

POPCHANGE

PopChange
Population Change and Geographic Inequalities in
Britain, 1971-2011

Housing Tenure Change in England

Briefing 3

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Introduction

PopChange (Population Change and Geographic Inequalities in the UK, 1971-2011) is an Economic and Social Research Council (ESRC) funded project which has developed geographically-consistent sets of counts from the Censuses of Britain for 1971, 1981, 1991, 2001 and 2011 (see Lloyd et al., 2017). These counts are provided for common standard 2011 Census areas (lower layer super output areas; LSOAs, with an average population of 1614 people in 2011) and also grids, so that changes through time can be explored. Here, LSOAs for England are the focus.

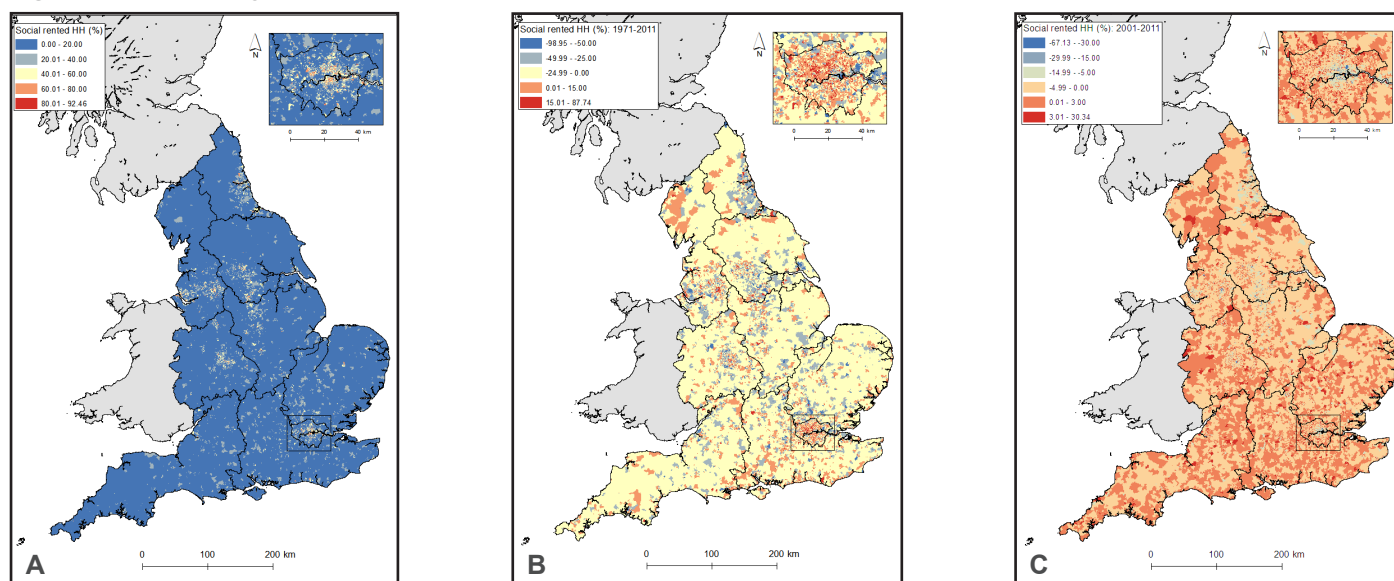
This briefing focuses on changes in housing tenure in small areas within England between 1971 and 2011, with links made to more recent data on deprivation.

Key points

- The largest decrease in social renting household numbers between 1981 and 2011 was in the North East (40%), while the smallest decrease was in London (10%).
- In every region of England, the proportion of households that were private renting fell between 1971 and 1981, and between 1981 and 1991; in all regions there was an increase in this proportion between 1991 and 2001, with a larger increase between 2001 and 2011.
- Housing tenure diversity (the mix of home owning, private renting, and social renting households) is greatest in urban areas, and especially more central areas of London.
- Between 1971 and 2011, there was an increase in housing tenure diversity in most urban areas; in the decade from 2001 specifically there were large increases in diversity in central London.
- Between 2001 and 2011, social renting households became less concentrated in the most deprived areas.
- The number of social renting households fell from a peak over 5.1 million in 1981 to a low of 3.9 million in 2011, with the biggest decrease (of over 850,000) between 1981 and 1991.
- Between 2001 and 2011, the largest changes in the proportion of social renting households were in parts of London, Manchester and Birmingham, where there were decreases of over 40%.

