

Housing Tenure by Economic Activity Analysis

Introduction

This report displays key findings from Census table DC4601EW, which provides information on housing tenure and economic status of all Household Reference Persons (HRPs). The HRP is an individual chosen from each household to represent the household and its characteristics. Usually this person is the highest earner in the household, or if there is more than one person earning the same, the older of the two. This person must be 16 years of age or older.

Analysis has been undertaken for Royal Borough of Greenwich, drawing comparison with the wider London context.

Key Findings

- The Royal Borough had a slightly lower rate of economic activity (71.3%) than London (72.6%).
- Half of employed HRPs in the Royal Borough (50.9%) were owner occupiers, compared with 53.3% in London.
- 35.9% of the Royal Borough's economically inactive population were owner occupiers, compared to London's 45.1%.
- A similar proportionate difference was seen in the Royal Borough's unemployed HRPs living in social rented homes (60.8%) compared to London's (50.7%).
- Over half (52.4%) of the Royal Borough's retired HRPs were owner occupiers. In London, retired HRPs were four times more likely to social rent (29.4%) than private rent (7.4%).
- Looking after home or family HRPs were least likely to be owner occupiers across the Royal Borough (8.4%). Conversely, the majority of HRPs inactive due to long-term sick or disability living in social rented accommodation accounted for 79.7% - the highest proportion in this tenure across all economic activity types.
- The economically inactive student HRPs were far more likely than any other inactive HRPs to be private renting. In the Royal Borough, almost half (46.6%) of the economically inactive full-time students were in private rented accommodation, compared to 56.8% across London.

Royal Borough of Greenwich Overview

Table 1 displays economic activity of HRP against housing tenure across the Royal Borough in 2011. The 2011 Census split the economically active in two; in employment or actively looking for employment and available to start (unemployed). An economically inactive HRP is someone who is not in work, or looking for work. This may be the case for a number of reasons (as outlined in Table 1).

Table 1: Housing tenure by economic activity of HRP in the Royal Borough (Count)

	All Households	Owned/Shared Ownership	Private Rented/Rent Free	Social Rented
Royal Borough of Greenwich	101,035	45,298	21,079	34,658
Economically Active Total	72,030	34,896	17,755	19,379
In Employment	66,972	34,101	16,567	16,304
Employee	53,562	26,992	12,932	13,638
Self-Employed	11,815	6,848	2,765	2,202
Full-Time Students	1,595	261	870	464
Unemployed	5,058	795	1,188	3,075
Unemployed	4,708	762	1,039	2,907
Full-Time Students	350	33	149	168
Economically Inactive Total	29,005	10,402	3,324	15,279
Retired	17,234	9,031	907	7,296
Student (inc Full-Time Students)	1,387	153	647	587
Looking After Home or Family	2,928	247	690	1,991
Long-Term Sick or Disabled	5,093	510	526	4,057
Other	2,363	461	554	1,348

