

Census 2001 Topic Report: Housing and Tenure

This is one in a series of topic reports derived from the 2001 Census.
It gives key facts about housing and tenure in Lambeth.



housing & tenure

Key Facts

- 37.2% of Lambeth households are owner-occupied, compared with 68.9% nationally.
- Since 1991, households rented from the council or a housing association have dropped by 4.5% and privately rented property has increased by 3.3%.
- 1,914 households (1.6%) in Lambeth do not have their own bath/shower and toilet. This is the eighth highest proportion in England and Wales.

Dwellings and accommodation

- In 1991, around one third of Lambeth's households lived in houses, and two-thirds in flats - standard for Inner London. The percentage of people living in flats has increased slightly to 69.7%.
- 37.2% of Lambeth households are owner-occupied, compared with 68.9% nationally.
- There are 2,825 vacant household spaces in Lambeth, 2.3% of all household spaces. This compares with 3.2% for England.

| | All households with residents | | | % of households with residents | | | |
|----------------|-------------------------------|----------------|-------------|-----------------------------------------|-------------|----------------------------------------|-------------|
| | | | | Detached/ semi-detached/ terraced | | Purpose-built flats/ conversions | |
| | 1991 | 2001 | % change | 1991 | 2001 | 1991 | 2001 |
| Lambeth | 108,920 | 118,447 | 8.7 | 28.9 | 28.6 | 66.6 | 69.7 |
| Inner London | 1,096,141 | 1,219,859 | 11.3 | 28.7 | 29.0 | 67.1 | 68.9 |
| Greater London | 2,763,166 | 3,015,997 | 9.2 | 52.0 | 51.0 | 45.2 | 46.9 |
| England | 19,670,982 | 20,451,427 | 4.0 | 79.9 | 79.9 | 18.3 | 18.6 |

Tenure

| | Percentage of all households | | | | | | | |
|----------------|------------------------------|------|----------|------|---------------------------------------------------|------|----------------|------|
| | Owned outright | | Mortgage | | Shared-ownership/ rented from Council/ RSL* | | Private rented | |
| | 1991 | 2001 | 1991 | 2001 | 1991 | 2001 | 1991 | 2001 |
| Lambeth | 8.7 | 11.7 | 27.6 | 24.3 | 47 | 42.5 | 15.1 | 18.4 |
| Inner London | 10.3 | 14.6 | 28.3 | 24 | 43.1 | 39.1 | 16.3 | 18.8 |
| Greater London | 17.8 | 22.1 | 39.4 | 33.5 | 28.9 | 27.2 | 12.2 | 14.3 |
| England | 24 | 29.2 | 43.3 | 38.9 | 23 | 19.9 | 7.4 | 8.8 |

*RSL: Registered social landlord

- Since 1991, Lambeth has seen a slightly smaller growth in households than London as a whole, and much smaller than nationally, reflecting the crowded nature of the built environment.
- Since 1991, households rented from the council or a registered social landlord have dropped by 4.5% and privately rented property has increased by 3.3%.
- Home ownership has remained at about 36%, but the ratio of owned outright to a mortgaged household has increased by 3%.
- One person, non-pensioner households far out-weigh any other type of household. This is indicative of a relatively young population in Lambeth* and the rise in flats over houses.