Table 1. Households by tenure (%) by region. SR is social renting, PR is private renting, OO is owner occupied (home owning)

Region	1971			1981			1991			2001			2011		
	SR	PR	OO	SR	PR	OO	SR	PR	OO	SR	PR	OO	SR	PR	OO
East	29.4	17.8	52.6	29.3	10.0	60.8	20.0	9.0	71.0	16.5	10.8	72.7	15.9	14.9	69.2
East Midlands	28.5	20.4	51.0	30.0	10.2	59.9	21.3	8.0	70.6	17.5	10.3	72.2	16.1	15.1	68.8
London	24.9	34.0	40.5	34.8	16.6	48.6	28.9	13.9	57.2	26.2	17.3	56.5	24.4	25.4	50.2
North East	41.9	19.5	38.5	45.8	8.9	45.3	34.3	6.7	58.9	27.6	8.7	63.6	23.2	13.8	62.9
North West	27.9	18.9	53.1	31.5	8.9	59.6	24.5	7.4	68.1	20.1	10.7	69.3	18.5	15.6	65.9
South East	21.7	21.1	57.0	23.2	12.2	64.6	16.1	10.1	73.8	14.0	12.1	74.0	13.9	16.5	69.6
South West	22.8	21.1	55.9	23.7	12.6	63.8	16.4	10.8	72.8	13.5	13.4	73.1	13.5	17.3	69.2
West Midlands	33.5	16.2	50.3	34.3	8.1	57.6	25.4	6.9	67.7	20.6	9.8	69.6	19.2	14.2	66.5
Yorkshire and The Humber	32.1	19.5	48.4	33.8	9.9	56.3	25.8	8.3	65.9	21.0	11.4	67.6	18.4	16.1	65.5
England	28.1	21.8	49.9	31.0	11.1	57.8	23.1	9.3	67.6	19.3	12.0	68.7	17.9	17.1	65.0

Figure 1. Social renting households (%): (A) 2011, (B) 1971-2011, (C) 2001-2011

Tenure in the regions of England

Table 1 shows the breakdown of household tenures (social renting, private renting, and home owning). The peak for social renting was in 1981, shortly after the 1980 Housing Act gave council tenants a statutory right to purchase their homes for an amount substantially lower than their market value. In all regions, the proportion of households which were private renting fell between 1971 and 1981, and between 1981 and 1991; in all regions there was an increase in this proportion between 1991 and 2001, with a larger increase between 2001 and 2011.

Social renting households

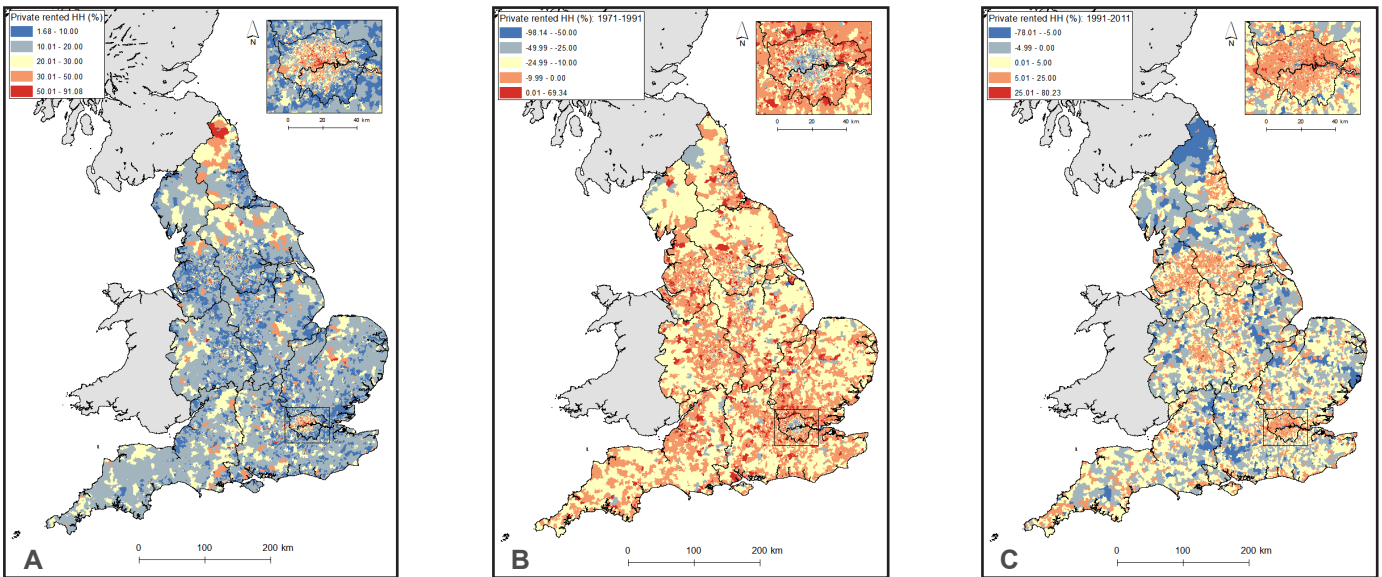
The spatial distribution of social renting households is shown in Figure 1A (2011), 1B (change 1971-2011), and 1C (change 2001-2011). Between 2001 and 2011, the largest changes in the proportion of social renting households were in parts of London, Manchester and Birmingham, where there were decreases of over 40%. In many of these cases the main change was a numerical increase in private renting households with large numerical decreases in the number of social renting households in only some areas.

