

# Census 2021 Results: *Housing*

Southwark Public Health Division  
Children and Adults Services

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# This profile presents key findings on Housing in Southwark at the time of the 2021 Census

## BACKGROUND

The census is a survey that happens every 10 years and gives us a picture of all the people and households in England and Wales.

- The last census was conducted on Sunday 21 March 2021, and collected information on a range of themes, including:

Demography & Migration	Ethnicity, Identity, Language & Religion	Health & Disability	Housing
Work & Travel	Sexual Orientation & Gender Identity	Education	UK Armed Forces Veterans

- Results of the census are being released in a phased manner:
  - 28 June 2022: Headline population figures for local authorities
  - Phase 1 - Autumn-Winter 2022/23: Topic profiles for census themes
  - Phase 2 - Date to be confirmed: More detailed data becomes available

This profile focuses on **Housing** in the borough, and forms part of a suite of documents that profile the Southwark results of the 2021 Census. Further profiles will be released later in 2022, and 2023 as new data becomes available.

### Reference

1. Office for National Statistics. 2022. <https://census.gov.uk/about-the-census>

# The Census 2021 recorded 130,800 households in Southwark, an increase of 10,000 since 2011

## KEY HEADLINES

- A 'household' is defined as one person living alone, or a group of people living at the same address who share cooking facilities and a living room or dining area. At the time of Census Day 2021, there were **130,800 households in Southwark**, an increase of 10,000 households (9%) since 2011.
- **One-quarter (27%) of Southwark households are socially rented from the council**, equivalent to 35,400 households, down from 37,600 (31%) in 2011.
- This proportion increases to 40% when also including homes that are socially rented from housing associations. This totals to **52,000 social rented households in Southwark in 2021**, broadly comparable to 52,600 (44%) in 2011.
- Around 16,000 households (12%) in Southwark are classed as overcrowded, with **more overcrowding than is seen across London and England**.
- Southwark continues to have **substantially more purpose built flats or tenements (64%)**, compared to London (40%) & England (17%).
- **Over 5,000 people live in communal establishments in Southwark**, with the large majority residing in education communal establishments such as halls of residence.

### References

1. Housing, England and Wales: Census 2021. Office for National Statistics. 2023. <https://census.gov.uk/about-the-census>
2. Communal establishment residents, England and Wales: Census 2021. Office for National Statistics. 2023.

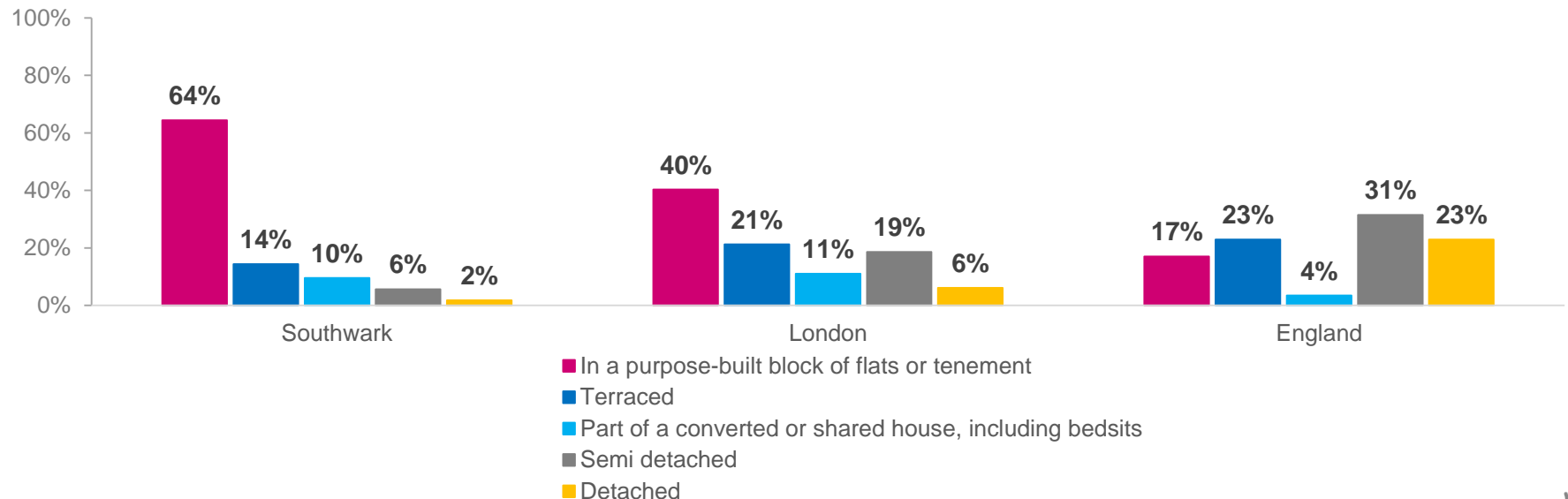
# Two-thirds of Southwark accommodation is purpose-built blocks of flats or tenements