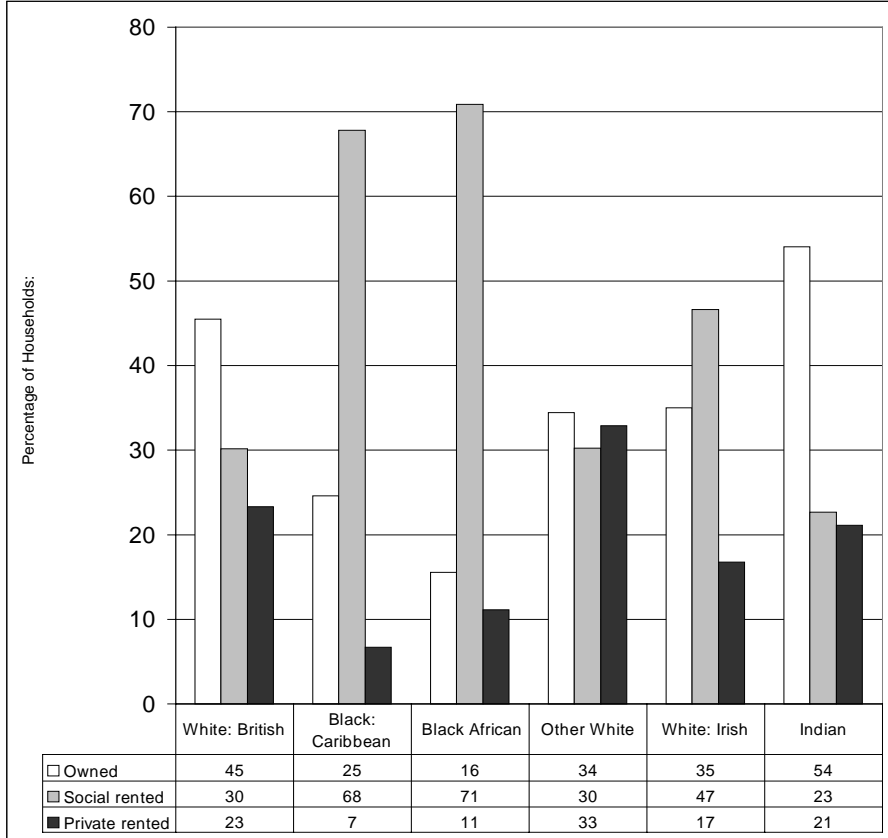
*For more information see the Population Topic Report.

Tenure and Ethnicity

- Lambeth has 118,440 households. The household reference persons (HRP*) of these households mainly come from five ethnic groups: White British (54%), Black Caribbean (13%), Black African (10%), Other White (9%), White Irish (4%) and Indian (2%). Households with HRPs of other ethnicities make up between 0.4% and 1.4% each.
- White groups have average or above rates of home ownership (average 37%; White British 45%; White Irish 35%; Other White 33%), whilst 52% of Indian households own their own homes (this information is based on a much smaller population).
- 41% of Lambeth households are in accommodation rented from the council or a registered social landlord, which translates into 68% of the Black Caribbean and 71% of the Black African populations; above average proportion figures for England.
- Households with HRP of Other White represent the highest proportion in private rented accommodation (33%, average 20%).

*Household reference person (HRP) – replaced the ‘Head of Household’ used in the 1991 Census. It is the first person on the census form.

Tenure by Ethnic group of Household Reference Person (HRP)



Rooms and Amenities

- 1,914 households (1.6%) in Lambeth do not have their own bath/ shower and toilet. This is the eighth highest proportion in England and Wales.
- 10.3% of all households have no central heating. 17% of private rented accommodation have no central heating, compared with 11% of socially rented accommodation and 6% of privately owned accommodation. 35% of all households without central heating are one person households, nearly all in the private rented sector. 9% of couple households with no children have no central heating, mostly in private rented accommodation.