In every region of England there was a large numerical decrease in social renting households between 1981 and 2011 (Table 2). The largest decrease in social renting household numbers between 1981 and 2011 was in the North East (40% of the 1981 figure), while the smallest decrease was in London (10%). London is also the only region to see a substantial increase in the number of social renting households between 1971 and 2011 (albeit with a decline between 1981 and 2011).

The spatial evenness of social renting households can be measured using the index of dissimilarity (D). A D value of 0 would indicate that social renting households are spread equally across LSOAs (for example, in all LSOAs 25% of households are social renting). A D value of 1 suggests that all LSOAs have either 0% or 100% social renting households. In 1971 D was 0.56, and the value was the same in 1981. In 1991 the figure had reduced to 0.51, with further decreases in 2001 (0.49), and 2011 (0.47). This indicates that social renting households became more evenly spread across England between 1971 and 2011. Key factors in this change included the 'Right to Buy' scheme which resulted in many social renting households being converted into owner occupier

Table 2. Social renting households by region

Region	1971	1981	1991	2001	2011	1981-1991	1991-2001	2001-2011	1981-2011
East	429,141	497,926	397,369	368,581	380,331	-100,558	-28,788	11,750	-117,595
East Midlands	349,692	409,999	330,890	303,324	300,423	-79,109	-27,566	-2,901	-109,576
London	655,791	872,526	799,166	790,347	785,993	-73,361	-8,819	-4,354	-86,533
North East	373,245	432,956	352,073	294,692	259,506	-80,883	-57,381	-35,186	-173,450
North West	662,301	776,870	649,382	564,597	550,481	-127,488	-84,785	-14,116	-226,389
South East	485,268	586,591	475,089	459,008	487,473	-111,503	-16,081	28,465	-99,118
South West	312,999	370,022	302,144	282,249	301,520	-67,878	-19,895	19,271	-68,502
West Midlands	558,938	619,751	506,131	443,583	435,170	-113,620	-62,548	-8,413	-184,581
Yorkshire and The Humber	531,708	596,730	497,160	434,142	402,653	-99,570	-63,018	-31,489	-194,077
England	4,359,083	5,163,372	4,309,403	3,940,523	3,903,550	-853,969	-368,880	-36,973	-1,259,822

Figure 2. Private renting households (%): (A) 2011, (B) 1971-1991, (C) 1991-2011

households and the regeneration of many social housing estates through redevelopment with additional market housing and the inclusion of social housing in new mixed tenure developments.

