



2011 Census Theme Paper Housing tenure

Produced by Corporate Research, Borough of Poole,
April, 2013



1. Purpose of this paper

This article examines key findings from the 2011 Census on housing tenure in Poole. It makes comparisons with Census 2001 data and comments on changes over the decade.

It begins with a top-level analysis (§§2- 4) and then examines detailed characteristics by type of tenure.

The reader might also like to read an associated paper on Families and Households which can be found [here](#).

2. Key Points:

- Home ownership is declining, both locally and nationally.
- Between 2001 and 2011 the owner occupation rate in Poole fell from 78% to 70% of all households. (In England & Wales the rate fell from 68% to 64%.)
- Between 2001 and 2011 the percentage of households in Poole buying their home with a mortgage fell from 43% to 35%. (In England & Wales it fell from 39% to 34%.)
- In 2011 36% of households in Poole owned their homes outright, the same figure as 2001. (In England & Wales it rose from 29% to 31%.)
- The percentage of households in Poole renting increased from 21% to 28% over the decade. (In England & Wales it increased from 31% to 34%.)

3. Changes in tenure over the decade

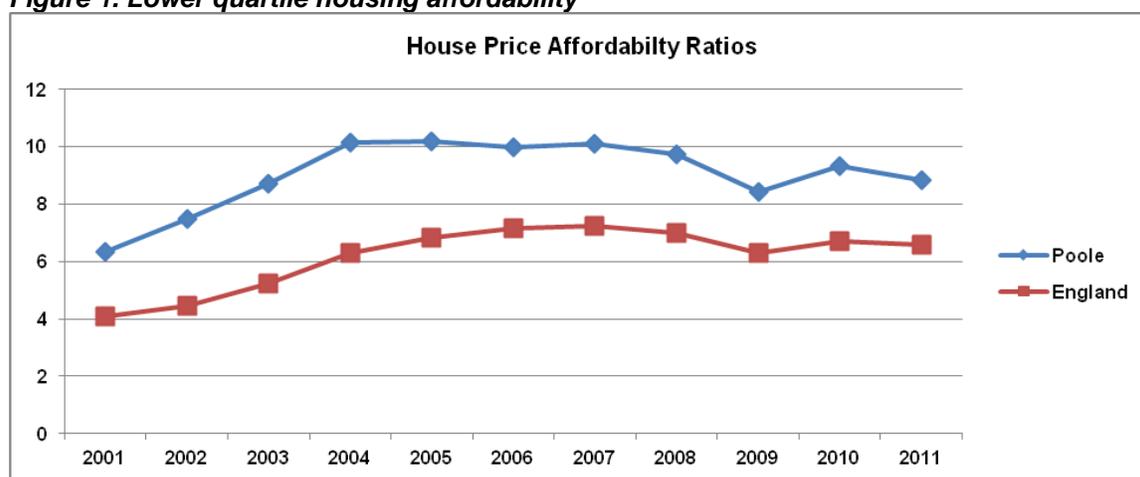
Key point:

- The proportion of households renting from private sector landlords or letting agencies increased significantly over the decade; in Poole the figure almost doubled.

Over the decade the number of resident households in Poole increased from approximately 59,000 to 63,500. Owner occupation fell from 78% to 70%. On the other hand, the proportion renting from private landlords or letting agencies increased from 7.5% to 14.6%. (For England & Wales it rose from 8.7% to 15.3%.)

The rapid increase in private sector renting is due to the increased difficulty experienced by first time buyers in raising a mortgage, coupled with high house price to income ratios. Housing affordability ratios in Poole, defined by the ratio of lower quartile house prices to lower quartile full-time workplace incomes, rose from 6.4 to 8.8 over the decade. In England the ratio rose from 4.1 to 6.6 over the same period. Figure 1 below shows how affordability ratios changed over the decade.

Figure 1. Lower quartile housing affordability



Source: Annual Survey of Hours and Earnings, Land Registry

Over the decade the proportion of social-renters changed little. In Poole it remained at around 11% and in England & Wales dropped from 19% to 18%. However, there was a shift within this sector from local authorities to registered social landlords.¹

4. Variation in tenure across Poole

Key points:

Social renting:

- At ward level the proportion of households renting in the social sector varies from 1.9% in Broadstone to 22.6% in Hamworthy West.

¹ Many social renters appear to be unaware of the nature of their provider, i.e. whether an RSL or local authority, especially when the latter's stock is managed, as in Poole's case, by a third party. The number of households renting, via PHP from Poole local authority is greater than the Census return, suggesting that many tenants may think that PHP is a housing association. For this reason we treat social renters as one class and don't attempt authoritative sub-divisions.

