

Housing Tenure in Tower Hamlets

2011 Census factsheet 2015-04

April 2015



Summary

This report presents 2011 Census statistics about housing tenure in Tower Hamlets and explores changes over the last ten years. Key findings:

- Tower Hamlets has a relatively large percentage of both social, and privately rented, housing and a low proportion of owner occupiers:
 - 40 per cent of households are social rented compared with 18 per cent nationally – Tower Hamlets is ranked 4th highest out of 348 areas on this measure;
 - 33 per cent of the borough's households are privately rented, almost twice the proportion nationally (17 per cent), and the 5th highest nationally.
 - In contrast, Tower Hamlets has one of the lowest percentages of owner occupied households in England and Wales (27 vs. 64 per cent nationally, ranked 2nd lowest).
- Between 2001 and 2011, the most significant change in the borough's tenure profile has been the large increase in the number, and proportion of, privately rented households: these households have more than doubled in number (+152 per cent), and now account for 33 per cent of households, up from 17 per cent in 2001.

The tenure profile in Tower Hamlets – 2011 Census figures

In 2011, there were 101,257 households in Tower Hamlets. Of these, 40 per cent were in the social rented sector. These households include those renting from the Council, housing associations, housing co-operatives, charitable trusts, or other registered social landlords.

Around one third (33 per cent) of homes were privately rented households and a small proportion were living rent free (1 per cent). Those in the privately rented sector mainly comprise those renting through a private landlord or letting agency (31 per cent).

Table 1 Households by housing tenure, Tower Hamlets, 2011 Census

	Households	% total
All households	101,257	100
Owner occupied (includes shared ownership)	26,935	27
- Owned outright	8,648	9
- Owned with a mortgage	15,904	16
- Shared ownership	2,383	2
Social rented	40,106	40
Private rented	32,964	33
- Private landlord or letting agency	31,227	31
- Other private rented	1,737	2
Living rent free	1,252	1

Source: 2011 Census, Table QS405EW.

Notes: *Social rented* includes those renting from either: the Council, a housing association, a housing co-operative, a charitable trust, or any other registered social landlord. *Other private rented* includes those who rent from a friend or relative, or those who rent from an employer of one of the household members.

Just over one quarter (27 per cent) of households were owner occupied households: 9 per cent were owned outright, 16 per cent were owned with a mortgage, and the remaining 2 per cent were shared ownership households (ie part owned, part rented).

Tower Hamlets compared with other areas

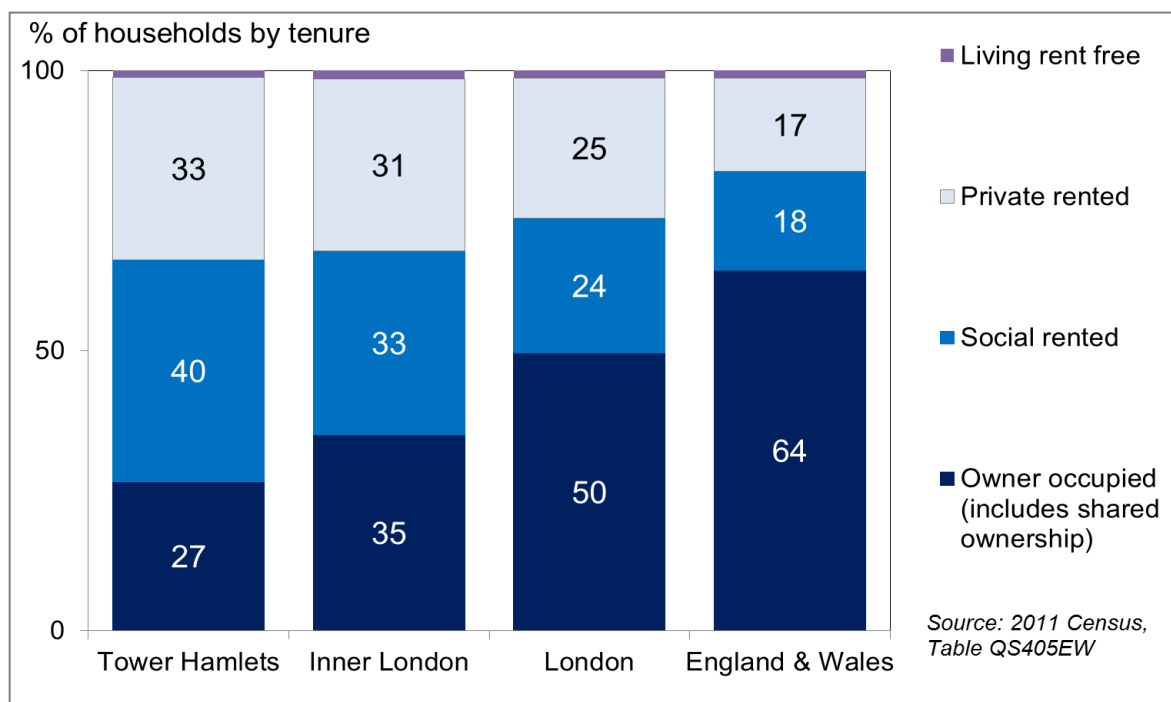
Compared with other areas, Tower Hamlets has a relatively large percentage of both social, and privately rented, households and a very low proportion of owner occupied housing.