## ACCOMMODATION TYPE

Since 2011, there has been little change in the type of accommodation across Southwark, with the majority made up of purpose-built flats or tenements.

- There were 130,800 households in Southwark in 2021. Of these, highest proportions (64%) were purpose-built blocks of flats or tenements, equivalent to 84,300 households.
- This is substantially higher than the proportion seen across London (40%), and England (17%).
- Southwark has substantially lower proportions of households that are detached or semi-detached houses than is seen across London and England.

Figure 1: Accommodation types in Southwark, London and England, as a proportion of all households, 2021



### Reference

1. Housing, England and Wales: Census 2021. Office for National Statistics. 2023. <https://census.gov.uk/about-the-census>

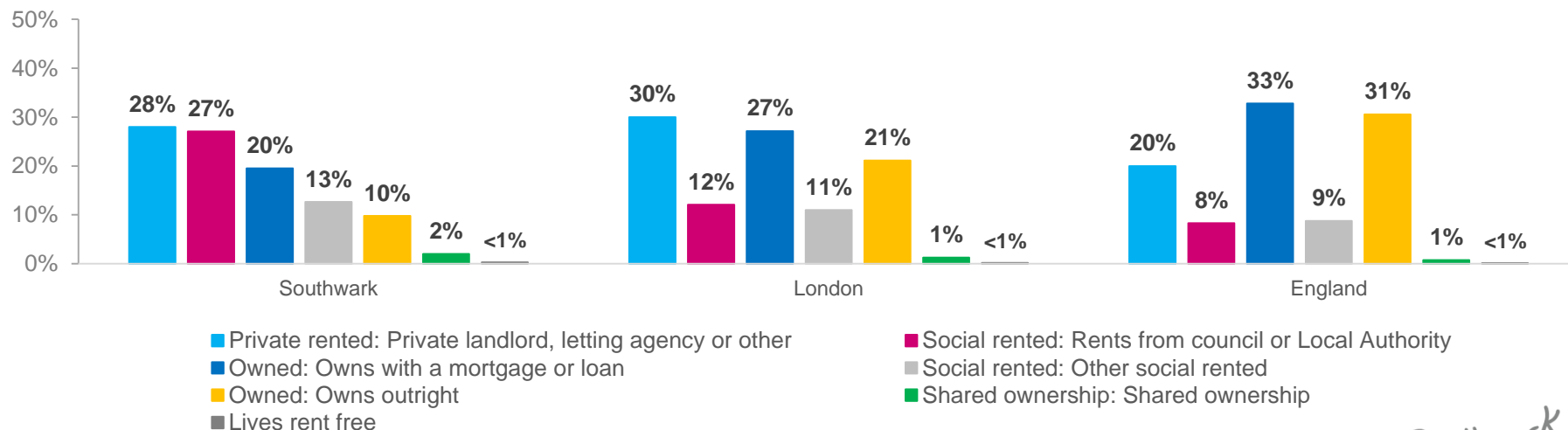
# Around one-quarter of Southwark households are rented from the council

## TENURE: RENTED

### Substantial proportions of households in Southwark are socially rented from the council.

- 35,400 (27%) of households in Southwark are accommodation that is social rented from the council. This is down from 31% in 2011.
- Southwark ranks highest out of all local authorities in England for the proportion of households that are rented from the council, and 4<sup>th</sup> for the total number of council rented households.
- One-quarter (28%) are made up of private rented households, equivalent to 37,500 households and increasing by 9,000 since 2011. This is a similar proportion to London, but notably higher than England.
- Compared to London and England, Southwark continues to have substantially lower proportions of households that are owned either outright, or with a mortgage or loan.

