent, part mortgage).
- Of all regions, Londoners have the lowest rate of owner occupation: 58 per cent of Londoners are owner-occupiers relative to 75 per cent of those in the rest of the UK.
- Of all regions, London has the highest proportion of residents living in social housing (26 per cent relative to 16 per cent in the rest of the UK). London also has the largest privately rented sector: 14 per cent of Londoners are private tenants, almost double the percentage outside London (8 per cent).
- London-wide statistics disguise quite different tenure profiles in Inner and Outer London. Social housing is far more prevalent in Inner London than Outer London: 39 per cent of Inner London residents live in social housing relative to 18 per cent of Outer London residents. Inner London also has a higher proportion of private tenants than Outer London (18 and 12 per cent respectively). Conversely, the proportion of owner-occupiers in Inner London is very low (41 per cent) relative to both Outer London (68 per cent) and the rest of the UK (75 per cent).

### Demographic profile by tenure

- Of the three main housing tenure types, social rented households have the highest proportion of children: 29 per cent of all residents living in social housing are children. This is consistent with the high proportion of lone parent households<sup>2</sup> living in social housing: almost two thirds (64 per cent) of London's lone parent households live in social housing relative to 25 per cent of households generally.

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<sup>1</sup> All data are rounded to nearest percentage point.

<sup>2</sup> With dependent children.

- The other household type significantly over-represented in social housing is those over retirement age who live alone - 38 per cent of this group live in social housing.
- In terms of composition, of all London's social rented households: one quarter are lone parent households (24 per cent); 18 per cent are couple families with children and more than one third (36 per cent) are single person households, of whom half are over state retirement age.
- Disabled<sup>3</sup> Londoners are twice as likely as non-disabled Londoners to live in social housing. 41 per cent of London's working age disabled population live in social housing relative to 20 per cent of their non-disabled counterparts.
- Private sector tenants are the most likely to be in their twenties and thirties. Young adults aged 16-34 comprise 59 per cent of the population in the privately rented sector – twice as high as the proportion in the population generally (29 per cent).
- Owner-occupiers tend to have an older age structure relative to the other two tenures, with a strong skew towards the middle-aged group. 59 per cent of the owner-occupied population is aged over 35, relative to 45 per cent in social housing and only 26 per cent in privately rented accommodation.

### **Ethnicity, country of birth and housing tenure**

- Londoners from Black, Asian and minority ethnic (BAME<sup>4</sup>) groups are particularly over-represented in social housing. BAME residents make up one third of London's working age population but comprise almost one half (48 per cent) of those living in social housing.
- The majority of Londoners living in the privately rented sector were born outside the UK (61 per cent); 31 per cent from White ethnic groups and 30 per cent from BAME groups. Almost three quarters (73 per cent) of all Londoners living in owner occupied accommodation were from White ethnic groups, most of whom were UK-born.

### **Qualifications and housing tenure**

- Those Londoners with lower level or no qualifications are far more likely than their better qualified counterparts to live in social housing. Of all those with no qualifications just over half (52 per cent) live in social housing compared with only 8 per cent of those with higher level qualifications (ie NVQ Level 4 and above).
- Those with higher level qualifications are much more likely to be owner occupiers than those with no qualifications. Just over two thirds (69 per cent) of all those with higher level qualifications live in owner occupied accommodation relative to just over one third of those with no qualifications (35 per cent).

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<sup>3</sup> In the APS, people are defined as having a long-term disability if they are disabled according to either the DDA (Disability Discrimination Act) definition and/or the APS 'work-limiting' definition of disability.

<sup>4</sup> In this report, this term is used to refer to all non-white ethnic groups.

### **Worklessness and housing tenure**

- The labour market profile of Londoners by tenure is quite polarised. Well below half (43 per cent) of all London's working age residents in social housing are in employment, relative to 79 per cent for owner occupiers and 73 per cent of those in the privately rented sector.
- Within the social rented sector, employment rates<sup>5</sup> are low for both those in local authority accommodation (41 per cent) and housing association accommodation (45 per cent).
- While those in social housing comprise 23 per cent of London's working age population generally, they comprise 43 per cent of the workless<sup>6</sup> population and only 14 per cent of London's employed population.
- Almost two thirds (62 per cent) of all those Londoners who are economically inactive due to sickness or disability live in social housing.
- One half of all economically inactive Londoners who are caring for their family/home live in social housing.
- The unemployment rate in London is 19 per cent for those living in social housing, almost five times higher than the unemployment rate of those in owner occupied housing (4 per cent). The unemployment rate for private tenants is the same as the London average (7 per cent).

### **Employment rates by tenure for key population groups**

- Employment rates by tenure have been examined by gender, family status, ethnicity, country of birth and qualifications. In all cases, employment rates are considerably lower for those living in social housing relative to other tenures. Within the social housing sector, groups with very low employment rates include disabled people, mothers with dependent children and those with no qualifications.
- Less than one third (29 per cent) of all mothers living in social housing are in employment relative to 72 per cent of mothers living in owner occupied accommodation and 40 per cent of those in privately rented accommodation.
- Only around one in five (22 per cent) disabled social housing tenants are in work relative to 51 per cent of those who are not disabled. This contrasts with the disabled Londoners who live in owner occupied accommodation who have a far higher employment rate (64 per cent).

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<sup>5</sup> All employment rates quoted in this summary relate to the working age population.

<sup>6</sup> The workless population comprises both those who are economically inactive and those who are unemployed.

- Those with no qualifications who live in owner occupied housing are far more likely to be in employment (58 per cent) than those with no qualifications who live in social housing (28 per cent).
- Londoners from Black, Asian and minority ethnic (BAME) groups have a lower employment rate than those from White ethnic groups. The ethnic gap is evident across all tenures, but is less pronounced for those in social housing, where both White and BAME Londoners have relatively low employment rates (46 and 40 per cent). A similar pattern emerges for migrant Londoners: both UK-born and migrant Londoners living in social housing have relatively low employment rates (46 and 39 per cent respectively).
- Across all regions, employment rates for social tenants are consistently lower than the rates for owner occupiers and private tenants. Within the social rented sector, employment rates range from 33 per cent in Northern Ireland up to 56 per cent in the South East. The employment rate for social tenants in London is 43 per cent, lower than the average rate in the rest of the UK (47 per cent). In both Inner and Outer London the employment rate for social tenants is similar (42 and 43 per cent).

### **Household level worklessness and housing tenure**

- The report has also explored data on worklessness at the household level. This enables analysis of the combined labour market position of people within households and consideration of children in such households.
- Around one in five (19 per cent) of London's working age households are workless (ie households where no adults are in work). When analysed by tenure, the picture becomes particularly polarised. Almost half (46 per cent) of households in the social rented sector are workless relative to only 7 per cent of owner-occupied households, and 19 per cent of privately rented households.
- Only 28 per cent of social rented household were work-rich (those where all adults are in work) relative to 62 per cent of owner-occupied households.
- Over one half (52 per cent) of all London's children who live in social housing are in workless households. This compares to one third (32 per cent) of those living in privately rented accommodation and only three per cent of children in owner occupied accommodation.
- Children living in social rented accommodation make up 78 per cent of all children living in workless households. This is consistent with analysis of child poverty rates by tenure that shows that children in poverty are disproportionately concentrated in social housing.

### **Occupational patterns by housing tenure**

- Workers in lower paid jobs are particularly over-represented in social housing. Of all workers living in social housing, 78 per cent work in occupational groups 4 to 9<sup>7</sup>, those groups with below average rates of pay. One in five workers living in social housing are employed in elementary occupations, one of the lowest paid occupational groups which includes workers such as cleaners, kitchen staff, and bar staff.
- In contrast, workers who live in owner occupied housing are particularly over-represented in higher paid occupational groups. 58 per cent of all owner occupied workers are employed in managerial, professional and technical occupations compared with 22 per cent of those in social housing.
- Those living in social housing are also far more likely to be employed on a part-time basis relative to other groups. Overall, around one in five of London's workers are employed on a part-time basis. For social tenants the percentage rises to 28 per cent, considerably higher than the percentage of owner-occupiers (19 per cent) and private tenants (16 per cent) employed part-time.
- Consistent with their occupational profile, workers who live in social housing are far more likely to be low paid relative to those in other tenures. Gross hourly earnings for employees who live in social housing average only £8.84 per hour – some 57 per cent of the level for employees living in owner occupied housing (£15.51).

### **Further work**

The analysis has been based on data from sample surveys and has been limited in terms of the amount of detail it can offer. The report mainly presents estimates for London as a whole which mask differences between areas. The data presented on White and BAME populations also disguise the considerable diversity of circumstances within London's BAME and migrant populations. Further work is being carried out by the GLA to explore tenure patterns by ethnicity and across London Boroughs, using 2001 Census data. The findings will be reported in future Briefings.

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<sup>7</sup> Administrative, skilled trades, personal service occupations, sales and customer service, process, plant and machine operatives and elementary occupations.



# 1 Introduction

## 1.1 About this Briefing

This *Briefing* presents a profile of Londoners by housing tenure with a particular focus on those living in social housing. Previous research<sup>8</sup> by the Office for National Statistics (ONS) has highlighted the fact that worklessness in the UK is disproportionately concentrated among those living in social housing and the analysis presented here aims to explore the situation in London.

The main aims of the analysis are:

- to build a demographic profile of Londoners living in different types of housing tenure
- to measure levels of labour market participation and worklessness among Londoners by tenure
- to explore levels of worklessness at the household level and the circumstances of children in such households
- to profile those in work by tenure and their employment patterns and pay levels

Given the labour market focus of this report, much of the analysis presented relates to London's working age population which is defined as 16-59 for women and 16-64 for men. Exceptions to this include some of the contextual demographic data presented which relate to the population generally, and also data on occupation which relate to those in employment aged 16 and over. The choice of age groups used has depended on the analysis in question and data availability.

## 1.2 About the Annual Population Survey and the Labour Force Survey

For this analysis, data are drawn from two datasets both derived from the main UK Labour Force Survey.

- The Annual Population Survey (APS) for January-December 2005<sup>9</sup>  
The APS is a large sample survey of UK households, which replaced the old Annual Labour Force Survey (LFS). The dataset holds information about individuals and their labour market activities. The APS incorporates Quarterly Labour Force Survey data (which continues to exist in its own right), plus a series of special annual survey boosts.
- Household level Labour Force Survey (LFS) for March-May 2006<sup>10</sup>.  
APS data have been supplemented with data from the quarterly Labour Force Survey household dataset for March-May 2006. Household LFS datasets allow analysis at the family and household level, enabling analysis of the circumstances of London's children according to the labour market profile of their parents. This complements the individual level data available from the APS.

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<sup>8</sup> *Housing tenure and the labour market*, Mari Lind Frogner, Labour Market Trends, October 2002.

<sup>9</sup> Data obtained by the GLA under special licence from the Office for National Statistics (ONS). A special licence is required because the data are heavily restricted to protect respondent confidentiality.

<sup>10</sup> Supplied via the UK Data Archive (University of Essex) on behalf of ONS.

The APS (& LFS) are designed to collect a wide range of data about people and their labour market circumstances. The main strengths of the data are:

- Relatively large sample size  
For example, in the case of the APS the sample size is almost 500,000 individuals in UK households, including around 29,000 in Greater London<sup>11</sup>.
- Wide **topic** coverage (including demography, labour market, educational participation, disability and health).

However, the data also have a range of limitations, which need to be borne in mind when interpreting this analysis:

- **Sampling variability:** As the APS/LFS is a sample surveys, all figures presented are estimates not precise measures and are subject to a degree of sampling variability. This means data need to be interpreted with some care, particularly those relating to smaller population groups.
- **Coverage issues:** While the APS/LFS is regarded as a high quality survey, response rates are relatively low in London and it is possible that some groups of Londoners may be under-represented in the overall sample (eg certain groups of temporary and/or foreign workers, those not fluent in English, those in multi-occupancy accommodation).
- **Grossing issues:** APS/LFS data presented here are weighted using population data that have now been superseded. Therefore APS population estimates for 2005 are about 3 per cent lower than the latest population estimates for London for that year.

For all these reasons, the data are best viewed as statistics that are stronger at profiling the characteristics of the population than estimating the precise size of different groups. Appendix A provides more technical detail about the APS/LFS.

### 1.3 Further work

As the analysis is based on data from sample surveys it is limited in terms of the amount of detail it can offer. The report presents estimates for London as a whole which mask differences between areas. The data presented on White and BAME populations also disguise the considerable diversity of circumstances within London's BAME and migrant populations. To overcome these limitations, further work is being carried out by the GLA to explore tenure patterns by ethnicity and across London boroughs, using 2001 Census data which will complement this analysis. The findings will be reported in future Briefings.

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<sup>11</sup> London has a low share of the overall UK APS sample relative to its share of the UK population. The GLA has recently written to the Office for National Statistics to register its concern over this issue.

## 2 Analysis

The sections that follow present data on the following topics:

- Demographic profile
  - Population by housing tenure
  - Population by age and housing tenure
  - Household type by housing tenure
  - Tenure profile by region
  - Disability and housing tenure
  - Ethnicity, country of birth and housing tenure
  - Qualifications profile of residents by housing tenure
- Labour market participation – working age individuals
  - Labour market position by housing tenure: overview
  - Employment rates by detailed housing tenure categories
  - Employment rates by age and housing tenure
  - Employment rates by gender, family status and housing tenure
  - Employment rates by tenure for key groups
  - Employment rates by tenure and region
- Labour market participation – household level analysis
  - Workless households by tenure
  - Children in workless households by tenure
- Occupation and earnings by tenure
  - Employment by occupation and housing tenure
  - Part-time employment by housing tenure
  - Residents by socio-economic group and housing tenure
  - Hourly earnings of employees by housing tenure

### **Technical notes:**

Working age relates to 16-59 for women, 16-64 for men.

Most percentages quoted in the narrative are rounded to the nearest percentage point.

The data tables that underpin the summary analysis are presented in full in Appendix B. These provide more detail and are available in excel format on request.

## 2.1 Population by housing tenure

Table 1 shows the London population according to housing tenure. Well over half the population (58 per cent) live in owner occupied housing. Of these, two thirds of residents live in homes where a mortgage or loan is still held on the property and the remaining one third are in homes where the property is owned outright.

Over one quarter (26 per cent) of the population live in social rented housing, 18 per cent in local authority housing and 9 per cent rent from a housing association.

Fourteen per cent are in privately rented accommodation. The remaining 2 per cent are mainly in rent free accommodation or shared ownership properties (ie part rent, part mortgage).

**Table 1 Population by housing tenure, Greater London, 2005**

	Persons	% total
<b>All persons</b>	<b>7,288,000</b>	<b>100</b>
All owner occupied	4,196,000	58
Owned outright	1,381,000	19
With mortgage/loan	2,815,000	39
All social rented	1,924,000	26
Local authority	1,298,000	18
Housing association	626,000	9
All private rented	1,044,000	14
Other	125,000	2
Rent free	81,000	1
Part rent, part mortgage	43,000	1

Source: Annual Population Survey 2005

Note: Estimates are based on respondents whose housing tenure was known and exclude missing data. The 'Other' tenure category also includes those squatting but numbers were too small for a separate estimate for this group.