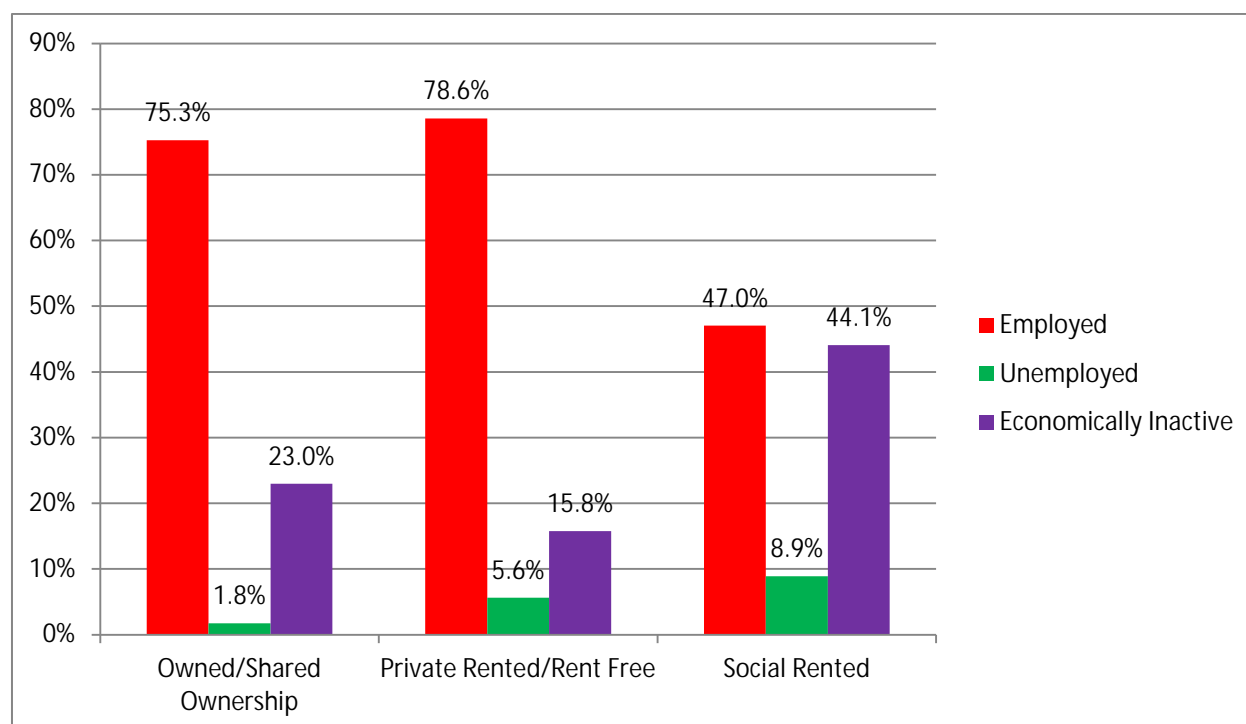
Source: ONS Census (2011) Table DC4601EW Tenure by economic activity by age - Household Reference Persons

Table 2: Housing tenure by economic activity of HRP in the Royal Borough (Percentage)

	All Households	Owned/Shared Ownership	Private Rented/Rent Free	Social Rented
Royal Borough of Greenwich	100%	44.80%	20.90%	34.30%
Economically Active Total	71.3%	77.0%	84.2%	55.9%
In Employment	66.3%	75.3%	78.6%	47.0%
Employee	53.0%	59.6%	61.4%	39.4%
Self-Employed	11.7%	15.1%	13.1%	6.4%
Full-Time Students	1.6%	0.6%	4.1%	1.3%
Unemployed	5.0%	1.8%	5.6%	8.9%
Unemployed	4.7%	1.7%	4.9%	8.4%
Full-Time Students	0.3%	0.1%	0.7%	0.5%
Economically Inactive Total	28.7%	23.0%	15.8%	44.1%
Retired	17.1%	19.9%	4.3%	21.1%
Student (inc Full-Time Students)	1.4%	0.3%	3.1%	1.7%
Looking After Home or Family	2.9%	0.5%	3.3%	5.7%
Long-Term Sick or Disabled	5.0%	1.1%	2.5%	11.7%
Other	2.3%	1.0%	2.6%	3.9%