- At Lower Super Output (LSOA) area level, the proportion renting in the social sector varies from 0.2% for an LSOA in Broadstone to 50.1% for an LSOA in Alderney (at the heart of the Bourne Estate). See Figure 2 below.

Private renting:

- At ward level the proportion of households renting privately varies from 4.9% in Broadstone to 27.8% in Poole Town.
- At Lower Super Output Area (LSOA) level, the proportion renting privately varies from 3.1% for an LSOA in Broadstone to 39.8% for an LSOA in Poole Town. See Figure 3 below.

Owner Occupiers:

- At ward level the proportion of households that are owner-occupied varies from 46.5% in Poole Town to 92.4% in Broadstone.
- At Lower Super Output (LSOA) area level, the proportion of households that are owner-occupied varies from 21.3% for an LSOA in Poole Town to 96.0% for an LSOA in Broadstone. See Figure 4 below.

Figure 2. Renting in the social sector

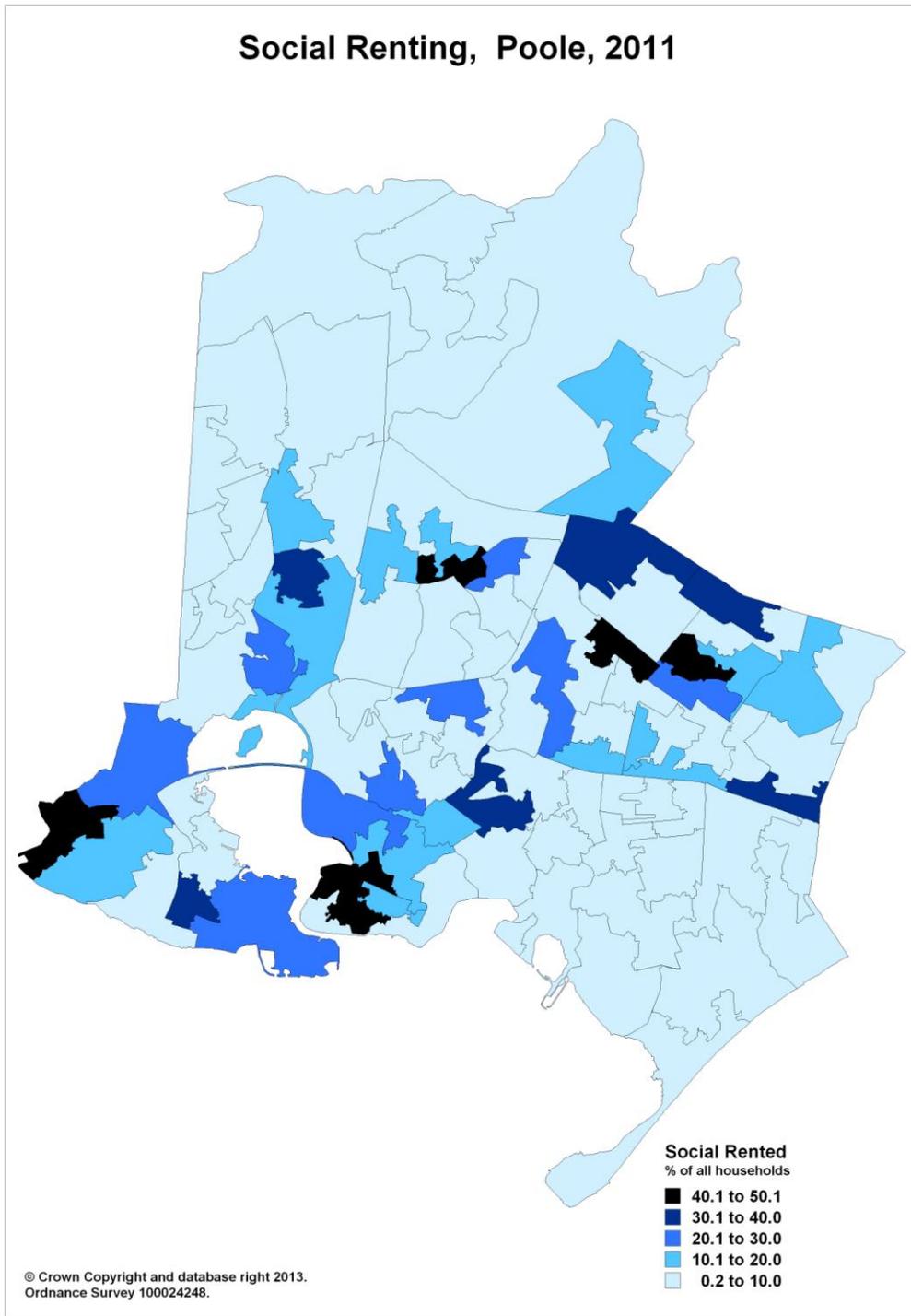


Figure 3. Renting in the private sector

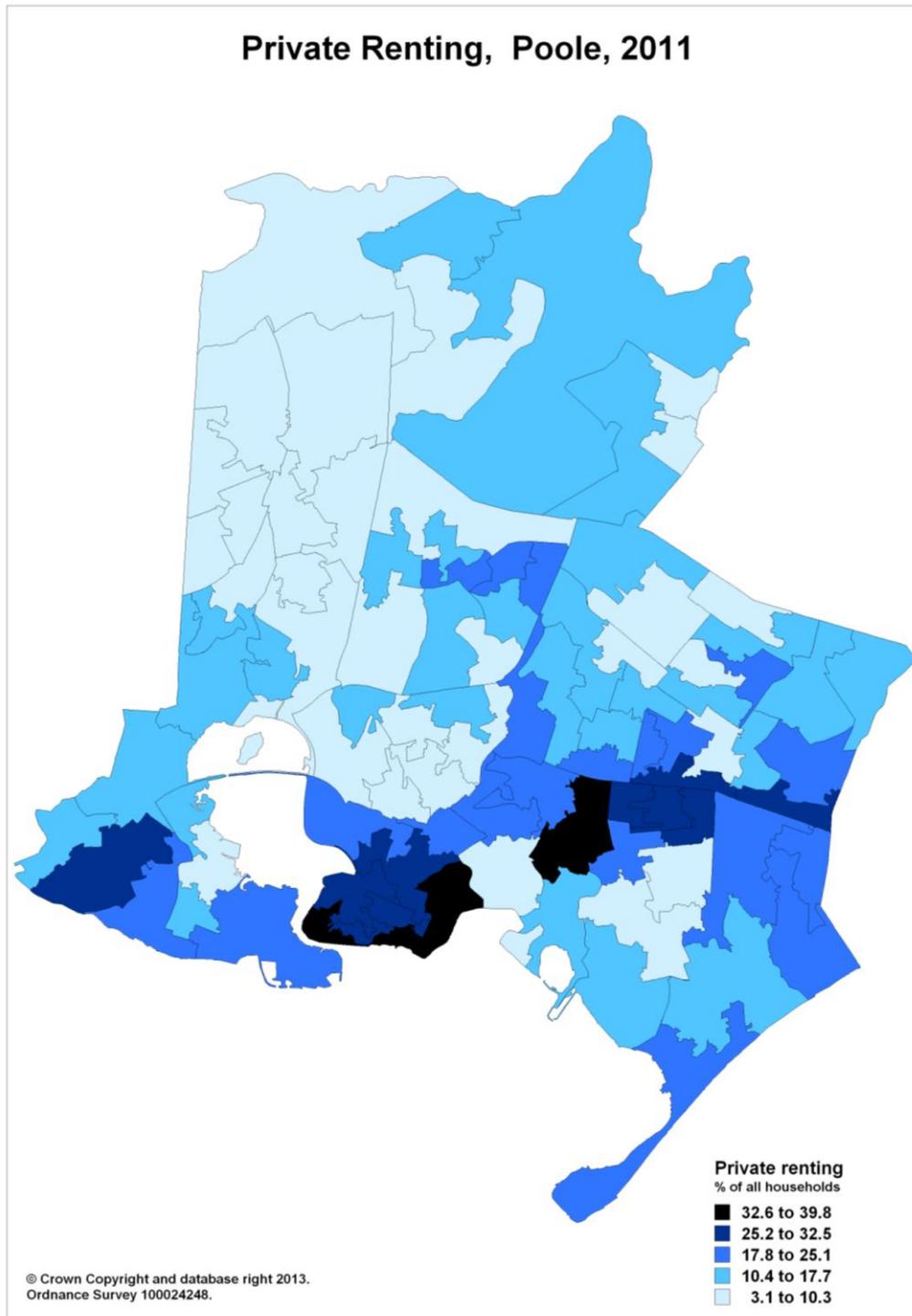
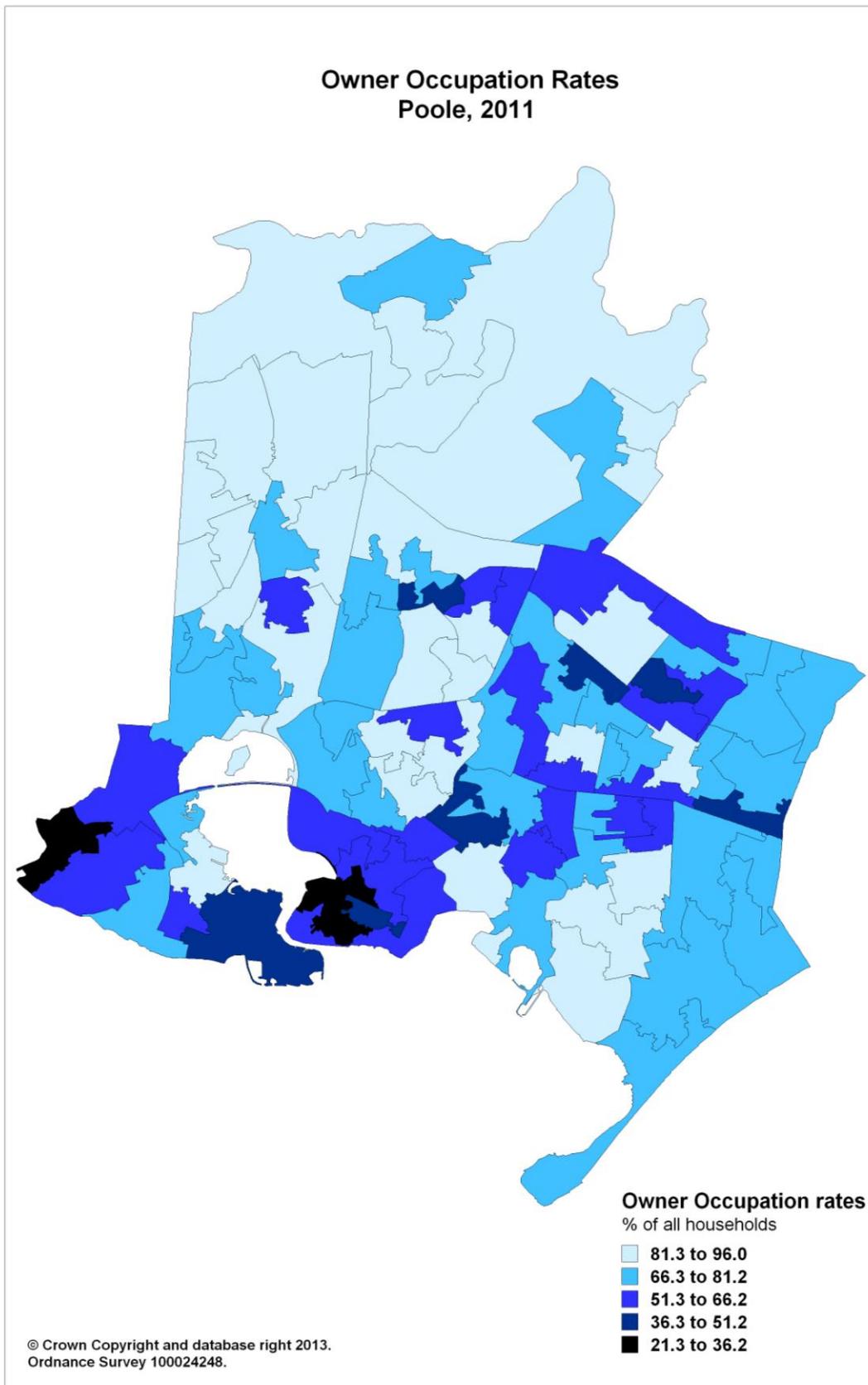


