
**2001-BASED
CENSUS TOPIC REPORT**

HOUSING

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1. KEY POINTS

Dwelling Type

The proportions of dwellings in 3 of the 4 main dwelling types in Tyne & Wear vary considerably from the England average (Table 1).

- Less than 10% of dwellings in Tyne & Wear are detached, compared with almost 23% in England.
- Over two-fifths are semi-detached, compared to the England average of just under one-third.
- Just under 30% of dwellings in Tyne & Wear are terraced, compared to around one-quarter in England.
- Tyne & Wear has a similar proportion of flats to the England average, at around one-fifth.

Household Tenure

Household tenure within Tyne & Wear also differs from the England average.

- A considerably lower proportion of households in Tyne & Wear live in owner occupied accommodation, at 59% compared to 69% in England.
- The social rented sector accounts for almost one-third of households in Tyne & Wear compared to just under one-fifth in England.
- The proportions of households living in private rented and rent-free accommodation are lower in Tyne & Wear than in England.

Housing Amenities

In terms of housing amenities, Tyne & Wear performs better than the England average.

- Tyne & Wear has a lower proportion of households living in accommodation which is 'overcrowded' (with an occupancy rating of -1 or less), at 6%, compared to the England average of 7%. The more conventional measure of overcrowding, as measured by persons per room, provides further illustration of the situation.
- Only 0.1% of households live in shared accommodation, compared with the England average of 0.3%.
- Only 0.2% of households live in accommodation which does not have sole use of bath/shower and toilet. This is below the England average of 0.5%.
- In Tyne & Wear, only 4% of households have no central heating. This is less than half the England average of 9%.

Key statistics of housing characteristics provided by the 2001 Census of Population are set out in Table 1.

Table 1: Key Statistics: Tyne & Wear in Context

	Tyne & Wear	North East	Metropolitan Counties	England	England & Wales
Dwelling Types					
% detached houses	9.19	14.50	10.94	22.51	22.77
% semi detached	41.11	39.36	31.12	31.57	31.58
% terraced	29.05	32.10	28.57	25.84	26.04
% flats	20.43	13.81	28.70	19.30	18.84
% non-permanent accommodation	0.08	0.12	0.12	0.42	0.42
% shared dwellings	0.13	0.12	0.54	0.36	0.35
Household Tenure: Households in permanent accommodation only (462,556)					
% owner occupied	58.74	63.62	61.38	68.69	68.84
% social rented	32.81	27.65	25.51	19.32	19.24
% private rented	7.39	7.21	11.05	9.94	9.87
% living rent-free	1.06	1.52	2.06	2.04	2.05
Housing Amenities					
% overcrowded (occupancy rating of -1 or less*)	6.07	5.12	10.84	7.13	6.97
% overcrowded (>1 person per room)	1.30	1.20	3.14	1.89	1.85
% shared accommodation	0.11	0.09	0.50	0.32	0.31
% not sole use of bath/shower and toilet	0.19	0.20	0.67	0.49	0.48
% no central heating	3.64	3.94	10.79	8.53	8.47

Source: 2001 Census Standard Tables © Crown Copyright

* An occupancy rating of -1 or less indicates that there is one room too few and that there is overcrowding in the household. (See Appendix B for a more comprehensive definition.)

(See Table 17 for Key Statistics for Tyne & Wear Districts.)

2. INTRODUCTION

This report is about housing in Tyne and Wear at the time of the 2001 Census (April 2001). It uses information from the Census to provide:

- An overview of housing characteristics and conditions
- An insight into housing provision for specific groups such as, the elderly, families with dependent children and ethnic groups
- An illustration of significant differences between Tyne & Wear, the North East, Metropolitan Counties, England and England & Wales
- An indication of variations within Tyne & Wear (§6) and major changes since the last Census in 1991 (§8)

Appendix C sets out the terms and conditions for the re-use and publication of Census data. Census output is Crown Copyright and is reproduced with the permission of the Controller of HMSO and the Queen's Printer for Scotland.

All of the information included in this report is from the 2001 Census of Population, which was conducted throughout Great Britain on the night of the 29th April. The Census collected information from private households and communal establishments about those usually resident, thereby providing a unique and comparable record of population characteristics across the whole country.

The aim of the Census is to collect information about every resident. However, the overall response rate for England & Wales was 94%, meaning that 6% of the population was imputed from the Census Coverage Survey (CCS) results rather than being counted by the Census. The undercount varied by age and sex, with the group most poorly enumerated being men aged 20 to 24; 15% were missed by the Census. The overall pattern is that young children and those in their twenties and thirties were most likely to be missed and the elderly least likely. Generally, men were more likely to be missed than women.

The Census collected information about housing in two different forms. Firstly, data was collected on the basis of households and various attributes of the housing in which they live. Secondly, it was collected in relation to household spaces and dwellings (See Appendix B for definitions). Most housing information in this report is related to households. However, some information is provided on the basis of household spaces and dwellings, for example, by accommodation type, whether permanent or non-permanent and whether the dwelling is shared.

Throughout this report, data for Tyne & Wear is compared to averages for England & Wales, England, the metropolitan counties and the North East. The metropolitan counties consist of Greater Manchester, Merseyside, West Midlands, West Yorkshire, South Yorkshire, London and Tyne & Wear itself. It is worth noting that, for some variables, the figures for the metropolitan counties averages are strongly affected by the figures for London.

The North East consists of the counties of Tees Valley, Durham, Northumberland and Tyne & Wear.

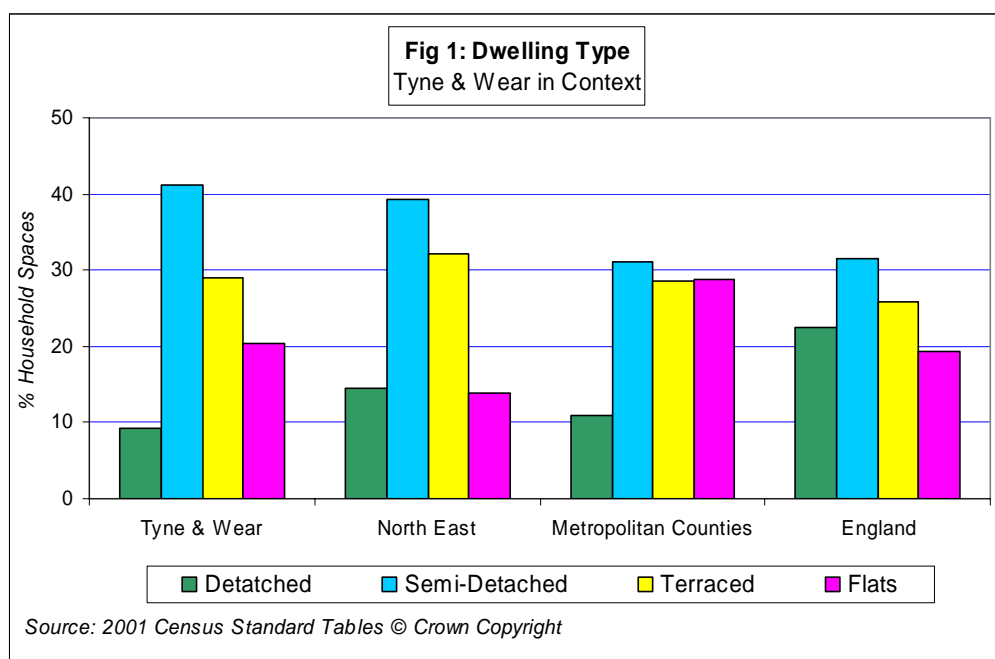
Comparison of results from the 2001 Census with those from the 1991 Census must be treated with caution as it is affected by three main factors. Firstly, changes in definition. There are a number of differences in definitions and information collected between the 1991 and 2001 Census. Secondly, changes in the geographic base. Changes in the geographic boundaries between 1991 and 2001 may mean that results which apparently relate to the same named area actually relate to different boundaries. (Boundary changes in Tyne & Wear have been minor. The effect in other metropolitan counties may have been more significant.) Thirdly, adjustment for underenumeration. Results of the

2001 Census have been adjusted, via the One Number Census process, to account for underenumeration. As results of the 1991 Census were not subject to the same adjustments, direct comparisons with the 1991 results must be undertaken with caution.

3. HOUSING CHARACTERISTICS

3.1 DWELLING STOCK

The Census collected information about the stock of dwellings and household spaces by various accommodation types. A summary is presented in Figure 1 and Table 2. A total of 481,391 dwellings and 481,793 household spaces were recorded in Tyne & Wear. Of these household spaces, 0.08% (384) were non-permanent (such as caravans etc.).



Note: This Figure uses household spaces.

An examination of Table 2 shows that within Tyne & Wear:

- Semi-detached houses represent the largest group, comprising 41% of household spaces. This is well above the England average of 32% and also above all the other areas being compared.
- Terraced houses are the next largest group, accounting for just under one-third of all household spaces (29%). This is also above the England average of 26%. Interestingly, there is a higher proportion of terraced housing in the North East region (32%) than in Tyne & Wear. This may reflect the region's mining history as miners' housing, particularly in Northumberland and Durham, was traditionally in the form of rows of terraced housing.
- Purpose built flats comprise 16% of household spaces, which is 2 percentage points above the England average. The Tyne & Wear figure is lower than that for metropolitan counties, which is the highest of all the areas compared, at 21%. A significant proportion of flats in Tyne & Wear will consist of the traditional two-storey Tyneside flats, rather than tower blocks. For the North East, which includes many rural areas, the proportion is lower, at 11%.
- Detached houses comprise only 9% of total household spaces. This is less than half of the England average of 23% and also below the metropolitan average of 11% and the North East average of 15%.

Table 2: Dwelling Stock by Accommodation Type (%): Tyne & Wear in Context

	Tyne & Wear	North East	Metropolitan Counties	England	England & Wales
Dwelling Types					
Detached houses	9.19	14.50	10.94	22.51	22.77
Semi-detached houses	41.11	39.36	31.12	31.57	31.58
Terraced houses	29.05	32.10	28.57	25.84	26.04
Purpose built flats	16.35	10.92	20.88	13.96	13.62
Converted flats	3.30	2.08	6.54	4.19	4.07
Flats in a commercial building	0.77	0.80	1.28	1.15	1.15
Non-permanent accommodation	0.08	0.12	0.12	0.42	0.42
Shared dwellings	0.13	0.12	0.54	0.36	0.35
Total	100.00	100.00	100.00	100.00	100.00
Total Household Spaces	481,793	1,115,821	7,791,850	21,262,825	22,538,641
Total Dwellings	481,391	1,114,911	7,761,673	21,206,804	22,481,305

Source: 2001 Census Standard Tables © Crown Copyright

Note: This table uses household spaces.

3.2 VACANT DWELLINGS

A total of 18,294 household spaces were vacant in Tyne & Wear at the time of the 2001 Census. This gives an overall vacancy rate in Tyne & Wear of just under 4%, which is higher than the England average of 3%. Amongst the various accommodation types, the vacancy rate varies from 1.5% for detached houses to 12.3% in flats in a commercial building. Flats in a commercial building and purpose built flats have the highest vacancy rates. Accommodation which is non-permanent or in a shared dwelling also has high vacancy rates (see Table 3).