Figure 2: Types of tenure across Southwark, London and England, as a proportion of all households, 2021



#### Reference

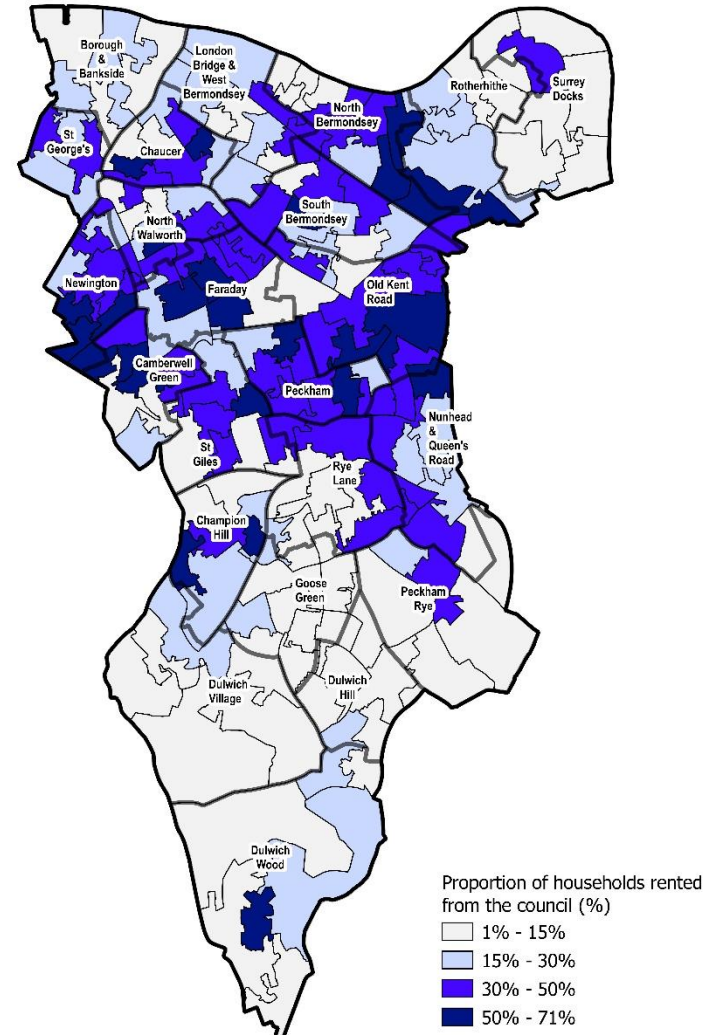
1. Housing, England and Wales: Census 2021. Office for National Statistics. 2023. <https://census.gov.uk/about-the-census>

# Highest proportions of homes rented from the council are seen in the centre of the borough

## TENURE: COUNCIL RENT

**35,400 households in Southwark are accommodation that is rented from the council, equivalent to one-quarter (27%) of all households in the borough.**

- In many areas in the centre of Southwark, between half (50%) and three-quarters (71%) of all households are rented from the council.
- This contrasts significantly with most of the south of the borough, where as little as 1% of households are rented from the council.
- There are also many areas in the north of the borough around Surrey Docks and Borough & Bankside that have only a very small proportion of households that are local authority socially rented.



### Reference

1. Housing, England and Wales: Census 2021. Office for National Statistics. 2023. <https://census.gov.uk/about-the-census>

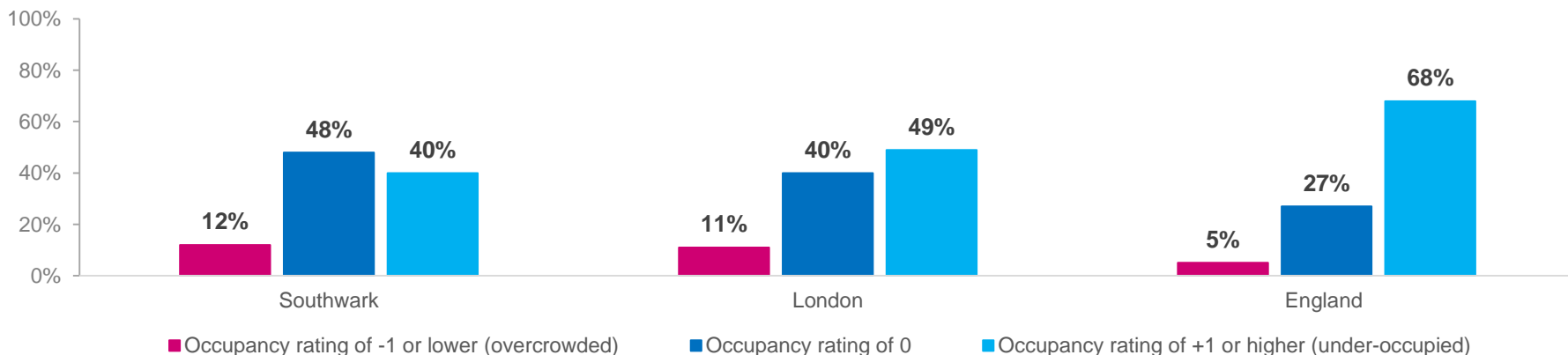
# Levels of household overcrowding in Southwark remain higher than seen across England