### **A note about APS population estimates**

APS population estimates are lower than other demographic estimates for London. This is because they relate mainly to those in private households (ie exclude most residents living in communal establishments) and also because the survey is grossed up using older population data which have now been superseded. The revised mid-year estimate for 2005 puts the London population at 7.456m, 2.3 per cent higher than the APS population estimate of 7.288m.

## 2.2 Population by age and housing tenure

Table 2 shows London's population by age and housing tenure. Of the three tenure types, social rented households have the highest proportion of children who comprise 29 per cent of the social housing population. This is consistent with the high proportion of lone parent households living in social housing as shown in section 2.3. Around one in eight social housing tenants are aged 65 and over, similar to the population generally.

Private sector tenants are the most likely to be in their twenties and thirties. Young adults aged 16-34 comprise 59 per cent of the population in the privately rented sector – twice as high as the proportion in the population generally (29 per cent). Only 3 per cent of residents in this sector are aged 65 and over.

Owner-occupiers tend to have an older age structure relative to the other two tenures, with a strong skew towards the middle-aged group. Fifty-nine per cent of the owner-occupied population is aged over 35, relative to 45 per cent in social housing and only 26 per cent in privately rented accommodation.

**Table 2 Population by age and housing tenure, Greater London, 2005**

	All persons	Owner occupied	Social rented	Private rented
	% totals			
<b>All ages</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>
0-15	20	18	29	15
16-24	12	9	14	19
25-34	18	14	13	40
35-44	17	18	15	15
45-54	12	15	10	6
55-64	9	12	7	3
65 and over	12	14	12	3
<i>All working age (16-59/64)</i>	<i>66</i>	<i>66</i>	<i>58</i>	<i>82</i>

Source: Annual Population Survey 2005

Notes: The 'all persons' total includes those in other tenures not shown separately here.

## 2.3 Household type by housing tenure

To complement the individual level analysis, data are also presented at the household level from the Quarterly Labour Force Survey Household dataset for Spring 2006.

Figure 1 shows household<sup>12</sup> type by housing tenure in London (Appendix A explains the household type categorization used). Overall, 56 per cent of households are owner occupied households; one quarter of households are in social housing (25 per cent) and 17 per cent of households live in privately rented accommodation.

Lone parent households (with dependent children) in London have the most polarized tenure profile. Almost two thirds (64 per cent) live in social housing relative to 25 per cent of households generally. Only 23 per cent of lone parent households live in owner-occupied accommodation relative to two thirds of couple households with children.

The other household type significantly over-represented in social housing is those over retirement age who live alone - 38 per cent of this group live in social housing.

Couple only households (with no children) are those with the highest probability of being in owner occupied housing. Almost three quarters (72 per cent) of this group live in owner occupied accommodation and only 9 per cent live in social rented accommodation. Also well represented in the owner occupied sector are couple households with children, two thirds of whom are owner occupiers.

The household type which has the highest representation in the privately rented sector is 'Other household types without dependent children'. 30 per cent of these households are in privately rented accommodation. Examples of the type of people who might live in such households include; students, workers sharing a house or parents living with non-dependent children.

Figure 2 shows the composition of London's social rented households by household type. Forty four per cent of all social rented households are households with dependent children: one quarter are lone parent households (24 per cent) and 18 per cent are couple families with children. More than one third (36 per cent) of social rented households are single person households, of whom half are over state retirement age.

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<sup>12</sup> Households are allocated to tenure type on the basis of the tenure reported by the Household Reference Person.

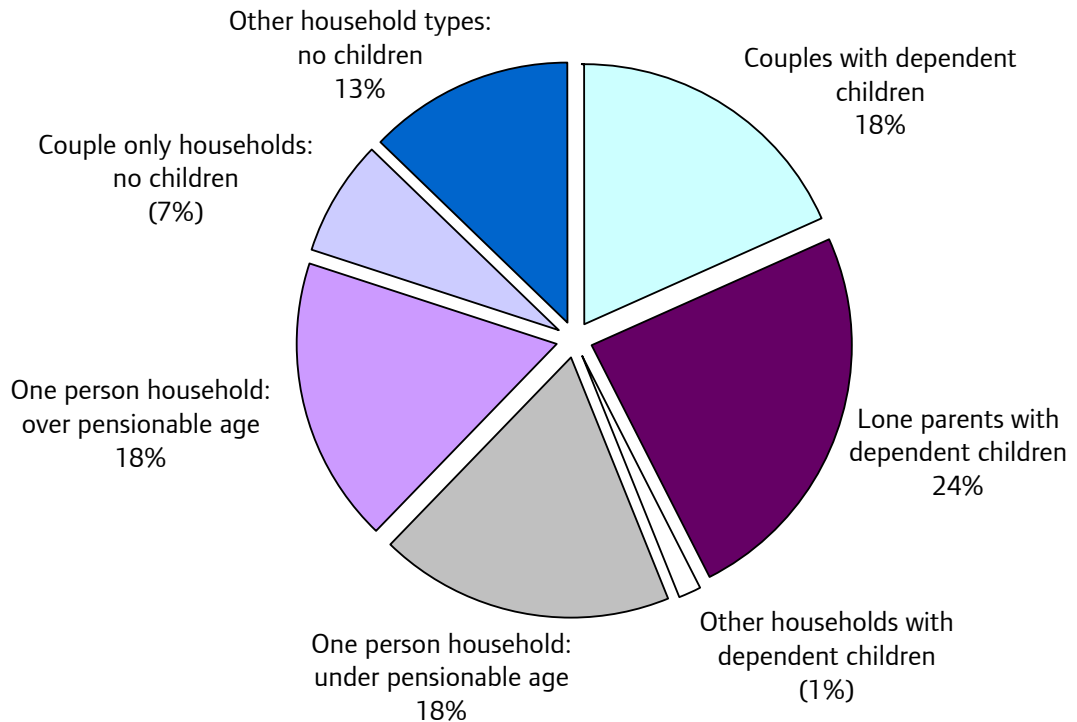
**Figure 1 Household type by housing tenure, Greater London, Mar-May 2006**  
Percentage of households by tenure



Source: Labour Force Survey (household dataset), March-May 2006

Notes: Data based on relatively small samples (<100) are shown in brackets to emphasise their higher level of sampling variability.

**Figure 2 Social rented households by household type, Greater London, Mar-May 2006**



Source: Labour Force Survey (household dataset), March-May 2006

Notes: Data based on relatively small samples (<100) are shown in brackets to emphasise their higher level of sampling variability.

## 2.4 Tenure profile by region

Compared with other regions, London has a quite distinct tenure profile (Figure 3). Of all regions, London has the lowest rate of owner occupation: 58 per cent of Londoners live in owner-occupied accommodation relative to 75 per cent of those living in the rest of the UK. Of all regions, London has the highest proportion of social rented tenants (26 per cent).

London also has a relatively large privately rented sector: 14 per cent of Londoners are private tenants almost double the percentage outside London (8 per cent) and the highest of all regions.

London wide statistics disguise the strikingly different housing tenure profiles of Inner and Outer London residents. Social housing is far more prevalent in Inner London where 39 per cent of the population are social tenants, compared with only 18 per cent in Outer London. Inner London also has a higher proportion of private tenants than Outer London (18 and 12 per cent respectively). As a result the proportion of owner-occupiers in Inner London is very low (41 per cent) relative to both Outer London (68 per cent) and the rest of the UK (75 per cent).

*Regional tenure profiles have also been compared at the household level and this analysis shows similar patterns (See Appendix Table A3).*

**Figure 3 Population by housing tenure and region, 2006**



Source: Annual Population Survey 2005

## 2.5 Disability and housing tenure

Table 3 shows the working age population by disability and housing tenure in London. In the APS, people are defined as having a long-term disability if they are disabled according to either the DDA (Disability Discrimination Act) definition and/or the APS 'work-limiting' definition of disability. APS data on disability is only available for working age respondents (See Appendix A for a more detailed definition).

Disabled Londoners are twice as likely as non-disabled Londoners to live in social housing. 41 per cent of London's working age disabled population live in social housing relative to 20 per cent of their non-disabled counterparts.

One in ten disabled people (working age) live in privately rented accommodation relative to 19 per cent of the non-disabled population. This is consistent with the younger age profile of those living in privately rented accommodation.

Less than half the working age disabled population (47 per cent) live in owner occupied accommodation relative to 59 per cent of the non-disabled population.

In terms of population composition disabled Londoners comprise 16 per cent of the working age population, 28 per cent of those living in social housing; 13 per cent of those living in owner occupied housing and 9 per cent of those in privately rented accommodation

**Table 3 Disability and housing tenure, persons working age, Greater London, 2005**

	All persons	Owner occupied	Social rented	Private rented
	% column totals			
All persons working age	100	100	100	100
Disabled people	16	13	28	9
Non-disabled people	84	87	72	91
	% row totals			
All persons working age	100	57	23	18
Disabled people	100	47	41	10
Non-disabled people	100	59	20	19

Source: Annual Population Survey 2005

Notes: The 'all persons' total includes those in other tenures not shown separately here (ie Part rent, part mortgage, rent free) due to small sample size. For this reason, row percentages do not sum exactly to all persons totals.

## 2.6 Ethnicity, country of birth and housing tenure

Londoners from Black, Asian and minority ethnic group (BAME<sup>13</sup>) groups are particularly over-represented in social housing (Figure 4). One third of all working age Londoners from BAME groups live in social housing relative to 18 per cent of White Londoners. Less than half (47 per cent) of the working age BAME population live in owner occupied accommodation compared with 62 per cent of the White population. The proportion of the White and BAME populations living in privately rented accommodation is the same at 18 per cent.

Within the BAME population, those born outside the UK were as likely to live in social housing as those born in the UK. Around a third of both populations lived in social housing. However, within the owner occupied and privately rented sector, the tenure profiles of both groups were quite different. Those BAME Londoners who were born in the UK were more likely to be owner occupiers (59 per cent) than those BAME Londoners born outside the UK (42 per cent). The latter group were far more likely than their UK-born counterparts to live in privately rented accommodation (23 per cent and 7 per cent respectively).

White Londoners who were born outside the UK are more likely than any other group to live in privately rented accommodation. 40 per cent of London's White migrant<sup>14</sup> population live in the privately rented sector compared with 12 per cent of the White UK-born population. London's white migrant population are also the least likely to live in social housing (15 per cent). London's white and BAME migrant populations both have low rates of owner occupation (43 and 42 per cent).

In terms of population composition of those living in social housing (Table 4), BAME residents make up one third of London's working age population but comprise almost one half (48 per cent) of those living in social housing, far higher than the proportion in owner occupied housing (27 per cent).

The majority of Londoners living in the privately rented sector were born outside the UK (61 per cent); 31 per cent from White ethnic groups and 30 per cent from BAME groups.

Almost three quarters (73 per cent) of all Londoners living in owner occupied accommodation were from White ethnic groups, most of whom were UK-born.

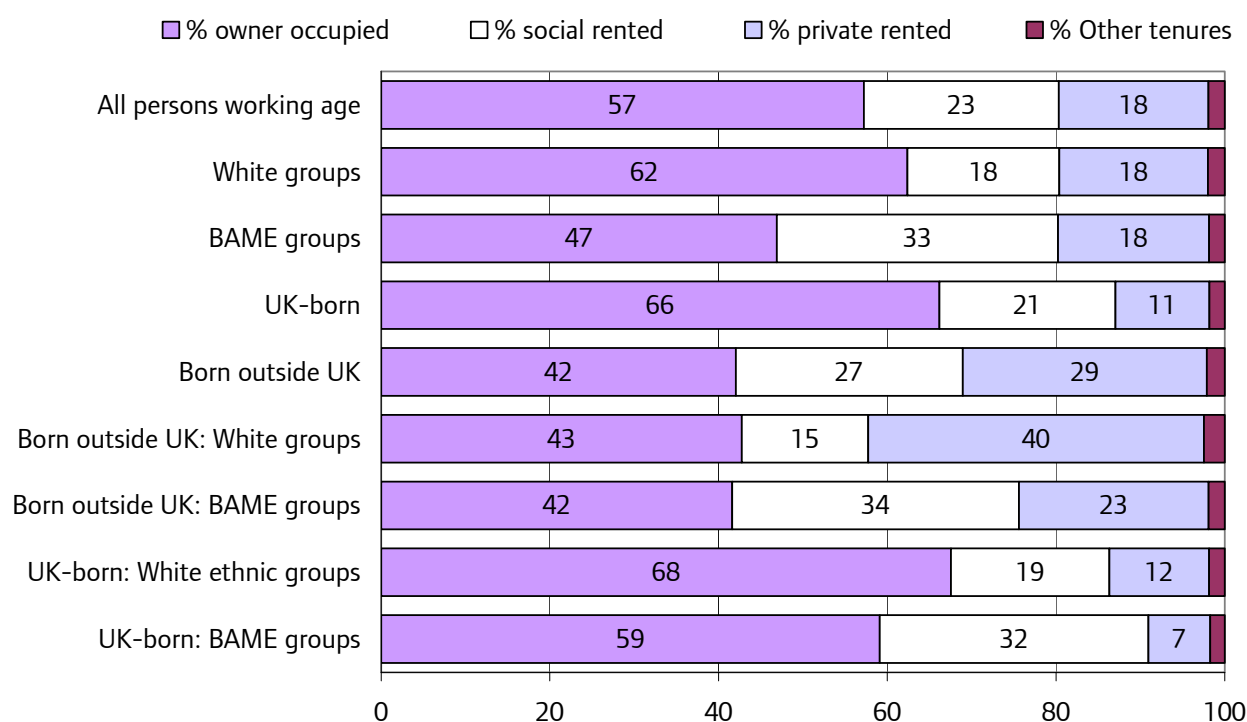
It is recognised that these data disguise the considerable diversity of circumstances within London's BAME and migrant populations. Further work is being carried out by the GLA to explore tenure patterns by ethnic group, using 2001 Census data. The Census is able to provide more ethnic group and geographic detail. Results will be reported in a future Briefing.

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<sup>13</sup> In this report, this term is used to refer to all non-white ethnic groups.

<sup>14</sup> The term 'migrant' is used here to refer to someone born outside the UK.

**Figure 4 Working age population by housing tenure, ethnicity and country of birth, Greater London, 2005 (Percentage of working age population by tenure)**



Source: Annual Population Survey 2005

**Table 4 Composition of the working age population by ethnicity and country of birth living in different housing tenures, Greater London, 2005**

	All persons working age	Owner occupied	Social rented	Private rented
	% column totals			
All persons working age	100	100	100	100
White ethnic groups	67	73	52	66
BAME groups	33	27	48	34
UK-born	63	73	57	39
- White ethnic groups	53	62	43	35
- BAME groups	10	10	14	4
Born outside UK	37	27	43	61
- White ethnic groups	14	10	9	31
- BAME groups	23	17	34	30

Source: Annual Population Survey 2005

Notes: The 'all persons' total includes those in other tenures not shown separately here (ie Part rent, part mortgage, rent free). BAME=Black, Asian and minority ethnic groups.