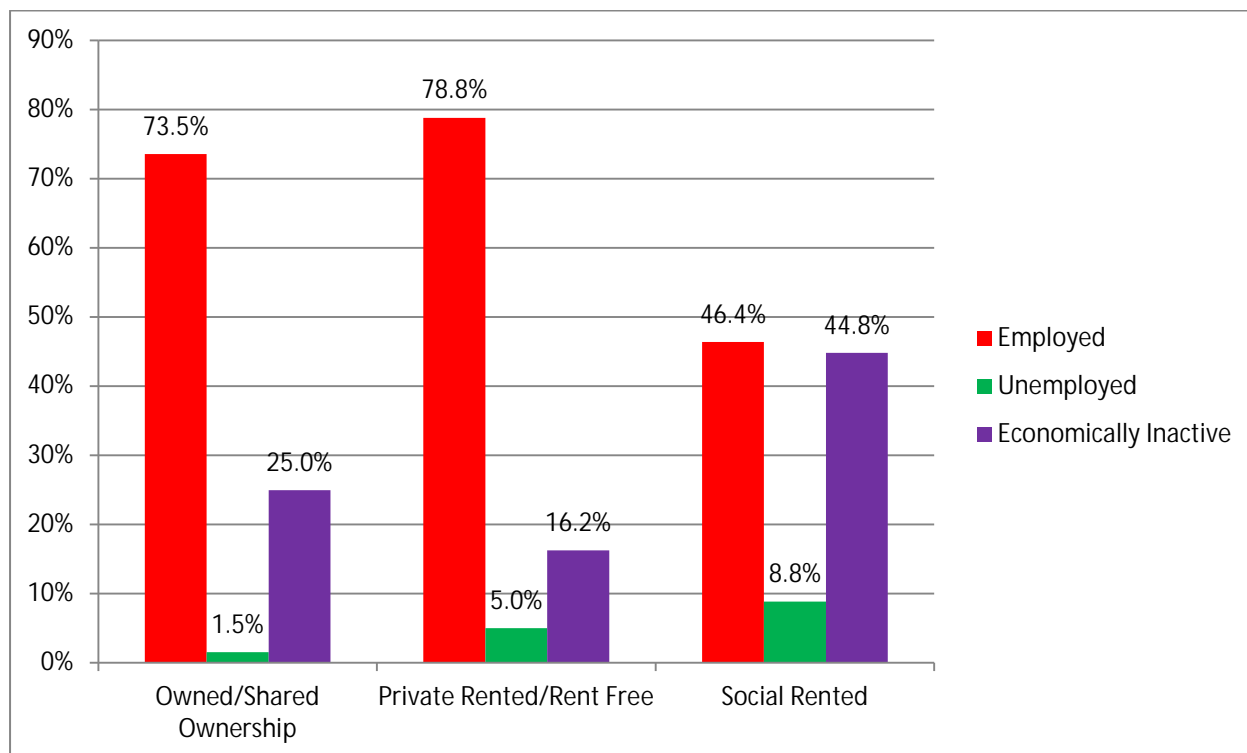
Source: ONS Census (2011) Table DC4601EW Tenure by economic activity by age - Household Reference Persons

Figure 1: Economic activity by tenure, Royal Borough of Greenwich



Source: ONS Census (2011) Table DC4601EW Tenure by economic activity by age - Household Reference Persons

Figure 2: Economic activity by tenure, London



Source: ONS Census (2011) Table DC4601EW Tenure by economic activity by age - Household Reference Persons

