

# **THE MODERN PRIVATE RENTED SECTOR**



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Please contact:

Communications Department,  
Joseph Rowntree Foundation,  
The Homestead,  
40 Water End,  
York YO30 6WP.

Tel: 01904 615905.

Email: [info@jrf.org.uk](mailto:info@jrf.org.uk)



# THE MODERN PRIVATE RENTED SECTOR



**JOSEPH ROWNTREE  
FOUNDATION**



Published for the Joseph Rowntree Foundation  
by the Chartered Institute of Housing

**David Rhodes**



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Chartered Institute of Housing  
Octavia House, Westwood Way  
Coventry CV4 8JP  
Telephone: 024 7685 1700  
[www.cih.org](http://www.cih.org)

### **The Joseph Rowntree Foundation**

The Joseph Rowntree Foundation has supported this project as part of its programme of research and innovative development projects, which it hopes will be of value to policy makers, practitioners and service users. The facts presented and views expressed in this report, however, are those of the author and not necessarily those of the Foundation.

Joseph Rowntree Foundation  
The Homestead  
40 Water End  
York YO30 6WP  
Telephone: 01904 629241  
[www.jrf.org.uk](http://www.jrf.org.uk)

*The modern private rented sector*  
David Rhodes

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Published by the Chartered Institute of Housing/Joseph Rowntree Foundation  
ISBN 1 905018 33 9 and 978 1 905018 33 8 (paperback)  
ISBN 1 905018 34 7 and 978 1 905018 34 5 (pdf: available at [www.cih.org](http://www.cih.org) and at [www.jrf.org.uk](http://www.jrf.org.uk))

Graphic design by Jeremy Spencer  
Production Editor: Alan Dearling  
Cover photograph supplied by David Rhodes  
Printed by the Charlesworth Group, Wakefield

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## Acknowledgements

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I would like to thank the Joseph Rowntree Foundation for supporting this research, and Anne Harrop and Kathleen Kelly of the JRF for their guidance. I am grateful for the help and support of an advisory committee, which included Tony Crook, John Daniels, Danny Dorling, and John Heron. My thanks go to Peter Kemp and Julie Rugg for their helpful comments on a draft version of this report.

**David Rhodes**

## The author

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David Rhodes is a researcher in the Centre for Housing Policy at the University of York.





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# Executive Summary

## Chapter One: Introduction

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- The aim of this research was to examine the characteristics of the modern private rented sector through an analysis of 2001 census data. Other sources of data and classifications of area type have been included in the analysis.
- Some of the census data allowed analysis of four sub-sectors of the private rented sector (PRS), according to whether the accommodation was rented from:
  - a private landlord or letting agency;
  - an employer of a household member;
  - a relative or friend of a household member; or
  - some other type of private landlord.

## Chapter Two: History and context

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- As the PRS declined in size over much of the 20th century, the tenure became focused on five main roles:
  - a 'traditional role', housing people who have rented privately for many years;
  - flexible, easy access housing for young and mobile people;
  - accommodation linked to employment;
  - a 'residual role', in housing people who are unable to access owner occupation or social renting; and
  - as an 'escape route' from social rented housing.

## Chapter Three: The size and geography of the PRS

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- Analysis of census data found that 10.6 per cent of UK households were living in the private rented sector in 2001. Regionally, the sector was largest in Greater London, where 16.4 per cent of households were private renters.
  - The majority of PRS households were living in what might be viewed as the overtly open market or 'traded' part of the sector, either renting from a private landlord or through a letting agency.
  - The PRS was proportionately the largest in rural areas, where 13.9 per cent of English households were private renters. In rural areas more of the PRS was linked with employment, whereas in urban areas most households were renting on the open market.
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## Chapter Four: Privately rented properties

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- A comparatively high proportion of the UK's private renters were living in flats of one type or another. Terraced houses were also frequently being rented by private tenants.
- The private rented sector was the tenure with the lowest provision of central heating. Pensioner households in the PRS most commonly lacked any form of central heating, whereas students only rarely lacked the amenity.

## Chapter Five: People renting privately

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- The PRS had the most youthful age profile of all tenures, and it was the most ethnically diverse tenure. These were largely urban characteristics of the PRS, which were most pronounced in the Greater London area.
- Professionals and higher technical workers were over-represented within the PRS, which in conjunction with its youthful age profile indicates the importance of the sector to the loosely-termed 'young professionals' market'.

## Chapter Six: Private renting households

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- Single people of below pensionable age were the most common type of private renting household. Pensioners were under-represented, whereas lone parents with dependent children were over-represented. Many full-time students were renting privately.
- Mobility within the PRS was much the highest, indicating the importance of the sector for job movers and other people who require relatively quick and easy access to a home.

## Chapter Seven: Conclusions

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- The modern private rented sector remains a diverse tenure. An important dimension of the diversity was geographical in nature: many of the features of the PRS varied in a gradient depending on the degree of rurality. Variations in the characteristics and size of the PRS in different types of area are suggestive of a responsive tenure that is adaptive to change.
  - The roles played by the PRS have continued to transform. The employment-linked role of the sector was historically small, and the traditional role has continued to decline. There were indications that the residual and escape-route roles of the PRS were probably operating, perhaps most commonly within Greater London. A number of characteristics together suggest that the most important role of the modern private rented sector was the provision of flexible, easy access accommodation for the young and mobile.
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# Chapter One

## Introduction

- This research involved an analysis of 2001 census data to examine the characteristics of the modern private rented sector (PRS). The roles performed by the modern PRS were also examined.
- Some of the census output provided counts of the private rented sector as a whole, and some provided counts of four private rented sub-sectors, which allowed a more detailed analysis to be undertaken.
- There were limitations to the research due to the form of the output classifications that were made available in the census data, that charitable landlords were classified as social rather than private landlords, and due to the way in which 'rent free' households were treated in the census output.

### Introduction

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The principal aim of this research was to examine the characteristics of the modern private rented sector through an analysis of the 2001 census data. The research also aimed to re-evaluate the roles played by the sector within the contemporary housing system. Other sources of data, including previous censuses and classifications of area type, have been included in the analysis.

### 2001 census output

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This research has been completed using census output, and other sources of data, at the ward and local authority levels. Only a selection of the range of census data has been used, where it was possible to extract figures for the private rented sector (PRS). The level of detail on the PRS varied in the census output, with counts for the PRS as a whole provided in some tables (which variously included or excluded all 'rent free' households), but for individual sub-sectors of the PRS in others. Other aspects of the output placed certain limits on the type of analysis that was possible, such as the classifications of household type that were provided, or the age of the household reference person (HRP) rather than all people.

In many cases the 2001 census output for the PRS was provided as a single figure, but a more detailed analysis was possible in some instances when the PRS was classified into four categories, or sub-sectors. These sub-sectors relate to whether the census form-filler indicated that their private rented accommodation was rented from:

- a 'private landlord or letting agency';
- an 'employer of a household member';
- a 'relative or friend of a household member'; or
- some 'other' type of private landlord.

In the 2001 census output, private renters whose landlord was a charitable trust have been classified as a social landlord rather than a private landlord, when the reverse has usually been the case in other research on the PRS. The exclusion of these households from the PRS counts is likely to have only a relatively small effect, since charitable landlords tend to be comparatively uncommon. In their research on English private landlords, for example, Crook and Kemp (1996a) found that the landlords of four per cent of private rented addresses were charities or charitable trusts.

An important issue with the counts of private renters in the census output is the way in which 'rent free' households have been treated. It is possibly because some private tenants are known to occupy their accommodation rent free – perhaps if it is linked to their employment, or if they are renting from a relative or friend – that households who indicated on the census form that they lived in their accommodation rent free have in some instances been grouped with private renters. On other occasions these households have been identified separately. About half a million households were classified as 'rent free' in the census output, but only about half of these were actually private renters, whilst the rest were tenants in the social rented sector.

Depending on the format of the output, on some occasions the analysis has had to treat all such 'rent free' households as living in the PRS, and has therefore included a number of social rented tenants. On other occasions when the 'rent free' households have been detailed separately, the analysis has had to exclude them all, and so some PRS tenants have not been included in that part of the analysis. Fortunately, a commissioned table was available that specifically identifies 'rent free' households by type of landlord, which allows the actual size of the PRS, including only the private renting 'rent free' households, to be identified. The analysis contained in Chapter Three incorporates these data, and therefore presents an accurate picture of the size and distribution of the PRS. Further details on the extent of the problem of 'rent free' households in the census output are contained in Appendix A.

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## Conventions

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Percentages in this report have been rounded either to one decimal place or to whole units, and as a result may not sum to exactly 100 per cent in the tables. A percentage of less than 0.1 per cent is indicated in tables by an asterisk, whereas

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0.0 indicates a percentage of zero. The base from which a particular table is constructed, such as all households or all private renting households, is given in a table footnote. Likewise, the issued census tables, and any other sources of data used in the analysis are given in a table footnote. The footnotes also indicate whether all 'rent free' households are included within the PRS or not. If the note indicates that the table includes 'rent free' households by type of landlord, then the PRS includes only such households that were renting from a private landlord and not those renting from a social landlord. Figures in the tables for all tenures together include all 'rent free' households or people unless indicated otherwise.

The number of cases included in the base to the tables is given by 'N.'. This number will vary depending on:

- whether the PRS includes 'rent free' households or not;
- if the table is based on households, people, or sub-sets of these;
- whether the analysis was performed at the local authority or ward level (due to procedures employed to preserve anonymity in the census output at the lower geographical levels); and
- which parts of the UK have been included in the analysis.

To contextualise the private rented sector in this research, a number of tables include the other tenures of owner occupation, social rented housing, and all tenures together. Owner occupation includes householders or people that owned their home outright, those who were buying their home with a mortgage or loan, and those paying part rent and part mortgage (shared ownership). Social rented tenants include those who were renting from their council (local authority), a housing association, a housing co-operative, a charitable trust, a registered social landlord, a non-profit housing company, Scottish Homes, and the Northern Ireland Housing Executive.



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## Chapter Two

# History and context

- The private rented sector (PRS) declined in size over much of the 20th century, from being the majority tenure prior to the First World War to the minority one by about eight decades later.
- A range of factors have probably contributed to the decline in private renting over different periods of time, including rent controls, expanded alternative investment opportunities for landlords, the ability of more households to purchase a home, a negative image of private renting, and political priorities that favoured the other tenures.
- A range of measures have been introduced by governments since the 1980s in attempts to revitalise the private rented sector. The 1988 Act was particularly important, introducing deregulation of rents on new lettings and a new-style assured shorthold tenancy, which has become the most common type of letting agreement.
- The ownership of the modern PRS is diverse, being comprised of a range of landlord types with varying motivations and attitudes towards the business.
- As the PRS decline in size during the 20th century, it became focused on five main roles:
  - a 'traditional role', housing people who have rented privately for many years;
  - flexible, easy access housing for young and mobile people;
  - accommodation linked to employment;
  - a 'residual role', in housing people who are unable to access owner occupation or social renting; and
  - as an 'escape-route' from social rented housing.

## Introduction

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At the start of the new millennium about seven in ten households owned their own home, either outright or with a mortgage or loan; about two in ten were renting from a social landlord of one type or another, and about one in ten were private renters. Although the modern private rented sector (PRS) is the smallest tenure, around one century ago the vast majority of people were private renters.

Over the course of the 20th century, the private rented sector declined in size, whilst owner occupation and social renting have expanded to become the dominant forms of provision. Much of the decline in the PRS involved private landlords selling their property into owner occupation (DoE, 1977). By way of a

historical background to the research, the following sections outline some of the key milestones in the transition of the private rented sector from providing general needs housing at the beginning of the last century, to one performing specific roles towards its end. A fuller account can be found in Kemp, 2004.

## Historical background

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At the beginning of the last century, housing options in terms of tenure were limited. Prior to the First World War, the amount of municipally-provided housing was nominal, probably accounting for less than one per cent of the total housing stock (Merrett, 1979). The main alternative to private renting was owner occupation, which itself comprised only about one-tenth of the housing stock. Since the early 20th century the decline in private renting has been quite spectacular: in less than eight decades the relative importance of the sector inverted, shrinking from about nine-tenths of the stock in 1914 to less than one-tenth by 1991. Although the total housing stock has increased over the same period, the size of the PRS has also declined in absolute terms: in England and Wales it comprised about seven million dwellings in 1914, but less than two million by 1991.

A number of factors have contributed towards the sector's decline, and which have had varying degrees of impact over different periods of time. One important factor has been rent control, which has served to reduce the returns achievable from letting residential property, thereby making it a less attractive form of investment. Rent controls have in turn been linked to declines in the standard of private rented accommodation (for example, Doling and Davis, 1984).

A range of other factors are also likely to have contributed to the decay in the size of the sector throughout the 20th century. These include an expansion in the range of alternative forms of investment for existing and would-be private landlords, rising real incomes making house purchase more affordable for a greater number of people, and a proliferation of building societies that made mortgages more widely available (Kemp, 1988).

The poor reputation of private landlords is a factor which has dogged the sector for many years, and which may also have been a contributory factor in the deterioration of the PRS. The already negative perception of private landlords (for example, Mearns, 1883) was compounded by a small number of high-profile cases – most notably the association of Peter Rachman with the 1963 Profumo scandal – that served to strengthen the caricature of private landlords as 'rapacious'. This negative image of private landlords has been evident in policy formations on the sector (Kemp, 1997; Rugg and Rhodes, 2001), and relatively recently still contributed towards a wariness of investing in the sector for many organisations (Crook and Kemp, 1999).



Political priorities have also played a part in the relative importance and mix of the different tenures within the housing system. The priorities have varied, but in essence they have tended to favour the other tenures to the detriment of the PRS, and with often lasting consequences. In general terms, following the emergence of the Labour Party during the early years of the 20th century there was an acceptance of at least a limited role for state-provided housing amongst the main political parties. More specifically, subsidies were offered to encourage councils to build new homes to deal with housing shortages after the First and Second World Wars, and also for slum clearance programmes ('slums' tended to be privately rented properties because of their generally older age). Owner occupation has also been a favoured tenure, with periods of tax advantages for purchasers (MIRAS), and discounted purchase prices under the 'right to buy' initiative.

With the election of the Conservatives in 1979, a rejuvenated private rented sector became an aim of government policy. The Housing Act 1980 was the first attempt under Thatcher to stimulate the sector, introducing assured tenancies, and shorthold tenancies. More far-reaching measures were aimed at revitalising the PRS in the Housing Act 1988, including the introduction of new style assured shorthold tenancies, which could be for an initial term of six months, after which landlords can obtain possession. (Assured shorthold tenancies were subsequently made easier to create by the Housing Act 1996, which effectively made them the default type of tenancy.) The 1988 Act also deregulated rents on all lettings created after the beginning of 1989. Thus the Act aimed to stimulate the supply of private lettings by making it easier for landlords to regain possession of their property, and by allowing them to charge market rents. In addition, the Business Expansion Scheme was extended to companies letting on assured tenancies for five years from 1988, and had a relatively limited and largely temporary impact on the size of the PRS.

The *Survey of English Housing* shows that the PRS did in fact increase in size quite rapidly following the 1988 Act: as a proportion of all households the sector had expanded by about 17 per cent by 1995/6 (Bates *et al.*, 2002). However, the precise impact of the Act on the size of the sector is unclear, with as much as one half of the expansion during the early 1990s estimated to have been due to 'property slump landlords', who were unable or unwilling to sell at that time due to the state of the owner occupied housing market (Crook and Kemp, 1996b).

The buy to let initiative was a more recent attempt at stimulating the supply of privately rented homes, although in this instance it was something that was introduced by the industry (in 1996) rather than the government. According to buy to let stakeholders, however, a key to the success of the initiative were the measures contained within the Housing Act 1988. The reduced security of tenure introduced by the new style assured shorthold tenancy was seen as being particularly important, not only for landlords but also for buy to let mortgage lenders, since it allows a lender to more easily gain possession to realise its security if necessary (Rhodes and Bevan, 2003).

## Ownership of the modern PRS

The census did not collect information that would allow analysis of the scale and nature of the ownership and management of private rented accommodation. This section therefore provides an overview of some of the supply-side characteristics of the private rented sector.

Private landlords can be categorised in a number of ways in terms of their organisational, motivational and attitudinal characteristics (for example, Allen and McDowell, 1989; Thomas *et al.*, 1995; Kemp, 2004). In terms of their legal status, however, the majority were private individuals, couples or groups of individuals. About two-thirds of English privately rented addresses (65 per cent) were owned by such landlords (ODPM, 2003a). This group of landlords includes part-time and full-time operators with a range of motivations and attitudes towards the business, as well as a small proportion of 'reluctant' landlords who would rather sell than let if they felt able. Reflecting the informality of parts of the PRS, some private individuals, and particularly those letting rooms in their own home (resident landlords), do not think of themselves as a landlord at all (Bevan *et al.*, 1995). In addition to the properties owned by (groups of) individuals or couples, a further 13 per cent of English PRS addresses were owned by private and public companies; and 17 per cent were owned by a range of different types of organisation, that included charitable trusts, church or Crown commissioners, government departments, and educational establishments. In 2001, there were an estimated 700,000 private landlords of all types within England (ODPM, 2003a).

Ownership of privately rented accommodation is often a small-scale activity (Table 2.1). Thus 30 per cent of English landlords owned only a single private rented property, and 66 per cent owned fewer than ten. Amongst the private individuals, 40 per cent of them owned just a single property, whereas this was the case for only seven per cent of the companies and organisations.

**Table 2.1: Portfolio size by type of landlord, England, 2001**

Number of properties	Private individuals, couples, groups of individuals (%)	Companies and organisations (%)	All private landlords (%)
1	40	7	30
2-4	28	11	23
5-9	15	8	13
10-24	10	14	11
25-49	5	7	5
50-99	2	11	5
100-249	1	21	7
250+	0	21	6
Total	100	100	100
N.	199	88	287

Base: Private landlords.  
Source: ODPM, 2003a.

Although the ownership structure of the PRS is populated by a large number of small-scale landlords, following the approach used elsewhere (Paragon, 2005) the figures in Table 2.1 suggest that the bulk of privately rented properties were owned by a relatively small proportion of landlords. Assuming that the landlords in the uppermost band of Table 2.1 owned 250 properties (although some would have owned more), and those in the other bands owned the mid number of properties in each band, the six per cent of landlords in the uppermost band would have owned an estimated 40.7 per cent of all English PRS properties, and the seven per cent of landlords in the 100-249 band would have owned a further estimated 33.1 per cent. Thus according to these estimates, almost 75 per cent of the PRS stock of properties in England might be owned by just 13 per cent of landlords. In contrast, the proportion of stock owned by the 30 per cent of landlords with just one property, using this method of estimation, would have been less than one per cent.

## Private rented tenancies

There are a number of different types of tenancy within the PRS, which are largely related to the time at which they started. As noted above, there is a declining number of regulated tenancies. These were introduced by the Rent Act 1965, which sought to re-establish the security of tenure for tenants that had been weakened by the 1957 Act. The 1965 Act also aimed to provide landlords with regular rent increases through recourse to 'fair rents', which were set by independent rent officers in the event that the landlord and tenant could not agree on the going market rate (Kemp, 2004). Most lettings created before January 1989 still in existence are likely to be regulated tenancies (which includes the former controlled tenancies that were converted into regulated tenancies by the Housing Act 1980). Table 2.2 shows that only six per cent of private tenancies in England in 2001/02 were regulated, one half of which had a registered fair rent (Bates *et al.*, 2002).

**Table 2.2: Types of private rented letting, England, 2000/01**

Type of letting	Proportion (%)
Assured tenancies	10
Assured shorthold tenancies	56
Regulated tenancies	6
Inaccessible to the public (e.g. linked to employment or study at a university)	17
Resident landlord/no security	11
Total	100

Base: Private tenancies in England  
Source: Bates *et al.*, 2002.

The most common type of arrangement within the contemporary PRS is the assured shorthold tenancy (56 per cent). The sector also includes lettings that are not available to the public, such as those linked with employment (for example, for clergy or agricultural workers, and which might be let for a nominal or nil rent), or which are provided for students in halls of residence (17 per cent). As with the lettings of resident landlords, these types of letting arrangement often comprise a licence to occupy. Such licences can be more flexible than assured and assured shorthold tenancies, being either for a fixed period, open-ended, or for the duration of employment or course of study, and they usually offer a comparatively low level of tenure security.

## Physical standards of accommodation

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Although the *English House Condition Survey* (EHCS) shows that physical standards of accommodation continue to improve most quickly within the private rented sector, some of the worst conditions on a range of measures remain in the tenure. In 2001, the EHCS showed that the level of unfitness within the PRS was the highest, with 10.3 per cent of PRS households living in unfit conditions compared with 3.8 per cent overall (ODPM, 2003b). To a considerable extent, the lower level of physical standards within the PRS is related to the older age profile of the stock in the tenure. The physical condition of the private rented stock is characterised by considerable diversity, however, the EHCS showing that the level of unfitness in the sector varied depending on the type of property. There has been a particular concern with standards of accommodation in houses in multiple occupation (HMO), for example, and especially over the property and management standards for the larger, 'traditional', types of HMO (DETR, 1998). In contrast, a section of the PRS is comprised of luxury lettings in prime locations (GLC, 1986).

## The roles of the private rented sector

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Following its decline from being the majority tenure that catered for general housing needs, the private rented sector has come to perform more specialised roles (for example, Bovaird *et al.*, 1985). One of its functions remains a 'traditional role' in housing people who have lived in the sector for many years, perhaps from the time when it was the majority tenure. The importance of this facet of the sector, as indicated by the number of remaining pre-1988 Housing Act tenancies, is historically small and continues to decline (Bates *et al.*, 2002).

A second role of the sector is the provision of relatively easy access (and exit) housing for young and mobile households, such as young professional singles and couples, and students. Third, the PRS contains a range of employment-linked, or 'tied', accommodation, that is inaccessible to the general public, such as housing

for agricultural workers. Fourth, the sector has been described as a 'tenure of last resort', in that one of its roles is in housing those who are unable to access the mainstream tenures of owner occupation or social rented housing. Thus, there is the view that low-income households can be forced into renting privately in areas where social rented housing is in short supply (DETR, 2000). Finally, a further small, new role for the PRS has been identified in providing an 'escape-route' from social rented housing for some social renters who choose to move into the PRS to obtain a better house or live in a different neighbourhood (Kemp and Keoghan, 2001).

The PRS therefore performs a number of important roles within the modern housing system, housing people who choose to live in the sector as well as those who may feel that they have little alternative. However, the importance of the modern private rented sector is increasingly seen to be the provision of relatively short-term accommodation, perhaps as a transitional stage in a 'housing career'. Thus, recent government policy has served to increase the opportunity for the sector to operate in a short-term and flexible way, and particularly with the introduction of the new style assured shorthold tenancy in the 1988 Housing Act, and its subsequent conversion to the default tenancy type by the 1996 Act. As noted by Kemp and Keoghan (2001), the implication of this 'stepping stone' perspective on the PRS is that a tenure hierarchy exists in which owner occupation forms the uppermost rung of the housing ladder, social rented housing the middle rung, and private renting the lower rung. Thus private renting from this perspective can be seen as often providing a 'springboard' to the other tenures further up the housing hierarchy.

## Conclusions

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This chapter has set out a short history of the private rented sector, and outlined some of its key features that cannot be examined through analysis of the 2001 census data. Although it is the minority tenure, the PRS is marked by diversity in terms of both its supply and demand characteristics. It is perhaps due to its small size and heterogeneity that the PRS has sometimes been defined by reference to what it is not: that is, it is not owner occupation and it is not social rented housing (for example, Dodd, 1990; Holmans, 1987).

Compared with the other tenures, important characteristics of the PRS are its flexibility and relative ease of entry and exit, which are features that can be important in supporting, amongst other things, geographical mobility for job movers (Crook, 1992). A healthy private rented sector may perform other important functions within the modern housing system, such as helping to dampen overheating on the owner occupied housing market (MacLennan, 1994). In general terms, there is a broad political consensus on the importance of the

modern private rented sector. Thus, New Labour has emphasised on a number of occasions that it has no intention of making changes to the tenancy arrangements introduced by the Conservatives in the 1988 and 1996 Acts, and neither that there is any question that it would re-introduce rent controls in the deregulated private rented market (for example, DETR, 2000).

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## Chapter Three

# The size and geography of the private rented sector

- The private rented sector was housing 10.6 per cent of UK households in 2001. Regionally the sector was largest in Greater London, housing 16.4 per cent of the capital's households. It was smallest in Scotland, where 8 per cent of households were private renters. A number of local authorities had particularly high proportions of households living in the private rented sector, many of which were located within Greater London, and especially inner London.
- Eight in ten PRS households were living in the overtly 'traded' part of the PRS, either renting from a private landlord or through a letting agency. About one in twenty PRS households were living in accommodation linked to their employment, and about one in ten were renting from a relative or friend.
- As a proportion of all households, the PRS in England and Wales was larger in rural rather than urban wards (13.9 per cent and 10.9 per cent). It was smallest in mixed rural and urban wards (9.5 per cent).
- The composition of the PRS differed between the rural and urban types of area. In rural areas more of it was linked with employment, probably for agricultural workers, and less of it was rented on the open market. In urban areas the reverse was the case, with a higher proportion of households renting on the open market, and a smaller proportion living in accommodation tied to a job.
- There was no strong relationship between the proportionate size of the PRS and an indicator of multiple deprivation. However, there was a moderately strong positive relationship between the proportion of the PRS that was rented on the open market and the indicator, meaning that the open market sub-sector tended to be larger in the more deprived areas. This pattern held for both urban and rural types of area as well as overall.
- Comparison of the 2001 census with the three previous censuses shows that the PRS more than halved in size between 1971 and 1991. It has revived in all regions between 1991 and 2001. The local authority areas showing the largest increases in size between 1991 and 2001 had a tendency to be the same ones that had shrunk the most previously, suggesting that the recent expansion had a slight 'correcting' affect.

## The size of the private rented sector

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At the time of the 2001 census, almost 2.6 million UK households were renting privately. This figure accounted for 10.6 per cent of all households within the UK (Table 3.1). The size of the PRS varied by country, and was the smallest within



Scotland, where just 8 per cent of households were private renters. The sector was larger in both Wales (9.7 per cent) and Northern Ireland (9.2 per cent). The PRS was largest of all in England, where 11 per cent of households were renting privately.

Table 3.1 indicates that at the Government Office Region (GOR) level there was a broad north-south divide in the size of the English PRS, with the northern and midland regions having lower proportions of private renting households than the southern regions. Greater London was particularly notable for the large size of its private rented sector. Slightly fewer than 0.5 million households within this region were renting privately, which accounted for 16.4 per cent of the capital's total households, and 22 per cent of the entire English private rented sector. Amongst the ten UK local authorities with the largest proportion of private renting households, six were within Greater London, all of which were located within inner London: Westminster (35.3 per cent), Kensington and Chelsea (29.6 per cent), City of London (28.1 per cent), Camden (26.6 per cent), Wandsworth (24.4 per cent), and Haringey (22.2 per cent). Other districts amongst the ten with the largest PRS were Oxford (22.7 per cent), Brighton and Hove (22.6 per cent), and Forest Heath in Suffolk (22.5 per cent). The local authority area with the largest PRS as a proportion of all households within the UK was the Isles of Scilly (39.4 per cent), although the size of the sector there was not large numerically due to the relatively small population enumerated in the area.

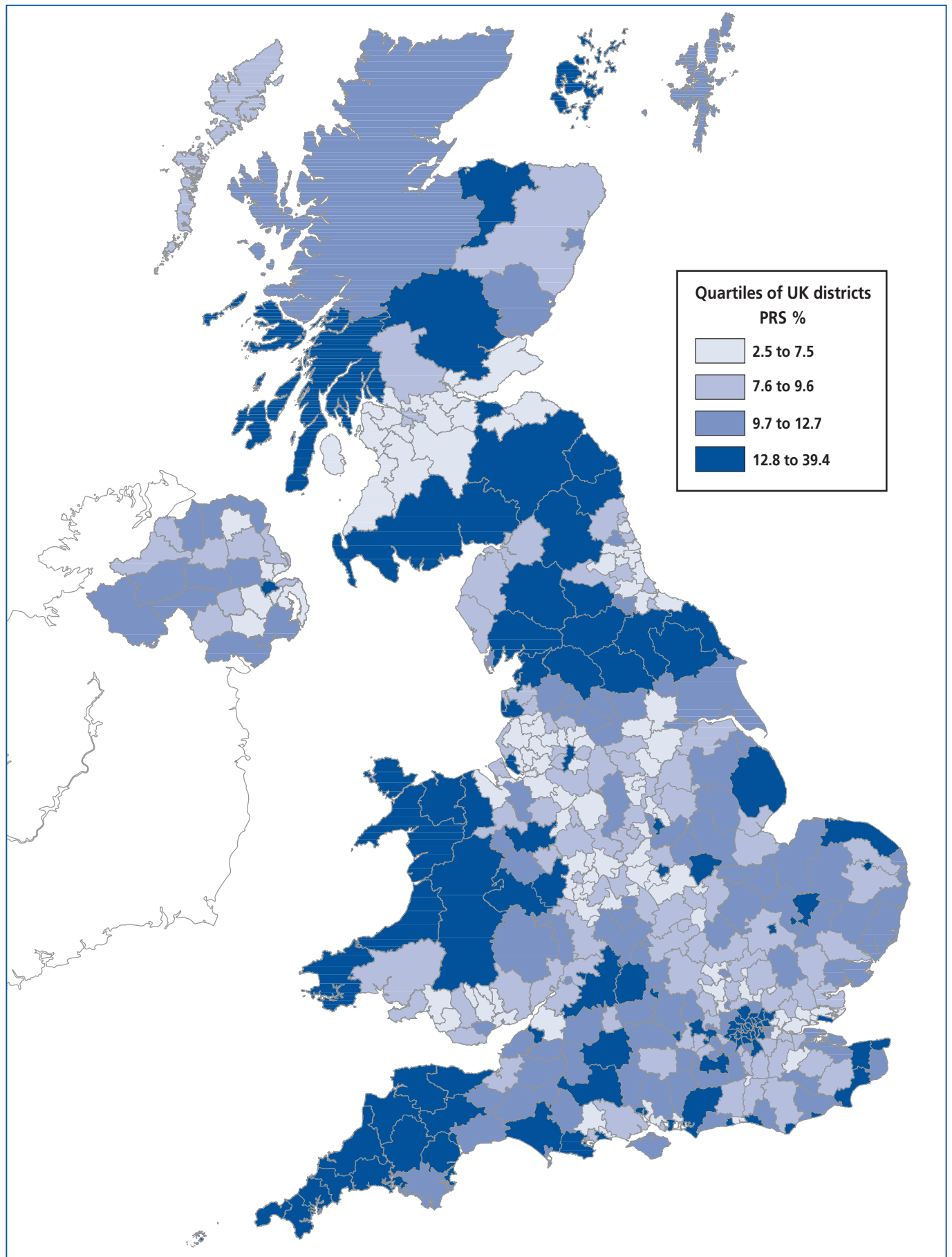
**Table 3.1: Tenure by Government Office Region, 2001**

GOR	PRS (%)	Owner occupation (%)	Social rented (%)	Total (%)	N.
North East	8.1	63.6	28.3	100	1,066,265
North West	9.3	69.3	21.4	100	2,812,827
Yorkshire & The Humber	10.0	67.6	22.4	100	2,064,765
East Midlands	9.3	72.2	18.5	100	1,732,538
West Midlands	8.2	69.6	22.3	100	2,153,698
East of England	10.0	72.7	17.3	100	2,231,983
South East	11.4	74.0	14.7	100	3,287,491
South West	12.5	73.1	14.5	100	2,086,003
Greater London	16.4	56.5	27.0	100	3,015,979
England	11.0	68.7	20.3	100	20,451,549
Scotland	8.0	62.6	29.4	100	2,192,246
Wales	9.7	71.3	19.0	100	1,208,991
Northern Ireland	9.2	69.6	21.2	100	626,731
UK	10.6	68.3	21.1	100	24,479,517

Base: UK households.

Sources: Analysis of 2001 census tables S49 (E&W, S) and S353 (NI), including 'rent free' households by type of landlord from commissioned 2001 census tables M081a (E&W) and T55 (S).



**Map 3.1: PRS as % of all households, 2001**

Map 3.1 (page 17) shows the proportion of all households that were renting privately by local authority area. The local authorities of the UK have been divided into quartiles (four groups equal in number) in terms of the proportion of households that were private renters. The pale blue areas on the map identify the lowest quartile of local authorities, in which this quarter of districts contained private rented households in the range of 2.5 per cent to 7.5 per cent of all households. At the opposite end of the scale, the local authorities coloured dark blue are in the upper quartile, in which PRS households comprised between 12.8 per cent and 39.4 per cent of all households. The map shows that high densities of private renters as a proportion of all households (the dark blue areas) were to be found in a number of urban locations, and particularly in Greater London where most of the boroughs were in the uppermost quartile. There were also high levels of PRS households in many rural areas of the UK, and notably in the South West, Wales, and parts of northern England.