Figure 4. Owner occupation rates



5. Detailed Characteristics by Tenure in Poole

N.B. In this section we examine various cross tabulations with tenure. The data supplied for this exercise combines certain tenure types to avoid very small counts within cross tabulations. Thus “owner occupied or shared ownership” is a single category as is “other private rented or living rent free”. We will confine ourselves to three main classes of tenure: (i) Owner occupied or shared ownership, which we refer to simply as “Owner occupied”, (ii) renting from a private landlord or letting agency, which we will refer to simply as “renting privately” and (iii) social renting. The first main tenure is thus slightly broader than the same term in the first part of this report, the second is slightly narrower and the third is unaffected.

Key points:

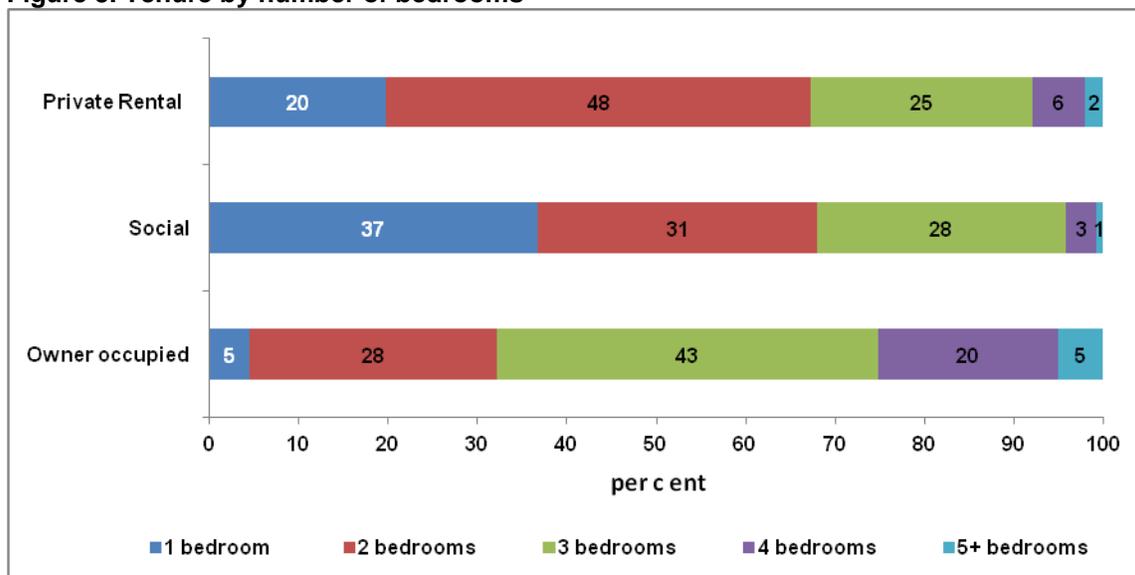
- 84% of owner occupied households in Poole lived in a whole house or bungalow. This compares with 47% for social renters and 44% for those renting privately.
- The most common number of bedrooms per household was three, with 38% of all houses having this number.
- 68% of owner occupied households had at least three bedrooms. This compares with 32% for social renters and 33% for those renting privately.
- The most common number of persons per household was two. 37% of all households had two persons.
- One person households were more frequent in the social rented sector, comprising 44% of all such households, compared to 28% for owner occupiers and 29% for those renting privately.
- Younger (aged 16-34) Household Reference Persons² (HRPs) are more likely to rent privately than any other form of tenure.
- Looking at the employment status of HRPs, those renting privately were more likely to be in work than others. 76% of them were in work compared to 63% for owner occupiers and 40% in the social rented sector.

² The Household Reference person is the oldest person in full-time employment at the household, assuming such a person exists. If not, a detailed hierarchy of economic status determines the HRP. It replaces the “Head of Household” category.

Households by Tenure and number of bedrooms

Figure 5 below shows the distribution of the number of bedrooms within each main tenure. Thus 5% of owner-occupied households have one bedroom compared to 37% of households in the social sector.

Figure 5. Tenure by number of bedrooms



Tenure and household size

Across Poole the average household size was 2.3 people. The figure was also 2.3 for owner occupied households, but was 2.2 for socially rented and 2.4 for privately rented properties.

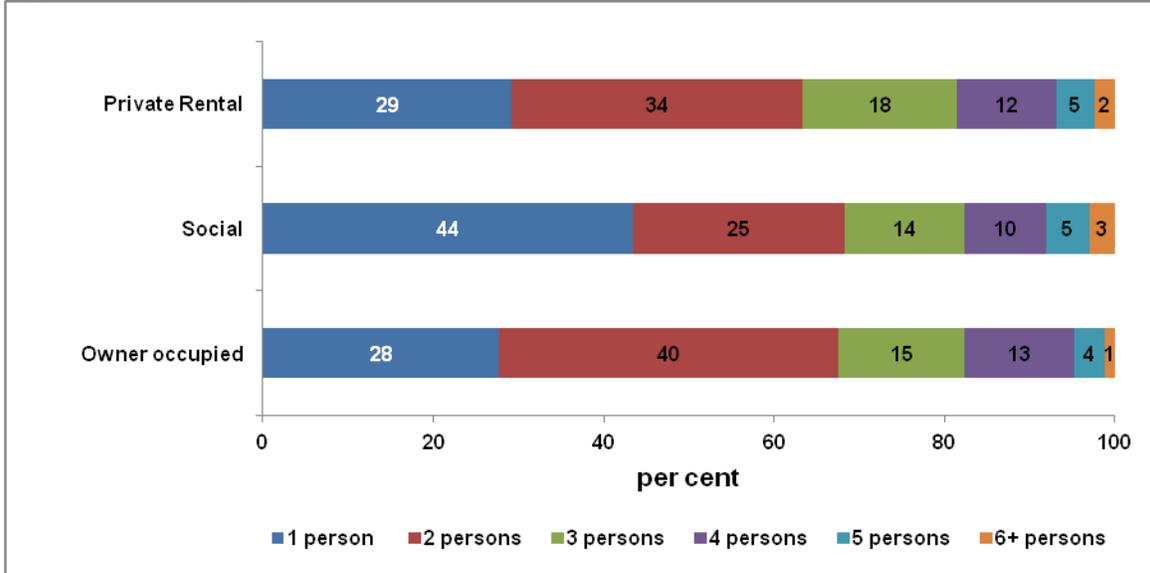
Looking in more detail, the average household size drops to 1.8 persons for those households owned outright. Owning a household outright increases with age and older people are more likely to live as couples or alone.