## 2.7 Qualifications and housing tenure

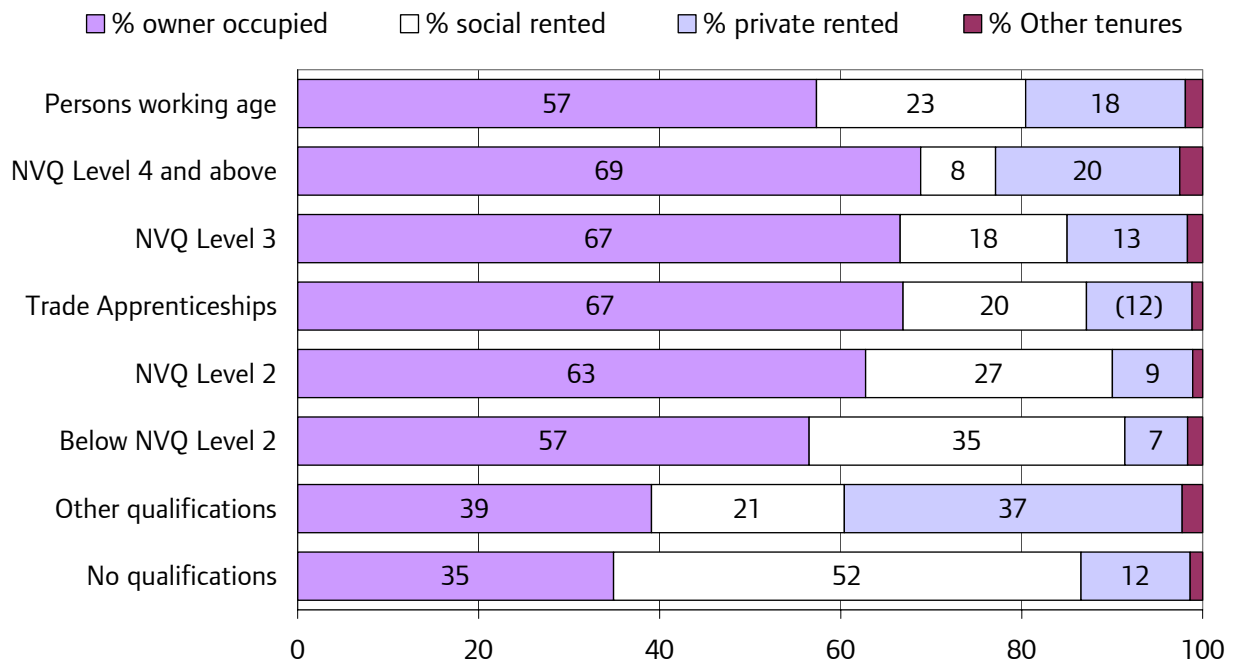
Those Londoners with lower level or no qualifications are far more likely than their better qualified counterparts to live in social housing (Figure 5). Just over half (52 per cent) of those with no qualifications live in social housing compared with only 8 per cent of those with higher level qualifications (ie NVQ Level 4 and above<sup>15</sup>).

Those with no qualifications make up one third (32 per cent) of the working age population living in social housing (See Appendix Table A5).

Those with higher level qualifications are much more likely to be owner occupiers than those with no qualifications. Just over two thirds (69 per cent) of those with higher level qualifications live in owner occupied accommodation relative to just over one third of those with no qualifications (35 per cent).

Around 14 per cent of the London working age population are classified as those with 'Other' qualifications. This group includes those with foreign qualifications where the level is unknown or has not been classified. This group have a quite distinct tenure profile and are particularly over-represented in privately rented accommodation (37 per cent) relative to other groups. This is consistent with the high proportions of migrant Londoners living in privately rented accommodation.

**Figure 5 Working age population by qualifications and tenure, Greater London, 2005**



Source: Annual Population Survey 2005

Notes: Figures based on relatively small samples are shown in brackets to emphasise their higher levels of sampling variability.

<sup>15</sup> Includes those with degree level qualifications and other higher educational qualifications above A-Level standard.

## 2.8 Labour market position by housing tenure: overview

The labour market profile of Londoners by tenure is very polarised and worklessness is disproportionately concentrated among those living in social housing (Table 5). This is expected given that access to housing and choice of housing is related to income levels, which are in turn related to employment patterns. The findings are also consistent with the over-representation of certain groups living in social housing, such as lone parents and disabled people, many of whom face particular disadvantages in accessing employment<sup>16</sup>.

Those living in social housing have far lower levels of employment and higher levels of worklessness than their owner occupied and private tenant counterparts. Well below half (43 per cent) of all working age residents in social housing are in employment, relative to 79 per cent for owner occupiers and 73 per cent of those in the privately rented sector.

**Table 5 Economic activity by housing tenure, Greater London, 2005**

	All persons	Owner occupied	Social rented	Private rented
	% column totals			
<b>All persons working age</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>
Economically active	74	82	53	78
- In employment	69	79	43	73
- Unemployed	5	3	10	6
<i>Unemployment rate (%)</i> <sup>17</sup>	7	4	19	7
Economically inactive	26	18	47	22
- Student	8	6	10	10
- Caring for family/home	8	5	18	6
- Sick or disabled	5	3	14	(2)
- Other	4	4	5	4
All workless (not in employment)	31	21	57	27
<i>Base: Working age persons</i>	<i>4.8m</i>	<i>2.8m</i>	<i>1.1m</i>	<i>0.9m</i>

Source: Annual Population Survey 2005

Notes:

Figures based on relatively small samples (<100) are shown in brackets to emphasise their higher levels of sampling variability. 'All persons' totals include those in other tenures not shown here.

<sup>16</sup> See Department for Work and Pensions: Research report and in-house report series (Various).

<sup>17</sup> Unemployment here refers to the ILO (International Labour Organisation) definition, which defines an unemployed person as someone who is out of work and who are actively looked for work in the last 4 weeks and is ready to start work in the next two weeks. The unemployment rate expresses the number unemployed as a percentage of the economically active population.

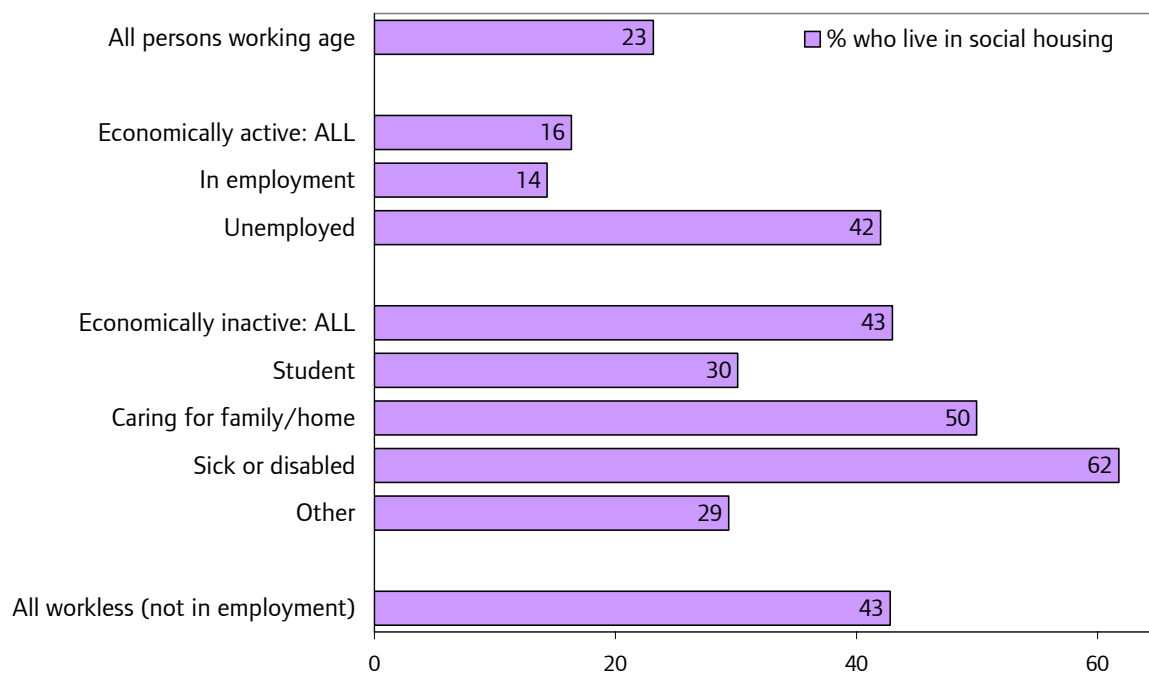
Those in social housing are far more likely to be ‘workless’ than other Londoners. The workless population comprises both those who are economically inactive and those who are unemployed. Both groups are not in work, but unemployed Londoners are actively seeking work and as such are part of the economically active population (ie part of the labour force). While those in social housing comprise 23 per cent of London’s working age population generally, they comprise 43 per cent of the workless population and only 14 per cent of London’s employed population (Figure 6).

The economically inactive population includes people not in work due to sickness or disability, people taking time out of the labour market to care for their family or home, and students. Those in social housing are particularly over-represented in the first two of these economically inactive groups. Fourteen per cent of social housing residents are not in work due to sickness or disability compared with only three per cent of owner-occupiers and 2 per cent of private tenants.

Almost two thirds (62 per cent) of all those Londoners who are economically inactive due to sickness or disability live in social housing. One half of all economically inactive Londoners caring for their family/home live in social housing (Figure 6).

Those in social housing also face a far higher risk of unemployment than other groups. The unemployment rate in London is 7 per cent, but this rises to 19 per cent for those in social housing, almost five times higher than the unemployment rate of those in owner occupied housing (4 per cent). Those renting from a private landlord have an unemployment rate of 7 per cent, the same as the London average.

**Figure 6 Percentage of working age population who live in social housing by economic activity, Greater London, 2005**



Source: Annual Population Survey 2005

## 2.9 Employment rates by detailed housing tenure categories

Figure 7 presents employment rates for Londoners by housing tenure for more detailed tenure categories. The employment rate expresses the number in employment as a percentage of the population (all data relate to the working age population).

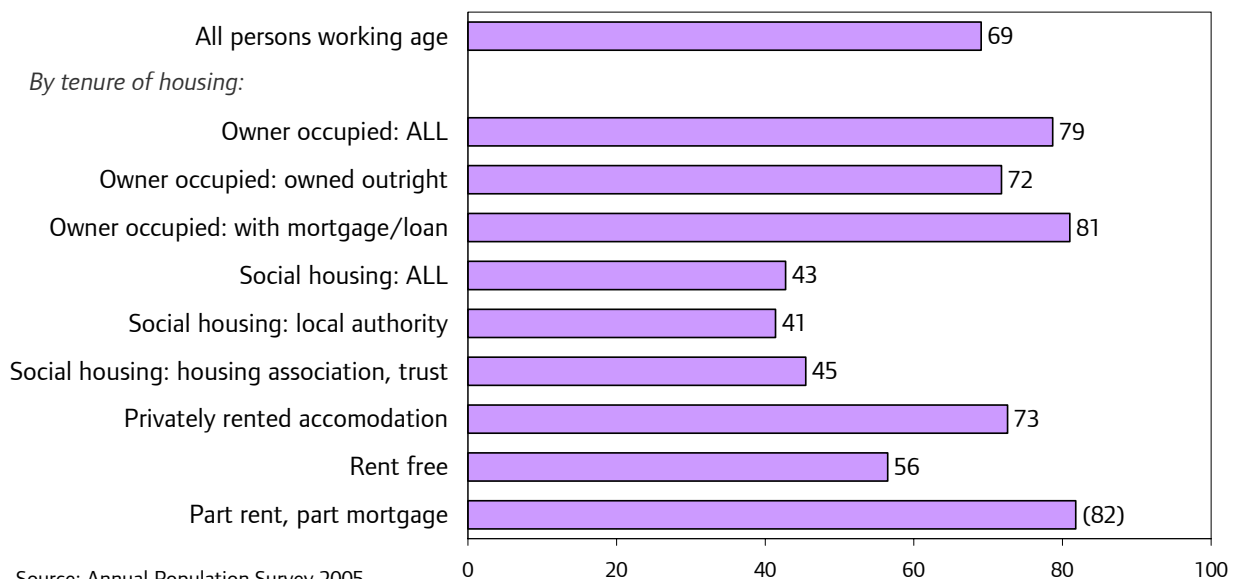
As was shown previously, those living in social housing have the lowest employment rates of all tenures. The employment rate for working age Londoners in social housing is 43 per cent relative to 69 per cent for the working age population generally.

Within the social rented sector, employment rates are low for both those in local authority accommodation (41 per cent) and housing association accommodation (45 per cent).

Within the owner occupied sector, the employment rate is higher for those with a mortgage (81 per cent) than for those who own their property outright (72 per cent). Clearly, those with a mortgage are more likely to need to work to support their loan. Further, those who own their property outright are far more likely to be nearing retirement age than those with a mortgage, which may also affect the overall employment rate.

The employment rate of those in shared ownership accommodation (ie, part rent, part mortgage) was 82 per cent, similar to the rate for those owner occupiers with a mortgage.

**Figure 7 Employment rates (%) by housing tenure, persons working age, Greater London, 2005**



Source: Annual Population Survey 2005

Notes: Figures based on relatively small samples (ie <100) are shown in brackets to emphasise the higher levels of sampling variability attached to these estimates.

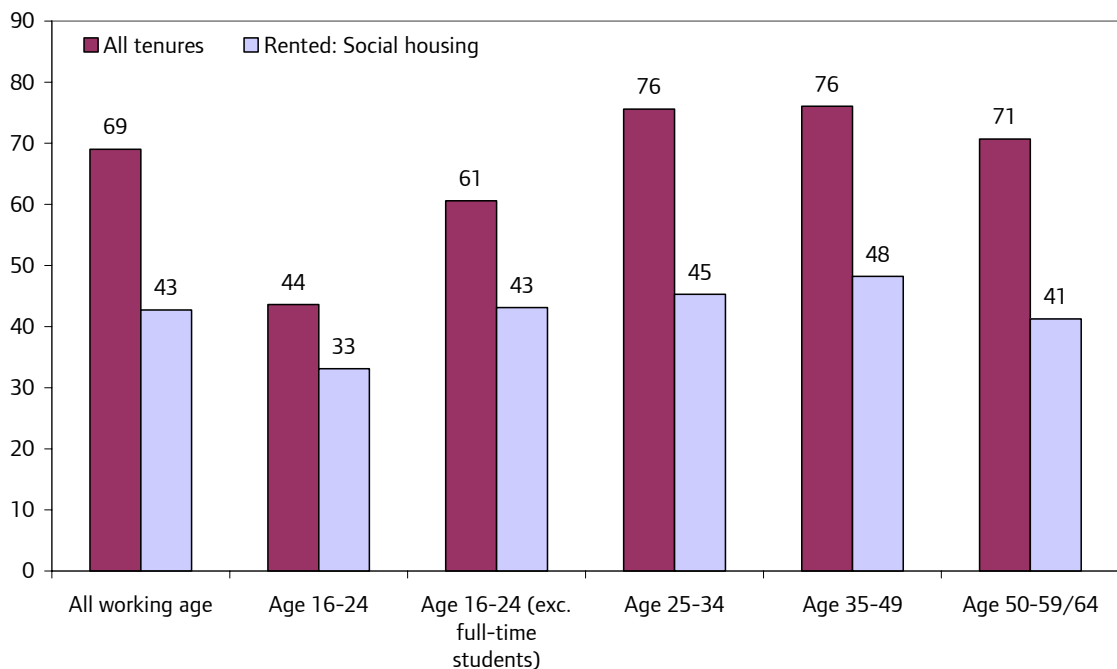
## 2.10 Employment rates by age and housing tenure

Employment rates for Londoners in social housing are low across all age groups remaining below 50 per cent across all groups. The wide differential in rates between those in social housing and other tenures persists across all age groups, but is widest for those aged over 25.

