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Housing Characteristics

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Introduction

Detailed outputs from the 2011 Census, in the form of Detailed Characteristics tables, became available in the third phase of census data releases. Among other themes, these data include information on housing stock and the characteristics of the individuals and households who were resident in England & Wales in March 2011.

This report, produced by the London Census Information Scheme, is one of a number which attempts to unpick some of this detailed census data on housing. Specially it looks at the related census variables of accommodation type, dwelling type and household spaces while also assessing some of the characteristics of households such as tenure and central heating. A glossary of terms used in the report can be found at the end of the document.

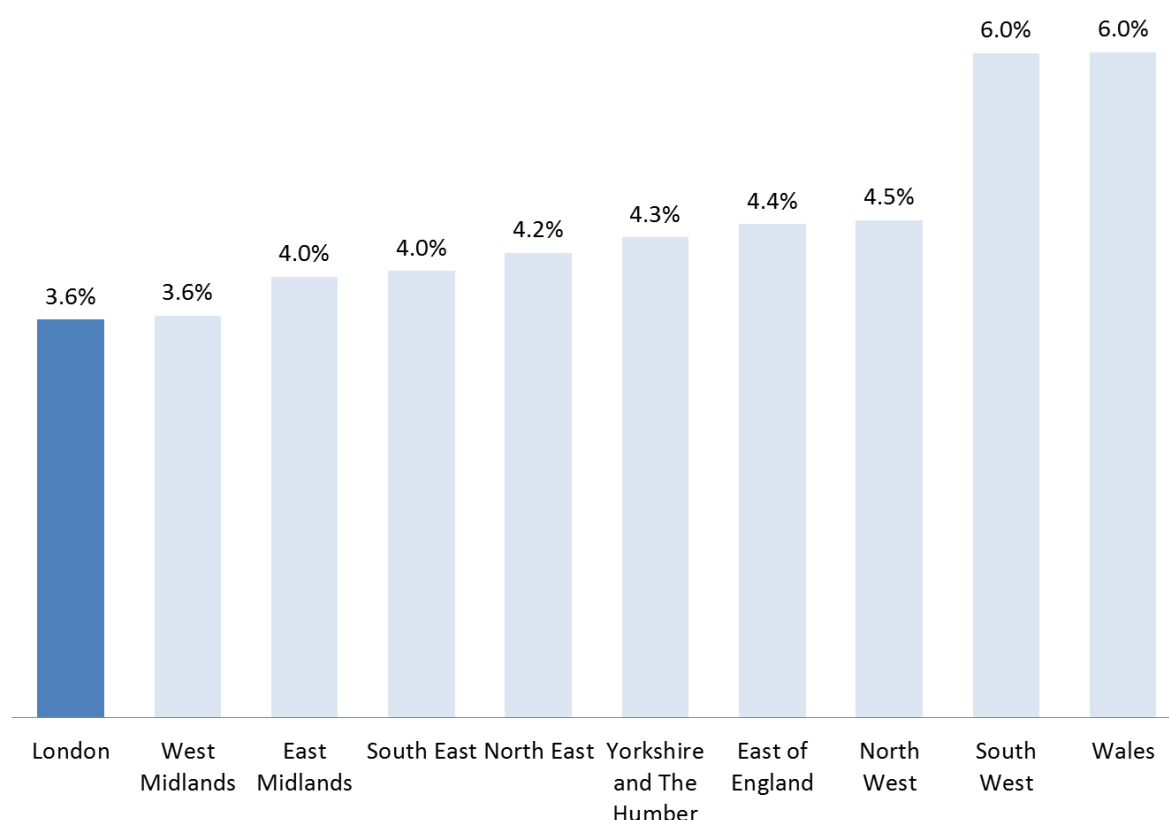
Key Findings

- London has the lowest rate of households with no usual residents in England & Wales
- The proportion of households with no central heating in the capital fell from 7.8 per cent in 2001 to 2.8 per cent in 2011
- In 2011 72.0 per cent of houses and 28.5 per cent of flats in London were owner occupied
- 74.3 per cent of social rented households and 72.1 per cent of private rented households were resident in flats
- Flats in purpose built blocks, flats in converted houses and terraced houses accounted for almost nine in ten social rented households in London in 2011

Household spaces with no usual residents

Household spaces may have no usual residents for a number of reasons, the most obvious being that a property is vacant. However, the census also records second homes and holiday homes as having no usual residents as individuals are enumerated at their main residence. Households containing only short-term residents (those in the UK for between three and 12 months) are also counted as they have no usual residents.