Table 3: Vacancy Rates by Accommodation Type (%): Tyne & Wear in Context

	Tyne & Wear	North East	Metropolitan Counties	England	England & Wales
Dwelling Types					
Detached houses	1.51	2.17	1.77	2.10	2.17
Semi-detached houses	1.69	2.04	1.90	1.92	1.94
Terraced houses	4.11	5.22	3.99	3.87	3.95
Purpose built flats	8.40	8.10	4.55	4.70	4.77
Converted flats	7.60	9.59	4.02	5.65	5.79
Flats in a commercial building	12.25	13.92	12.00	11.67	11.81
Non-permanent accommodation	30.21	16.90	7.70	5.68	5.71
Shared dwellings	20.68	27.74	10.27	13.44	13.54
Total vacant household spaces	18,294	45,101	261,510	676,196	727,448
Total household spaces	481,793	1,115,821	7,791,850	21,262,825	22,538,641
Vacancy Rate (%)	3.80	4.04	3.36	3.18	3.23

Source: 2001 Census Standard Tables © Crown Copyright

Note: This table uses household spaces.

3.3 HOUSING TENURE

The Census provides information on households on the basis of the tenure of their accommodation. There are four main tenure groups; owner occupied, social rented, private rented, plus those living rent-free. These are defined as follows:

- Owner occupied includes; owns outright, owns with a mortgage or loan and shared ownership. Shared ownership means paying part rent and part mortgage.
- Social rented. This can be either rented from the Council (Local Authority)/Scottish Homes in Scotland and Northern Ireland Housing Executive in Northern Ireland, or 'other social rented' which includes; Registered Social Landlord, Housing Association, Co-operative or Charitable Trust)
- Private rented includes renting from a private landlord or letting agency, employer of a household member or relative or friend of a household member or other person
- Living rent-free can include households that are living in accommodation other than private rented

Table 4 and Figure 2 give details of the tenure pattern in Tyne & Wear:

- Owner occupation is the largest housing tenure category comprising 59% of all households. This is 10 percentage points below the England average of 69%.
- Social rented housing, at 33%, is much higher than the England average of 19%. Within this category, Tyne & Wear has double the proportion of housing which is rented from the council, at 26%, than the England average of 13%.
- 7% of households in Tyne & Wear live in privately rented housing. This is lower than the England average of 10% and the metropolitan counties average of 11%. This reflects the high provision of social rented housing both in Tyne & Wear and the North East.
- A low proportion of households in Tyne & Wear (1%) live rent-free. This is half the figure for England, of 2%.

Table 4: Household Tenure (%): Tyne & Wear in Context

Tenure	Tyne & Wear	North East	Metropolitan Counties	England	England & Wales
Owens	58.7	63.6	61.4	68.7	68.9
Owens outright	22.4	25.3	25.0	29.2	29.5
Owens with a mortgage or loan	35.9	37.9	35.7	38.9	38.8
Shared ownership	0.5	0.4	0.7	0.7	0.6
Social Rented	32.8	27.6	25.5	19.3	19.2
Rented from council [#]	26.3	22.4	18.4	13.2	13.2
Other social rented	6.5	5.3	7.1	6.1	5.9
Private rented	7.4	7.2	11.1	10.0	9.9
Living rent free	1.1	1.5	2.1	2.0	2.1

Source: 2001 Census Standard Tables © Crown Copyright

[#] Warning: Local Authority rented includes Sunderland's Local Authority housing stock that was transferred to housing Association ownership in March 2001

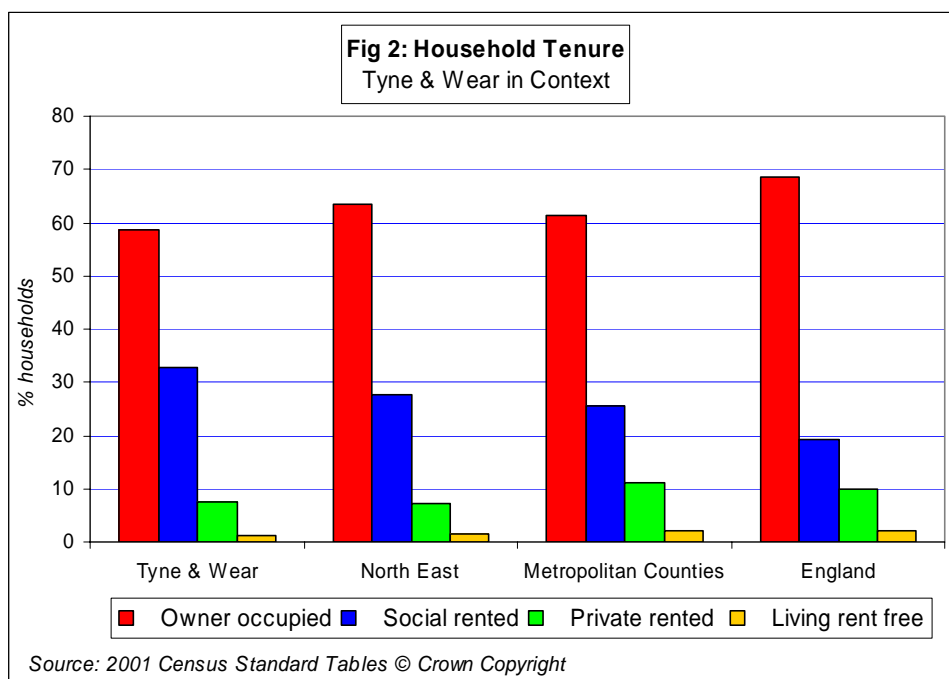


Table 5 gives details of housing tenure in relation to economic activity. The differences between the two groups (the economically active and the economically inactive) in relation to housing tenure are quite stark.

Table 5: Housing Tenure and Economic Activity (16-74): Tyne & Wear in Context (% People in Households)

	Tyne & Wear	North East	Metropolitan Counties	England	England & Wales
Economically Active					
Owned	73.6	77.5	71.7	77.2	77.4
Rented from Council [#]	16.1	12.9	11.3	8.0	7.9
Other Social Rented	3.2	2.5	4.2	3.6	3.5
Private Rented or Living Rent Free	7.0	7.2	12.8	11.3	11.2
Economically Inactive					
Owned	51.4	58.0	56.0	64.7	64.8
Rented from Council [#]	31.4	27.0	23.1	16.9	16.9
Other Social Rented	7.2	5.7	8.3	7.2	7.0
Private Rented or Living Rent Free	10.1	9.3	12.7	11.2	11.2

Source: 2001 Census Standard Tables © Crown Copyright

[#] Warning: Local Authority rented includes Sunderland's Local Authority housing stock that was transferred to housing Association ownership in March 2001

- Overall, a much higher proportion of economically active people in households, live in accommodation which they own (TW 74%) than those who are economically inactive (TW 51%).
- Almost twice as many people in households who are economically inactive live in accommodation which is rented from the council (TW 31%) than those who are economically active (TW 16%).
- A higher proportion of those who are economically inactive live in private rented/rent-free accommodation (TW 10%) than those who are economically active (TW 7%).

4.0 HOUSING CONDITIONS

This section deals broadly with the condition of the housing stock in terms of amenities. It also examines housing stress using information about levels of overcrowding, sharing and concealed families. Although the Census does not collect information about the condition of the fabric of residential buildings themselves, it does record information on their size (number of rooms), the type of accommodation, tenure and access to amenities such as the sole use of bath/shower and toilet, and also central heating. The Census collects information about housing amenities in relation to their presence/absence and whether they are for exclusive use of the household or whether they must be shared. This data is cross-referenced with information about housing tenure and household type. This section considers amenities by household tenure. Section 5 discusses housing amenities available to different household groups.

4.1 HOUSING AMENITIES

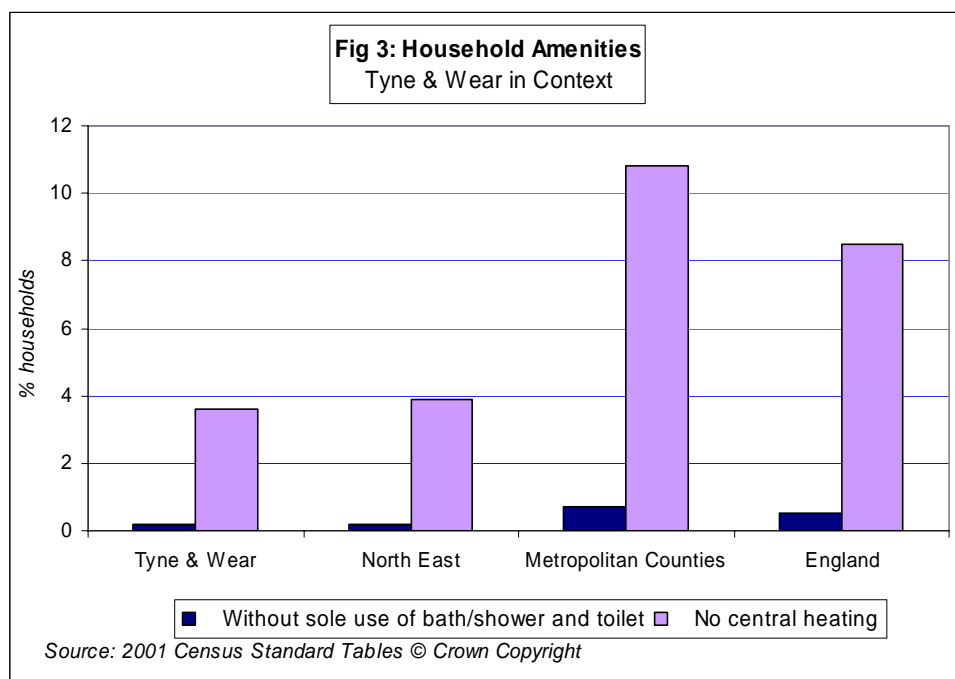
Table 6 and Figure 3 show the proportion of households which lack or share certain housing amenities, such as, bath/shower and toilet facilities and central heating. Improvements to housing stock over recent years means that the proportion of households which lack such facilities has decreased substantially and this information is becoming increasingly less useful. Data such as those relating to central heating need to be considered carefully when making comparisons with England and other areas of the country. For example, factors, such as the harsher weather conditions in the north and a higher level of public sector housing provision in Tyne & Wear and the North East can influence the pattern, as households in the North East are more likely to have central heating than those in the south.

Table 6: Housing Amenities (%) Tyne & Wear in Context

	Tyne & Wear	North East	Metropolitan Counties	England	England & Wales
Amenities					
Without sole use of bath/shower and toilet	0.19	0.20	0.67	0.49	0.48
No central heating	3.64	3.94	10.79	8.53	8.47
Without sole use of bath/shower and toilet and no central heating	0.04	0.04	0.23	0.16	0.16

Source: 2001 Census Standard Tables © Crown Copyright

- Only 0.2% of households in Tyne & Wear do not have sole use of bath/shower and toilet. This compares favourably with the England and metropolitan county averages of 0.5% and 0.7% respectively.
- Just under 4% of households in Tyne & Wear have no central heating. This is less than half the proportion in England, at 9%, and one-third of the proportion in the metropolitan counties, at 11%.
- Only a very small proportion of households lack sole use of bath/shower and toilet in addition to having no central heating. The figure for Tyne & Wear is one-quarter of the England average and one-sixth of the metropolitan average.



