

# Census 2021 – Housing Data

## Briefing Note

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On 5<sup>th</sup> January the Office for National Statistics (ONS) published a series of datasets from the Census 2021 about accommodation types, tenures, occupancy, communal establishments, and residents within England and Wales reporting use of a second address (including second homes or holiday homes).

Data was also published on central heating types and car or van availability in households. Some of the key headlines from this latest data release, and changes since the previous 2011 Census are set out below.

### Accommodation type and tenure

One important caveat is that the estimates provided do not include details of vacant accommodation, including any proportion of housing stock that may have been vacant due to the effects of Coronavirus.

The majority of households with ‘usual residents’ in England and Wales (77.9%) in 2021 lived in a house or bungalow, a figure which has decreased from 78.9% in 2011. There has been a comparative increase in the proportion of households in flats, maisonettes or apartments, which has increased from 21.0% in 2011 to 21.7% in 2021.

The rate of home ownership (either owned outright or with a mortgage) across England and Wales has decreased from 64.3% in 2011 to 62.5% of households in 2021. This reduction, which is significant, is influenced by the numbers of people who do not own their home outright. There has however been an increase in the proportion owning outright from around 48% of the total in 2011 to 52% in 2021 (equivalent to +0.9 million households). This reflects both an ageing population and to some extent households purchasing outright, or with higher equity shares as a means of capitalizing on previous growth in prices.

The ONS cites around 462,000 *fewer* households either owning with a mortgage or via shared ownership since 2011. Closer analysis confirms a notable *increase* in shared ownership households since 2011 (+62,000, equivalent to growth of 37%). This partly offsets the fall

in those owning with a mortgage (around -524,000 households).

The number of shared ownership households in England and Wales remains below 1% of the total, with change (between 2011 and 2021) not being evenly distributed (see table below). This table also summarises the top 15 LPAs, in the context of shared ownership.

Growth in shared ownership is closely associated with achieving higher rates of compound dwelling growth (the equivalent average for England between 2011 and 2021 being 0.71%) and is illustrative of the role of new development in overcoming barriers to home ownership.

Shared Ownership (S/O) Households 2011-2021			
Local Authority	Change in S/O	% increase in S/O	Dwelling Growth
Central Bedfordshire	1238	1.7%	1.3%
Cornwall	1192	1.2%	0.9%
Wiltshire	1083	1.2%	0.9%
Cheshire East	993	1.0%	0.9%
Newham	933	2.4%	1.5%
Milton Keynes	920	6.1%	1.2%
Greenwich	891	2.2%	1.3%
West Northants	885	1.5%	0.9%
Buckinghamshire	867	1.3%	0.9%
Cheshire West and Chester	857	1.3%	0.9%
North Northants	834	1.2%	1.0%
Cherwell	810	1.9%	1.4%
Bedford	762	1.9%	1.3%
Tower Hamlets	760	2.6%	1.8%
Wokingham	747	2.1%	1.1%

There has been, in absolute terms, a substantial increase in households in private rented accommodation (+1.1 million and equivalent to 20.3% of households, up from 16.7% in 2011). This may be partly attributed to issues around lack of access to properties for sale, but may also in some instances be

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influenced by changing preferences towards more flexible forms of accommodation.

The ten authorities with the highest proportion of households in private rented accommodation in 2021 were all London Boroughs, with the exception of the Isles of Scilly.

The top 20 authorities experiencing the highest absolute increase in households in private rented accommodation between 2011 and 2021 are shown in the table below. These increases may have been greater, depending upon the effect of the pandemic upon dwelling vacancy in the rental sector.

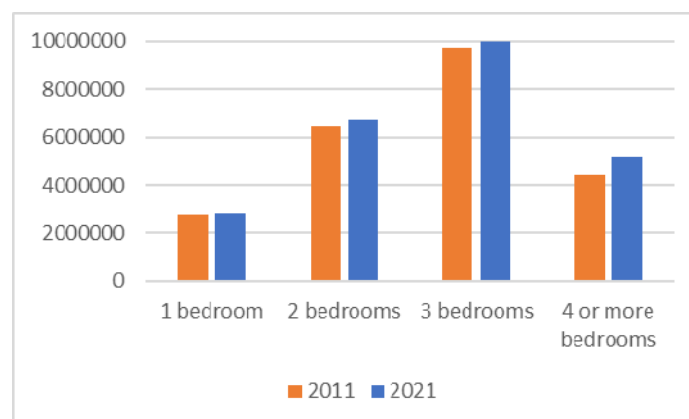
Private Rented (PR) Households 2011-2021			
Local Authority	Change in PR	% increase in PR	% of total households
Birmingham	22314	30%	23%
Leeds	16946	29%	22%
Barnet	13851	40%	33%
Tower Hamlets	13036	40%	38%
Bradford	12208	34%	23%
County Durham	12056	43%	17%
Salford	11433	59%	27%
Ealing	11308	33%	34%
Manchester	11233	19%	32%
Cornwall	10766	28%	20%
Hillingdon	10135	56%	26%
Newham	9909	29%	39%
Hounslow	9582	43%	31%
Brent	9545	29%	36%
West Northamptonshire	9511	40%	19%
Leicester	9438	34%	29%
Greenwich	9084	45%	26%
Southwark	9013	32%	29%
Croydon	8969	29%	26%
Redbridge	8919	39%	30%