Figure 1: Percentage of household spaces with no usual residents by region, 2011



2011 Census table DC4403EW

In 2011 4.4 per cent of household spaces in England & Wales had no usual residents. This is a slight increase over the 4.0 per cent of household spaces that had no usual residents in 2001. In London, in 2011, 3.6 per cent of households contained no usual residents, again an increase over 2001 levels when 3.0 per cent of households had no usual residents.

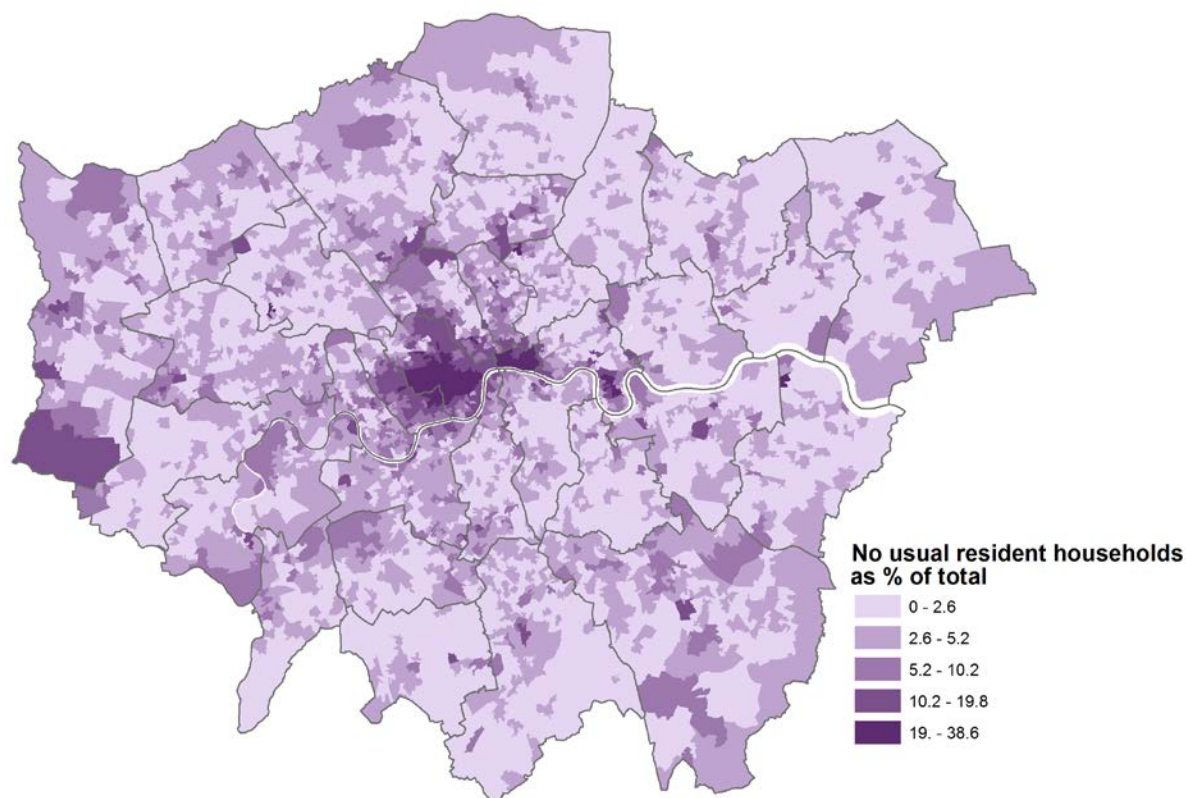
The type of accommodation which contains a household space is a factor in the likelihood of that household having no usual residents. Flats are more than twice as likely to have no usual residents than houses. In 2011 in England & Wales 3.5 per cent of houses had no usual residents while in London the proportion was 2.3 per cent. By the same measure 7.2 per cent of flats in England & Wales and 4.7 per cent of flats in London had no usual residents in 2011. The

lower proportions of no usual resident households (both in flats and houses) in London is likely to be the result of the greater housing pressures seen in the capital.

Census data shows that a disproportionate number of short-term migrants settle in the capital. In 2011 37 per cent of all short-term residents in England & Wales were living in London. As households containing only short-term residents are counted as having no usual residents the expected effect would be a higher instance of no usual resident households in London. That the opposite is true is persuasive evidence of the greater demand for housing in London.