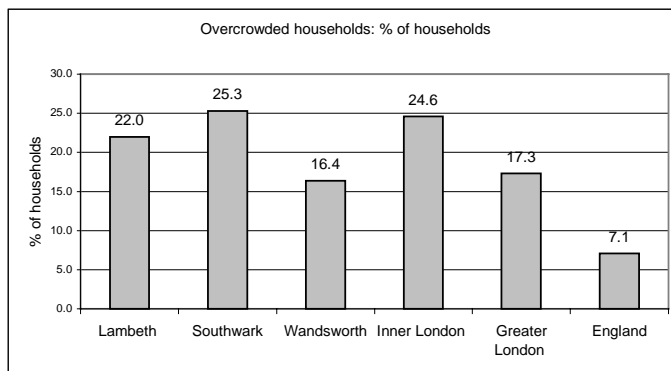
| | Percentage of all households | | | | | | | | | |
|----------------|------------------------------|------|---------------------------------------|------|------------------------------|------|-------------------------|------|---------------------------------|------|
| | Average Household size | | Average number of rooms per household | | Occupancy rating -1 or less* | | Without Central Heating | | Without sole use of bath/shower | |
| | 1991 | 2001 | 1991 | 2001 | 1991 | 2001 | 1991 | 2001 | 1991 | 2001 |
| Lambeth | ** | 2.2 | 4.2 | 4.4 | ** | 22.0 | 25.1 | 10.3 | 2.8 | 1.6 |
| Inner London | ** | 2.2 | 4.1 | 4.2 | ** | 24.6 | 20.9 | 8.9 | 2.8 | 1.5 |
| Greater London | ** | 2.4 | 4.6 | 4.7 | ** | 17.3 | 18.7 | 7.8 | 2.0 | 1.1 |
| England | ** | 2.4 | 5.1 | 5.3 | ** | 7.1 | 18.4 | 8.5 | 1.0 | 0.5 |

*Occupancy rating is a measure of overcrowding, and -1 or less indicates an overcrowded household. It is based on the number of people in the household compared to the number of rooms they have.

**Not available in 1991

Overcrowding

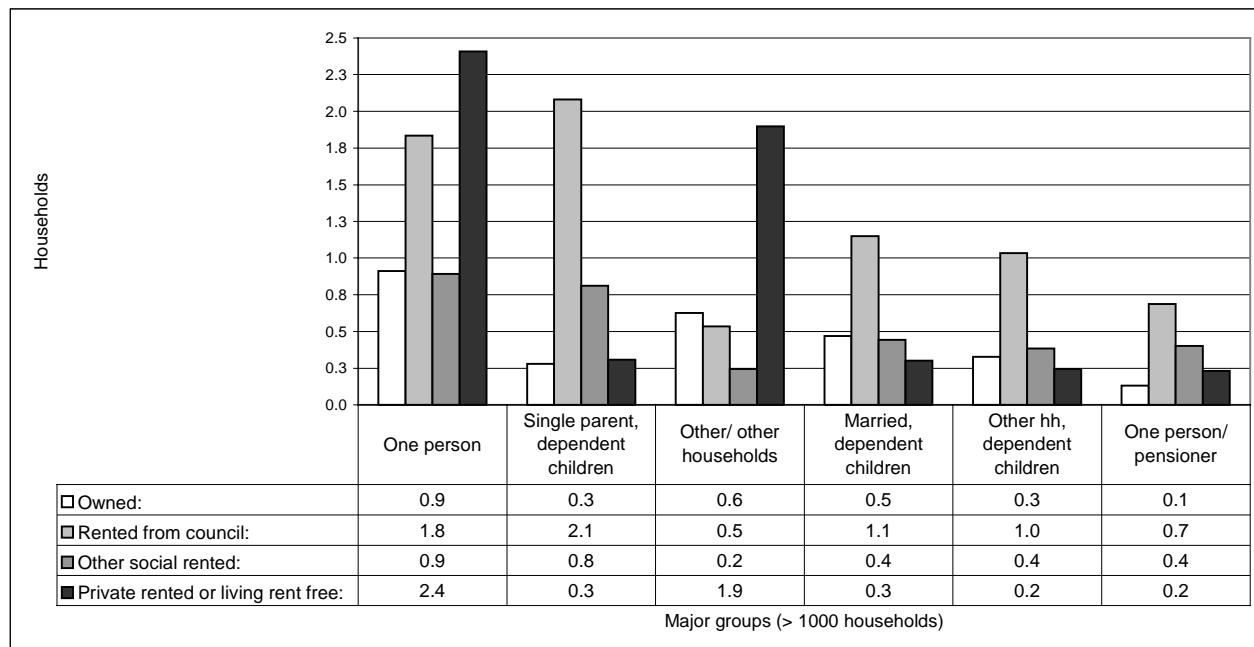
- 20,035 households (22%) in Lambeth are overcrowded. This compares with 7.0% in England and Wales. In London, nearly all Inner London boroughs have more than 20% of households overcrowded, with Westminster (29.5%) and Camden (29.8%) the highest.