An examination of amenities by tenure group, as shown in Table 7, reveals that availability is not even across all groups.

Table 7: Household Tenure and Amenities (%): Tyne & Wear in Context

	Tyne & Wear	North East	Metropolitan Counties	England	England & Wales
Tenure					
Owner occupied	58.7	63.6	61.4	68.7	68.9
Without sole use of bath/shower and toilet	0.1	0.1	0.1	0.1	0.1
No central heating	3.5	3.9	8.9	6.9	6.8
Social rented	32.8	27.6	25.5	19.3	19.2
Without sole use of bath/shower and toilet	0.2	0.3	0.7	0.7	0.7
No central heating	1.1	1.2	11.1	8.8	8.7
Private rented or Living rent-free	8.5	8.7	13.1	12.0	11.9
Without sole use of bath/shower and toilet	0.8	0.9	3.0	2.2	2.2
No central heating	14.8	13.1	18.9	17.6	17.5

Source: 2001 Census Standard Tables © Crown Copyright

- Housing amenities are poorest in the private rented/living rent-free sector, where Tyne & Wear records 0.8% of households as not having sole use of a bath/shower and toilet. However, this is considerably better than England average of 2.2%, and the metropolitan counties, at 3.0%.
- In the owner occupied and social rented tenure groups only extremely low proportions of households do not have sole use of a bath/shower and toilet, at 0.1% and 0.2% respectively for Tyne & Wear.

- Overall, households in Tyne & Wear and the North East are more likely to have central heating than the England average. However, households in the private rented sector are less likely to have central heating, at 14.8%, than those in the owner occupied or social rented sectors, at 3.5% and 1.1% respectively. There is a 7.7 percentage point difference in households lacking central heating in the social rented sector between Tyne & Wear and England.

4.2 HOUSING STRESS

This section discusses levels of overcrowding, the extent of shared accommodation and concealed families. These factors may be considered as an indication of the degree to which the existing housing stock is not adequately providing for the number or types of households which exist.

Overcrowding

The Census provides information on the number of persons per room, as well as a new measure of overcrowding, known as the ‘occupancy rating’. These can provide an indication of the incidence of overcrowding. Table 8 provides figures on overcrowding in relation to persons per room. Overall, 1.3% of Tyne & Wear households have more than one person per room. This is below both the England average of 1.9% and the metropolitan counties average of 3.1%. However, it is above the average for the North East of 1.2%.

Table 8: Overcrowding (%): Tyne & Wear in Context

	Tyne & Wear	North East	Metropolitan Counties	England	England & Wales
Households with:					
Up to 0.5 persons per room	70.9	71.5	67.2	71.1	71.3
Over 0.5 and up to 1.0 persons per room	27.8	27.3	29.7	27.0	26.9
Over 1.0 and up to 1.5 persons per room	1.0	1.0	2.1	1.3	1.3
Over 1.5 persons per room	0.3	0.2	1.1	0.6	0.6
Over 1.0 persons per room	1.3	1.2	3.1	1.9	1.8

Source: 2001 Census Standard Tables © Crown Copyright

Shared Accommodation

Table 9 shows that the Census recorded just under 500 households and just over 600 people living in a shared dwelling in Tyne & Wear. The vast majority of these households (83%) are one person households. Overall, less than 0.1% of all households live in a shared dwelling in Tyne & Wear. The figure for England is 0.3% and the metropolitan counties 0.5%.

Households living in shared dwellings are subject to much higher rates of overcrowding, and generally have fewer amenities available for their use. Table 9 shows that, perhaps as would be expected, almost 3% of households living in a shared dwelling suffer from overcrowding. However, this is less than half the England average of 7% and almost one-third of the metropolitan counties average of 8.4%. Just over two-fifths of households living in a shared dwelling do not have sole use of a bath/shower and toilet. This compares very favourably to the England average of 68%. Around one-sixth of households have no central heating. Again, this shows that Tyne & Wear fares much better than the England average which, at 28%, is almost double.

Table 9: Households and People in Shared Accommodation (%): Tyne & Wear in Context

	Tyne & Wear	North East	Metropolitan Counties	England	England & Wales
Households sharing as % of all households	0.1	0.1	0.5	0.3	0.3
More than one person per room	2.9	3.3	8.4	7.0	6.9
Not sole use of bath/shower and toilet	43.0	56.6	62.9	68.1	68.1
No central heating	15.7	17.2	27.5	27.9	27.8
Total number of households	484	935	37,743	65,993	67,517
Total number of people	603	1,154	59,976	96,186	98,244

Source: 2001 Census Standard Tables © Crown Copyright

Concealed Families

The Census defines a concealed family as a family that does not contain a Household Reference Person (HRP) (see Appendix B for definition). Examples of concealed families are where a woman and her children live in with her parents, or where a grandparent lives with a son or daughter and his/her family. This group is important as it represents a potential demand for housing. Table 10 shows the extent of concealed families in Tyne & Wear as compared to England and metropolitan counties averages. It shows that Tyne & Wear has a lower proportion of concealed families, at 0.9%, than both the England average of 1.2% and the metropolitan counties average of 1.6%.

Table 10: Concealed Families: Tyne & Wear in Context (% of Family Reference Persons)

	Tyne & Wear	North East	Metropolitan Counties	England	England & Wales
Concealed families	0.9	0.8	1.6	1.2	1.2
Lone parent families	0.5	0.5	0.6	0.4	0.5
with dependent child(ren)	0.4	0.4	0.5	0.4	0.4
with non-dependent child(ren) only	0.1	0.1	0.1	0.1	0.1
Couple families	0.4	0.4	1.0	0.7	0.7
with no children	0.3	0.3	0.7	0.5	0.5
with dependent child(ren)	0.1	0.1	0.2	0.2	0.2
with non-dependent child(ren) only	0.0	0.0	0.1	0.0	0.0
Unconcealed families	99.1	99.2	98.4	98.8	98.8
with no children	37.9	39.1	36.4	41.2	41.1
with dependent child(ren)	43.8	43.4	45.8	42.9	42.9
with non-dependent child(ren) only	17.4	16.6	16.2	14.8	14.9

Source: 2001 Census Standard Tables © Crown Copyright

5. HOUSING PROVISION FOR SELECTED HOUSEHOLD TYPES

The Census provides information about a variety of household types and the tenure of the housing in which they live. This section examines the relationship between these two, first from the point of view of housing tenure and then by analysing significant housing types.

5.1 HOUSEHOLD TYPE BY HOUSING TENURE IN TYNE & WEAR

In this section household tenure is examined in relation to the four main housing groups described in Section 3.3 of this report: owner occupied, social rented, private rented and those living rent-free.

Table 11 shows the proportion of various household types within each of the four tenure groups in Tyne & Wear.

Table 11: Household Type and Tenure: Tyne & Wear				
	Tenure of Households (%)			
	Owner Occupied	Social Rented	Private Rented	Living Rent Free
Households comprising:				
All pensioner*	22.3	32.4	13.0	37.2
Lone pensioner	12.0	24.9	10.0	29.7
Lone person (non-pensioner)	12.6	19.7	30.5	21.2
Lone parent	6.7	19.0	15.6	11.1
Lone parent (with 1 or more dependent children)	3.3	14.2	13.6	9.2
Couple	54.4	24.4	22.9	24.5
Couple (no children)	20.6	7.7	11.8	10.2
Couple (with 1 or more dependent children)	24.4	12.5	9.6	11.5
Other households (excl. pensioners)	4.1	4.4	18.0	5.9
Other households (with dependent children)	1.8	2.4	2.2	1.7

Source: 2001 Census Standard Tables © Crown Copyright

** Note: 'All pensioner' includes the following categories; 'One person pensioner' households, 'One family and no other - pensioner' households and 'Other households – all pensioner'*

Owner Occupied Households

- Over half (54.4%) of all households in owner occupied accommodation are couples.
- Almost one-quarter (24.4%) of households are families (i.e., a couple with one or more dependent children).
- Lone parents account for just under 7% of households.
- Pensioner households account for just over one-fifth (22.3%) of all owner occupied households. Over half of these (12.0%) are lone pensioner households.

- Households with dependent children represent just under one-third (29.5%) of all owner occupied households.

Households in Social Rented Accommodation

- Pensioner households account for just under one-third (32.4%) of all households in the social rented sector. Almost one-quarter (24.9%) are lone pensioner households.
- Couple households also account for almost one-quarter (24.4%) of all households.
- Lone persons (non-pensioner) and lone parents account for the next largest groups in this sector at 19.7% and 19.0% respectively. Lone parents with dependent children account for 14.2% of households.

Households in Privately Rented Accommodation

- Lone person (non pensioner) households (30.5%) represent the largest group of households in the privately rented sector. Privately rented accommodation in some areas is often characterised by occupants who are young and mobile.
- Households with dependent children account for just over one-quarter (25.4%) of all households in the privately rented sector.
- Just over one-fifth (22.9%) of households in this sector are couple households
- Lone parents are also a significant group, accounting for 15.6% of households.

Households Living Rent-Free

Pensioner households represent the largest group of households living rent-free, at just under two-fifths (37.2%). Almost one-third (29.7%) are lone pensioners.

Just under one-quarter of households living rent-free are couple households (24.5%). Almost half of these have dependent children (11.5%).

Just over one-fifth are lone person, non-pensioner households (21.2%).

5.2 PENSIONER HOUSEHOLDS

The Census provides information about pensioners and their housing. In the Census, the term pensioner means those aged 65 and over for males, and 60 and over for females. In this section of the report, pensioner households are those households which have one or more residents of pensionable age. The following sections examine housing characteristics of pensioner households, such as; tenure, overcrowding, sharing and availability of amenities including central heating.

Table 12 and Figure 4 present information on tenure. Some interesting points emerge.

- Just over half (55.6%) of all pensioner households in Tyne & Wear live in owner occupied accommodation. This is much lower than the England average of 70% and the metropolitan average 63%. It is also lower than the North East average of 60%. The majority own their properties outright (44%). However, this is 14 percentage points below the England average.

Table 12: Pensioner Households* and Housing Tenure (%): Tyne & Wear in Context

	Tyne & Wear	North East	Metropolitan Counties	England	England & Wales
Owned	55.6	60.4	62.8	69.9	70.2
Owns outright	44.4	49.1	51.3	58.4	58.7
Owns with a mortgage	10.7	10.9	11.0	11.1	11.1
Shared ownership	0.5	0.4	0.5	0.4	0.4
Social rented	39.5	34.2	29.5	22.8	22.6
Rented from Council [#]	30.8	27.2	21.9	15.9	15.9
Other Social Rented	8.7	7.1	7.7	6.9	6.7
Private rented	3.6	3.4	4.8	4.3	4.3
Living rent free	1.4	2.0	2.9	3.0	3.0

* Households with at least one person of pensionable age

Source: 2001 Census Standard Tables © Crown Copyright

Warning: Local Authority rented includes Sunderland's Local Authority housing stock that was transferred to housing Association ownership in March 2001

Note: Pensionable age at the time of the Census (29 April 2001) was 65 for men and 60 for women.

