

Census 2021 results: *Housing tenure, protected characteristics and deprivation*

Southwark Public Health Division
Environment & Leisure Department

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The 2021 census collected data on Southwark residents' housing tenure, protected characteristics and deprivation

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	Gender identity & sexual orientation	Education	UK armed forces veterans

- This profile focuses on how housing tenure is affected by protected characteristics and household deprivation. It forms part of a suite of documents that profile Southwark results of the 2021 census. Profiles on many other topics are available.

The Equality Act 2010 defined 9 protected characteristics.

- These are: age, sex, ethnicity, religion, gender identity, sexual orientation, marital status, pregnancy and maternity, and disability.
- Discrimination against anyone on the grounds of any of these characteristics is illegal.
- This profile looks at how housing tenure levels are affected by the 9 protected characteristics.

References

1. Office for National Statistics, 2022. <https://census.gov.uk/about-the-census>
2. Legislation.gov.uk, 2010. <https://www.legislation.gov.uk/ukpga/2010/15/contents>

Local housing tenure patterns are clearly affected by protected characteristics and household deprivation

KEY HEADLINES

When Southwark Census 2021 data on housing tenure, protected characteristics and deprivation are combined, clear trends emerge.

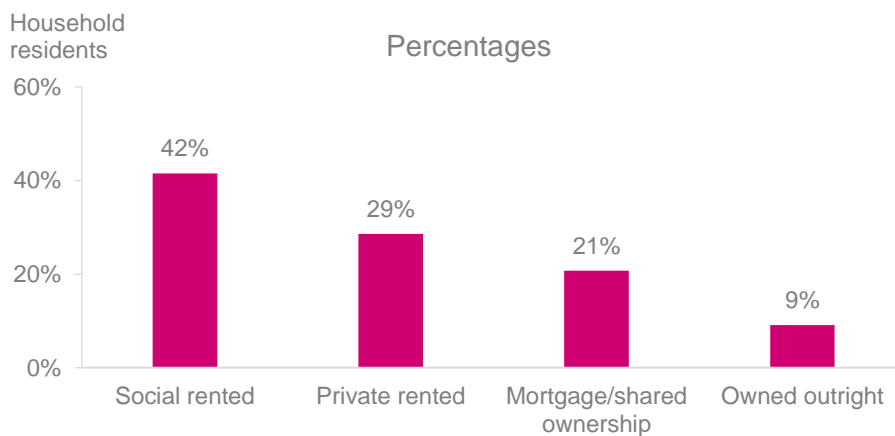
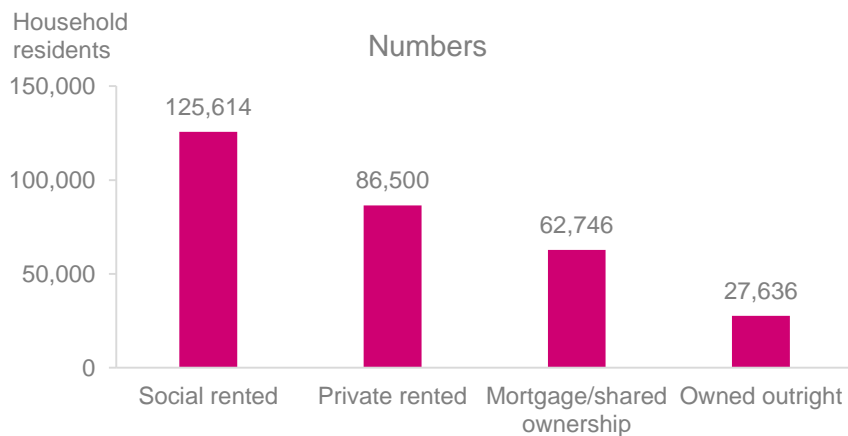
- Social rental is the most common type of housing tenure – over two-fifths (42%) of Southwark household residents (125,600 people) have this tenure type – followed by private rented accommodation (over one-quarter (29%) of residents; 86,500 people).
- Most children and young people live in rented housing, as do over half of older people.
- The highest social rental housing rates, and the lowest levels of private rental and mortgaged ownership, are found among Black ethnic groups and people of Muslim or Christian faiths.
- Private renting is much more frequent among Southwark residents reporting trans and lesbian/gay/bisexual/ other non-heterosexual identities, compared with cis-gendered and heterosexual peers.
- Divorced, separated and widowed residents are more likely to live in social rental housing.
- Pregnant residents and new parents are probably more likely to live in social rentals and mortgaged homes.
- The greater the level of disability, the more likely residents are to live in social rentals, and the less likely they are to live in private rentals or to own their own home.
- Similarly, the more types of household deprivation residents face, the more likely they are to live in social rentals, and the less likely they are to live in private rentals or to own their home.
- Over one-quarter of private rental tenants face household deprivation, most commonly housing-related. Private renters in central Southwark are most affected, particularly in Burgess Park MSOA.

Southwark residents most commonly live in social rented housing; less than one-third own their own home

HOUSING TENURE OVERALL

- In March 2021, Southwark residents most commonly lived in social rented housing: over two-fifths (42%) had this tenure type, about 125,600 people.
- The next most common tenure types were private rented (over one-quarter; 29%; 86,500 people) and mortgaged or shared ownership (one-fifth; 21%; about 62,700 people).
- Less than 1/10th (9%) of residents lived in homes owned outright: about 27,600 people.
- Overall, over two-thirds (71%) of Southwark residents lived in rented housing; less than one-third (30%) owned their own home.

Figure 1: Southwark all-age household residents by housing tenure, March 2021: numbers (left) and percentages (right)



Reference

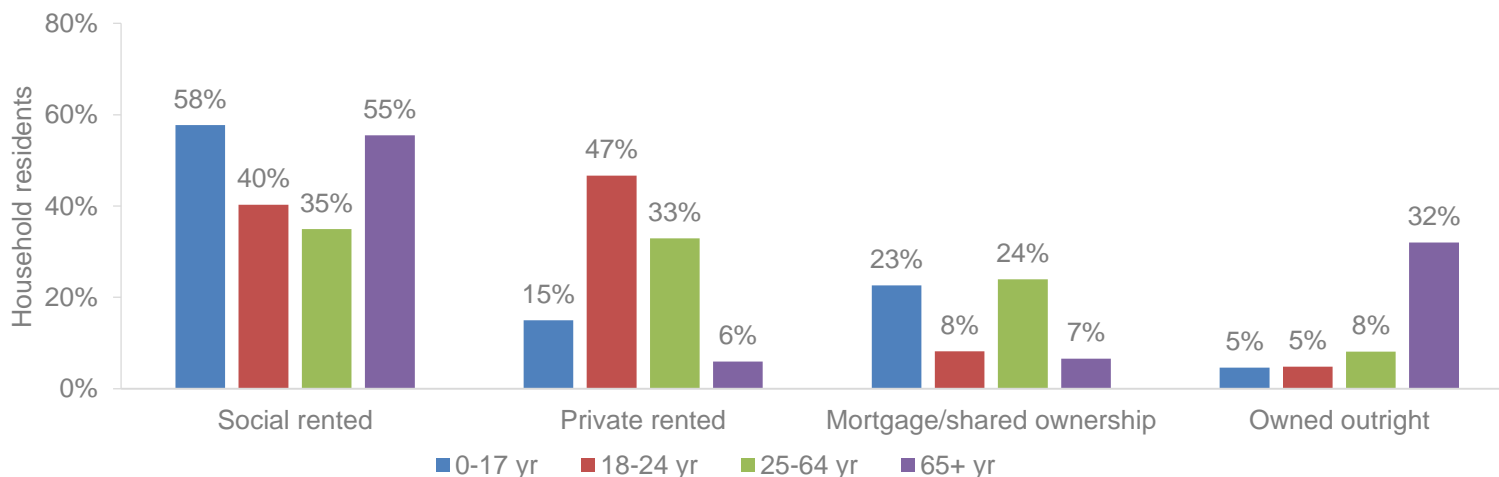
1. Office for National Statistics, 2022. <https://census.gov.uk/about-the-census>