- One-person non-pensioner households make up 28.0% of Lambeth's households (33,107). Of these, 21.6% (7,162) are overcrowded. 2,853 (39.8% of overcrowded households) are in private rented housing; 2,172 (30.3% of overcrowded households) are in council housing.
- Married family households with dependent children make up 28% of Lambeth's households (33,107). Of these, 21.6% (2,798) are overcrowded. 1361 (48.6% of overcrowded households) are in accommodation rented from the council or a registered social landlord.
- Single parent households with dependent children make up 10.2% of Lambeth's households. Of these 7,162 (60%) are overcrowded. 2,465 (59.8% of overcrowded households) are in council housing.

- One-person pensioner households make up 10.0% of Lambeth's households (11,817). Of these, 14.5% (1,718) are overcrowded. 813 (47.3% of overcrowded households) are in accommodation rented from the council or a registered social landlord.
- Other (i.e. non-family) households with dependent children make up 3.6% of Lambeth's households (4,242). Of these, 49% (2,359) are overcrowded. 1,224 (51.9% of overcrowded households) are in accommodation rented from the council or a registered social landlord.

Overcrowded Households by Tenure and Household Type



Overcrowding and Ethnicity

- 20,314 (29.5%) of people in overcrowded households are White British; 16,681 (24.2%) Black African; 10,518 (15.3%) Black Caribbean; 8,482 (12.3%) Other White; 1,804 (2.6%) White Irish; 1,745 (2.5%) Other Black and 1,434 (2.1%) Indian. The Black African group, which makes up 11.9% of the population, has a disproportionate percentage in overcrowded households.
- 8,959 (34.4% of overcrowded households) have a White British HRP; 5,462 (21.0%) have a Black African HRP; Black Caribbean 3,989 (15.3%); Other White 3,198 (12.3%); White Irish 830 (3.2%); Other Black 605 (2.3%) and Indian have 521 (2.0%) HRPs. 13,049 households (50.1 % of overcrowded households) have an HRP from a Non white ethnic group

Lowest floor level

Lambeth is similar to Inner London in its distribution of high-rise buildings, although with slightly fewer than the average. Other Inner London boroughs, including Southwark, have a much greater proportion of tall residential buildings

Percentage of households:

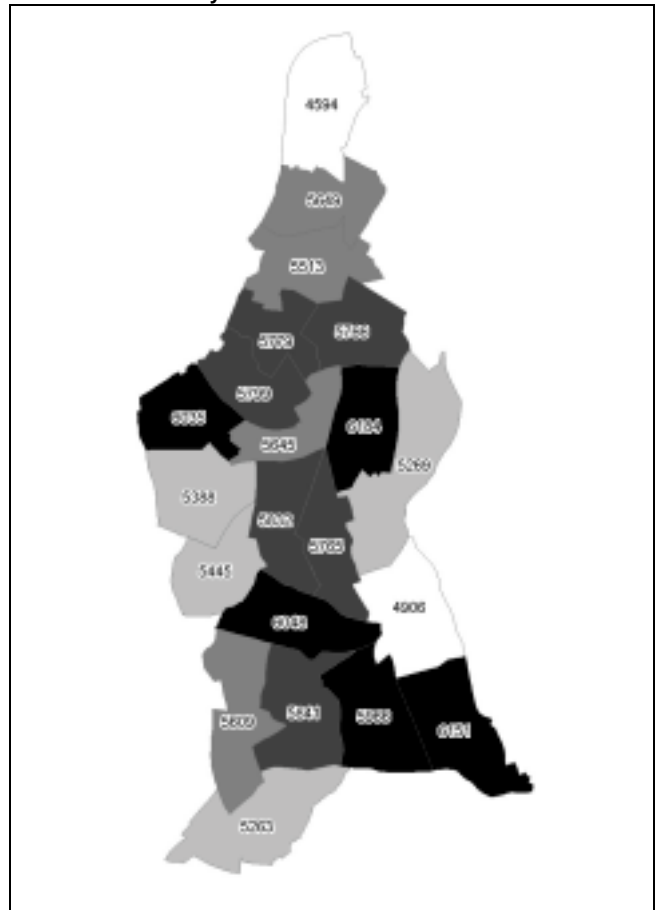
| Lowest floor level: | Basement or semi-basement | Ground level (street level) | 1st/2nd/3rd or 4th floor | 5th floor or higher |
|---------------------|---------------------------|-----------------------------|--------------------------|---------------------|
| Lambeth | 7.6 | 48.5 | 40.8 | 3.1 |
| Inner London | 9.8 | 45.4 | 40.1 | 4.7 |
| Greater London | 5.0 | 65.0 | 27.5 | 2.5 |
| England | 2.8 | 85.5 | 11.0 | 0.7 |