- The social rented sector accounts for just under two-fifths (39.5%) of pensioner households. This is almost 17 percentage points above the England average of 23%. Just under one-third (30.8%) of pensioners live in accommodation which is rented from the council. This is almost double the average in England and higher than all the areas being compared.
- The privately rented sector accounts for around 3.6% of all pensioner households. This is lower than the England average of 4.3%.
- Tyne & Wear has a much lower proportion of pensioner households living rent-free than the England average. At 1.4%, it is less than half the England average of 3.0%.

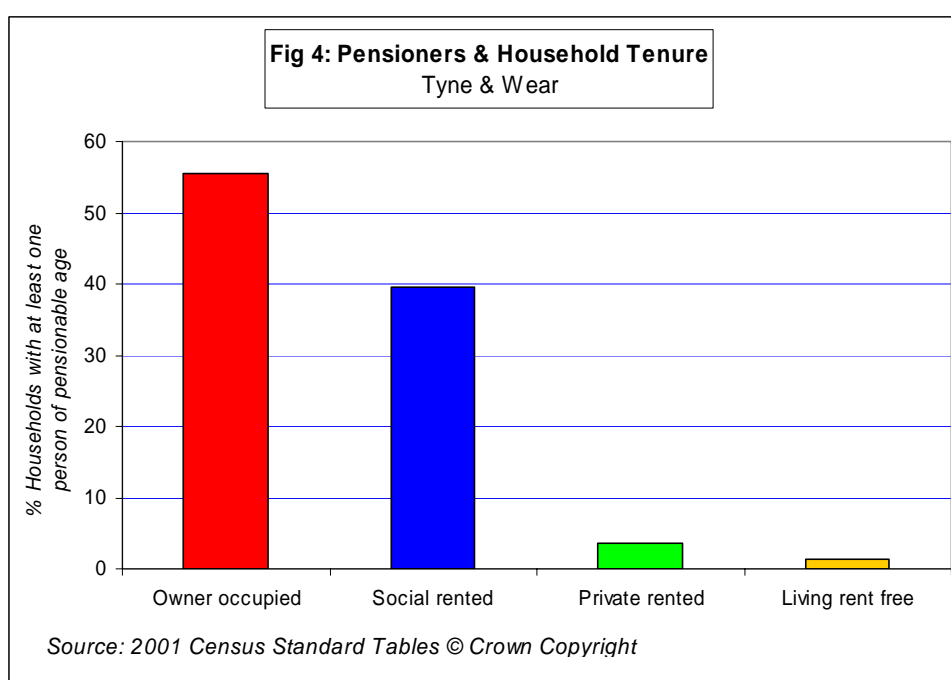


Table 13 and Figure 5 provide information about housing conditions of pensioner households.

- Pensioner households are less likely to have central heating than households generally. In Tyne & Wear, 5.2% of pensioner households lack this facility compared to an average of 3.6% of all households in the county. However, compared to the England average of 10.4% and the metropolitan average of 13.9%, pensioners in Tyne & Wear are significantly more likely to have central heating than those elsewhere in the country.

Table 13: Pensioner Households* and Housing Conditions (%): Tyne & Wear in Context

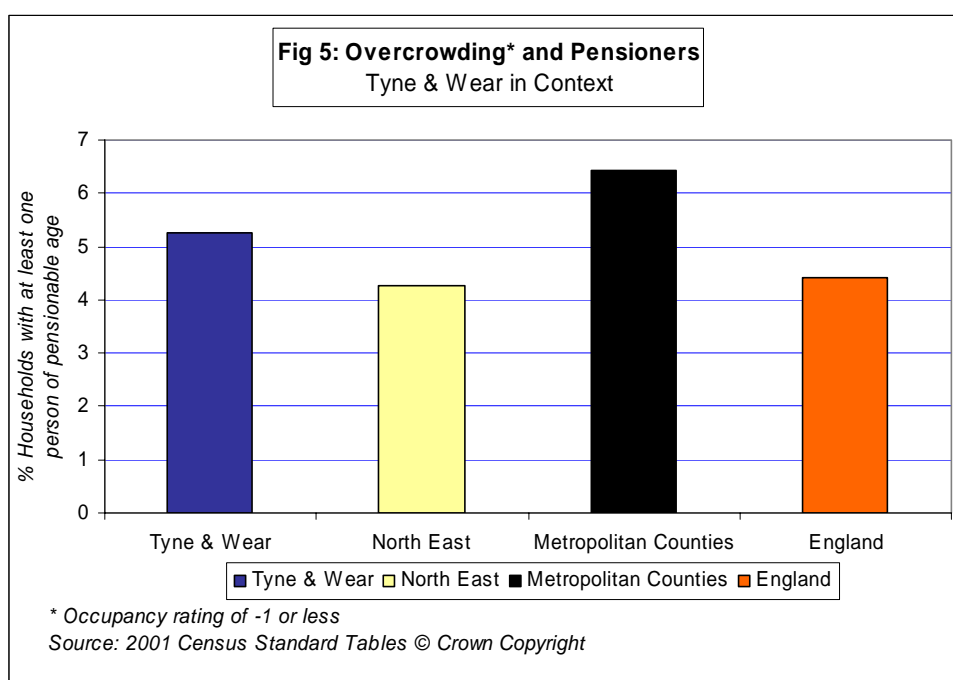
	Tyne & Wear	North East	Metropolitan Counties	England	England & Wales
Pensioner households (no.)	152,109	349,217	2,216,235	6,455,091	6,870,716
Pensioner households as % of					
all households	32.9	32.8	29.5	31.6	31.7
Occupancy rating -1 or less [#]	5.3	4.3	6.4	4.4	4.3
Lacking sole use of bath/shower and toilet	0.2	0.2	0.5	0.4	0.4
No central heating	5.2	5.4	13.9	10.4	10.3
Shared accommodation	0.1	0.1	0.3	0.2	0.2

* Households with at least one person of pensionable age

[#] A value of -1 implies that there is one room too few and that there is overcrowding in the household. (See Appendix B for a more comprehensive definition.)

Source: 2001 Census Standard Tables © Crown Copyright

- Pensioner households are less likely to sufferer from overcrowding than all households. In Tyne & Wear, 5.3% of pensioner households suffer from overcrowding (Fig 5) compared to 6.1% of all households. However, the Tyne & Wear average is higher than the England average of 4.4% but lower than the metropolitan average of 6.4%.
- Pensioner households in Tyne & Wear are no more likely than most to lack the sole use of bath/shower and toilet (0.2%) and are better off than the England average of 0.4% and the metropolitan average of 0.5%.
- Similarly, pensioner households in Tyne & Wear are no more likely than most to be in shared accommodation (0.1%) and are again better off than the England average of 0.2% and the metropolitan average of 0.3%.



5.3 HOUSEHOLDS WITH DEPENDENT CHILDREN

Just under one-third (29.0%) of all households in Tyne & Wear have dependent children (Table 14). This is only slightly below the England average of 29.4%. This section examines the amenities available to such households.

Households consisting of a lone parent with dependent children account for 7.7% of all households in Tyne & Wear. This is well above the England average of 6.4% and only just slightly below the metropolitan average of 7.8%.

Table 14: Households with Dependent Children: Tyne & Wear in Context

	Tyne & Wear	North East	Metropolitan Counties	England	England & Wales
Total households	462,824	1,066,292	7,508,108	20,451,427	21,660,475
Households with dependent children	134,196	317,805	2,253,135	6,022,751	6,388,261
% households with dependent children	29.0	29.8	30.0	29.4	29.5
% lone parent households with dependent children	7.7	7.3	7.8	6.4	6.5

Source: 2001 Census Key Statistics © Crown Copyright

Figure 6 shows the housing tenure for all households with dependent children. Almost three-fifths (59.7%) of such households in Tyne & Wear live in their own property. One-third (33.0%) live in social rented accommodation with 6.5% of the remainder living in privately rented accommodation.

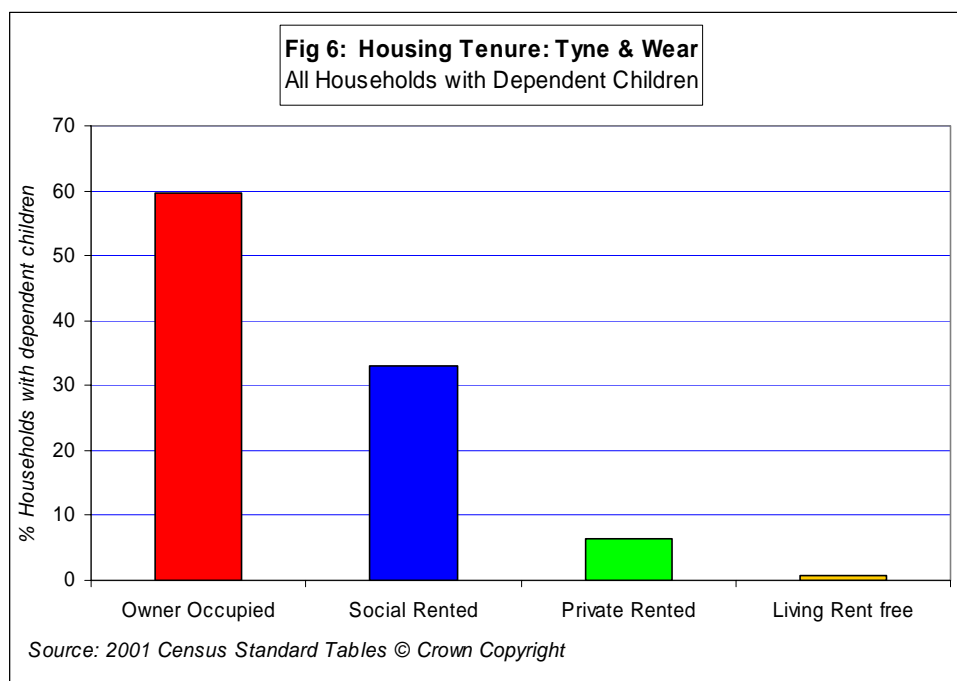


Figure 7 shows the housing tenure for lone parent households with dependent children. The differences are quite marked. A much greater reliance is evident on the socially rented sector with over two-fifths (60.5%) living in such accommodation. There is also a much higher proportion (13.1%) living in private rented accommodation than households with dependent children generally (6.5%). A greatly reduced proportion live in property which they own, 25%, as opposed to 60% of households with dependent children generally.