The differential in rates by tenure is narrowest for young Londoners who have the lowest employment rate across all age groups. Only one third of young people aged 16-24 in social housing are in employment relative to 44 per cent across all tenures.

The low employment rates for the 16-24 age group partly reflects the higher proportion of students in this age group so rates have also been calculated excluding full-time students. The employment rates for young people rise when students are excluded but the differential between those in social housing and other tenures remains strong (43 and 61 per cent).

**Figure 8 Employment rates (%) by age and housing tenure, Greater London, 2005**



Source: Annual Population Survey 2005

## 2.11 Employment rates by gender, family status and housing tenure

Family status has an important impact on the labour market patterns of both men and women. For women, the employment rate is far lower for those with dependent children (54 per cent) than for those without dependent children (69 per cent), whereas for men, rates are affected in the opposite way, and fathers have a far higher employment rate (85 per cent) than those men without children (70 per cent).

The same pattern is evident for men and women in different housing tenures, though employment rates are generally much lower for those in social housing. Less than one third (29 per cent) of all mothers living in social housing are in employment relative to 72 per cent of mothers living in owner occupied accommodation and 40 per cent of those in privately rented accommodation.

The employment rate for mothers living in social housing is low for both those who are lone mothers (31 per cent) and those living in couples (27 per cent). The employment rate for fathers living in social housing is also relatively low at 58 per cent, relative to 94 per cent for those living in owner occupied accommodation and 80 per cent for those in privately rented accommodation.

In terms of population composition, mothers in social housing comprise around one third of all London's working age mothers (34 per cent); 19 per cent of those in employment and 53 per cent of all those mothers not in work.

**Table 6 Employment rates by gender, parenting and housing tenure, Greater London, 2005**

	Employment rates (%)			
	All persons	Owner occupied	Rented: Social	Rented: Private
<b>Persons working age</b>	69	79	43	73
Men aged 16-64	75	83	49	78
Women aged 16-59	63	74	37	66
Parents with dependent children	68	83	39	57
Men with children	85	94	58	80
Women with children	54	72	29	40
- Lone mothers	43	80	31	(37)
- Mothers in couples	59	71	27	(41)
People without dep. children	70	76	46	77
Men	70	77	45	78
Women	69	75	47	75

Source: Annual Population Survey 2005

Notes: Figures based on relatively small samples (<100) are shown in brackets to emphasise their higher levels of sampling variability.

## 2.12 Employment rates by tenure for key groups

Table 7 shows employment rates for Londoners living in different housing tenure by disability, ethnicity and qualifications levels.

Disabled Londoners have a far lower employment rate (45 per cent) than non-disabled Londoners (74 per cent). While the gap in employment rates between disabled and non-disabled Londoners is wide across all housing tenures it is particularly pronounced among those living in social housing. Only around one in five (22 per cent) disabled social housing tenants are in work relative to 51 per cent of those who are not disabled. This contrasts with disabled Londoners who live in owner occupied accommodation who have a far higher employment rate (64 per cent).

Qualifications levels are strongly associated with levels of labour market participation. The employment rate of residents with higher level qualifications<sup>18</sup> is 85 per cent, more than double the rate for those with no qualifications (41 per cent). This pattern is the same across all tenures, but employment rates are considerably lower for those living in social housing at all qualifications levels. Those with no qualifications who live in owner occupied housing are far more likely to be in employment (58 per cent) than those in social housing (28 per cent).

Londoners from Black, Asian and minority ethnic (BAME) have a lower employment rate than their White counterparts. The ethnic gap is evident across all tenures, but is less pronounced for those in social housing, where both White and BAME Londoners have relatively low employment rates (46 and 40 per cent). A similar pattern emerges for migrant Londoners (ie those born outside the UK), who tend to have lower employment rates than their UK-born counterparts. Both UK-born and migrant Londoners living in social housing have relatively low employment rates (46 and 39 per cent respectively).

Employment rates by ethnicity and country of birth have also been calculated for the population excluding full-time students (ie those in full-time education). This helps control for differences in age structures and rates of educational participation between groups. This is of particular relevance when considering the rates of migrant and BAME Londoners, as UK-born BAME Londoners have a very young age structure compared to migrant BAME Londoners. So while the overall employment rate for both groups is the same (58 per cent), when students are excluded the rate for UK-born BAME Londoners is considerably higher (70 per cent) than the rate for migrant BAME Londoners (61 per cent). Within the non-student population, employment rate differentials between tenures remain strong among all groups and are broadly similar to those of the population generally.

The impact of excluding students on the rates of some groups serves to illustrate that the aggregate data disguise the different demographic profile of many of the groups being compared which will of course have some impact on the overall employment outcomes

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<sup>18</sup> Includes those with degree level qualifications and other higher educational qualifications above A-Level.

observed. It is also recognised that these aggregate data disguise the considerable diversity of circumstances within London's BAME and migrant populations, but the APS survey sample is not large enough to investigate further.

**Table 7 Employment rates by housing tenure for key population groups, Greater London, 2005**

	All persons	Owner occupied	Rented: social	Rented: Private
<b>All persons working age</b>	69	79	43	73
- <i>Excluding full-time students</i>	74	83	46	79
Male	75	83	49	78
Female	63	74	37	66
<b>Disability</b>				
Disabled people	45	64	22	52
Non-disabled people	74	81	51	75
<b>Highest qualification level</b>				
NVQ 4 & above	85	88	66	84
NVQ 3 & below	67	75	47	66
Other quals (inc foreign quals)	66	76	44	69
No qualifications	41	58	28	52
<b>Ethnicity and country of birth</b>				
White ethnic groups	75	82	46	79
BAME groups	58	70	40	61
Born in UK	72	80	46	77
- White ethnic groups	75	82	46	78
- BAME groups	58	64	43	(68)
Born outside UK	64	76	39	70
- White ethnic groups	74	81	42	79
- BAME groups	58	73	38	60
<b>Ethnicity and country of birth (excluding full-time students)</b>				
White ethnic groups	78	86	48	84
BAME groups	64	77	44	67
Born in UK	78	85	49	84
- White ethnic groups	79	86	48	84
- BAME groups	70	78	52	(77)
Born outside UK	67	78	41	75
- White ethnic groups	77	82	44	83
- BAME groups	61	76	41	65

Source: Annual Population Survey, 2005

Notes: Figures based on relatively small samples (<100) are shown in brackets to emphasise their higher levels of sampling variability.

## 2.13 Employment rates by housing tenure and region

London has a low employment rate (69 per cent) relative to the rate in the rest of the UK (75 per cent). Within London, the employment rate is lower in Inner London (64 per cent) than Outer London (72 per cent), though this employment rate differential is virtually eliminated within each tenure.

Across all regions, people not in work are disproportionately concentrated in social housing and employment rates for social tenants are consistently lower than the rates for owner-occupiers and private tenants in all areas. Within the social rented sector, employment rates range from 33 per cent in Northern Ireland up to 56 per cent in the South East. The employment rate for social tenants in London is 43 per cent, lower than the average rate in the rest of the UK (47 per cent). In both Inner and Outer London the employment rate for social tenants is similar (42 and 43 per cent).

Rates for owner occupiers show less variance across regions and are consistently high for all areas (ranging from 76 to 83 per cent). The employment rate for owner occupiers in London is 79 per cent fairly close to the national average of 81 per cent.

Within the privately rented sector, the employment rate ranges from only 53 per cent in Northern Ireland up to 79 per cent in the East of England. London's private tenants have an employment rate of 73 per cent, higher than the average rate across the rest of the UK (68 per cent).

**Table 8 Employment rates by tenure and region, persons working age, 2005**

	All persons	Owner occupied	Social rented	Private rented
<b>UK</b>	<b>74</b>	<b>81</b>	<b>46</b>	<b>69</b>
UK (excluding London)	75	81	47	68
North East	71	79	41	59
North West	73	80	40	60
Yorkshire & Humberside	74	81	44	62
East Midlands	76	82	48	65
West Midlands	73	80	45	64
East	78	81	55	79
Greater London	69	79	43	73
-Inner London	64	78	42	72
-Outer London	72	79	43	73
South East	79	83	56	74
South West	78	82	54	73
Wales	71	78	39	61
Scotland	75	83	48	65
Northern Ireland	69	76	33	53

Source: Annual Population Survey 2005

## 2.14 Household level worklessness and housing tenure

The section provides a different perspective by presenting data on worklessness at the household level. This enables analysis of the combined labour market position of individuals within households according to tenure and importantly also allows consideration of children in such households. These data are drawn from the household Labour Force Survey dataset for Spring 2006.

Figure 9 shows the proportion of working age households that are work-rich, mixed and workless by housing tenure. These terms are defined as follows:

Work-rich households: A household where all adults are in employment

Mixed households: A household containing a mix of working and workless adults

Workless households: A household where no adults are in employment

All data relate to working age households (ie those containing at least one adult of working age).

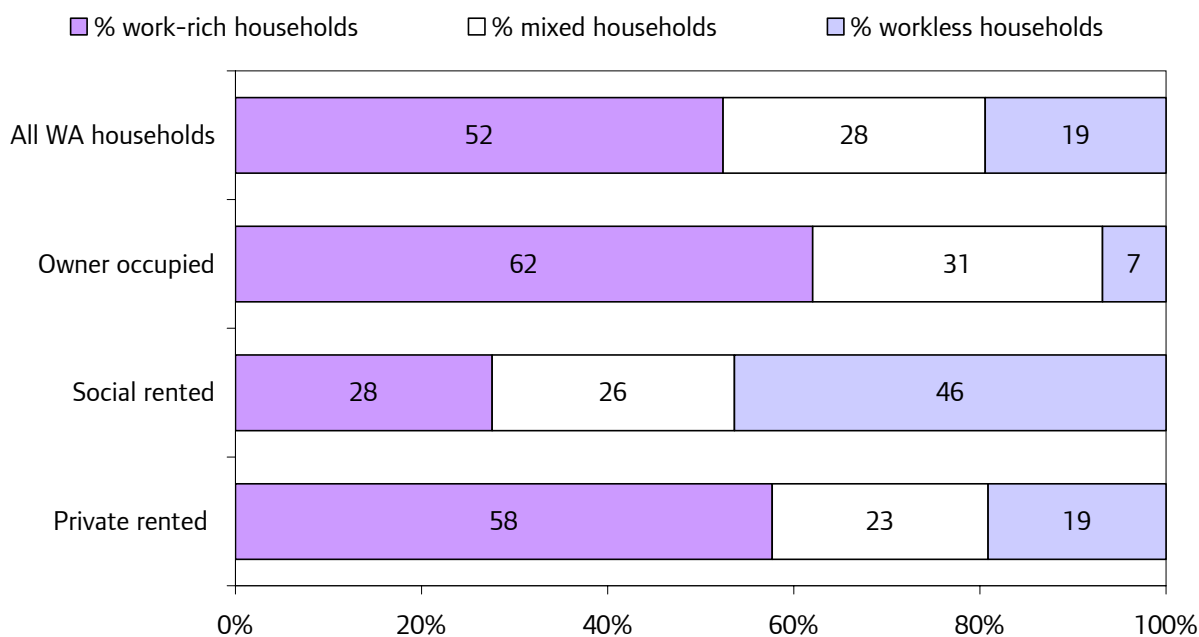
The chart shows the strong concentration of worklessness among those living in social housing. Overall, around one in five (19 per cent) of London's working age households are workless, that is households where no adults are in work. When analysed by tenure, the picture becomes particularly polarised. Almost half (46 per cent) of households in the social rented sector were workless relative to only 7 per cent of owner-occupied households, and 19 per cent of privately rented households.

In contrast, owner-occupied households were the most likely to be work-rich: 62 per cent were work-rich households relative to only 28 per cent in the social rented sector.

In terms of composition, of all London's workless working age households:

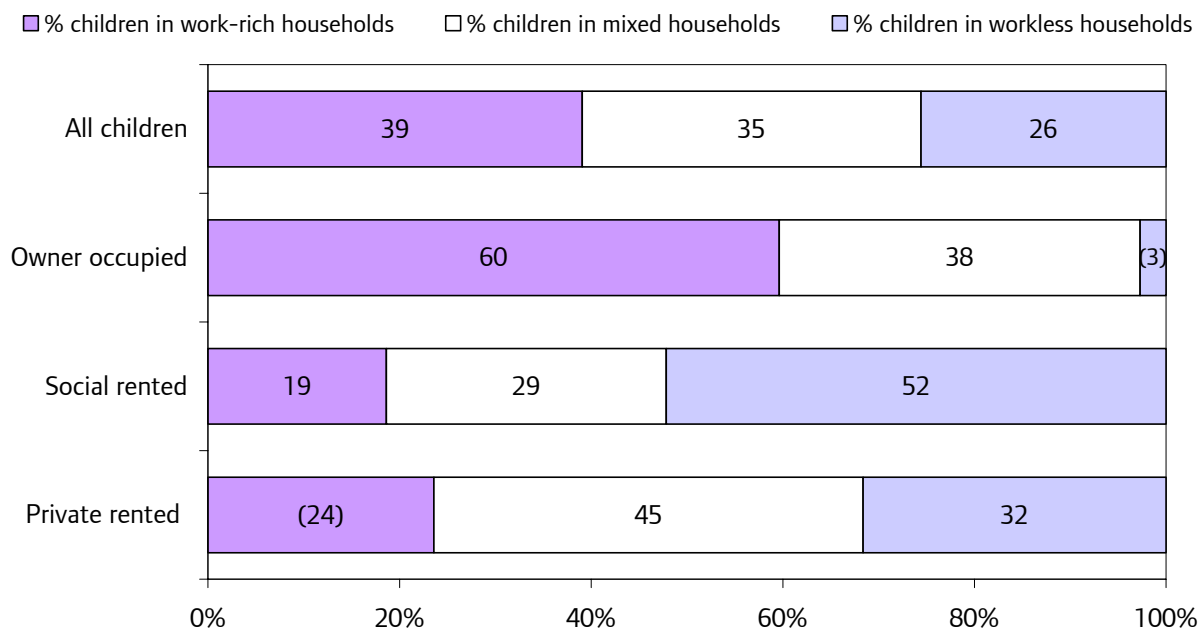
- 61 per cent occupy social rented accommodation
- 19 per cent are in owner occupied accommodation
- 17 per cent are in privately rented accommodation
- 2 per cent are in the 'other' category (ie part rent/part mortgage and rent free).

