

Child Occupancy of New Social Housing

DMAG Briefing 2005/25: Child Yield, surveyed recent data to update previous analysis on child yield in new properties by the London Research Centre that had used data from the 1991 Labour Force Survey. New dwellings survey data from Wandsworth and Oxfordshire were presented alongside data from the 2002 London Household Survey.

This *Demography Update* aims to create revised child yield formulae specific for determining play space together with additional education and health service requirements in social housing developments.

The data available to this *Update* are:

London and Sub-Regional Strategy Support Studies (SSSS) dataset, 2004 - an analysis of the approximately 500 Council tenants that had moved into their accommodation in the 12 months prior to being interviewed. This shows children by number of bedrooms (1-6). The data refer to all 'new lettings', not just new-build, of which there is very little in Council stock.

Wandsworth New Housing Survey, 2004 - an analysis of children by number of bedrooms (1-5+) in 212 new housing association properties. Children are shown by ages 0-4, 5-10 and 11-15.

Oxfordshire New Housing Survey, 2005 - an analysis of children by number of bedrooms (1-8) in 728 new social housing properties across the county. Data are available by single years of age from 0 to 19.

The SSSS dataset is unreliable for 5 and 6 bedrooms due to small sample size, but provides the following results:

1 bedroom	0.179 children	(0.2)
2 bedrooms	0.954 children	(1.0)
3 bedrooms	2.056 children	(2.0)
4 bedrooms	3.316 children	(3.3)
5 bedrooms		(4.5)
6 bedrooms		(6.0)

The figures in brackets have been taken as the initial occupancy norm for these properties and used in further in this *Update*. Equivalent data for new housing association tenants show similar outcomes for 1 and 2 bedrooms but only 1.6 and 1.8 children in 3 and 4 bedrooms.

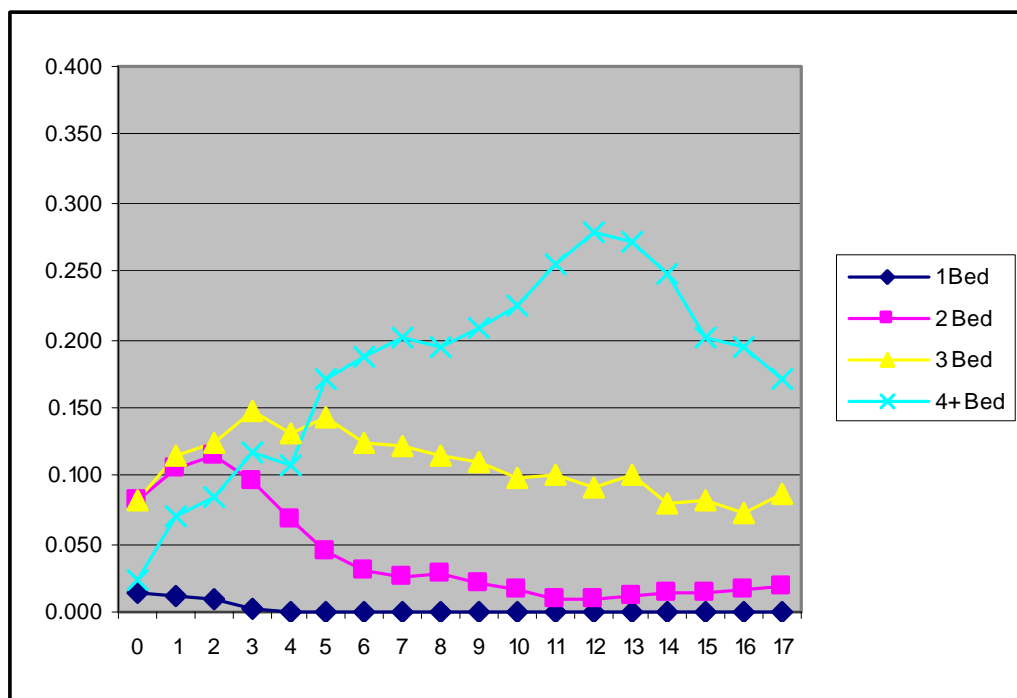
The Wandsworth and Oxfordshire Surveys have been truncated to bedrooms 1 to 4+ due to the small samples of larger properties and show the following numbers of children:

	Bedrooms:			
	1	2	3	4+
Wandsworth (0-15)	0.07	0.40	1.88	1.90
Oxfordshire (0-15)	0.04	0.69	1.76	2.86
Oxfordshire (0-17)	0.05	0.73	1.93	3.21

Both the Surveys show fewer children in all sizes of accommodation compared to the SSSS-based norms, with particularly low numbers in 4+ bedroom properties in Wandsworth. Taking all children under age 18 in Oxfordshire shows a much better fit to the allocations norm, but still with relatively few children in 1-bedroom properties.