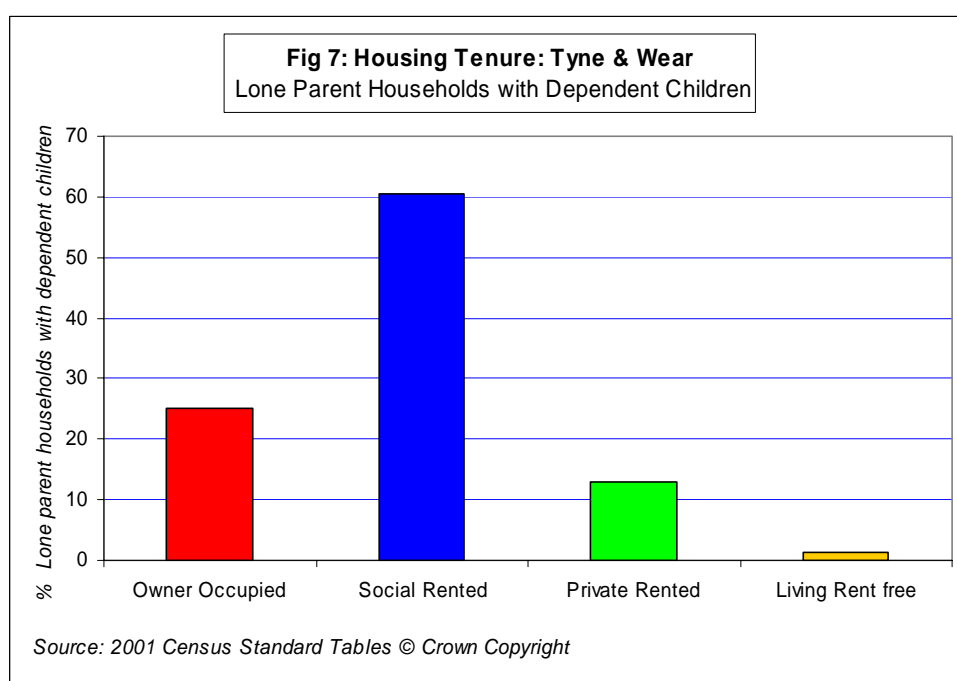


Table 15 shows households with dependent children and the housing amenities which they have. As with the general population (see Table 1), Tyne & Wear fares better than the situation in England and the metropolitan counties. The following patterns are evident:

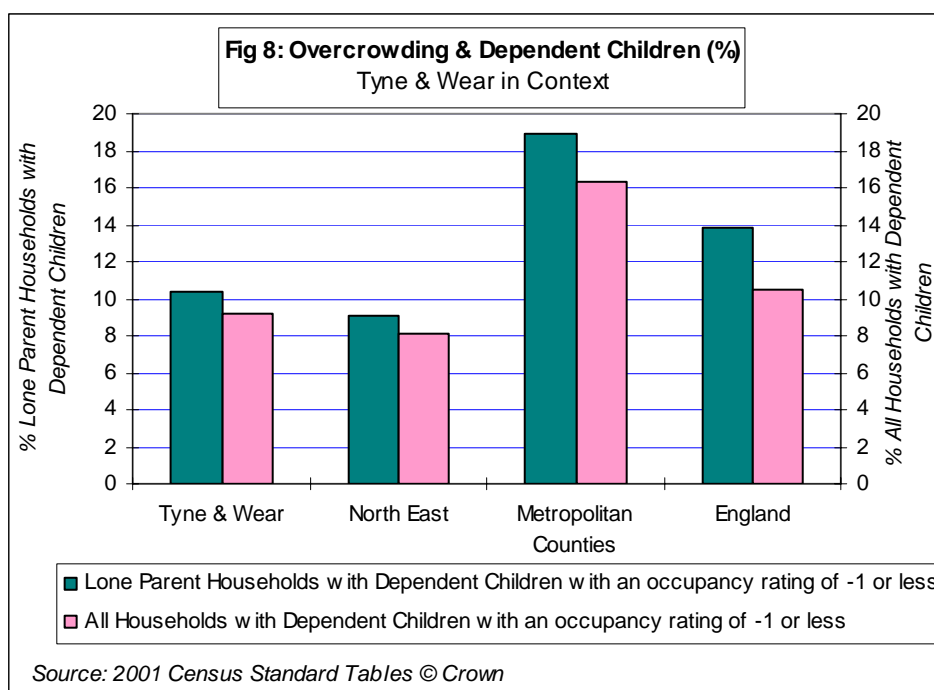
- Just over 9% of households with dependent children are subject to overcrowding. This is lower than the England average of 10.5% and the metropolitan counties average of 16.4%.
- Only a very small percentage of households with dependent children live in accommodation which does not have sole use of a bath/shower and toilet (TW 0.1%). Again this is lower than the England average of 0.2% and the metropolitan counties average of 0.3%.
- 1.4% of households with dependent children live in accommodation which lacks central heating. This is around one-quarter of the England average (5.9%) and around one-sixth of the metropolitan counties average (8.1%).
- Only a very small percentage (0.01%) of households with dependent children live in shared accommodation.

Table 15: Housing Conditions of Households with Dependent Children (%): Tyne & Wear in Context

	Tyne & Wear	North East	Metropolitan Counties	England	England & Wales
Total Households (No.)	134,196	317,805	2,253,135	6,022,751	6,388,261
Occupancy rating -1 or less	9.17	8.09	16.35	10.49	10.28
Not sole use of bath/shower and toilet	0.11	0.11	0.31	0.22	0.21
No central heating	1.44	1.91	8.06	5.95	5.90
Shared accommodation	0.01	0.02	0.25	0.13	0.12

Source: 2001 Census Standard Tables © Crown Copyright

Figure 8 shows overcrowding in relation to both lone parent households with dependent children and all households with dependent children. This clearly shows that lone parent households with dependent children are more likely to experience overcrowding than households with dependent children generally. This applies to all the geographies examined. Tyne & Wear fares better than both the England and metropolitan counties averages in relation to both groups.



5.4 ETHNIC GROUPS

The Census provides information for households by ethnic group of the household reference person and by the tenure of accommodation in which they live. Table 16 and Figure 9 examine the tenure distribution within each ethnic group. Variations between ethnic groups are marked. (For a more in-depth discussion of ethnicity in Tyne & Wear see TWRI's forthcoming Census Topic Report on Ethnicity.)

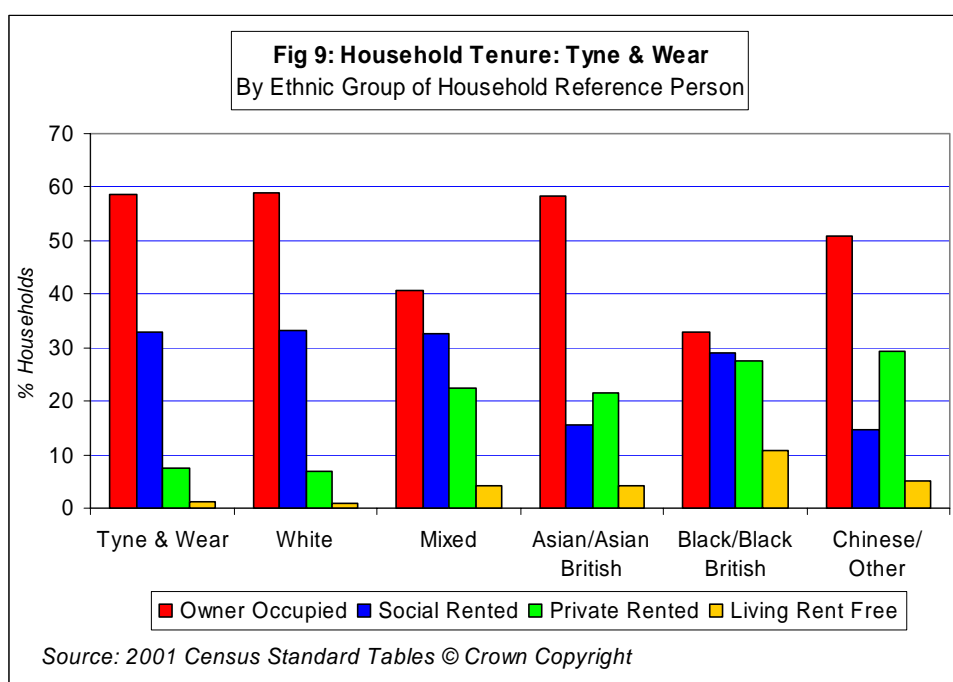
- Owner occupation is highest (59%) among households headed by a White person. However, this is only marginally higher than for households headed by an Asian or Asian/British person (58%). Owner occupation is lowest amongst those households headed by a Black or Black/British person (33%).
- Among owner occupiers, those who own their house with a mortgage represent the largest group. Owning with a mortgage is highest among households headed by an Asian or Asian/British person (40%) whilst owning outright is highest among households headed by a White person (23%).
- Social renting is highest amongst households headed by a White person (33%) and lowest in households headed by a person from a Chinese or Other ethnic group (15%).
- Private renting is high (over one-fifth of households) among all ethnic groups other than White. At 7%, the figure for households headed by a White person is around one-third-to-one-quarter of the figures for all minority ethnic groups. Almost 30% of all households headed by a person who is Chinese or from another ethnic group not already mentioned, live in privately rented accommodation. The figure is almost as high for households headed by a person from a Black or Black/British group (27.6%).

**Table 16: Housing Tenure Patterns by Ethnic Group of Household Reference Person:
Tyne & Wear (%)**

	All Households	White	Mixed	Asian/Asian British	Black/Black British	Chinese/ Other
Owner Occupied	58.7	58.9	40.6	58.4	32.8	50.9
Owns Outright	22.4	22.5	10.7	18.1	8.4	15.8
Owns with Mortgage	35.9	35.9	29.4	39.9	24.4	34.6
Shared Ownership	0.5	0.5	0.5	0.4	0.0	0.5
Social Rented	32.8	33.1	32.6	15.7	29.0	14.7
Rented from Council [#]	26.3	26.6	25.5	11.4	21.7	9.8
Other Social Rented	6.5	6.5	7.1	4.3	7.2	4.9
Private Rented	7.4	7.0	22.5	21.6	27.6	29.3
Living Rent Free	1.1	1.0	4.3	4.3	10.7	5.1

Source: 2001 Census Standard Tables © Crown Copyright

Warning: Local Authority rented includes Sunderland's Local Authority housing stock that was transferred to housing Association ownership in March 2001



6. VARIATIONS WITHIN TYNE AND WEAR

The previous sections of this report provided a profile of housing characteristics in Tyne & Wear, placing Tyne & Wear within the wider context of the North East, metropolitan counties and both England and England & Wales. In this section, variations within the county of Tyne & Wear are explored by examining these key statistics for each of the five Tyne & Wear districts: Gateshead, Newcastle, North Tyneside, South Tyneside and Sunderland.

6.1 KEY STATISTICS FOR TYNE & WEAR DISTRICTS

Table 17 provides a summary of the key housing statistics for the five districts of Tyne & Wear.