Most Southwark children and young people, and over half of older people, live in rented housing

HOUSING TENURE & AGE

- Southwark children were most likely to live in social rented housing: almost three-fifths (58%) of the borough's children had this tenure type.
- Almost 9/10ths of Southwark young people (18–24 yr olds) lived in rented housing: either private rented (over two-fifths; 47%) or social rented (two-fifths; 40%).
- Older people were most likely to live in social rented housing (over half; 55%) or to own their home outright (one-third; 32%).

Figure 2: Southwark household residents by housing tenure and age group, March 2021



Reference

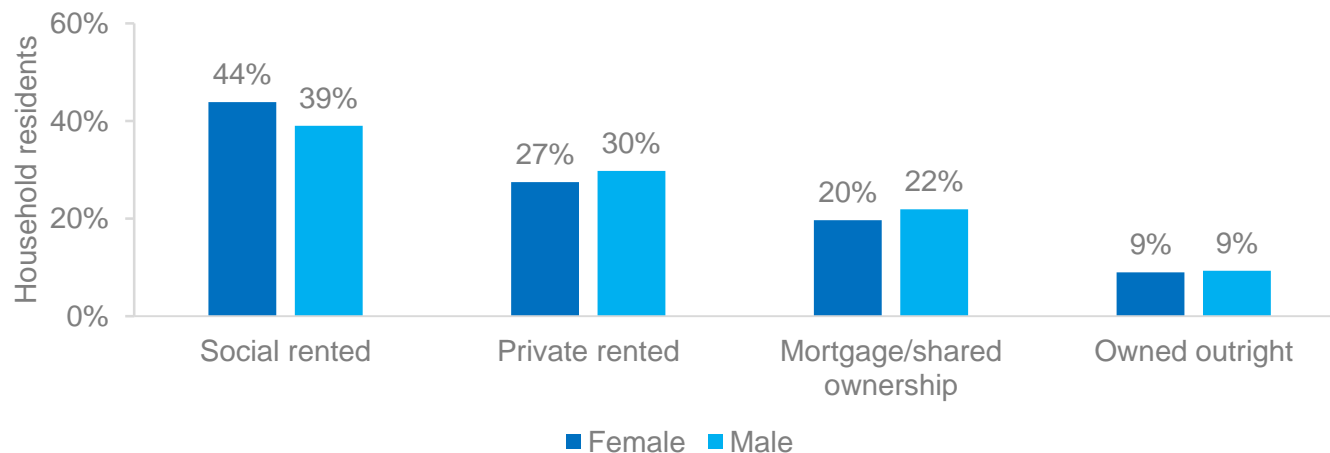
1. Office for National Statistics, 2022. <https://census.gov.uk/about-the-census>

Females are more likely to live in social rented housing than males

HOUSING TENURE & SEX

- Females are significantly more likely to live in social rented housing (well over two-fifths (44%) had this tenure type) than males (less than two-fifths; 39%).
- Levels of mortgaged/shared home ownership were significantly lower among Southwark females (one-fifth; 20%) than males (over one-fifth; 22%).
- Females and males had the same level of outright home ownership: around 1/10th (9%).

Figure 3: Southwark all-age household residents by housing tenure and sex, March 2021



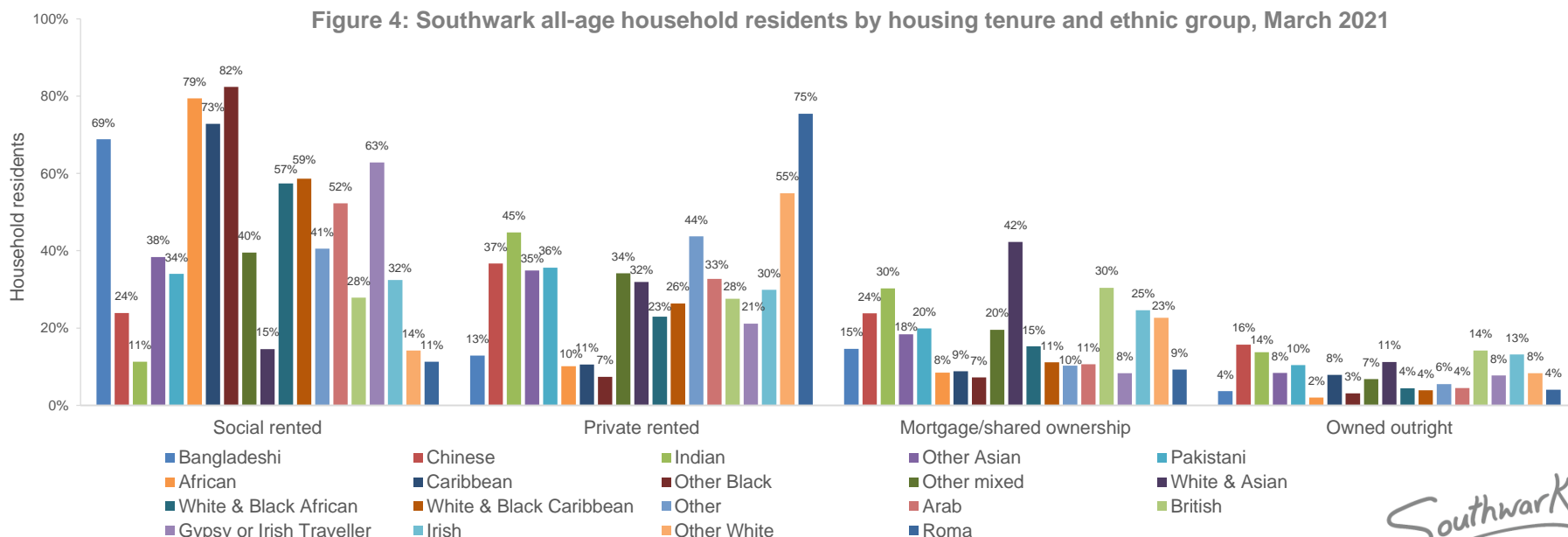
Reference

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

Black ethnic groups have highest levels of social rental housing and lowest levels of private rental and mortgage-owned housing