Within London there was a particular concentration of households with no usual residents in the central boroughs of City of London, Westminster and Kensington & Chelsea. There were 193 LSOAs in London in 2011 with a housing stock which comprised 10 per cent or more no usual resident households. Of this 193, 58 per cent were in the three boroughs mentioned above. Data on second homes and short-term residents shows that central London is a particular focus for both of these household types.

Figure 2: Distribution of household spaces with no usual residents, 2011

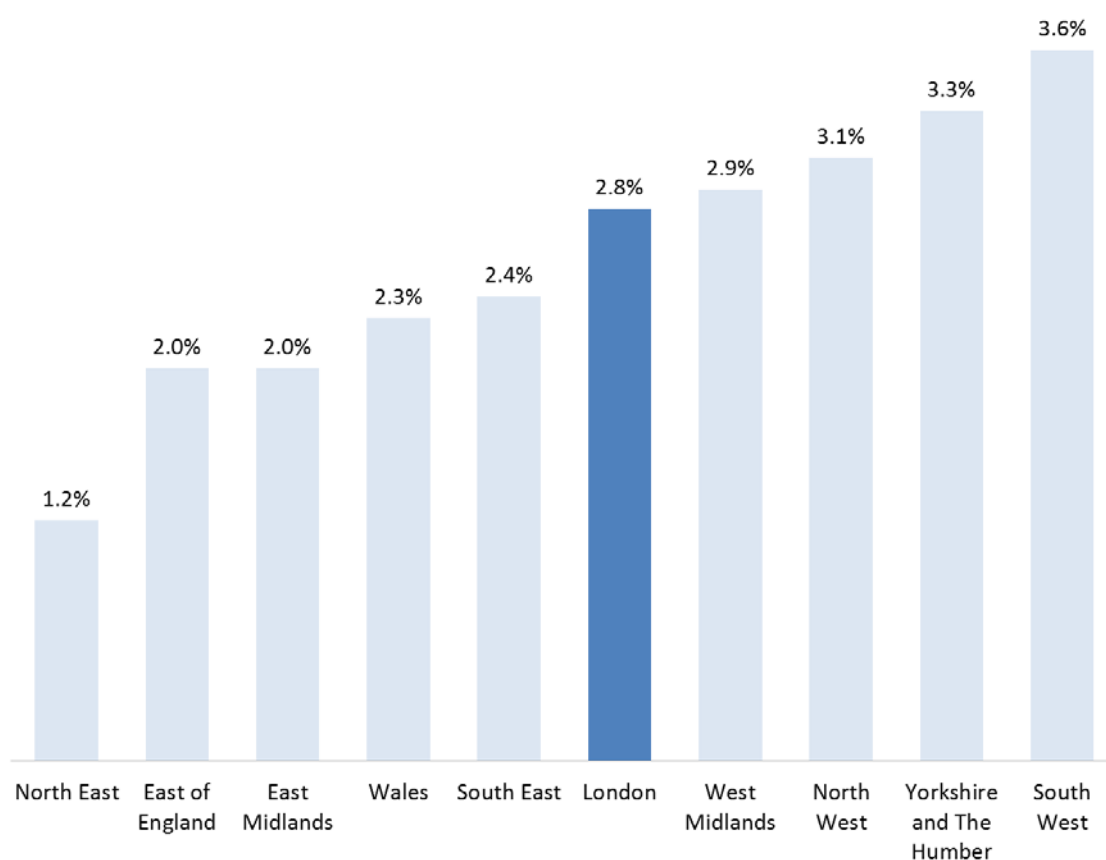


2011 Census table DC4403EW

Central heating

The census has recorded whether or not a property has central heating since 1991 and in 2011 the question was expanded to allow respondents to specify the type of central heating in their home. In 2011 2.8 per cent of households in London had no central heating (92,400 households) which is comparable to the England & Wales average of 2.7 per cent. This is a significant improvement over 2001 levels when 7.8 per cent of households in London had no central heating (234,600 households).

Figure 3: Percentage of households with no central heating by region, 2011



2011 Census table DC4402EW

Londoners living in a house were slightly more likely to have central heating (98.1 per cent) than residents in houses in England & Wales (97.8 per cent). However in flats and other accommodation the inverse was true (95.7 per cent in London and 96.3 per cent in England & Wales).

The likelihood of living in a household without central heating was greatest in private rented accommodation. In London, in the private rented sector, 4.4 per cent of households were without central heating, which was similar to the England & Wales average of 4.5 per cent. Just 2.4 per cent of owner occupied households in London had no central heating, the same

proportion as England & Wales as a whole, while social rented households were the least likely to be without central heating (2.0 per cent in London, 1.6 per cent in England & Wales).