## Sub-sectors of the PRS

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Table 3.2 shows that 80 per cent of the UK's private renting households (or 8.5 per cent of all households) were either renting from a private landlord or through a letting agent, indicating that the majority of the sector had been 'traded' on the open market. Those who were renting from an employer of a household member ('tied' housing) formed 5.5 per cent of the sector, and 10.3 per cent were renting from a relative or friend of a household member. A further 4.2 per cent of PRS households were renting from some other type of private landlord.

Scotland was notable for having the smallest proportion of households renting from a landlord or agent and the highest level renting from an employer, which are features that may be linked to the relatively high proportion of private rented accommodation in rural Scotland (Kemp and Rhodes, 1994). PRS households within Greater London were particularly concentrated in the open market sub-sector, with 88 per cent of them being rented from a landlord or agent. As a result, the proportions of households living in all other sub-sectors of the PRS within Greater London were lower than in any other region of the UK. Compared with the situation in England, the other UK countries, and Northern Ireland especially, had greater cultures of renting from a relative or friend.

In their analysis of the 1981 census, Kleinman and Whitehead (1985) found a difference in the nature of the PRS between different types of area. They found that the employment-linked sub-sector of the PRS was important in rural areas, providing accommodation primarily for agricultural workers, but also for people in the armed services. On the other hand, furnished lettings, which tended to be the most short-term and open market oriented part of the PRS, were most common in urban areas, such as coastal towns, university towns, and within Greater London in particular. Maps 3.2 and 3.3 (pages 20 and 22) show that these sort of differences continued to exist in the 2001 census.

**Table 3.2: PRS sub-sector by Government Office Region, 2001**

GOR and country	Landlord/agent (%)	Employer (%)	Relative/friend (%)	Other (%)	Total (%)	N.
North East	78.7	4.7	12.6	3.9	100	86,230
North West	82.9	3.1	10.8	3.2	100	262,049
Yorkshire & The Humber	79.4	4.8	10.7	5.1	100	207,214
East Midlands	79.1	5.7	11.3	3.9	100	161,244
West Midlands	79.0	5.4	10.9	4.7	100	175,921
East of England	76.6	7.9	10.3	5.1	100	223,354
South East	77.9	8.3	8.9	4.9	100	374,143
South West	77.9	6.8	10.7	4.6	100	260,083
Greater London	88.0	2.6	6.7	2.7	100	495,982
England	80.9	5.3	9.6	4.1	100	2,246,220
Scotland	72.2	8.4	14.0	5.5	100	175,354
Wales	77.7	4.0	14.5	3.9	100	116,737
Northern Ireland	72.4	5.9	16.2	5.4	100	57,560
UK	80.0	5.5	10.3	4.2	100	2,595,871

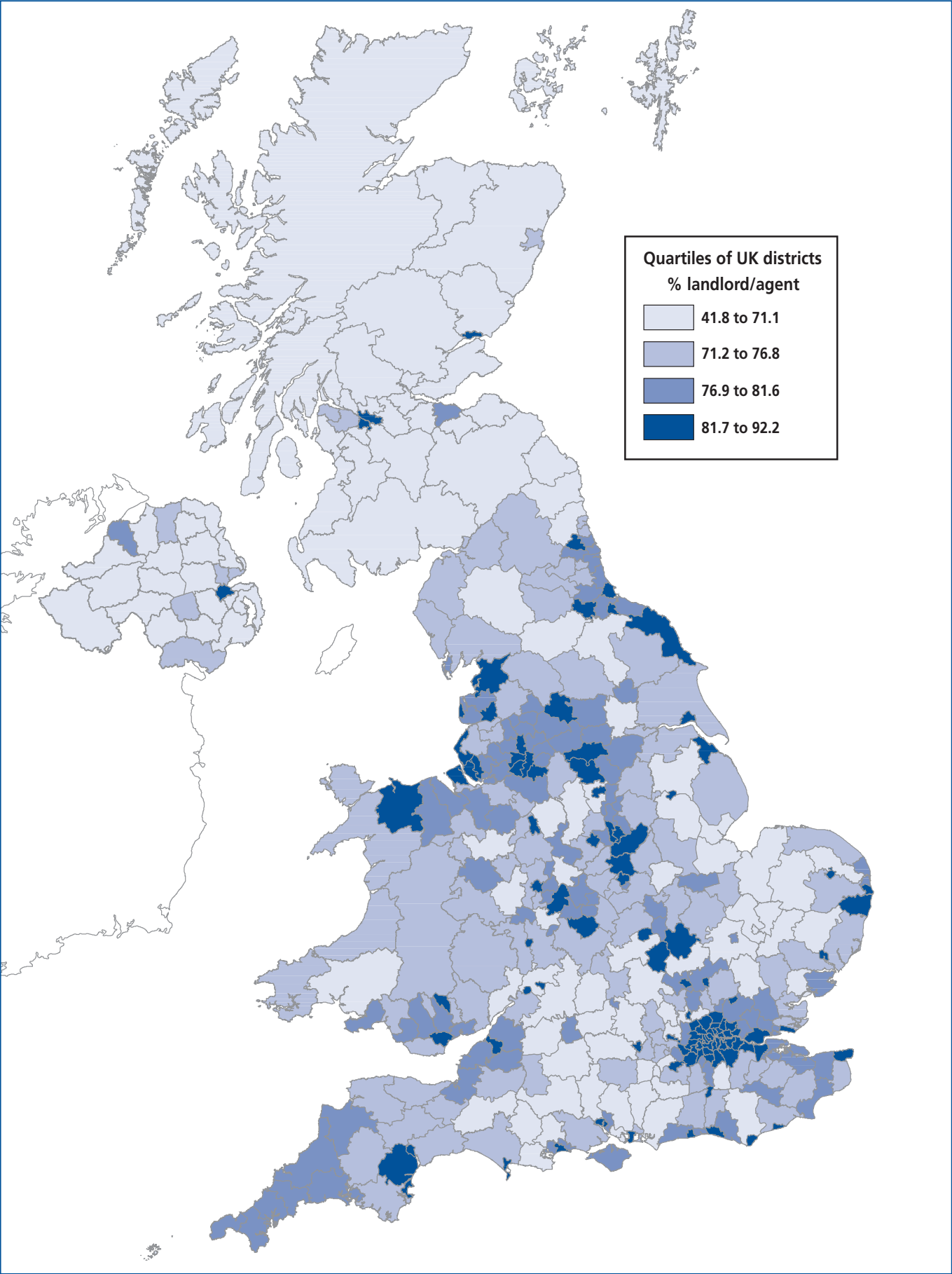
Base: UK private rented households.

Sources: Analysis of 2001 census tables S49 (E&W, S) and S353 (NI), including 'rent free' households by type of landlord from commissioned 2001 census tables M081a (E&W) and T55 (S).

Map 3.2 (page 20) shows quartiles of UK districts in terms of the proportion of the PRS that was 'traded' on the open market, in that it was rented from a landlord or agent. The pale blue areas on the map show the quartile of local authorities in which this sub-sector comprised the lowest proportion of the PRS, ranging from 41.8 per cent to 71.1 per cent of all PRS households. In contrast, the dark blue areas show the quartile of local authorities in which the highest proportion of the PRS was rented from a landlord or agent, and which ranged from 81.7 per cent to 92.2 per cent of all PRS households. The Greater London private rented sector was dominated by open market lettings, as indicated by the upper quartile of households renting from a landlord or agent: almost all the London boroughs (all except the City of London and Hillingdon) were within this uppermost quartile. The boroughs in which the open market sub-sector comprised the largest proportion of the whole PRS within Greater London were Hackney (92.2 per cent), Haringey (91.7 per cent), Newham (91.1 per cent), Islington (90.9 per cent), Waltham Forest (90.6 per cent), and Lewisham (also 90.6 per cent).

Other districts in the upper quartile of the landlord/agent sub-sector were scattered around the UK in urban areas, particularly within England, and included a number of coastal and university towns. Areas outside of Greater London with a large open market sub-sector included Liverpool (91.3 per cent), Brighton and Hove (90.6 per cent), Manchester (90.5 per cent), Southampton (90.5 per cent), Bournemouth (89.9 per cent), Nottingham (89.8 per cent), Kingston upon Hull (89.4 per cent), Southend on Sea (88.8 per cent), Blackpool (88.6 per cent), and Leicester (88.1 per cent).

Map 3.2: Landlord/agent sub-sector as % of all PRS, 2001



Map 3.3 (page 22) shows quartiles of the employment-linked sub-sector of the PRS. Once again, the pale blue areas indicate the lowest quartile of UK local authorities, in which the proportion of PRS households renting from an employer was within the range of 0.9 per cent to 3.1 per cent of all PRS households. Likewise, the dark blue areas show the uppermost quartile, in which the proportion renting from an employer was in the range 9.4 per cent to 33.8 per cent of all PRS households.

To a considerable extent, Map 3.3 appears as a ‘photographic negative’ of Map 3.2, the districts with high proportions of employment-linked lettings being predominantly located away from urban areas in the generally rural locations. Thus, there was a large block of upper quartile employment-linked areas in East Anglia, in rural southern England, in North Yorkshire, and across much of rural Scotland.

The highest proportions of employment-linked households as a proportion of all PRS households were to be found in the Northern Ireland districts of Antrim (33.8 per cent), Lisburn (24.8 per cent), and Limavady (22.2 per cent); and in the Scottish council area of Moray (22.5 per cent). High proportions within England were located in Kennet in Wiltshire (27 per cent), Richmondshire in North Yorkshire (25.9 per cent), Forest Heath in Suffolk (20.6 per cent), and Vale of White Horse in Oxfordshire (20.2 per cent).

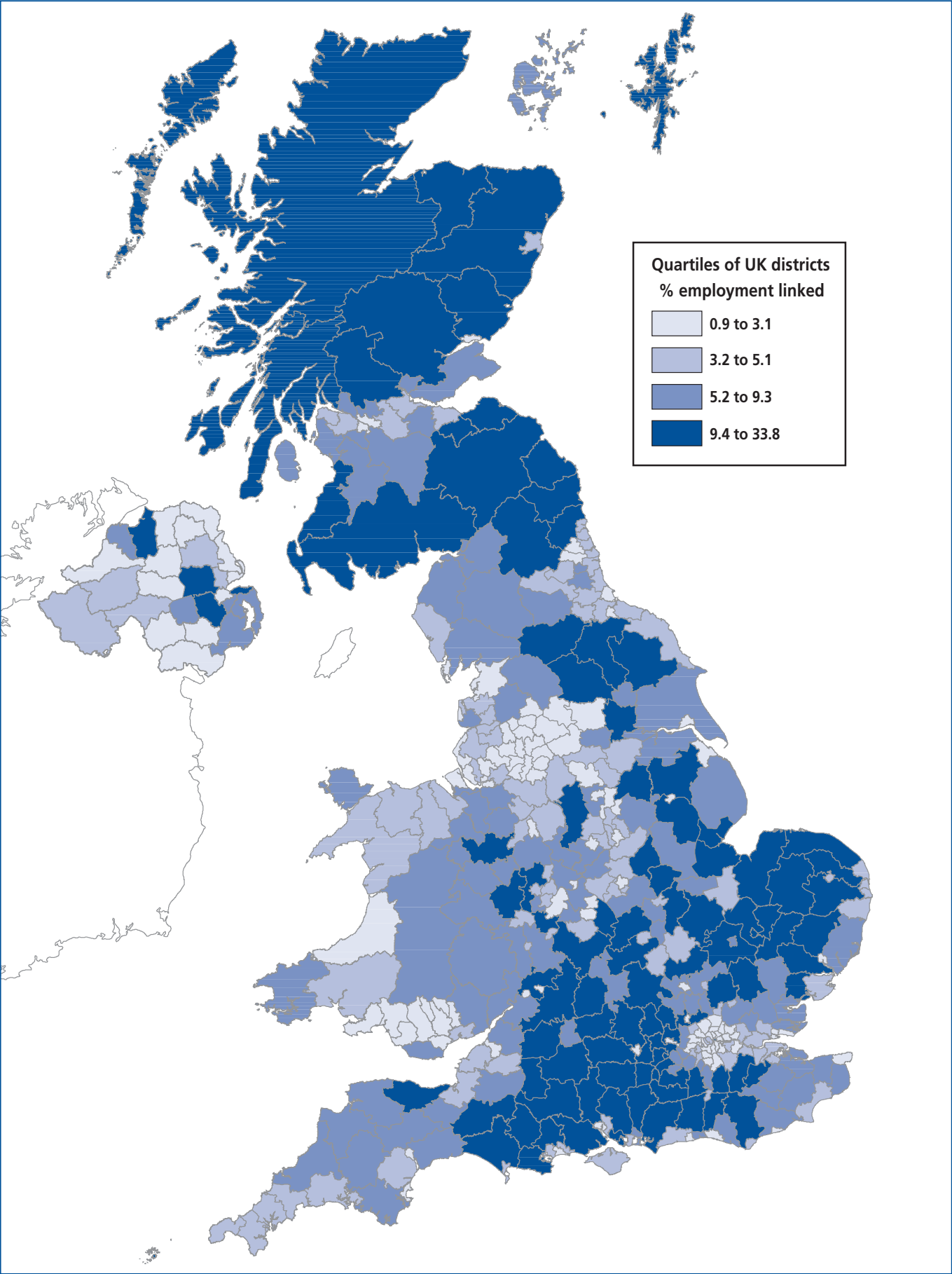
## Type of area

As noted above, the PRS was large within the Greater London region as a whole. As a general rule, the PRS was relatively large in all types of London area, as shown by the ONS classification of local authorities into 13 types of area (Table 3.3). However, there were five outer London boroughs in which the size of the sector was smaller than the figure for the UK as a whole: Sutton (9.9 per cent), Bromley (9.3 per cent), Bexley (7 per cent), Barking and Dagenham (6.3 per cent), and Havering (6.2 per cent).

Again mirroring the 1981 analysis by Kleinman and Whitehead, the PRS was comparatively large in 2001 in a number of coastal towns: Brighton and Hove (22.6 per cent), Berwick upon Tweed (20.3 per cent), Bournemouth (19.3 per cent), Blackpool (18.5 per cent), Torbay (17.4 per cent), and Southampton (17.2 per cent). Likewise, the PRS was large in 2001 in several university towns, and especially in Oxford (22.7 per cent) and Cambridge (21.9 per cent) (see also Chapters Five and Six).

About one-quarter of all households living in the local authorities classified as ‘London centre’ were private renters (24.9 per cent). Eight London boroughs are included within this classification, which in addition to Westminster, Kensington and Chelsea, City of London, Camden, and Wandsworth (see page 16), were Hammersmith and Fulham (22.2 per cent), Islington (17.4 per cent), and Tower Hamlets (17.3 per cent). The sector was also relatively large in the ‘London cosmopolitan’ types of area, in which 17.8 per cent of all households were renting privately. In addition to Haringey (see page 16), the other ‘London cosmopolitan’ borough with a large PRS was Lambeth (20.6 per cent).

Map 3.3: Employment linked sub-sector as % of all PRS, 2001





**Table 3.3: PRS sub-sector by ONS district group classification of area type, UK, 2001**

ONS district group	PRS sub-sector (%)					PRS as a proportion of all (%)	N.
	Landlord/agent	Employer	Relative/friend	Other	Total		
Regional centres	84.8	2.5	8.7	4.0	100	12.9	347,009
Centres with industry	83.8	2.5	10.1	3.6	100	9.9	226,854
Thriving London periphery	83.4	4.7	7.1	4.8	100	14.1	87,609
London suburbs	87.8	2.5	7.2	2.6	100	14.3	161,079
London centre	87.9	3.1	6.1	2.9	100	24.9	154,124
London cosmopolitan	90.5	1.5	5.7	2.3	100	17.8	124,714
Prospering smaller towns	74.3	8.7	11.7	5.3	100	9.2	484,193
New and growing towns	79.9	5.7	9.8	4.6	100	8.6	106,329
Prospering southern England	72.3	12.4	9.2	6.1	100	9.7	194,350
Coastal and countryside	75.6	7.6	12.6	4.2	100	13.1	329,582
Industrial hinterlands	79.1	3.7	13.4	3.9	100	6.8	205,728
Manufacturing towns	77.1	5.1	13.9	3.9	100	7.0	152,461
NI countryside	70.0	4.6	19.7	5.7	100	9.8	21,839
UK	80.0	5.5	10.3	4.2	100	10.6	2,595,871

Base: UK private rented households.

Sources: Analysis of 2001 census tables S49 (E&W, S) and S353 (NI), including 'rent free' households by type of landlord from commissioned 2001 census tables M081a (E&W) and T55 (S); ONS district level group area classification.

The PRS was generally the smallest in the 'industrial hinterlands', and to the extent that it was almost non-existent in several Scottish local authority areas classified as such: North Lanarkshire (2.5 per cent), West Dunbartonshire (2.9 per cent), Falkirk (3.4 per cent), South Lanarkshire (3.5 per cent), and West Lothian (3.9 per cent).

These districts are all within the pale blue belt of local authorities across the middle of Scotland in Map 3.1.

There were of course variations within the area types also. For example, the size of the PRS in local authorities within the 'regional centres' category ranged from the highest in Brighton and Hove to the lowest of 8.3 per cent in Glasgow. Likewise in the 'new and growing towns' grouping, the size of the sector ranged from 22.5 per cent in Forest Heath to 5.2 per cent in Stevenage, both of which are in the East of England region.

## Rural and urban types of area

Slightly different rural/urban classifications are available for the different countries of the UK and at different geographical units of area. This part of the analysis therefore considers England and Wales alone, using a classification developed under the sponsorship of the ODPM in partnership with a number of other agencies (see ODPM, 2004b). A three-fold classification of wards according to their

degree of rurality has been used in conjunction with the 2001 census data for England and Wales at the ward level. The wards are classified as urban, rural town and fringe (mixed), and rural village and hamlet (rural) types of area. Under this classification, 64.4 per cent of the wards in England and Wales were urban, 16.2 per cent were mixed, and 19.3 per cent were rural.

Perhaps not surprisingly, the 2001 census shows that the private rented sector was quantitatively the largest in the most urban types of area, with the overall pattern for England and Wales as a whole broadly following that of all tenures together: 80.9 per cent of PRS households lived in urban areas compared with 81.2 per cent of all households (Table 3.4). PRS households were less likely to have been living in the mixed areas than overall (9.6 per cent compared with 11 per cent), but more likely to have been living in the rural areas (9.4 per cent compared with 7.7 per cent).

**Table 3.4: Distribution of PRS households across rural and urban types of area, England and Wales, 2001**

Type of rural and urban area	Private rented households					All tenures (%)
	Landlord/agent (%)	Employer (%)	Relative/friend (%)	Other (%)	All PRS (%)	
Urban	83.8	56.0	75.6	70.4	80.9	81.2
Rural town and fringe (mixed)	8.5	17.3	12.9	13.6	9.6	11.0
Rural village and hamlet (rural)	7.7	26.7	11.5	16.1	9.4	7.7
Total	100	100	100	100	100	100
N.	1,908,591	124,842	233,019	96,474	2,362,926	21,659,842

Base: England and Wales private rented households.

Sources: Analysis of 2001 census table S49 including 'rent free' households by type of landlord from commissioned table M081a, and the ward level rural/urban classification (ODPM, 2004b).

Looking at the distribution of the individual sub-sectors, the overtly open market part of the PRS was essentially urban in nature, with 83.8 per cent of households renting from a landlord or agent living in urban England and Wales. In contrast, those renting from an employer were about twice as common as all private renters in the mixed areas, and more than three times as common in the rural areas. Thus, despite its dramatic decline over the preceding decade (see below), the employment-linked PRS continued to play an important role within the rural economy, most probably for agricultural workers. Whilst employment-linked lettings comprised a smaller proportion of the PRS within urban areas, they formed the majority of this sub-sector as a whole due to the PRS being numerically the largest in the urban areas. Altogether 56 per cent of the employment-linked sub-sector was located in urban England and Wales, and where it therefore had importance also, although the sorts of occupations catered for are likely to have been different and possibly more diverse than in the rural areas (such as tied housing for publicans, clergy, caretakers, and wardens).



Table 3.5 shows the proportion of all households that were living in the PRS in urban, mixed, and rural types of area within each Government Office Region. It shows that 13.9 per cent of all households living in the rural wards of England and Wales were private renters. In the mixed wards 9.5 per cent of all households were private renters, and 10.9 per cent were renting privately in the urban wards. With the exception of Greater London, which had no wards classified as rural, the PRS was largest in the rural areas within each region. The North East region was particularly notable for having a large rural PRS: overall, 8.1 per cent of households in the region were private renters, but in the rural wards of the region this rose to 20.7 per cent.

**Table 3.5: PRS households as a proportion of all households by rural and urban types of area, England and Wales, 2001**

Government Office Region	Urban (%)	Rural town and fringe (mixed) (%)	Rural village and hamlet (rural) (%)	All PRS (%)
North East	7.7	7.3	20.7	8.1
North West	9.2	8.3	12.7	9.3
Yorkshire & The Humber	9.8	9.6	15.1	9.9
East Midlands	9.3	7.9	11.9	9.3
West Midlands	7.7	9.1	12.2	8.1
East of England	9.7	9.6	12.5	10.0
South East	11.4	9.9	13.6	11.4
South West	12.1	12.0	14.6	12.4
Greater London	16.5	7.3	0.0	16.4
England	11.0	9.5	13.5	11.0
Wales	9.0	9.7	12.3	9.7
England and Wales	10.9	9.5	13.9	10.9

Base: England and Wales private rented households.

Sources: Analysis of 2001 census table S49 including 'rent free' households by type of landlord from commissioned table M081a, and the ward level rural/urban classification (ODPM, 2004b).

Table 3.6 shows the proportion of PRS households living in the different sub-sectors in the urban, mixed and rural wards within each Government Office Region. The final column of the table shows the distribution of the individual sub-sectors of the PRS across the three types of area in England and Wales as a whole. Reflecting the sorts of difference indicated by Maps 3.2 and 3.3, it shows a gradient in the proportion of the sector that was rented from a landlord or letting agent, the lowest being found in the rural areas (66.1 per cent), a medium proportion in the mixed areas (71.6 per cent), and the highest in the urban areas (83.6 per cent). This pattern was repeated within each of the Government Office Regions (again excepting Greater London). In contrast, the proportion of the PRS that was rented from an employer of a household member decreased in a gradient across these three types of area within each region as well as overall.

**Table 3.6: PRS sub-sector by urban and rural area and Government Office Region, England and Wales, 2001**

Type of urban and rural area		NE (%)	NW (%)	Y&H (%)	EM (%)	WM (%)	EoE (%)	SE (%)	SW (%)	GL (%)	W (%)	All (%)
Urban	Landlord/agent	80.6	84.6	81.9	83.5	80.9	80.4	81.5	82.5	88.0	80.2	83.6
	Employer	3.2	2.4	3.1	3.1	4.0	5.3	5.8	4.1	2.6	3.3	3.7
	Relative/friend	12.4	10.2	10.2	10.4	10.6	9.7	8.7	9.9	6.7	13.0	9.2
	Other	3.7	2.8	4.8	3.0	4.5	4.5	5.1	3.5	2.7	3.4	3.6
	Total	100	100	100	100	100	100	100	100	100	100	100
	N.	67,976	232,751	169,036	115,342	141,961	151,727	296,323	170,171	495,653	71,517	1,912,457
Rural town and fringe (mixed)	Landlord/agent	73.3	71.2	69.8	70.7	71.9	73.4	67.9	71.7	77.6	76.6	71.6
	Employer	6.4	6.9	9.8	9.5	10.0	9.1	14.4	9.6	11.2	4.1	9.5
	Relative/friend	15.9	16.2	14.0	14.4	12.3	12.1	11.2	11.9	8.4	15.8	13.2
	Other	4.4	5.6	6.5	5.4	5.8	5.4	6.5	6.8	2.8	3.5	5.8
	Total	100	100	100	100	100	100	100	100	100	100	100
	N.	10,639	15,721	23,723	24,679	14,321	36,662	38,226	41,222	214	21,904	227,311
Rural village and hamlet (rural)	Landlord/agent	69.1	68.1	66.7	65.8	69.9	63.8	61.0	66.9	0.0	70.8	66.1
	Employer	16.4	10.4	15.4	15.6	12.4	18.0	21.1	13.6	0.0	6.1	14.9
	Relative/friend	9.9	15.4	11.3	11.7	12.3	10.5	8.9	12.6	0.0	17.7	12.0
	Other	4.7	6.1	6.6	6.8	5.4	7.7	9.0	6.9	0.0	5.3	6.9
	Total	100	100	100	100	100	100	100	100	0.0	100	100
	N.	7,569	13,523	14,488	21,299	19,630	34,925	39,581	48,753	0	23,390	223,158

Base: England and Wales private rented households.

Sources: Analysis of 2001 census table S49 (E&W), including 'rent free' households by type of landlord from commissioned 2001 census tables M081a (E&W), and the ward level rural/urban classification (ODPM, 2004b).

In this and other parts of the analysis, Greater London was a relatively distinctive type of area in its own right, having many of the urban characteristics of the PRS in exaggerated form. The isolation of Greater London as an individual urban category shows a gradient across the four types of area within England and Wales. Thus, as before, in the rural areas, 66.1 per cent of the PRS households were renting from a landlord or letting agent, and in the mixed areas excluding Greater London the proportion was 71.6 per cent. In the urban areas excluding Greater London 82 per cent were renting from a landlord or agent, and in Greater London alone the figure was 88 per cent. Likewise, the proportion of PRS households renting from an employer was 2.6 per cent in Greater London, 4 per cent in the urban areas excluding Greater London, 9.5 per cent in the mixed areas excluding London, and 14.9 per cent in the rural areas.

## Homelessness

The Greater London region also stands out in terms of the relatively high proportion of households placed in temporary accommodation pending enquiries or accepted as homeless under the Housing Act 1996. Analysis of local authority quarterly homelessness returns indicates that such households placed within

private rented accommodation were both numerically and proportionately much the highest within the capital (ODPM, 2005a). Thus, 44 per cent of the total number of households (numbering 77,030) placed in temporary accommodation under the legislation within Greater London during 2001 were accommodated in 'private sector accommodation'. As a point of reference, 100,280 such households, equating to 32.7 per cent of the total placed in temporary accommodation, were placed in private sector accommodation throughout the whole of England (including Greater London) during the same year.

In this context, 'private sector accommodation' includes dwellings operated by registered social landlords or local authorities on lease or under license from the private sector, as well as households placed directly with private landlords. In addition to others, those placed in temporary accommodation can include refugees (but not asylum seekers), which may partly explain why the figures were the highest in the Greater London area (see Chapter Six). (It is also the case that provided certain conditions are met, local authorities can discharge their duties towards some homeless acceptances by arranging 'settled accommodation' in the private rented sector.)

An indication of the stress placed on the private rented sector through its use as temporary accommodation can be obtained by comparing the numbers of households temporarily placed in private sector accommodation during 2001 with the number of households counted as living in the open market sub-sector of the PRS in the census data. This comparison can only provide a crude indicator of the regions where the PRS may be under greatest stress, not least because it compares an annual flow of households temporarily placed in the PRS with a static count of PRS households on census day. However, it will point to the areas with the comparatively largest level of demand from this source, and in which the residual role of the PRS may therefore be most important.

The comparison shows that for England as a whole, the number of households temporarily placed in private sector accommodation equated to 5.5 per cent of the number of PRS households counted in the census as renting from a private landlord or letting agency. In each of the regions of the North East, the North West, Yorkshire & The Humber, the East Midlands and the West Midlands, the comparison equated to 0.3 per cent of the open market PRS. In the East of England the comparison produced a proportion of 1 per cent, in the South West it was 3.1 per cent, and in the South East it was 4.5 per cent. The equivalent figure for Greater London was much the highest at 17.7 per cent.

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## Multiple deprivation

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The Indices of Deprivation 2004 include an average score for each English local authority based on the scores for seven 'domain' indices for the super output areas (SOAs are aggregates of the census output areas). The seven domains from which a weighted overall Index of Multiple Deprivation is constructed include income;

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employment; health deprivation and disability; education, skills and training; barriers to housing and services; crime and disorder; and the living environment. The average multiple deprivation SOA scores at the district level have been used in this part of the analysis as an overall indicator of multiple deprivation within the district as a whole. Clearly, however, the measure of multiple deprivation will vary within districts as well as between them (further details are contained in ODPM, 2003c).

The English local authorities with the highest average scores were the most deprived on this measure, and those with the lowest average scores the least deprived. The average multiple deprivation score ranged from a high of 49.78 in Liverpool, the most deprived district; to 4.17 in Hart in Hampshire, the least deprived. The average (mean) of these average scores was 18.88.

There was no strong linear relationship between this average multiple deprivation score and the *proportionate size* of the PRS at the local authority level: the correlation coefficient was 0.114 ( $p < 0.05$ ) (this is where a coefficient of 0.0 = no linear relationship, and a coefficient of 1.0 = a perfect positive linear relationship, which is found when an increase in one variable is matched by an increase in the other). This is to say that the size of the PRS as a proportion of all households did not tend to be larger in the more deprived districts, or vice-versa. There was a moderately positive association between the *numerical size* of the PRS and the average multiple deprivation score (0.449,  $p < 0.001$ ), indicating that the PRS tended to be numerically larger in the more deprived districts. However, about the same level of association also held for all households in all tenures (0.463,  $p < 0.001$ ), suggesting that this was, at least partly, an urban relationship (see below). Thus, 39.6 per cent of all PRS households in England lived in the most deprived quartile of local authorities, compared with 37.9 per cent of all households. Likewise, 17.3 per cent of PRS households lived in the least deprived quartile of local authorities compared with 19 per cent of all households.

However, there were relatively strong associations between sub-sectors of the PRS and the average multiple deprivation score for the English local authorities. There was a positive relationship between the score and the proportion of the PRS that was comprised of households renting from a landlord or letting agent (0.595,  $p < 0.001$ ), and a negative association between the proportion of the PRS that was comprised of households renting from an employer ( $-0.645$ ,  $p < 0.001$ ). In other words, the pattern was for a greater proportion of households renting on the open market to be found in the more deprived districts, and a greater proportion of households renting from an employer to be found in the less deprived districts. This relationship was partly related to rural and urban differences in the distribution of the PRS sub-sectors, as the most deprived SOAs tended to be in urban areas (ODPM, 2003c). Thus, there was a significant difference ( $p < 0.001$ ) between the average score at the district level, indicating that the urban districts generally tended to be more deprived on this measure than the rural ones (respectively with average scores of 22.09 and 14.25).

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This pattern in the open market sub-sector, however, was evident for the urban districts alone, and also for the rural districts alone. Amongst the urban English districts, the association between the average deprivation score and the proportion of PRS households renting from a landlord or agent was 0.498 ( $p < 0.001$ ), and between the average score and the proportion of the private rented sector comprised of households renting from an employer it was  $-0.631$  ( $p < 0.001$ ). The equivalent figures for the rural districts were 0.474 and  $-0.568$  (both  $p < 0.001$ ).

Table 3.7 contains quartiles of the average multiple deprivation score for the local authorities of England, and reflects the patterns suggested by the correlation coefficients that the open market PRS tended to be larger in the more deprived districts relatively independently of a rural/urban distinction. Thus, the table shows that the proportion of PRS households renting from a landlord or agent increased in a gradient across the quartiles as the average multiple deprivation score increased.

**Table 3.7: PRS sub-sectors as a proportion of all PRS households for quartiles of the district level average deprivation score, England, 2001**

	Urban districts		Rural districts		All PRS	
Quartiles of average deprivation score	Landlord/agent (%)	Employer (%)	Landlord/agent (%)	Employer (%)	Landlord/agent (%)	Employer (%)
1 (most deprived)	85.4	2.5	79.4	4.3	85.2	2.6
2	84.6	3.4	77.6	6.1	82.7	4.1
3	81.4	5.0	73.1	9.6	77.4	7.2
4 (least deprived)	77.2	8.6	70.0	12.9	72.6	11.4
All	84.0	3.6	73.3	9.8	80.9	5.3

Base: English PRS households. Includes 'rent free' households by type of landlord.

Sources: Analysis of census table S49, the average district level multiple deprivation score (ODPM, 2003c), and a district level rural and urban indicator (ODPM, 2004b).

## Recent trends in the size of the PRS

This part of the analysis utilises the Linking Censuses Through Time project ([www.census.ac.uk/cdu/software/lct/](http://www.census.ac.uk/cdu/software/lct/)). This project allows examination of census data from 1971, 1981, and 1991 using the local authority boundaries contained in the 2001 census data, but does not include census data for Northern Ireland, restricting this part of the analysis to Great Britain. Output from the 1971 census data included counts of households renting from housing associations within the private rented sector, but which will have only nominal impact on the count of PRS households at that time, since the proportion of British households renting from a housing association in 1971 was just one per cent (Rickards *et al.*, 2004).