HOUSING TENURE & ETHNIC GROUP

- Residents from African, Caribbean and 'Other Black' groups had the highest social rental levels (around three-quarters (73%) or higher), the lowest private rental levels (about 1/10th (11%) or lower), and some of the lowest mortgage ownership levels (less than 1/10th; 9% or lower).
- Social rented housing levels were 7 times higher among residents from 'Other Black' groups (who had the highest levels: four-fifths; 82%) than among Indian and Roma residents (lowest levels; 1/10th; 11%).
- Private rental housing levels were 10 times higher among Roma residents (who had the highest levels; three-quarters; 75%) compared with 'Other Black' residents (lowest levels; 1/14th; 7%).
- Levels of mortgage/shared ownership tenure were nearly 6 times higher among residents from mixed 'White & Asian' groups (highest; two-fifths; 42%) compared with 'Other Black' groups (lowest; 1/14th; 7%).



Reference

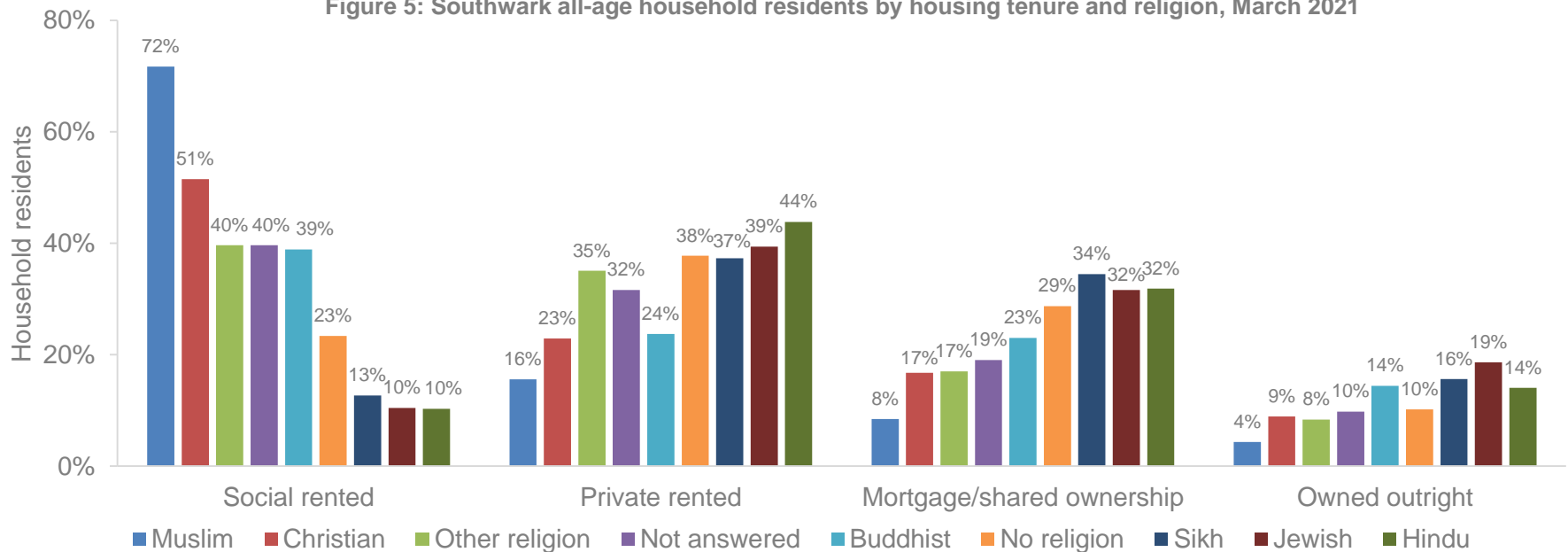
1. Office for National Statistics, 2022. <https://census.gov.uk/about-the-census>

Muslim and Christian residents have highest social rental levels and lowest private rental and mortgage-owned levels

HOUSING TENURE & RELIGION

- Muslim and Christian residents had the highest levels of social rented housing (about three-quarters (72%) and one-half (51%), respectively) and among the lowest levels of private rented (one-sixth; (16%) and one-quarter (23%)), mortgaged (1/12th (8%) and one-sixth (17%)) and outright-owned (1/20th (4%) and 1/10th (9%)) housing tenure.
- Sikh, Hindu and Jewish residents had the lowest levels of social rental housing (one-eighth (13%) and 1/10th (10% and 10%), respectively) and among the highest levels of private rented (over one-third (37%), over two-fifths (44%) and two-fifths (39%)), mortgaged (about one-third (34%, 32% and 32%)) and outright-owned (one-sixth (16% and 14%) and one-fifth (19%)) housing tenure.

Figure 5: Southwark all-age household residents by housing tenure and religion, March 2021



Reference

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

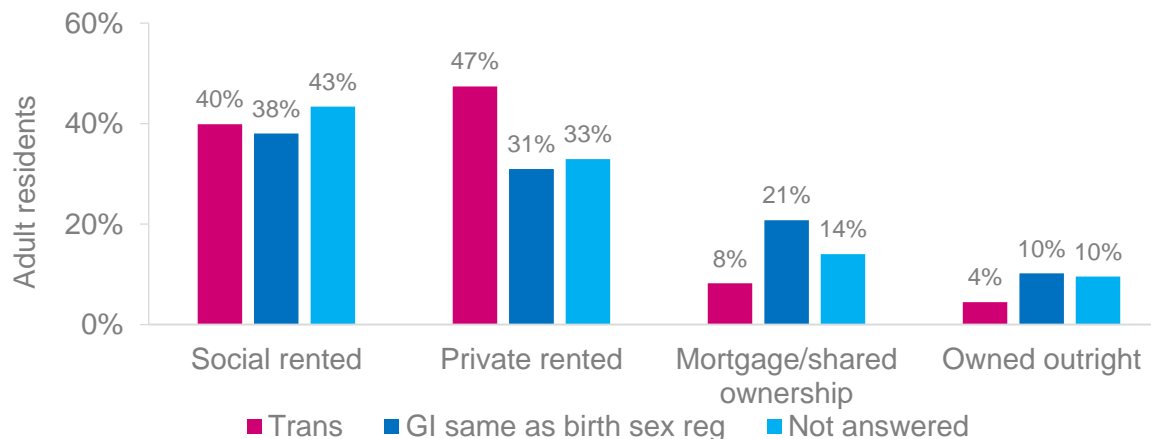
Southwark trans residents are much more likely to be private renters and much less likely to be home owners

HOUSING TENURE & GENDER IDENTITY

Census 2021 was the first to include a voluntary question on gender identity, for adults (16 years and over). Respondents were categorised as trans if their gender identity did not match their sex registered at birth. About 1 in 12 (7%) Southwark respondents did not answer the question.