The proportion of households in the social rented sector is 40 per cent in Tower Hamlets, compared to 24 per cent in London, and 18 per cent across England and Wales. Tower Hamlets is ranked 4th highest out of 348 local authorities (in England and Wales), on this measure, behind Southwark and Hackney (both 44 per cent) and Islington (42 per cent).

The percentage of households that are privately rented in Tower Hamlets is almost twice the proportion nationally (33 vs. 17 per cent), and is the 5th highest proportion nationally, just above the Inner London average. Westminster had the highest proportion of privately rented housing nationally (40 per cent).

In contrast, Tower Hamlets has the second lowest percentage of owner occupied households in England and Wales (27 vs. 64 per cent nationally), after Hackney (26 per cent). However, within the owner occupied sector, patterns are different for shared ownership households, which are more prevalent in the borough than nationally: 2.4 per cent of borough households are shared ownership compared with 1.3 per cent across London and 0.8 per cent in England and Wales – Tower Hamlets has the third highest proportion of shared ownership households nationally after Milton Keynes and Hounslow (6.1 and 2.35 per cent).

Figure 1: Tenure profiles compared, Tower Hamlets, London and England & Wales, 2011 Census



Change between 2001 and 2011: the number of households by tenure

Table 2 shows the absolute change in household numbers by tenure over the last ten years. Over this period, Tower Hamlets has seen the most rapid population growth across England and Wales. The resident population increased by 30 per cent between the 2001 and 2011 Censuses, and the number of households increased by 29 per cent – both the largest increases nationally.

In Tower Hamlets, most of the growth in households has been driven by a sharp rise in the number of privately rented households: which more than doubled in number from 13,105 up to 32,964 between 2001 and 2011 – a rise of 152 per cent. The increase in the number of privately rented households accounts for the majority (87 per cent) of the total growth in the number of households over the period.

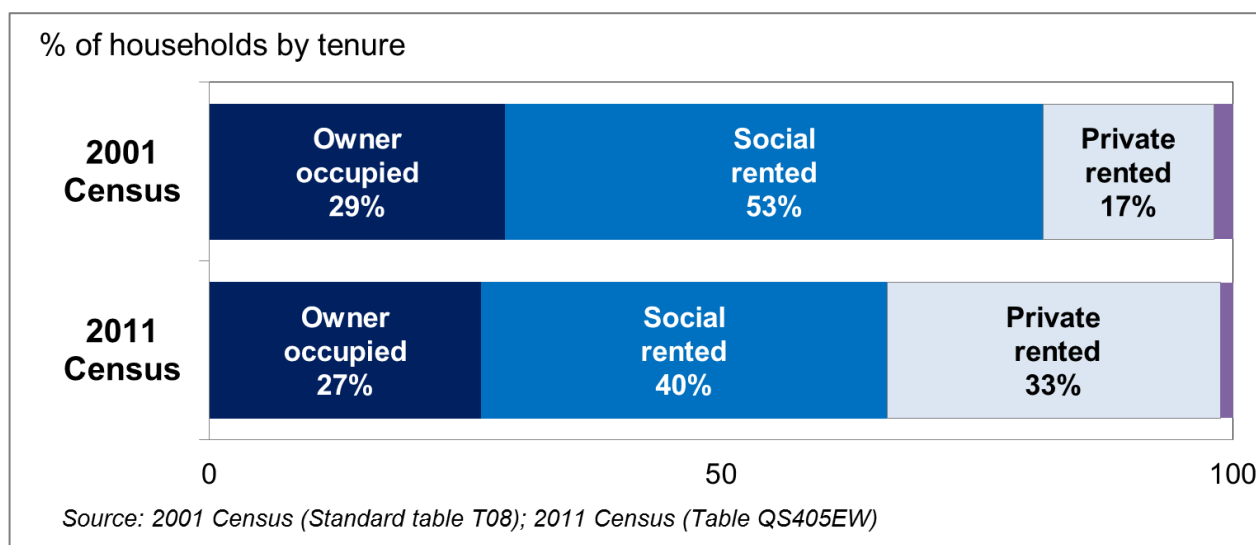
Owner occupied households also rose in number, but at slower rate (18 per cent increase, and a rise of 4,194 households). However, within that sector, the number of shared ownership properties almost doubled in number from 1,234 up to 2,383 households.