Table 3.8 shows that as a proportion of all households the decline in the size of the privately rented sector between the 1971 and 1981 censuses was dramatic. In Britain it more than halved from 22.5 per cent to 10.9 per cent of all households. There were notable decreases in all areas, with the largest occurring in Scotland and Wales, which respectively shrank by 59.7 per cent and 59.2 per cent, and which might have been a largely rural relationship, similar to the one found for England (see below). The South East region showed the smallest decline between 1971 and 1981, but even here it reduced in size by 42.1 per cent.

**Table 3.8: Recent trends in the size of the PRS by Government Office Region, 1971-2001**

2001 GOR and country	PRS households as a proportion of all households (%)			
	1971	1981	1991	2001
North East	19.5	8.9	6.7	8.1
North West	18.9	8.9	7.4	9.3
Yorkshire & The Humber	20.7	10.0	8.1	9.9
East Midlands	20.4	10.1	8.0	9.3
West Midlands	17.7	8.1	6.7	8.1
East of England	17.7	9.9	8.9	10.0
South East	20.9	12.1	10.0	11.4
South West	24.3	12.6	10.8	12.4
Greater London	34.1	16.6	13.8	16.4
England	22.3	11.1	9.3	11.0
Scotland	21.6	8.7	6.7	8.0
Wales	27.2	11.1	7.8	9.7
Great Britain	22.5	10.9	9.0	10.6
N.	4,301,562	2,123,871	1,954,181	2,538,311

Base: Great Britain private rented households.

Sources: Analysis of LCT Project (for 1971, 1981, 1991 censuses), and 2001 census table S49, including 'rent free' households by type of landlord from commissioned 2001 census tables M081a (E&W) and T55 (S).

The PRS continued to shrink further in size in all areas between the 1981 and 1991 censuses, but by much smaller amounts than over the previous decade, as the decline slowed. Overall, there was a decrease of 17.4 per cent from 10.9 per cent of all households in 1981 to 9 per cent of all households in 1991, although it actually reduced to its smallest size in 1988 (Carey, 1995). Once again, Scotland and Wales saw some of the largest decreases in size between the two censuses, respectively by 23 per cent and 29.7 per cent, although the North East region of England decreased by 24.7 per cent over the decade.

Signs of revival in the PRS were evident in all areas between the 1991 and 2001 censuses. Across Britain as a whole, the sector as a proportion of all households increased in size by 17.8 per cent between the two censuses. At the GOR level, the smallest increases during this decade were to be found in the areas that had



declined the least over the previous two decades. Thus the sector in the East of England, which had declined by 49.7 per cent between 1971 and 1991, increased by 12.5 per cent; and in the South East, which had previously declined by 52.2 per cent, it increased by 13.7 per cent. A number of the largest increases post 1991 were in the northern regions of England, where it had generally declined the most over the previous two decades: the North East (decreased by 65.6 per cent and then increased by 20.4 per cent), the North West (down by 60.8 per cent and then up by 26.1 per cent), and Yorkshire & The Humber (down by 60.9 per cent and then up by 24 per cent).

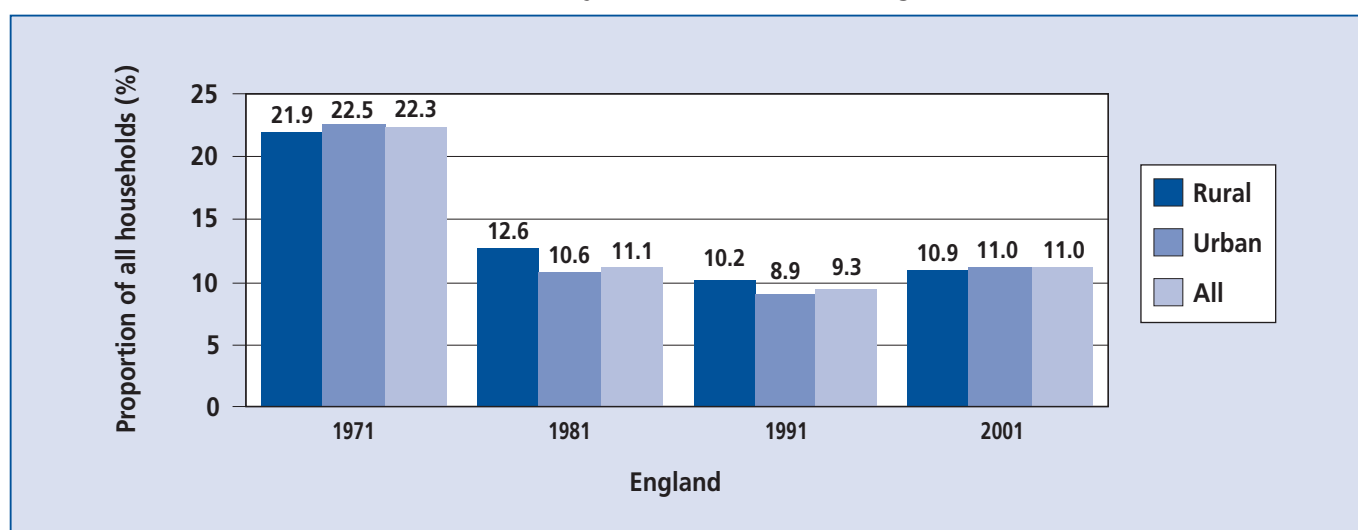
Another way to consider the recovery in private renting between the 1991 and 2001 censuses is to look at the change in the actual number of private lettings, rather than the sector as a proportion of all households (as above). This approach paints a more dramatic picture of the increase in the size of the sector over the period, as it also does of the preceding decrease. The decline in private renting that occurred between the 1971 and 1991 censuses happened at the same time as the number of households increased. Over this period, the total number of GB households increased by 14.3 per cent, whereas the total number of private renting households decreased by 54.6 per cent. Between the 1991 and 2001 censuses, in contrast, the total number of households in Great Britain increased by 9.4 per cent, whereas the actual number of private renting households increased by 29.9 per cent.

Analysis at the district level found no strong linear relationship between the change in the size of the sector as a *proportion* of all households between 1991 and 2001 and a range of variables that were available for the analysis from 2001 (but for the most part not for 1991). These included average house prices, population density, the number of all households, the number of PRS households, the proportion of PRS households, weekly rents, and gross rental yields. In addition, no linear relationship was found to exist between the change in size of the PRS between 1991 and 2001 and the change in house prices between 1996 (the earliest date for which district level house prices were available) and 2001.

Reflecting the pattern at the Government Office Region level in which the smallest increases between 1991 and 2001 occurred in the GORs that had declined the least previously, a similar relationship was found to exist at the local authority level. There was a moderately strong relationship of  $-0.461$  ( $p < 0.01$ ) between the percentage increase in the size of the sector as a proportion of all households between 1991 and 2001 and the percentage decrease of the same between 1971 and 1981 (where  $0.0$  = no linear relationship; and  $-1.0$  = a perfect negative linear relationship, which is found when an increase in one variable is matched by a decrease in the other). Thus the increase in size since 1991 appears to have had something of a 'correcting' affect, the size of the PRS as a proportion of all households tending to have increased the most in areas where it had decreased the most between 1971 and 1981.

Chart 3.1 shows that as a proportion of all households, the decline in the size of the PRS in English districts between 1971 and 1991 occurred in both rural and urban areas, but was greatest in the urban areas (60.4 per cent compared with 53.4 per cent in rural the areas). The post 1991 increase was more than three times larger in the urban than the rural districts (23.6 per cent compared with 6.9 per cent). Thus, the PRS was roughly the same size in each type of area at the beginning and end of three decades, but during the intervening period it had fluctuated the most in the urban locations. In particular, the recovery since the 1991 census has been urban-led.

**Chart 3.1: Recent trends in the size of the PRS by rural and urban area, England, 1971-2001**



The districts showing the largest increase in size of the PRS as a proportion of all households between 1991 and 2001 (meaning that not just the change in number of PRS households will have been of influence) were the Scottish Borders (up by 223 per cent), Tower Hamlets (90 per cent), Blackburn with Darwen (82 per cent), Kingston upon Hull (80 per cent), Neath and Port Talbot (78 per cent), and Blaenau Gwent (78 per cent). There were also a number of districts in which the size of the PRS as a proportion of all households decreased between 1991 and 2001, the largest falls being in Rutland (down by 22 per cent), Rushmoor (20 per cent), Argyll and Bute (20 per cent), Shetland Islands (19 per cent), Suffolk Coastal (19 per cent), and Kennet (17 per cent).

In previous censuses, figures on the furnished and unfurnished sub-sectors within the private rented sector were provided, and which are not exactly comparable with those contained in the 2001 census output. As Kemp has noted (1988), the roles of these two sub-sectors tended to be quite different. By 1981 the unfurnished sub-sector was generally a 'hang-over' from when the PRS was the mainstream tenure, often populated by elderly households, and characterised by comparatively long lengths of residence. In contrast, the furnished sub-sector was dominated by young people who were in childless couples or living singly, and in which the turn-over of tenancies was high.



The unfurnished sub-sector has reduced the greatest within the overall decline in the size of the sector, both in absolute terms as well as proportionately, indicating an internal restructuring of the sector. Thus, 78.4 per cent of the PRS was unfurnished in the 1971 census (the 1971 census provided only furnished and unfurnished figures, and did not provide separate counts of employment-linked lettings), a proportion which fell to 53.8 per cent in 1981, and to 40.6 per cent in 1991. Whilst also declining in absolute size over the period, the furnished sub-sector increased as a proportion of the sector from 21.6 per cent in 1971, to 25.8 per cent in 1981, and to 38.7 per cent in 1991 (the remaining proportions of lettings that were not furnished or unfurnished in 1981 and 1991 were accounted for by households that were living in the employment-linked sub-sector, as set out in the following paragraph).

The 1981 and 1991 censuses provided separate figures on the number of privately renting households that were living in employment-linked accommodation, and which are therefore comparable with the 2001 census. Once again, the size of this sub-sector declined in absolute size (from 431,670 households in Great Britain in 1981 to 405,669 in 1991), but as a proportion of the whole sector it comprised a consistent component between 1981 and 1991, respectively being 20.3 per cent and 20.8 per cent of the PRS. Since 1991, the size of this part of the sector has declined substantially, both numerically (to 139,400 households in Great Britain) and proportionately (to 5.5 per cent in Great Britain). The proportionate decline in employment-linked lettings was about the same for the rural and urban districts of England between 1981 and 2001 (respectively 65.0 per cent and 66.8 per cent).

The overall decline in employment-linked lettings is likely to have been for different reasons depending a range of factors. Some rural landlords, for example, have pointed to financial disadvantages of retaining 'tied lettings' since market rents could not be obtained (Bevan and Sanderling, 1996). There have also been large-scale sales of formerly tied accommodation, such as the sale by the MoD of 57,434 homes – the Married Quarters Estate – to Annington Homes, in November 1996 (for further details see [www.annington.co.uk](http://www.annington.co.uk)), which forms part of a broader rationalisation of the Defence Estate following changes to the structure of the armed forces since 1990 ([www.mod.uk/issues/investment\\_strategy](http://www.mod.uk/issues/investment_strategy)).



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## Chapter Four

# Privately rented properties

- The UK's private renters were about twice as likely as all households to have been living in flats of one type or another (43.3 per cent compared with 19.6 per cent). PRS households were more than four times as likely as all households to have been living in flats in converted or shared houses, a category which includes bedsits (16.7 per cent compared with 3.7 per cent).
- The open market sub-sector had the highest proportion of private renters living in flats, whereas households living in employment linked accommodation or renting from a friend or relative were most likely to have been living in houses of one type or another.
- PRS households living in accommodation that lacked any form of central heating were more than twice as common as all households (17.4 per cent compared with 8.3 per cent).
- The types of private renting household lacking central heating were most commonly comprised entirely of pensioners, more than one-quarter of which did not have the amenity. In contrast, students were the least likely to have lacked the amenity, with about one in twenty all-student households living in accommodation without central heating.

### Property type

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Compared with owner occupiers, the census shows that renting households were much more likely to have been living in flats of one type or another (Table 4.1). Private renters were more likely than all households to have been living in purpose built flats (20.8 per cent), but less so than social rented tenants (39 per cent). PRS households were about five times as likely as social rented households, and more than eight times as likely as owner occupiers, to have been living in flats in converted or shared houses (16.7 per cent), a category which includes bedsits.

Private tenants were also comparatively likely to have been living in flats in commercial buildings (5.9 per cent), which included accommodation located within office buildings, in hotels, or over shops. Although it was relatively common for private renters to have been living in flats, the single largest group of them, and roughly the same proportion as in the other tenures, was renting accommodation that comprised the whole of a terraced house (26.3 per cent).

**Table 4.1: Property type by tenure, UK, 2001**

Property type		PRS (%)	Owner occupied (%)	Social rented (%)	All tenures (%)
Whole houses	Detached	10.9	30.7	3.5	23.1
	Semi-detached	17.4	34.6	26.8	31.2
	Terrace	26.3	25.2	26.3	25.4
	<i>All houses</i>	<i>54.5</i>	<i>90.5</i>	<i>56.6</i>	<i>79.7</i>
Flats, maisonettes, apartments	Purpose built	20.8	6.7	39.0	14.9
	Converted/shared house	16.7	2.0	3.4	3.7
	Commercial buildings	5.9	0.4	0.4	1.0
	<i>All flats</i>	<i>43.3</i>	<i>9.1</i>	<i>42.7</i>	<i>19.6</i>
Other		2.2	0.4	0.6	0.7
Total		100	100	100	100
N.		2,346,163	16,724,745	4,885,346	24,479,427

Base: UK households.

Sources: Analysis of census tables S49 (E&W, S) and S353 (NI).

Notes: All tenures includes 'rent free' households, but which are not included within the individual rented tenures. Terraced houses includes mid and ends of terraces; other property types include caravans or other temporary or mobile structures, and also shared accommodation (not bedsits), which involves shared use of at least one room with the members of another household. Bedsits are included within flats in converted/shared houses.

Table 4.2 shows the property type occupied by households in the different private rented sub-sectors. Those who were renting from a private landlord or letting agent were the most likely to have been living in flats, although again the proportion of households renting a whole terraced house was the most commonly occurring group. Those who were renting from an employer or a friend or relative of a household member were more likely to have been living in houses rather than flats.

The contrast between the landlord/agent sub-sector and the employment-linked sub-sector in particular was to some degree related to their different geographical patterns. Thus, lettings from a landlord or agent, which were predominant in the urban areas, were commonly in flats (45.4 per cent). In contrast, the employment-linked lettings, more common in the rural areas, were more likely to have been in houses (72.9 per cent).

Table 4.3 contains property type by rural/urban type of area within England and Wales for private rented households and all households together. It shows that for all households together, houses were least common in urban areas and more common in mixed and especially the rural areas. Thus, the actual distribution of the property types would make it more likely for rural private rented households to have been living in houses rather than flats. Although this situation was the case, there was still more than double the overall proportion of private rented households living in flats in each type of area.

Table 4.2: Property type by PRS sub-sector, UK, 2001

Property type		Landlord/ agent (%)	Employer (%)	Relative/ friend (%)	Other (%)	All PRS (%)
Whole houses	Detached	9.9	23.3	15.5	17.7	10.9
	Semi-detached	16.2	30.5	25.1	21.5	17.4
	Terrace	26.4	19.1	31.8	17.9	26.3
	<i>All houses</i>	52.5	72.9	72.4	57.1	54.5
Flats, maisonettes, apartments	Purpose built	21.6	10.3	15.5	20.4	20.8
	Converted/shared house	18.1	4.6	8.7	4.8	16.7
	Commercial building	5.7	10.4	2.8	12.0	5.9
	<i>All flats</i>	45.4	25.3	27.0	37.2	43.3
Other		2.2	1.8	0.8	5.8	2.2
Total		100	100	100	100	100
N.		2,053,931	63,729	155,591	72,789	2,346,040

Base: UK private rented households. Excludes 'rent free' households.

Sources: Analysis of census tables S49 (E&W, S) and S353 (NI).

Table 4.3: Property type by type of rural and urban area, England and Wales, 2001

Property type		Private rented households (%)				All households, all tenures (%)			
		Urban	Rural town and fringe (mixed)	Rural village and hamlet (rural)	All	Urban	Rural town and fringe (mixed)	Rural village and hamlet (rural)	All
Whole houses	Detached	6.0	20.9	37.8	10.0	18.0	38.3	53.6	22.7
	Semi-detached	15.2	26.4	31.4	17.5	32.2	33.9	28.5	32.1
	Terrace	28.3	26.3	17.3	27.2	27.7	19.7	12.7	25.7
	<i>All houses</i>	49.5	73.6	86.5	54.7	77.9	91.9	94.8	80.5
Flats, maisonettes, apartments	Purpose built	22.4	8.9	2.7	19.7	15.8	5.3	2.0	13.7
	Converted/ shared house	19.9	7.6	5.8	17.8	4.7	1.3	1.2	4.1
	Commercial building	6.3	7.4	2.9	6.1	1.1	1.0	0.7	1.0
	<i>All flats</i>	48.6	23.9	11.4	43.6	21.6	7.6	3.9	18.8
Other		2.4	1.9	1.8	2.3	0.7	0.9	1.3	0.7
Total		100	100	100	100	100	100	100	100
N.		1,704,647	174,538	158,228	2,037,413	16,802,527	2,166,710	1,482,204	20,451,441

Base: England and Wales households. Table excludes all 'rent free' households.

Sources: Analysis of census table S49, and the ward level rural and urban classification (ODPM, 2004).

The predominance of flats within the private rented sector is possibly related to the fact that higher rental returns have been achievable, certainly in recent years, on this property type compared with lettings in houses (Centre for Housing Policy, 2002). The relatively large proportion of single people that rent privately may also be a contributory factor to the high level of flats in the sector (see Chapter Six).

Compared with all households, the proportion of private renting tenants living in flats was higher within each region of the UK (Table 4.4). PRS tenants were most likely to have lived in flats of one type or another within Scotland and Greater London, due to these areas having much the highest proportions of flats overall (including tenements in Scotland). About 1.5 times as many PRS tenants lived in flats within Scotland and Greater London than was the case as a whole within these regions. PRS tenants most commonly lived in purpose built flats in these two areas (48.4 per cent in Scotland and 36.1 per cent in London) because they were the single most common property type (32.8 per cent of all households in each area). However, flats in converted or shared houses were much more common within Greater London than anywhere else (13 per cent compared with 3.7 per cent nationally) with the result that a high proportion of PRS tenants lived in this type of flat within the area (28.7 per cent).

**Table 4.4: Broad property type by Government Office Region, 2001**

Government Office Region	PRS households (%)			All households, all tenures (%)		
	All houses	All flats	Other	All houses	All flats	Other
North East	64.5	34.7	0.7	86.7	13.1	0.2
North West	66.3	31.9	1.8	86.7	12.8	0.4
Yorkshire & The Humber	70.1	27.5	2.4	87.4	12.0	0.5
East Midlands	72.9	25.5	1.6	90.3	9.2	0.5
West Midlands	66.9	31.5	1.7	85.9	13.5	0.5
East of England	62.0	35.9	2.1	85.3	13.9	0.8
South East	53.4	44.1	2.6	81.4	17.5	1.0
South West	56.2	40.8	3.0	83.4	15.5	1.1
Greater London	25.8	71.4	2.8	51.5	47.5	1.0
England	54.1	43.6	2.3	80.5	18.8	0.7
Scotland	39.6	58.6	1.8	64.1	35.6	0.3
Wales	67.9	30.5	1.5	88.8	10.7	0.5
Northern Ireland	81.0	18.4	0.7	91.7	8.0	0.3
UK	54.5	43.3	2.2	79.7	19.6	0.7

Base: UK households. Table excludes all 'rent free' households.

Sources: Analysis of census tables S49 (E&W, S) and S353 (NI).

Notes: All houses includes households living in whole detached, semi-detached and terraced houses. All flats includes flats, maisonettes, and apartments that were purpose built, in converted or shared houses, or in commercial buildings.

## Lack of central heating

A lack of central heating is an important indicator in that it has been found to be broadly associated with deprivation (for example, Bates *et al.*, 2001). Aside from this relationship, adequate warmth in the home is crucial for the health and well-being of older people, especially given the number of avoidable deaths during the winter months amongst the elderly. Not surprisingly, such higher winter mortality rates have been found to be associated with inadequate heating systems within the home (Wilkinson *et al.*, 2001).

The 2001 census form defined central heating as including any of: gas, oil or solid fuel central heating; night storage heaters; warm air heating; and under-floor heating. Householders were asked to indicate whether they had the use of any of these heating options in either some or all rooms, or not at all. Table 4.5 contains the proportions of PRS households and all households together that were lacking any such form of heating.

**Table 4.5: Households lacking central heating by Government Office Region, 2001**

GOR and country	Proportion of households without central heating (%)		N.	
	PRS	All tenures	PRS	All tenures
North East	13.1	3.9	93,172	1,066,321
North West	22.7	11.8	300,201	2,812,783
Yorkshire & The Humber	23.3	13.1	234,686	2,064,747
East Midlands	13.9	5.9	178,474	1,732,447
West Midlands	20.3	11.2	211,940	2,153,599
East of England	13.2	5.2	240,437	2,231,876
South East	15.2	6.1	397,069	3,287,492
South West	20.6	9.8	279,601	2,086,027
Greater London	15.3	7.8	520,890	3,015,991
England	17.6	8.5	2,456,470	20,451,283
Scotland	17.7	7.2	225,000	2,192,246
Wales	15.2	7.5	130,176	1,209,085
Northern Ireland	10.4	4.9	57,571	626,707
UK	17.4	8.3	2,869,217	24,479,321

Base: UK households. PRS includes all 'rent free' households.

Sources: Census tables S56 (E&W, S) and S359 (NI).

Overall, 8.3 per cent of UK households were living in accommodation in which they did not have any of the forms of central heating. Private rented households were about twice as likely as all households to have been without central heating (17.4 per cent). There was considerable regional variation in the extent to which

there was a lack of central heating, with the smallest proportion of all North East households (3.9 per cent) and the largest proportion of all Yorkshire & The Humber households (13.1 per cent) lacking the amenity. As a rule of thumb, private renters were roughly about twice as likely as all households to have been lacking central heating within each of the Government Office Regions. Thus 7.8 per cent of all households within the capital were lacking central heating compared with 15.3 per cent of the region's private renters.

Table 4.6 shows that the types of private renting household most commonly lacking central heating were often comprised entirely of people of pensionable age (defined as 65 and over for males, and 60 and over for females). Thus, 25.7 per cent of single person pensioner households lacked the amenity, as did 23.3 per cent of all-pensioner families, as well as 31.2 per cent of other types of household comprised entirely of pensioners. Although property age is not provided in census output, it is possible that the high proportion of pensioner households lacking central heating may be suggestive of their greater likelihood of living in older, possibly unmodernised, accommodation than might be the case for other types of tenant, and which could comprise a small 'rump' of the sector that is slow to effect improvements. In this respect, the *Survey of English Housing* shows that almost eight in ten regulated tenancies were lettings in property built before 1944, compared with about six in ten of all private rented tenancies (Bates *et al.*, 2002).

**Table 4.6: Private rented households lacking central heating, UK, 2001**

PRS household type		Lacking central heating (%)	N.
One person households	Pensioner	25.7	366,565
	Non-pensioner	23.1	783,943
One family households	All-pensioner	23.3	93,610
	Couples without children	14.1	446,211
	Couples with dependent children	10.2	352,567
	Couples, all children non-dependent	19.5	55,728
	Lone parents with dependent children	12.9	306,127
	Lone parents, all children non-dependent	24.5	50,758
Other types of household	With dependent children	12.0	57,566
	All-student	5.7	84,759
	All-pensioner	31.2	7,893
	Other	9.7	263,490
All household types		17.4	2,869,217

Base: UK private renting households. PRS includes all 'rent free' households.

Sources: Census tables S56 (E&W, S) and S359 (NI).



Taking the three types of PRS pensioner household together across the whole UK, 25.3 per cent of them did not have central heating. Only within Scotland was the proportion of pensioner households lacking central heating lower than the proportion of all PRS households that were lacking in the amenity (16.8 per cent compared with 17.7 per cent). In all other regions of the UK the proportion of the three types of pensioner household collectively without central heating was higher than for the sector as a whole. For example, in Northern Ireland, where 10.4 per cent of all PRS households were without central heating, 20.2 per cent of the pensioner households did not have central heating. The proportion of pensioner households living in the PRS without central heating was high within the North West (28.6 per cent), and in the Yorkshire & The Humber region (29.2 per cent). Greater London, which did not have a particularly high proportion of PRS households lacking central heating overall (15.3 per cent), had by far the highest proportion of PRS pensioners without the amenity (39 per cent).

The poor conditions endured by students in private rented accommodation have been the topic of a number of student surveys, often undertaken by student unions (see Rugg *et al.*, 2000). Although a lack of central heating represents only one indicator of conditions as such, it suggests that the accommodation occupied by many students may have improved in recent years, with only 5.7 per cent of all-student households lacking in the amenity (it is possible that some all-student households could have been living in certain types of accommodation provided by their higher education establishment). Students in other household types may have fared less well, such as those that may have been living as single non-pensioner households, of which 23.1 per cent lacked central heating. It may be that the low proportion of all-student households without central heating could be a reflection of the strong position that this type of household often enjoys in the PRS marketplace (Rugg *et al.*, 2000).



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## Chapter Five

### People renting privately

- The private rented sector had the most youthful age profile of all tenures. Almost one in seven of the private renting Household Reference Persons (HRP) were aged between 16 and 24, more than three times as many as in all tenures together. A further one-third in the PRS was aged between 25 and 34, slightly less than double the overall proportion.
- The youthfulness of the PRS was generally most evident in urban rather than mixed or rural wards, and it was particularly pronounced within Greater London. Not surprisingly, a high proportion of HRPs in the PRS were aged between 16 and 24 in a number of principal university towns.
- People working in professional and higher technical occupations were over-represented within the PRS compared with all tenures, which in conjunction with its youthful age profile confirms the importance of the sector to the loosely termed 'young professionals' market'.
- There was a relatively high proportion of people in managerial and supervisory occupations, and also the professional and higher technical occupations, living in 'tied' accommodation. In the context of a decline in this sub-sector, this pattern suggests that employers were tending to link their provision of accommodation to certain types of 'key worker'.
- The PRS was the most ethnically diverse of all tenures. About eight in ten HRPs in the sector described themselves as UK white, compared with about nine in ten of all HRPs.
- The highest proportions of specific ethnic groups living in the PRS tended to be found in areas where there were high proportions generally. Ethnic diversity in the PRS was high in a number of urban areas, such as in the West Midlands, and particularly in and around the Greater London region.
- Pockets of 'white other' ethnic groups living in the PRS in specific localities indicate that the sector was catering for a niche market of overseas' personnel in the armed forces.
- There was a generally higher level of self-reported good health amongst private renters compared with all people. This pattern was probably a reflection of the youthful nature of the PRS.

#### Age of the Household Reference Person

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Table 5.1 contains age bands of the Household Reference Person (HRP), which is a new classification in the 2001 census, replacing the earlier head of household (see the Glossary for details). The table shows that the PRS was clearly the most youthful of all tenures. Compared with all HRPs, more than three times as many of those in the PRS were aged between 16 and 24 years (14.7 per cent compared with 4 per cent), and approaching double were aged between 25 and 34 years (33.3 per cent compared with 18.4 per cent). In total, 48 per cent of the private renting HRPs were aged less than 35 years old, compared with 16.9 per cent of owner occupiers, and 26.2 per cent of social rented tenants.

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**Table 5.1: Age of Household Reference Person by tenure, UK, 2001**

Tenure	16 to 24 (%)	25 to 34 (%)	35 to 44 (%)	45 to 54 (%)	55 to pension age (%)	Pension age to 74 (%)	Total (%)	N.
PRS	14.7	33.3	21.0	13.4	7.9	9.6	100	2,589,923
Owner occupied	1.5	15.4	23.7	23.6	16.0	19.8	100	15,017,145
Social rented	6.4	19.8	22.5	17.4	11.7	22.2	100	4,056,755
All tenures	4.0	18.4	23.2	21.2	14.2	19.1	100	21,663,823

Base: UK HRP's aged 16 to 74 inclusive. PRS includes all 'rent free' households.

Sources: Analysis of census tables S13 (E&W, S) and S327 (NI).

The age structure of private renting HRP's across each of the UK's regions followed the national pattern (Table 5.2). Thus, in all regions the largest bulk of HRP's were within the 25 to 34 age band. The swelling of the age structure in this age band was particularly evident within the Greater London region, where it comprised 44.1 per cent, a proportion that rose to 47.4 per cent within the inner London boroughs. Only in five of the UK's local authority areas did the proportion of private renting HRP's in the 25 to 34 age band comprise more than one half of the entire sector, and these were all located within inner London: Wandsworth (54.3 per cent), Lambeth (53 per cent), Tower Hamlets (52.4 per cent), Islington (52.3 per cent), and Hammersmith and Fulham (51.2 per cent). As a result of this bulge in the age profile within London, the proportions of HRP's in the upper age bands within the capital were lower than in any other region.

**Table 5.2: Age of PRS Household Reference Person by Government Office Region, 2001**

GOR and country	16 to 24 (%)	25 to 34 (%)	35 to 44 (%)	45 to 54 (%)	55 to pension age (%)	Pension age to 74 (%)	Total (%)	N.
North East	17.3	28.7	21.3	14.3	7.8	10.5	100	84,445
North West	15.8	30.8	20.7	13.7	8.1	10.9	100	267,852
Yorkshire & The Humber	19.4	30.0	19.5	13.1	7.7	10.2	100	209,150
East Midlands	16.7	29.8	20.5	14.1	8.8	10.2	100	159,235
West Midlands	15.7	30.5	20.4	13.8	8.5	11.0	100	185,233
East of England	12.5	32.8	22.1	14.4	8.6	9.5	100	215,842
South East	13.3	33.8	22.1	14.2	8.1	8.6	100	361,097
South West	14.0	30.1	21.7	15.2	9.1	10.0	100	252,051
Greater London	11.7	44.1	20.8	10.8	5.9	6.8	100	488,758
England	14.4	34.1	21.1	13.4	7.8	9.3	100	2,223,663
Scotland	16.8	28.7	20.4	13.4	8.5	12.2	100	198,424
Wales	17.0	27.7	20.4	14.8	8.7	11.4	100	116,305
Northern Ireland	15.0	31.5	21.2	12.7	7.8	11.7	100	51,531
UK	14.7	33.3	21.0	13.4	7.9	9.6	100	2,589,923

Base: PRS HRP's aged 16 to 74 inclusive. PRS includes all 'rent free' households.

Sources: Analysis of census tables S13 (E&W, S) and S327 (NI).

Not surprisingly, the greatest levels of private renting HRPs aged between 16 and 24 were frequently to be found in some of the principal university towns. There were eight local authority areas in which the proportion of such HRPs exceeded three-tenths of the entire sector: Leeds (34.2 per cent), Durham (33.7 per cent), Nottingham (32.8 per cent), Sheffield (32.5 per cent), Cardiff (31.4 per cent), Aberdeen (30.7 per cent), Southampton (30.5 per cent), and Newcastle upon Tyne (30.2 per cent).

Looking first at all HRPs in all tenures together within England and Wales, the pattern was for the urban areas to have the youngest age profile, and the rural areas to have the oldest (Table 5.3). A similar pattern existed in the age profile amongst the private renting HRPs alone, but the profile in the PRS was younger in each of the three types of area. Compared with all HRPs, for example, about four times as many living in the PRS in urban areas were in the 16 to 24 age band, and only about half as many were in the oldest age band. With the exception of the Greater London region, which had no wards within the rural classification, the national pattern amongst the private renting HRPs was repeated within each Government Office Region. Thus, there was a gradient across the three types of rural/urban area, with the greatest proportions of the younger HRPs living in the urban areas, and the lowest in the rural areas.

**Table 5.3: Age of Household Reference Person by rural/urban area, England and Wales, 2001**

Rural/urban area by tenure		16 to 24 (%)	25 to 34 (%)	35 to 44 (%)	45 to 54 (%)	55 to pension age (%)	Pension age to 74 (%)	Total (%)	N.
PRS	Urban	16.2	35.8	20.3	12.3	6.9	8.5	100	1,918,801
	Rural town and fringe (mixed)	8.7	26.8	23.6	17.4	10.9	12.5	100	215,132
	Rural village and hamlet (rural)	4.8	22.0	25.3	20.1	13.6	14.1	100	206,261
	All	14.5	33.7	21.0	13.4	7.9	9.4	100	2,340,194
All tenures	Urban	4.4	19.6	23.4	20.6	13.5	18.4	100	15,582,858
	Rural town and fringe (mixed)	2.2	14.5	22.1	23.1	16.7	21.3	100	2,083,107
	Rural village and hamlet (rural)	1.4	11.1	21.6	24.9	19.1	22.0	100	1,476,762
	All	3.9	18.4	23.1	21.2	14.3	19.0	100	19,142,727

Base: England and Wales HRPs aged 16 to 74 inclusive. PRS includes all 'rent free' households.