- Levels of private rental housing were one-and-a-half times higher among Southwark trans residents (almost one-half (47%) were private renters) than among cis-gendered residents (i.e. those whose gender identity matched their birth sex registration) (less than one-third; 31%).
- Southwark trans residents' levels of mortgaged and outright home ownership (1/12th (8%) and 1/20th (4%), respectively) were less than half the levels seen among cis-gendered respondents (one-fifth (21%) and 1/10th (10%), respectively).
- These results will be influenced by trans respondents' younger age profile.

Figure 6: Southwark 16+ year residents by housing tenure and gender identity, March 2021



Reference

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

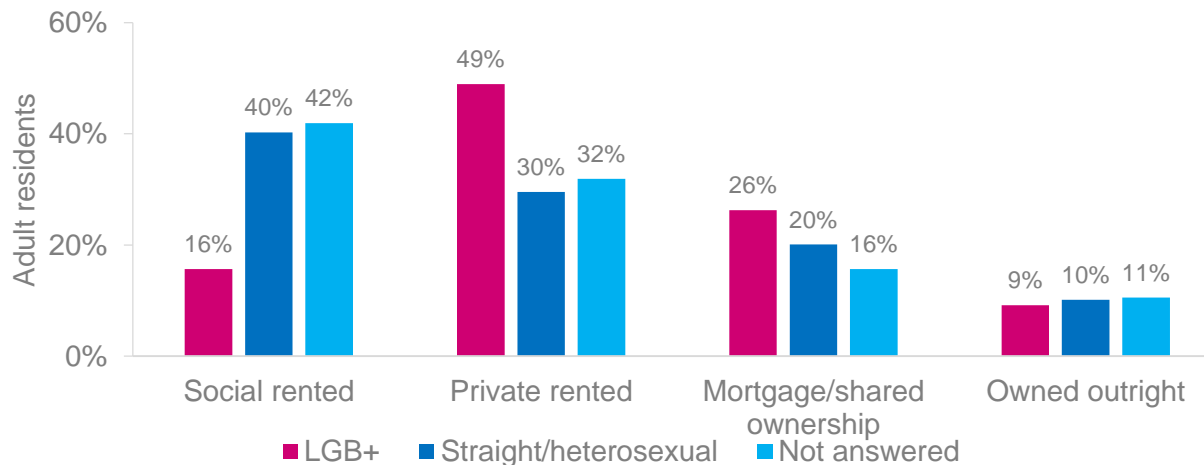
LGB+ residents have much lower social rental levels and much higher private rental levels

HOUSING TENURE & SEXUAL ORIENTATION

Census 2021 also asked adult (16+ yr) respondents a voluntary question on their sexual orientation. Respondents were categorised as lesbian, gay, bisexual or other non-heterosexual identities (LGB+) or straight/heterosexual. About 1 in 10 (9.2%) Southwark respondents did not answer the question.

- Southwark LGB+ residents were less than half as likely to live in social rented housing (1 in 6; 16%), compared with heterosexual peers (two-fifths; 40%).
- LGB+ residents were two-thirds more likely to live in private rentals (almost half rented privately; 49%), compared heterosexual residents (less than one-third; 30%).
- These results will be influenced by LGB+ respondents' younger age profile.

Figure 7: Southwark 16+ yr residents by housing tenure and sexual orientation, March 2021



Reference

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

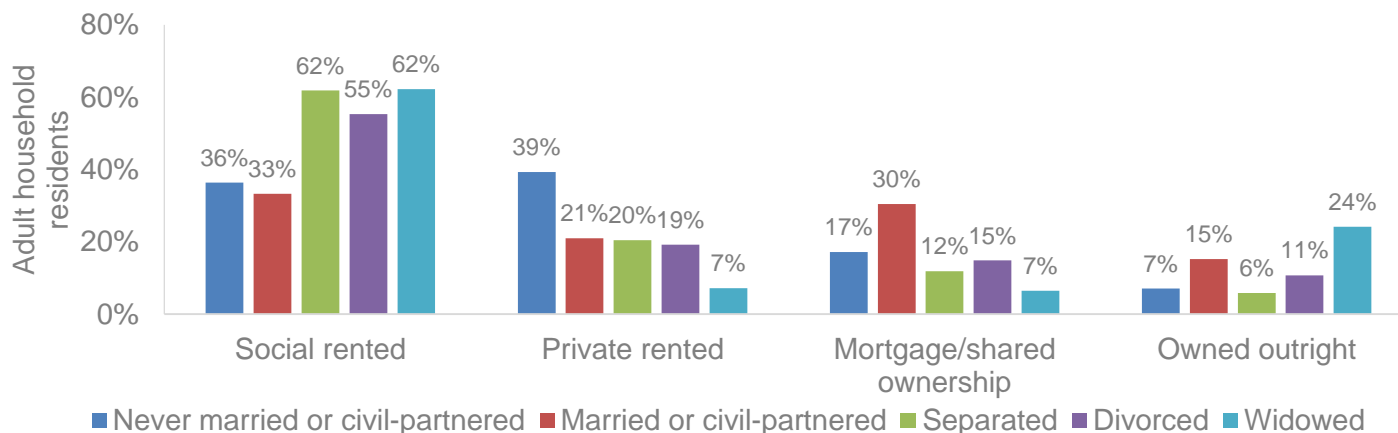
Separated, divorced or widowed residents are more likely to live in social rental; married residents are more likely to own

HOUSING TENURE & LEGAL PARTNERSHIP

Census data recorded legal partnership status, excluding children (15 yr and under) and students living away from home.

- In Southwark, social rental levels were much higher among adults who were separated (three-fifths; 62%), divorced (over half; 55%) or widowed (two-fifths; 62%), compared with those who were married/civil-partnered (one-third; 33%) and never married/civil partnered (over one-third; 36%).
- Private rental rates among never-married/civil-partnered people (two-fifths; 39%) were double levels among residents who were married/civil-partnered, separated or divorced (all about one-fifth; 21%, 20% and 19%, respectively), or widowed (1/14th; 7%)
- Married or civil-partnered adults had about double the levels of mortgaged (one-third; 30%) and outright (one-sixth; 15%) home ownership, compared with most other groups.