Two people was the most common household size for owner occupied households - 40% had this number. It was also the most common for privately rented households (34%).

One person was the most common household size in the social sector with 44% of all such households having this number of people.

Figure 6 below shows the distribution of household size across the main tenures.

Figure 6. Tenure by number of persons



Number of bedrooms per household size, by tenure

Going into more detail, we now examine, for each main tenure, the number of bedrooms for different household sizes. (Figures 7-9). Note that only 11% of singleton households in the owner occupied sector had only one bedroom compared to 68% in the social sector.

Figure 7. Owner occupied: Number of bedrooms by household size

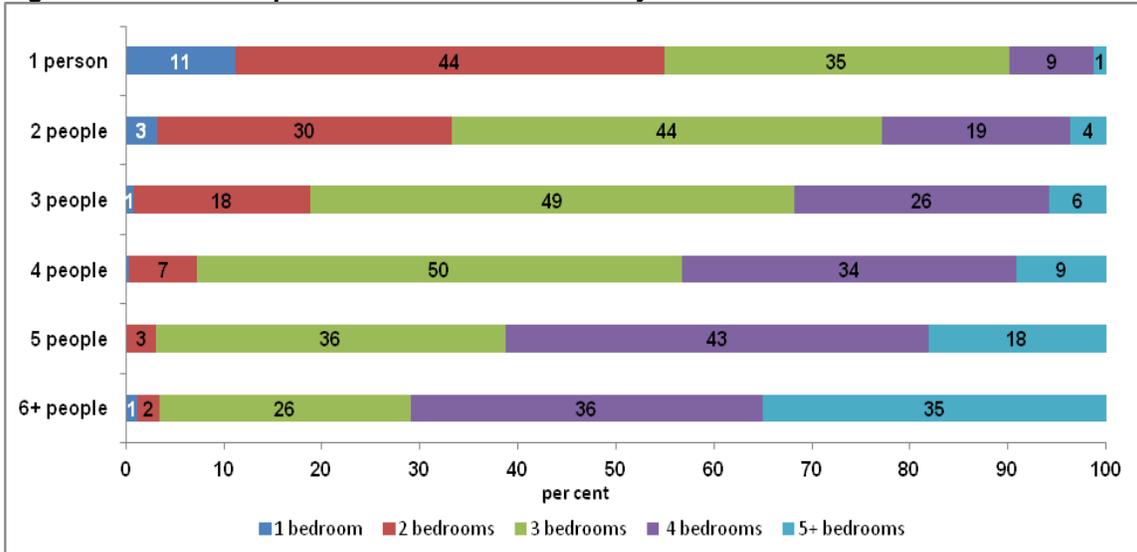


Figure 8. Private rentals: Number of bedrooms by household size

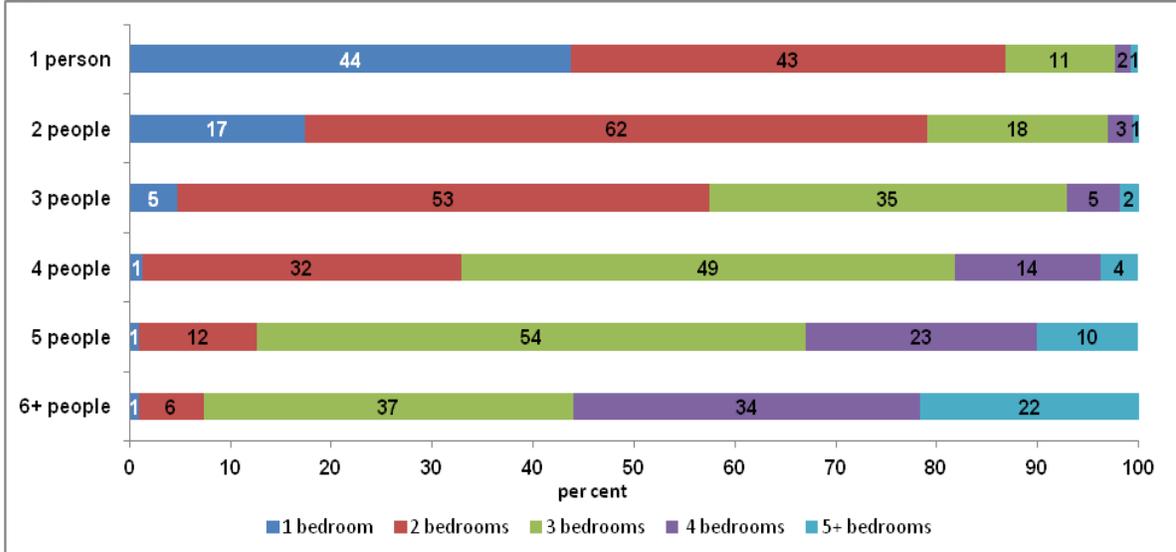


Figure 9. Social sector: Number of bedrooms by household size

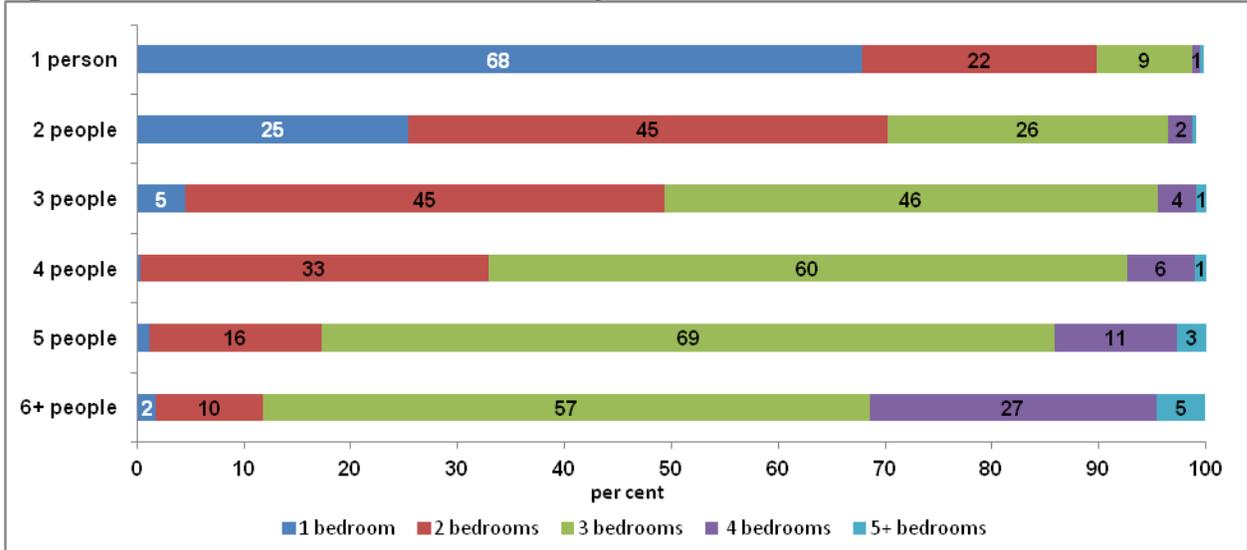
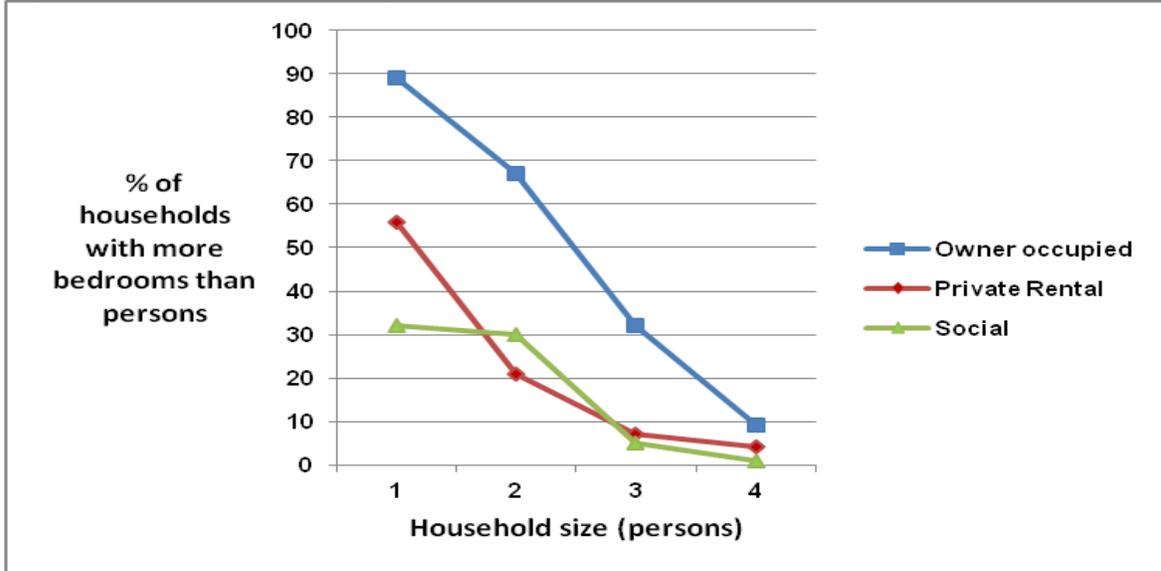


Figure 10 shows for each tenure and different household size the percentage of households where the number of bedrooms exceeds the number of persons. For all household sizes considered, owner occupiers were more likely than other tenures to have more bedrooms than persons.