## OCCUPANCY RATING

Occupancy rating provides a measure of whether a household's accommodation is overcrowded or under-occupied. See Appendix for full description of occupancy ratings.

- One-tenth (12%) of all households in Southwark in 2021 were overcrowded, equivalent to 16,000 households. This is a small decrease from 15% in 2011.
- However, Southwark continues to have a higher proportion of households with fewer bedrooms than required than is seen across London and England.
- Around 51,800 households in Southwark are deemed to be under-occupied, and have more bedrooms than is required. This is equivalent to 40% of all households, the same proportion as in 2011.
- The remaining 63,000 (48%) households had an occupancy rating of 0, meaning the number of bedrooms matched the number required.

Figure 3: Proportion of occupancy ratings for bedrooms in Southwark, London and England, 2021



### Reference

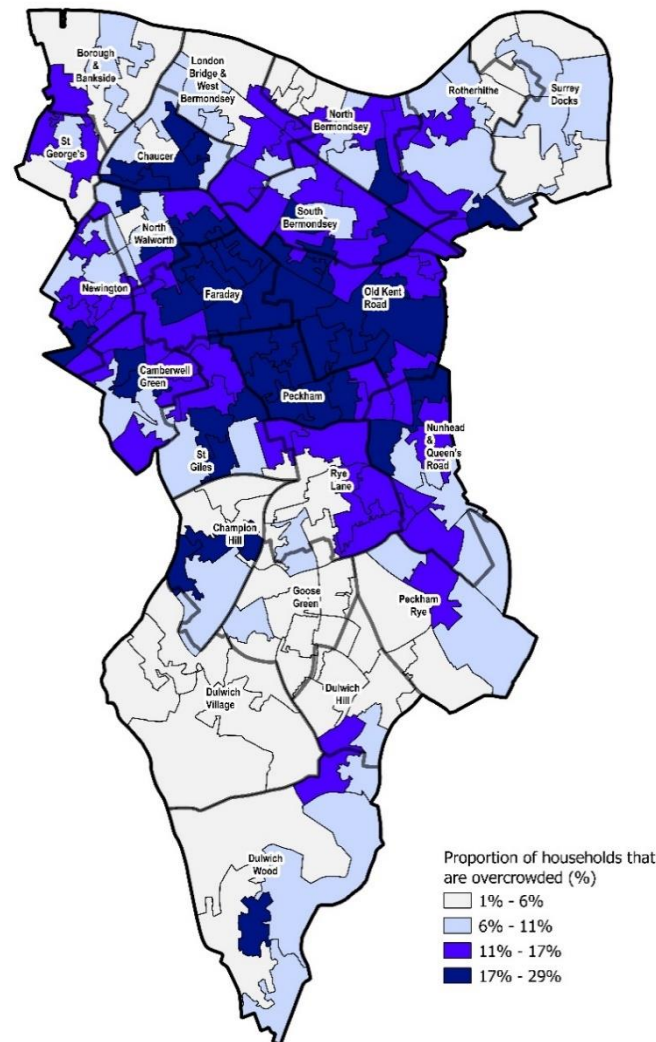
1. Housing, England and Wales: Census 2021. Office for National Statistics. 2023. <https://census.gov.uk/about-the-census>

# In some areas in the centre of Southwark, more than one-quarter of households are classed as overcrowded

## OCCUPANCY RATING

**Around 16,000 households in Southwark have a negative occupancy rating and are therefore classed as overcrowded.**

- The proportion of households that are overcrowded differs substantially across the borough.
- Throughout most of the centre of the borough, a substantial proportion of households are overcrowded, and have fewer bedrooms than required.
- Around Peckham, Faraday, and Old Kent Road, some areas have more than one-quarter (up to 29%) of households classed as overcrowded.
- In contrast, throughout much of the south of the borough, as little as 1% of households are overcrowded.
- However, the small area encompassing the Kingswood Estate has one-fifth (22%) of its households with fewer bedrooms than required.