Ward distribution

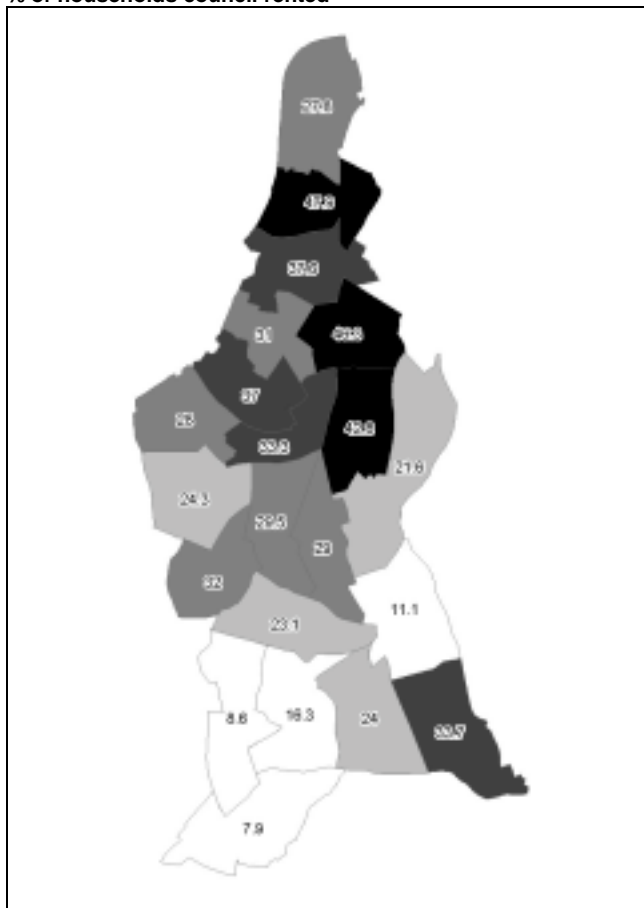
Wards



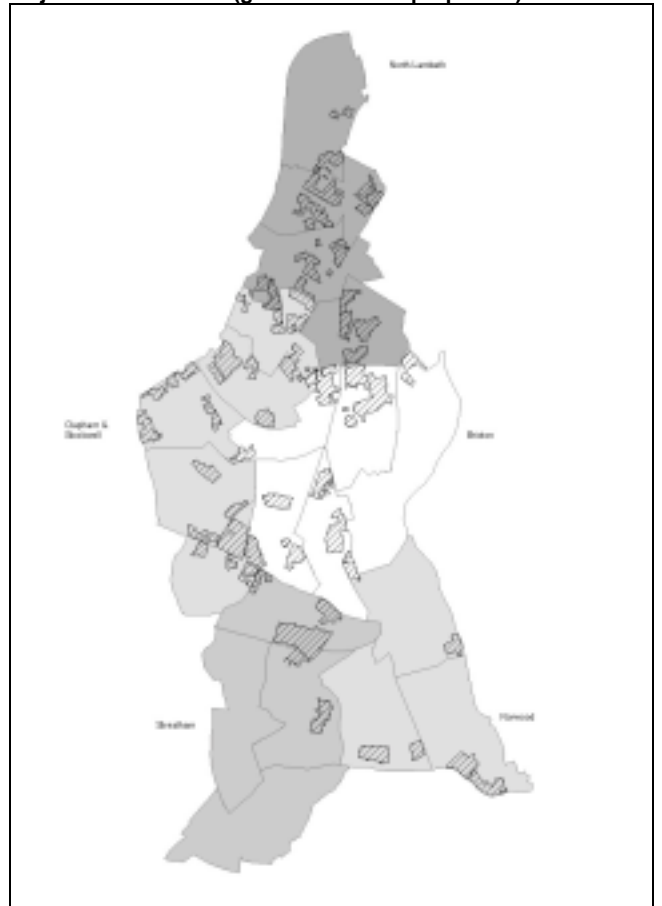
No of households by ward



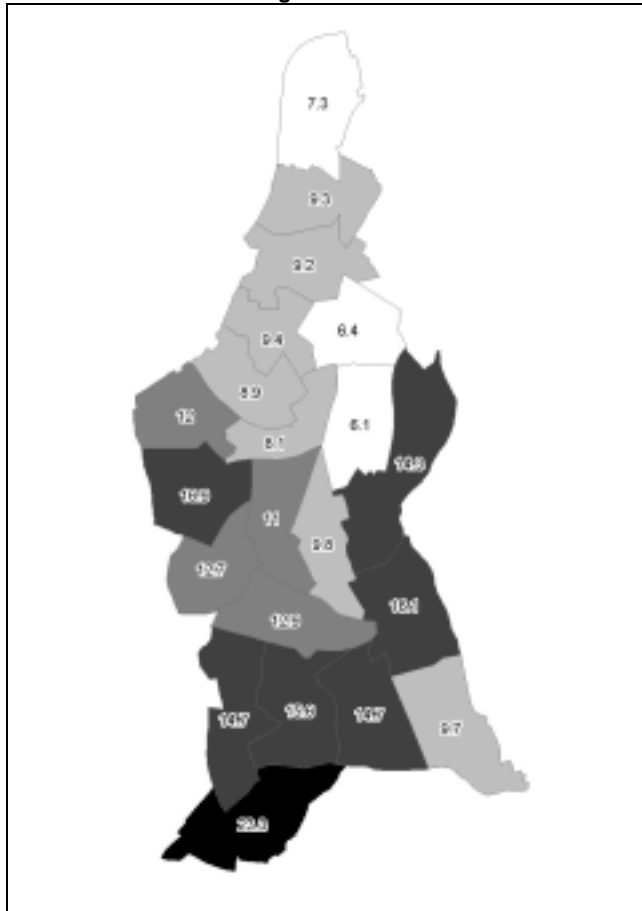
% of households council rented



Major council estates (greater than 200 properties)



% households owned outright



This leaflet analyses information from the 2001 Census, and includes detailed comparisons between Lambeth's population and that of Inner London, Greater London and England as a whole.

The Census data confirms Lambeth as a borough rich in diversity. The council values and celebrates this breadth of diversity. We are working to deliver services which meet the needs of **all** of our residents, but we recognise our residents' individuality. Residents of similar age, gender, ethnic group and religion may have very different requirements for services.

The leaflets in this series include:

- Lambeth
- Population
- Diversity
- Economic Activity
- Housing and Tenure
- Health and Care
- Children
- Young Adults
- Older People