Sources: Analysis of census table S13 (E&W), and the ward level ODPM Rural and Urban Area Classification 2004.

Analysis of the 2000/01 *Survey of English Housing* (SEH) datafiles, which contained the actual age of the head of household (not the HRP) rather than just the age band, found that the median age for the PRS heads of household in England was 33 years old. The median figure for both owner occupiers and social rented tenants was 50 years old. Not surprisingly, the analysis found that PRS heads of household living in furnished accommodation were on average younger than those living in unfurnished accommodation, with median ages of 29 and 36 years old respectively.

More recent figures in the SEH reports show that there has been an increase in the proportion of HRPs aged between 16 and 24 in the PRS, whilst the proportion of such owner occupiers has decreased (ODPM, 2005b). This pattern, as suggested in the SEH report and elsewhere (for example, Ford, 1999), may be a reflection of first time buyers deferring entry into owner occupation, perhaps due to increases in house prices, and instead turning to the PRS until such time as they can afford to buy.

## Socio-Economic Classification

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The National Statistics Socio-Economic Classification (NS-SEC) was provided within the census output. It classified all people aged between 16 and 74 years of age according to the occupational details recorded on the census form (further details of the classification are contained in the Glossary, and in ONS, 2005).

Table 5.4 shows that people working in the higher professional, and lower professional and higher technical occupations were slightly over-represented within the private rented sector (18.7 per cent) compared with all people (15.4 per cent). Given the youthful age-profile of the PRS, this pattern tends to confirm the importance of the sector to the loosely-termed ‘young professionals’ market’.

Perhaps not surprisingly, there was a concentration of professionals within the Greater London region, both overall and specifically within the PRS. Thus 7.7 per cent of all people within London were higher professionals, and 12.8 per cent were in lower professional and higher technical occupations. Within London’s PRS alone, these proportions rose to 11.6 per cent and 17.7 per cent respectively, or 29.3 per cent in total. The regions with the lowest proportions of these professionals living in the PRS were the North East (11.5 per cent), and Wales (11.7 per cent).

Full-time students are classified as such in the NS-SEC irrespective of whether they were in paid employment or self-employment of any kind. Not surprisingly they were also over-represented within the PRS (15.6 per cent), and particularly within the ‘other’ type of landlord sub-sector (26.1 per cent), which includes landlords that were higher educational institutions. There was also a relatively high proportion of full-time students renting from a relative or friend, which is likely to have included landlords that were the parents of students as well as other students letting to their friends. Taking all full-time students within the PRS together, the Yorkshire & The Humber region stood out, with 22.4 per cent of the people living in the sector classified as such. There were also relatively high proportions of full-time students living in the PRS within the North East (20.2 per cent) and Scotland (21.5 per cent).

Table 5.4: National Statistics Socio-Economic Classification (NS-SEC) by tenure, UK, 2001

NS-SEC	Private rented:					Owner occupied (%)	Social rented (%)	All people, all tenures (%)
	Landlord/agent (%)	Employer (%)	Relative/friend (%)	Other (%)	All PRS (%)			
Employers in large organisations	0.3	0.2	0.3	0.2	0.3	0.3	0.2	0.3
Higher managerial	2.9	5.3	2.1	3.1	2.9	3.7	0.5	3.0
Higher professional	7.4	8.0	5.0	4.2	7.2	5.6	1.0	5.0
Lower professional and higher technical	11.7	12.1	11.1	6.7	11.5	11.8	3.7	10.4
Lower managerial	5.4	7.4	5.3	3.6	5.4	6.0	2.3	5.4
Higher supervisory	2.4	10.0	2.7	6.3	2.8	3.3	1.3	2.9
Intermediate	8.6	9.8	9.9	6.6	8.6	10.5	5.7	9.5
Employers in small organisations	2.1	2.0	2.6	8.4	2.4	2.8	1.0	2.5
Own account workers	4.2	2.1	5.6	4.2	4.2	5.0	2.5	4.5
Lower supervisory	4.4	8.7	5.2	4.3	4.6	4.9	4.8	4.9
Lower technical	1.6	2.1	2.1	1.1	1.6	2.6	2.2	2.4
Semi-routine	10.5	13.2	12.1	7.8	10.6	11.3	15.8	12.0
Routine	8.3	7.9	9.3	5.8	8.2	8.3	15.7	9.5
Never worked and long-term unemployed	5.6	1.9	4.2	4.0	5.3	1.9	10.3	3.7
Full-time students	15.8	4.9	11.5	26.0	15.6	5.4	6.1	6.5
Unclassified	8.9	4.4	11.2	7.7	8.8	16.5	26.8	17.6
Total	100	100	100	100	100	100	100	100
N.	3,449,053	124,427	236,477	134,352	3,944,309	30,549,881	6,788,825	41,903,487

Base: UK people in households aged 16-74 inclusive. Table excludes all 'rent free' people.

Sources: Analysis of census tables S47 (E&W, S) and S343 (NI).

Notes: Northern Ireland figures do not include 'unclassified', due to NS-SEC being coded for all people who were working or who had ever worked, and due to imputation for unstated or inadequately described occupations. 'Unclassified' for the rest of the UK includes people aged 65-74 who were not working in the week before the census (excluding those who had never worked and the LT unemployed, and who are classified separately), and those aged 16-64 who had last worked before 1996 (again excluding those who had never worked and the LT unemployed). People who had last worked in 1999 (at least two years before the census) are classified as LT unemployed. Full-time students were enumerated at their term-time address, which if they lived with parents or a guardian during term-time would have been counted in the tenure of the parent or guardian.

Within the employment-linked sub-sector of the PRS, there was collectively about double the proportion of people in managerial and supervisory positions (both higher and lower managerial and supervisory): 31.4 per cent compared with 16.2 per cent overall. There was also the highest level of people working in professional and higher technical occupations within this sub-sector (20.1 per cent). In the context of the continued decline in the amount of employment-linked accommodation, this pattern suggests that employers may have been focusing their provision of tied accommodation on certain 'key worker' positions within their workforces. This changing pattern in employment-linked accommodation was noted by Bovaird *et al.* (1985) in their analysis of the 1981 census, who suggested that the provision of such housing appeared to be increasingly tied to specific employment requirements, rather than being offered when there was no direct employment need.



## Ethnic group

The available census output on ethnic group by tenure was different for the three issuing organisations for the UK. Only limited data were available for Northern Ireland (at the national level), whereas the Scottish output, which was available at a sub-national level, contained fewer and different categories from the output for England and Wales. This part of the analysis therefore relates solely to England and Wales.

The private rented sector within England and Wales was clearly the most ethnically diverse tenure (Table 5.5). Without exception, all black and minority ethnic groups (BME) (that is, non-British white and non-Irish white) were over-represented within the PRS. The pattern was for high levels of HRP's from specific ethnic groups within the PRS to be found in areas in which there were generally high levels in the wider population irrespective of tenure. Thus, at the ward level the correlation between the PRS and all tenures together for the broad Asian ethnic grouping (as contained in Table 5.6) was a relatively strong one at 0.881 ( $p < 0.01$ ). This was also the case for all the black ethnic groups collectively (0.795,  $p < 0.01$ ), and the 'white other' group (0.808,  $p < 0.01$ ). The relationship between Chinese HRP's living in the PRS and all tenures was less strong (0.521,  $p < 0.01$ ), as it was for the mixed ethnic groups collectively (0.513,  $p < 0.01$ ).

At the regional level the rule of thumb was for a higher proportion of these broad ethnic groups to have been living in the PRS than was to be found in the wider population – a rule that applied within each region with just two exceptions, both occurring in Greater London. Within the capital there were 7.9 per cent of HRP's in all Asian ethnic groups living in the PRS compared with the slightly higher proportion of 8.3 per cent in all tenures. Likewise, there were 7.8 per cent HRP's in all black ethnic groups living in the PRS in the region, compared with 10.5 per cent of all HRP's in all tenures. The pattern was for the BME groups to be located in urban rather than rural areas: in the urban districts of England, 22.6 per cent of the PRS HRP's were BME (as were 12 per cent of all HRP's), compared with 6.6 per cent in the rural districts (and 2.8 per cent of all HRP's).

The reasons for the comparatively high levels of different ethnic groups within the PRS are likely to vary. Some will be living in the sector by virtue of being full-time students (many of which would have been renting from their higher education institution, classified under 'other' type of private landlord), for example. As Dorling noted in his analysis of the 1991 census data (1995), the higher levels of ethnic minority groups living in the PRS tended to correspond with their younger age structure. Another reason for high levels of ethnic minority groups within the PRS could be due to the disproportionate level of recent inward migrants residing in the sector (see Chapter Six). Other ethnic and religious factors could also have made it generally more likely for certain groups to be private renters, such as it being against Islamic law to borrow or lend at a rate of interest, thereby making it more difficult for Muslims to purchase their own home, for example (Sellick, 2004).



**Table 5.5: Ethnic group of Household Reference Person by tenure, England and Wales, 2001**

Ethnic group		Private rented (%)					Owners (%)	Social rented (%)	All tenures (%)
		Landlord/agent	Employer	Friend/relative	Other	All PRS			
White	British	79.9	84.0	87.6	79.4	80.4	91.5	86.3	89.3
	Irish	1.9	1.5	1.5	1.8	1.8	1.5	2.2	1.6
	Other white	8.0	5.6	3.1	6.5	7.6	2.0	1.9	2.5
Mixed	White and black Caribbean	0.3	0.2	0.2	0.2	0.3	0.1	0.5	0.2
	White and black African	0.2	0.2	0.1	0.2	0.2	*	0.2	0.1
	White and Asian	0.4	0.3	0.3	0.4	0.4	0.2	0.2	0.2
	Other mixed	0.4	0.3	0.3	0.5	0.4	0.1	0.2	0.2
Asian or Asian British	Indian	1.8	2.9	1.7	2.3	1.9	1.6	0.7	1.5
	Pakistani	1.2	0.7	1.5	1.1	1.2	0.8	0.7	0.8
	Bangladeshi	0.3	0.1	0.3	0.4	0.3	0.2	0.7	0.3
	Other Asian	0.7	0.6	0.6	1.2	0.7	0.3	0.3	0.4
Black or black British	Caribbean	1.0	0.5	0.9	0.9	1.0	0.9	2.8	1.3
	African	1.7	1.1	0.6	1.5	1.6	0.3	2.2	0.8
	Other black	0.2	0.1	0.1	0.2	0.2	0.1	0.4	0.1
Chinese		0.7	0.6	0.7	1.8	0.8	0.3	0.2	0.4
Other ethnic group		1.2	1.4	0.4	1.7	1.2	0.2	0.4	0.3
Total		100	100	100	100	100	100	100	100
N.		1,888,624	55,629	133,634	63,310	2,141,197	14,916,381	4,157,335	21,214,913

Base: England and Wales HRPs. Rent free HRPs not included.

Sources: Analysis of census table S111.

**Table 5.6: Broad ethnic group of PRS Household Reference Person by Government Office Region, England and Wales, 2001**

GOR	British and white (%)	Other white (%)	All mixed groups (%)	All Asian groups (%)	All black groups (%)	Chinese and other groups (%)	Total (%)	N.
North East	92.5	2.7	0.8	2.3	0.6	1.1	100	76,974
North West	90.1	2.9	1.1	3.6	1.1	1.2	100	240,037
Yorkshire & The Humber	89.0	3.3	1.0	4.2	1.2	1.3	100	187,778
East Midlands	89.0	3.4	1.0	3.8	1.6	1.3	100	144,205
West Midlands	84.1	3.6	1.3	6.8	2.6	1.7	100	157,210
East of England	85.8	7.3	1.0	2.4	2.2	1.4	100	196,583
South East	85.8	7.5	1.1	2.4	1.6	1.6	100	334,308
South West	92.8	3.7	0.8	1.1	0.8	0.8	100	233,156
Greater London	59.5	18.4	2.3	7.9	7.8	4.2	100	467,091
England	81.7	7.8	1.3	4.2	2.9	2.0	100	2,037,342
Wales	93.6	2.8	0.7	1.4	0.5	1.0	100	103,855
England and Wales	82.3	7.6	1.3	4.1	2.8	2.0	100	2,141,197

Base: England and Wales PRS HRPs. Excludes 'rent free' HRPs.

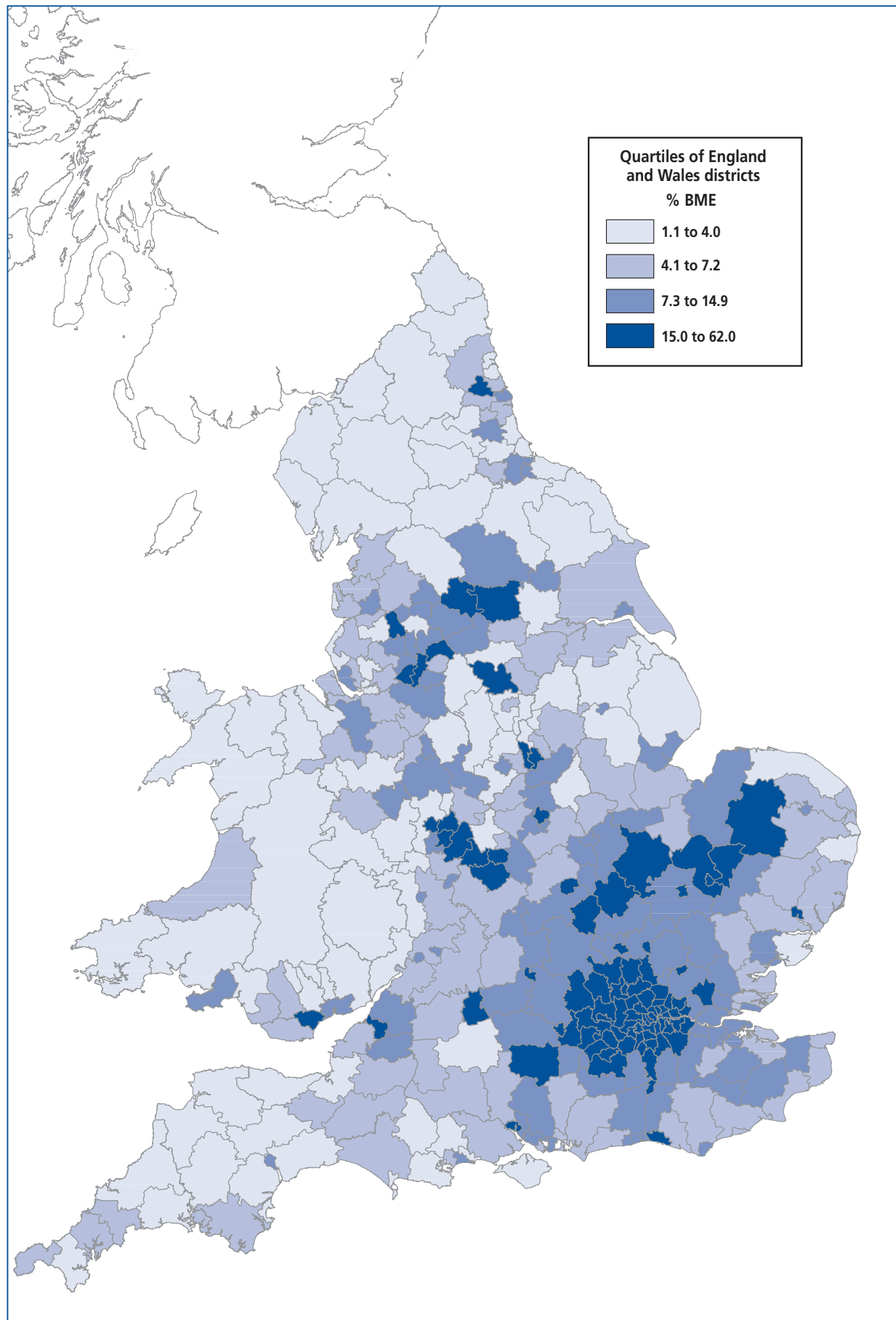
Sources: Analysis of census table S111.

Map 5.1 (page 51) shows quartiles of local authorities in England and Wales in terms of the proportion of HRPs living in the PRS that were of black and minority ethnic groups. The dark blue areas indicate the uppermost quartile, in which the proportion of PRS HRPs that were BME ranged from 15 per cent to 62 per cent. The pale blue areas indicate the lowest quartile of districts, which contain between 1.1 per cent and 4 per cent of BME groups.

The map shows that the highest levels of BME groups were clearly focused in and around the Greater London area. As Table 5.6 shows, about two-fifths of HRPs living in the PRS within Greater London were from BME groups. The map indicates that there was a pocket of BME groups in the West Midlands, and especially in Walsall (17.6 per cent PRS HRPs were from BME groups), Wolverhampton (22.4 per cent), Coventry (24.4 per cent), Sandwell (24.9 per cent), and Birmingham (33.2 per cent).

There were also high levels of BME groups to be found in parts of East Anglia, and especially in the two rural districts of East Cambridgeshire (21.0 per cent), and Forest Heath (52.5 per cent). The concentration in and surrounding these districts is suggestive of one function that the sector was probably playing in certain locations in supporting a degree of international demand, such as might be suggested by pockets of 'white other' HRPs (that is white people who are non-British and non-Irish), who may have required a home in this country for relatively short periods of time, probably for employment reasons. Within the PRS, three times as many HRPs in England and Wales were of this ethnic group compared with overall (7.6 per cent and 2.5 per cent). However, there were a number of areas where much higher concentrations of 'white other' HRPs were to be found within the sector, and particularly in Forest Heath, where 40.7 per cent of the HRPs in the PRS were within this grouping. The explanation for this high level of concentration is to be found in the location of two American Air Force bases at RAF Mildenhall and RAF Lakenheath.

Enumeration in the 2001 census included all overseas military persons resident on census day who had or intended to reside in the UK for a minimum period of six months. A proportion of the private rented accommodation occupied by the American service personnel in Forest Heath might have been on the actual airbases and therefore within the employment-linked sub-sector of the PRS, similar to that identified by Kleinman and Whitehead in their analysis of the 1981 census (1985). However, the concentration of 'white other' HRPs in the nearby wards suggests that the local open market PRS had responded to the specific demand from this group. This type of response from private landlords has been found to occur in other niche markets, such as those serving students, which are also often to be found in spatially concentrated locations (Rugg *et al.*, 2000).

**Map 5.1: % of PRS Household Reference Persons who are of black and minority ethnic origin (BME), 2001**

Within the district of Forest Heath, the highest concentration of 'white other' HRPs living within the PRS as a whole was to be found, first in the Manor ward (65.8 per cent), and secondly in the Great Heath ward (58.5 per cent), neither of which contained either of the two airbases, and where all these households were renting on the open market (that is, from a landlord or letting agent). The proportion of this type of HRP living in the PRS in Eriswell and the Rows ward, which actually contains RAF Mildenhall, was 56.4 per cent. Of these, many were also renting on the open market (53.2 per cent of them), whilst the rest either identified their landlord as an employer of a household member (25.6 per cent) or some other type of landlord or a friend or relative (20.5 per cent). Other wards in the area also had high proportions of 'white other' HRPs living in the PRS, and where the vast majority of them were renting on the open market: Lakenheath ward, which contained RAF Lakenheath (52.5 per cent); Market ward (46.7 per cent); Brandon West ward (41.2 per cent); and Red Lodge ward (41.1 per cent).

Most other areas with high levels of 'white other' HRPs living in the PRS were to be found in Greater London, and most commonly within inner London, which is also suggestive of an international dimension to the demand for the PRS in the area. Particularly high levels were occurring in Kensington and Chelsea (where 41.7 per cent of HRPs in the PRS were of this ethnic group), Westminster (32.5 per cent), Hammersmith and Fulham (27.9 per cent), and Camden (26.3 per cent).

The overall proportion of HRPs from the Asian ethnic groups living in the PRS was 4.1 per cent, compared with 2.9 per cent of all HRPs. Once again, there were a number of pockets containing particularly high levels of such HRPs living within the PRS. Several London boroughs were again high on the list, although different ones from those containing the highest levels of 'white other' HRPs, and usually in outer rather than inner London: Newham (25 per cent), Harrow (21.3 per cent), Redbridge (20.9 per cent), Brent (17.7 per cent), and Hounslow (17 per cent). High levels of Asian HRPs living in the PRS were also to be found in Leicester (20.2 per cent), Birmingham (17 per cent), and Bradford (14.7 per cent).

Black ethnic groups comprised 2.8 per cent of the HRPs living in the PRS, compared with 2.2 per cent overall. The ten local authorities with the highest levels of such HRPs in the PRS were, with the exception of Luton (where they comprised 13.2 per cent of the PRS Household Reference Persons), to be found within Greater London. These boroughs were different from the ones containing the highest levels of Asian ethnic groups, and again the tendency was for them to be outer rather than inner boroughs: Newham (20.8 per cent), Croydon (17 per cent), Waltham Forest (16.7 per cent), Barking and Dagenham (16.3 per cent), and the inner borough of Lewisham (15.9 per cent).

## General health and limiting long-term illness

The census asked two questions of all people about their health. The first was 'Over the last twelve months would you say your health has on the whole been: good, fairly good, not good?'; and the second was 'Do you have any long-term illness, health problem or disability which limits your daily activities or the work you can do (include any problems which are due to old age)?'. These questions therefore do not relate to whether a person had necessarily been diagnosed by a medical professional as having a health problem or a limiting long-term illness, which in conjunction with certain other personal circumstances could result in eligibility for social rented housing.

Table 5.7 contains the proportions of people privately renting and all people who said in answer to the first question above that their health had on the whole been good over the last twelve months, and the proportions of the same who said that they had a limiting long-term illness, health problem or disability in response to the second question above. The general overall pattern for private renters and all people, as might be expected, was for the highest levels of good health over the last twelve months to be associated with the lowest levels of limiting-long term illness, health problem or disability.

**Table 5.7: General health and limiting long-term illness by Government Office Region, 2001**

GOR	Private renters (%)			All people (%)		
	In good health	Limiting health problem	N.	In good health	Limiting health problem	N.
North East	67.0	19.2	200,603	64.6	22.1	2,472,851
North West	66.4	20.0	622,435	67.3	20.1	6,615,685
Yorkshire & The Humber	68.3	17.1	503,449	67.3	18.9	4,880,742
East Midlands	68.6	16.5	377,882	67.9	17.8	4,095,585
West Midlands	67.5	17.8	449,531	67.5	18.3	5,186,258
East of England	71.4	14.2	505,787	70.6	15.6	5,296,506
South East	72.9	12.8	849,333	71.8	14.8	7,809,861
South West	70.1	15.6	582,112	69.2	17.4	4,812,019
Greater London	76.2	10.3	1,145,366	71.0	15.1	7,078,644
England	71.0	14.9	5,236,498	69.1	17.3	48,248,151
Scotland	67.2	20.0	456,924	68.3	19.7	4,976,005
Wales	66.5	20.6	280,636	65.4	22.7	2,859,483
Northern Ireland	69.6	19.6	129,965	70.4	19.7	1,658,808
UK	70.4	15.7	6,104,023	68.9	17.9	57,742,447

Base: UK people. PRS includes all 'rent free' people.

Sources: Analysis of census tables S17 (E&W, S) and S315 (NI).

Probably in a reflection of the comparatively youthful age profile of private renters, people living in the PRS were generally slightly more likely than all people to have said that they had been in good health over the last twelve months, and the least likely to have said that they had a limiting illness or health problem. The South East region had high levels of self-reported good health and low levels of limiting long-term illness for all people and all private renters. In what may be related to the particularly young age profile of the sector within the region, private renters within Greater London were the most likely to say that they had been in good health and the least likely to report a long-term health problem.

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## Chapter Six

# Private renting households

- Single people of below pensionable age were the most common type of PRS household, forming 27.3 per cent of all PRS households compared with 15.8 per cent overall. Households comprised entirely of pensioners were under-represented in the PRS, whereas lone parents with dependent children were over-represented.
- Single non-pensioner households were most common in urban areas within the PRS (and overall), as were lone parents with dependent children. Greater London was notable for having a particularly high proportion of households classified as 'other', which is likely to have been largely comprised of shared adult groups.
- Between 1981 and 2001, the proportion of households in the PRS that were lone parents with dependent children increased seven-fold, which was more than twice the overall rate of increase.
- Reflecting the declining importance of the 'traditional' role of the PRS, the proportion of single person pensioner households dropped by about one-third between the 1981 and 2001 censuses, whereas the proportion of such households overall remained relatively constant.
- According to the occupancy rating, PRS households were more than twice as likely as all households to have had at least one room too few for their needs. This under-accommodation within the PRS (as well as overall) was most common in urban areas, and particularly within Greater London.
- Compared with the other tenures, the PRS was supporting a high level of mobility. Only 58 per cent of whole households in the PRS were living at the same address as one year earlier, compared with 86.3 of all households in all tenures. The proportion of PRS households that had moved within the same district over the previous year was 11.1 per cent, and 9.4 per cent had moved to another district in the UK. The proportion of partly moving households, which includes new household formations, was also high in the PRS.
- Full-time students aged 18 and over were commonly living in the parental home (37.8 per cent) and the private rented sector (29.2 per cent). Including those occupying communal establishments, most likely to be halls of residence in this instance, about two-fifths of all students aged 18 and over were probably living in some form of private rented accommodation.

## Household type

One of the main functions of the PRS has been a 'traditional' role, in providing accommodation for elderly households who have been living in the sector for a relatively long period of time, possibly since it was the mainstream tenure. This role of the sector has been gradually declining in importance (Kemp, 2004). Taking the UK as a whole, Table 6.1 shows that households comprised entirely of pensioners were under-represented within the PRS compared with all tenures together: 16.4 per cent and 23.6 per cent. These proportions include single people of pensionable age, all-pensioner families, and other types of household comprised entirely of pensioners.

**Table 6.1: Household type by tenure, UK, 2001**

Household type			PRS (%)	Owners (%)	Social rented (%)	All tenures (%)
One Person	Pensioner		12.8	12.1	23.3	14.4
	Non-pensioner		27.3	12.8	19.3	15.8
One family	Married and cohabiting couples (including same-sex)	No children	15.6	20.8	7.3	17.5
		Dependent children	12.3	24.2	14.1	20.8
		Non-dependent children only	1.9	7.9	3.8	6.4
		All-pensioner	3.3	10.4	6.6	8.8
	Lone parents	Dependent children	10.7	3.2	15.5	6.5
		Non-dependent children only	1.8	3.0	4.5	3.2
Other types	With dependent children		2.0	2.0	2.9	2.2
	All-student households		3.0	0.1	0.1	0.4
	All-pensioner households		0.3	0.4	0.5	0.4
	Other		9.2	2.9	2.3	3.5
Total			100	100	100	100
N.			2,869,302	16,724,788	4,885,277	24,479,367

Base: UK households. PRS includes 'rent free'.

Sources: Analysis of census tables S53 (E&W, S) and S357 (NI).

The PRS was also notably different from the other tenures in having a particularly high concentration of single person households of below pensionable age (27.3 per cent). Compared with all households, the sector was housing a relatively high proportion of lone parents with dependent children, whereas couples with dependent children were substantially under-represented within the sector. The comparatively high proportion of the other types of household classified as 'other' is likely to have mostly comprised shared adult households, such as groups of young professionals.



Table 6.2 shows broad groups of the household types for the PRS by Government Office Region. The proportion of households comprising one person (both pensioner and non-pensioner) was fairly consistent across the regions. Likewise for the couples, which included married and cohabiting couples with and without children, and all-pensioner couples. Greater London was notable for having relatively low proportions of both single person households and couples, and largely due to the sector being skewed towards the group of other types of household within the area (24.9 per cent). The vast majority of this broad group of other types of household were classified as 'other' in the census output (19.8 per cent of all PRS households in the region), suggesting the extent of shared adult households living within the PRS in the area. The equivalent figure for all households in all tenures within the region was 7.7 per cent.

**Table 6.2: PRS household type by Government Office Region, 2001**

GOR	All one person (%)	All couples (%)	All lone parents (%)	All others (%)	Total (%)	N.
North East	41.1	30.3	16.7	11.9	100	93,176
North West	44.0	27.1	18.1	10.8	100	300,162
Yorkshire & The Humber	41.8	30.9	14.3	12.9	100	234,668
East Midlands	40.1	34.4	12.7	12.8	100	178,523
West Midlands	42.0	31.7	14.3	12.0	100	211,962
East of England	39.3	39.5	10.7	10.5	100	240,475
South East	38.0	38.3	10.1	13.6	100	397,055
South West	40.3	37.2	11.2	11.3	100	279,613
Greater London	36.4	30.9	7.8	24.9	100	520,902
England	39.8	33.5	12.0	14.8	100	2,456,536
Scotland	43.9	29.5	13.6	13.1	100	225,000
Wales	40.2	31.1	17.1	11.6	100	130,195
Northern Ireland	38.6	31.6	17.8	12.0	100	57,571
UK	40.1	33.0	12.4	14.4	100	2,869,302

Base: UK private renting households. Includes all 'rent free' households.

Sources: Analysis of census tables S53 (E&W, S) and S357 (NI).

The general pattern was for high levels of lone parents living in the PRS to be found in the regions with the highest levels of lone parents generally, and vice-versa. Thus the North West region had the highest level of lone parents in the PRS and one of the highest overall levels (respectively 18.1 per cent and 11.1 per cent). Similarly, the South West had one of the lowest levels of lone parents both in the PRS and generally (respectively 11.2 per cent and 8 per cent). Due to the large bulk of the 'other' households in the PRS within Greater London, it was the only region in which there was a lower proportion of lone parents living in the PRS than generally within the area (7.8 per cent in the PRS compared and 11.1 per cent in total).

Table 6.3 shows PRS household type by rural and urban types of area within England and Wales. In many respects, the general pattern of households across the three types of area within the PRS followed those for all households together, although often in exaggerated form. Thus, amongst all households in all tenures there was a greater proportion of non-pensioner single person households in the urban areas (16.6 per cent) than in the mixed (11.8 per cent) and rural types of area (10.3 per cent). As the table shows, the proportions of such households in the PRS followed the same gradient, but were approximately double in size in each type of area compared with all households.

There was also a gradient across the three types of area amongst all households in the proportions of couples with dependent children, ranging from 20.4 per cent in urban areas, 22.5 per cent in the mixed areas, and 23 per cent in the rural areas. The same gradient existed in the PRS alone, but was sharper such that couples with dependent children in urban areas were comparatively uncommon. Lone parents with dependent children were more common in the PRS within each type of area than overall, and particularly so in the mixed areas (10 per cent compared with 4.8 per cent overall) and rural areas (6.3 per cent compared with 3.5 per cent overall). They were also more common in the urban areas (11 per cent compared with 7 per cent overall). As might have been expected, the all-student households were essentially an urban characteristic of the PRS, being relatively infrequent within the PRS in the other types of area.

**Table 6.3: Household type within the PRS by rural and urban area, England and Wales, 2001**

Household type			Urban (%)	Rural town and fringe (mixed) (%)	Rural village and hamlet (rural) (%)	All PRS (%)
One Person	Pensioner Non-pensioner		12.0 28.6	15.4 23.8	13.6 19.2	12.5 27.3
One family	Married and cohabiting couples (including same-sex)	No children	15.2	17.7	20.8	16.0
		Dependent children	10.9	16.6	21.0	12.3
		Non-dependent children only	1.5	3.0	4.7	1.9
		All-pensioner	2.6	5.2	6.5	3.2
	Lone parents	Dependent children	11.0	10.0	6.3	10.5
		Non-dependent children only	1.7	1.9	2.1	1.7
Other types	With dependent children		2.2	1.5	1.5	2.0
	All-student households		3.4	0.3	0.2	2.9
	All-pensioner households		0.2	0.3	0.4	0.3
	Other		10.7	4.2	3.6	9.4
Total			100	100	100	100
N.			2,108,033	246,329	232,341	2,586,703

Base: UK households. PRS includes 'rent free'.

Sources: Analysis of census table 553.

## Recent trends in household composition

The census reports for England and Wales for 1981 (OPCS, 1983) and 1991 (OPCS, 1993) contain information on household composition by tenure, and therefore allow a degree of comparison to be made with the 2001 census for these two countries together. The earlier figures have in some cases been classified differently from the 2001 census, however, meaning that only some of the household types in 2001 can be compared directly across the 20 year period. Other household types where the categorisation has changed in the output have been grouped together. The household types contained within Table 6.4 that are directly comparable across the three censuses are italicised, and include single person households of pensionable age and above, single person households of below pensionable age, couples (including same-sex couples) with dependent children, and lone parents with dependent children. Households comprising couples (including same-sex couples) without dependent children is a grouped category that both includes couples of pensionable age and non-pensionable age – the censuses prior to 2001 provided figures for couples in which one or both person was of pensionable age, whereas in the 2001 census both persons were of pensionable age. The two other household types are also grouped due to the different categories used before 2001, which split the households by number of adults and whether or not they contained any dependent children.