Figure 8: Southwark 16+ yr household residents by housing tenure and legal partnership status, March 2021



Reference

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

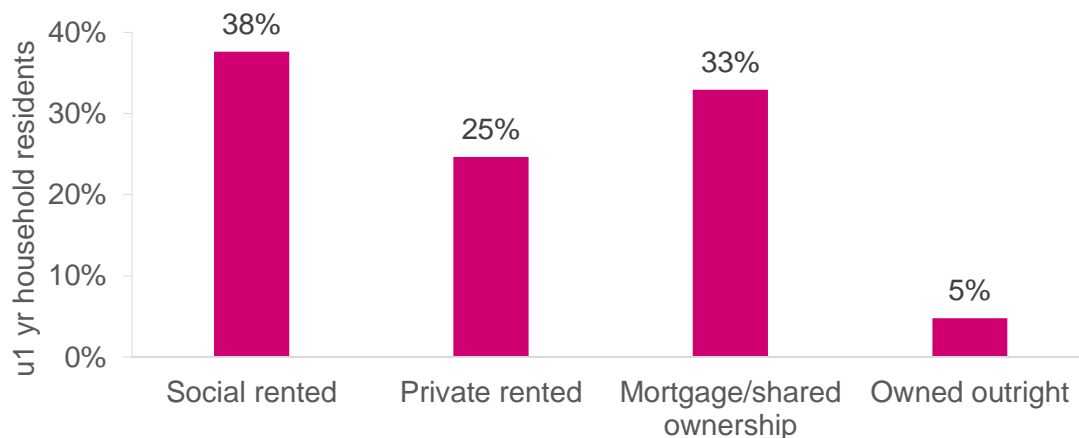
Most Southwark pregnant residents and new parents probably live in social rentals or mortgage-owned housing

HOUSING TENURE & PREGNANCY/MATERNITY

Although pregnancy and maternity were not recorded in Census 2021, data for child under 1 yr can be used as a proxy for the housing tenure status of recently pregnant residents and new parents.

- Most Southwark under-1-yr-olds lived in either social rented (two-fifths; 38%) or mortgage-owned (one-third; 33%) housing.
- Rates for infants living in private rentals were lower (one-quarter; 25%).
- Only 1/20th (5%) of Southwark infants lived in outright-owned housing.

Figure 9: Southwark under-1-yr household residents by housing tenure, March 2021



Reference

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

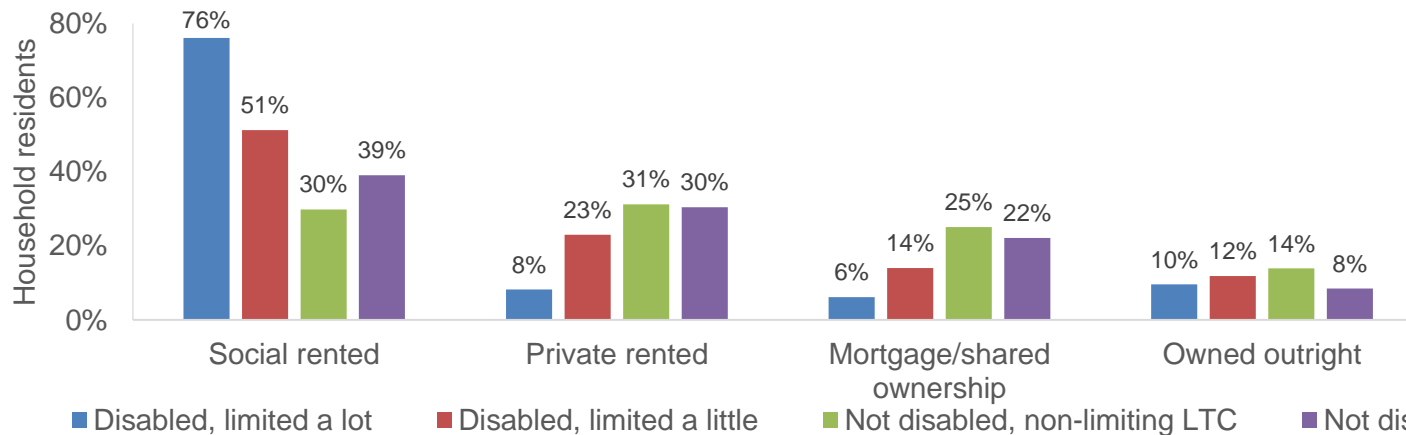
Residents with a substantially limiting disability have half the home ownership levels of non-disabled residents

HOUSING TENURE & DISABILITY

Census 2021 collected data on disability status (as per the Equality Act 2010), noting health-related daily activity limitation and the level of that limitation (i.e. a little or a lot). Long-term physical and mental health conditions which did not limit daily activity (i.e. non-disabling) were also recorded.

- Over three-quarters (76%) of substantially disabled Southwark residents (i.e. activities limited a lot) lived in social rental housing. Only 1 in 6 owned their home either with a mortgage (6%) or outright (10%), compared with almost 1 in 3 non-disabled residents (mortgaged, 22%; outright, 8%).
- About half (51%) of somewhat disabled Southwark residents (i.e. activities limited a little) lived in social rentals, about one-quarter (23%) lived in private rentals, and one-quarter lived in mortgage-owned (14%) or outright-owned (12%) homes.
- Residents with long-term health conditions but no formal disability status had comparable (or better) home ownership levels to non-disabled residents.

Figure 10: Southwark all-age household residents by housing tenure and disability status, March 2021



Reference

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

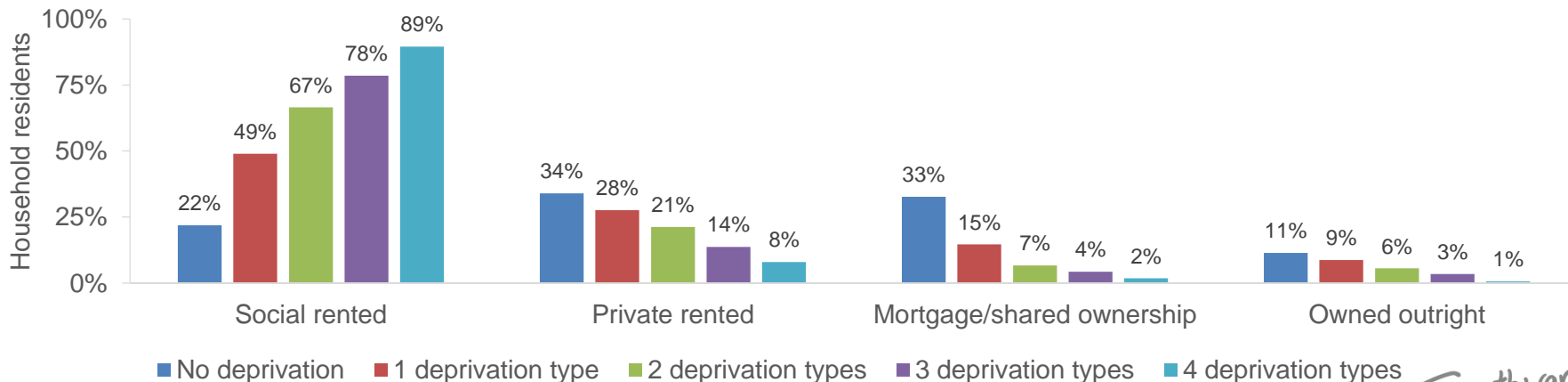
As household deprivation levels rise, social rental housing levels increase and home ownership levels fall

HOUSING TENURE & DEPRIVATION LEVEL

The 2021 census recorded the types of deprivation (deprivation ‘domains’) affecting households, related to: education; employment; health and disability; and housing.

