

Housing Tenure by NS-Sec Analysis

Introduction

This report displays key findings from Census table DC4605EW, which provides information on the NS-SeC¹ classification, housing tenure and age of all Household Reference Persons (HRPs). Analysis has been undertaken for Royal Borough of Greenwich, drawing comparison with the wider London context.

Key Findings

- Across the Royal Borough, 45.9% of HRPs lived in owned/shared ownership properties, with over one-third (35.1%) living in social rented properties. The remaining 18.9% of HRPs were privately renting.
- Just under a quarter (23.3%) of HRPs in the Royal Borough of Greenwich were in Lower managerial, administrative and professional occupations.
- The Royal Borough had a higher proportion of HRPs that had never worked or were long-term sick (7.2%) compared to the London average (6.6%).
- As people age across the Royal Borough, property ownership/shared ownership rates increase incrementally – whereas private renting decreases incrementally. This picture is also reflected at the London level.
- Those in higher managerial, administrative and professional occupations (NS-SeC 1) accounted for both the highest proportion of HRPs living in owned/shared ownership (68.2%) and the lowest proportion of HRPs living in social rented properties (9.4%).
- Full-time students (NS-Sec 9) accounted for the highest proportion of HRPs living in private rented properties (48.6%) – more than twice as likely as any other NS-SeC group, whereas those in routine occupations (NS-SeC 7) accounted for the lowest (13.7%).
- Those that had never worked or were long-term unemployed accounted for the highest proportion of HRPs living in social rented properties (70.8%).
- Semi-routine occupations were more common in the Royal Borough of Greenwich (13.3%) than in London (10.9%).
- In the Royal Borough, 41% of HRPs aged 65+ were living in social rented properties – 13% higher than the London average (28%).

¹ National Statistics Socio Economic Classification (NS-SeC)

NS-SeC Overview

The HRP is an individual chosen from each household to represent the household and its characteristics; in this case age and economic status. Usually this person holds the highest economic status in the household, or if there is more than one person with the same economic status, the older of the two. This person is typically 16 years of age or older.

The 2011 Census defines socio-economic group by using an occupation-based classification called the National Statistics Socio-economic Classification (NS-SeC), of which there are nine NS-SeC categories.

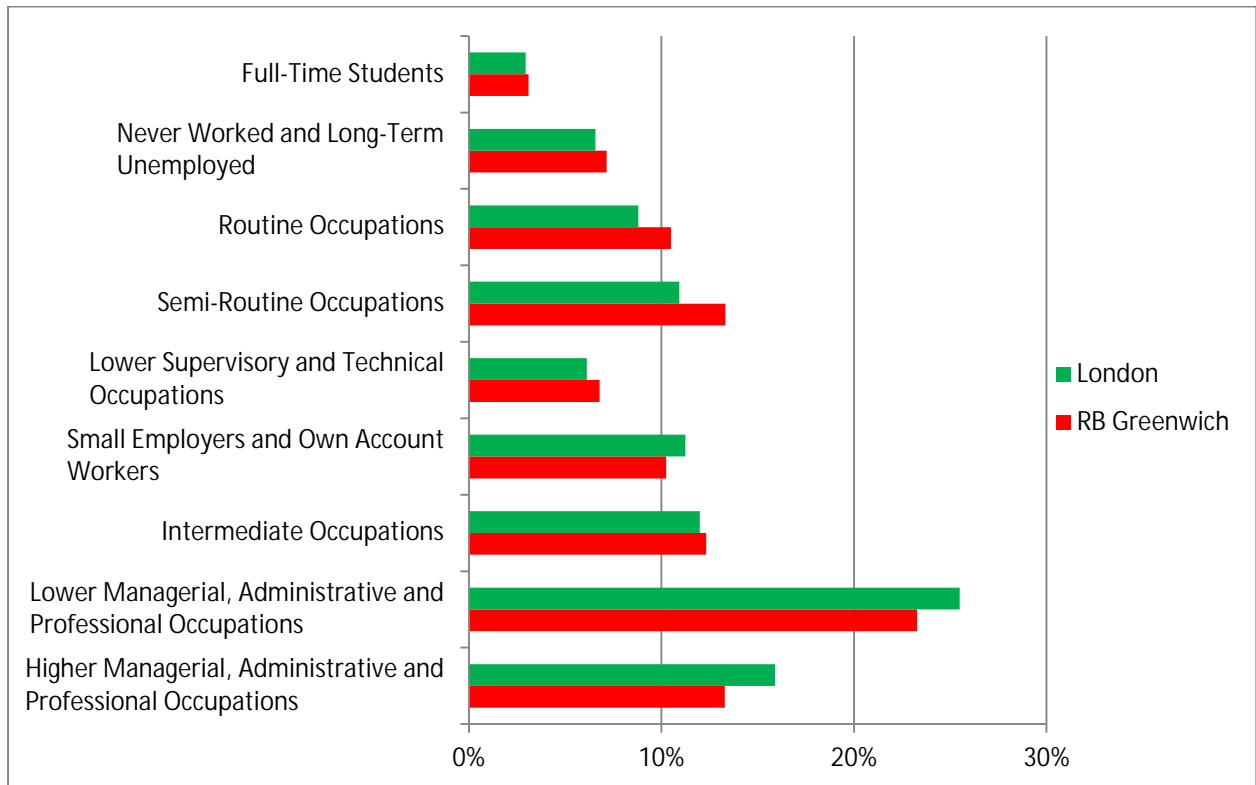
Table 1: Household Reference Person NS-SeC for the Royal Borough of Greenwich and London

HRP NS-SeC	Royal Greenwich	London
Higher Managerial, Administrative and Professional Occupations	13.3%	15.9%
Lower Managerial, Administrative and Professional Occupations	23.3%	25.5%
Intermediate Occupations	12.3%	12.0%
Small Employers and Own Account Workers	10.2%	11.2%
Lower Supervisory and Technical Occupations	6.8%	6.1%
Semi-Routine Occupations	13.3%	10.9%
Routine Occupations	10.5%	8.8%
Never Worked and Long-Term Unemployed	7.2%	6.6%
Not Classified (Full-Time Students) ²	3.1%	3.0%
Total HRPs (age 16+)	100%	100%

Source: ONS Census (2011) Table QS607EW National Statistics Socio-Economic Classification

² The 'Not Classified' NS-SeC group was comprised solely of full-time students

Figure 1: Household Reference Person NS-SeC for the Royal Borough of Greenwich and London