Table 17: Key Statistics: Tyne & Wear Districts

	Gateshead	Newcastle	North Tyneside	South Tyneside	Sunderland	Tyne & Wear
Dwelling Types						
% detached houses	10.11	7.54	10.04	7.62	10.41	9.19
% semi detached	42.52	34.75	42.81	42.07	44.52	41.11
% terraced	28.42	27.43	25.83	30.36	32.74	29.05
% flats	18.65	30.11	21.19	19.84	12.03	20.43
% non-permanent accommodation	0.15	0.03	0.02	0.07	0.12	0.08
% shared dwellings	0.14	0.13	0.12	0.03	0.18	0.13
Household Tenure: Households in permanent accommodation only (462,556)						
% owner occupied	58.13	53.33	66.39	56.19	60.22	58.74
% owns outright	22.25	20.71	25.29	21.08	22.66	22.37
% own with mortgage	35.42	32.16	40.51	34.60	37.08	35.87
% shared ownership	0.46	0.46	0.60	0.51	0.48	0.50
% social rented	34.31	33.44	25.55	37.83	33.55	32.81
% rented from council [#]	29.65	27.98	20.78	31.81	23.20	26.31
% other social rented	4.66	5.46	4.77	6.02	10.36	6.50
% private rented	6.36	12.10	6.87	4.93	5.41	7.39
% living rent free	1.20	1.13	1.19	1.04	0.82	1.06
Housing Amenities						
% overcrowded (occupancy rating of -1 or less*)	6.11	7.75	4.51	5.95	5.65	6.07
% overcrowded (>1 person per room)	1.28	1.59	0.81	1.37	1.37	1.30
% shared accommodation	0.14	0.13	0.10	0.02	0.11	0.11
% not sole use of bath/shower and toilet	0.21	0.21	0.14	0.12	0.23	0.19
% no central heating	4.04	4.22	4.77	2.54	2.60	3.64

Source: 2001 Census Standard Tables © Crown Copyright

[#] Warning: Local Authority rented includes Sunderland's Local Authority housing stock that was transferred to housing Association ownership in March 2001

^{*} An occupancy rating of -1 or less indicates that there is one room too few and that there is overcrowding in the household. (See Appendix B for a more comprehensive definition.)

(See Table 1 for Key Statistics showing Tyne & Wear in context.)

6.2 DWELLING TYPE

The proportions of dwellings in the various accommodation types in Tyne & Wear vary considerably from the national situation.

- Sunderland has the highest proportion of detached dwellings (10%), although this is still less than half the England average of 23%. Newcastle has the lowest at 8%.
- Semi-detached dwellings represent the largest group of dwelling types, accounting for around two-fifths of dwellings in most districts except Newcastle, where it falls to just over one-third (35%).
- Terraced houses account for between one-quarter and just under one-third of dwellings throughout the districts. North Tyneside the lowest proportion at just over one-quarter (26%). Sunderland has the highest proportion at 33%.
- Newcastle has the highest proportion of flats, at 30%, while Sunderland has just over one-third of this level, at 12%.

6.3 HOUSEHOLD TENURE

- Household tenure in Tyne & Wear is split mainly between owner occupied and socially rented accommodation. Variations between districts are quite marked in some categories:
- Owner occupation accounts for over half the households in each of the districts. North Tyneside has the highest proportion, at 66%. This approaches the England average of 69%. Newcastle has the lowest at 53%.
- The social rented sector accounts for around one-third of households in all districts except North Tyneside, where it is around one-quarter. Renting from the council is dominant within the sector, being highest in South Tyneside at 32% and lowest in North Tyneside at 21%. 'Other socially rented' accommodation is highest in Sunderland at 10% and lowest in Gateshead at 5%.
- Privately rented accommodation ranges from a low of 5% in South Tyneside to a high of 12% in Newcastle.

6.4 HOUSING AMENITIES

Generally, Tyne & Wear fares well for housing amenities, which is probably due to the high levels of social rented accommodation in the county. The proportions with poor facilities or suffering from overcrowding are low:

- Overcrowding (as measured by persons per room) accounts for only a very small proportion of households within Tyne & Wear (1.3%). Variation across the districts is reflected in the figures which show Newcastle to have the highest levels of overcrowding (and also the highest proportion of households living in privately rented accommodation), at 1.6% and North Tyneside the lowest, at 0.8% (which is half the level in Newcastle). Overcrowding (as measured by occupancy rating) displays the same pattern but affects around 6% of households in the county.
- Households sharing accommodation account for only around 0.1% of households. Gateshead has the highest proportion of households living in shared accommodation, at 0.14%, and South Tyneside the lowest, at 0.02%.

- Around 2% of households do not have sole use of bath/shower and toilet. Sunderland has the highest proportion of households in this situation (0.23%) while South Tyneside has the lowest (0.12%). South Tyneside also has the highest proportion of households living in accommodation which is rented from the council. Council-owned accommodation is subject to periodic modernisation and refurbishment programmes to upgrade the facilities available to tenants.
- Just under 4% of households in Tyne & Wear have no central heating. This problem is greatest in North Tyneside, at 5%, (which has the greatest proportion of households who own their property outright), and lowest in South Tyneside, (where renting property from the council is high), at 3%.

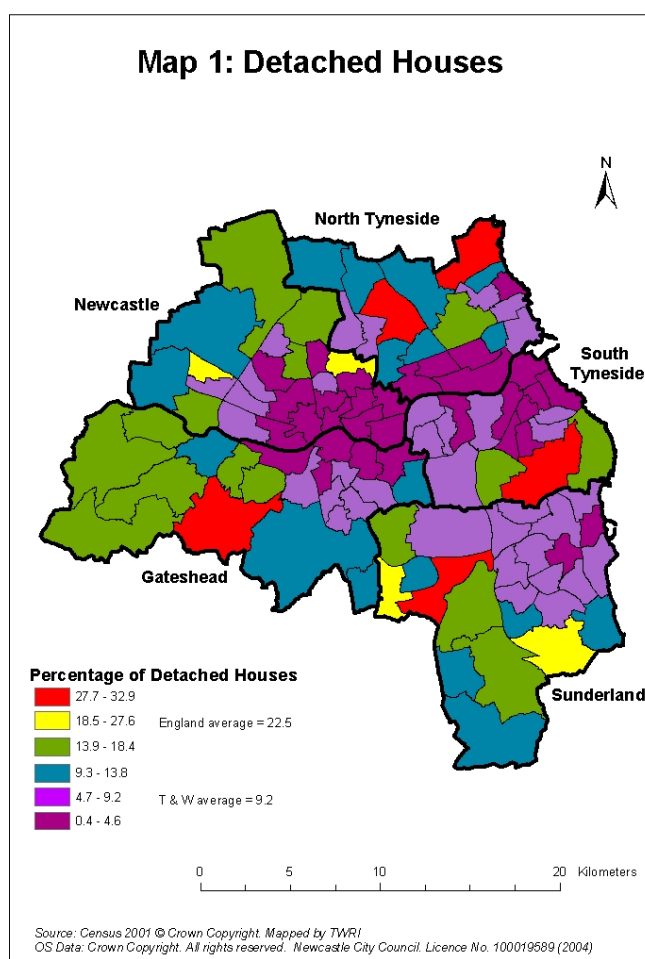
7. WARD-LEVEL ANALYSIS

The following maps display a range of housing-related Census variables, mapped on to the Tyne & Wear electoral wards which came into effect in June 2004 (rather than the standard Census wards). Caution: Data for these wards have been obtained by aggregating output areas. Consequently, tables containing counts which may be very low, such as, households in shared accommodation, overcrowded households or households lacking amenities, are more likely to be distorted by the effects of disclosure control (see Appendix B).

There are 111 'new' wards in Tyne & Wear: 22 in Gateshead, 26 in Newcastle, 20 in North Tyneside, 18 in South Tyneside and 25 in Sunderland. (See Appendix A for Tyne & Wear key map.) Maps 1 to 12 illustrate these key statistics at ward level.

7.1 DETACHED HOUSES

Map 1 shows the distribution of detached houses across wards in Tyne & Wear.



(The England average was not used as a break point as no wards fell between 18.5 and 22.5)

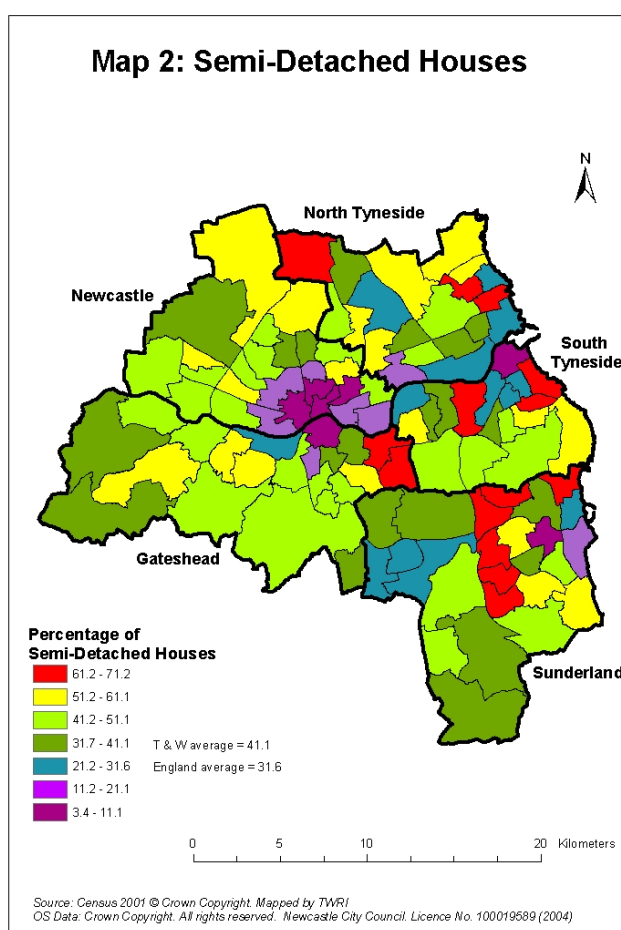
This map shows that the overall Tyne & Wear average of 9.2% is around two-and-a-half-times lower than the England average of 22.5%. 92% of Tyne & Wear's wards fall below the England average. The majority of wards with a very low proportion of detached housing are in Newcastle, plus some riverside and adjacent wards in Gateshead, North Tyneside and South Tyneside, as well as a cluster of

wards in the north-east quarter of Sunderland. South Heaton ward in Newcastle has the lowest proportion of detached houses, at 0.4%.

St Mary's ward in North Tyneside has the highest level of detached housing in Tyne & Wear, at 32.9%. There are 8 other wards with a higher proportion of detached housing than the England average of 22.5%. These are: Whickham South & Sunniside (27.7%) in Gateshead, Dene (24.0%) and Westerhope (23.6%) in Newcastle, Killingworth (31.7%) in North Tyneside, Cleadon & East Boldon (31.9%) in South Tyneside and Washington East (32.0%), Washington South (26.5%) and Doxford (24.2%) in Sunderland.

7.2 SEMI-DETACHED HOUSES

Map 2 shows the pattern of semi-detached housing across Tyne & Wear.