- In Southwark, there was a clear deprivation gradient affecting housing tenure experience.
- Social rentals were home to less than one-quarter (22%) of residents unaffected by household deprivation, but housed one-half of those affected by 1 deprivation type (49%), two-thirds of those affected by 2 types (67%), four-fifths (78%) of those affected by 3 types, and 9/10ths (89%) of those affected by 4 deprivation types.
- Participation in private rental and mortgaged/shared/outright-owned housing progressively fell as residents’ level of household deprivation rose. More than two-fifths (44%) of non-household-deprived residents owned their own home (mortgaged or outright), compared with only 1/30th (3%) of those affected by 4 deprivation types.

Figure 11: Southwark all-age household residents by housing tenure and number of household deprivation types, March 2021



Reference

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

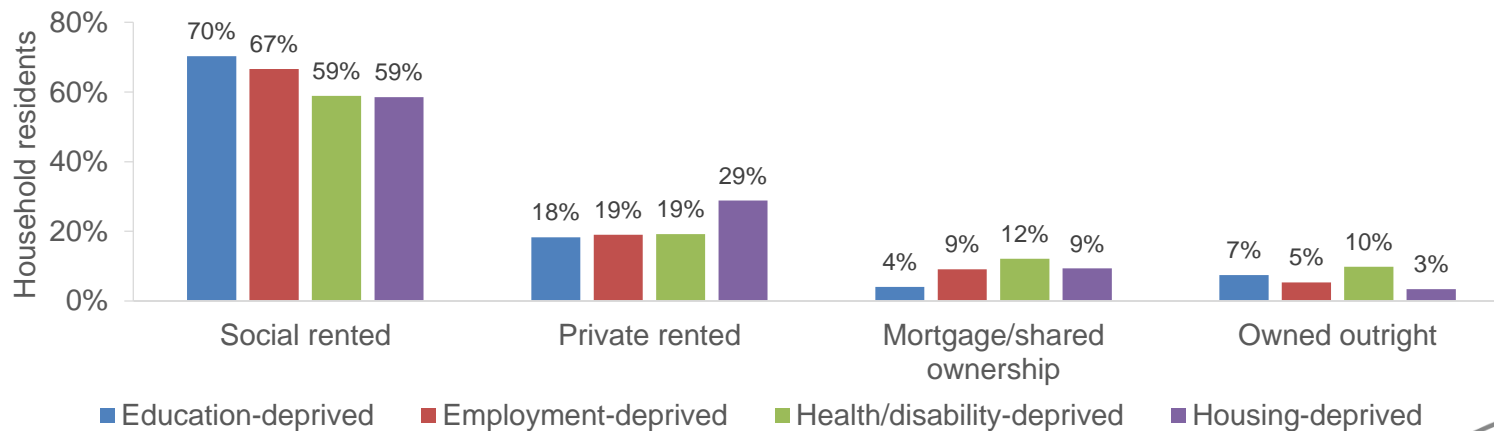
Residents with household education deprivation have the highest social rental levels and lowest home ownership rates

HOUSING TENURE & DEPRIVATION TYPE

Census 2021 collected data on housing tenure types for residents facing different types of household deprivation.

- Among residents facing household education deprivation*, over two-thirds (70%) lived in social rental housing; only 1/10th (11%) owned their own home (either mortgaged or outright).
- Levels of home ownership were three-quarters higher among people facing household health/disability deprivation (over one-fifth (22%) owned their home), compared with residents facing household education deprivation (1/10th; 11%), employment deprivation (one-sixth; 14%) and housing deprivation (one-eighth; 12%).
- People in housing-deprived households** were two-thirds more likely to live in private rentals (over one-quarter (29%) had this tenure type), compared with people affected by household education, employment or health/disability deprivation (18%, 19% and 19%, respectively).

Figure 12: Southwark all-age household residents by housing tenure and individual household deprivation type, March 2021



Reference

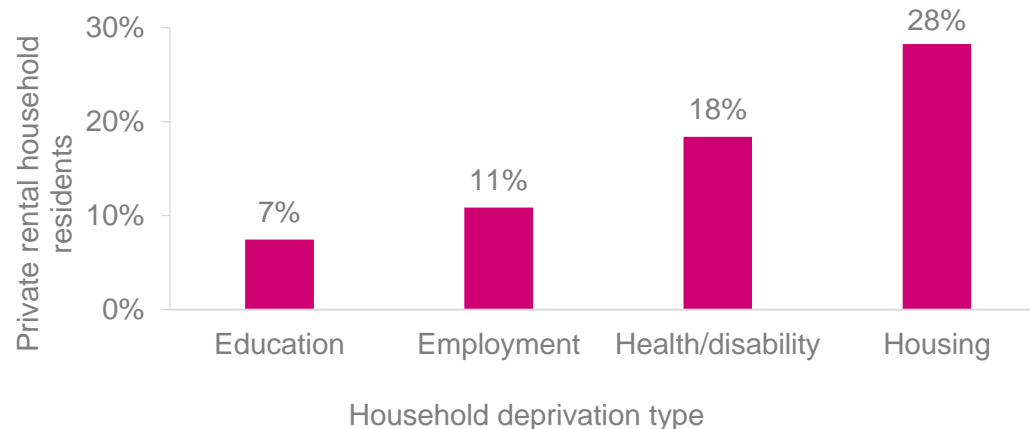
- Office for National Statistics, 2022. <https://census.gov.uk/about-the-census>. *Household education deprivation = no-one has 5+ A* to C GCSE grades (or equivalent) or higher; **household housing deprivation = accommodation is overcrowded, in a shared dwelling or has not central heating. Slide 15

Over one-quarter of Southwark private rental tenants face deprivation related to housing factors

PRIVATE HOUSING TENURE & DEPRIVATION

- In March 2021, about 86,500 Southwark residents lived in private rented accommodation.
- Over one-quarter of private rental tenants faced household deprivation related to housing* (28%; about 24,400 people).
- Census-defined household housing deprivation can be related to the building itself (i.e. lack of central heating) or its occupancy (i.e. overcrowding, or sharing the dwelling with other households).
- Private rental tenants were much more likely to experience housing-related household deprivation than deprivation related to household health/disability** (about one-fifth (18%); about 15,900 people), employment† (1/10th (11%); about 9,400) or education‡ (1/14th (7%); about 6,400).