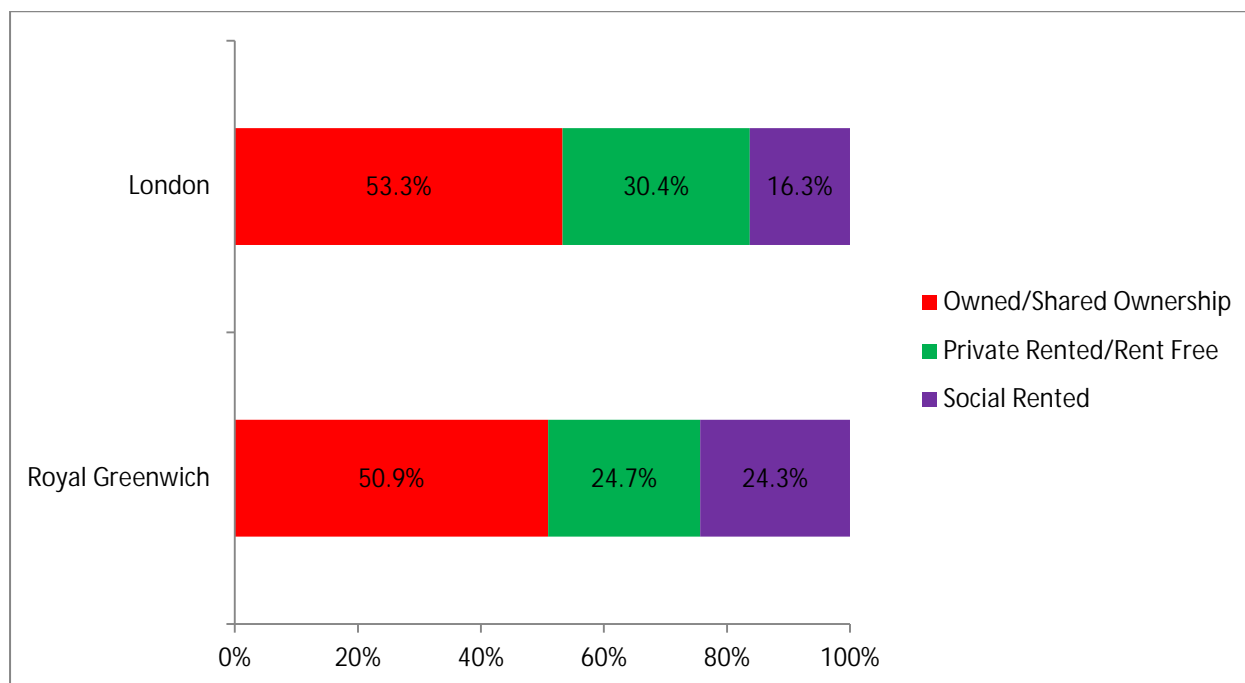
Of the 101,035 HRPs in the Royal Borough of Greenwich in 2011, 71.3% (72,030) were economically active; 66.3% were in employment and 5% were unemployed. 28.7% (29,005) were economically inactive. Employed HRP households were most represented across all tenure types in the Royal Borough, followed by economically inactive and then unemployed.

The majority of owned/shared ownership households in 2011 were in employment (75.3%). Only 1.8% (795) of households of those in the owned/shared ownership category were unemployed, and 23% were economically inactive. Conversely, economically inactive HRPs made up 44.1% (15,279) of social rented households in the Royal Borough; in contrast to the 15.8% (3,324) in the private rented sector. Employed HRPs had the largest share of private rented properties at 78.6% (16,567) in the Royal Borough.

Employment by Tenure

The Royal Borough had a slightly lower proportion of HRP households in employment than London. Households headed by an HRP in employment in the Royal Borough made up 66.3% (66,972) of all households in 2011, compared to 68.4% (2.23 million) in London.

Figure 3: Tenure of Employed HRPs in Royal Borough of Greenwich & London comparison 2011