### Reference

1. Housing, England and Wales: Census 2021. Office for National Statistics. 2023. <https://census.gov.uk/about-the-census>



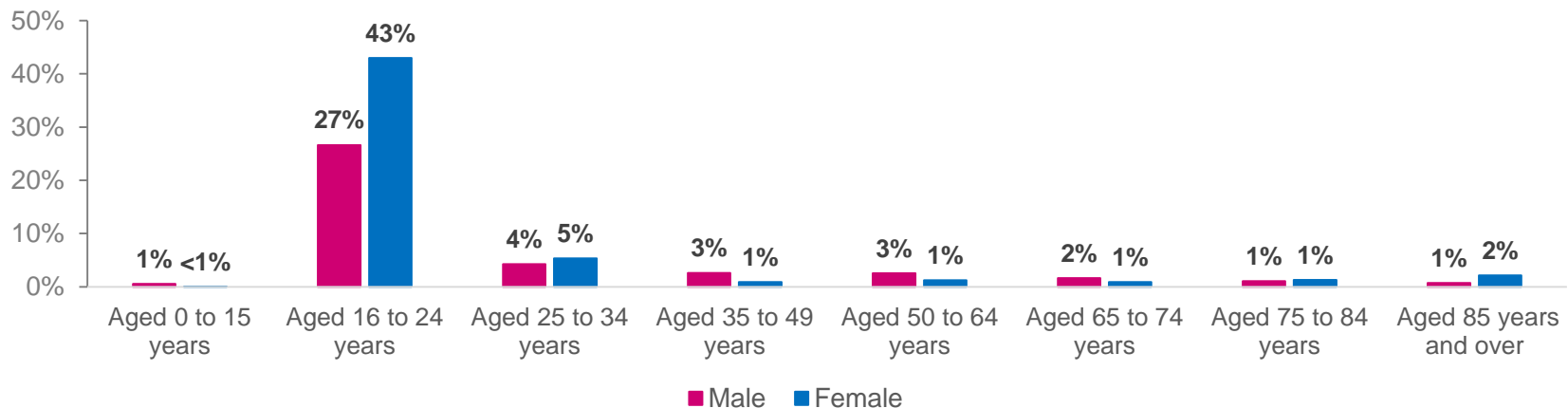
# People aged 16 to 24 make up the largest proportion of residents living in communal establishments in Southwark

## COMMUNAL ESTABLISHMENTS

**A communal establishment is an establishment with full-time or part-time supervision providing residential accommodation. See Appendix for list of communal establishment types.**

- Of the 5,100 people living in communal establishments in Southwark, the vast majority (79%) were living in education establishments such as student halls of residence, equivalent to 4,000 residents.
- Notable numbers were also made up of those living in care homes (500 residents), or hostels/temporary shelters for the homeless (200 residents).
- Of the 5,100 people living in communal establishments, 2,200 (43%) were female residents aged between 16-24, with a further 27% made up of male residents aged 16-24 (1,400 people).
- It is likely that these groups primarily consist of those in education establishments such as university halls of residence.

Figure 4: Age and sex of residents living in communal establishments, as a proportion of residents, 2021



### Reference

1. Communal establishment residents, England and Wales: Census 2021. Office for National Statistics. 2023. <https://census.gov.uk/about-the-census>