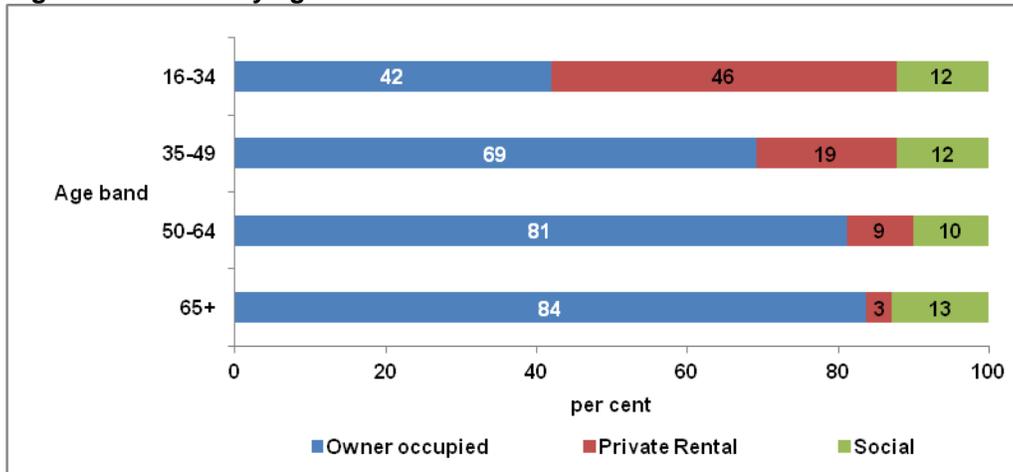
Figure 10. Likelihood of having more bedrooms than persons



Household Reference Persons (HRPs)

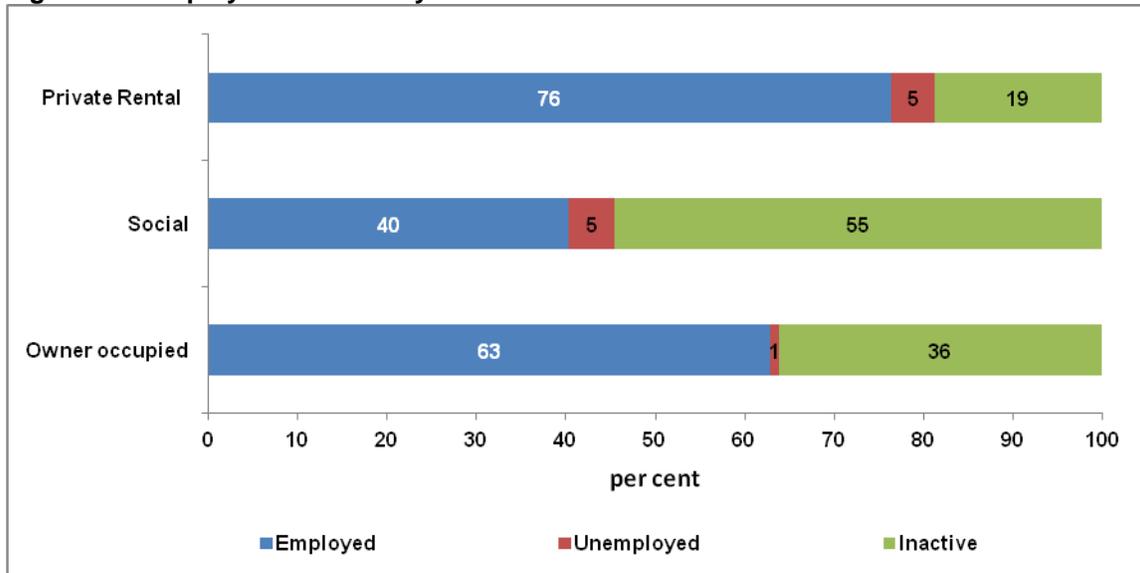
For those in the three main tenure types considered, Figure 11 shows the distribution by tenure for each age band of the HRP of such households. Younger HRPs are more likely to rent privately than any other form of main tenure.

Figure 11. Tenure by age of HRP



Finally, we examine the economic status of HRPs by tenure. HRPs are either economically active or economically inactive. The former are either employed or unemployed. Those in the private rental sector are most likely to be in employment and more than half (55%) of those in the social sector are economically inactive.

Figure 12. Employment status by tenure of HRP



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