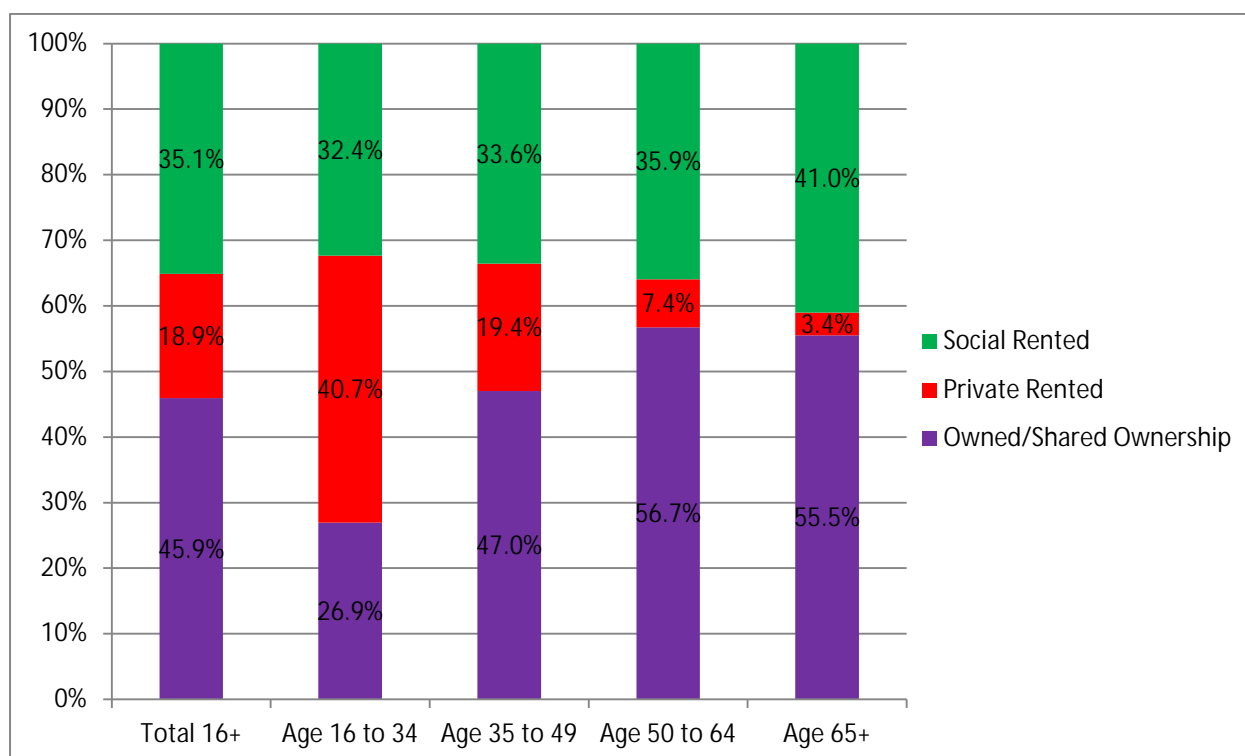
Source: ONS Census (2011) Table QS607EW National Statistics Socio-Economic Classification

Of the 101,035 HRPs in the Royal Borough in 2011, just under a quarter (23.3%) were in lower managerial, administrative and professional occupations. The second most common socio-economic status were higher managerial, administrative and professional occupations and semi-routine occupations, each accounting for 13.3% of HRPs. Intermediate occupations were the next most common (12.3%), whilst routine occupations and small employers & own account workers accounted for around one in 10. HRPs in lower supervisory and technical occupations made up less than 7%. Less than one in 10 (7.2%) had never worked or were long-term unemployed, and 3.1% were full-time students.

Housing Tenure Overview

For the purpose of this analysis, housing tenure is split into three distinct categories; Owned/Shared Ownership, Private Rented and Social Rented³. Owned/Shared Ownership and Private Rented figures change significantly across age groups. In summary, the older the HRP age group, the more chance of the HRP owning a property, and the less chance they had of living in private rented accommodation. Social rented figures across all age groups fluctuated between 32% and 41%, with a higher proportion evident in the aged 65+ age group.

Figure 2: Royal Borough of Greenwich Tenure of HRP by Age



Source: ONS Census (2011) Table DC4605EW Housing Tenure by NS-Sec

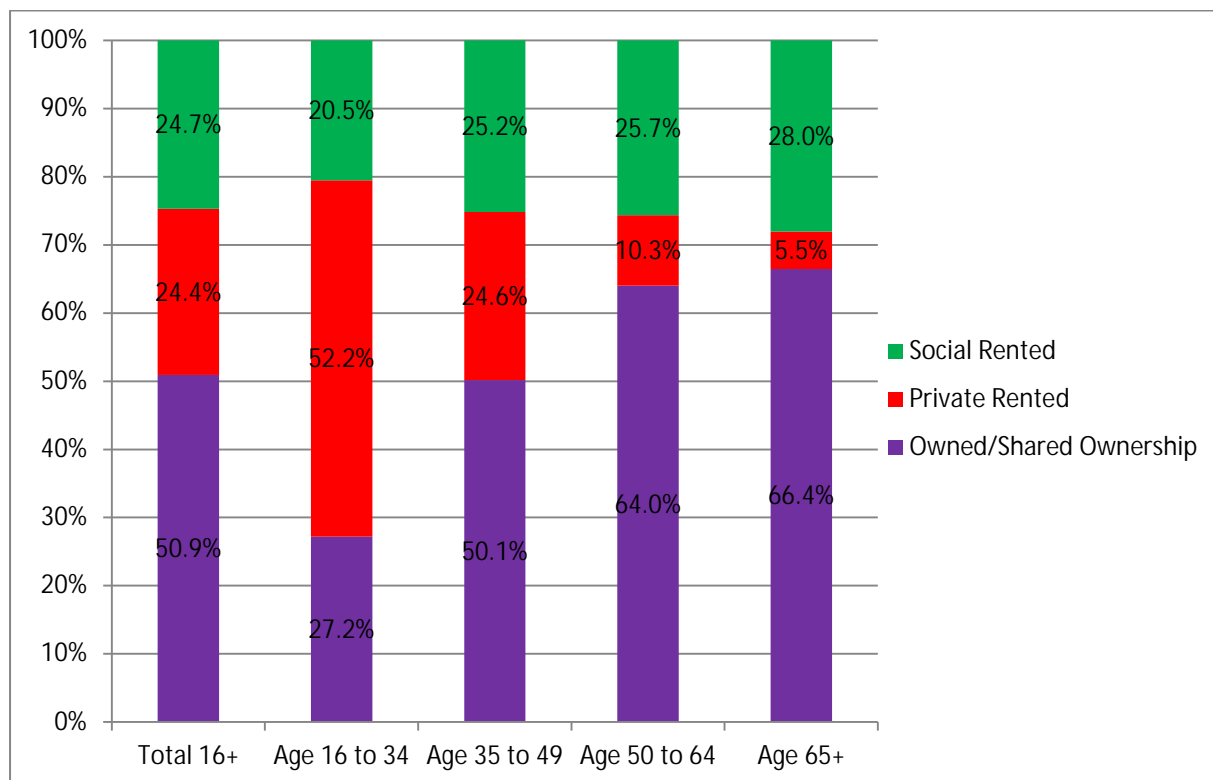
There were 23,732 HRPs aged 16-34 in the Royal Borough in 2011, accounting for 24.1% of all HRPs. This age group were most likely to private rent with 40.7%, followed by 32.4% in social rented accommodation. Just over a quarter (26.9%) were in owned properties.

When comparing this to the 35-49 and 50-64 age groups, a significant change in the proportion of those owning properties can be seen, increasing from 26.9% to 47% to 56.7% respectively. Conversely, this change is also correlated with a steep decline in the rate of those privately renting, with 19.4% of those aged 35-49 and 7.4% for those aged 50-64, compared to over 40% of 16-34 year olds.

Throughout the Royal Borough there were 98,629 HRPs, of which 45.9% (45,298) were in owned/shared ownership properties, 35.1% (34,658) were in social rented properties, and 18.9% (18,673) were in private rented properties.