**Figure 9 Working age households by combined economic activity status and tenure, Greater London, March-May 2006**



Source: Labour Force Survey (household dataset), March-May 2006  
 WA= Working age (households containing at least one person of working age).

**Figure 10 Children by housing tenure and combined economic activity of adults in household, Greater London, March-May 2006**



Source: Labour Force Survey (household dataset), March-May 2006  
 Notes: Figures based on relatively small samples (ie <100) are shown in brackets to emphasise their higher levels of sampling variability.

## 2.15 Children in workless households by housing tenure

The same analysis has been carried out in relation to children in workless households (Figure 10). Overall, around one quarter (26 per cent) of all London's children live in workless households. When analysed by housing tenure this rises to over half (52 per cent) of those in social rented accommodation and one third (32 per cent) of those living in privately rented accommodation.

Only three per cent of children in owner occupied accommodation live in workless households. The majority of children in owner occupied accommodation live in work-rich households (60 per cent) or mixed households (38 per cent)<sup>19</sup>.

In terms of composition, children living in social rented accommodation make up 78 per cent of all children living in workless households. This reflects generally high rates of worklessness among households with children as well as the fact that children in lone parent families, who have particularly high rates of worklessness, are far more likely to live in social rented accommodation than other family types.

Children living in owner occupied accommodation make up almost three quarters (73 per cent) of all children living in work-rich households. Only 18 per cent of children in work-rich households are living in social rented accommodation (Table 9).

These patterns are consistent with analysis of child poverty rates by tenure which shows that children in poverty are disproportionately concentrated in social housing. Data<sup>20</sup> relating to 2002/3-2004/05 show that 58 per cent of all London's children living under the poverty line<sup>21</sup> (after housing costs are accounted for) live in social housing.

**Table 9 Children by housing tenure and combined economic activity of adults in household: composition analysis, Greater London, March-May 2006**

	Combined economic activity status of adults in household			
	All	Work-rich households	Mixed households	Workless households
<b>All children=100%</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>
- Owner occupied	48	73	51	(5)
- Social rented	38	18	32	78
- Private rented	12	(8)	16	15
- Other	(1)	(1)	(1)	(1)
All children (base)	1,468,000	573,000	519,000	375,000

Source: Labour Force Survey (household dataset), March-May 2006

Notes: Figures based on relatively small samples (ie <100) are shown in brackets to emphasise the higher levels of sampling variability attached to these estimates.

<sup>19</sup> Data do not sum exactly to 100 per cent due to rounding.

<sup>20</sup> Department for Work and Pensions, Households Below Average Income data series.

<sup>21</sup> The poverty line is defined here as (households with) less than 60 per cent of median income standardised for differences in household size and composition.

## 2.16 Occupational patterns by housing tenure

The sections that follow focus on those who are in employment. The analysis aims to build an occupational profile of workers who live in different types of housing. The analysis relates to people in work who live in Greater London (ie it excludes in-commuters but includes those resident in London who work outside London).

Table 10 shows employment by occupational group and housing tenure. The analysis shows that workers who live in social housing are heavily concentrated in lower paid occupational groups. Of all workers living in social housing, 78 per cent work in occupational groups 4 to 9, those groups with below average rates of pay. One in five workers work in elementary occupations, one of the lowest paid occupational groups which includes jobs like cleaners, kitchen staff, and bar staff

In contrast, workers who live in owner occupied housing are strongly over-represented in higher paid occupational groups. 58 per cent of all owner occupied workers are employed in managerial, professional and technical occupations in contrast to 22 per cent of those in social housing.

Workers living in privately rented accommodation are well represented across all occupational groups and have an occupational profile broadly similar to the London overall distribution.

Those living in social housing are also far more likely to be employed on a part-time basis relative to other groups (Figure 11). Overall, around one in five of London's workers<sup>22</sup> are employed on a part-time basis. For social tenants the percentage rises to 28 per cent, considerably higher than the percentage of owner-occupiers (19 per cent) and private tenants (16 per cent) employed.

Both men and women in social housing have a higher propensity to work part-time. For women, 39 per cent of those in social housing are employed part-time relative to 32 per cent of owner-occupiers and only 21 per cent of private tenants. While men are less likely to work part-time than women, and overall rates are lower, differentials between those living in different tenures remain strong. Almost one in five (19 per cent) male workers in social housing are employed part-time relative to 8 per cent of owner-occupiers and 12 per cent of private tenants.

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<sup>22</sup> These data relate to those in employment who are of working age. Other data relating to occupation relate to those in employment aged 16 and over.

**Table 10 Employment by occupation, persons aged 16 and over, Greater London, 2005**

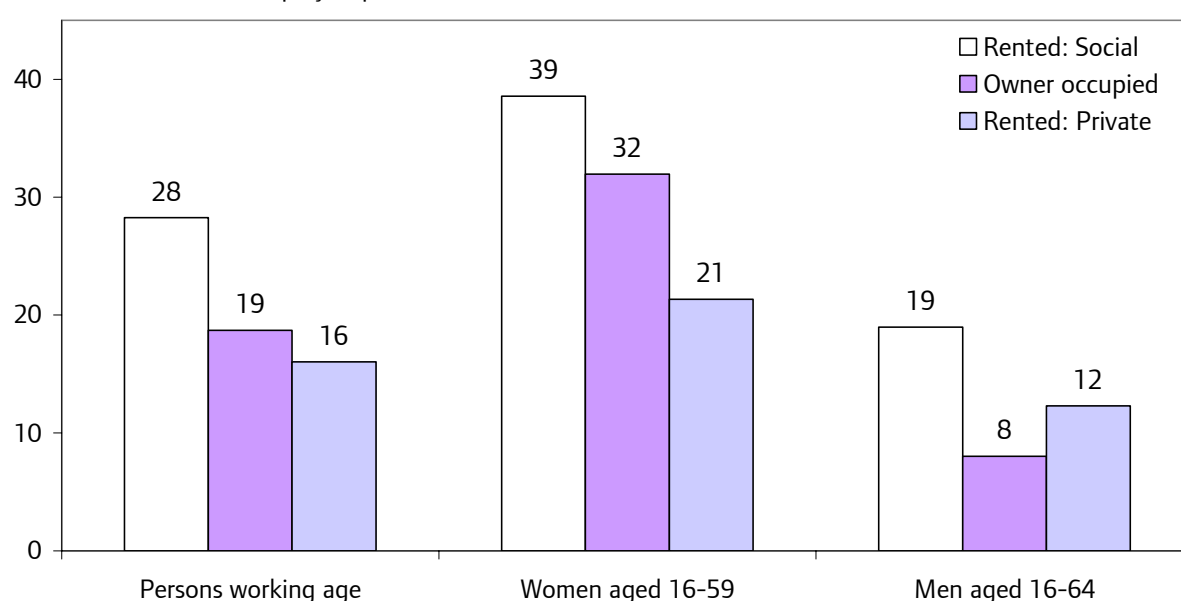
Standard Occupational Classification 2000	All persons	Owner occupied	Social rented	Private rented	% of workers in each group who live in social housing
<b>All in employment = 100 %</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>14</b>
1&2 Managers and professionals	34	38	12	34	5
- Managers and senior officials	18	21	7	16	6
- Professional occupations	16	18	(5)	18	(4)
3. Associate professional & technical	19	20	11	21	8
4. Administrative and secretarial	14	14	14	11	14
5. Skilled trades occupations	8	7	9	7	18
6. Personal service occupations	7	6	13	5	26
7. Sales and customer service	6	5	11	7	25
8. Process, plant and machine	5	4	10	(3)	30
9. Elementary occupations	8	5	20	11	34
<i>Occupations 1-3</i>	52	58	22	54	6
<i>Occupations 4-9</i>	48	42	78	46	23
<i>Base = All in employment (000s)</i>	<i>3,417</i>	<i>2,255</i>	<i>481</i>	<i>619</i>	

Source: Annual Population Survey 2005

Notes: Figures based on relatively small samples (<100) are shown in brackets to emphasise their higher levels of sampling variability.

**Figure 11 Percentage of workers employed part-time by housing tenure and gender, Greater London, 2005**

% of workers who are employed part-time



Source: Annual Population Survey 2005

## 2.17 Residents by socio-economic group (NS-SEC<sup>23</sup>) and tenure

To complement the analysis by occupation, data is also presented on people classified according to their National Statistics Socio-economic Classification (NS-SEC). This is an occupationally based classification but has rules to provide coverage of the whole population, taking account of current or last occupation, as well as coverage of those who have never worked or are long term unemployed. NS-SEC also considers information about self-employment, supervisory responsibilities and size of workplace, providing another dimension to the standard occupational classification. Table 11 shows the NS-SEC of the working age disabled and non-disabled population.

Within the social housing population, 55 per cent were classified to groups 1-7 which were based on current or previous occupation. The remaining 45 per cent were classified under the 'never worked, unemployed and other' group, far higher than the proportion in the population generally (24 per cent) in this category. While residents in social housing make up 23 per cent of the working age population, they comprise 42 per cent of all those in the 'never worked, unemployed and other' group.

Table 11 also compares the tenure profile of the population who were classified into the occupational groups 1-7. The 'never worked' group have been excluded to provide a better 'like with like' comparison between tenures. Within this population, people in social housing were particularly under-represented in the higher and lower managerial and professional groups. Only around one fifth (21 per cent) of those in social housing were in these occupational groups relative to 50 per cent of the population generally. This group includes occupations such as doctors, lawyers and professional engineers, teachers and nurses.

Those in social housing are particularly over-represented in both the routine and semi-routine occupation groups. Once the 'never worked' group are excluded, 45 per cent of those in social housing are classified to these two groups relative to 20 per cent of the population generally. These groups include occupations such as shop assistants, security guards, care assistants (all 'semi-routine') and cleaners, bus drivers, waiters (all classed as 'routine').

In terms of population composition, those in social housing comprise 23 per cent of the working age population, but only three per cent of those in the higher managerial and professional group and 42 per cent of those in routine occupations.

The NS-SEC profile for owner-occupiers is heavily skewed towards the professional and managerial group. The NS-SEC profile of those living in privately rented accommodation is similar to that of Londoners generally.

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<sup>23</sup> National Statistics Socio-economic Classification (NS-SEC) was introduced in 2001 to replace Social Class based on occupation, formerly the Registrar General's Social Class and Socio-Economic Group.

**Table 11 Employment by NS-SEC and housing tenure, persons working age, Greater London, 2005**

National Statistics Socio-economic Classification	All persons	Owner occupied	Social rented	Private rented	% in social housing
				% total	
<b>All persons working age = 100%</b>	100	100	100	100	23
1 Higher managerial and professional	14	18	(2)	16	(3)
2 Lower managerial and professional	24	29	10	24	9
3 Intermediate occupations	9	11	7	8	16
4 Small employers and own account workers	8	9	5	7	14
5 Lower supervisory and technical	6	5	7	5	30
6 Semi-routine occupations	9	7	14	9	36
7 Routine occupations	6	4	11	6	42
<i>Never worked, unemployed, and those not elsewhere classified.</i>	24	16	45	25	42
				% total (excluding the 'never worked' group)	
<b>All persons working age (exc 'never worked' group) = 100%</b>	100	100	100	100	
1 Higher managerial and professional	19	22	(3)	22	
2 Lower managerial and professional	31	35	18	32	
3 Intermediate occupations	12	13	12	11	
4 Small employers and own account workers	10	11	8	9	
5 Lower supervisory and technical	7	6	13	6	
6 Semi-routine occupations	12	8	25	12	
7 Routine occupations	8	5	20	8	

Source: Annual Population Survey 2005

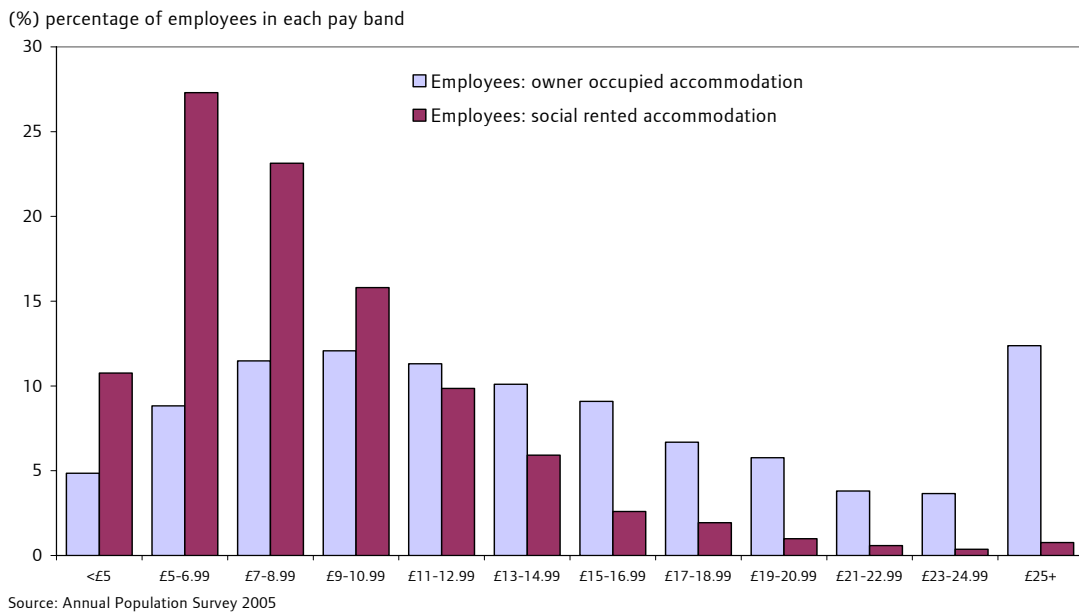
Notes: Figures based on relatively small samples (<100) are shown in brackets to emphasise their higher levels of sampling variability.

## 2.18 Earnings estimates by housing tenure

Workers who live in social housing are far more likely to be low paid relative to those in other tenures, consistent with their occupational profile. This is illustrated by Figure 12 which compares the earning distribution of employees in social housing to those in owner occupied accommodation.

Average earnings<sup>24</sup> for employees who live in social housing are only £8.84 per hour – some 57 cent of the level for employees living in owner occupied housing (£15.51). Those who live in privately rented accommodation earn £12.37 per hour, less than the London average (£13.93), but considerably more than those in social housing.