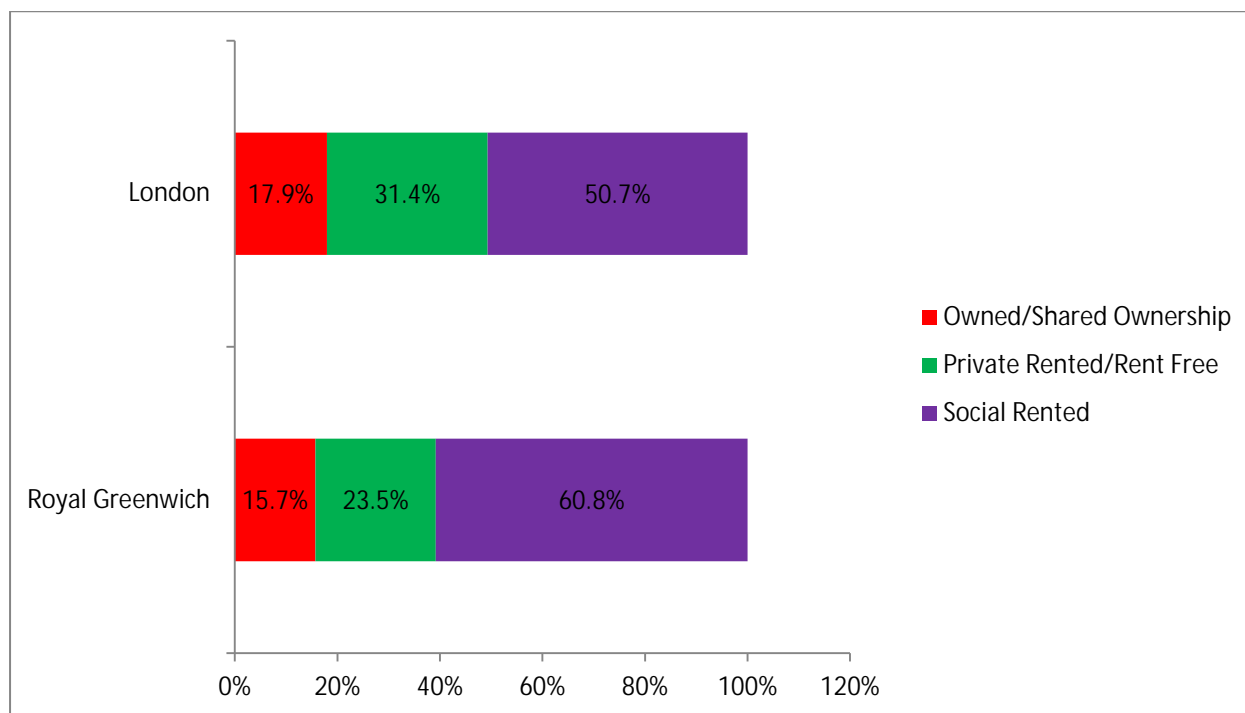
Source: ONS Census (2011) Table DC4601EW Tenure by economic activity by age - Household Reference Persons

Figure 3 shows the percentage of employed HRPs within each tenure type in 2011, comparing the Royal Borough with London. Just over half of employed HRPs in the Royal Borough were owner occupiers (50.9%) compared with 53.3% of employed HRPs in London. Private rented percentages were higher for London (30.4%) than the Royal Borough (24.7%). Almost a quarter (24.3%) of employed HRPs in the Royal Borough were living in social rented accommodation, compared to 16.4% of employed HRPs in London.

Unemployment by Tenure

Households headed by HRPs that were unemployed (but still economically active) made up 5% (5,058) of all households in the Royal Borough, compared to 4.2% per cent (136,851) in London in 2011.

Figure 4: Tenure of Unemployed HRPs in Royal Borough of Greenwich & London comparison 2011



Source: ONS Census (2011) Table DC4601EW Tenure by economic activity by age - Household Reference Persons