³ Data relating to HRP stating their tenure as 'Other/Rent Free' has been excluded from this analysis

Figure 3: London Tenure of HRP by Age



Source: ONS Census (2011) Table DC4605EW Housing Tenure by NS-Sec

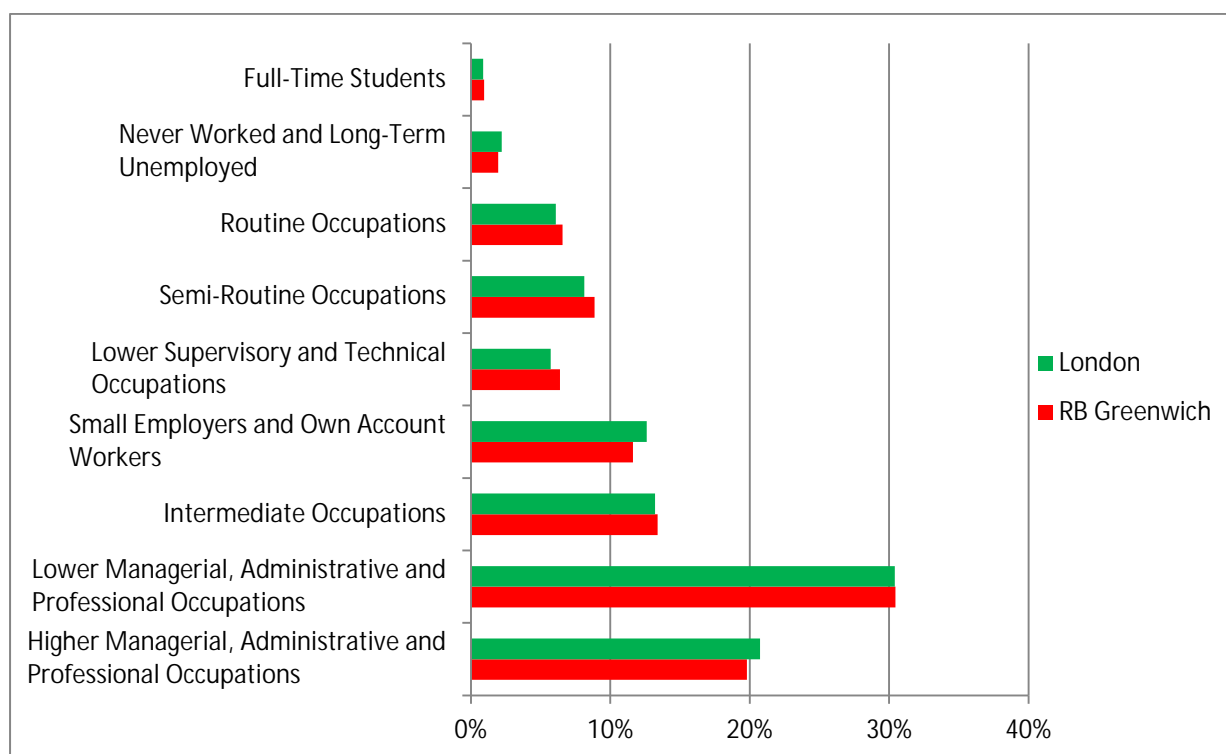
In London, just over half of HRPs were owner occupiers (50.9%), whilst approximately one quarter were each living in social rented (24.7%) or private rented (24.4%) properties.

Figure 3 shows the proportion of HRPs in each age group that were in owned/shared ownership, social rented or private rented housing in London. As age increased, so did ownership proportions, while proportions of those in private rented properties declined with age. This picture reflects that of the Royal Borough.

Owned/Shared Ownership by NS-SeC

The NS-SeC category with the highest proportion of property owning HRP in the Royal Borough was the lower managerial, administrative and professional occupations category with 30.4%. Approximately one-fifth of HRP owner occupiers was the higher managerial, administrative and professional occupations (19.8%). NS-SeC categories least represented within HRP owner occupying were full-time students (0.9%), HRP that had never worked or were long-term unemployed (2%) and those in lower supervisory and technical occupations (6.4%).

Figure 4: Royal Borough of Greenwich and London Owned/Shared Ownership by NS-SeC



Source: ONS Census (2011) Table DC4605EW Housing Tenure by NS-Sec

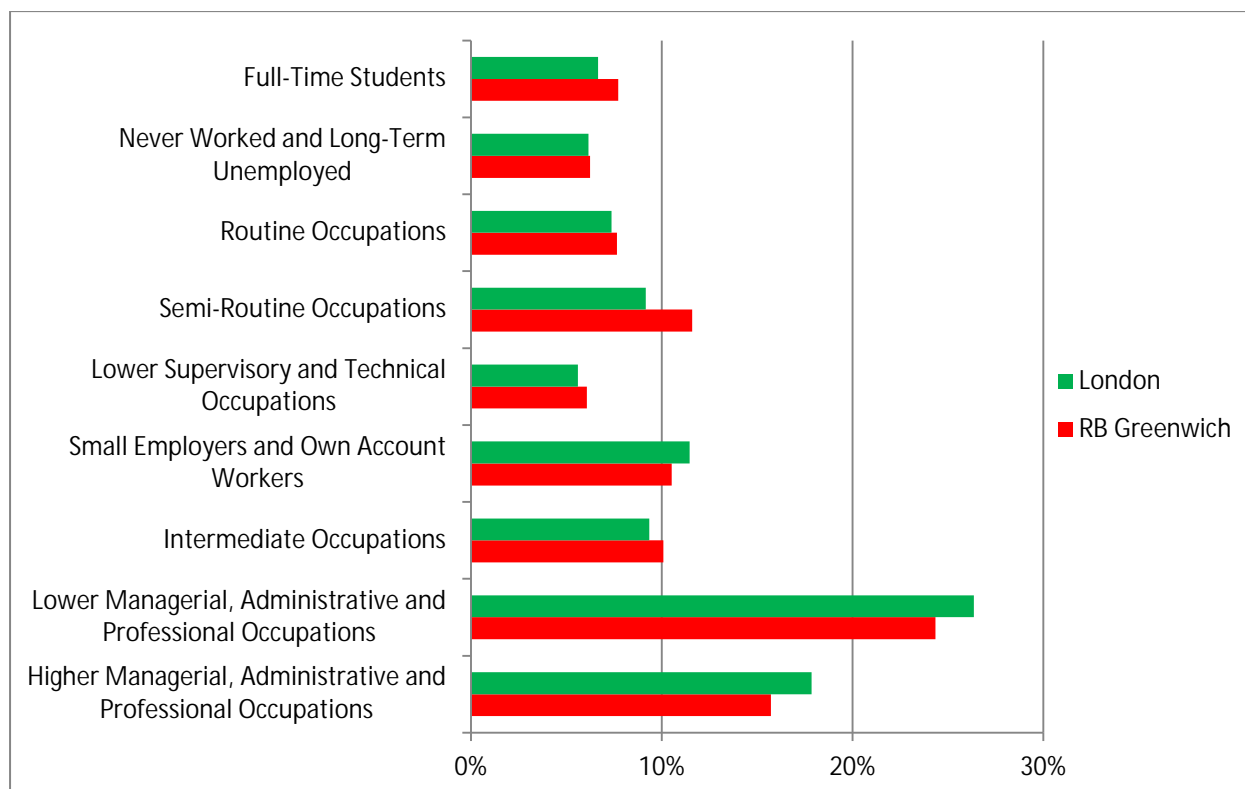
Figure 4 shows that Royal Borough HRP in owned/shared ownership properties (19.8%) were slightly less likely to be in higher managerial, administrative and professional occupations compared to London (20.7%). A similar pattern can be seen in small employers and own account workers, whereby the Royal Borough rate of 11.6% compares to the London rate of 12.6%.