In connecting the allocations norm with the survey data links have been made with the Oxfordshire data and include all children under age 18. The age patterns of the child population in social housing in Oxfordshire are shown in Chart 1.

Chart 1 Children by age in new social housing by number of bedrooms, Oxfordshire 2005



The key results of these patterns are that as the bedroom size increases, as well as having more children, the age-structure of the children changes, with relatively more children at all ages over 3 in 3-bedroom properties than in 2-bedrooms. Larger properties are inclined to have more teenagers and fewer pre-school age children, with the 4+ bedroom properties having peak numbers of children at secondary school ages.

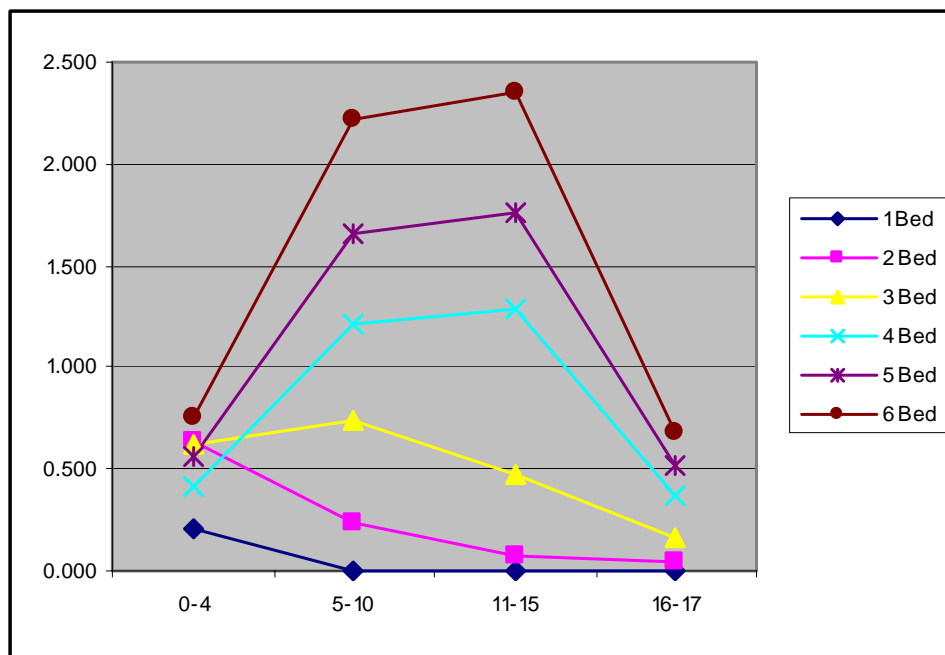
The Oxfordshire data have been linked to the allocations norm, with the single years of age data scaled accordingly, to create new child yield formulae. The age structure for children in 4+ bedrooms have been linked to the separate norms for 4, 5 and 6 bedrooms. The results are as follows:

	Bedrooms:					
	1	2	3	4	5	6
Age 0-4	0.20	0.64	0.62	0.41	0.57	0.75
Age 5-10	0.00	0.23	0.74	1.22	1.66	2.22
Age 11-15	0.00	0.08	0.47	1.29	1.76	2.35
Age 16-17	0.00	0.05	0.17	0.37	0.51	0.68
Total	0.20	1.00	2.00	3.30	4.50	6.00

These results are illustrated in Chart 2. While the outcomes for 5 and 6 bedroom properties are more speculative there are, in reality, relatively few such lettings available.

These formulae will assist with the development of local play strategies as anticipated in the *Mayor's Guide to Preparing Play Strategies* (2005) and in the assessment of play space needs arising from new developments. It will also inform supplementary guidance on standards for children's play and informal recreation (forthcoming, Autumn 2006). The formulae can also be used for planning new education and health provision for children.

Chart 2 Child Occupancy of New Social Housing.



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