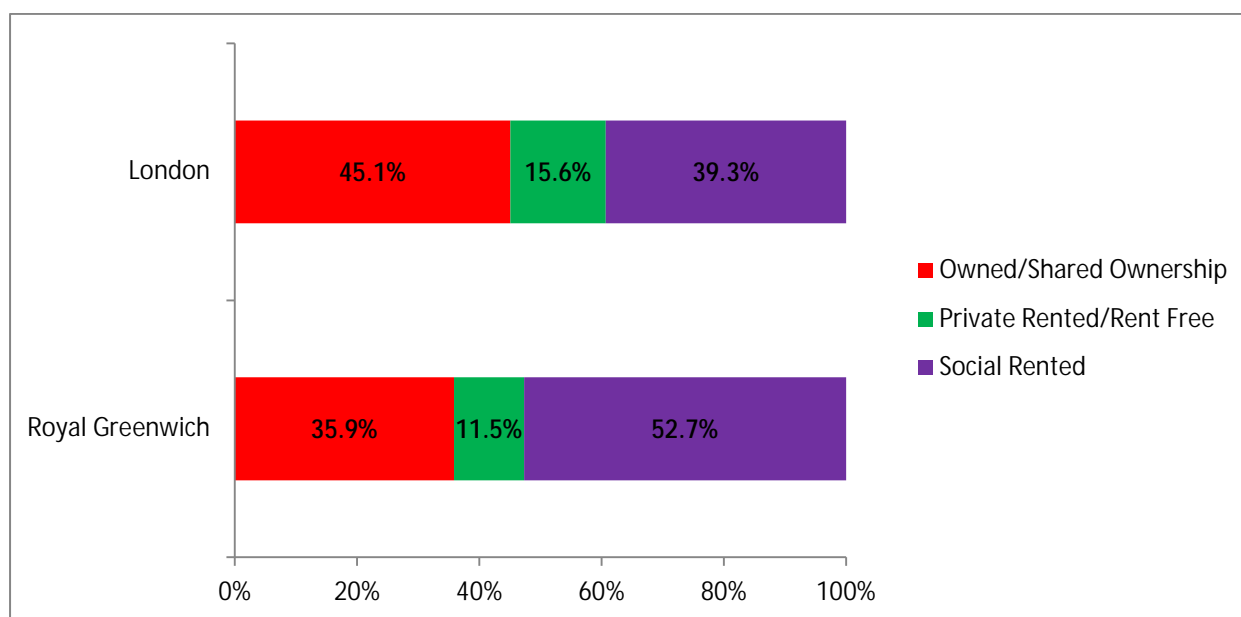
Figure 4 shows the percentage of unemployed HRPs living in each type of housing tenure, comparing the Royal Borough with London in 2011. As might be expected, both in the Royal Borough and London, unemployed HRPs were much less likely to own houses than those in employment, with only 15.7% of unemployed HRPs owner occupying in the Royal Borough, compared to just over half of those in employment. As with the employed group, unemployed HRPs in London were also less likely to be home owners (17.9%).

The majority (60.8%) of unemployed HRPs in the Royal Borough were living in social rented accommodation in 2011, compared to just over half (50.7%) at the London level. These figures represent a much higher proportion than those in employment. Around one in three unemployed HRP households were private renting in London (31.4%) compared to 23.5% across the Royal Borough.

Economic Inactivity by Tenure

An economically inactive HRP is someone who is not in employment and is not looking for work. Compared with the Royal Borough, London had a slightly lower proportion of economically inactive HRP households in 2011. 896,000 HRP households in London were economically inactive in 2011, which made up 27.4% of the total number of households. However, in the Royal Borough there were 29,005 HRP households that were economically inactive, accounting for 29.7%.

Figure 5: Tenure of Economically Inactive HRPs in Royal Borough of Greenwich & London comparison 2011



Source: ONS Census (2011) Table DC4601EW Tenure by economic activity by age - Household Reference Persons

Figure 5 measures economically inactive HRPs by housing tenure in the Royal Borough and London in 2011. Over half (52.4%) of the 17,234 retired HRPs in the Royal Borough were owner occupiers and were more likely than any other economically inactive HRPs to be owner occupiers. This compares to London, where nearly two thirds (63.2%) of the 558,000 retired HRPs were owner occupiers. In London, retired HRPs were four times more likely to social rent (29.4%) than private rent (7.4%).

Looking after home or family HRPs were the least likely to be owner occupiers across the Royal Borough, compared to all other types of economic inactivity with 8.4%. Following this, the majority of HRPs economically inactive due to long-term sick or disability living in social rented accommodation accounted for 79.7% - the highest proportion in this tenure across all economic activity types.

Compared to London, long-term sick or disabled HRP households were the least likely to be owner occupiers (12.4%), whilst similarly to the Royal Borough, the majority of HRPs inactive due to long-term sickness or disability lived in social rented accommodation at 70%. Economically inactive student HRPs in London were far more likely than any other inactive HRPs to be private renting. In the Royal Borough, almost half (46.6%) of the economically inactive full-time students were in private rented accommodation, compared to 56.8% across London.