**Figure 12 Gross hourly earnings distribution, working age employees, Greater London, 2005**



**Table 12 Hourly earnings of working age employees by housing tenure, Greater London residents, 2005**

	Gross average hourly earnings (£)	
	Mean	Median
<b>All employees working age</b>	<b>13.93</b>	<b>11.75</b>
Owner occupied	15.51	13.28
Rented: Social	8.84	8.13
Rented: Private	12.37	11.00

Source: Annual Population Survey 2005

<sup>24</sup> The earnings data presented here refer to gross average hourly earnings of employees (they do not include earnings of self employed). Consistent with ONS convention, those earning over £100 per hour are excluded from the analysis. APS earnings data are limited as they are supplied by the employee not the employer, which can lead to poorer accuracy especially as some data are given by proxy.

## **Appendix A: About the Annual Population Survey/Labour Force Survey**

The analysis is based on two related datasets:

- The Annual Population Survey (APS) 2005
- The Quarterly Household Labour Force Survey (Spring 2006)

This note provides more detail on the methodology behind each dataset .

### **The APS**

The basis of the APS is the UK Labour Force Survey: a large sample survey of households which provides a wide range of information about people's labour market activity. The Annual Population Survey (APS) is carried out by the Office for National Statistics (ONS) and replaces its predecessor (the annual LFS) as the largest regular household survey in the UK. The survey questionnaire is large and collects a wide range of data about people and their labour market circumstances.

The APS has a panel survey design and respondents are interviewed more than once. The interviews are carried out in person or by telephone. The APS comprises three key elements:

- a) Data from the core LFS quarterly surveys (which still exist in their own right and are used for particular analysis – see below on household quarterly LFS datasets)
- b) LFS annual sample boosts for England, Wales and Scotland
- c) The APS boost: A new additional boost to the existing LFS sample, for a core set of topics only. The boost is on the APS for 2004 and 2005 but has recently been dropped so will not appear in future APS datasets.

#### **a) LFS core data from quarterly surveys (96,000 households)**

The first component of the APS is based on four successive quarters of the regular quarterly LFS survey and created by taking waves 1 and 5 from each of the consecutive quarters to give an annually representative sample of around 96,000 households. (Each quarter's sample is made up of five "waves" of around 12,000 households. Each wave is interviewed in 5 successive quarters, such that in any one quarter, one wave will be receiving their first interview, one their second, and so on, with one receiving their fifth and last interview). This means that the annual sample drawn avoids the inclusion of responses from the same household twice.

#### **b) LFS annual survey boosts (74,000 households)**

Since 2000/01, the core annual sample has been increased substantially by various annual boost samples, first in England (2000/01), additionally in Wales (2001/02) and later in Scotland (2003/04). The 2003/04 annual LFS was the largest ever and comprised 170,000 households. Each household in the boost sample is interviewed annually for four years.

#### **c) The APS boost (65,000 households)**

In 2004 and 2005, the Annual Population Survey boost took effect. This focused on providing enhanced samples across England which aimed to provide at least 510 economically active persons for each unitary authority/local authority district and 450 economic actively persons

in the case of London Boroughs. Like the annual survey boosts, each household in the annual boost sample is interviewed annually for four years, however, the range of topics covered is a sub-set of the main suite of LFS/APS questions.

In total, the APS comprises 235,000 households and around 500,000 people. The recent boost does not improve sample size for London as the target samples for London Boroughs remain lower than for other local authority districts.

The other difference between the old annual LFS and the APS is the time period covered. Previously, LFS data were released on quarterly and annual basis (the latter providing a larger but less timely sample). The APS provides annual data but on a rolling basis every quarter. So while the first APS dataset relates to the calendar year of 2004 (January-December), the next release covers April 2004 to March 2005 and so on.

### **Reliability of data and 95% confidence intervals**

As the APS is a sample survey, all estimates are subject to sampling variability. As a rule, the smaller the estimate the greater the margin of error as a proportion of the estimate. The degree of variability attached to an estimate is often expressed through '95% confidence intervals'. These allow the user to take a view, based on statistical probability theory, about how close an estimate is likely to be to the true population value. For example, if the employment rate for Inner London was 71.3% and this figure was estimated from the APS, then 95 times out of 100, the APS employment rate estimate would fall in the range of 69.8% to 72.8% (ie  $\pm 1.5$  percentage points). Sampling variability can be very high for some groups in the population (eg data at London borough level or for ethnic groups) and should be considered when drawing conclusions from data.

In this report, estimates based on small samples (ie approximately less than 100) have been highlighted using parenthesis in tables and charts. Estimates based on very small samples (ie approximately <50) have been suppressed or disregarded due to poor reliability.

### **APS grossing and population data for London**

As the APS is a sample survey, all data need to be grossed up/weighted to reflect the size and composition of the general population. The datasets are usually grossed up according to the most up to date (official) population data available at the time of the data release. Grossing factors take account of the composition of the local population by age and gender. APS population estimates are usually slightly lower than the official ONS mid-year estimates and the GLA's own demographic estimates based upon them. This is because:

- ONS APS/LFS datasets are often grossed up using the latest data at the time, which is quickly superseded, but their systems are unable to incorporate the latest revisions. This means the datasets available for analysis are weighted up using out of date population data (Note: ONS is currently revamping their systems to improve the timing).
- APS/LFS data relate mainly to those living in private households and exclude many groups living in communal establishments who are usually included on official population estimates.

In the case of the 2005 dataset, this means that APS population estimates presented here are low relative to more up to date demographic estimates.

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### **Working age population estimates for London**

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APS 2005 population estimate	4.823m
ONS mid-year estimate for 2005 (revised August 2007)	4.982m
GLA population estimate for mid-2005	4.966m

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### **The quarterly LFS household dataset**

LFS household datasets are derived from the core quarterly LFS surveys and are designed specifically for household and family analysis. They are currently available for two quarters per year. The topics covered are similar to the APS but as these are quarterly and do not contain any boost samples, the sample size is far smaller. The LFS quarterly dataset cover around 60,000 UK households (around 6,000 in London). *ONS are currently working on producing an annual version of the household dataset which will offer a larger sample.*

The household datasets are distinct from individual level datasets as they use different weightings and have additional variables added to facilitate household level analysis. The household LFS can be used to look at the combined employment characteristics of people in households, and also can be used to look at the circumstances of children according to their parents employment patterns.

Like the APS, all household LFS data have confidence intervals attached. These are generally higher than on the APS due to the smaller sample size. For example, if the actual number of children living in workless households in Inner London was 203,000 – and we were estimating this figure from the LFS dataset – then 95 times out of 100, the LFS estimate of the size of that group would fall in the range of 172,300 to 234,000 (ie  $\pm 31,000$  or  $\pm 15\%$ ).

Like the APS, all household level data are grossed up and weighted to reflect the population generally. However, like the APS, there are inconsistencies between the LFS and other demographic estimates of households.

### **Comparison of different household estimates for London**

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LFS household database for Mar-May 2006	2.93m
DCLG projection <sup>25</sup> (mid-2006)	3.20m
GLA estimate for mid-2006	3.15m
2001 Census (April 2001)	3.02m

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As the data currently stand, LFS household estimates are significantly lower than other estimates. ONS advise that there is not a definitive estimate of the number of households in UK. Different government surveys all yield different estimates, reflecting differences in methodology, definitions and coverage. The ONS Social Harmonisation Working Group has therefore set up a task force to explore the possibility of getting greater consistency between sources.

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<sup>25</sup> 2004-based household projections released on March 2007

## **APS/LFS: Glossary of terms**

The APS employs a range of concepts and definitions to explore and measure labour market activity: some of the key definitions are presented below.

### **Children**

Refers to anyone under 16

### **Dependent children**

Children aged under 16 and those aged 16-18 who are never married and in full-time education.

### **Disability definitions used on the APS/LFS**

The APS uses two different (but overlapping) definitions of disability to categorise respondents: the DDA definition and the work-limiting definition.

- a) DDA definition: relates to those who identify themselves as having a current disability as covered by the 1995 Disability Discrimination Act. This covers people who said their disability would last more than a year and who said their disability would substantially limit their ability to carry out normal day-to-day activities. Additionally, people with progressive illnesses (eg cancer, multiple sclerosis) are also included under this definition.
- b) The 'work-limiting' definition: relates to people who said they had a health problem or disability they felt would last more than a year and who said that the health problem or disability in question affected the *kind* or *amount* of work they could do.

People can be disabled according to one or both definitions – just under two thirds of all disabled people (people who qualify on either of the definitions) are disabled according to both definitions. APS data on disability are usually available for those of working age. For more detail see DMAG Briefing 2007/05: Disabled people and the labour market.

### **Earnings**

The earnings data presented here refer to gross average hourly earnings of employees (they do not include earnings of self employed). Data relate to earnings in the most recent period from the main job and are based on usual hours worked per week. The key limitation of the APS earnings measure is that earnings data are supplied by the employee not the employer, this can lead to poorer accuracy because a) individuals may underestimate what they earn and b) some earnings data are given by proxy (supplied by one household member on behalf of another) which can further undermine accuracy. While the data are considered to be good at exploring relativities between groups, they are less accurate predictors of absolute levels of earnings.

### **Economic activity**

Economic activity is one of the key measures used in the APS to describe the economic status of respondents. Economically active people are those aged over 16 who are either in employment or ILO unemployed (defined below). This group of people are those active in the labour force.

### **Economic activity rate (%)**

The economic activity rate is the number of people who are in employment or unemployed as a percentage of the total population. Rates can be calculated for any population group.

### **Economically inactive**

People who are neither in employment nor unemployed (on the ILO measure). This group includes, for example, people who caring for their family or retired (as well as those aged under 16).

### **Employment**

People aged 16 or over who did some paid work in the reference week (whether as an employee or self-employed); those who had a job that they were temporarily away from (eg on holiday); those on government supported training and employment programmes; and those doing unpaid family work (ie working in family business).

### **Employment rate (%)**

The number of people in employment expressed as a percentage of the population in that age group.

### **Ethnic groups**

Ethnic groups are defined using the National Statistics interim standard classification of ethnic groups. The final categories presented are broadly similar to those used in the 2001 Census (though there is no separate 'White Irish' category). The term BAME (Black, Asian & minority ethnic) groups is used in this context to refer to all ethnic groups except White groups.

### **Family**

A family unit comprises either a single person or a married/co-habiting couple on their own, or with children (who are never married and who have no children of their own) or lone parents with such children.

### **Full-time/part-time employment**

The LFS classification of employees as part-time or full-time is generally on the basis of self-assessment. People on government-supported training and employment programme who are at college in the survey reference week are classified, by convention, as part-time.

### **Full-time education**

In the LFS, this is defined to include those people over the age of 16 who state that they are still at school or in some other form of full-time education, including sandwich courses. People on part-time courses, day or block release courses, or government training schemes are NOT included.

### **Household**

A household is defined as a single person or a group of people living at the same address that has the address as their only or main residence, and either share one main meal a day or share the living accommodation or both. Working age households = those containing at least one person of working age.

## Household type

In the LFS household dataset, the main household type variable comprises 25 different types of household which take into account factors such as the number of dependent and non-dependent children, marital status, number of family units etc. However this categorisation is unsuitable for analysis as some of the population groups are fairly small making sample based estimates difficult. Further, where households contain more than one family unit, it was not always clear whether dependent children were present in the household or not, on the basis of this variable alone. For these reasons and for analytical purposes, a new household type was developed using two LFS variables: the main household type variable (HHTYPE) and the number of dependent children in the households (HDPCH19).

### GLA derived household type variable : 2 main categories and six sub-categories

Category	Description
<b>Households with dependent children</b>	Households containing at least one dependent child
- Couples with dependent children	Households containing a couple family unit with dependent children. Can also contain non-dependent children or other family units.
- Lone parents with dependent children	Households containing a lone parent family unit with dependent children. Can also contain non-dependent children or other family units.
- Other h'hlds with dependent children	Other household types with dependent children
<b>Households without dependent children</b>	Households with no dependent children
- One person households	Households containing one person of working age
- Couple only households	Households with a couple family unit, no other members.
- Other households (no dep children)	All other households with no dependent children. Examples of these households include: lone parent or couple households with non-dependent children and households with several separate family units (eg students sharing a house).

This categorisation is similar to the one used in ONS press releases but has an additional category (couple only households). In ONS press releases this category is subsumed into the last category – other households with no dependent children.

## ILO unemployment

The International Labour Organisation's (ILO) measure of unemployment refers to people without a job who were able to start work in two weeks following their APS interview and who had either looked for work in the four weeks prior to interview or were waiting to start a job they had already obtained. This measure is different to the claimant count measure of unemployment that is based solely on eligibility for benefits (ie Jobseekers' Allowance). The

ILO measure is generally accepted to be a more comprehensive measure and is usually higher than the claimant count for any given period, especially for women.

### **ILO unemployment rate (%)**

The percentage of economically active people who are unemployed on the ILO measure, usually refers to those aged 16 and over or those of working age.

### **Lone parents**

Are women or men with dependent children who head a lone parent family unit (ie are not living with a partner or spouse).

### **NS-SEC**

National Statistics Socio-economic Classification (NS-SEC) was introduced in 2001 to replace Social Class based on occupation, formerly the Registrar General's Social Class and Socio-Economic Group). More detail about the basis of NS-SEC and the 8 key classifications can be found on the ONS website:

<http://www.statistics.gov.uk/about/data/classifications/current/default.asp>

### **Occupation (SOC 2000)**

The latest LFS annual dataset (2002-03) classifies respondents' occupation on the basis of the Standard Occupational Classification (SOC 2000), introduced in June 2000. This replaces the old SOC 1990. Detail on the SOC categories can be found on the ONS website at the following link:

<http://www.statistics.gov.uk/about/data/classifications/current/default.asp>

### **Qualifications Levels**

Higher level qualifications generally relates to those qualified to NVQ 4 level and above (includes degrees and other higher level qualifications above A level).

### **Parents**

Parents are fathers and mothers who have one or more dependent children living with them or away at boarding school or university halls of residence. Adoptive and step-parents are included but foster parents and those who live in a separate household from their children are not. In this analysis, only parents of working age are covered.



## Appendix B: Tables

A1	Population by housing tenure and age, Greater London, 2005
A2	Household type by housing tenure, Greater London, 2006
A3	Households by housing tenure by region, 2006
A4	Population by housing tenure, ethnicity and country of birth, persons working age, Greater London, 2005
A5	Qualifications (NVQ) and housing tenure, persons working age, Greater London, 2005
A6	Economic activity by housing tenure, persons working age, Greater London, 2005
A7	Composition of workless population by housing tenure, persons working age, Greater London, 2005
A8	Employment rates by housing tenure, Greater London, 2005
A9	Employment rates by age and housing tenure, Greater London, 2005
A10	Employment rates by housing tenure for key groups, Greater London, 2005 (2 parts)
A11	Working age households by combined economic activity status and tenure, Greater London, 2006
A12	Children in working age households by combined economic activity status and tenure, Greater London, 2006
A13	Employment by occupation and housing tenure, Greater London, 2005
A14	Part and full-time employment by gender and housing tenure, Greater London, 2005
A15	Employment by NS-SEC and housing tenure, persons working age, Greater London, 2005

### General notes:

1. Population totals on different tables can differ due to missing data (ie where data on some topics was not available for some respondents). For the most part, the extent of missing data is very small and does not affect the overall analysis.
2. Data are rounded so data in columns and rows may not sum exactly to totals.