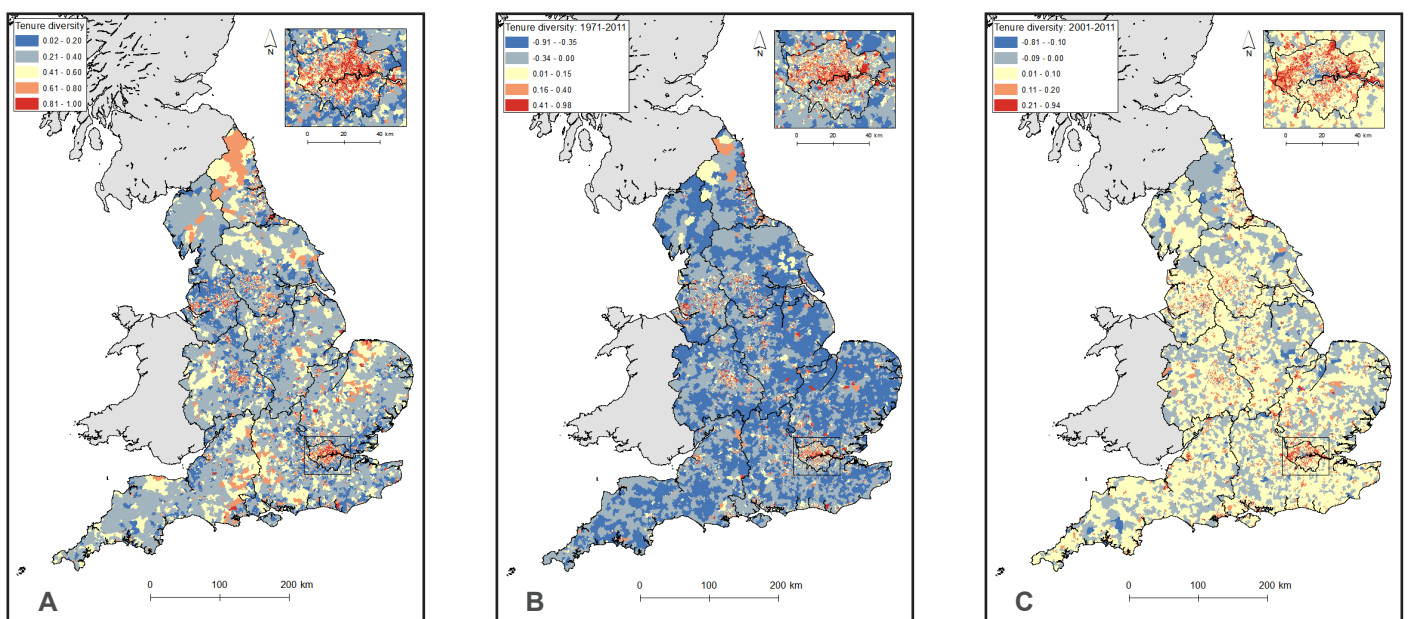
Private renting households

In 2011, the largest concentration of private renting households was in parts of London and some other urban areas (Figure 2A). Between 1971 and 1991 (a period of decline in the tenure across England as a whole) decreases were largest in urban areas including central London and central Manchester (Figure 2B). Between 1991 and 2011 there were increases in the proportion of private renting households in much of London, Birmingham, Manchester, and other urban areas (Figure 2C).

Tenure diversity

Diversity in housing tenures (the mix of home owning, private renting, and social renting households) can be measured using the reciprocal diversity index (RDI; see Simpson 2007). Values of RDI closer 1 indicate greater diversity, while values close to zero indicate that one tenure dominates. In 2011, housing tenure diversity was greatest in urban areas, and especially in more central areas of London (Figure 3A).

Between 1971 and 2011, there was an increase in housing tenure diversity in most urban areas (Figure 3B); in the decade from 2001 specifically there were small increases in diversity in many areas and large increases in diversity in outer London (Figure 3C).

Figure 3. Tenure diversity: (A) 2011, (B) 1971-2011, (C) 2001-2011

Tenure and deprivation

The spread of household tenures can be linked to deprivation as measured using the Index of Multiple Deprivation (IMD) for 2004 (2001 Census data) and 2015 (2011 Census data).

Using IMD2004 for the 2001 Census and IMD2015 for the 2011 Census, social renting housing was less concentrated into the most deprived areas in 2011 than in 2001, with a consequently higher concentration in less deprived areas.

Table 3. Households by tenure by deprivation decile (1 = most deprived decile).

SR is social renting, PR is private renting, OO is owner occupied (home owning).

IMD decile	SR01	PR01	OO01	SR11	PR11	OO11	SR01 %	SR11 %	PR01 %	PR11 %
1	1,088,664	270,012	687,350	1,013,653	404,237	775,927	27.63	25.97	10.99	10.88
2	797,889	286,212	980,636	782,387	442,664	977,561	20.25	20.04	11.65	11.91
3	597,616	293,665	1,202,931	577,805	480,622	1,165,598	15.17	14.80	11.95	12.93
4	441,631	284,151	1,362,596	420,664	465,840	1,343,275	11.21	10.78	11.57	12.54
5	330,474	272,558	1,482,716	330,156	412,256	1,463,965	8.39	8.46	11.1	11.09
6	239,547	250,782	1,590,161	261,242	389,528	1,565,754	6.08	6.69	10.21	10.48
7	174,633	230,149	1,640,392	195,520	342,111	1,640,775	4.43	5.01	9.37	9.21
8	128,707	211,239	1,696,349	147,579	310,307	1,696,198	3.27	3.78	8.6	8.35
9	91,341	189,378	1,726,423	111,013	265,683	1,744,130	2.32	2.84	7.71	7.15
10	50,021	168,406	1,684,439	63,531	202,676	1,775,601	1.27	1.63	6.86	5.45
Sum	3,940,523	2,456,553	14,053,992	3,903,550	3,715,924	14,148,784	100	100	100	100

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Note: The PopChange data values for 1971 to 2001 are estimates (so, here may be large margins of error for some population counts).