Owned/shared ownership HRP were slightly more evident in lower supervisory and technical occupations, semi-routine occupations and routine occupations in the Royal Borough than London. Across all NS-SeC classifications, there was only a 1% difference or less in proportions between the two populations of owned/shared ownership HRP.

Private Rented by NS-SeC

There were 18,673 HRPs private renting in the Royal Borough in 2011. The highest proportions of these were in lower managerial, administrative and professional occupations, with a share of approximately one in four HRPs (24.4%). The NS-SeC category with the next highest proportion was the higher managerial, administrative and professional occupations group (15.7%). The NS-SeC categories with the lowest proportions were the lower supervisory and technical occupations (6.1%), never worked and long-term unemployed (6.2%), routine occupations (7.6%) and full-time students (7.7%).

Figure 5: Royal Borough of Greenwich and London Private Rented Accommodation by NS-SeC



Source: ONS Census (2011) Table DC4605EW Housing Tenure by NS-Sec

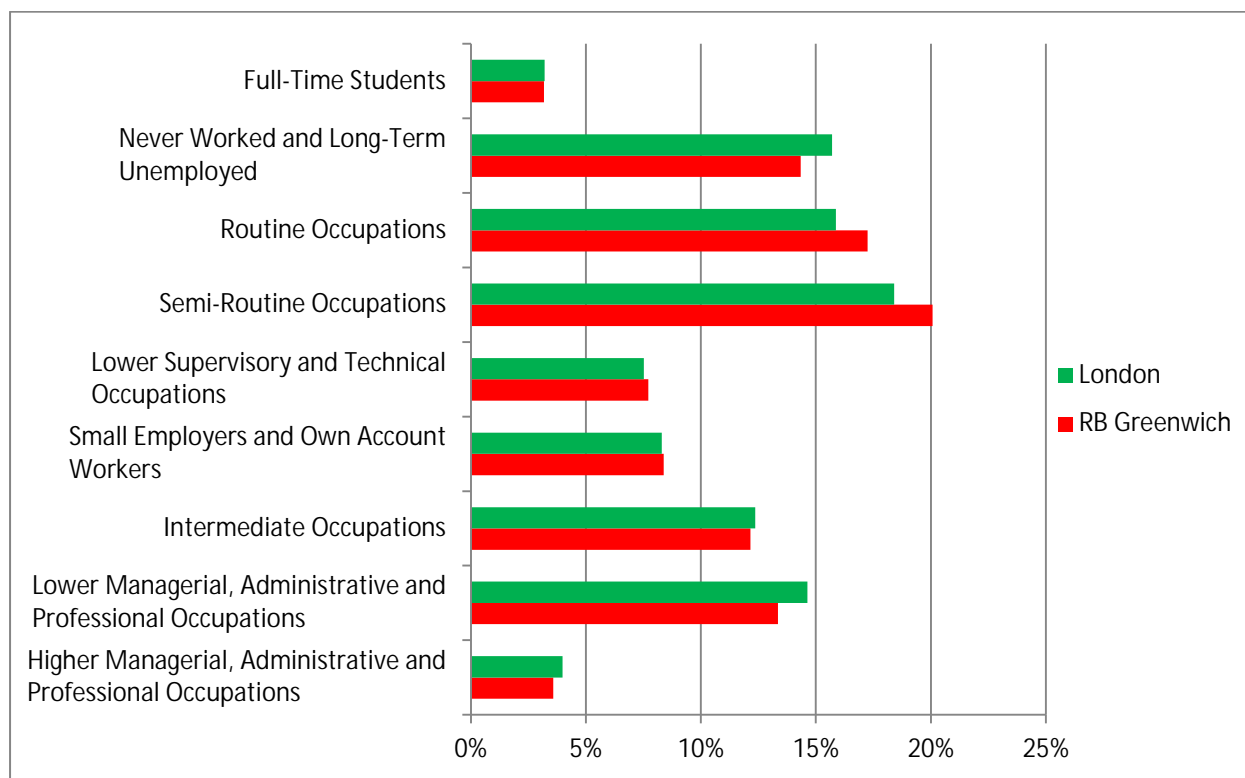
There were some variations between the Royal Borough and London in proportions of private renting HRPs in different NS-SeC occupations. The largest difference was in the share of HRPs in higher managerial, administrative and professional occupations. 17.9% of HRPs in private rent were in higher managerial, administrative and professional occupations in London, 2.2% more than in the Royal Borough (15.7%).

There was also a similar difference in proportions of HRPs in lower managerial, administrative and professional occupations; London had 26.4% of HRPs in Lower managerial, administrative and professional occupations, 2% more than in the Royal Borough (24.4%). The Royal Borough of Greenwich however, had slightly larger proportions of HRPs in semi-routine occupations (11.6%) and full-time students privately renting (7.7%), compared to London (9.2% and 6.7% respectively).

Social Rented by NS-SeC

Of the 34,658 HRPs in social rented properties living in the Royal Borough in 2011, the NS-SeC categories most represented were semi-routine occupations, at one in five (20.1%). HRPs classified in routine occupations and those that had never worked or were long-term unemployed were 17.3% and 14.3% respectively. The NS-SeC groups least likely for HRPs in social rented properties were full-time students (3.2%) and higher managerial, administrative and professional occupations (3.6%).

Figure 6: Royal Borough of Greenwich and London Social Rented Accommodation by NS-SeC



Source: ONS Census (2011) Table DC4605EW Housing Tenure by NS-Sec

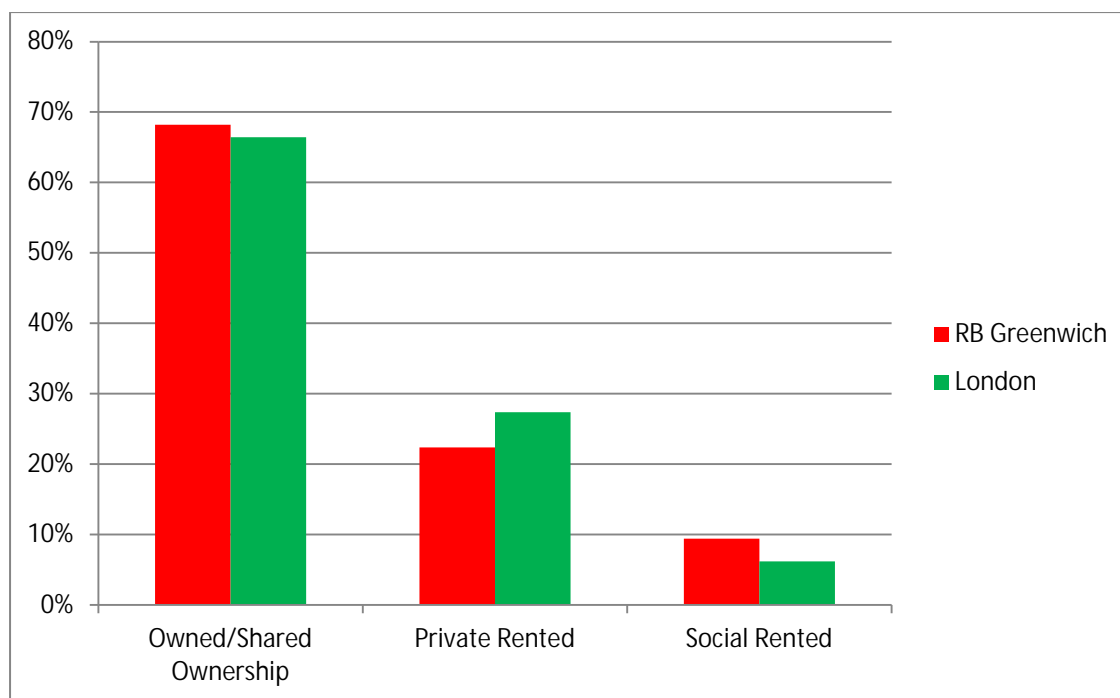
Figure 6 displays proportions of HRPs in social rented properties in NS-SeC categories, comparing the Royal Borough of Greenwich with London. Shares in NS-SeC groups differed between the two areas; most noticeably, 20.1% of HRPs social renting in the Royal Borough were in semi-routine occupations in 2011, compared to 18.4% in London. Also of note, HRPs social renting in the Royal Borough were slightly more likely to be in routine occupations (17.3%) than those in London (15.9%).