**Table 6.4: Recent trends in household composition, England and Wales, 1981-2001**

Household type		1981 (%)		1991 (%)		2001 (%)	
		All tenures	PRS	All tenures	PRS	All tenures	PRS
One person	<i>Pensioner</i>	14.2	18.0	15.0	14.6	14.4	12.4
	<i>Non-pensioner</i>	7.6	17.9	11.6	25.1	15.7	27.4
Couples	Without dependent children	31.2	32.9	31.9	29.8	32.9	21.2
	<i>With dependent children</i>	22.6	15.0	20.4	14.2	20.8	12.3
<i>Lone parents with dependent children</i>		2.1	1.4	4.1	4.3	6.4	10.2
Other	With dependent children	8.8	4.6	5.5	2.9	2.2	2.1
	Without dependent children	13.6	10.2	11.5	9.2	7.5	14.4
Total		100	100	100	100	100	100
N.		17,705,493	1,960,252	19,872,491	1,845,462	20,451,321	2,456,536

Base: Households in England and Wales. 2001 PRS includes all 'rent free' households.

Sources: OPCS (1983), OPCS (1993), analysis of 2001 census table S53. Household types that are italicised are directly comparable across the three censuses.

The proportion of all households in all tenures comprised of one pensioner has remained relatively constant over the period at around 15 per cent. Reflecting the continued decline in the 'traditional' role of the PRS, in contrast, the proportion of this type of household living in the PRS has dropped by about one-third, from 18 per cent in 1981 to 12.4 per cent in 2001.

Single person households of below pensionable age living in the PRS have increased over the same time scale, but at a slower rate than the growth in this household type overall: all single non-pensioner households slightly more than doubled from 7.6 per cent to 15.7 per cent over the period, whereas, probably due to its already high level, the proportion living in the PRS increased by just more than one-half from 17.9 per cent to 27.4 per cent. Over the 20 year period, there has been a marked increase in the proportion of lone parents living in the sector: whilst there has been a tripling in the proportion of this household type overall, from 2.1 per cent to 6.4 per cent, the growth in lone parents living in the PRS has increased by more than seven-fold, from 1.4 per cent to 10.2 per cent.

## Household occupancy

Analyses of overcrowding have in the past used the measure of more than 1.5 persons per room, and more recently, as households have tended to decrease in size, more than one person per room (for example, Champion *et al.*, 1996). Although a newer measure has been included within the 2001 census output (see 'occupancy rating' below), the measure of more than one person per room for the purpose of past comparison shows that 1.9 per cent of all UK households in the 2001 census were overcrowded. The figure for Great Britain was the same, making the extent of overcrowding substantially unchanged since Dorling's (1995) analysis of the 1991 census.

**Table 6.5: Proportions of households with more than one person per room, UK, 2001**

Property type		PRS (%)	All tenures (%)
Houses and bungalows	Detached	1.8	0.7
	Semi-detached	2.3	1.6
	Terraced (including ends)	2.3	2.3
Flats, maisonettes and apartments	Purpose built	3.5	2.9
	In converted buildings	3.6	3.4
	In commercial buildings	3.5	4.0
Caravans and other mobile or temporary structures		5.3	5.1
All		2.8	1.9
N.		2,869,365	24,479,417

Base: UK households. PRS includes all 'rent free' households.

Sources: Analysis of census tables S52 (E&W, S) and S356 (NI).

Note: Count of the number of rooms in a household's accommodation does not include bathrooms, toilets, halls or landings, or rooms that can only be used for storage. All other rooms (bedrooms, living rooms, kitchens, utility rooms, studies) are counted, except when rooms are shared between a number of households.

Still using the measure of more than one person per room, since it is disaggregated by tenure and property type in the 2001 census output (whereas the newer 'occupancy rating' is not disaggregated by property type), Table 6.5 shows the extent of overcrowding within the UK for all households and PRS households by property type. Based on this measure, private renting households were about 1.5 times as likely as all households in the UK to have been overcrowded.

The newer measure included in the 2001 census output, the occupancy rating, is more subtle than previous measures. Rather than simply comparing the number of people in a household with the number of rooms they occupy, it is responsive to the number of rooms required by individual households depending on the relationships, ages and sex of its members (see the Glossary for details). From the occupancy rating, counts are provided in census output of the numbers of households having the requisite number of rooms, those which had at least one room too few for their household requirements (under-accommodated), and those which had at least one room more than was required (over-accommodated). Analysis of the occupancy rating by tenure for all households in the UK is shown in Table 6.6.

**Table 6.6: Occupancy rating by tenure, UK, 2001**

Occupancy rating	PRS (%)	Owner occupied (%)	Social rented (%)	All tenures (%)
At least one room more than required (over-accommodated)	55.5	85.1	46.4	73.9
Requisite number of rooms	28.1	11.3	38.5	18.7
At least one room fewer than required (under-accommodated)	16.4	3.6	15.2	7.4
Total	100	100	100	100
N.	2,869,419	16,724,498	4,885,182	24,479,099

Base: UK households. PRS includes all 'rent free' households.

Sources: Analysis of 2001 census tables S53 (E&W, S) and S357 (NI).

Compared with previous measures, the occupancy rating paints a slightly less positive picture of the housing circumstances of UK households. A reason for this difference is that the occupancy rating starts from a more 'generous' position of assuming that a one person household requires three rooms (one bedroom plus two others), to which extra rooms are added depending on a household's size and composition. On this measure, 7.4 per cent of all households had an insufficient number of rooms, and PRS households were more than twice as likely as this to have been under-accommodated (16.4 per cent). Although under-accommodation (and overcrowding under the earlier measure) was the highest in the PRS, one of the attractions of the sector for many private tenants can be the opportunity to share with friends (Kenyon and Heath, 2001), or perhaps to limit accommodation costs by sharing with others (Jones, 1995, and see the section below on students). The level of under-accommodation within the sector, therefore, will to some degree be a reflection of a chosen style of living arrangement.

Table 6.7 shows the proportions of under-accommodated households (at least one room fewer than required according to the occupancy rating) by Government Office Region. Private rented households fared considerably worse than all households in every region in terms of this measure. Under-accommodated households in the PRS were least common in the North East region, although even here they were about twice as common as for all households in all tenures, and especially in the largely rural districts of Alnwick (4.1 per cent), Castle Morpeth (4.6 per cent), Teesdale (4.7 per cent), Berwick upon Tweed (4.8 per cent), and Tynedale (5 per cent). Other areas with low levels of under-accommodated households in the PRS were to be found in other generally rural areas, including the Lincolnshire districts of North Kesteven (4 per cent) and West Lindsey (4.1 per cent).

**Table 6.7: Under-occupancy by tenure and Government Office Region, 2001**

GOR	Households with at least one room fewer than required (under-accommodated) (%)			
	PRS	Owners	Social rented	All tenures
North East	9.7	2.7	9.3	5.1
North West	12.3	2.9	10.5	5.4
Yorkshire & The Humber	13.4	2.9	9.8	5.5
East Midlands	10.2	2.2	10.3	4.5
West Midlands	11.9	3.1	11.1	5.6
East of England	12.2	2.6	12.1	5.2
South East	15.3	2.7	15.0	5.9
South West	14.1	2.2	11.4	5.0
Greater London	29.4	8.2	29.1	17.3
England	16.4	3.3	14.9	7.1
Scotland	20.4	6.8	19.8	11.7
Wales	10.7	2.3	8.8	4.4
Northern Ireland	9.9	4.9	14.1	7.3
UK	16.4	3.6	15.2	7.4

Base: UK households. PRS includes all 'rent free' households.

Sources: Analysis of census tables S53 (E&W, S) and S357 (NI).

In contrast, the highest levels of under-accommodation were to be found within the Greater London region, both within the PRS (29.4 per cent) as well as overall (17.3 per cent). The ten UK districts with the highest levels of under-accommodation within the PRS were all to be found within Greater London, and generally within inner London. They included the outer borough of Brent (40.3 per cent), and the inner boroughs of Camden (38.8 per cent), the City of London (38.3 per cent), Hammersmith and Fulham (38.1 per cent), and Kensington and Chelsea (38.1 per cent). Only the outer boroughs of Bromley (15.8 per cent), Bexley (15.4 per cent), and Havering (12.9 per cent) had levels of under-accommodation in the PRS that were lower than the national figure for the PRS as a whole.

Not surprisingly given the patterns of under-accommodation at the district level, there was a gradient in the levels of under-accommodation at the ward level across the urban and rural types of area. For all households together within England and Wales, 7.9 per cent were under-accommodated in the urban wards, 3.4 per cent in the mixed wards, and 2.5 per cent in the rural wards. The PRS followed the same pattern, but with about double the proportions of under-accommodated households in each type of area: 18.3 per cent in the urban wards, 7.9 per cent in the mixed wards, and 5.3 per cent in the rural wards.

The explanation for the gradient in under-accommodation is perhaps largely to be found in the patterns of property types that were most common within the different types of area and the differential levels of under-accommodation associated with them. As shown by Table 6.5 above, the highest levels of under-accommodation, based on the old measure of more than one person per room, were to be found in flats, and the lowest in houses, and, as Chapter Four showed, flats were most commonly found in the urban types of area, and especially within the PRS. The predominance of shared adult households within the sector, and particularly within Greater London, is likely to have been a contributory reason also.

## Moving households and migration

Table 6.8 shows household movement and migration by tenure, which is based on the address usually occupied on census day compared with the usual address one year before. Tenure relates to that at the time of the census, and could therefore have changed with a move of address, or perhaps for some households living at the same address. Whilst in-migrants from outside of the UK are included, out-migrants are not, since they were not enumerated in the UK census. As the extent of household movement and migration is based on a comparison of addresses separated by one year, it is possible that some may have moved more than once over the period, a factor that is perhaps most relevant to the PRS. Partly moving households (which includes new household formations) are included in the census output at their current address only.

The extent and direction of domestic migration has been shown to vary over time, and it may vary relatively quickly, perhaps in relation to changes in general economic conditions (for example, Champion, 1996). At the time of the 2001 census, 86.3 per cent of all UK households were living at the same address on census day as one year earlier. The majority of wholly moving households had crossed only a relatively short geographical distance, with 4.3 per cent of households having moved from a different address one year earlier that was within the same local authority area.



**Table 6.8: Household movement by tenure, UK, 2001**

Household movement	PRS (%)	Owner occupied (%)	Social rented (%)	All tenures (%)
Same address	58.0	90.2	86.8	86.3
Different address in same district	11.1	2.8	6.2	4.3
Movement between different districts in the same country	8.7	2.0	1.4	2.5
Movement between different countries of the UK	0.7	0.1	0.1	0.1
In-migration from outside of UK	2.3	0.1	0.1	0.3
Partly moving (and no usual address)	19.2	4.9	5.4	6.4
Total	100	100	100	100
N.	2,346,146	16,724,827	4,885,351	24,479,509

Base: UK households. PRS excludes all 'rent free' households.

Source: Analysis of table T34.

A comparatively high level of movement within the PRS is a well-established trait of the tenure (in the *Surveys of English Housing*, for example). Not surprisingly, therefore, households living in the PRS on census day had been much more geographically mobile over the preceding year than those in the other tenures. Just 58 per cent of PRS households had been resident at the same address one year earlier. English PRS households living in urban districts were less likely to have been resident at the same address as one year earlier (55.8 per cent were still at the same address as one year before) than those living in the rural districts (64 per cent).

Current PRS households were more than twice as likely as all households to have changed address within the same local authority area in the year before the census (11.1 per cent). Just over one million households in all tenures had moved within the same local authority area over the preceding year, and of these almost one quarter of them (24.6 per cent) were currently residing in the PRS. Private renting households were more than three times as likely as all households to have moved further afield within the same country over the year prior to the census (8.7 per cent compared with 2.5 per cent), and also between the different countries of the UK (0.7 per cent and 0.1 per cent). About 650 thousand households in all tenures had moved between different local authorities within the UK as a whole, and of these one-third (33.6 per cent) were privately renting at the time of the census.

It has been suggested that one dimension of the 'residual role' of the PRS might be in housing immigrant households (Bovaird *et al.*, 1985). In the 2001 census the PRS was the tenure with the highest level of in-migration from outside of the UK, with 2.3 per cent of current private renting households having an overseas address one year before the census compared with 0.3 per cent overall. There were about 82 thousand in-migrants to the UK (whole households at the time of the census with



an overseas address one year earlier), and fully two-thirds of these were living in the PRS (67 per cent).

A proportion of these households are likely to have been asylum seekers, which were being 'soaked up' by the residual role of the PRS. In this respect, a number of large private landlords have been working within the National Asylum Support Service (NASS) and providing accommodation for asylum seekers (for example, Quilgars and Burrows, 2004). However, the figures are also likely to reflect a level of international demand for the PRS from migrant workers. Thus, government figures show that admissions of work permit holders were more numerous than applications received for asylum in 2001, although the admissions of overseas students were even more numerous (Home Office, 2004). There were also admissions of spouses and children of UK residents, which if living in the PRS should have been classified within the partly moving household category.

Kemp and Keoghan (2001) found that a substantial amount of moves into the PRS resulted in the formation of new households, and in a reflection of the roles played by the PRS, such households tended to be comparatively young, single person or multi-adult households, and often either in full-time employment or full-time education. Compared with owner occupation (4 per cent) and social renting (2 per cent), a high proportion of new heads of household within the PRS had moved for work-related reasons (26 per cent) (Bates *et al.*, 2001). The base to Table 6.9 is all PRS households rather than only new entrants to the PRS, and therefore includes movements within the PRS. However, it also suggests a comparatively

**Table 6.9: Movement within the PRS by Government Office Region, 2001**

GOR	Same address (%)	Different address in district (%)	In from elsewhere in UK (%)	In from outside of UK (%)	Partly moving (%)	Total (%)	N.
North East	59.7	14.7	7.6	1.4	16.6	100	76,987
North West	60.4	14.4	8.1	1.2	15.9	100	240,038
Yorkshire & The Humber	56.2	15.3	8.5	1.7	18.3	100	187,810
East Midlands	58.7	12.1	9.7	1.4	18.1	100	144,152
West Midlands	60.2	12.1	8.8	1.6	17.3	100	157,268
East of England	59.5	10.5	10.0	2.7	17.2	100	196,592
South East	57.3	10.5	10.1	2.9	19.2	100	334,392
South West	59.3	12.1	9.8	1.5	17.3	100	233,153
Greater London	55.3	5.7	9.5	4.1	25.4	100	467,083
England	58.0	10.9	9.3	2.4	19.4	100	2,037,475
Scotland	54.6	14.1	8.6	2.3	20.3	100	147,251
Wales	60.3	15.2	6.9	1.0	16.6	100	111,522
Northern Ireland	65.1	4.3	15.6	1.6	13.4	100	57,569
UK	58.0	11.1	9.3	2.3	19.2	100	2,346,146

Base: UK private renting households. Excludes all 'rent free' households.

Source: Analysis of table T34.

high level of new household formation and changes in household membership, with 19.2 per cent of PRS households being classified as partly moving (that is, the whole household had not moved to the address as a single unit). These households comprised almost three-tenths (28.7 per cent) of all the 1.5 million partly moving households within the UK. This dimension of the PRS was particularly large within Greater London, where about one-quarter of the whole sector was comprised of partly moving households.

The proportion of PRS households that were living at the same address as they were one year earlier was lower in each region compared with all households in all tenures. Similarly, the proportions of PRS households that had moved within the UK, and those which were partly moving were commensurately higher compared with all households in all tenures. Likewise, inward migration from outside of the UK was higher within the PRS in each region compared with all households. In-migrants to the PRS were largely located in the urban rather than the rural districts of England (2.7 per cent and 1.7 per cent), and particularly within the Greater London area (4.1 per cent). Within Greater London, 78.5 per cent of all such inward migrants to the region were living in the PRS. In a number of London boroughs the PRS households that were inward migrants formed an even higher proportion of all inward migrants to the UK, indicating the particular importance of the sector to this group of people. Thus, in Westminster 84.6 per cent of all inward migrant households were living in the PRS, and in Camden the proportion was 84.5 per cent. The equivalent figure for Hounslow was 84.1 per cent, and for Tower Hamlets it was 83.1 per cent.

## Full-time students

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Chapter Five showed that in terms of socio-economic classification, full-time students comprised a large group of people living in the PRS. Students therefore represent a key demand group for the private rented sector, and one which has grown in size substantially over recent years (Rugg *et al.*, 2000). Table 6.10 contains details of the living arrangements of full-time students, and is based on an analysis of census output that provides counts of full-time students by tenure and age band, ranging from students aged under 11 years old to those aged 25 years old and above. As no information on the type of educational establishment was collected in the census, full-time students have been included in this part of the analysis who were aged 18 and over – which effectively defines them as adults (see Glossary) – on the assumption that the great majority of these would have been involved in higher education at a university or other higher educational institution.

A large proportion of full-time students aged 18 and older were living in the parental home (37.8 per cent). The next largest group of students were classified as living in the private rented sector (29.2 per cent), which is likely to have mostly comprised students who were renting from a landlord or letting agent, as well as some renting from a friend or relative. Student halls of residence are included

**Table 6.10: Tenure of full-time students aged 18 and over, Great Britain, 2001**

Tenure and living arrangement		All FT students (%)
Private rented	All student group	18.7
	Lives alone	2.7
	Other arrangement	7.8
Owner occupied	All student group	2.4
	Lives alone	1.3
	Other arrangement	9.5
Social rented	All student group	1.7
	Lives alone	1.1
	Other arrangement	3.2
Parental home		37.8
Communal establishment		13.6
Total		100
N.		1,823,857

Base: Great Britain full-time students aged 18 and over. PRS includes all 'rent free' students.

Source: Analysis of census table S63.

Note: Full-time students were enumerated at their term-time address, and counts include 'overseas students'.

within the communal establishment category, within which 13.6 per cent of all full-time students aged 18 and above were living. In essence, the communal establishments were probably privately rented in the great majority of cases, in that the landlord would have been a university or other higher educational establishment. Thus, such forms of accommodation are effectively 'tied' accommodation within the PRS, similar to the way in which accommodation can be employment-linked, in that it is not as a general rule publicly available (at least during term-times). Based on the assumption that the communal establishments were all private rented, grouping them with the other private rented students gives a proportion of 42.8 per cent of the full-time students aged 18 or above who were probably private renters.

A majority of the students living in the PRS were economically inactive (Table 6.11), which means that they were not working on census day, either full or part-time, and neither were they looking for work in the week before the census (see Glossary). Those living in all-student groups were economically active less often than those living alone, which is something that may have been related to this type of household formation: although they may often prefer to live in shared groups in the PRS because it allows them to share with friends (for example, Bretherton *et al.*, 2005), sharing can also help minimise rental costs (Rugg *et al.*, 2000). Thus students living in shared groups may have found it less necessary to work compared with those who lived alone. Research in Scotland also suggests that one of the ways in which students may reduce the costs of their accommodation could be to increase their occupancy rates within the PRS (Kemp and Willington, 1995).

**Table 6.11: Economic activity of full-time PRS students aged 18 and above, Great Britain, 2001**

PRS living arrangement	Economically active (%)	Economically inactive (%)	Total	N.
All student group	28.1	71.9	100	341,870
Lives alone	36.2	63.8	100	48,689
Other arrangement	36.5	63.5	100	141,577
All	31.1	68.9	100	532,136

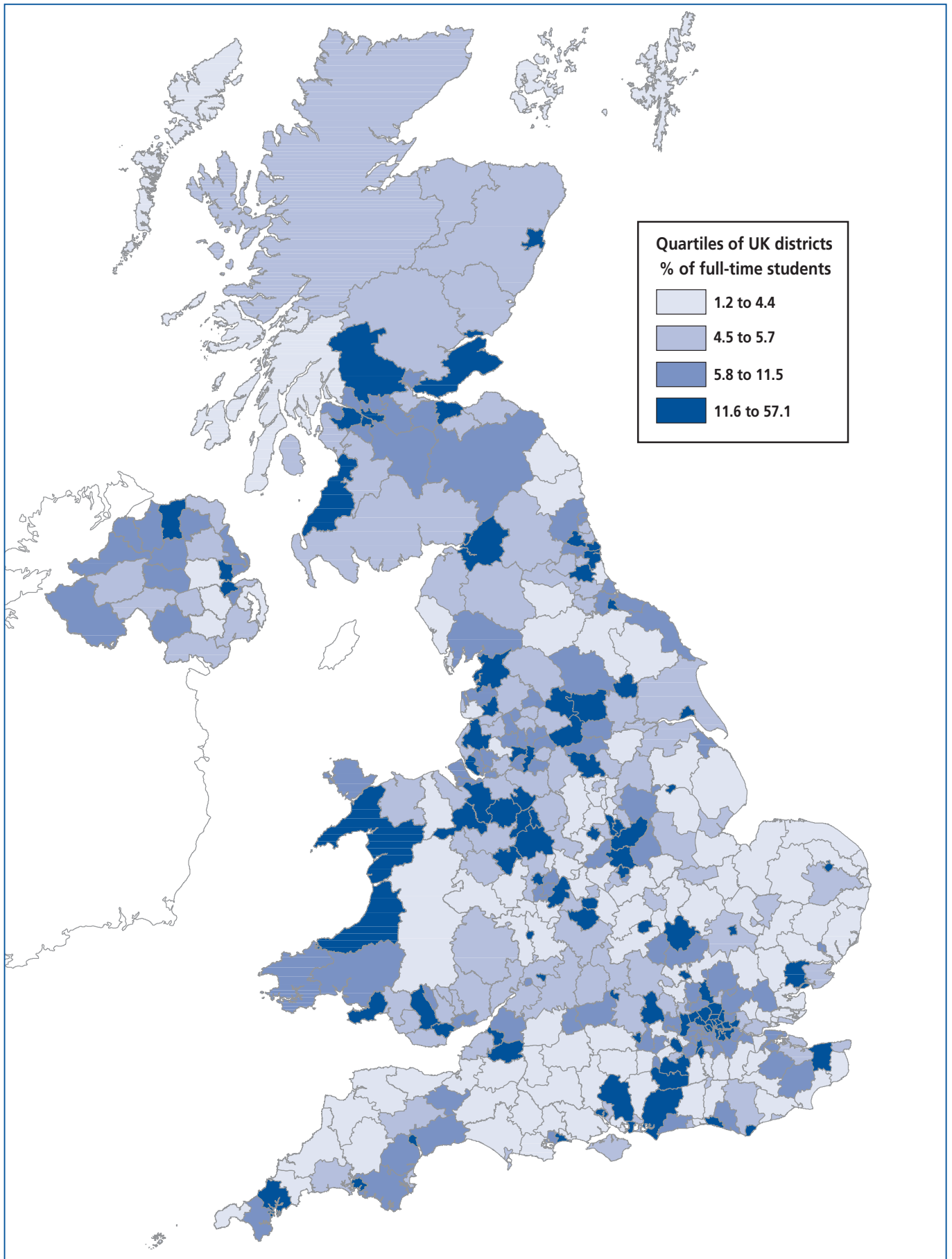
Base: Great Britain full-time students aged 18 and over living in the PRS (excluding communal establishments). Includes all 'rent free' students.

Source: Analysis of census table S63.

Notes: Full-time students were enumerated at their term-time address, and counts include 'overseas students'. Economically active includes students who were working, either full or part-time, or looking for work in the week before the census.

A number of local authority areas had particularly high concentrations of students living in the PRS, and which can have a range of impacts on neighbourhoods, including a regenerative influence (Rugg *et al.*, 2000). The highest level was, by some margin, to be found in the district of Durham, where 57.1 per cent of all people aged between 16 and 74 were classified by the NS-SEC as being full-time students (as in Table 5.6 in Chapter Five). The second highest concentration was in the Sheffield district, where 48.9 per cent of people living in the PRS were full-time students. Other areas with particularly high concentrations of students within the PRS were the districts of Welwyn Hatfield, containing the University of Hertfordshire (46.3 per cent), Nottingham (46.1 per cent), Newcastle upon Tyne (44.6 per cent), and Stirling (44 per cent).

Map 6.1 is based on an analysis of NS-SEC, and shows quartiles of the UK districts in terms of the proportion of people aged between 16 and 74 years old living in the PRS that were full-time students. The upper quartile of districts is coloured dark blue, and contains full-time students in the range of 11.6 per cent to 57.1 per cent of all people living in the PRS. The lowest quartile of districts is coloured pale blue, and contains between 1.2 per cent and 4.4 per cent of people in the PRS who were full-time students. Not surprisingly, many of the rural districts of the UK were in the lowest quartiles (lighter shades of blue). In contrast, full-time students formed higher proportions of the PRS in many of the urban districts of the UK, and especially in a number of principal university towns. Thus, in addition to Durham and Sheffield, there was a high proportion of students in Cardiff (43.8 per cent), Leeds (41.9 per cent), Oxford (41.8 per cent), Manchester (38.1 per cent), York (34.8 per cent), Cambridge (34.3 per cent), and Bristol (33.2 per cent). A number of perhaps less expected areas were also in the top quartile, including Ceredigion, which although a generally rural area contains the University of Wales at Aberystwith (43.8 per cent); and Charnwood in Leicestershire, which contains the University of Loughborough (38.7 per cent).

**Map 6.1: % PRS comprised of full-time students, 2001**

Perhaps not surprisingly given the concentration of higher educational establishments in the area, there were a number of Greater London boroughs in the uppermost quartile. The boroughs with the highest proportions of the PRS comprised of students tended to either be in areas close to major universities or in the generally lower-rent areas of inner London (Centre for Housing Policy, 2002): Kingston upon Thames (21.7 per cent), Greenwich (19.2 per cent), Newham (18.2 per cent), Southwark (18 per cent), Tower Hamlets (17.4 per cent), Hillingdon (17 per cent), Lewisham (16 per cent), Haringey (15.4 per cent), and Hackney (15 per cent).

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## Chapter Seven

# Conclusions

- The modern private rented sector of the UK is a distinctive tenure in a number of ways. The profile of those living in the PRS, as analysed from 2001 data, was skewed towards young people, single people, and ethnic minority groups. People employed in the professions and higher technical occupations were frequently private renters, as were full-time students.
- Geographical mobility within the PRS was comparatively high, and many in-migrants to the UK were private renters. In contrast to the other tenures, private renters commonly lived in flats, and many lived in accommodation that lacked any form of central heating. Households with too few rooms for their needs were relatively common within the PRS.
- An important dimension to the diversity within the PRS was the way in which it varied geographically, both in terms of its size and the nature of its characteristics. A rural/urban continuum was identifiable with a number of key features – including the extent to which the PRS was open market, its youthful age profile, the extent of ethnic minority groups, and single person households – ranging from the lowest levels in the most rural areas, to highest levels in the urban areas, and especially within Greater London.
- The main roles of the modern private rented sector remain the traditional role, easy access housing for the young and mobile; employment-linked housing; a residual role for those who cannot readily access the other tenures; and as an escape-route from social rented housing.
- The relative importance of the different roles have transformed as the sector has continued to restructure internally, and especially with a movement away from the provision of employment-linked accommodation towards an increasingly open market tenure that is focused on flexible, short-term housing for the young and mobile.
- Overall, the analysis indicates that the private rented sector is a particularly flexible tenure, and one that has adapted and responded to the different demands placed upon it over time and by the needs of different types of area.

## Introduction

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This analysis of the 2001 census has demonstrated some of the ways in which the private rented sector operates within the modern housing system. As such, the analysis suggests that much of the strength of the private rented sector lies in its flexibility, diversity, and its ability to adapt to change. Ironically, it is this vitality of



the sector that perhaps poses the most difficulty for government and other stakeholders, since obtaining consensus on the extent of, and how to implement, policy on the PRS can consequently be problematic (for example, Rugg and Rhodes, 2001).

## How the private rented sector is different

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The 2001 census shows that the modern private rented sector differs from owner occupation and social rented housing in a number of ways. First of all, although it has increased in size since the 1991 census, it remains much the smallest tenure, with about one in ten UK households renting privately.

Compared with the other tenures, the private rented sector was clearly the most youthful. Almost one-half of private renting Household Reference Persons were aged less than 35 years old, compared with slightly more than one-fifth of all HRPs. The PRS was also the most ethnically diverse tenure, containing relatively high concentrations of almost all ethnic minority groups.

Single people of less than pensionable age were almost twice as common within the PRS compared with all tenures together, and lone parents with dependent children were also over-represented within the sector. In what was probably a reflection of the extent of shared adult groups living in the PRS, household types classified as 'other' were common within the sector.

People working in professional and higher technical occupations were commonly living in private rented accommodation. According to the National Statistics Socio-economic Classification, full-time students were more than twice as common within the PRS compared with all tenures. About two-fifths of all full-time students aged 18 and above were probably living in some form of private rented accommodation.

Flats were more commonly occupied by private renters than all households, and especially flats in converted or shared houses, a category which includes bedsits. Households living in accommodation that lacked any form of central heating were about twice as common in the PRS compared with all the tenures together. All-pensioner households in the PRS were the most likely to have been living in accommodation that did not have central heating.

The occupancy rating shows that the level of under-accommodation in the PRS (households with too few rooms for their needs) was more than double that of all households in all tenures. The high level of under-accommodation within the sector may be the result of a lifestyle choice of some private renters at a certain stage in their housing career, perhaps for companionship or to minimise housing expenditure.



Mobility within the PRS was much higher than for all the tenures together. A considerable amount of the moving households within the PRS would have been due to new household formations. About two-thirds of in-migrants to the UK over the year prior to the census were renting privately.

## Diversity within the private rented sector

Although the private rented sector as a whole differed from the other tenures in a number of ways, the 2001 census shows that there was variation within the sector. Examples include the range of household types for which the PRS was predominantly catering, certain ethnic groups that were commonly renting privately, and a contrast between 'cold' pensioners and 'warm' students.

Some of the census output classified the PRS into four sub-sectors according to whether it was rented from a 'private landlord or letting agency', an 'employer of a household member', a 'relative or friend of a household member', or some 'other' type of private landlord. The analysis found that there were some differences in the characteristics of these sub-sectors. However, there were similarities also, and which may have been a reflection of a degree of 'cross-over' in the sub-sectors contained in the census output, with the different parts of the PRS sometimes catering for a similar range of housing needs, such as for students (see below).

The largest part of the PRS in terms of the four census classifications was the 'private landlord or letting agency' sub-sector. Eight in ten PRS households were within this sub-sector, which essentially formed the overtly open market, or 'traded', part of the PRS. Due to this sub-sector being much the largest, many of the features of the tenure as a whole were inevitably a reflection of this part of the PRS. The predominance of this sub-sector in 2001 probably reflects a continuation in the existing pattern of internal restructuring within the PRS, as indicated by the growth in furnished accommodation between the 1971 and 1991 censuses.

## Geographical variation in the private rented sector

Although the census analysis showed that there was variation within the PRS as a whole, an important dimension to the diversity was the way in which the tenure varied geographically. As a proportion of all households, the sector in Greater London was more than twice as large as it was in Scotland, for example. The PRS was large also in a number of coastal towns and university towns. In terms of a rural and urban distinction, however, the PRS was proportionately the largest in rural areas (in England and Wales).

Some of the main features of the PRS that were identified in this analysis showed considerable variation across different types of rural and urban area. In many

instances there was a gradient in the characteristics of the PRS according to the degree of rurality, ranging from rural, to mixed rural and urban, to urban types of area. Greater London frequently occupied the far urban end of this continuum, making it a relatively distinctive PRS market in which many of the key characteristics of the sector were magnified (inner London sometimes occupied an even more 'extreme urban' position).

One important example of the gradient across the rural and urban types of area was the distribution of the overtly open market sub-sector of the PRS, which was smallest in the rural areas, larger in the mixed areas, larger still in the urban areas, and largest of all within Greater London. In contrast, there was a corresponding decrease in the employment-linked sub-sector across these types of area.

The gradients within the PRS along this rural/urban continuum often mirrored the patterns that existed amongst all the tenures together, but usually in exaggerated form. An example of this pattern of exaggeration was the gradient in the proportion of PRS households living in flats, which was smallest in the rural areas, larger in the urban areas, and much the largest within Greater London. Similarly, the age profile of PRS households mirrored the gradient of all households across the rural and urban types of area, but was more youthful in each instance. There was also a gradient in the ethnic diversity within the PRS, which followed the same pattern, being lowest in the rural areas and largest of all within Greater London.

Certain household types within the PRS followed gradients across the rural and urban types of area. Thus, single person households of below pensionable age were least common within the rural areas, more common within the urban areas, and even more common within Greater London. 'Other' types of PRS household, probably largely comprised of shared adult groups, again followed the same gradient, being least common in the rural areas and much the most common within Greater London. The same pattern existed with the proportion of households that were under-accommodated within the PRS, as it did with the distribution of inward migrants to the UK.