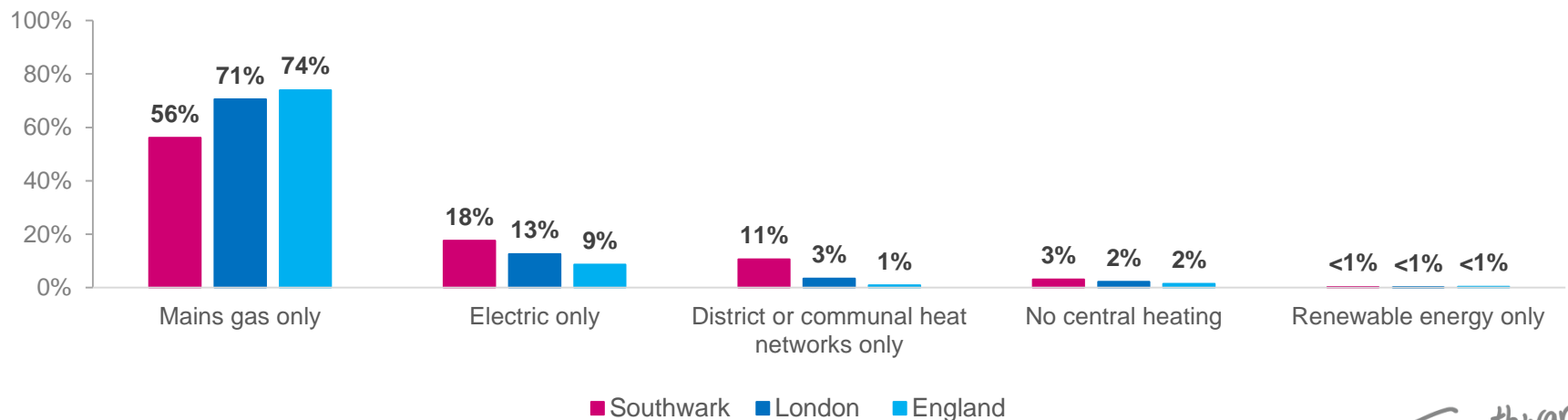
# Around 4,000 households in Southwark have no form of central heating

## CENTRAL HEATING

**The number of households in Southwark with no form of central heating has remained similar to 2011.**

- 'Mains gas only' continues to be the most prevalent type of central heating throughout Southwark, London and England, used by over half (56%) of all households in the borough.
- Southwark residents make use of electric (18%), and district and communal heating networks (11%) in substantially larger proportions than London and England.
- Though households with no central heating account for a small proportion of households (3%), this is equivalent to 4,000 households across the borough.
- There are around 400 households in Southwark that use renewable energy as their only central heating source, making up less than 1% of households.

Figure 5: Types of central heating in Southwark, London, & England, as a proportion of all households, 2021



### Reference

1. Housing, England and Wales: Census 2021. Office for National Statistics. 2023. <https://census.gov.uk/about-the-census>

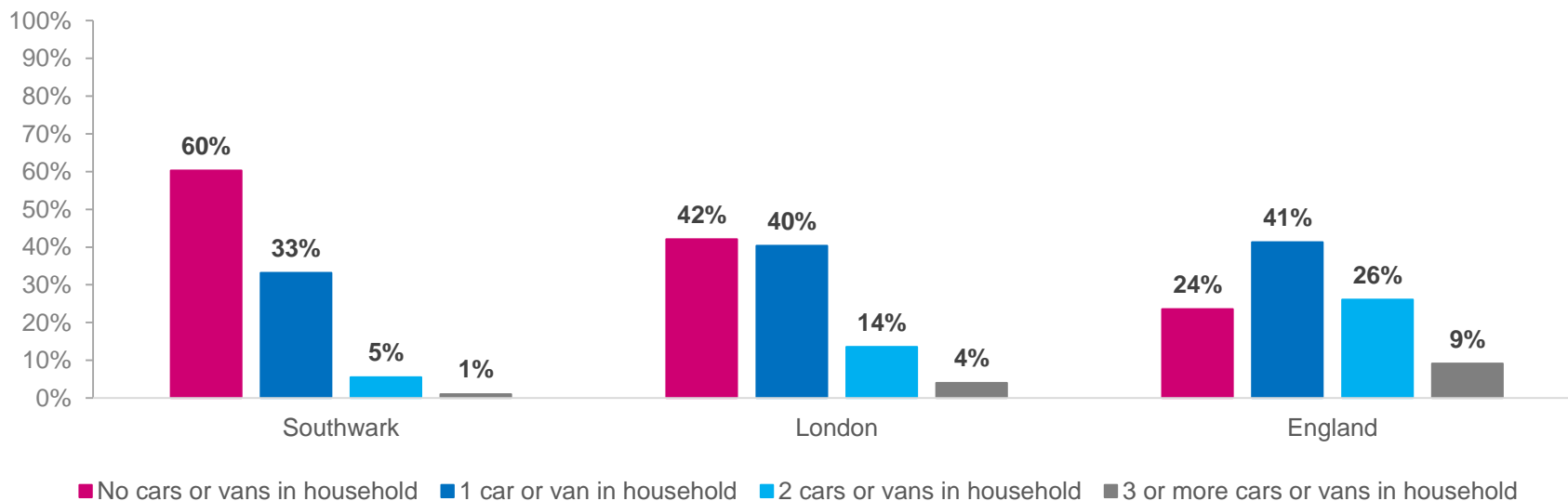
# Southwark has a higher proportion of households with no cars or vans than is seen across London and England