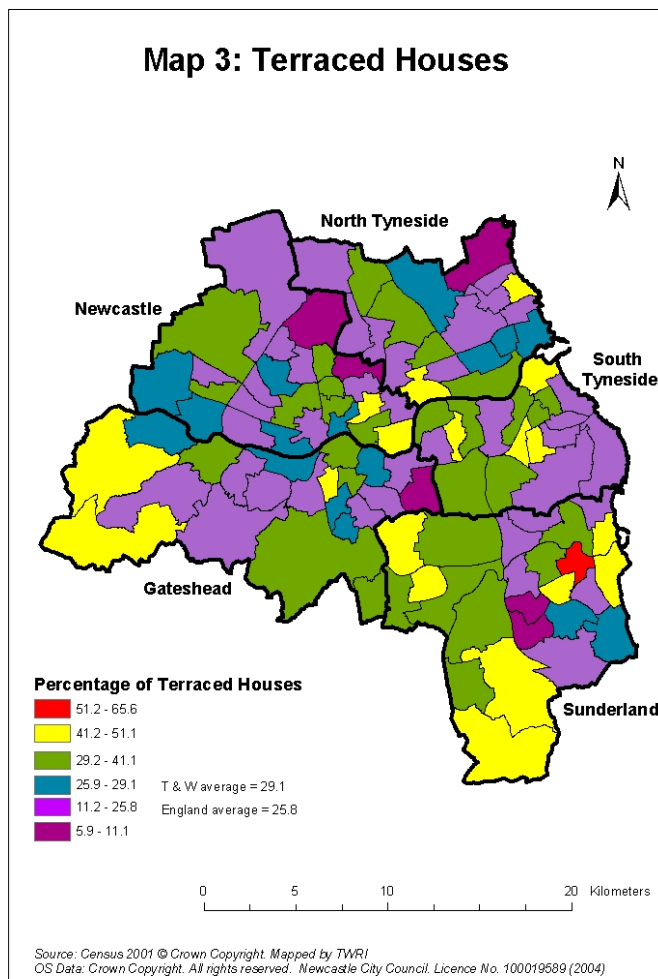
On average, Tyne & Wear has a higher proportion of semi-detached housing (41.1%) than the England average (31.6%). St Anne's ward in Sunderland has the highest proportion, at 71.2%. 16 wards in Tyne & Wear have over 60% semi-detached housing; Pelaw & Heworth (66.2%) and Wardley & Leam Lane (65.8%) in Gateshead, Cullercoats (69.2%), Monkseaton South (64.2%) and Weetslade (61.3%) in North Tyneside, Harton (69.5%), Horsley Hill (65.6%), Bede (64.5%), Cleadon Park (60.8%) and Hebburn South (60.5%) in South Tyneside and St Anne's (71.2%), Fulwell (67.4%), Sandhill (67.2%), Castle (64.2%), St Chad's (63.0%) and Redhill (62.7%) in Sunderland. Notably, no wards in Newcastle fall into this category.

One-quarter (25.2%) of Tyne & Wear's wards have a lower proportion of semi-detached housing than the England average. Areas with the lowest levels are in central Newcastle, such as South Heaton

(3.4%), Ouseburn (3.8%), South Jesmond (4.2%) and Westgate (6.1%) wards, Bridges ward (9.6%) in Gateshead and Beacon and Bents ward (9.8%) in South Tyneside, which all have under 10% semi-detached housing stock.

7.3 TERRACED HOUSES

Map 3 illustrates the spatial distribution of terraced housing in Tyne & Wear.



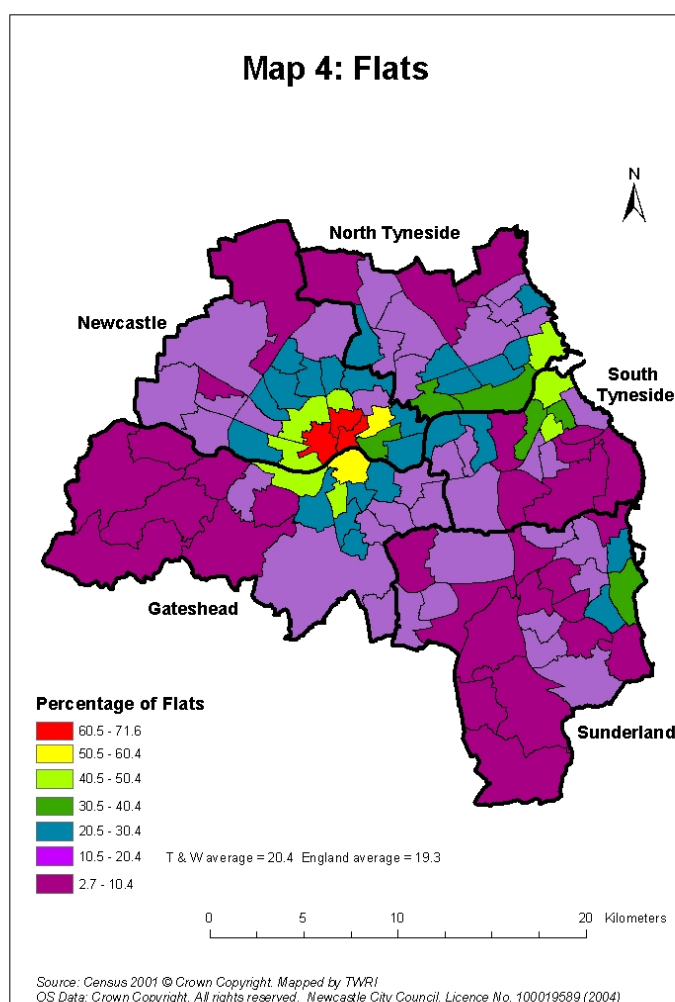
There is no strong, clearly discernable pattern to the distribution of terraced housing throughout the county. The Tyne & Wear average of 29.1% is 3.3 percentage points higher than the England average. 59% of wards have a higher proportion of terraced housing than the England average. Only Millfield ward in Sunderland, at 65.6%, has over 50% of its housing stock as terraced housing. The lowest is in St Chad's, also in Sunderland, at 5.9%.

7.4 FLATS

The spatial distribution of flats throughout the county is shown in Map 4. The Tyne & Wear average (20.4%) is similar to the England average (19.3%). The map displays a very distinct pattern which shows a concentration of flats around the city centre of Newcastle and also across the river Tyne in Gateshead.

Wards with the highest concentration of flats are all in Newcastle; Westgate (71.6%), Ouseburn (67.9%) and South Jesmond (63.7%). In addition, Bridges (57.7%) in Gateshead and South Heaton (54.7%) and North Jesmond (50.4%) in Newcastle also have over half of their housing stock consisting of flats. Tynemouth (40.6%) in North Tyneside and Beacon & Bents (45.8%) in South Tyneside, which are both either side of the mouth of the river Tyne, also have relatively high proportions of flats. Hendon (31.9%) and St Peter's (26.5%) wards, which border the mouth of the river Wear in Sunderland, and St Michael's ward (23.4%) have the highest proportion of flats in Sunderland.

Generally, wards with the lowest levels are toward the periphery of the district boundaries. Chopwell & Rowlands Gill ward in Gateshead has the lowest proportion of flats, at 2.7%.



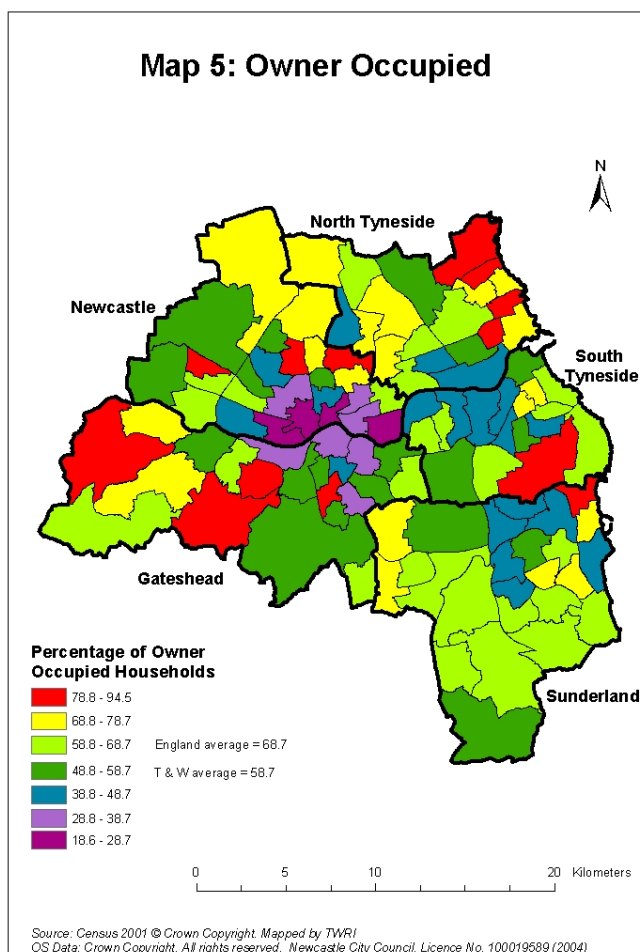
(The Tyne & Wear average was too close to the England average to warrant a separate break point.)

7.5 HOUSEHOLDS IN OWNER OCCUPIED ACCOMMODATION

Map 5 illustrates the distribution of households in owner occupied properties in Tyne & Wear. The Tyne & Wear average is 10 percentage points lower than the England average of 68.7%. The pattern of owner occupation in Tyne & Wear tends to reflect the reverse of the distribution of flats, i.e., it is away from the town and city centres.

Just under one-third (29.7%) of wards in Tyne & Wear have a higher proportion of households living in owner occupied accommodation than the England average. St Mary's ward, in North Tyneside, has the highest level of owner occupation, at 94.5%. It also has the highest proportion of detached properties (see §7.1).

Westgate ward in Newcastle has the lowest level of owner occupation at 18.6%. This ward has the highest proportion of flats in Tyne & Wear (71.6%) (§7.4), and over four-fifths (81.4%) of households living in some form of rented accommodation.

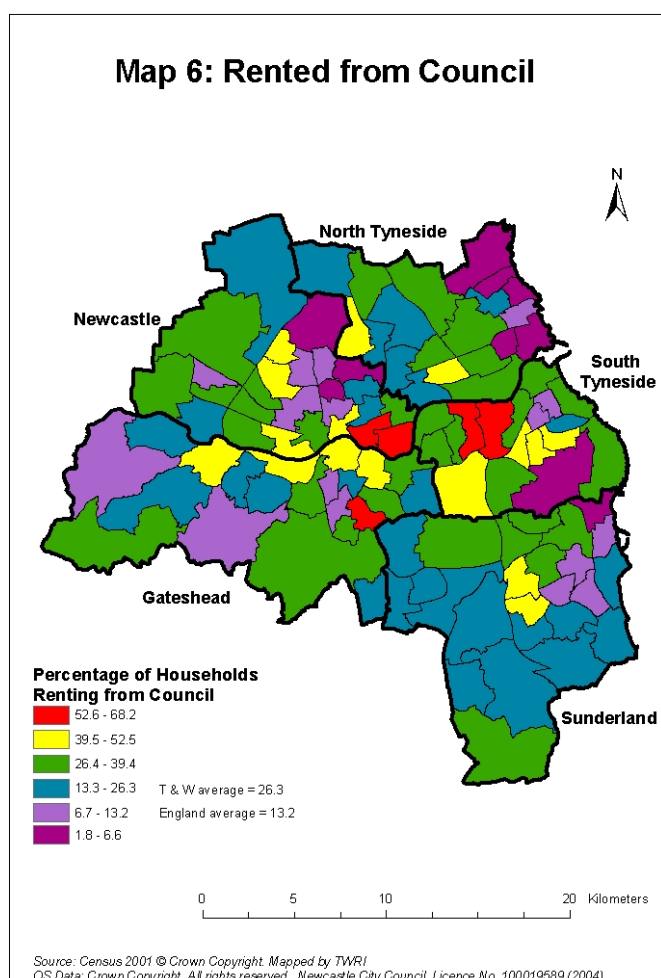


7.6 HOUSEHOLDS IN ACCOMMODATION RENTED FROM THE COUNCIL

Map 6 displays the distribution of households living in accommodation which is rented from the council. (Caution: Figures for households in Local Authority rented accommodation in Sunderland include Local Authority housing stock that was transferred to Housing Association ownership in March 2001.)