Figure 13: Southwark all-age private rental tenants by household deprivation type, March 2021

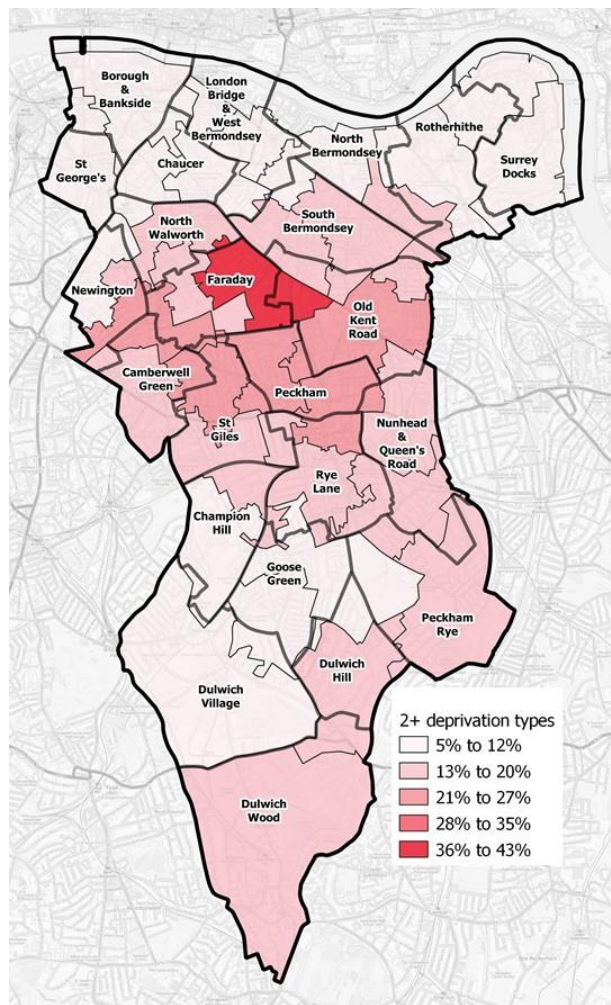


Reference

1. Office for National Statistics, 2022. <https://census.gov.uk/about-the-census>. *Household housing deprivation = accommodation is overcrowded, in a shared dwelling or has no central heating; **household health/disability deprivation = anyone in household has bad/very bad health or is disabled; †household employment deprivation = any (non-student) member is unemployed or economically inactive due to long-term sickness or disability; ‡ household education deprivation = no-one has 5+ A* to C GCSE grades (or equivalent) or higher-level education.

In parts of central Southwark, over two-fifths of private rental tenants face multiple deprivation

PRIVATE HOUSING TENURE & MULTIPLE DEPRIVATION



The location of Southwark private rental tenants who face 2 or more types of household deprivation can be mapped based on their Middle Super Output Area (MSOA; local areas of 5,000–15,000 people) of residence.

- Private rental tenants experiencing 2+ types of household deprivation were clustered across central Southwark.
- Highest levels were in Burgess Park MSOA (lying across Faraday and Old Kent Road wards), where over two-fifths (43%) of private rental tenants faced 2 or more types of household deprivation.

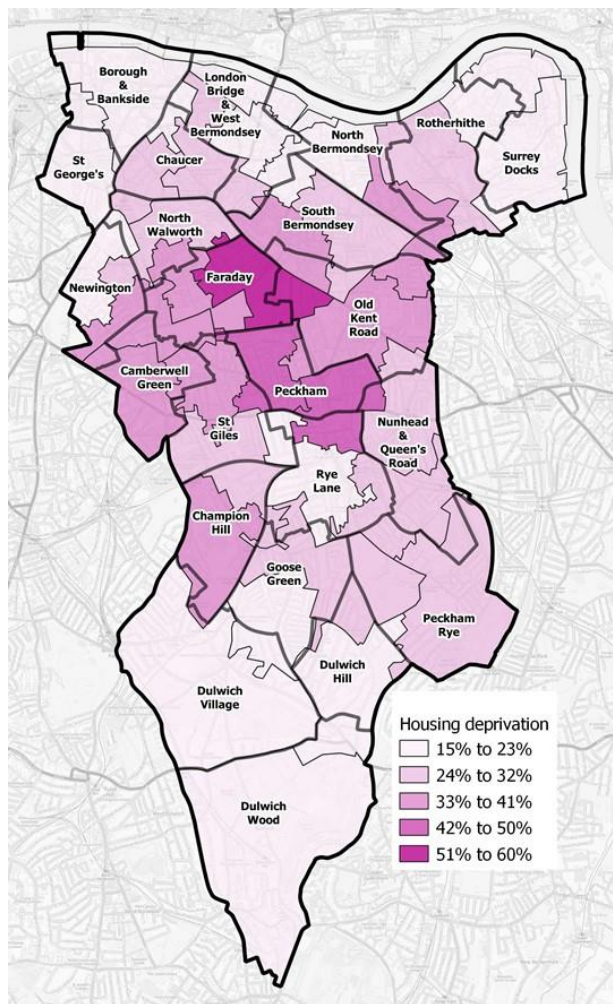
Figure 14: Southwark map showing wards, plus percentage of private rental tenants facing two or more types of household deprivation by MSOA, March 2021

Reference

- Office for National Statistics, 2022. <https://census.gov.uk/about-the-census> Note: the map does not show MSOA E02006941 (located along the north shore of London Bridge & West Bermondsey and North Bermondsey wards) as data for this area was suppressed to avoid disclosure.

In parts of Faraday and Old Kent Road, the majority of private rental households face housing deprivation

PRIVATE HOUSING TENURE & HOUSING DEPRIVATION



Household housing deprivation relates to overcrowding, living in a shared dwelling, and/or lack of central heating.

- Among private rental tenants, highest levels of household housing deprivation were found in central Southwark: in parts of Faraday, Old Kent Road, Peckham and Rye Lane, over two-fifths of private rental tenants faced housing deprivation.
- Burgess Park MSAO was most affected: three-fifths (60%) of private rental households experienced housing deprivation.

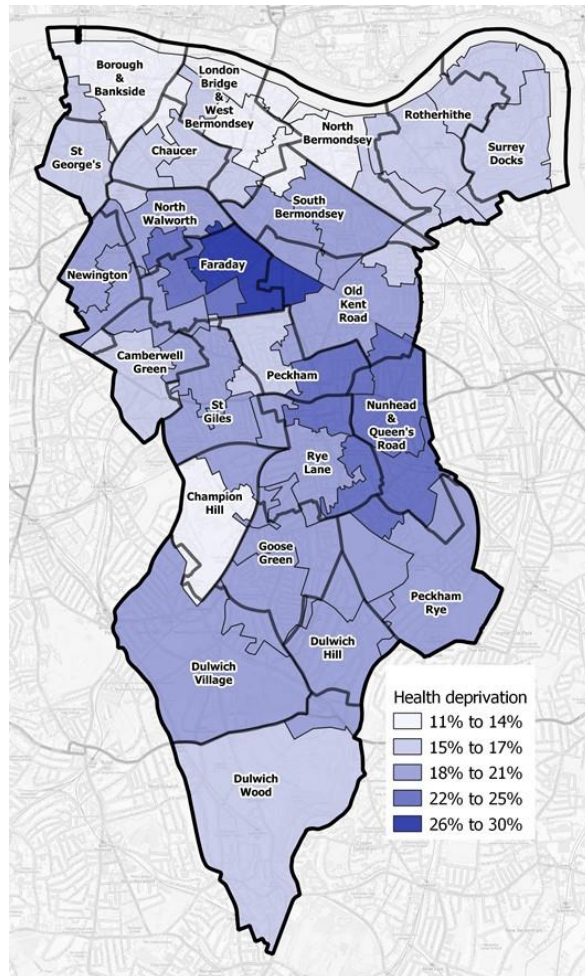
Figure 15: Southwark map showing wards, plus percentage of private rental tenants facing housing deprivation by MSAO, March 2021