## CAR AND VAN AVAILABILITY

The proportion of Southwark households with a car or van has not changed substantially since 2011, with Southwark households having fewer vehicles on average compared to London and England.

- 79,000 (60%) of Southwark households have no cars or vans, substantially higher than the proportion across London (42%) and England (24%).
- 52,000 (40%) households in Southwark have at least one car or van; an increase of 1,900 households since 2011.

Figure 6: Car and van ownership across Southwark, London and England, as a proportion of all households, 2021



### Reference

1. Housing, England and Wales: Census 2021. Office for National Statistics. 2023. <https://census.gov.uk/about-the-census>

# Results from the 2021 Census need to be considered alongside a number of influencing factors

## CONSIDERATIONS

- **The census was taken during the COVID-19 pandemic**, with respondents required to answer questions based on their place of residence on Census Day. At this time many COVID-19 restrictions were still in place.
- There is likely to have been **substantial population movement and change in the period since the March 2021 Census**. Notably, students returning to campus' after a time of remote learning, a return of workers in hospitality and entertainment sectors, and a return of people who left London temporarily during the pandemic. This means the population make-up and the respective characteristics may be notably different to what was reported in the Census.
- As with all self-completion questionnaires, some will have **contained incomplete, missing or incorrect information** about an individual or household. However, ONS will have taken steps to correct these inconsistencies.

### References

1. Quality and methodology information (QMI) for Census 2021. Office for National Statistics. 2022. <https://census.gov.uk/about-the-census>
2. 2021 Census: First release. Greater London Authority. 2022.

# Occupancy rating provides a measure of whether a household's accommodation is over or under occupied

## APPENDIX

### Occupancy rating of bedrooms in the Census 2021

Occupancy rating provides a measure of whether a household's accommodation is overcrowded or under occupied and is calculated by comparing the number of bedrooms a household requires to the number of bedrooms available.

The number of bedrooms the household requires is calculated according to the Bedroom Standard, where the following should have their own bedroom:

- Married or co-habiting couple
- Single parent
- Person aged 16 years and over
- Pair of same-sex persons aged 10 to 15 years
- Person aged 10 to 15 years paired with a person under 10 years of the same sex
- Pair of children aged under 10 years, regardless of their sex
- Person aged under 16 years who cannot share a bedroom with someone

Occupancy Rating				
-2 or less	-1	0	+1	+2 or more
2 or more fewer bedrooms than required (substantially overcrowded)	1 fewer bedroom than required (overcrowded)	Number of bedrooms matches number of bedrooms required	1 more bedroom than required (under-occupied)	2 or more bedrooms than required (substantially under-occupied)

#### Reference

1. Housing, England and Wales: Census 2021. Office for National Statistics. 2023. <https://census.gov.uk/about-the-census>

# The main form of communal establishment include halls of residence and care homes

## APPENDIX

### Communal establishments

A managed communal establishment is a place that provides managed full-time or part-time supervision of residential accommodation.

Examples include:

- University halls of residents and boarding schools
- Care homes, hospitals, hospices and maternity units
- Hotels, guest houses, hostels and bed and breakfasts: all with residential accommodation for seven or more guests
- Prisons and other secure facilities
- Single Living Accommodation (SLA) in military bases
- Staff accommodation
- Religious establishments

It does not include sheltered accommodation, serviced apartments, nurses' accommodation, and houses rented to students by private landlords.

#### Reference

1. Communal establishment residents, England and Wales: Census 2021. Office for National Statistics. 2023.  
<https://census.gov.uk/about-the-census>

**Find out more at**  
**[southwark.gov.uk/jsna](https://southwark.gov.uk/jsna)**

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