## A1 Population by housing tenure and age, Greater London, 2005

	All persons	Owner occupied	Social rented	Private rented
<b>All ages</b>	<b>7,288,000</b>	<b>4,196,000</b>	<b>1,924,000</b>	<b>1,044,000</b>
0-15	1,481,000	762,000	549,000	153,000
16-24	870,000	385,000	271,000	195,000
25-34	1,278,000	589,000	241,000	419,000
35-44	1,240,000	769,000	296,000	152,000
45-54	895,000	621,000	197,000	63,000
55-64	676,000	494,000	142,000	29,000
65 and over	848,000	576,000	227,000	32,000

	% column totals			
All ages	100	100	100	100
0-15	20	18	29	15
16-24	12	9	14	19
25-34	18	14	13	40
35-44	17	18	15	15
45-54	12	15	10	6
55-64	9	12	7	3
65 and over	12	14	12	3

	% row totals			
All ages	100	58	26	14
0-15	100	51	37	10
16-24	100	44	31	22
25-34	100	46	19	33
35-44	100	62	24	12
45-54	100	69	22	7
55-64	100	73	21	4
65 and over	100	68	27	4

Source: Annual Population Survey 2005

Notes: The 'all persons' total includes those in other tenures not shown separately here (ie Part rent, part mortgage, rent free) due to small sample size. For this reason, numbers and row percentages to not sum exactly to all persons totals.

## A2 Household type by housing tenure, Greater London, Mar-May 2006

	All households	Owner occupied	Social rented	Private rented
<b>All households</b>	2,924,000	1,628,000	741,000	495,000
One person household	851,000	438,000	269,000	118,000
- Under pensionable age	507,000	253,000	137,000	98,000
- Over pensionable age	344,000	184,000	132,000	(20,000)
Households with dependent children	969,000	512,000	325,000	121,000
- Couples with dependent children	656,000	432,000	135,000	81,000
- Lone parents with dependent children	283,000	66,000	180,000	(33,000)
- Others with dependent children	(31,000)	(14,000)	(10,000)	(8,000)
Couple only households - no dependent children	582,000	416,000	(54,000)	100,000
Other household types - no dependent children	522,000	262,000	94,000	156,000

	% column totals			
<b>All households</b>	100	100	100	100
One person household	29	27	36	24
- Under pensionable age	17	16	18	20
- Over pensionable age	12	11	18	(4)
Households with dependent children	33	31	44	25
- Couples with dependent children	22	27	18	16
- Lone parents with dependent children	10	4	24	(7)
- Others with dependent children	(1)	(1)	(1)	(2)
Couple only households - no dependent children	20	26	(7)	20
Other household types - no dependent children	18	16	13	31

	% row totals			
<b>All households</b>	100	56	25	17
One person household	100	51	32	14
- Under pensionable age	100	50	27	19
- Over pensionable age	100	54	38	(6)
Households with dependent children	100	53	33	13
- Couples with dependent children	100	66	21	12
- Lone parents with dependent children	100	23	64	(12)
- Others with dependent children	(100)	(44)	(31)	(25)
Couple only households - no dependent children	100	72	(9)	17
Other household types - no dependent children	100	50	18	30

Source: Labour Force Survey (household dataset), March-May 2006

Notes: Figures exclude households with missing data on housing type or tenure. Figures in brackets are based on relatively small samples (<100) and are quoted here for completeness. They should not be quoted in isolation. The 'all persons' total includes those in other tenures not shown separately here (ie Part rent, part mortgage, rent free) due to small sample size. For this reason, numbers and row percentages do not sum exactly to all persons totals.

### A3 Households by housing tenure and region, Mar-May 2006

	All households	Owner occupied	Social rented	Private rented	Other
<b>UK</b>	24,868,000	17,408,000	4,549,000	2,542,000	370,000
North East	1,083,000	719,000	266,000	85,000	(12,000)
North West	2,820,000	2,049,000	506,000	233,000	(31,000)
Yorkshire & Humber	2,122,000	1,476,000	412,000	197,000	(37,000)
East Midlands	1,791,000	1,330,000	284,000	154,000	(23,000)
West Midlands	2,138,000	1,533,000	415,000	170,000	(21,000)
East of England	2,325,000	1,698,000	372,000	225,000	(30,000)
Greater London	2,924,000	1,628,000	741,000	495,000	60,000
- Inner London	1,161,000	442,000	435,000	257,000	(27,000)
- Outer London	1,763,000	1,186,000	307,000	238,000	(32,000)
South East	3,419,000	2,536,000	443,000	381,000	59,000
South West	2,152,000	1,566,000	296,000	258,000	(32,000)
Wales	1,221,000	907,000	185,000	114,000	(15,000)
Scotland	2,219,000	1,489,000	520,000	168,000	(43,000)
Northern Ireland	654,000	478,000	109,000	61,000	(6,000)
UK (excluding London)	21,944,000	15,780,000	3,808,000	2,047,000	310,000

	% total (row percentages)				
<b>UK</b>	100	70	18	10	1
North East	100	66	25	8	(1)
North West	100	73	18	8	(1)
Yorkshire & Humber	100	70	19	9	(2)
East Midlands	100	74	16	9	(1)
West Midlands	100	72	19	8	(1)
East of England	100	73	16	10	(1)
Greater London	100	56	25	17	2
- Inner London	100	38	37	22	(2)
- Outer London	100	67	17	13	(2)
South East	100	74	13	11	2
South West	100	73	14	12	(1)
Wales	100	74	15	9	(1)
Scotland	100	67	23	8	(2)
Northern Ireland	100	73	17	9	(1)
UK (excluding London)	100	72	17	9	1

Source: Labour Force Survey (household dataset), March-May 2006

Notes: Figures exclude households with missing data on housing tenure. Figures in brackets are based on relatively small samples (<100) and are quoted here for completeness. They should not be quoted in isolation.

#### A4 Working age population by housing tenure, ethnicity and country of birth, Greater London, 2005

	All persons	Owner occupied	Social rented	Private rented
All persons working age	4,801,000	2,748,000	1,109,000	851,000
White ethnic groups	3,201,000	1,997,000	576,000	564,000
BAME groups	1,600,000	750,000	533,000	287,000
UK-born	3,020,000	1,999,000	630,000	336,000
- White ethnic groups	2,537,000	1,713,000	476,000	300,000
- BAME groups	483,000	286,000	154,000	35,000
Born outside UK	1,781,000	749,000	479,000	516,000
- White ethnic groups	664,000	284,000	100,000	264,000
- BAME groups	1,116,000	465,000	379,000	251,000
			% column totals	
All persons working age	100	100	100	100
White ethnic groups	67	73	52	66
BAME groups	33	27	48	34
UK-born	63	73	57	39
- White ethnic groups	53	62	43	35
- BAME groups	10	10	14	4
Born outside UK	37	27	43	61
- White ethnic groups	14	10	9	31
- BAME groups	23	17	34	30
			% row totals	
All persons working age	100	57	23	18
White ethnic groups	100	62	18	18
BAME groups	100	47	33	18
UK-born	100	66	21	11
- White ethnic groups	100	68	19	12
- BAME groups	100	59	32	7
Born outside UK	100	42	27	29
- White ethnic groups	100	43	15	40
- BAME groups	100	42	34	23

Source: Annual Population Survey 2005

Notes: The 'all persons' total includes those in other tenures not shown separately here (ie Part rent, part mortgage, rent free) due to small sample size. For this reason, numbers and row percentages do not sum exactly to all persons totals. BAME=Black, Asian and minority ethnic groups.

### A5 Qualifications levels and housing tenure, persons working age, Greater London, 2005

	All persons	Owner occupied	Social rented	Private rented
Persons working age	4,749,000	2,723,000	1,097,000	838,000
NVQ Level 4 and above	1,598,000	1,100,000	132,000	326,000
NVQ Level 3	569,000	379,000	105,000	76,000
Trade Apprenticeships	154,000	103,000	31,000	(18,000)
NVQ Level 2	558,000	350,000	152,000	50,000
Below NVQ Level 2	508,000	287,000	177,000	35,000
Other qualifications	673,000	263,000	143,000	251,000
No qualifications	689,000	241,000	356,000	83,000

	% column totals			
Persons working age	100	100	100	100
NVQ Level 4 and above	34	40	12	39
NVQ Level 3	12	14	10	9
Trade Apprenticeships	3	4	3	(2)
NVQ Level 2	12	13	14	6
Below NVQ Level 2	11	11	16	4
Other qualifications	14	10	13	30
No qualifications	15	9	32	10

	% row totals			
Persons working age	100	57	23	18
NVQ Level 4 and above	100	69	8	20
NVQ Level 3	100	67	18	13
Trade Apprenticeships	100	67	20	(12)
NVQ Level 2	100	63	27	9
Below NVQ Level 2	100	57	35	7
Other qualifications	100	39	21	37
No qualifications	100	35	52	12

Source: Annual Population Survey 2005

Notes: The 'all persons' total includes those in other tenures not shown separately here (ie Part rent, part mortgage, rent free) due to small sample size. For this reason, numbers and row percentages do not sum exactly to all persons totals. Figures based on relatively small samples (<100) are shown in brackets to emphasise their higher levels of sampling variability.

## A6 Economic activity by housing tenure, persons working age, Greater London, 2005

	All persons	Owner occupied	Social rented	Private rented
<b>All persons working age</b>	4,809,000	2,751,000	1,113,000	853,000
Economically active	3,580,000	2,261,000	585,000	667,000
In employment	3,320,000	2,164,000	476,000	619,000
Unemployed	260,000	96,000	109,000	48,000
Economically inactive	1,229,000	490,000	528,000	186,000
Student	371,000	166,000	112,000	82,000
Caring for family/home	393,000	141,000	196,000	51,000
Sick or disabled	257,000	76,000	159,000	(18,000)
Other	208,000	106,000	61,000	34,000
<i>All workless</i>	1,489,000	586,000	637,000	234,000

	% column totals			
<b>All persons working age</b>	100	100	100	100
Economically active	74	82	53	78
In employment	69	79	43	73
Unemployed	5	3	10	6
Economically inactive	26	18	47	22
Student	8	6	10	10
Caring for family/home	8	5	18	6
Sick or disabled	5	3	14	(2)
Other	4	4	5	4
<i>All workless</i>	31	21	57	27

	% row totals			
<b>All persons working age</b>	100	57	23	18
Economically active	100	63	16	19
In employment	100	65	14	19
Unemployed	100	37	42	18
Economically inactive	100	40	43	15
Student	100	45	30	22
Caring for family/home	100	36	50	13
Sick or disabled	100	30	62	(7)
Other	100	51	29	16
<i>All workless</i>	100	39	43	16

Source: Annual Population Survey 2005

Notes: The 'all persons' total includes those in other tenures not shown separately here (ie Part rent, part mortgage, rent free) due to small sample size. For this reason, numbers and row percentages do not sum exactly to all persons totals. Figures based on relatively small samples (<100) are shown in brackets to emphasise their higher levels of sampling variability.

**A7 Composition of workless population by housing tenure, persons working age, Greater London, 2005**

	All persons	Owner occupied	Social rented	Private rented
All workless (persons working age)	1,489,000	586,000	637,000	234,000
Unemployed	260,000	96,000	109,000	48,000
Economically inactive: student	371,000	166,000	112,000	82,000
Economically inactive: caring for family	393,000	141,000	196,000	51,000
Economically inactive: sick or disabled	257,000	76,000	159,000	(18,000)
Economically inactive: other	208,000	106,000	61,000	34,000
			% column totals	
All workless (persons working age)	100	100	100	100
Unemployed	17	16	17	20
Economically inactive: student	25	28	18	35
Economically inactive: caring for family	26	24	31	22
Economically inactive: sick or disabled	17	13	25	(8)
Economically inactive: other	14	18	10	15

Source: Annual Population Survey 2005

Notes: The 'all persons' total includes those in other tenures not shown separately here (ie Part rent, part mortgage, rent free) due to small sample size. For this reason, numbers and row percentages do not sum exactly to all persons totals. Figures based on relatively small samples (<100) are shown in brackets to emphasise their higher levels of sampling variability.

## A8 Employment rates by housing tenure, Greater London, 2005

	All persons	In employment	Employment rate (%)
<b>All persons aged 16 and over</b>	5,807,000	3,436,000	59
All owner occupied	3,434,000	2,262,000	66
Owner occupied: owned outright	1,270,000	560,000	44
Owner occupied: with mortgage/loan	2,164,000	1,702,000	79
All social rented	1,375,000	489,000	36
Local authority	934,000	319,000	34
Housing association	440,000	170,000	39
All private rented	891,000	623,000	70
Other	107,000	62,000	58
Rent free	72,000	35,000	48
Part rent, part mortgage	35,000	(27,000)	(78)
<b>All persons working age</b>	4,809,000	3,320,000	69
All owner occupied	2,751,000	2,164,000	79
Owner occupied: owned outright	684,000	491,000	72
Owner occupied: with mortgage/loan	2,066,000	1,673,000	81
All social rented	1,113,000	476,000	43
Local authority	744,000	308,000	41
Housing association	369,000	168,000	45
All private rented	853,000	619,000	73
Other	93,000	61,000	65
Rent free	60,000	34,000	56
Part rent, part mortgage	33,000	(27,000)	(82)

Source: Annual Population Survey 2005

Notes: Figures based on relatively small samples (<100) are shown in brackets to emphasise their higher levels of sampling variability.

## A9 (Part 1) Employment rates by housing tenure for key groups, Greater London, 2005

	All persons working age			Social rented		
	In employment	All persons	Emp. rate (%)	In employment	All persons	Emp. rate (%)
<b>All persons working age</b>	3,320,000	4,809,000	69	476,000	1,113,000	43
Male	1,846,000	2,470,000	75	250,000	507,000	49
Female	1,474,000	2,340,000	63	226,000	606,000	37
<b>Ethnicity and country of birth</b>						
White ethnic groups	2,392,000	3,201,000	75	263,000	576,000	46
BAME groups	925,000	1,600,000	58	213,000	533,000	40
Born in UK	2,180,000	3,020,000	72	287,000	630,000	46
- White ethnic groups	1,900,000	2,537,000	75	220,000	476,000	46
- BAME groups	280,000	483,000	58	67,000	154,000	43
Born outside UK	1,137,000	1,781,000	64	188,000	479,000	39
- White ethnic groups	492,000	664,000	74	42,000	100,000	42
- BAME groups	644,000	1,116,000	58	146,000	379,000	38
<b>Disability</b>						
Disabled people	340,000	758,000	45	69,000	314,000	22
Non-disabled people	2,980,000	4,052,000	74	407,000	799,000	51
<b>Parents with dependent children</b>						
All mothers	518,000	957,000	54	97,000	329,000	29
- Lone mothers	129,000	301,000	43	59,000	192,000	31
- Mothers in couples	388,000	656,000	59	37,000	137,000	27
All fathers with dep. children	636,000	747,000	85	94,000	160,000	58
<b>Highest qualification level</b>						
NVQ 4 and above	1,357,000	1,598,000	85	87,000	132,000	66
NVQ 3 and below	1,195,000	1,789,000	67	219,000	466,000	47
Other quals (inc foreign quals)	446,000	673,000	66	64,000	143,000	44
No qualifications	286,000	689,000	41	98,000	356,000	28

Source: Annual Population Survey, 2005

Notes: The 'all persons' total includes those in other tenures not shown separately here (ie Part rent, part mortgage, rent free) due to small sample size. For this reason, numbers and row percentages do not sum exactly to all persons totals.