HRPs in London were marginally more likely to have never worked or be long term unemployed, or have lower managerial, administrative and professional occupations than the Royal Borough, which are 1.4% and 1.3% higher respectively.

Higher managerial, administrative and professional occupations

There were 13,146 HRPs in higher managerial, administrative and professional occupations in the Royal Borough in 2011, accounting for 13.3% of the total HRPs.

Figure 7: Tenure of HRPs in Higher managerial, administrative and professional occupations



Source: ONS Census (2011) Table DC4605EW Housing Tenure by NS-SeC

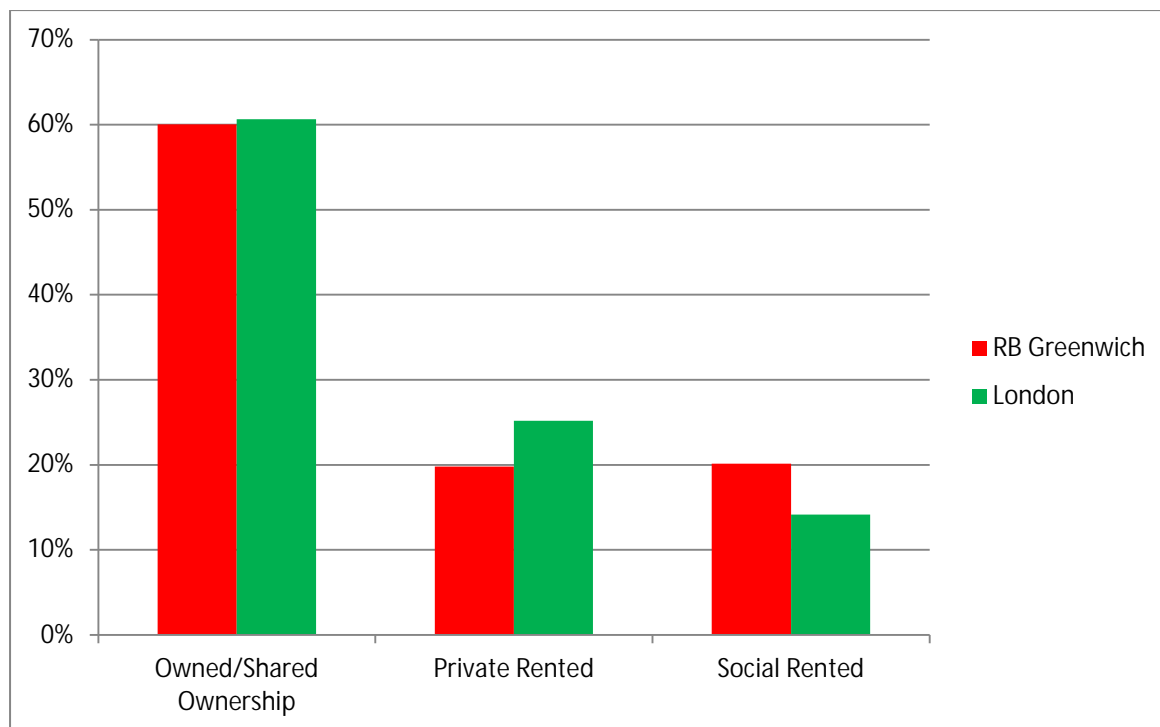
Figure 7 shows the distribution of HRPs in higher managerial, administrative and professional occupations across tenure in the Royal Borough in 2011, comparing this to all HRPs in London. Proportions of HRPs in owned/shared ownership and those social renting in this NS-SeC category within the Royal Borough was marginally higher than the London average, whilst those privately renting were less.

The majority (68.2%) in higher managerial, administrative and professional occupations were in owned/shared ownership properties in the Royal Borough, 1.8% higher than the London average. 22.3% of these HRPs occupations in the Royal Borough were private renting, 5% less than the London average. The social renting figure for these occupations in London was 6.2% - a figure 3.2% lower than the Royal Borough average (9.4%).

Lower managerial, administrative and professional occupations

There were 22,965 HRPs in lower managerial, administrative and professional occupations in the Royal Borough in 2011, accounting for 23.3% of the total HRPs.

Figure 8: Tenure of HRPs in Lower managerial, administrative and professional occupations



Source: ONS Census (2011) Table DC4605EW Housing Tenure by NS-SeC

Figure 8 shows the proportions of HRPs in this NS-SeC classification across each housing tenure, comparing this figure to the London average. Owned/shared ownership housing had the highest share of HRPs in Lower managerial, administrative and professional occupations (60.1%). The next highest share within the Royal Borough was HRPs in social renting within this NS-SeC group, at just over one-fifth (20.1%), slightly higher than the rate private renting (19.8%). Compared to London, over a quarter (25.2%) were private renting, whereas 14.2% were social renting.

Intermediate occupations

There were 12,158 HRPs in Intermediate occupations in the Royal Borough in 2011, which was 12.3% of the total number of HRPs.