Shared dwellings were significantly more likely to be without central heating in London than unshared dwellings. 10.4 per cent of shared dwellings were without central heating compared to 2.7 per cent of unshared dwellings. This was similar to the picture across England & Wales: 12.5 per cent shared, 2.6 per cent unshared.

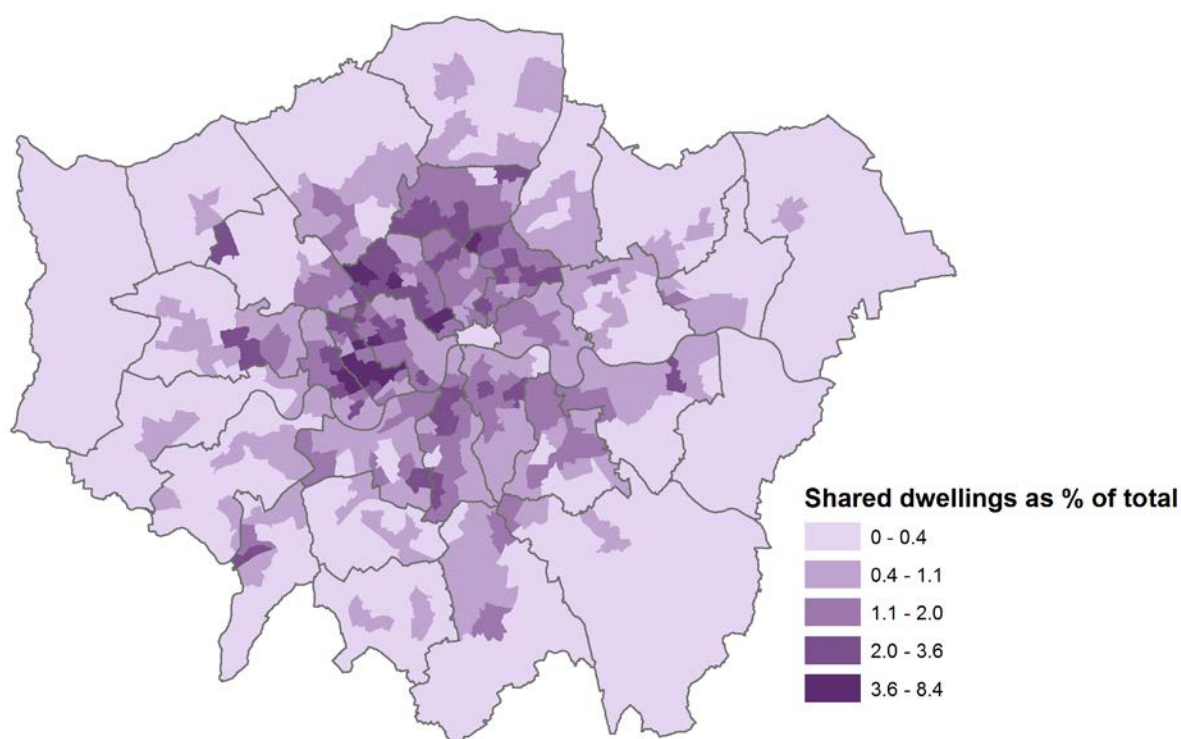
The data on central heating does not appear to show any significant ethnic group pattern. Overall in London 97.2 per cent of households had central heating. 13 of the 18 ethnic groups lie within one standard deviation of this mean. Of those that do not, Gypsy & Irish Travellers have highest instance of no central heating (4.1 per cent) while Chinese has next highest with 3.8 per cent. Those groups lower than one standard deviation from the mean are all Asian households: Indian 1.5 per cent, Pakistani 1.4 per cent and Bangladeshi 1.2 per cent. This may be allied to the greater propensity among Asian households for owner occupation and the greater likelihood of an owner occupied household having central heating.

Just 7.7 % of London LSOAs had greater than 5 per cent of households with no central heating. They were distributed relatively evenly across London, although there were slight concentrations in central London, in Croydon to the south and in Enfield to the north. 11 LSOAs had no households without central heating and these were distributed throughout outer London.

Dwelling type

In 2011 1.1 per cent of London households were in a shared dwelling¹ (35,500 households). This was slightly lower than the national average of 0.3 per cent and was the highest proportion of any region in England & Wales. At both national and regional level there has been an increase in shared dwellings over the last decade. In 2001 just 0.1 per cent of dwellings in England & Wales were shared while in the capital 0.3 per cent of dwellings were shared (8,850 dwellings). This is an increase in London of 26,650 dwellings (301 per cent) over the intercensal period.