## A9 (Part 2) Employment rates by housing tenure for key groups, Greater London, 2005

	Owner occupied			Private rented		
	In employment	All persons	Emp. rate (%)	In employment	All persons	Emp. rate (%)
<b>All persons working age</b>	2,164,000	2,751,000	79	619,000	853,000	73
Male	1,197,000	1,445,000	83	363,000	465,000	78
Female	967,000	1,306,000	74	256,000	387,000	66
<b>Ethnicity and country of birth</b>						
White ethnic groups	1,639,000	1,997,000	82	444,000	564,000	79
BAME groups	523,000	750,000	70	175,000	287,000	61
Born in UK	1,592,000	1,999,000	80	258,000	336,000	77
- White ethnic groups	1,409,000	1,713,000	82	234,000	300,000	78
- BAME groups	184,000	286,000	64	(24,000)	35,000	(68)
Born outside UK	570,000	749,000	76	361,000	516,000	70
- White ethnic groups	230,000	284,000	81	210,000	264,000	79
- BAME groups	339,000	465,000	73	151,000	251,000	60
<b>Disability</b>						
Disabled people	225,000	353,000	64	40,000	77,000	52
Non-disabled people	1,940,000	2,397,000	81	579,000	776,000	75
<b>Parents with dependent children</b>						
All mothers	374,000	516,000	72	39,000	99,000	40
- Lone mothers	54,000	68,000	80	(13,000)	36,000	(37)
- Mothers in couples	320,000	448,000	71	(26,000)	63,000	(41)
All fathers with dep. children	475,000	503,000	94	60,000	74,000	80
<b>Highest qualification level</b>						
NVQ 4 and above	965,000	1,100,000	88	275,000	326,000	84
NVQ 3 and below	840,000	1,119,000	75	117,000	178,000	66
Other quals (inc foreign quals)	200,000	263,000	76	174,000	251,000	69
No qualifications	140,000	241,000	58	43,000	83,000	52

Source: Annual Population Survey, 2005

Notes: Figures based on relatively small samples (<100) are shown in brackets to emphasise their higher levels of sampling variability.

## A10 Employment rates by age and housing tenure, Greater London, 2005

	In employment	All persons	Employment rate (%)
<b>All tenures</b>			
All persons aged 16+	3,436,000	5,807,000	59
- Age 16-24	380,000	870,000	44
- Age 16-24 (excluding full-time students)	294,000	485,000	61
- Age 25-34	966,000	1,278,000	76
- Age 35-49	1,319,000	1,734,000	76
- Age 50-59/64	655,000	927,000	71
- Over retirement age 59/64	116,000	998,000	12
<i>All working age</i>	3,320,000	4,809,000	69
<b>Owner occupied</b>			
All persons aged 16+	2,262,000	3,434,000	66
- Age 16-24	174,000	385,000	45
- Age 16-24 (excluding full-time students)	128,000	189,000	68
- Age 25-34	502,000	589,000	85
- Age 35-49	954,000	1,101,000	87
- Age 50-59/64	534,000	675,000	79
- Over retirement age 59/64	98,000	683,000	14
<i>All working age</i>	2,164,000	2,751,000	79
<b>Rented: Social housing</b>			
All persons aged 16+	489,000	1,375,000	36
- Age 16-24	90,000	271,000	33
- Age 16-24 (excluding full-time students)	71,000	165,000	43
- Age 25-34	109,000	241,000	45
- Age 35-49	199,000	412,000	48
- Age 50-59/64	78,000	189,000	41
- Over retirement age 59/64	**	262,000	**
<i>All working age</i>	476,000	1,113,000	43
<b>Rented: Private</b>			
All persons aged 16+	623,000	891,000	70
- Age 16-24	109,000	195,000	56
- Age 16-24 (excluding full-time students)	89,000	120,000	74
- Age 25-34	336,000	419,000	80
- Age 35-49	143,000	190,000	75
- Age 50-59/64	31,000	47,000	65
- Over retirement age 59/64	**	39,000	**
<i>All working age</i>	619,000	853,000	73

Source: Annual Population Survey 2005

Notes: The 'all tenures' totals include those in other tenures not shown separately here (ie Part rent, part mortgage, rent free) due to small sample size. For this reason, numbers do not sum exactly to 'all tenures' totals.

\*\* These figures are suppressed due to poor reliability.

**A11 Working age households by combined economic activity status and tenure,  
Greater London, 2006**

	Combined economic activity status of adults in household			
	All working age households	Work-rich households	Mixed households	Workless households
<b>All households</b>	<b>2,119,000</b>	<b>1,110,000</b>	<b>597,000</b>	<b>412,000</b>
- Owner occupied	1,166,000	723,000	363,000	80,000
- Social rented	546,000	150,000	142,000	253,000
- Private rented	362,000	209,000	84,000	69,000
- Other	(45,000)	(28,000)	(8,000)	(10,000)

Rates (row %)

<b>All households</b>	<b>100</b>	<b>52</b>	<b>28</b>	<b>19</b>
- Owner occupied	100	62	31	7
- Social rented	100	28	26	46
- Private rented	100	58	23	19
- Other	(100)	(61)	(18)	(21)

Composition (column %)

<b>All households</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>
- Owner occupied	55	65	61	19
- Social rented	26	14	24	61
- Private rented	17	19	14	17
- Other	(2)	(3)	(1)	(2)

Source: Labour Force Survey (household dataset), March-May 2006

Notes: Figures exclude households with missing data on combined economic activity of adults. Figures based on relatively small samples (<100) are shown in brackets to emphasise their higher levels of sampling variability. These figures are quoted here for completeness and should not be quoted in isolation.

## A12 Children by housing tenure and combined economic activity of adults in household, Greater London, 2006

Base: children aged under 16 in working age households	Combined economic activity status of adults in household			
	All	Work-rich households	Mixed households	Workless households
<b>All children</b>	<b>1,468,000</b>	<b>573,000</b>	<b>519,000</b>	<b>375,000</b>
- Owner occupied	704,000	420,000	265,000	(19,000)
- Social rented	564,000	105,000	165,000	294,000
- Private rented	183,000	(43,000)	82,000	58,000
- Other	(17,000)	(6,000)	(7,000)	(4,000)
Rates (row %)				
<b>All children</b>	<b>100</b>	<b>39</b>	<b>35</b>	<b>26</b>
- Owner occupied	100	60	38	(3)
- Social rented	100	19	29	52
- Private rented	100	(24)	45	32
- Other	(100)	(32)	(43)	(25)
Composition (column %)				
<b>All children</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>
- Owner occupied	48	73	51	(5)
- Social rented	38	18	32	78
- Private rented	12	(8)	16	15
- Other	(1)	(1)	(1)	(1)

Source: Labour Force Survey (household dataset), March-May 2006

Notes: Figures exclude children in households with missing data on combined economic activity of adults.

### A13 Employment by occupation, persons aged 16 and over, Greater London, 2005

(Standard Occupational Classification 2000)	All persons	Owner occupied	Social rented	Private rented
<b>All in employment</b>	<b>3,417,000</b>	<b>2,255,000</b>	<b>481,000</b>	<b>619,000</b>
1&2 Managers and professionals	1,152,000	867,000	56,000	208,000
- Managers and senior officials	603,000	465,000	34,000	96,000
- Professional occupations	550,000	402,000	(22,000)	112,000
3. Associate professional and technical	640,000	448,000	51,000	128,000
4. Administrative and secretarial	462,000	316,000	66,000	70,000
5. Skilled trades occupations	260,000	165,000	46,000	46,000
6. Personal service occupations	232,000	132,000	61,000	32,000
7. Sales and customer service occupations	211,000	109,000	54,000	46,000
8. Process, plant and machine operatives	169,000	97,000	50,000	(21,000)
9. Elementary occupations	290,000	121,000	97,000	68,000
			% column totals	
All in employment	100	100	100	100
1&2 Managers and professionals	34	38	12	34
- Managers and senior officials	18	21	7	16
- Professional occupations	16	18	(5)	18
3. Associate professional and technical	19	20	11	21
4. Administrative and secretarial	14	14	14	11
5. Skilled trades occupations	8	7	9	7
6. Personal service occupations	7	6	13	5
7. Sales and customer service occupations	6	5	11	7
8. Process, plant and machine operatives	5	4	10	(3)
9. Elementary occupations	8	5	20	11
<i>Occupations 1-3</i>	52	58	22	54
<i>Occupations 4-9</i>	48	42	78	46
			% row totals	
All in employment	100	66	14	18
1&2 Managers and professionals	100	75	5	18
- Managers and senior officials	100	77	6	16
- Professional occupations	100	73	(4)	20
3. Associate professional and technical	100	70	8	20
4. Administrative and secretarial	100	68	14	15
5. Skilled trades occupations	100	64	18	18
6. Personal service occupations	100	57	26	14
7. Sales and customer service occupations	100	52	25	22
8. Process, plant and machine operatives	100	57	30	(12)
9. Elementary occupations	100	42	34	24
<i>Occupations 1-3</i>	100	73	6	19
<i>Occupations 4-9</i>	100	58	23	17

Source: Annual Population Survey 2005

Notes: The 'all persons' total includes those in other tenures not shown separately here (ie Part rent, part mortgage, rent free) due to small sample size. For this reason, numbers and row percentages do not sum exactly to all persons totals. Figures based on relatively small samples (<100) are shown in brackets to emphasise their higher levels of sampling variability.

**A14 Part and full-time employment by gender and housing tenure, persons working age, Greater London, 2005**

	All persons	Owner occupied	Social rented	Private rented
<b>All persons working age</b>	<b>4,805,000</b>	<b>2,749,000</b>	<b>1,111,000</b>	<b>852,000</b>
In employment	3,316,000	2,163,000	474,000	619,000
- Full-time	2,669,000	1,758,000	340,000	519,000
- Part-time	648,000	405,000	134,000	99,000
% of workers employed part-time	20	19	28	16
<b>All men aged 16-64</b>	<b>2,467,000</b>	<b>1,444,000</b>	<b>506,000</b>	<b>465,000</b>
In employment	1,844,000	1,196,000	249,000	363,000
- Full-time	1,653,000	1,100,000	202,000	318,000
- Part-time	190,000	96,000	47,000	45,000
% of workers employed part-time	10	8	19	12
<b>All women aged 16-59</b>	<b>2,338,000</b>	<b>1,305,000</b>	<b>605,000</b>	<b>387,000</b>
In employment	1,473,000	966,000	225,000	256,000
- Full-time	1,015,000	658,000	138,000	201,000
- Part-time	457,000	309,000	87,000	55,000
% of workers employed part-time	31	32	39	21
			Employment rates (%)	
<b>All persons working age</b>				
Employment rate (%)	69	79	43	73
Full-time employment rate (%)	56	64	31	61
Part-time employment rate (%)	13	15	12	12
<b>All men aged 16-64</b>				
Employment rate (%)	75	83	49	78
Full-time employment rate (%)	67	76	40	68
Part-time employment rate (%)	8	7	9	10
<b>All women aged 16-59</b>				
Employment rate (%)	63	74	37	66
Full-time employment rate (%)	43	50	23	52
Part-time employment rate (%)	20	24	14	14

Source: Annual Population Survey 2005

Notes: The 'all persons' total includes those in other tenures not shown separately here (ie Part rent, part mortgage, rent free) due to small sample size. For this reason, numbers do not sum exactly to all persons totals. Employment rates express the number in employment as a percentage of the population. Part and full-time employment rates express the number in part-time and full-time work as percentages of the overall population, and they sum to the total employment rate.

## A15 Employment by NS-SEC and housing tenure, persons working age, Greater London, 2005

National Statistics Socio-economic Classification	All persons	Owner occupied	Social rented	Private rented
<b>All persons working age</b>	4,809,000	2,751,000	1,113,000	853,000
Higher managerial and professional	681,000	507,000	(21,000)	140,000
Lower managerial and professional	1,137,000	805,000	108,000	202,000
Intermediate occupations	453,000	298,000	75,000	71,000
Small employers and own account workers	366,000	251,000	52,000	57,000
Lower supervisory and technical	270,000	142,000	82,000	41,000
Semi-routine occupations	431,000	193,000	156,000	75,000
Routine occupations	294,000	116,000	123,000	53,000
Never worked, unemployed, and those N.E.C	1,177,000	439,000	498,000	213,000

	% column			
<b>All persons working age</b>	100	100	100	100
Higher managerial and professional	14	18	(2)	16
Lower managerial and professional	24	29	10	24
Intermediate occupations	9	11	7	8
Small employers and own account workers	8	9	5	7
Lower supervisory and technical	6	5	7	5
Semi-routine occupations	9	7	14	9
Routine occupations	6	4	11	6
Never worked, unemployed, and those N.E.C	24	16	45	25

	% column (excluding the never worked group)			
<b>All persons working age (exc never worked)</b>	100	100	100	100
Higher managerial and professional	19	22	(3)	22
Lower managerial and professional	31	35	18	32
Intermediate occupations	12	13	12	11
Small employers and own account workers	10	11	8	9
Lower supervisory and technical	7	6	13	6
Semi-routine occupations	12	8	25	12
Routine occupations	8	5	20	8

	% row			
<b>All persons working age</b>	100	57	23	18
Higher managerial and professional	100	74	(3)	21
Lower managerial and professional	100	71	9	18
Intermediate occupations	100	66	16	16
Small employers and own account workers	100	69	14	16
Lower supervisory and technical	100	53	30	15
Semi-routine occupations	100	45	36	17
Routine occupations	100	39	42	18
Never worked, unemployed, and those N.E.C	100	37	42	18

Source: Annual Population Survey 2005

Notes: The 'all persons' total includes those in other tenures not shown separately here (ie Part rent, part mortgage, rent free) due to small sample size. For this reason, numbers and row percentages do not sum exactly to all persons totals.

Figures based on relatively small samples (<100) are shown in brackets to emphasise their higher levels of sampling variability. See Appendix A for an explanation of NS-SEC categorisations. N.E.C. = Not elsewhere classified.

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