This further illustrates a wider distribution, primarily comprising England's main cities (notably those areas subject to application of the urban uplift in calculating the Standard Method), and a higher proportion of Outer London Boroughs.

With the exception of entries with less urban characteristics (such as Cornwall) the top 20 authorities demonstrate proportions of households in private rental well in excess of the England average.

### Number of bedrooms and occupancy rating

The proportion of households with four or more bedrooms has increased over the period 2011 to 2021 from 19.0% to 21.1%, whilst the proportion with 1 to 3 bedrooms has decreased. The data indicates that there are around 800,000 more homes with 4+ bedrooms now than in 2011, compared to 300,000 additional 3-bedroom homes and 250,000 additional 2-bedroom homes. Future analysis will be required to establish whether this reflects housing delivery or the change of use of existing housing stock (e.g., for private rent).



In terms of rates of overcrowding and under-occupancy, just 4.3% of households in England and Wales were overcrowded, having fewer bedrooms than required, which is a reduction from 4.5% in 2011. However, notably, 69.2% of households had more bedrooms than required and as such are considered to be under-occupied.

The table below shows the authorities with the highest levels of 'under-occupancy' and overcrowding. The most under-occupied authorities are all situated in rural areas, whereas the most overcrowded authorities are all located in London.

Top 10 Authorities	% Households Under-Occupied
North Kesteven	85.7%
Rushcliffe	85.1%
Rutland	84.9%
Copeland	84.4%
West Lindsey	84.3%
Eden	83.6%
Hambleton	83.4%
Allerdale	83.0%
Harborough	82.8%
Broadland	82.8%
Top 10 Authorities	% Households Overcrowded
Newham	21.5%
Barking and Dagenham	17.8%
Brent	16.9%
Tower Hamlets	15.9%
Slough	15.8%
Hounslow	14.6%
Haringey	13.5%
Waltham Forest	13.4%
Ealing	13.2%
Redbridge	13.1%

## Second addresses

The Census 2021 recorded 3.2 million residents (5.3% of the population) in England and Wales who stayed at a second address for more than 30 days a year. This represents a slight increase since 2011 when the figure was 5.2%.

The proportion of households who reported using a second address as a holiday home was highest amongst residents of Kensington & Chelsea (5.75%) followed by City of London (3.80%). The authorities with fewest residents who reported using a second address as a holiday home were Isle of Anglesey (0.30%) and Leicester (0.31%).

## Communal establishments

In 2021 there were over 1 million people (1.7% of the total population) living in communal establishments in England and Wales, including children's homes, care homes, medical and care establishments, defence facilities, prisons, educational establishments, holiday accommodation or temporary hostels for the homeless.

The overall proportion of all usual residents living in communal establishments decreased from 1.79% in 2011 to 1.75% in 2021. While absolute numbers of residents increased by around 37,000. The ONS notes the potential effects of Coronavirus in reducing the reported total.

The authorities with the highest rate of care home residents (of any age) measured per 1,000 population aged 75+ are shown in the table below.

Local Authority	Care home residents per 1,000 population aged 75+
Hastings	134.9
Leicester	121.7
Rossendale	120.3
Worthing	118.1
Middlesbrough	113.4
Reigate and Banstead	111.9
Preston	109.9
Blackpool	108.2
Denbighshire	105.7
Lincoln	105.4

The authorities with the highest proportions of all usual residents living in educational establishments is shown in the table below. This is reflective of cities with high student populations.

Local Authority	% of all usual residents living in educational establishments
Oxford	12.4%
Cambridge	12.2%
Exeter	6.2%
Nottingham	5.9%
Canterbury	4.7%
Newcastle upon Tyne	4.7%
Lincoln	4.5%
Lancaster	4.4%
Ceredigion (Aberystwyth)	4.3%
York	4.3%

If you wish to find out more about the 2021 Census or how DLP can assist with any other planning queries, please get in touch:

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