Figure 4: Distribution of shared dwellings, London wards, 2011



2011 Census table QS418EW

Figure 4 shows how shared dwellings are distributed across the capital. The data are shown for administrative wards and shared dwellings are expressed as a percentage of all dwellings. The ward with the highest proportion of shared dwellings is Earl's Court in Kensington & Chelsea. Just four wards have in excess of 5 per cent shared dwellings, three of which are in Kensington & Chelsea while the other is in Hackney. 109 of London's 632 (17.2 per cent) wards have no shared dwellings. The map shows that central and inner London are most likely to contain shared dwellings while the outer wards and boroughs more commonly have lower proportions.

The 2011 Census also provides data on the characteristics of those residents living in shared accommodation. Among these variables is ethnic group, however, there does not appear to be an ethnicity aspect to the likelihood of a household sharing a dwelling. The range of values among ethnic groups is small; from 0.5 per cent of households (Indian Household Reference Persons) and 2.2 per cent of households (White & Black African Mixed group HRP).

¹ See glossary for definition of shared dwelling

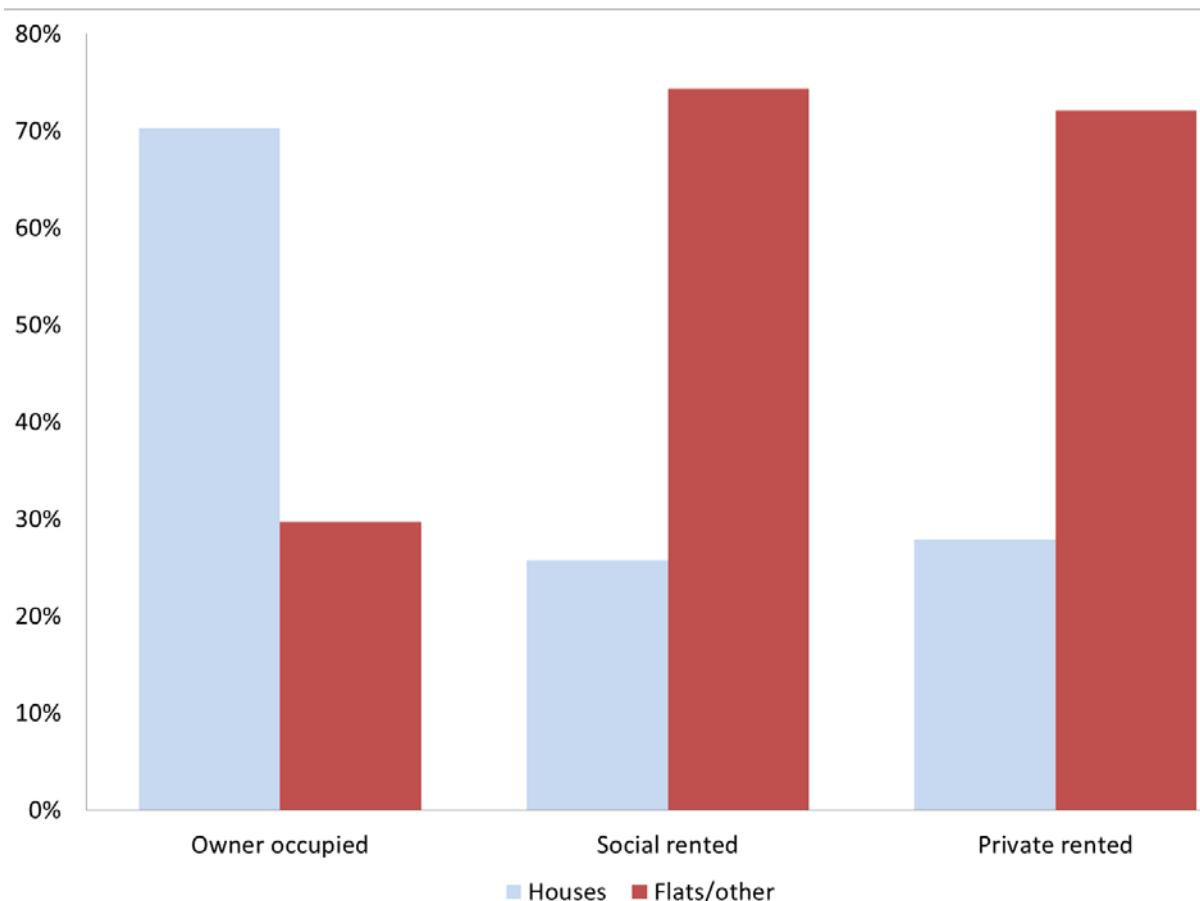
Accommodation type by household tenure

Type of accommodation is a census variable which disaggregates households into categories of houses, flats and other accommodation types. In all there are six types of accommodation defined in the census:

- Detached house/bungalow
- Semi-detached house/bungalow
- Terraced house/bungalow
- Flat in a purpose-built block
- Flat in a converted house
- Flat in a commercial building or mobile/temporary accommodation

Table DC4402EW in the 2011 Census cross-tabulates these categories with housing tenure and so draws out the variations in the way different types of accommodation are accessed.

Figure 5: Accommodation type by housing tenure in London, 2011



2011 Census table DC4402EW

In 2011 overall housing stock in London was divided relatively equally between houses (48.4 per cent) and flats (51.6 per cent). However there are differences in the tenure of these accommodation types. 70.3 per cent of owner occupied households were resident in a house as opposed to a flat or apartment. Conversely 74.3 per cent of social rented households and 72.1 per cent of private rented households were in flats.

These proportions are very similar to the comparable data for London in 2001 although there has been some movement away from houses over the decade as 52.0 per cent of households lived in houses in 2001. In terms of tenure this disaggregates as: 71.4 per cent of owner occupied, 25.5 per cent of social rented and 27.9 per cent of private rented households in a house.

This difference is accentuated when the data is viewed from the point of view of the accommodation types rather than tenure. In 2011 72.0 per cent of houses in London were owner occupied while flats were 28.5 per cent owner occupied. The least common tenure for houses was social rent which accounted for just 12.8 per cent of all houses, the remaining 15.2 per cent were in private rent. Flats were much more evenly distributed among the three main tenures; 34.6 per cent were in social rent while 36.8 per cent were in private rent.

In 2001 78.1 per cent of houses were owner occupied as were 34.0 per cent of flats. There has been an overall decrease in owner occupation in London over the decade from 56.5 per cent in 2001 to 42.6 per cent in 2011.

In 2011 households in semi-detached properties were most likely to be in owner occupation (74.6 per cent), while the least likely were flats in commercial buildings or mobile/temporary accommodation (19.2 per cent). The inverse was true for private renting; the accommodation type least likely to be in private rent was semi-detached (14.3 per cent) while flats in commercial buildings or mobile/temporary accommodation were the most likely (73.0 per cent).

63.9 per cent of all social rented properties were flats in purpose-built blocks. 14.5 per cent were terraced houses and 9.8 per cent were flats in converted houses. Together these three accommodation types accounted for almost nine in ten social rented households.

Table 1: Accommodation type by housing tenure in London, 2011

	Total	Owner occupied		Private rented		Social rented	
All households	3,266,173	1,618,315	100.0%	785,993	100.0%	861,865	100.0%
House or Bungalow	1,580,057	1,137,562	70.3%	201,960	25.7%	240,535	27.9%
Detached	205,422	147,878	9.1%	19,600	2.5%	37,944	4.4%
Semi-detached	617,647	460,721	28.5%	68,490	8.7%	88,436	10.3%
Terraced	756,988	528,963	32.7%	113,870	14.5%	114,155	13.2%
Flats & Other	1,686,116	480,753	29.7%	584,033	74.3%	621,330	72.1%
Purpose-built block	1,219,534	330,127	20.4%	502,445	63.9%	386,962	44.9%
Converted house	408,400	139,436	8.6%	77,044	9.8%	191,920	22.3%
Commercial building or mobile/temporary accommodation	58,182	11,190	0.7%	4,544	0.6%	42,448	4.9%

2011 Census table DC4402EW

Glossary

Dwelling type – dwellings are either shared or unshared (see below).

Household – a person, or group of people, living together at an address who share cooking facilities and living space (e.g. sitting room).

Household Space – the accommodation that a household occupies.

Not self-contained household – The household shares kitchen, bathroom or toilet with another household.

Self-contained household space – all rooms including kitchen, bathroom and toilet are behind a door that only the household can use.

Shared dwelling – two or more household spaces at the same address which are not self-contained, but combine to form a shared dwelling that is contained.

Unoccupied household space – Examples include vacant properties, second homes and holiday homes.

Unshared dwelling – a single contained household space at an address.

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