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## The roles of the modern private rented sector

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The main roles of the private rented sector include a traditional housing role for people who have lived in the PRS for many years, easy access housing for the young and mobile, the provision of accommodation tied to employment, a residual role for those who are unable to access owner occupation or social renting, and as an escape-route from social rented housing. This analysis of the census has not identified any new roles that the modern sector was performing, but it has shown how the relative importances of some of the individual roles have continued to be re-defined. It has also helped clarify some distinctions that can be made within the

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roles, and how some of the roles are spread across more than one of the census output classifications of the PRS sub-sectors.

With the decline in the size of the private rented sector that occurred over much of the last century, the significance of the different roles of the PRS changed almost inevitably. In their analysis of the 1981 census, Bovaird *et al.* (1985) noted the large decline in the provision of employment-linked accommodation that had occurred since the mid 1960s. Others have pointed to internal transformations that have been occurring in more recent years (Kemp, 2004; Bailey, 1999). In particular, the continued movement of the private rented sector away from providing employment-linked accommodation and a reduction in its traditional role, have increasingly been replaced by a tenure that is more flexible, short-term, and open market in nature.

The employment-linked role was the clearest to identify in the analysis, since this was a sub-sector within the census output. Although the number and proportion of tied lettings have continued to fall, the sub-sector was still playing an important role in that it appeared to be concentrated on specific 'key worker' occupations, including managerial and supervisory, and professional and higher technical occupations. In this respect, the nature of the employment-linked sub-sector may have continued to change, with employers perhaps being more discriminating in the types of occupation with which they provide accommodation. The employment-linked sub-sector was important in rural areas, where it was proportionately the largest. However, there has been a renewed interest in revitalising this housing role of the PRS in high demand, urban areas. For example, it has been reported that a leading supermarket chain was intending to provide a number of homes for its staff in one of its new supermarket developments in south London (*Inside Housing*, 2005), and some research has promoted the need for employment-linked accommodation as a housing solution for certain types of key worker within the capital (Llewelyn-Davies *et al.*, 2003).

The remaining four roles of the PRS could have been performed by any of the other three parts of the sector that were contained in the census output. As these four roles and three sub-sectors do not correspond, the individual roles of the tenure cannot be quantified. Likewise, the extent to which the three parts of the PRS in the census output were performing each of the four roles is also beyond quantification.

However, the census analysis identified a number of features which together suggest that the single most important function of the modern PRS, mostly performed by the overtly open market sub-sector, was its flexible role in providing housing for the young and mobile. Such features of the PRS include:

- the youthful age profile;
- the growth of single person households of below pensionable age to become the most common type;
- it contained a high proportion of all full-time students;

- it had a high level of geographical mobility;
- it was housing a high proportion of all inward migrants to the UK;
- it housed considerable numbers of professionals; and
- appeared to be catering for a large proportion of households that were shared adult groups.

All of these characteristics, many of which existed in magnified form in the urban areas and even more so within Greater London, point to the importance of the PRS in serving the young and mobile.

Within this role of the PRS was an international segment, possibly satisfying a relatively short-term housing need. It was housing a high proportion of all inward migrants to the UK, which would have included migrant workers and overseas students (as well as others). The sector within Greater London was commonly catering for this sort of international demand. In certain pockets of the countryside, the open market sub-sector appeared to be serving an international market also, evidently containing high concentrations of overseas people working in the armed forces.

The analysis confirmed that students represent one of the largest demand groups for private rented accommodation, clearly comprising a key dimension of the PRS role of easy access accommodation for the young and mobile. In terms of the census sub-sectors, they formed a large part of the open market part of the PRS, within which they often have important competitive advantages over other types of tenant (Rugg *et al.*, 2000). Many students were also in the beneficial position of living in 'tied' private rented accommodation that was being provided by their educational institution. The advantageous housing situation of students in these parts of the PRS has been discussed elsewhere (for example, Rugg *et al.*, 2004). However, the analysis showed that students were also commonly renting from a relative or friend as well (such as their parents, other students, or other student's parents), which is accommodation, like that provided by educational establishments, that may not have been available to the wider public. Thus, there would appear to be a further dimension to the housing advantage enjoyed by students in the PRS, with there effectively being a further 'tied' portion reserved for students who were renting from a relative or friend.

The traditional housing role of the PRS would appear to be the main area where, almost by definition, some further decline is inevitable. The reduction in single person pensioner households in the sector by one third between the 1981 and 2001 censuses – as well as data from other sources showing the falling numbers of regulated tenancies – illustrates the continued decline in importance of this role. Surveys of house conditions show that standards of accommodation within the PRS continue to improve (for example, ODPM, 2003b), and although it is difficult to ascertain with certainty from the available census output, the high proportion of

pensioners lacking central heating suggests that with a continued decline in the traditional role may come further improvements in the physical standards of the PRS stock.

The residual role and the escape-route from social housing role are perhaps the most difficult to identify in the census output. Some findings may be indicative of the operations of these two roles, however, although the distinction between those who choose to rent privately and those who may feel that they have little other choice is something that could not be identified in the analysis. However, it is likely that the residual role of the sector will have been important for some of the inward migrants to the UK, perhaps mostly for asylum seekers, and as such could again have been particularly relevant within the Greater London region. Likewise, the greater use of the sector to temporarily house homeless acceptances or those pending further enquiries within Greater London also suggests that the residual role was important in the region. It is possible that the rapid increase in lone parents with dependent children in the sector between the 1981 and 2001 censuses may be a reflection of the functioning of the escape-route or the residual roles of the PRS. Finally, the relationship between the size of the open market sub-sector of the PRS and the average multiple deprivation score for the English districts, may suggest that this sub-sector could have been playing a greater residual role in the more deprived local authorities, where it tended to form a larger part of the tenure.

## Conclusion: a responsive modern private rented sector

This research indicates that the modern private rented sector comprises a cocktail of features, and often appeared to have reacted in response to different types of demand in different areas or different types of area. Although some private landlords may not be 'reasonably rational' operators in terms of their motivations and awareness of policy (Kemp and Rhodes, 1997), many of them are often well-attuned, and responsive to local market signals (for example, Rugg *et al.*, 2000; Rhodes and Rugg, 2005). Much of the geographical variation in the nature of the PRS found in this analysis suggests that the tenure was often responsive to local housing needs where there was a clearly defined niche demand. Examples of such niche markets in the PRS include the high concentrations of students in principal university towns; pockets of overseas personnel near foreign military bases; a 'young professionals' market' in urban areas, and especially Greater London; and a high level of inward migrants to the UK in the Greater London region. In addition, some of the characteristics of the PRS were magnifications of features that existed more broadly at a local level, such as the densities of particular ethnic groups, and lone parents with dependent children.

Flexibility and responsiveness are likely to continue being important characteristics of the PRS if it is to adapt to the changing future demands that may be placed upon it. The resurgence of the PRS in urban areas between 1991 and 2001 is

suggestive of the responsiveness of the open market part of the tenure in particular, such as may have been relied on by the expanded number of students, or possibly some eventual first time buyers who were delaying entry into owner occupation. As such the potential always exists for the sector to reduce in size as well as for it to increase, although some evidence suggests that on the supply side there may be a greater degree of inertia amongst landlords to reduce rather than increase their portfolio size, at least in the short-term (Rhodes and Rugg, 2005), possibly due to capital gains tax rules; and perhaps particularly amongst landlords that are 'pension planners', primarily looking to a future rather than a current rental income (Rhodes and Bevan, 2004).

There are some other specific sources of demand that may also draw upon the responsiveness of the PRS in the future. For example, the government has recently indicated that it will examine the opportunity to make greater use of the private rented sector for housing homeless households, which could include changes to the current homelessness legislation (ODPM, 2005c), and which might lead to an expansion of the residual function of the tenure in certain areas. In this respect, government figures show that since 2001, private sector accommodation has already been increasingly used by local authorities to temporarily accommodate homeless acceptances and households pending enquiries (ODPM, 2005a). Official figures show that inward migration to the UK has been increasing in recent years (Home Office, 2004), suggesting that the sector might also be called upon to cater for an increased level of international demand should this upward pattern continue.

Projections of future household growth suggest that the number of households in England may increase by almost one-fifth between 2001 and 2021 (DETR, 1999). The greatest sources of the growth are projected to come from two of the key demand groups for private rented accommodation: single person and multi-person households. Substantial growth is expected in these two household types of all ages, but especially among the middle-aged groups. The accuracy of these projections will inevitably depend on a range of cultural and economic assumptions at the time they were made, and as such they are likely to be subject to revision. However, they do tend to suggest that, based on the existing pattern of household composition within the PRS, there may be a healthy demand for private rented accommodation in the future, and particularly in the open market sub-sector.



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## Appendix A

### 'Rent free' households

A complicating factor with the 2001 census is the way in which household accommodation details on tenure have been provided in the output for Great Britain – the problem does not relate to the Northern Ireland output, which classified 'rent free' households according to type of landlord. The census form asked households if they owned or rented their accommodation, and if they rented their accommodation they were subsequently asked 'who is your landlord?', to which they could specify: 'private landlord or letting agency', 'employer of a household member', 'relative or friend of a household member', and 'other'. However, the question asking whether the accommodation was owned or rented also gave householders the option of specifying 'lives here rent free', and in which case they were also asked to specify their landlord subsequently.

Some of the Great Britain output from the 2001 census has grouped these 'rent free' households together with those who indicated that they were renting from a private landlord. On other occasions, the 'rent free' households were detailed separately, even though a number of them were renting from a private landlord. The result of this form of reporting is that a number of tables containing tenure in the 2001 census output classify households as 'private rented and rent free', and which as a result include some social rented tenants. It is understood that some tenants in the social rented sector, as well as some private tenants, indicated that they were living rent free because their rent was being paid by housing benefit (possibly with it going directly to their landlord), rather than that they were actually living rent free as is sometimes the case with private tenants living in employment-linked accommodation, or perhaps renting from a friend or relative.

It was possible to analyse the extent to which non-private renting households had been included within private renters in Britain through a commissioned table for England and Wales (M081a) and a theme table for Scotland (T55). These tables provide counts of 'rent free' households according to their landlord type. A total number of 523,263 households, representing 2.2 per cent of all Great Britain households, were included in the rent free category. Slightly less than one half of these households were private renters (249,708 households, or 47.7 per cent of all rent free households). Excluding all rent free households, there were 2,288,603 households in the PRS. The addition of just the private renting rent free households increased the total to 2,538,311, whereas including all rent free households raised the figure to 2,811,776. The census output either excludes all rent free households from the PRS, which equates the size of the sector to 9.6 per cent of all Great Britain households, or it includes all rent free households, which equates to 11.8 per cent of all households. The actual size of the PRS including just the rent free private renters in the count was in fact 10.6 per cent of all Great Britain households.

Due to all 'rent free' households being included as private rented in some of the census output, it has not been possible to exclude the social rented tenants since the tables are generally cross-tabulated with other variables. However, it was possible to examine the size of the PRS, as set out in Chapter Three, by including just the private renting 'rent free' households within the PRS. Table A.1 shows the impact on the apparent size of the PRS by excluding all rent free households, including all rent free households, and including only the rent free households who were living in the PRS (that is, the actual size of the PRS) by Government Office Region.

**Table A.1: Private rented sector and 'rent free' households by Government Office Region, 2001**

GOR	PRS excluding all 'rent free' (%)	PRS including all 'rent free' (%)	True size of the PRS: including only private renting 'rent free' households (%)	N.
North East	7.2	8.7	8.1	1,066,265
North West	8.5	10.7	9.3	2,812,827
Yorkshire & The Humber	9.1	11.4	9.9	2,064,765
East Midlands	8.3	10.3	9.3	1,732,538
West Midlands	7.3	9.8	8.1	2,153,698
East of England	8.8	10.8	10.0	2,231,983
South East	10.2	12.1	11.4	3,287,491
South West	11.2	13.4	12.4	2,086,003
Greater London	15.5	17.3	16.4	3,015,979
England	10.0	12.0	11.0	20,451,549
Scotland	6.7	10.3	8.0	2,192,246
Wales	8.6	10.8	9.7	1,208,991
GB	9.6	11.8	10.6	23,852,786
NI	–	–	9.2	626,731
UK	9.3	11.5	10.6	24,479,517

Base: UK households.

Sources: Analysis of census table S49 (E&W, S), and 'rent free' households in tables T55 (S), and commissioned table M081a (E&W).

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## Appendix B

### Glossary

#### **Black and minority ethnic (BME)**

This is used in the report to describe all people other than white British and white Irish.

#### **Dependent child**

A dependent child is a person aged 0 to 15, whether or not within a family, or a person aged 16 to 18 who is a full-time student and living in a family with a parent or guardian. An **adult** is a person who is not a dependent child.

#### **Economically active**

All people who were working in the week before the census are described as economically active. In addition, the category includes people who were not working but looking for work in the week before the census and were available to start work within two weeks. Full-time students who were economically active are included but are identified separately in the classification. The economic activity questions are only asked of people aged between 16 and 74 years old inclusive.

#### **Family**

A family comprises a group of people consisting of a married or cohabiting couple with or without children, or a lone parent with children. It also includes a married or cohabiting couple with a grandchild or a lone grandparent with his or her grandchild where there are no children in the intervening generation in the household. Cohabiting couples include same sex couples. Children in a couple family need not belong to both members of the couple.

#### **Family Reference Person (FRP)**

In a lone parent family, the Family Reference Person is taken to be the lone parent. In a couple family, the FRP is chosen from the two people in the couple on the basis of their economic activity in the priority order: full-time job, part-time job, unemployed, retired, other. If both people have the same economic activity, the FRP is identified as the elder of the two, or if they are of the same age the first member of the couple on the census form.

#### **Full-time students**

These were enumerated at their term-time address, and included overseas students. The tenure of full-time students in census output that did not separately identify the parental home was that of a student's parent/guardian if that was their term-time address. The managers of communal establishments (such as student halls of residence) coordinated the enumeration of their residents.

**Full-time work**

This relates to people working 31 or more hours per week, and **part-time work** relates to the number of hours worked being less than 30 per week.

**General health**

General health is self-reported, and does not relate to a medical assessment. It refers to health over the 12 months prior to census day.

**Household**

A household comprises one person living alone, or a group of people (not necessarily related) living at the same address with common housekeeping – that is, sharing either a living room or sitting room or at least one meal a day.

**Household Reference Person (HRP)**

The concept of Household Reference Person is new in the 2001 output. It replaces Head of Household used in 1991. For a person living alone, it follows that this person is the HRP. If the household contains only one family (with or without ungrouped individuals) the HRP is the same as the Family Reference Person (FRP). If there is more than one family in the household, the HRP is chosen from among the FRPs using the same criteria as for choosing the FRP (economic activity, then age, then order on the form). If there is no family, the HRP is chosen from the individuals using the same criteria. In 1991, the Head of Household was taken as the first person on the form unless that person was aged under 16 years old or was not usually resident in the household.

**National Statistics Socio-Economic Classification (NS-SEC)**

The NS-SEC is an occupationally based classification that has rules to cover the whole adult population aged between 16 and 74 years old. It measures employment relations and conditions of occupations, and was derived from the employment details collected on the census form. The NS-SEC, which has been available for use in all official statistics and surveys since 2001, is a single replacement of earlier classifications that were based on either social class or socio-economic groups. Full details of the classification and how it is derived can be found in ONS, 2005. The NS-SEC has eight classes, the first of which can be subdivided:

1. Higher managerial and professional occupations.
  - 1.1. Large employers and higher managerial occupations.
  - 1.2. Higher professional occupations.
2. Lower managerial and professional occupations.
3. Intermediate occupations.
4. Small employers and own account workers.
5. Lower supervisory and technical occupations.
6. Semi-routine occupations.
7. Routine occupations.
8. Never worked and long-term unemployed.

For complete coverage in the NS-SEC, the three categories 'Students', 'Occupations not stated or inadequately described', and 'Not classifiable for other reasons' are added as 'Not classified'. For those in employment in the reference week of the survey, the occupation was that of their main job, and for those not in employment it was their last occupation if they had done any paid work in the previous eight years.

### **Occupancy rating**

The occupancy rating provides a measure of under occupancy and over-crowding. It relates the actual number of rooms occupied to the number of rooms 'required' by the members of the household based on the relationships between them and their ages. Rooms not counted on this measure included bathrooms, toilets, halls or landings, or rooms that can only be used for storage. All other rooms (bedrooms, living rooms, kitchens, utility rooms, studies) are counted, except when rooms are shared between a number of households.

A one person household is assumed to require three rooms (two common rooms and a bedroom), and where there are two or more residents it is assumed that they require a minimum of two common rooms plus one bedroom for:

- each couple,
- each lone parent,
- any other person aged 16 or over,
- each pair aged 10 to 15 of the same sex,
- each pair formed from a remaining person aged 10 to 15 with a child aged under 10 of the same sex,
- each pair of children aged under 10 remaining,
- each remaining person (either aged 10 to 15 or under 10).

### **Population base**

The 2001 census has been conducted on a resident basis, which means that the counts relate to where people usually live, as opposed to where they were on census night. Students and schoolchildren studying away from the family home were counted as resident at their term-time address. Residents absent from home on census night were required to be included on the census form at their usual/resident address. Wholly absent households were legally required to complete a census form on their return.



## Appendix C Local authority private rented sector figures

REGION/DISTRICT	Number of PRS households	PRS households as % of all households	% PRS households renting from landlord or agent	% PRS households renting from an employer of a household member	% PRS households renting from a relative or friend	% PRS households renting from some other type of private landlord	% change in size of PRS as % of all households, 1991 to 2001	% PRS Household Reference Persons who are BME	% PRS households comprised of one person of less than pensionable age	% PRS households comprised of lone parents with dependent child/children	% PRS households comprised entirely of pensioners*	% PRS people aged 16-74 that were full-time students (based on the NS-SEC classification)	% PRS Household Reference Persons aged 16 to 34	% PRS Household Reference Persons aged 35 to 54	% PRS Household Reference Persons aged 55 to pensionable age	% PRS households lacking any form of central heating	% all-pensioner PRS households lacking any form of central heating
NORTH EAST	86,230	8.1	78.7	4.7	12.6	3.9	20.4	7.5	28.3	14.7	16.7	20.2	46.0	35.6	18.4	13.1	21.2
Alnwick	2,345	17.3	64.1	19.4	9.2	7.4	-10.8	2.1	22.4	5.9	21.1	4.2	26.6	44.4	29.0	13.4	16.0
Berwick upon Tweed	2,369	20.3	68.7	16.5	11.0	3.8	0.6	1.2	23.1	5.2	22.4	3.9	23.3	45.0	31.7	20.7	24.4
Blyth Valley	1,879	5.4	76.3	4.1	16.2	3.4	23.1	3.9	30.6	15.7	20.7	4.8	42.6	37.9	19.5	7.0	9.7
Castle Morpeth	1,924	9.6	67.4	13.9	12.6	6.1	-5.3	4.3	22.4	9.4	22.8	6.2	27.5	45.4	27.1	10.2	11.9
Chester le Street	999	4.4	73.8	5.8	16.2	4.2	24.2	4.7	30.0	18.1	18.3	5.3	41.7	40.0	18.3	7.7	10.8
Darlington	4,200	9.9	84.0	3.2	10.0	2.9	27.4	5.4	34.4	19.5	12.5	4.5	47.9	36.8	15.3	19.3	28.8
Derwentside	2,176	6.0	73.9	4.0	18.0	4.2	35.3	2.1	32.7	16.6	19.1	5.3	40.9	38.9	20.2	7.3	10.5
Durham	3,028	8.7	76.7	7.0	10.1	6.2	43.3	14.1	25.1	8.0	9.2	57.1	60.6	28.2	11.2	4.7	5.6
Easington	2,068	5.3	77.2	3.6	15.5	3.7	34.9	1.9	23.9	21.7	22.6	4.4	42.1	37.0	20.9	3.4	4.2
Gateshead	5,910	7.0	80.9	2.3	13.9	3.0	-1.0	6.7	34.8	15.2	18.4	5.9	45.8	35.4	18.9	19.6	31.2
Hartlepool	3,202	8.6	87.2	2.0	8.6	2.2	53.3	3.0	29.7	22.3	16.7	7.1	43.5	37.9	18.6	9.2	9.4
Middlesbrough	4,713	8.5	83.4	2.6	10.6	3.4	46.3	11.7	25.3	20.5	14.4	31.5	55.0	30.7	14.3	14.1	17.1
Newcastle upon Tyne	14,167	12.7	84.4	2.0	9.1	4.5	23.7	16.0	25.4	8.3	12.7	44.6	62.5	25.1	12.4	12.3	33.1
North Tyneside	6,471	7.6	77.4	3.7	15.7	3.2	7.7	5.4	30.8	13.5	22.1	5.4	37.3	38.6	24.1	20.9	33.6
Redcar & Cleveland	4,070	7.1	78.5	4.2	14.0	3.3	27.4	1.8	27.5	19.9	16.4	5.8	44.2	36.8	19.1	15.2	18.6
Sedgefield	1,954	5.2	77.5	3.5	15.5	3.4	52.6	3.1	30.8	19.0	15.9	4.8	44.5	39.4	16.0	5.4	8.0
South Tyneside	3,617	5.5	77.2	3.3	15.3	4.1	6.2	10.9	30.3	16.3	20.6	12.2	43.0	37.9	19.1	14.1	27.5
Stockton on Tees	4,868	6.7	80.0	3.4	13.5	3.2	32.9	8.0	33.6	19.1	11.9	11.5	50.1	35.3	14.6	12.2	17.5
Sunderland	6,955	6.0	79.1	3.9	12.9	4.2	32.2	7.2	30.5	18.6	12.7	22.8	50.4	34.8	14.8	10.2	16.1
Teesdale	1,679	16.0	73.9	7.8	14.9	3.4	-0.2	2.3	20.3	7.9	24.6	3.4	23.5	44.9	31.6	13.8	17.1
Tynedale	3,510	14.3	72.1	11.0	12.8	4.1	2.8	2.5	22.1	6.6	19.6	5.0	24.1	48.2	27.8	19.7	25.6
Wansbeck	1,998	7.6	76.0	4.2	15.8	4.1	27.1	1.9	30.9	17.8	17.8	6.5	42.6	39.2	18.2	4.9	10.2
Wear Valley	2,128	8.0	73.3	4.3	18.3	4.1	34.5	2.7	27.1	17.5	22.3	4.7	36.5	40.0	23.5	11.8	20.1

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NORTH WEST	262,049	9.3	82.9	3.1	10.8	3.2	26.1	9.9	29.1	16.0	18.2	15.9	46.6	34.4	19.0	22.7	28.6
Allerdale	3,534	8.9	71.8	5.7	18.4	4.0	9.6	3.2	28.1	12.0	22.1	4.8	36.9	38.4	24.8	18.5	24.0
Barrow in Furness	3,185	10.4	81.4	2.5	13.6	2.5	41.8	3.6	31.1	18.7	18.2	3.5	45.1	36.5	18.4	45.6	39.8
Blackburn with Darwen	4,806	9.0	77.9	2.8	14.4	5.0	81.7	16.0	29.4	22.1	15.3	6.8	44.6	37.4	18.0	23.6	20.5
Blackpool	11,815	18.5	88.6	1.5	8.6	1.2	39.3	3.2	36.5	18.4	16.5	5.6	39.2	38.2	22.6	34.4	34.9
Bolton	7,255	6.7	80.5	3.1	13.0	3.5	47.5	14.4	30.4	18.0	17.1	10.2	48.1	34.2	17.7	21.7	23.6
Burnley	4,239	11.5	81.2	2.0	13.9	2.9	58.9	10.8	29.8	22.1	16.5	5.5	41.7	38.6	19.7	34.6	27.5
Bury	5,462	7.3	81.9	2.9	11.9	3.3	60.8	11.3	27.7	17.5	17.0	6.3	45.5	36.4	18.0	13.5	16.1
Carlisle	4,199	9.5	75.6	5.5	15.3	3.6	14.6	3.3	31.7	10.6	19.1	12.9	43.1	37.4	19.5	19.9	26.4
Chester	5,861	11.7	77.7	8.9	8.5	4.9	5.8	9.4	26.5	6.8	16.7	21.7	49.6	32.3	18.1	14.2	25.0
Chorley	2,297	5.6	74.1	4.7	15.7	5.6	38.0	3.7	29.8	13.7	18.7	5.0	40.0	40.3	19.7	17.1	17.8
Congleton	2,394	6.4	73.7	4.5	16.4	5.5	28.6	6.4	26.5	9.4	19.8	20.2	43.0	36.6	20.4	13.1	18.8
Copeland	2,267	7.7	73.5	3.9	17.6	5.0	29.9	3.1	32.2	14.8	19.9	3.3	39.6	39.2	21.3	17.9	20.6
Crewe & Nantwich	3,916	8.6	78.2	5.2	12.4	4.2	14.3	5.8	25.6	13.4	18.4	12.1	44.0	35.6	20.4	23.7	34.0
Eden	3,331	15.7	70.7	9.0	15.8	4.6	-2.2	1.5	22.4	6.4	20.5	4.5	30.0	42.6	27.4	22.7	28.0
Ellesmere Port & Neston	1,487	4.5	72.7	6.4	17.1	3.8	9.1	5.0	25.7	14.6	25.1	8.0	40.3	37.4	22.3	15.6	20.1
Fylde	4,251	13.1	79.3	5.5	11.0	4.3	13.7	6.1	36.8	10.5	19.5	4.1	38.4	39.4	22.2	21.5	24.6
Halton	2,366	4.9	78.5	3.0	13.8	4.6	24.7	3.7	22.7	23.9	23.5	5.9	46.1	32.7	21.2	19.1	22.3
Hyndburn	3,301	10.0	80.3	2.0	14.8	2.8	65.4	8.0	26.7	22.1	15.2	6.0	45.0	35.9	19.2	29.9	26.4
Knowsley	2,818	4.7	82.8	3.8	11.1	2.3	3.6	4.1	20.3	30.0	23.2	6.9	43.3	33.6	23.1	33.9	38.9
Lancaster	9,010	16.1	84.1	3.1	10.1	2.7	36.3	5.5	30.0	14.7	14.8	31.4	48.6	33.7	17.7	28.7	31.4
Liverpool	25,640	13.6	91.3	1.2	5.3	2.2	17.2	10.0	31.4	18.5	16.4	30.4	52.6	30.4	17.0	37.9	55.2
Macclesfield	5,533	8.6	79.0	5.1	11.8	4.2	24.0	9.9	28.4	10.6	20.1	4.9	37.3	41.4	21.3	13.4	23.5
Manchester	27,959	16.7	90.5	1.4	5.6	2.5	28.2	24.7	31.5	10.7	10.3	38.1	63.5	25.1	11.5	14.2	23.5
Oldham	6,137	7.0	79.7	2.5	14.5	3.3	48.7	16.1	24.1	20.7	19.0	6.6	44.7	35.1	20.2	15.1	16.1
Pendle	3,961	11.0	80.4	1.2	15.3	3.1	67.9	13.5	28.3	18.2	16.7	6.0	41.3	39.7	19.0	34.7	25.7
Preston	5,040	9.5	81.7	3.2	11.1	4.0	23.7	14.5	26.3	12.0	14.2	38.0	57.0	27.6	15.4	22.5	22.4

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Ribble Valley	2,375	10.7	71.8	8.6	13.7	5.9	12.5	4.3	23.4	12.5	19.9	5.0	33.6	41.6	24.8	15.2	20.2
Rochdale	5,907	7.1	80.6	2.4	13.4	3.6	52.2	13.2	28.8	20.0	18.1	6.2	42.0	37.7	20.3	16.6	21.6
Rossendale	2,406	8.9	78.3	2.4	16.0	3.3	72.8	3.7	32.6	17.6	16.6	5.5	42.5	40.0	17.5	18.2	14.5
Salford	8,916	9.5	87.5	1.7	8.7	2.1	41.9	12.3	32.9	14.7	19.1	13.9	53.1	28.9	18.0	13.1	18.0
Sefton	10,449	8.9	86.0	2.1	9.7	2.3	-4.1	4.0	30.6	16.7	23.6	5.5	38.7	37.0	24.3	30.9	35.0
South Lakeland	5,777	13.1	74.1	7.8	14.4	3.7	1.9	3.1	25.7	6.4	21.3	7.8	32.4	42.7	24.9	18.2	22.6
South Ribble	1,943	4.5	71.5	4.9	18.7	4.8	30.8	5.4	25.9	14.2	20.8	5.2	40.8	38.9	20.3	17.8	20.9
St. Helens	3,585	4.9	80.9	2.8	13.1	3.3	16.3	3.2	23.7	21.7	23.8	5.8	43.1	34.7	22.3	24.2	31.6
Stockport	8,555	7.1	83.3	2.8	11.3	2.7	25.1	9.9	26.7	17.7	19.5	7.0	46.9	36.2	16.9	17.3	28.0
Tameside	7,139	7.9	81.0	2.8	11.8	4.4	58.4	7.0	25.5	20.0	22.8	5.5	43.0	36.2	20.7	18.3	24.7
Trafford	8,573	9.6	87.4	2.5	8.0	2.1	27.8	17.8	32.2	10.3	17.5	7.1	50.6	34.9	14.5	19.2	34.9
Vale Royal	2,847	5.7	71.8	6.1	16.9	5.3	3.9	4.5	22.5	13.4	22.1	5.3	34.9	40.9	24.2	17.4	24.8
Warrington	4,280	5.5	77.7	4.4	13.8	4.1	29.7	6.7	29.5	13.7	20.0	5.2	46.1	35.3	18.6	18.0	30.1
West Lancashire	2,876	6.6	75.2	5.1	15.2	4.5	30.6	5.2	22.4	17.1	21.3	23.6	42.6	36.3	21.1	12.6	19.8
Wigan	7,440	5.9	79.7	2.6	12.8	4.9	38.3	4.4	27.4	17.6	24.1	4.2	44.3	33.6	22.1	15.1	17.9
Wirral	12,676	9.5	86.0	2.3	9.4	2.3	12.1	4.1	28.3	23.5	21.1	5.9	42.4	37.1	20.5	30.2	37.0
Wyre	4,241	9.4	78.8	3.8	13.6	3.8	33.3	4.4	24.4	16.1	22.9	6.2	35.4	37.3	27.3	22.6	23.0
YORKSHIRE & THE HUMBER	207,214	10.0	79.4	4.8	10.7	5.1	24.0	11.0	27.8	12.6	17.9	22.4	49.4	32.6	17.9	23.3	29.2
Barnsley	7,329	8.0	82.2	3.4	11.5	2.9	26.8	3.4	25.9	18.5	19.9	7.5	44.3	36.5	19.2	10.5	18.6
Bradford	19,163	10.6	82.3	2.4	12.2	3.1	24.0	21.5	26.4	16.7	17.1	14.5	46.2	35.2	18.6	37.8	33.1
Calderdale	8,358	10.3	79.7	3.0	13.4	3.9	43.6	8.4	29.0	15.5	18.7	5.2	42.3	38.5	19.2	33.9	28.5
Craven	2,945	13.0	74.0	7.6	14.5	4.0	7.8	3.4	23.0	8.8	21.7	4.7	31.9	41.8	26.3	22.1	25.7
Doncaster	8,806	7.4	78.9	3.7	14.3	3.0	14.1	4.7	27.5	16.9	22.3	4.1	42.9	35.5	21.6	15.4	17.1
East Riding of Yorkshire	13,132	10.0	76.1	7.1	13.0	3.8	9.1	4.1	24.6	13.2	22.5	5.7	34.7	40.2	25.1	19.4	22.9
Hambleton	4,624	13.3	65.0	14.3	11.3	9.5	-7.9	2.1	19.6	7.4	18.6	4.0	32.5	43.0	24.4	14.1	19.6
Harrogate	8,921	14.1	75.0	10.2	8.8	6.0	0.3	13.1	26.7	8.6	16.1	6.3	40.9	40.0	19.1	14.8	24.3