Reference

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

In several areas of central Southwark, over one-fifth of private rental households face health deprivation

PRIVATE HOUSING TENURE & HEALTH DEPRIVATION



Households are defined as health/disability-deprived if at least one member has bad or very bad health, or a disability.

- Highest levels of private rental household health deprivation were found in central and south-east central parts of the borough; in areas of Faraday, Old Kent Road, Nunhead & Queen's Road, Peckham and Rye Lane wards, over one-fifth (22% or more) of private rental households were affected.
- Burgess Park MSAO was most affected: nearly one-third (30%) of private rental tenants in this local area faced household health deprivation.

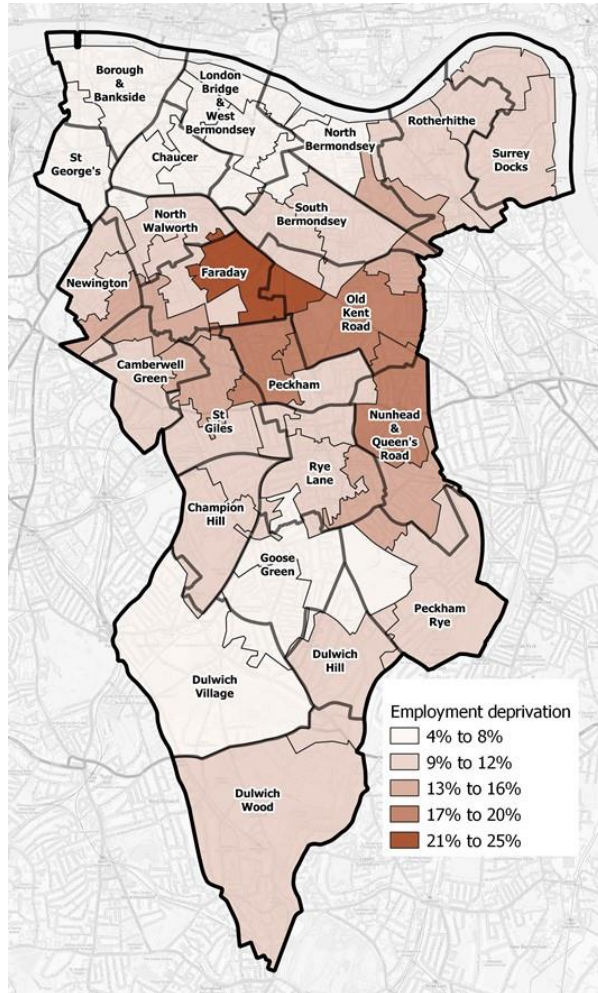
Figure 16: Southwark map showing wards, plus percentage of private rental tenants facing health/disability deprivation by MSAO, March 2021

Reference

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

Central Southwark has the highest levels of private rental household employment deprivation

PRIVATE HOUSING TENURE & EMPLOYMENT DEPRIVATION



Households are defined as having employment deprivation if one or more members is unemployed or economically inactive due to long-term sickness or disability.

- Among Southwark private rental tenants, highest levels of household employment deprivation occurred in parts of Faraday, Old Kent Road, Peckham and Nunhead & Queen's Road wards, where over one-sixth (17% or more) of these households were affected.
- Highest levels were in Burgess Park MSAO, where one-quarter (25%) of private rental households faced employment deprivation.

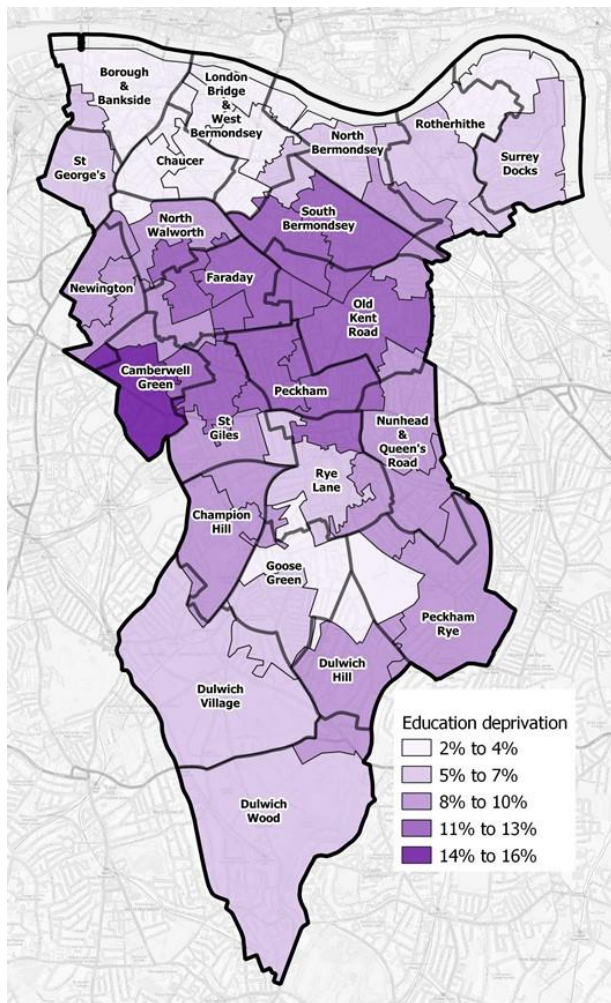
Figure 17: Southwark map showing wards, plus percentage of private rental tenants facing employment deprivation by MSAO, March 2021

Reference

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

Private rental household education deprivation is concentrated in central Southwark

PRIVATE HOUSING TENURE & EDUCATION DEPRIVATION



In households with education deprivation, no resident has higher-level secondary school qualifications (or equivalent).

- Central Southwark had the highest levels of private tenants experiencing household education deprivation.
- The most affected local area was within Camberwell Green ward: in this MSAO, one-sixth (16%) of household residents faced household educational deprivation.

Figure 18: Southwark map showing wards, plus percentage of private rental tenants facing household education deprivation by MSAO, March 2021

Reference

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

Find out more at
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