Figure 9: Tenure of HRPs in Intermediate occupations



Source: ONS Census (2011) Table DC4605EW Housing Tenure by NS-SeC

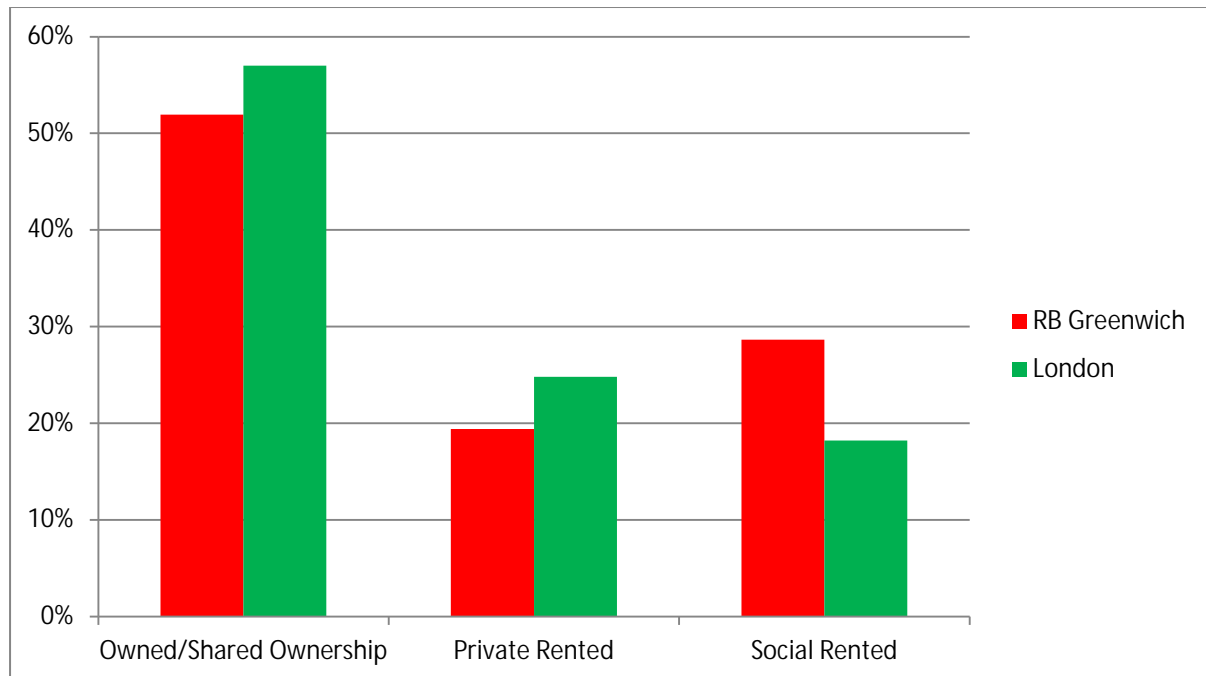
Figure 9 shows the proportions of HRPs in Intermediate occupations that were in owned/shared ownership, social rented or private rented properties in the Royal Borough in 2011. Owned/shared ownership tenure had the highest proportion of HRPs in this NS-SeC category at just under half (49.9%), slightly lower than the London average (55.7%).

Social rented proportions were considerably higher from the previous NS-SeC category to over a third of HRPs in this occupation classification (34.6%), 9.3% higher than the London average. Private renting figures were 3.4% lower than the London average - with 15.5% of all HRPs in intermediate occupations living in private rented properties in the Royal Borough in 2011.

Small employers and own account workers

In the Royal Borough of Greenwich in 2011, there were 10,131 HRPs that were Small employers and own account workers, which was 10.3% of the total number of HRPs.

Figure 10: Tenure of HRPs in Small employers and own account workers



Source: ONS Census (2011) Table DC4605EW Housing Tenure by NS-SeC

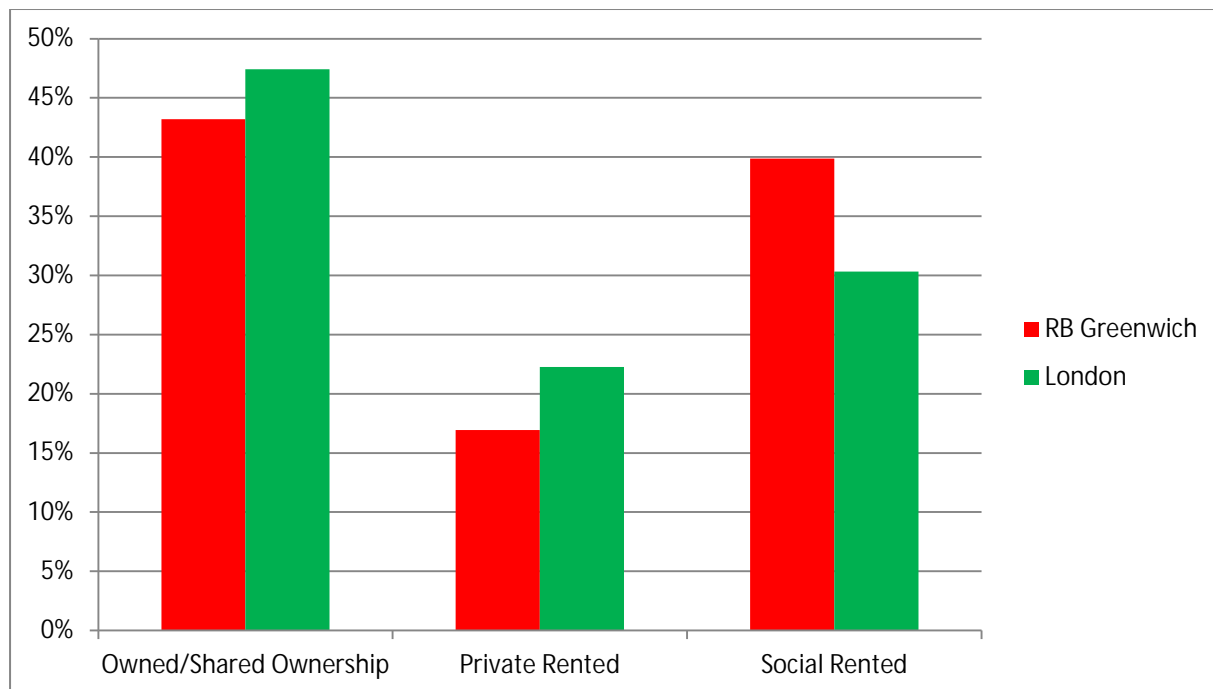
Figure 10 displays the percentage of all HRPs in the Small employers and own account workers category within each tenure type in the Royal Borough in 2011, comparing this to the London average. The proportion in owned/shared ownership properties is slightly higher than in the previous NS-SeC category of Intermediate occupations, at just over half (51.9%), yet remains lower than the London average (57%).

There were higher proportions of HRPs in this NS-SeC category in social rented properties (28.7%) than the London average (18.2%). The proportion of HRPs in these occupations private renting (19.4%) was higher than those in Intermediate occupations (15.5%), whereas at the London level almost one quarter (24.8%) were private renting compared to 18.9% with Intermediate occupations.

Lower supervisory and technical occupations

There were 6,702 HRPs in Lower supervisory and technical occupations in the Royal Borough of Greenwich in 2011, making up just 6.8% of the total.