In contrast, the number of social rented households reduced slightly by 1,130 households – a percentage fall of 3 per cent.

Table 2 Change in numbers of households by tenure, Tower Hamlets, 2001-2011				
	2001 Census	2011 Census	Change 2001-2011	% change
All households	78,525	101,257	22,732	29
Owner occupied (all)	22,741	26,935	4,194	18
<i>Of which, shared ownership</i>	1,234	2,383	1,149	93
Social rented	41,236	40,106	-1,130	-3
Private rented	13,105	32,964	19,859	152
Living rent free	1,447	1,252	-195	-13

Source: 2001 Census (Theme table T08); 2011 Census (Table QS405EW).
Notes: 2001 Census counts do not sum exactly to the total shown, due to disclosure control procedures.

Figure 2: The changing tenure profile of Tower Hamlets, 2001-2011



Change between 2001 and 2011: tenure profile (composition)

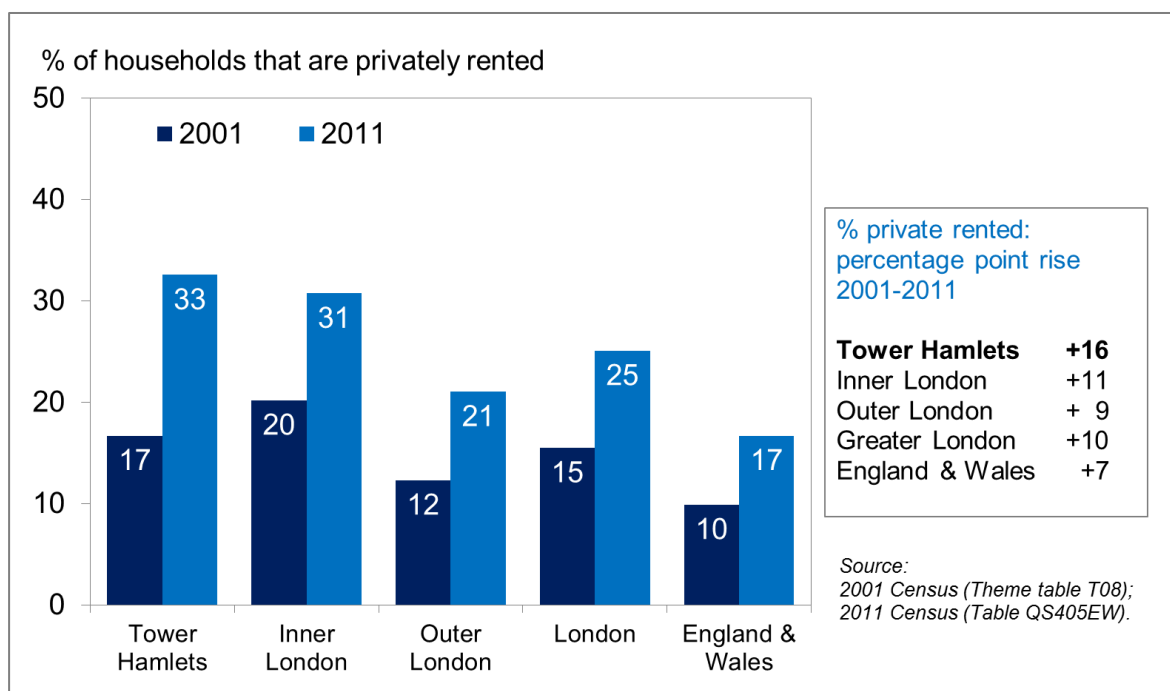
As a result of these changes the overall tenure profile of the borough has changed significantly (Figure 2). The proportion of households that are privately rented is now one third (33 per cent), up from 17 per cent in 2001.

Conversely, the proportion of all households that are social rented has fallen from 53 to 40 per cent.

The proportion of owner occupiers has seen less change falling by 2 percentage points to 27 per cent of all households.

The growth in the privately rented sector has also been evident across London, and nationally, though the change has been far more pronounced in Tower Hamlets. The percentage of households that are privately rented has increased by 16 percentage points in Tower Hamlets compared to a rise of 10 points in London and 7 points nationally (figure 3).

Figure 3 Change in the percentage of households that are privately rented, Tower Hamlets, London and England & Wales, 2001-2011



Further information: This factsheet was produced by the Council's Corporate Research Unit. For more information about the Census results, please see the Council's [website](#).

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