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Kingston upon Hull	12,736	12.2	89.4	1.6	6.8	2.2	80.1	8.7	29.7	16.9	18.6	29.2	54.9	29.2	15.9	27.3	39.7
Kirklees	15,939	10.0	81.6	2.9	12.6	2.9	24.9	12.9	30.6	13.9	20.5	18.2	47.4	34.2	18.4	39.4	39.2
Leeds	32,793	10.9	77.6	2.7	8.1	11.5	37.7	17.1	32.8	7.8	16.1	41.9	64.8	21.5	13.6	25.9	38.7
North East Lincolnshire	7,041	10.7	87.2	2.7	8.6	1.5	52.3	3.4	27.2	24.1	15.1	6.0	47.4	35.3	17.3	24.3	24.4
North Lincolnshire	5,417	8.5	76.8	6.7	13.1	3.4	24.1	5.4	26.3	16.2	20.5	4.8	39.1	37.9	23.0	12.0	13.7
Richmondshire	3,747	20.7	49.1	25.9	8.6	16.4	-11.8	2.1	15.0	6.2	13.9	2.9	45.3	37.1	17.6	9.7	20.8
Rotherham	6,518	6.4	79.6	4.0	13.1	3.3	14.3	5.1	23.7	17.4	24.8	4.7	40.0	36.9	23.1	13.5	18.7
Ryedale	3,746	17.5	72.6	13.6	9.8	4.0	-2.9	2.4	19.4	6.8	22.1	3.7	25.4	44.3	30.4	21.7	28.1
Scarborough	6,941	14.9	82.6	3.9	10.9	2.6	17.3	3.8	33.6	11.6	19.3	8.6	38.5	38.8	22.8	29.6	25.1
Selby	2,207	7.2	69.3	10.6	14.8	5.4	-0.1	3.0	22.3	10.3	23.8	4.5	34.3	40.1	25.6	17.0	21.5
Sheffield	19,963	9.2	83.7	2.9	8.8	4.6	27.6	18.9	26.1	6.9	11.5	48.9	65.6	23.7	10.6	13.6	37.6
Wakefield	8,488	6.4	78.8	5.4	12.4	3.4	14.1	5.2	29.4	14.2	15.8	9.8	46.8	36.5	16.8	19.3	27.6
York	8,400	10.9	80.3	5.9	9.5	4.3	23.2	10.0	26.9	7.1	12.3	34.8	61.0	27.4	11.6	14.3	22.7
EAST MIDLANDS	161,244	9.3	79.1	5.7	11.3	3.9	16.1	11.0	26.6	10.9	17.7	18.5	46.4	34.6	19.0	13.9	21.2
Amber Valley	3,786	7.7	76.0	3.9	16.1	3.9	17.5	2.9	27.4	12.8	24.1	3.7	37.1	39.5	23.5	17.0	21.9
Ashfield	3,229	6.9	78.9	3.2	14.7	3.2	31.5	2.0	25.2	18.2	21.8	4.0	42.8	35.3	21.9	10.8	15.8
Bassetlaw	4,006	9.0	72.2	10.5	13.5	3.8	14.8	2.9	24.6	16.2	17.3	5.3	39.5	39.6	20.9	11.6	23.3
Blaby	1,662	4.6	73.9	4.5	17.4	4.1	1.7	7.8	27.2	13.4	17.2	4.6	40.0	41.0	19.0	14.1	24.4
Bolsover	2,577	8.5	80.3	2.9	13.4	3.4	7.0	2.6	22.9	17.5	20.5	4.0	39.2	39.8	20.9	11.4	14.8
Boston	2,039	8.5	70.8	10.1	13.7	5.4	14.6	8.0	30.3	8.9	20.7	5.0	40.6	38.4	21.0	14.2	13.5
Broxtowe	4,603	10.1	82.5	3.7	9.1	4.6	27.1	15.1	26.3	11.7	16.7	26.8	53.2	32.8	14.0	16.3	26.2
Charnwood	5,506	9.1	83.1	4.1	9.6	3.3	42.9	14.8	25.9	8.9	15.0	38.7	55.3	31.2	13.5	11.6	20.0
Chesterfield	2,976	6.8	81.8	2.3	12.8	3.1	-1.1	4.7	31.9	13.4	19.5	5.0	43.2	36.8	20.0	13.4	25.4
Corby	1,053	4.8	72.9	4.7	18.7	3.6	25.2	11.0	25.3	17.9	22.5	4.1	39.3	36.0	24.7	7.4	9.0
Daventry	2,287	8.0	71.8	11.0	13.2	4.1	4.4	7.2	28.5	6.7	18.9	4.0	35.2	41.3	23.5	12.1	15.0
Derby	8,137	8.8	83.5	3.0	11.0	2.5	24.9	14.8	28.6	12.7	15.1	22.5	54.7	30.6	14.7	18.7	22.8

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Derbyshire Dales	3,363	11.6	69.5	10.2	15.7	4.6	-7.0	2.9	22.8	6.5	23.4	3.7	28.0	43.9	28.1	19.1	30.2
East Lindsey	8,284	14.9	76.2	8.9	10.6	4.2	9.1	2.5	22.3	9.2	21.0	3.3	30.7	38.7	30.6	19.8	19.6
East Northamptonshire	2,689	8.6	73.7	9.8	12.2	4.2	3.6	8.0	28.5	8.6	19.2	3.6	35.7	42.1	22.1	12.0	21.2
Erewash	3,439	7.4	79.4	3.7	13.7	3.2	12.2	4.2	27.3	14.6	19.1	4.6	42.9	36.6	20.5	24.8	40.1
Gedling	3,365	7.1	80.4	3.2	13.6	2.8	22.7	6.1	27.0	14.7	20.4	5.1	44.2	35.5	20.3	13.9	22.8
Harborough	2,158	7.0	71.8	8.9	14.1	5.2	-5.1	5.8	26.0	7.8	20.9	3.5	35.3	42.1	22.6	13.2	17.6
High Peak	3,148	8.5	76.1	4.3	15.4	4.3	-1.9	3.7	25.5	13.0	23.7	5.7	36.7	38.5	24.8	17.3	26.4
Hinckley & Bosworth	2,569	6.3	75.2	4.9	15.2	4.7	12.7	5.2	25.5	12.1	21.7	4.3	40.6	36.9	22.6	13.1	15.7
Kettering	2,819	8.2	79.1	5.6	11.9	3.3	18.8	9.2	27.4	11.7	21.0	4.7	41.9	38.0	20.1	15.3	21.6
Leicester	14,774	13.3	88.1	1.7	7.9	2.4	38.3	33.8	30.1	9.1	10.4	30.8	59.9	28.0	12.1	13.2	29.7
Lincoln	4,440	12.1	83.6	2.8	9.0	4.6	33.3	7.8	25.7	11.8	14.6	37.3	58.8	27.9	13.2	14.5	20.3
Mansfield	3,256	7.8	81.1	2.9	13.6	2.5	21.0	3.7	29.6	18.7	18.8	5.0	43.7	38.2	18.1	11.1	16.7
Melton	2,205	11.2	73.4	10.5	11.1	5.0	-8.7	3.7	21.3	7.3	22.4	6.0	31.8	42.4	25.8	16.3	27.7
Newark & Sherwood	3,775	8.5	73.7	7.8	13.9	4.6	14.6	4.6	23.2	15.4	22.4	6.1	37.2	39.1	23.7	11.1	14.0
North East Derbyshire	1,913	4.7	69.3	6.2	19.0	5.5	6.6	2.8	27.4	10.9	21.9	4.1	33.6	43.2	23.2	12.9	18.6
North Kesteven	3,974	10.2	61.0	17.1	11.4	10.5	-7.1	3.8	18.9	9.3	19.0	4.2	35.8	42.5	21.7	9.3	12.3
North West Leicestershire	2,193	6.2	76.4	5.2	14.0	4.3	1.2	4.8	27.1	9.0	24.1	7.6	36.3	40.1	23.6	10.3	14.4
Northampton	6,860	8.5	83.1	3.6	10.3	3.0	40.4	15.9	27.6	10.6	14.3	23.8	57.3	29.8	12.9	10.7	17.0
Nottingham	16,999	14.6	89.8	1.6	6.1	2.6	49.3	18.6	30.7	8.3	12.1	46.1	66.6	22.0	11.4	11.6	26.0
Oadby and Wigston	1,319	6.0	77.9	4.9	12.7	4.5	14.0	12.2	22.8	16.3	20.3	7.1	41.3	37.4	21.2	15.8	34.1
Rushcliffe	4,812	11.0	84.7	4.3	8.1	2.9	12.4	9.6	33.9	6.5	12.4	20.2	50.7	34.4	14.9	15.3	21.0
Rutland	1,937	14.4	59.3	19.8	8.5	12.4	-21.5	4.3	18.2	6.6	18.5	4.1	34.4	43.3	22.2	8.2	13.8
South Derbyshire	2,498	7.6	73.2	7.8	14.8	4.2	-1.0	3.5	22.2	10.3	23.7	3.7	31.3	42.4	26.3	15.9	22.0
South Holland	2,536	7.7	69.6	10.1	15.1	5.2	-6.1	4.8	22.5	8.7	24.7	2.7	32.6	39.4	28.0	13.9	14.8
South Kesteven	5,221	10.1	76.7	8.0	10.7	4.6	-4.8	4.8	24.3	10.5	21.3	4.5	36.7	38.6	24.7	13.9	18.9
South Northamptonshire	2,808	8.9	70.5	12.3	11.8	5.4	-14.8	7.4	23.4	6.0	21.0	3.7	32.5	42.9	24.6	11.8	18.0
Wellingborough	2,029	6.7	78.0	5.6	12.8	3.6	21.3	12.4	26.2	13.4	20.0	4.4	38.8	39.1	22.1	9.3	13.0
West Lindsey	4,000	12.2	70.0	13.8	11.1	5.2	1.3	1.9	19.8	11.0	19.8	4.3	33.4	41.7	24.9	17.7	24.6

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WEST MIDLANDS	175,921	8.2	79.0	5.4	10.9	4.7	21.9	15.9	26.3	12.3	19.7	17.2	46.2	34.2	19.5	20.3	26.0
Birmingham	37,311	9.5	82.9	3.0	8.7	5.4	21.5	33.2	27.4	13.0	16.9	27.7	53.5	30.0	16.5	26.9	38.2
Bridgnorth	2,964	14.2	68.7	14.5	9.7	7.1	0.2	2.9	17.7	6.5	21.4	4.1	30.1	42.6	27.3	21.7	28.7
Bromsgrove	1,870	5.3	70.1	9.6	14.2	6.1	4.7	6.1	25.4	9.4	25.4	4.2	36.9	39.5	23.7	16.4	23.9
Cannock Chase	2,068	5.6	81.2	3.4	12.5	2.9	12.9	2.2	27.3	14.0	22.1	3.1	44.1	34.3	21.6	16.0	19.1
Coventry	13,458	11.0	80.1	2.9	10.8	6.2	36.5	24.4	24.7	14.8	14.4	37.6	57.2	27.8	15.0	20.7	32.0
Dudley	5,828	4.7	76.0	5.3	14.0	4.8	27.3	10.8	25.7	14.6	27.2	6.7	44.5	34.0	21.5	24.4	28.5
East Staffordshire	3,886	9.1	77.1	5.8	12.4	4.7	16.7	9.5	27.8	12.6	20.5	5.1	38.9	39.1	22.0	27.7	33.6
Herefordshire County	9,141	12.3	75.0	9.1	11.6	4.4	73.8	3.4	24.7	8.6	20.8	4.9	34.5	40.6	24.9	21.1	24.3
Lichfield	2,423	6.5	71.0	8.7	13.9	6.4	10.0	4.8	27.1	7.8	22.2	3.8	36.8	39.4	23.8	15.2	21.7
Malvern Hills	3,039	10.1	74.9	8.6	12.7	3.8	3.7	3.4	26.7	6.0	20.3	4.2	32.7	42.6	24.7	17.7	22.2
Newcastle under Lyme	3,244	6.4	76.0	4.9	14.8	4.3	12.3	6.8	25.9	13.3	21.9	17.0	44.0	36.2	19.8	13.1	17.1
North Shropshire	3,089	13.3	71.1	11.2	10.4	7.3	-1.9	2.2	21.8	8.1	19.1	4.7	34.6	41.7	23.7	20.3	27.3
North Warwickshire	2,028	8.1	79.9	6.2	10.1	3.7	1.7	4.0	24.2	10.0	24.2	3.9	33.1	41.3	25.7	17.6	24.5
Nuneaton & Bedworth	3,052	6.3	80.1	2.9	13.1	3.9	26.6	6.6	26.6	17.2	19.9	4.7	41.3	36.5	22.2	15.9	18.5
Oswestry	1,743	11.1	76.8	6.5	13.1	3.6	-0.5	2.9	29.3	11.2	19.4	4.6	39.1	37.0	23.8	26.1	30.6
Redditch	1,513	4.8	80.2	3.6	12.9	3.4	25.6	10.0	33.2	12.3	21.7	4.2	44.6	37.9	17.5	13.9	12.4
Rugby	2,852	7.8	73.9	9.6	11.0	5.4	15.4	9.3	31.9	9.9	17.1	4.1	43.5	39.7	16.8	10.4	12.1
Sandwell	6,711	5.8	80.9	3.3	12.0	3.9	25.2	24.9	21.4	18.2	27.1	8.6	45.1	32.7	22.3	23.4	25.6
Shrewsbury & Atcham	4,313	10.7	79.8	7.1	9.8	3.3	6.8	4.6	31.2	8.3	17.4	5.1	40.7	38.5	20.8	18.5	22.8
Solihull	3,859	4.8	77.1	7.5	11.1	4.3	8.5	15.8	25.2	12.3	17.9	4.8	44.3	37.8	17.8	14.8	27.2
South Shropshire	2,624	15.2	75.1	9.3	12.5	3.2	-0.4	1.9	23.3	7.2	20.7	2.9	26.0	43.5	30.5	25.1	26.0
South Staffordshire	2,398	5.7	73.0	10.2	11.8	5.0	4.9	3.4	20.2	9.1	26.0	4.6	28.9	42.7	28.4	18.1	19.8
Stafford	4,286	8.6	75.2	9.0	12.1	3.7	4.7	8.1	25.0	7.4	20.1	17.1	44.8	34.4	20.8	15.8	20.0
Staffordshire Moorlands	2,655	6.8	70.7	5.1	19.1	5.0	16.1	2.8	28.6	11.5	23.1	4.7	38.8	39.2	22.1	17.7	22.1
Stoke on Trent	8,380	8.1	82.6	2.2	12.2	3.0	33.2	9.2	27.0	15.5	20.0	29.5	53.7	29.3	16.9	15.0	19.6
Stratford on Avon	5,029	10.7	74.4	9.9	10.4	5.3	0.4	6.5	24.2	7.0	20.7	4.6	34.2	41.7	24.1	14.4	19.3

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Tamworth	1,284	4.4	79.2	3.1	13.8	3.9	21.1	4.4	26.0	16.2	20.4	3.9	47.9	32.6	19.5	10.8	9.7
Telford and Wrekin	4,963	7.8	76.4	7.5	10.6	5.5	49.0	10.5	23.5	15.8	14.8	11.7	47.0	36.8	16.2	8.2	13.2
Walsall	5,578	5.5	79.4	4.7	11.7	4.2	19.6	17.6	23.3	16.6	25.3	8.2	43.5	34.8	21.7	22.7	26.1
Warwick	6,117	11.5	82.7	5.0	7.3	4.9	35.2	16.4	29.9	5.9	14.8	33.7	57.0	29.5	13.5	10.0	15.7
Wolverhampton	7,559	7.8	85.4	3.6	7.7	3.3	34.0	22.4	30.6	14.9	20.7	17.0	50.4	31.4	18.2	21.2	24.2
Worcester	3,893	10.0	84.1	3.6	9.5	2.8	34.9	8.8	31.6	8.9	14.5	18.4	54.7	30.6	14.6	19.5	23.4
Wychavon	3,697	7.9	72.7	8.8	13.4	5.2	2.4	5.6	24.2	7.3	21.7	4.4	35.1	41.4	23.5	15.4	15.8
Wyre Forest	3,066	7.6	79.7	4.6	11.7	4.0	31.5	3.7	28.2	11.5	21.0	4.1	38.5	38.6	22.9	19.5	18.9
EAST OF ENGLAND	223,354	10.0	76.6	7.9	10.3	5.1	12.5	14.2	26.9	9.0	16.8	10.4	45.3	36.5	18.2	13.2	19.8
Babergh	3,357	9.6	71.3	10.7	13.9	4.1	-1.4	4.3	22.7	8.2	25.0	3.6	31.8	40.7	27.5	13.2	16.6
Basildon	3,690	5.3	80.7	4.0	12.8	2.5	70.3	13.0	30.5	14.2	15.7	3.9	49.9	34.9	15.1	5.7	6.6
Bedford	6,523	10.9	81.8	4.5	9.6	4.1	13.6	19.3	28.8	7.6	14.3	17.6	50.1	34.4	15.5	12.1	18.7
Braintree	4,361	8.0	73.5	9.2	13.0	4.2	9.7	5.2	28.2	8.1	18.0	3.4	35.7	43.2	21.1	12.4	21.0
Breckland	5,804	11.4	70.1	12.9	11.8	5.2	1.6	15.3	21.0	7.7	20.4	4.0	37.1	38.7	24.2	11.0	13.4
Brentwood	2,405	8.4	78.0	7.4	10.8	3.8	17.8	16.0	27.4	8.5	17.2	3.4	45.7	37.5	16.9	10.2	18.1
Broadland	4,105	8.2	71.0	9.5	14.3	5.2	5.0	4.1	23.1	8.1	24.6	4.0	35.7	39.6	24.7	12.9	21.1
Broxbourne	2,080	6.0	80.1	4.0	13.4	2.5	19.0	13.1	26.0	13.5	15.3	5.5	47.2	36.8	16.0	14.5	23.0
Cambridge	9,326	21.9	78.6	5.8	5.2	10.4	28.2	34.4	32.1	2.7	7.1	34.3	70.0	22.7	7.4	9.0	19.6
Castle Point	2,030	5.8	77.4	3.0	16.3	3.3	50.6	4.4	21.7	22.0	22.3	4.0	37.2	38.3	24.5	11.7	16.7
Chelmsford	4,932	7.6	77.5	7.4	10.8	4.3	22.6	11.5	30.2	7.5	15.9	9.4	50.8	33.7	15.5	12.9	18.0
Colchester	7,425	11.7	70.0	11.1	9.6	9.3	19.0	13.8	26.9	8.5	11.5	19.8	56.4	31.9	11.7	8.7	15.5
Dacorum	3,603	6.4	75.9	8.0	12.4	3.6	15.1	16.5	28.2	6.8	14.0	4.2	48.6	38.0	13.4	11.3	16.8
East Cambridgeshire	3,547	11.9	68.6	14.9	10.2	6.3	-3.5	21.0	19.8	3.9	16.9	2.8	39.8	39.5	20.8	10.8	17.1
East Hertfordshire	4,995	9.6	76.6	10.3	9.5	3.7	5.9	12.1	24.0	5.2	17.9	9.3	45.2	36.4	18.4	11.0	17.4
Epping Forest	4,080	8.1	77.8	7.8	10.5	4.0	26.4	12.3	25.8	11.4	20.2	5.9	39.3	41.3	19.4	15.2	22.6
Fenland	3,486	9.9	76.6	5.0	14.9	3.4	16.5	4.5	24.6	13.0	23.6	3.5	36.7	37.9	25.3	13.6	14.0

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Forest Heath	5,173	22.5	59.4	20.6	5.0	15.0	-6.7	52.5	22.3	5.7	9.9	5.1	50.3	38.3	11.4	9.2	14.0
Great Yarmouth	4,097	10.4	81.0	4.6	11.6	2.8	16.6	4.2	26.5	14.0	22.7	4.1	37.7	36.9	25.3	21.3	22.8
Harlow	1,742	5.2	82.9	4.0	10.4	2.7	56.3	20.7	35.4	10.0	10.4	7.3	56.1	32.4	11.5	6.8	8.2
Hertsmere	2,961	7.8	66.7	14.5	11.2	7.6	10.0	20.9	21.1	7.6	16.4	9.6	40.7	42.8	16.5	9.6	14.6
Huntingdonshire	6,655	10.6	72.1	10.9	9.5	7.5	-13.9	15.2	27.2	7.4	12.6	3.8	42.5	41.7	15.8	11.6	14.4
Ipswich	5,709	11.4	86.9	3.0	8.2	1.9	18.0	15.2	33.2	12.1	15.7	7.9	55.9	29.7	14.5	23.8	39.2
King's Lynn & West Norfolk	7,062	12.1	68.8	13.5	11.0	6.7	-2.1	9.5	21.5	9.0	23.1	4.2	36.2	39.0	24.9	15.7	19.5
Luton	8,757	12.4	85.9	2.0	7.4	4.7	52.7	36.0	33.2	9.8	9.3	24.4	53.1	32.8	14.0	15.5	32.4
Maldon	1,834	7.6	74.2	7.7	13.3	4.9	10.1	4.2	26.9	10.8	17.6	4.4	34.6	42.3	23.0	15.3	23.0
Mid Bedfordshire	4,481	9.2	67.9	12.3	9.8	10.1	-10.7	9.7	25.6	6.2	17.6	7.7	39.2	42.7	18.1	11.8	16.3
Mid Suffolk	3,643	10.3	65.8	15.1	12.6	6.4	-4.1	5.2	20.2	7.7	22.2	3.7	33.3	40.9	25.8	13.6	18.7
North Hertfordshire	4,508	9.2	78.8	7.2	9.4	4.5	17.1	12.7	31.9	6.0	14.3	4.1	46.0	37.6	16.3	10.8	20.7
North Norfolk	6,010	13.8	72.5	11.0	12.0	4.5	-3.9	2.6	19.9	7.1	28.3	3.4	26.2	40.9	32.9	19.2	23.8
Norwich	7,662	14.0	84.4	3.4	7.9	4.2	21.7	11.8	32.7	5.2	10.2	29.6	66.5	24.2	9.3	14.6	28.7
Peterborough	6,917	10.6	79.6	6.3	9.0	5.1	21.1	14.8	31.2	12.4	13.4	4.5	49.4	35.5	15.1	11.3	13.4
Rochford	1,833	5.7	72.0	5.9	14.8	7.3	24.3	5.5	23.9	14.5	19.8	3.5	35.5	40.5	24.0	17.6	24.9
South Bedfordshire	2,896	6.3	79.7	5.6	11.3	3.4	12.8	8.6	30.9	9.1	18.6	3.3	41.5	39.2	19.3	12.4	15.3
South Cambridgeshire	4,963	9.5	68.8	14.0	9.6	7.6	-3.6	13.5	21.9	4.5	16.6	5.5	45.5	38.6	15.9	9.1	11.5
South Norfolk	4,369	9.4	73.0	10.2	13.6	3.2	6.2	4.6	23.7	7.1	24.2	5.0	31.7	41.4	26.9	13.5	14.9
Southend on Sea	10,757	15.2	88.8	1.5	8.0	1.6	32.7	8.5	30.8	15.3	17.3	5.1	42.3	37.2	20.5	17.0	35.5
St Albans	5,042	9.6	81.4	6.3	8.7	3.6	13.1	20.1	28.3	5.0	12.8	7.4	53.7	33.9	12.4	8.9	20.3
St. Edmundsbury	4,491	11.1	69.3	13.4	9.6	7.7	-1.0	13.2	25.1	7.0	16.0	3.3	43.6	38.3	18.1	11.4	17.6
Stevenage	1,707	5.2	82.4	3.9	11.8	1.9	56.2	15.8	31.3	11.3	13.1	6.8	54.2	34.2	11.7	5.2	3.5
Suffolk Coastal	6,196	12.6	76.2	9.1	10.7	4.0	-19.0	5.5	24.8	8.7	20.3	4.3	33.4	42.4	24.2	15.4	22.6
Tendring	6,471	10.5	79.6	3.8	13.5	3.2	36.5	3.5	25.5	14.8	23.9	4.7	35.7	37.9	26.4	17.8	16.0
Three Rivers	2,198	6.6	70.9	11.1	11.7	6.2	3.6	21.4	18.3	7.1	16.7	5.5	36.6	44.9	18.5	9.3	20.3
Thurrock	4,219	7.2	82.7	3.2	11.7	2.4	54.4	10.2	29.3	14.6	14.0	4.5	46.4	37.2	16.3	17.4	24.8

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Uttlesford	3,154	11.5	69.0	13.0	11.7	6.3	-2.1	7.6	24.6	5.8	17.7	3.6	34.1	44.3	21.6	11.4	17.9
Watford	3,380	10.5	86.3	3.1	8.3	2.3	8.3	24.3	31.7	6.3	8.6	9.2	58.1	31.6	10.3	13.2	39.2
Waveney	5,713	11.8	82.1	4.2	10.9	2.8	13.4	3.8	26.1	15.5	21.7	4.1	37.6	39.2	23.3	21.3	21.0
Welwyn Hatfield	3,005	7.5	74.7	9.3	9.5	6.5	43.1	25.9	20.9	5.5	19.0	46.3	56.5	29.5	14.1	6.3	6.3
GREATER LONDON	495,982	16.4	88.0	2.6	6.7	2.7	18.8	40.5	27.7	6.1	10.7	12.8	55.7	31.6	12.7	15.3	39.0
Barking & Dagenham	4,262	6.3	83.6	2.7	11.1	2.6	56.9	35.5	23.9	17.5	14.2	12.6	48.9	36.7	14.3	18.4	33.9
Barnet	22,683	17.9	86.4	3.1	7.4	3.1	16.4	44.1	23.9	6.5	11.2	13.2	51.7	35.3	13.0	11.3	28.9
Bexley	6,265	7.0	83.5	2.6	11.1	2.9	8.2	16.1	27.0	14.8	15.7	8.1	47.4	36.6	16.0	18.2	34.9
Brent	19,147	19.1	89.8	1.6	6.6	2.0	9.6	57.3	20.7	6.6	9.1	13.3	52.8	34.3	12.9	13.4	35.9
Bromley	11,743	9.3	84.1	4.2	8.6	3.0	18.9	20.3	29.1	8.4	14.1	6.0	49.7	35.3	15.0	15.6	33.1
Camden	24,384	26.6	88.6	2.7	5.7	2.9	12.2	42.3	37.6	2.4	11.0	14.1	56.3	30.5	13.2	16.5	35.6
City of London	1,220	28.1	75.2	11.0	7.1	6.6	10.2	40.1	47.2	2.9	6.9	11.2	58.5	30.0	11.5	8.1	14.8
Croydon	19,253	13.9	88.7	2.5	6.8	2.0	30.1	41.2	32.8	10.6	11.6	7.2	48.5	37.0	14.5	18.0	42.5
Ealing	20,537	17.4	90.3	1.9	5.7	2.1	13.8	45.8	17.9	5.4	9.1	10.1	55.4	33.3	11.4	13.7	43.3
Enfield	12,080	10.9	86.0	2.8	8.4	2.8	19.7	37.9	25.6	9.7	14.5	15.0	48.3	36.3	15.5	17.1	42.6
Greenwich	9,849	10.6	85.1	3.3	7.4	4.3	11.0	30.2	28.9	9.7	11.2	19.2	56.8	31.5	11.7	15.9	42.0
Hackney	13,813	16.1	92.2	0.9	4.7	2.2	16.1	38.3	29.1	5.0	8.9	15.0	59.4	29.1	11.5	16.6	37.5
Hammersmith & Fulham	16,778	22.2	89.0	2.0	7.3	1.7	-4.0	38.3	20.0	2.5	10.7	11.3	63.0	24.8	12.2	16.9	51.4
Haringey	20,503	22.2	91.7	1.5	5.1	1.8	17.0	40.3	30.2	7.0	7.7	15.4	59.8	29.9	10.3	15.8	46.1
Harrow	9,979	12.6	84.2	4.3	8.3	3.2	15.1	45.8	19.8	9.0	13.8	11.9	44.8	40.0	15.2	11.9	31.9
Havering	5,666	6.2	80.1	3.4	13.5	2.9	27.5	13.8	25.3	15.2	20.1	5.2	44.4	36.9	18.7	17.4	30.2
Hillingdon	10,232	10.6	79.9	6.6	7.8	5.7	18.8	32.3	23.7	8.8	11.2	17.0	51.1	36.5	12.4	12.7	31.1
Hounslow	12,301	14.6	88.7	2.4	6.7	2.2	19.9	43.6	23.8	6.2	9.1	10.9	55.2	33.2	11.7	11.7	33.6
Islington	14,319	17.4	90.9	2.0	5.1	2.0	20.4	35.8	31.9	3.0	7.9	14.4	66.3	24.2	9.5	14.5	44.1
Kensington & Chelsea	23,414	29.6	86.0	3.7	6.3	3.9	-10.9	56.7	32.7	1.9	13.0	11.6	47.4	35.1	17.5	17.8	35.7
Kingston upon Thames	10,341	16.8	86.0	3.4	7.7	2.9	28.8	30.9	26.6	4.6	10.5	21.7	57.5	32.2	10.3	17.3	38.1

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Lambeth	24,455	20.6	89.6	1.7	5.3	3.3	23.5	33.5	29.4	3.6	7.8	10.3	67.0	23.2	9.8	16.8	49.3
Lewisham	14,605	13.6	90.6	1.3	6.3	1.8	18.2	39.5	26.4	6.4	9.5	16.0	61.3	27.8	10.8	17.8	46.5
Merton	12,971	16.4	87.6	2.4	8.0	2.0	28.5	40.0	21.1	5.2	11.9	9.5	57.7	30.2	12.1	15.9	45.5
Newham	17,161	18.7	91.1	1.1	5.4	2.4	43.0	62.0	25.7	12.7	9.5	18.2	49.1	37.5	13.3	15.8	54.3
Redbridge	12,719	13.8	88.6	1.6	7.7	2.1	37.5	44.6	25.3	14.3	12.6	11.5	45.8	38.9	15.3	13.8	30.8
Richmond upon Thames	13,876	18.2	85.1	4.6	7.1	3.3	19.3	31.1	29.1	4.4	11.5	8.6	50.6	38.6	10.7	13.9	38.2
Southwark	15,030	14.2	88.5	2.1	6.7	2.7	24.7	35.5	26.1	4.7	8.5	18.0	63.1	27.0	9.9	13.9	42.6
Sutton	7,600	9.9	87.7	2.8	7.7	1.8	35.4	23.2	35.0	8.3	10.8	5.6	52.1	35.1	12.8	16.6	37.0
Tower Hamlets	13,596	17.3	90.3	1.9	5.6	2.3	89.9	40.9	30.0	2.7	5.5	17.4	70.1	22.2	7.7	9.6	25.0
Waltham Forest	14,787	16.5	90.6	1.4	6.3	1.8	22.2	43.6	28.2	9.7	11.3	12.4	54.8	32.9	12.3	19.4	55.3
Wandsworth	28,227	24.4	89.0	2.2	6.8	2.0	27.2	30.5	23.7	2.9	8.4	9.8	67.8	22.8	9.3	14.2	46.3
Westminster	32,186	35.3	85.2	4.7	5.8	4.3	7.9	51.4	37.6	1.9	13.8	12.9	49.0	32.3	18.7	16.0	28.9
SOUTH EAST	374,143	11.4	77.9	8.3	8.9	4.9	13.7	14.2	26.5	8.6	15.1	13.7	47.1	36.3	16.6	15.2	24.3
Adur	1,721	6.7	77.2	5.5	12.8	4.5	31.7	7.4	22.7	13.0	25.7	4.1	35.8	38.8	25.3	18.7	23.2
Arun	6,741	10.7	81.3	4.3	11.0	3.4	23.8	5.9	28.2	10.2	24.1	7.6	36.7	38.7	24.6	18.9	19.7
Ashford	3,592	8.7	75.2	7.7	13.0	4.1	2.4	8.7	22.1	10.4	19.6	7.9	39.9	39.3	20.8	12.2	18.4
Aylesbury Vale	5,932	9.2	70.7	12.9	10.7	5.8	0.1	12.0	23.2	5.5	14.4	5.5	41.3	41.2	17.5	9.4	12.5
Basingstoke & Deane	5,208	8.4	71.6	14.9	8.7	4.8	0.0	15.8	26.5	5.6	14.7	4.4	44.5	37.9	17.6	9.1	12.7
Bracknell Forest	3,854	8.9	74.1	12.2	8.0	5.7	16.0	25.7	25.5	9.4	9.7	5.9	50.3	38.8	11.0	5.5	9.0
Brighton and Hove	25,915	22.6	90.6	1.5	6.3	1.6	26.1	15.9	35.0	7.4	14.2	20.6	57.2	28.8	14.0	23.9	39.0
Canterbury	7,956	14.3	77.5	6.2	10.1	6.2	31.6	11.9	24.0	10.8	13.5	39.1	56.0	29.6	14.4	14.3	22.2
Cherwell	6,184	11.6	76.6	8.9	9.2	5.2	-11.3	11.4	27.4	8.1	11.6	4.7	47.3	39.4	13.3	9.5	16.1
Chichester	6,314	13.8	68.9	14.6	9.9	6.6	8.3	6.1	20.1	6.9	21.2	11.7	35.3	41.0	23.7	16.6	22.0
Chiltern	2,723	7.7	70.6	11.8	11.6	6.0	3.6	19.5	23.8	4.6	16.2	5.5	35.2	45.3	19.5	10.5	19.7
Crawley	2,699	6.7	83.5	3.2	10.8	2.4	3.9	24.4	21.3	10.8	15.4	4.8	57.3	32.1	10.6	9.1	5.6
Dartford	3,055	8.7	86.1	3.5	7.6	2.7	28.6	11.6	33.6	11.1	12.9	5.9	51.9	34.1	14.0	16.3	32.2