Figure 11: Tenure of HRPs in Lower supervisory and technical occupations



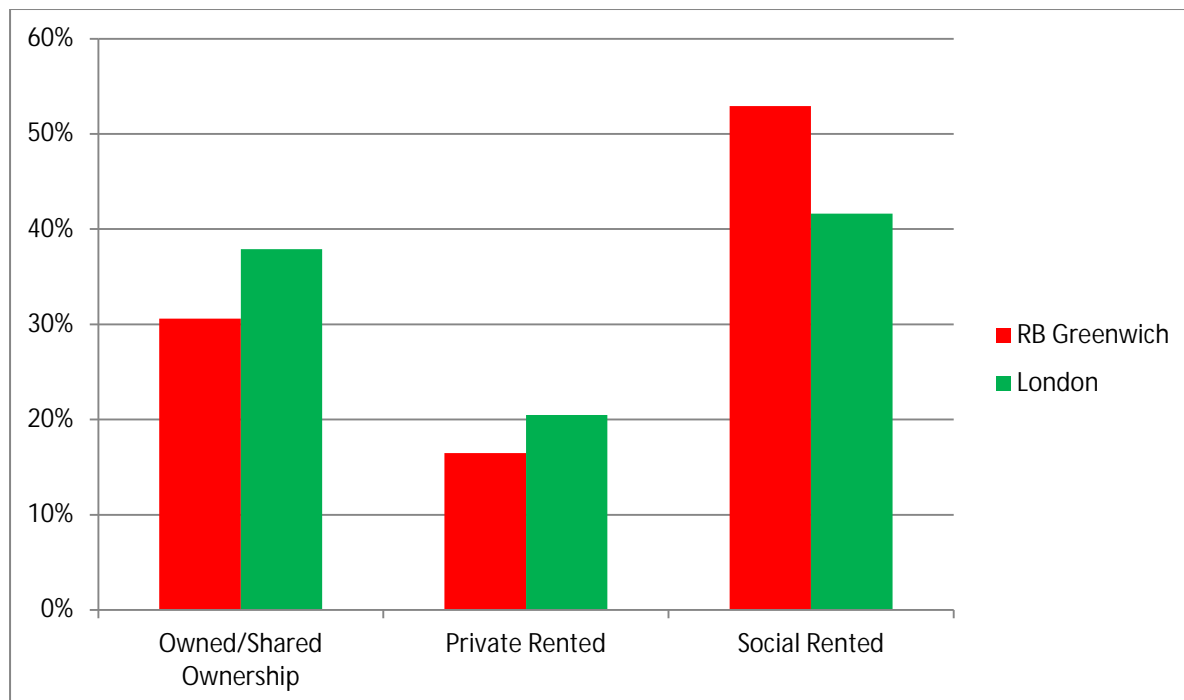
Source: ONS Census (2011) Table DC4605EW Housing Tenure by NS-Sec

Figure 11 shows all HRPs in Lower supervisory and technical occupations, broken down by tenure. Unlike any NS-SeC classification looked at so far, the proportion of HRPs in these occupations that were living in owned/shared ownership properties were significantly under half (43.2%), and less than the London average (47.4%). The share in social rented accommodation was higher than HRPs in Small employers and own account workers (39.9%), 9.5% higher than the London average. Private rented proportions (16.9%) were both lower than the previous NS-SeC category (19.4%) and the London average (22.3%).

Semi-routine occupations

There were 13,142 HRPs in Semi-routine occupations in the Royal Borough in 2011, which made up 13.3% of the total number of HRPs.

Figure 12: Tenure of HRPs in Semi-routine occupations



Source: ONS Census (2011) Table DC4605EW Housing Tenure by NS-SeC

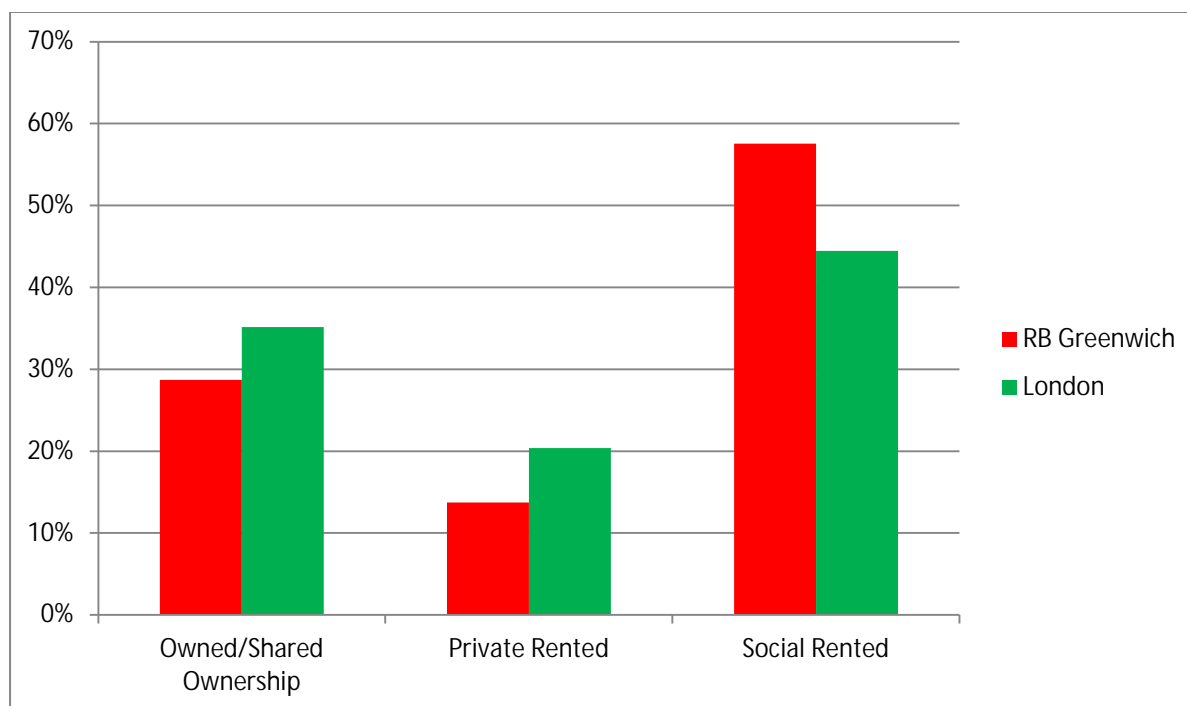
Figure 12 shows the percentages of all HRPs in Semi-routine occupations in owned/shared ownership, social rented and private rented tenures. Unlike all other NS-SeC categories looked at so far, the tenure with the highest proportion of HRPs in this NS-SeC category was social rented, at 52.9%. This was 11.3% higher than the London average (41.6%) and over 13% higher than the previous NS-SeC group (39.9%).

Shares of HRPs in owned/shared ownership properties within this NS-SeC category were lower than all previous NS-SeC categories at approximately one in three (30.6%). This was 7.3% lower than the London average (37.9%), and 12.6% lower than the previous NS-SeC category Lower supervisory and technical occupations (47.4%). Private rented proportions (16.5%) were lower than the London average at just over one in five (20.5%) of HRPs.

Routine Occupations

There were 10,389 HRPs in Routine occupations in the Royal Borough in 2011, which made up 10.5% of the total number of HRPs.