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Dover	5,288	11.9	76.1	7.8	11.7	4.4	2.6	4.6	26.5	15.0	20.2	4.2	38.7	39.1	22.2	16.1	22.2
East Hampshire	4,468	10.2	66.1	16.4	9.6	7.9	5.7	7.0	22.6	6.8	15.0	4.3	36.6	43.5	19.9	11.6	18.5
Eastbourne	6,113	14.9	85.0	3.6	8.6	2.7	23.5	10.7	29.5	10.4	20.6	17.1	44.1	34.3	21.6	18.2	23.3
Eastleigh	2,989	6.4	81.1	4.0	11.8	3.2	24.6	8.6	26.8	10.1	17.1	4.7	48.4	35.4	16.2	14.7	26.7
Elmbridge	5,772	11.4	82.5	6.6	7.9	3.0	12.4	32.3	21.2	8.8	14.0	6.3	37.7	47.2	15.1	9.6	21.9
Epsom & Ewell	2,516	9.2	80.5	7.9	8.1	3.4	16.8	22.7	22.4	9.6	11.2	14.9	47.9	38.6	13.6	14.3	32.3
Fareham	2,467	5.7	67.0	11.6	14.3	7.1	9.7	7.4	19.8	10.8	17.3	3.9	43.7	40.4	15.9	13.5	20.8
Gosport	2,876	9.2	62.6	15.8	9.1	12.5	-11.4	4.4	20.5	12.8	13.8	4.2	51.5	35.5	13.0	16.5	27.9
Gravesham	3,184	8.3	83.5	3.4	9.9	3.2	11.5	13.1	28.0	14.0	17.4	4.4	42.8	39.0	18.2	18.7	27.9
Guildford	6,694	12.8	74.2	11.4	7.7	6.7	22.3	19.4	23.2	3.9	12.4	21.2	55.4	31.4	13.2	10.0	22.1
Hart	3,234	10.0	64.4	16.6	7.7	11.3	0.8	14.9	21.6	5.4	10.8	4.1	46.0	41.5	12.5	8.0	17.3
Hastings	7,489	19.9	89.7	1.5	7.3	1.4	25.6	6.9	37.7	14.9	16.4	5.0	42.5	37.8	19.7	24.4	32.7
Havant	2,727	5.6	76.2	5.2	14.2	4.4	9.6	5.9	24.1	14.4	22.2	5.3	37.8	39.1	23.0	20.1	28.3
Horsham	4,564	9.1	73.8	11.2	10.3	4.8	7.8	9.2	23.9	7.3	18.4	3.7	36.2	42.5	21.3	14.7	22.6
Isle of Wight	7,198	12.5	80.2	4.0	12.6	3.1	26.5	3.8	27.5	14.1	20.1	4.5	38.6	39.1	22.3	27.1	32.8
Lewes	3,985	10.0	77.2	8.1	10.3	4.4	27.9	6.0	24.1	11.6	20.8	6.5	35.2	41.8	23.0	15.0	17.8
Maidstone	4,931	8.7	76.0	9.2	9.8	5.0	-3.1	10.7	25.5	8.8	18.9	7.2	43.1	36.2	20.7	17.0	24.3
Medway	10,073	10.1	80.8	4.9	9.8	4.6	23.9	10.6	28.3	16.4	14.1	7.7	46.6	37.1	16.2	19.9	32.7
Mid Sussex	4,772	9.2	75.2	11.0	10.3	3.5	8.6	11.3	25.2	8.1	15.4	4.1	39.3	43.2	17.6	12.2	17.7
Milton Keynes	7,059	8.5	84.6	3.7	9.4	2.3	58.7	25.1	32.5	8.9	10.6	6.4	54.1	34.6	11.3	6.9	10.2
Mole Valley	3,283	9.8	72.9	13.3	9.0	4.8	13.2	13.7	26.7	6.4	13.6	3.8	36.7	43.4	19.9	11.7	16.9
New Forest	6,215	8.6	72.1	10.1	12.5	5.3	9.6	5.2	21.8	8.4	23.9	3.9	32.3	40.7	27.0	15.3	22.3
Oxford	11,727	22.7	77.9	7.3	5.7	9.1	22.7	32.3	27.5	4.9	7.9	41.8	67.3	24.3	8.4	10.4	20.7
Portsmouth	12,254	15.6	83.4	5.0	7.6	4.0	18.7	12.5	27.5	10.2	12.5	30.5	57.4	29.5	13.1	25.6	47.6
Reading	9,384	16.2	87.9	3.1	6.4	2.7	17.8	25.7	28.0	6.8	8.9	24.5	66.8	23.5	9.7	16.1	30.3
Reigate & Banstead	4,423	8.6	80.4	6.9	9.0	3.7	16.1	18.4	27.1	5.0	13.7	4.1	50.0	35.7	14.3	11.0	21.5
Rother	4,195	11.0	73.6	8.3	12.5	5.7	17.3	4.7	26.8	11.3	25.5	4.0	32.1	39.1	28.8	18.4	20.2

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Runnymede	3,562	11.3	77.3	9.0	8.3	5.4	30.7	24.9	22.8	6.3	14.6	27.4	47.3	37.4	15.3	11.8	27.8
Rushmoor	4,006	11.4	59.3	18.9	5.9	15.9	-20.3	10.1	16.9	5.6	8.3	8.0	56.5	34.8	8.7	9.1	28.8
Sevenoaks	3,704	8.3	71.5	12.3	10.5	5.7	-7.2	11.0	22.2	5.7	23.3	3.8	33.1	42.8	24.0	15.3	23.7
Shepway	5,996	14.6	80.6	4.7	10.7	4.0	4.3	5.7	28.4	14.1	17.6	3.9	39.6	39.4	21.0	18.7	24.0
Slough	5,163	11.5	87.9	2.8	7.2	2.2	29.5	39.5	25.0	6.2	7.1	8.3	54.9	34.2	10.9	12.3	22.7
South Bucks	2,208	8.9	69.8	13.9	9.4	7.0	-1.9	26.8	21.3	3.9	14.7	6.1	35.7	47.2	17.1	7.7	17.2
South Oxfordshire	6,118	11.7	66.9	15.9	8.5	8.7	3.5	11.6	23.1	5.4	13.3	4.6	41.9	41.6	16.5	10.9	25.1
Southampton	15,732	17.2	90.5	1.5	6.0	2.0	44.7	15.8	31.7	7.5	10.5	43.1	63.8	24.7	11.4	16.9	32.6
Spelthorne	3,227	8.4	83.4	5.6	8.0	3.0	10.9	16.8	26.7	7.4	15.1	4.2	50.8	34.4	14.7	14.2	28.6
Surrey Heath	3,045	9.6	69.0	14.8	8.9	7.3	9.5	20.9	27.3	5.8	9.5	3.5	46.5	42.7	10.7	6.8	15.7
Swale	5,029	10.2	80.9	5.3	10.4	3.4	16.3	5.3	26.1	14.1	17.5	4.8	39.6	39.2	21.2	23.0	30.4
Tandridge	2,641	8.3	69.5	13.3	11.5	5.7	5.0	11.6	25.7	6.4	17.4	2.7	34.1	45.1	20.8	12.4	20.3
Test Valley	4,788	10.8	66.8	16.9	8.7	7.6	-6.9	6.8	20.1	7.3	17.2	3.6	36.4	43.0	20.5	11.9	20.9
Thanet	8,647	15.7	84.9	3.0	9.8	2.2	23.6	5.7	31.5	16.4	19.0	5.6	38.8	38.6	22.7	22.1	26.1
Tonbridge & Malling	3,058	7.2	72.4	12.4	10.7	4.5	-9.2	6.3	21.6	7.1	20.0	4.1	37.2	40.7	22.2	19.9	31.8
Tunbridge Wells	5,159	12.1	80.1	7.2	9.3	3.4	-1.2	9.9	30.2	5.5	16.6	4.0	45.8	35.8	18.4	20.6	31.4
Vale of White Horse	5,679	12.4	61.1	20.2	8.1	10.5	10.6	13.8	21.0	4.5	11.5	8.9	44.5	41.8	13.7	8.6	16.6
Waverley	4,699	10.0	70.4	14.6	9.9	5.1	6.5	12.6	25.2	6.1	14.5	13.1	41.6	40.9	17.5	9.8	17.0
Wealden	4,797	8.2	70.0	10.5	14.5	5.0	0.7	6.1	19.6	10.0	24.2	4.6	29.1	42.7	28.2	14.4	18.7
West Berkshire	6,209	10.8	68.0	17.4	8.2	6.3	-0.9	9.2	23.3	5.8	14.9	3.0	42.6	38.9	18.5	11.4	19.2
West Oxfordshire	5,152	13.4	61.2	18.9	9.6	10.2	-6.9	7.2	21.1	5.2	14.0	4.5	40.4	43.2	16.5	8.4	17.1
Winchester	5,461	12.7	69.3	15.9	8.0	6.7	4.5	8.9	20.6	4.4	16.5	19.1	43.0	38.3	18.8	10.2	15.6
Windsor & Maidenhead	7,552	13.9	71.3	14.1	7.1	7.5	15.7	27.0	25.9	4.7	12.6	4.0	44.1	40.4	15.5	8.3	19.5
Woking	3,828	10.4	82.6	7.2	7.0	3.3	31.1	27.5	25.8	7.5	9.2	4.8	50.1	39.5	10.4	10.1	17.6
Wokingham	4,947	8.6	76.7	10.7	7.7	4.9	30.8	20.8	22.8	6.8	8.9	7.0	52.2	35.8	12.0	7.8	15.4
Worthing	5,669	12.8	86.3	2.7	8.2	2.8	23.5	8.0	35.8	10.2	18.5	5.6	46.2	35.0	18.8	22.5	24.1
Wycombe	6,293	9.9	71.2	12.6	9.3	7.0	10.5	20.0	23.8	5.8	13.5	14.9	49.4	37.2	13.4	7.6	13.2

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SOUTH WEST	260,083	12.5	77.9	6.8	10.7	4.6	15.2	7.2	27.5	9.6	16.8	13.6	44.1	36.9	19.0	20.6	23.4
Bath & North East Somerset	8,987	12.6	80.6	5.1	10.7	3.6	24.5	12.1	26.9	6.6	16.0	32.2	55.7	29.9	14.4	12.4	18.1
Bournemouth	13,916	19.3	89.0	1.8	7.6	1.6	14.6	11.8	33.0	8.3	15.7	24.8	50.4	31.7	17.8	22.9	28.9
Bristol	22,963	14.2	86.1	2.7	8.6	2.6	16.5	16.7	30.8	8.2	10.3	33.2	66.5	23.7	9.7	14.6	19.8
Caradon	4,341	12.8	78.3	4.3	13.2	4.2	37.0	3.0	25.2	11.7	20.5	5.7	32.1	42.9	24.9	29.1	25.9
Carrick	5,757	14.9	80.6	4.6	11.4	3.4	38.2	5.4	26.8	9.1	17.9	15.0	41.2	38.0	20.8	28.0	29.4
Cheltenham	6,803	14.1	85.8	3.1	8.6	2.5	30.3	10.1	31.8	7.4	11.0	27.4	62.9	26.2	10.9	14.3	18.6
Christchurch	1,535	7.4	79.3	3.9	12.7	4.0	26.0	3.7	21.3	12.0	20.9	4.4	36.2	40.3	23.5	14.5	21.3
Cotswold	5,496	16.0	67.5	17.9	8.8	5.8	-4.5	5.8	21.8	4.8	20.8	5.1	29.5	44.1	26.4	13.5	18.9
East Devon	6,276	11.4	74.4	6.9	13.2	5.5	10.6	2.6	22.3	9.7	22.3	11.1	35.0	39.5	25.5	23.6	20.2
East Dorset	2,609	7.3	68.6	12.3	12.6	6.4	12.2	3.4	16.9	8.8	22.3	4.3	27.3	44.9	27.8	18.1	21.1
Exeter	6,901	14.8	85.4	2.8	8.9	2.9	29.9	9.6	29.2	7.7	11.6	37.2	59.8	28.4	11.8	26.6	33.9
Forest of Dean	2,659	8.2	67.3	9.1	16.2	7.4	13.1	3.1	23.2	10.4	21.4	4.5	37.5	38.9	23.5	13.7	13.4
Gloucester	4,731	10.3	84.6	3.0	9.3	3.2	32.3	12.9	34.2	17.6	12.5	5.8	49.8	36.0	14.2	20.6	22.4
Isles of Scilly	347	39.4	62.8	19.3	4.6	13.3	12.0	1.1	18.7	0.8	20.1	1.2	22.0	46.0	32.0	47.0	58.6
Kennet	4,555	15.4	51.3	27.0	7.0	14.7	-17.3	3.8	18.6	4.4	13.9	2.8	40.4	41.6	18.0	11.7	21.2
Kerrier	5,530	14.0	78.2	4.8	12.5	4.5	30.6	3.7	25.0	12.9	19.3	6.9	37.5	38.9	23.6	29.5	29.6
Mendip	5,098	11.9	75.2	8.2	13.0	3.6	11.5	4.7	30.3	9.5	18.3	4.2	35.0	42.9	22.1	18.3	19.1
Mid Devon	3,796	13.1	76.4	6.7	13.6	3.3	7.5	3.2	23.4	9.6	19.6	4.7	32.4	44.1	23.5	28.8	27.4
North Cornwall	5,319	15.5	77.4	5.7	12.9	3.9	23.9	3.5	25.1	10.7	19.2	4.1	35.2	40.1	24.7	29.8	27.8
North Devon	5,499	15.0	75.3	6.9	12.7	5.2	13.1	2.8	26.3	11.7	16.8	4.2	39.7	39.8	20.5	26.2	26.8
North Dorset	3,140	12.4	61.5	17.9	11.2	9.4	-2.9	3.7	22.2	5.7	16.4	3.1	34.7	42.4	22.9	15.8	19.9
North Somerset	8,275	10.3	79.7	4.9	12.0	3.4	28.2	4.8	30.4	12.8	19.5	5.3	40.7	38.4	20.9	15.0	13.7
North Wiltshire	5,500	10.9	62.7	16.9	9.2	11.2	-5.2	7.1	21.6	6.4	15.6	3.8	40.7	43.3	16.0	10.6	17.5
Penwith	4,592	16.4	81.5	3.4	12.6	2.5	27.0	4.3	28.8	11.2	21.2	4.4	30.6	42.9	26.5	40.6	37.3
Plymouth	14,024	13.7	81.3	4.8	9.6	4.3	6.2	5.8	34.2	11.7	13.5	25.4	54.1	31.7	14.1	25.4	29.9
Poole	5,515	9.3	80.8	4.6	11.2	3.5	12.0	6.4	24.0	13.8	17.8	6.3	43.3	38.4	18.3	16.2	24.1

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Purbeck	2,659	14.1	66.2	15.8	9.3	8.7	-4.0	3.2	18.9	7.3	19.5	4.4	27.1	47.0	25.8	21.2	27.2
Restormel	6,288	15.5	80.9	4.1	11.5	3.5	31.1	5.2	26.6	10.0	19.4	4.4	36.2	39.3	24.6	32.5	33.2
Salisbury	7,670	16.2	61.3	18.8	6.8	13.1	-9.3	5.3	19.7	5.9	15.9	4.0	38.5	42.0	19.4	14.6	21.3
Sedgemoor	4,159	9.4	77.5	5.0	13.9	3.7	19.1	3.3	27.3	11.9	21.6	3.7	37.9	37.9	24.2	21.5	20.2
South Gloucestershire	7,204	7.3	77.9	5.6	12.5	3.9	56.1	8.9	26.2	11.1	14.7	7.5	47.7	36.3	16.0	10.6	14.9
South Hams	4,334	12.4	74.3	6.3	14.9	4.4	9.1	4.2	24.2	8.9	20.6	6.8	31.5	45.2	23.3	24.2	24.9
South Somerset	6,556	10.3	70.5	10.8	12.6	6.1	10.7	5.0	24.9	7.3	22.1	3.6	38.1	39.3	22.6	18.1	19.2
Stroud	3,781	8.5	74.7	6.9	13.9	4.5	15.6	6.8	26.7	9.7	21.4	4.8	34.5	43.8	21.7	14.5	16.2
Swindon	6,173	8.2	79.5	5.6	10.0	4.8	28.1	19.0	33.4	8.4	11.0	6.8	54.8	33.4	11.8	11.9	16.8
Taunton Deane	4,767	10.9	76.8	6.3	11.3	5.6	13.4	6.0	28.9	9.4	18.0	6.1	43.9	37.3	18.8	17.8	17.7
Teignbridge	6,727	13.1	82.5	3.2	10.8	3.5	26.5	2.8	26.4	11.0	21.9	7.3	35.0	41.9	23.0	29.1	28.2
Tewkesbury	2,861	8.8	66.4	12.8	12.1	8.7	13.7	4.8	23.6	9.9	15.8	4.8	38.7	43.2	18.0	14.7	19.7
Torbay	10,016	17.4	87.2	2.1	9.0	1.7	28.6	3.5	33.4	14.7	16.8	4.8	38.2	40.1	21.7	30.0	28.0
Torridge	3,902	15.7	77.1	5.5	14.7	2.8	17.6	2.5	25.8	11.4	18.4	4.4	34.0	42.0	23.9	31.2	29.2
West Devon	2,865	14.2	72.9	8.2	13.5	5.5	2.8	3.1	21.9	8.6	21.2	3.9	29.6	42.7	27.6	28.5	32.0
West Dorset	5,222	12.9	71.3	12.7	11.3	4.7	-2.0	4.5	23.5	6.1	22.0	4.3	28.5	44.3	27.2	21.8	23.7
West Somerset	2,171	13.9	73.1	9.6	11.3	6.0	1.6	2.3	20.0	8.5	23.0	4.3	26.5	43.7	29.8	27.0	25.0
West Wiltshire	5,114	10.4	72.6	10.1	10.1	7.1	14.8	5.2	26.7	10.9	16.5	3.6	40.6	41.2	18.2	12.2	13.7
Weymouth & Portland	3,450	12.7	83.3	3.4	10.4	2.9	7.5	3.6	36.4	9.1	15.8	5.2	39.7	40.5	19.9	22.0	22.3
SCOTLAND	175,354	8.0	72.2	8.4	14.0	5.5	20.0		27.8	11.6	20.2	21.5	45.4	33.8	20.8	17.7	16.8
Aberdeen	9,924	10.2	75.8	5.0	15.1	4.1	32.3		37.2	6.3	12.0	37.9	62.7	26.5	10.8	16.3	13.9
Aberdeenshire	8,337	9.2	65.0	15.3	14.7	5.0	-16.2		21.5	8.2	19.9	5.4	30.1	43.6	26.3	21.4	20.9
Angus	4,902	10.4	69.4	12.9	13.0	4.7	-0.1		26.4	9.7	24.0	5.2	30.9	41.2	27.8	20.0	15.8
Argyll & Bute	5,048	13.0	64.6	15.8	12.3	7.3	-19.9		28.4	8.5	19.7	4.2	33.3	42.8	23.8	22.8	21.9
Borders	6,498	13.7	67.7	15.8	12.3	4.2	223.2		26.2	5.5	22.2	6.4	28.3	44.4	27.3	19.9	21.4
Clackmannanshire	938	4.6	69.7	7.7	17.3	5.3	67.7		30.0	17.6	23.4	10.3	39.1	37.7	23.2	5.5	2.6

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Dumfries & Galloway	8,492	13.3	67.1	13.8	15.0	4.1	9.3		21.8	8.5	22.9	4.8	29.0	41.6	29.4	16.4	15.9
Dundee	7,830	11.7	82.7	2.0	9.7	5.7	53.3		33.7	13.5	17.9	42.0	55.2	28.0	16.8	30.5	20.9
East Ayrshire	2,153	4.3	67.8	8.0	18.3	5.9	27.4		25.6	16.3	28.9	5.2	35.3	36.5	28.2	8.6	8.6
East Dunbartonshire	1,220	2.9	63.1	9.3	21.6	6.1	20.1		24.8	15.9	27.7	9.5	33.2	41.8	25.1	7.7	7.7
East Lothian	2,680	7.0	66.5	12.1	17.4	4.1	5.1		23.3	14.5	24.3	4.7	35.5	40.2	24.4	12.3	9.0
East Renfrewshire	1,096	3.1	64.0	7.5	22.8	5.7	38.9		20.9	14.6	33.0	7.0	31.5	40.6	27.9	10.9	6.5
Edinburgh	27,686	13.5	79.6	3.3	11.9	5.1	29.5		25.3	8.5	11.2	36.1	66.0	24.2	9.8	20.9	34.0
Eilean Siar	1,030	9.1	60.1	11.0	19.7	9.2	12.4		30.8	8.0	20.3	4.4	35.7	40.0	24.2	17.2	15.8
Falkirk	2,152	3.4	66.7	4.9	21.8	6.6	62.5		27.7	15.4	31.2	5.7	38.2	34.6	27.2	8.0	5.2
Fife	9,737	6.5	67.5	9.1	16.3	7.2	8.4		26.0	13.5	22.7	21.9	43.7	34.8	21.5	8.7	9.4
Glasgow	22,585	8.3	83.0	1.8	11.0	4.1	27.4		32.8	13.5	17.9	31.2	54.9	27.4	17.8	26.6	30.9
Highland	9,964	11.1	65.9	15.0	13.7	5.4	-2.8		28.1	8.3	19.5	4.6	33.9	42.5	23.6	18.8	16.6
Inverclyde	2,060	5.6	76.8	4.9	11.4	6.8	26.5		35.3	15.6	24.0	10.1	41.9	35.2	23.0	23.4	21.7
Midlothian	1,736	5.3	65.0	11.2	16.5	7.3	-1.0		20.0	13.3	29.3	5.0	34.7	37.2	28.2	9.6	11.6
Moray	4,728	13.2	52.7	22.5	11.7	13.1	-3.5		20.7	5.5	17.7	5.2	39.5	40.6	19.9	13.4	18.7
North Ayrshire	2,950	5.0	70.6	6.0	17.7	5.7	37.3		29.1	19.2	24.4	5.7	38.5	35.8	25.7	12.2	8.9
North Lanarkshire	3,368	2.5	69.3	3.9	18.9	7.9	31.0		25.0	23.0	27.3	6.6	40.4	33.3	26.4	4.8	2.5
Orkney Islands	1,073	12.9	57.5	8.1	29.8	4.6	-0.1		30.7	4.8	23.9	4.2	41.3	35.6	23.1	22.7	23.8
Perth & Kinross	8,061	13.8	70.7	14.4	11.3	3.6	4.6		26.4	7.9	21.3	5.7	31.4	42.2	26.4	19.1	19.2
Renfrewshire	3,631	4.8	75.2	4.7	13.6	6.5	37.2		32.3	16.2	25.8	12.3	42.4	33.0	24.6	17.1	9.8
Shetland Islands	913	10.0	55.6	14.5	23.0	6.9	-19.2		30.0	4.2	22.2	2.1	37.9	39.9	22.2	21.1	32.1
South Ayrshire	3,288	6.7	70.0	9.5	16.5	4.0	34.9		27.1	13.0	24.3	12.2	37.3	38.3	24.4	9.5	6.9
South Lanarkshire	4,374	3.5	68.2	6.8	20.0	5.0	27.3		25.9	17.7	29.0	6.9	36.4	35.1	28.4	8.0	6.0
Stirling	3,195	9.0	64.1	11.1	13.3	11.6	28.9		23.7	8.0	16.8	44.0	47.8	34.1	18.1	10.7	9.0
West Dunbartonshire	1,176	2.9	65.3	6.4	21.2	7.1	21.7		26.0	16.4	34.0	6.4	35.8	33.2	31.0	12.3	9.7
West Lothian	2,529	3.9	68.8	6.2	19.4	5.7	70.7		24.2	17.2	26.6	5.9	39.7	34.6	25.7	5.0	5.3

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WALES	116,737	9.7	77.7	4.0	14.5	3.9	23.6	6.4	26.1	15.1	18.3	19.5	44.7	35.2	20.1	15.2	20.2
Blaenau Gwent	2,210	7.5	82.3	1.7	13.8	2.2	77.8	2.0	28.5	24.3	16.2	5.1	45.2	37.3	17.5	3.7	5.9
Bridgend	3,758	7.0	78.5	3.0	15.2	3.2	41.1	5.8	23.5	23.3	18.7	5.5	43.0	37.5	19.5	8.8	15.8
Caerphilly	3,834	5.5	77.2	2.6	17.3	2.9	21.6	3.5	28.2	22.9	16.8	4.8	46.8	36.0	17.2	6.2	12.4
Cardiff	14,660	11.9	85.7	2.3	9.5	2.5	17.0	17.8	25.8	10.2	11.5	43.8	66.0	23.3	10.8	11.2	22.0
Carmarthenshire	6,837	9.4	71.1	3.8	20.7	4.4	39.7	3.7	26.5	15.9	20.7	9.0	38.6	37.9	23.5	13.0	18.0
Ceredigion	5,479	17.7	76.5	3.0	14.1	6.4	29.2	6.9	26.4	8.8	13.2	43.8	50.2	33.0	16.8	23.5	25.8
Conwy	6,743	14.0	82.2	3.3	11.1	3.5	19.0	2.7	28.7	12.2	23.2	5.4	31.9	40.5	27.6	29.6	28.1
Denbighshire	5,402	13.5	80.5	4.3	12.1	3.2	16.8	3.6	27.9	12.5	21.9	4.2	33.4	38.7	27.9	26.8	27.7
Flintshire	4,398	7.3	77.1	5.0	13.9	4.1	32.5	3.4	27.9	12.8	17.0	4.8	39.7	37.9	22.4	16.8	24.0
Gwynedd	6,730	13.7	74.0	4.8	15.9	5.2	16.4	3.7	25.6	10.5	21.9	20.8	40.2	34.8	25.0	31.1	33.1
Isle of Anglesey	3,762	13.3	72.9	5.9	15.1	6.1	19.7	3.0	23.9	14.4	22.3	7.1	34.5	39.3	26.2	28.8	30.6
Merthyr Tydfil	1,632	7.1	74.6	2.9	17.3	5.1	61.1	3.7	27.0	26.2	21.8	6.5	47.0	33.4	19.6	5.2	6.5
Monmouthshire	3,111	8.8	76.1	6.6	13.2	4.1	9.1	3.5	27.9	9.1	16.5	5.0	36.6	42.1	21.3	12.0	15.6
Neath Port Talbot	3,886	6.7	76.2	2.1	19.0	2.7	77.9	3.2	26.6	24.0	20.9	5.5	43.5	37.0	19.5	6.1	11.9
Newport	3,500	6.2	78.3	3.7	14.5	3.5	-5.2	11.3	28.1	17.8	18.8	11.4	47.7	33.6	18.7	7.7	12.0
Pembrokeshire	6,173	12.8	73.4	6.4	16.0	4.2	14.8	3.3	30.0	13.5	15.9	6.3	36.8	42.4	20.8	20.1	24.7
Powys	7,829	14.5	74.7	6.1	14.7	4.5	10.6	3.4	26.4	8.2	21.1	4.4	32.0	42.3	25.6	19.0	21.8
Rhondda, Cynon, Taff	7,715	8.2	80.2	2.0	15.4	2.4	14.5	4.1	21.4	25.0	17.9	21.7	49.1	32.8	18.1	6.4	13.3
Swansea	8,908	9.4	76.9	2.9	15.5	4.6	36.3	8.3	23.9	17.1	20.1	36.8	49.8	32.0	18.2	7.9	10.8
The Vale of Glamorgan	4,349	8.9	73.2	8.5	13.4	5.0	30.4	6.3	25.5	18.6	16.0	5.4	41.8	40.7	17.5	13.4	23.1
Torfaen	1,600	4.3	76.2	3.1	16.9	3.8	29.4	2.9	27.1	16.2	18.4	4.7	45.8	34.9	19.3	6.7	11.3
Wrexham	4,221	7.9	76.0	5.4	14.6	4.0	23.3	6.6	26.4	9.3	19.1	16.4	42.7	34.9	22.4	19.2	27.0

\* (includes single people, couples, and other household all-pensioner households)



REGION/DISTRICT	Number of PRS households	PRS households as % of all households	% PRS households renting from landlord or agent	% PRS households renting from an employer of a household member	% PRS households renting from a relative or friend	% PRS households renting from some other type of private landlord	% change in size of PRS as % of all households, 1991 to 2001	% PRS Household Reference Persons who are BME	% PRS households comprised of one person of less than pensionable age	% PRS households comprised of lone parents with dependent child/children	% PRS households comprised entirely of pensioners*	% PRS people aged 16-74 that were full-time students (based on the NS-SEC classification)	% PRS Household Reference Persons aged 16 to 34	% PRS Household Reference Persons aged 35 to 54	% PRS Household Reference Persons aged 55 to pensionable age	% PRS households lacking any form of central heating	% all-pensioner PRS households lacking any form of central heating
NORTHERN IRELAND	57,560	9.2	72.4	5.9	16.2	5.4			24.9	15.4	18.1	13.5	46.5	34.0	19.5	10.4	20.2
Antrim	1,703	9.9	41.8	33.8	14.8	9.6			14.5	10.0	14.7	3.1	47.3	34.5	18.2	6.9	16.7
Ards	1,832	6.4	68.3	5.9	20.7	5.1			24.8	12.3	26.9	3.8	30.7	38.5	30.7	19.6	29.8
Armagh	1,638	8.9	70.1	2.9	21.6	5.4			22.8	18.3	20.0	6.3	39.9	37.4	22.6	9.4	17.7
Ballymena	1,706	7.7	65.4	4.6	24.4	5.6			22.7	15.1	23.9	5.0	33.2	40.0	26.8	13.4	23.5
Ballymoney	714	7.4	64.6	3.1	25.9	6.4			17.6	15.1	26.4	7.6	33.3	39.8	26.9	9.3	13.0
Banbridge	1,138	7.5	63.6	2.8	28.3	5.3			24.8	13.7	23.9	4.4	37.2	37.8	24.9	11.1	13.7
Belfast	14,608	12.8	86.1	2.0	7.7	4.1			28.5	14.0	12.8	27.0	59.8	26.9	13.3	11.3	30.4
Carriekfergus	835	5.6	72.1	2.8	19.0	6.1			27.4	18.7	22.7	7.1	39.5	35.1	25.3	9.5	16.9
Castlereagh	998	3.7	62.4	5.8	25.2	6.6			21.3	14.6	25.5	6.1	38.9	36.7	24.4	7.0	11.7
Coleraine	2,583	12.0	75.7	2.7	17.5	4.1			22.5	13.2	16.2	35.0	50.9	31.3	17.8	6.0	11.7
Cookstown	1,114	10.2	67.8	2.2	25.2	4.8			21.0	15.4	22.9	6.9	37.3	38.1	24.7	10.0	13.0
Craigavon	2,734	9.1	75.2	6.0	14.6	4.2			26.6	19.9	18.6	5.4	39.2	38.3	22.5	8.5	19.4
Derry	3,036	8.4	78.2	5.2	10.6	6.0			32.7	20.5	9.4	11.4	54.7	32.1	13.1	6.1	7.7
Down	2,243	10.0	65.8	7.0	20.8	6.5			23.9	15.5	19.6	5.0	38.4	38.1	23.6	10.6	15.6
Dungannon	1,768	10.9	68.6	3.6	22.7	5.1			23.1	16.5	22.2	5.6	38.7	37.3	24.0	8.9	15.1
Fermanagh	2,135	10.4	70.4	3.2	21.5	5.0			27.0	12.7	18.5	6.9	41.6	36.7	21.7	11.6	19.2
Larne	967	7.9	68.1	2.6	23.2	6.1			21.6	18.3	25.8	6.2	33.3	39.6	27.1	18.6	30.5
Limavady	1,093	10.2	54.3	22.2	16.1	7.4			16.6	15.4	12.3	5.8	50.0	33.3	16.7	5.4	11.1
Lisburn	2,334	5.9	49.7	24.8	16.4	9.2			18.7	9.4	18.9	4.3	43.7	37.4	18.9	9.4	24.3
Magherafelt	1,241	9.6	66.3	2.6	26.3	4.8			21.0	14.5	22.2	5.9	37.8	37.6	24.6	11.3	19.6
Moyle	683	11.6	71.0	2.2	20.9	5.9			24.7	19.9	20.0	5.5	37.1	37.6	25.4	10.4	18.6
Newry & Mourne	2,986	10.2	75.6	1.3	19.0	4.2			25.3	20.5	17.9	4.9	44.3	35.5	20.2	7.9	12.9
Newtownabbey	1,745	5.6	71.8	3.8	18.1	6.4			19.4	18.5	30.1	11.7	40.1	31.5	28.4	13.9	20.8
North Down	2,538	8.2	67.2	13.0	14.2	5.6			25.6	12.3	24.9	4.9	42.4	37.7	19.9	13.4	19.2
Omagh	1,973	12.2	69.1	5.0	18.8	7.1			25.9	17.5	16.3	5.7	43.1	38.9	18.0	7.4	12.8
Strabane	1,215	9.4	68.6	2.5	21.6	7.4			24.6	18.0	19.1	6.1	36.0	40.1	23.9	15.7	20.5

\* (includes single people, couples, and other household all-pensioner households)