Figure 13: Tenure of HRPs in Routine occupations



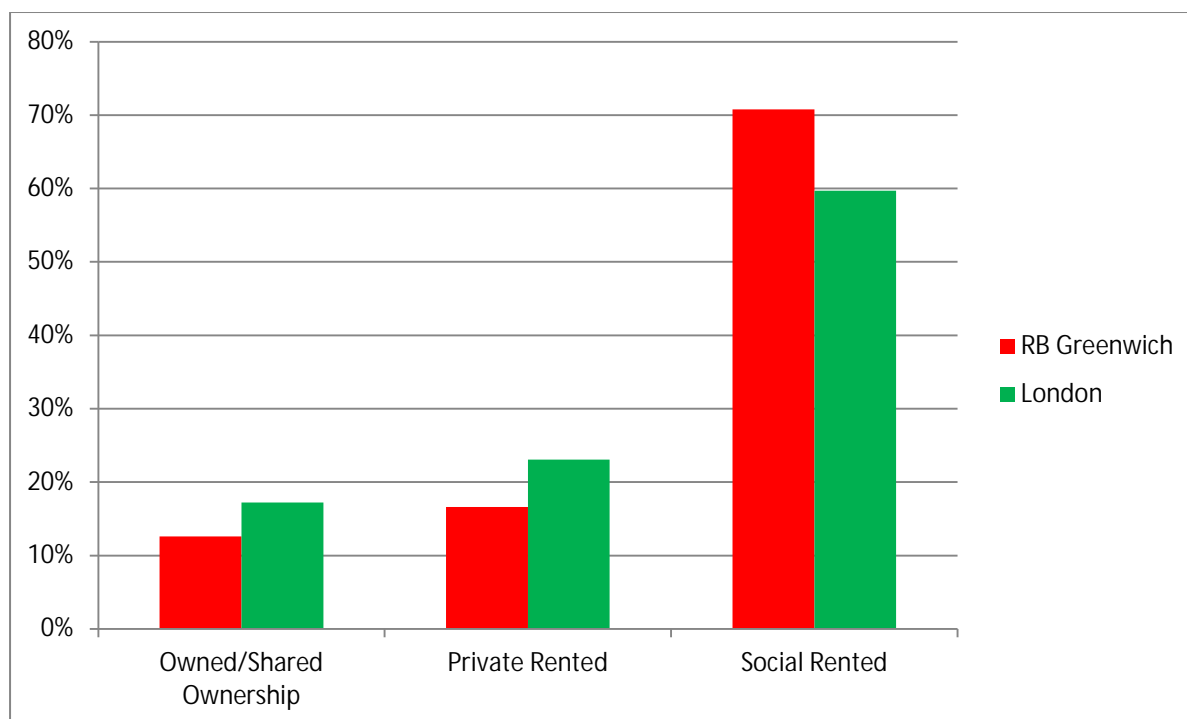
Source: ONS Census (2011) Table DC4605EW Housing Tenure by NS-Sec

Figure 13 shows the proportions of all HRPs in Routine occupations in different housing tenures. Under one-third (28.7%) of HRPs in Routine occupations were in owned/shared ownership properties in the Royal Borough in 2011, lower than the London average (35.2%), and slightly lower than those in Semi-routine occupations (30.6%). The tenure with the highest proportion of HRPs in Routine occupations was social rented accommodation with 57.6% of all HRPs in this NS-SeC category; 13.1% higher than the London average (44.5%). Private rented figures (13.7%) for HRPs in Routine occupations were also lower than the average for London (20.4%).

Never worked and long-term unemployed

There were 7,024 HRPs that had Never worked or were long-term unemployed in the Royal Borough 2011, accounting for 7.1% of the total.

Figure 14: Tenure of HRPs in Never worked and long-term unemployed



Source: ONS Census (2011) Table DC4605EW Housing Tenure by NS-SeC

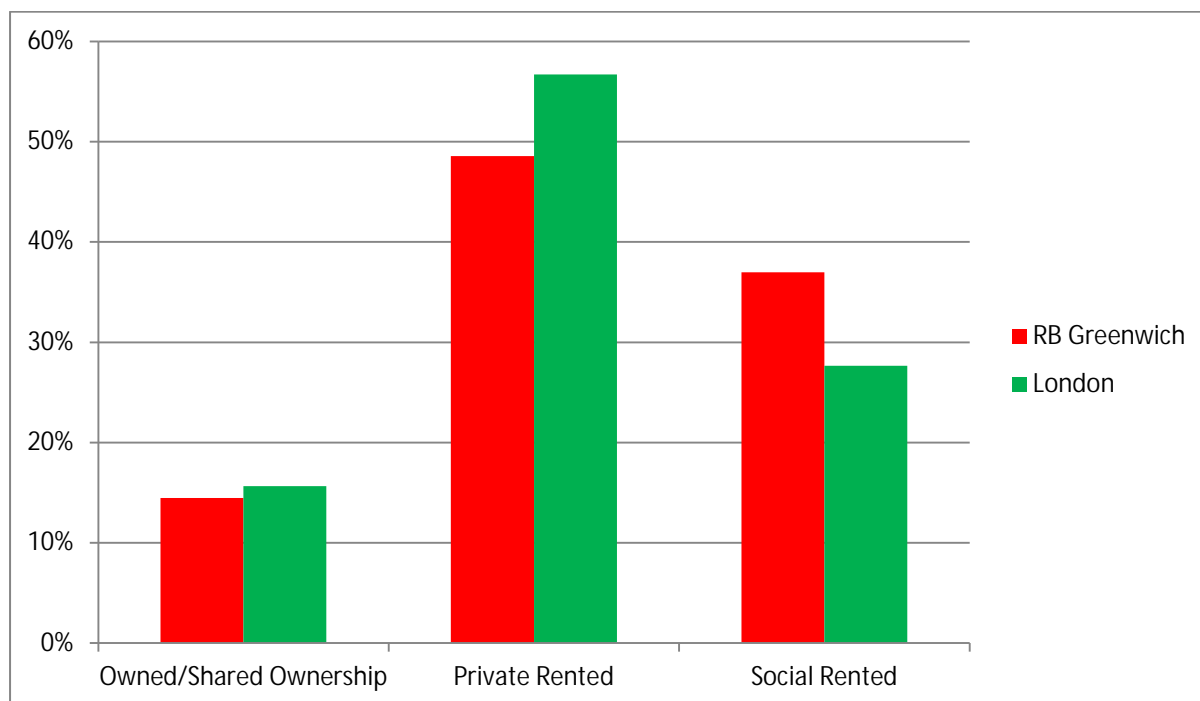
Figure 14 displays proportions of HRPs that in the Never worked and long-term unemployed NS-SeC classification across tenure. The lowest proportion of owned/shared ownership thus far has been the Routine occupations group, where 28.7% of HRPs were in owner occupied properties. However, a significantly lower figure of 12.6% was recorded for HRPs that had never worked or were long-term unemployed, living in owned/shared ownership properties. This compares to the London average of 17.2%.

The share of HRPs that had never worked or were long-term unemployed in social rented accommodation in the Royal Borough was 11.1% higher than the London average, accounting for 70.8%. This figure is much higher than any of the other NS-SeC categories. The proportion of HRPs in this category in private rent (16.6%) was lower than the London average at 23.1%.

Not Classified (Full-time students)

In the Royal Borough of Greenwich in 2011, 2,972 HRPs were in the Full-time students NS-SeC group, which made up 3% of all HRPs. Full-time students are part of the 'Not classified' category, which also includes 'Occupation not given or could not be coded' and 'Not classified for other reason' sub-categories. However, no HRPs fit into the latter two sub-categories; therefore 100% of those in the 'Not classified' group were Full-time students.

Figure 15: Tenure of HRPs in Full-time students



Source: ONS Census (2011) Table DC4605EW Housing Tenure by NS-SeC

Figure 15 shows the proportions of all Full-time students in owned/shared ownership, social rented and private rented housing tenures in the Royal Borough of Greenwich. 14.5% of Full-time students in the Royal Borough were living in owned/shared ownership homes, the lowest share across all NS-SeC categories, and slightly lower than the London average (15.7%).

Full-time students had a significantly higher proportion of HRPs in this NS-SeC group living in private rented properties compared to all other categories. Across all NS-SeC categories except this one, the percentage of HRPs private renting varied between 13-23% per cent, however, just under half of Full-time student HRPs were in private rented accommodation (48.6%), at least double all other NS-SeC groups shares. Additionally, social renting proportions among Full-time students (37%) were higher than the London average (27.6%).