As can be seen from the map, the Tyne & Wear average (26.3%) is almost double that for England (13.2%). Wards with the highest concentration of households in council-rented accommodation include riverside wards in Newcastle (Walker, at 68.2%, and Byker, at 54.6%) and South Tyneside (Primrose, at 53.8%, and Bede, at 53.4%), plus High Fell ward (57.7%) in Gateshead.

Just under one-fifth of wards (20 wards) have under 10% of households living in council-rented accommodation, the lowest being Fulwell ward in Sunderland, at 1.8%. The remainder are; Saltwell (9.9%), Whickham South & Sunniside (9.3%) and Low Fell (7.0%) in Gateshead, Wingrove (9.9%), Westerhope (8.7%), South Jesmond (7.3%), West Gosforth (7.1%), Dene (6.6%), Parklands (5.3%) and North Jesmond (2.4%) in Newcastle, Tynemouth (6.1%), Whitley Bay (4.0%), Preston (3.8%), Monkseaton North (2.6%) and St Mary's (1.9%) in North Tyneside, West Park (8.7%), Westoe (7.7%) and Cleadon & East Boldon (2.6%) in South Tyneside and Barnes (7.3%) in Sunderland.

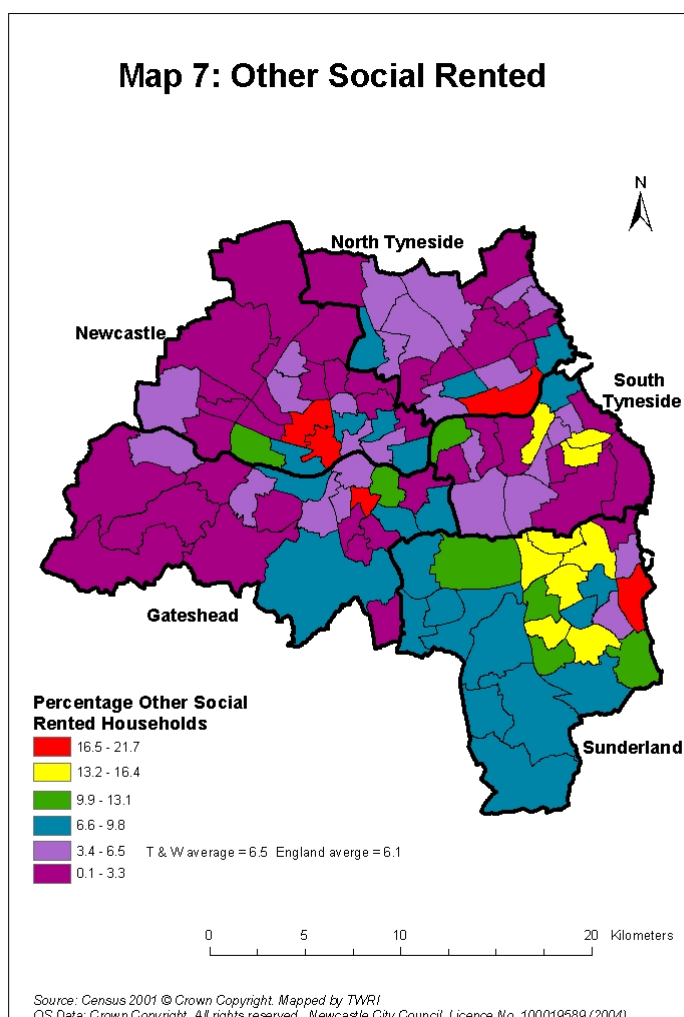


Warning: Figures for Local Authority rented include Sunderland's Local Authority housing stock that was transferred to Housing Association ownership in March 2001

7.7 HOUSEHOLDS IN OTHER SOCIAL RENTED ACCOMMODATION

Map 7 displays the pattern of households living in social rented accommodation which is other than from a Local Authority. This includes accommodation which is rented from a Registered Social Landlord, Housing Association, Housing Co-operative, Charitable Trust and non-profit housing company. (Caution: Sunderland's Local Authority housing stock that was transferred to Housing Association ownership in March 2001 is included under Local Authority rented.)

Tyne & Wear's average is very similar to that for England (TW 6.5%, Eng 6.1%). The pattern of households living in this type of accommodation is very similar to that of the distribution of flats throughout the county. The highest proportion is in Westgate ward (21.7%) in Newcastle and the lowest in Monkseaton South ward (0.1%) in North Tyneside.



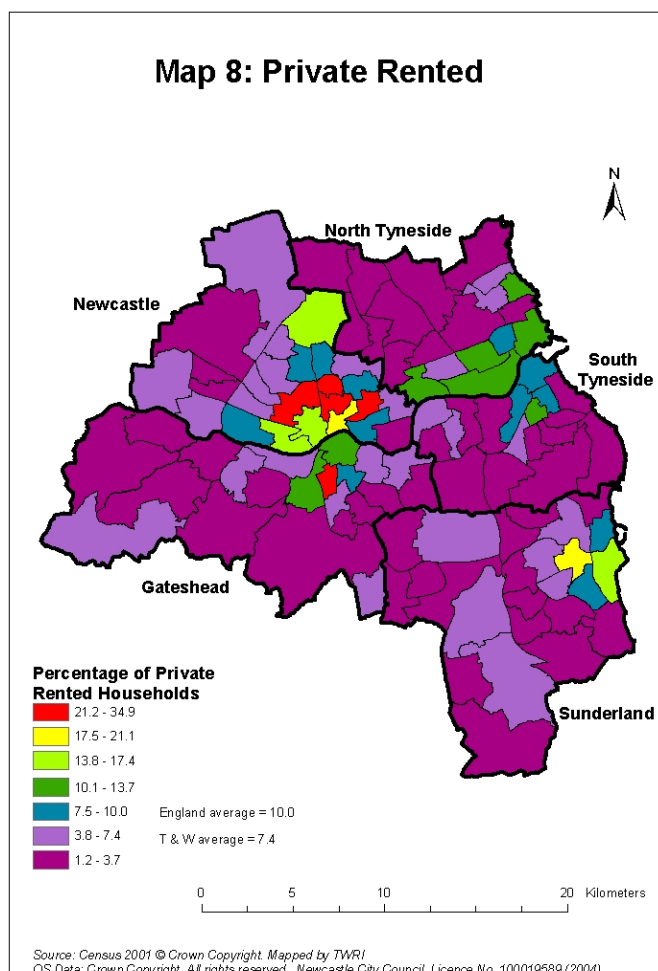
Warning: Sunderland's Local Authority housing stock that was transferred to Housing Association ownership in March 2001 is included under Local Authority rented.

7.8 HOUSEHOLDS IN PRIVATE RENTED ACCOMMODATION

Map 8 illustrates the spatial distribution of households living in private rented accommodation. On average, Tyne & Wear has fewer households living in this type of accommodation than in England (TW 7.4%, Eng 10.0%).

Wards with the highest levels of private renting are those which are predominantly regarded as 'student areas'. For example, North Jesmond ward in Newcastle has the highest proportion of households in private rented accommodation, at 34.9%. Other wards with a similarly high proportion (i.e., over one-fifth) of households in this type of accommodation are; South Jesmond (32.1%), South Heaton (29.5%), Wingrove (27.5%) and Ouseburn (20.7%) in Newcastle and Saltwell (28.0%) in Gateshead. These wards also have relatively high proportions of flats. North Tyneside has a swathe of wards along the riverside which are just above the England average. These include; Wallsend (13.2%), Riverside (11.6%), Tynemouth (11.4%) and Chirton (11.0%).

Fellgate & Hedworth ward in South Tyneside has the lowest proportion of households in private rented accommodation, at 1.2%. (Two-fifths of households in this ward live in accommodation which is rented from the council.) The majority of wards in Sunderland, South Tyneside and Gateshead are below the England average of 10.0%.

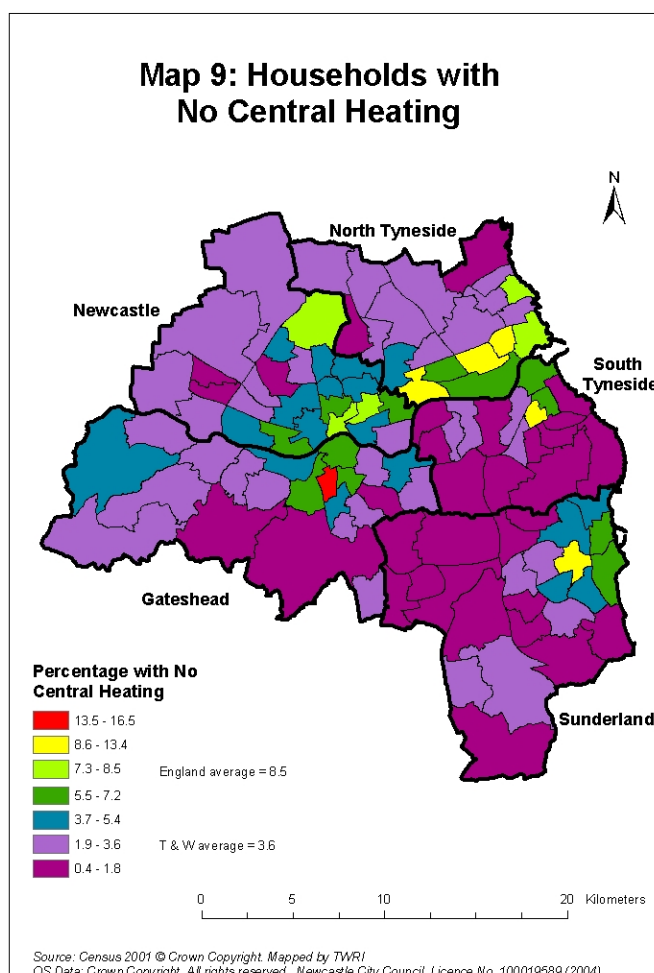


7.9 HOUSEHOLDS LACKING CENTRAL HEATING

Map 9 shows the distribution of households without central heating. The Tyne & Wear average of 3.6% is less than half the England average of 8.5%. Wards with the highest proportion of households lacking this facility are riverside and adjacent wards in Gateshead, Newcastle and North Tyneside, and in the city and town centre areas of Sunderland and South Tyneside.

Saltwell ward in Gateshead has the highest proportion of households which lack central heating (16.5%). Tyne & Wear has 5 other wards with a higher proportion of households lacking central heating than the England average. These are; Wallsend (11.3%), Chirton (10.4%) and Preston (9.0%) in North Tyneside, West Park (9.0%) in South Tyneside and Millfield (9.7%) in Sunderland.

Washington East ward in Sunderland has the lowest proportion of households lacking central heating, at 0.4%. South Tyneside and Sunderland have the most wards with low levels of households lacking central heating (under 1.9%).



7.10 HOUSEHOLDS LACKING SOLE USE OF BATH/SHOWER AND TOILET (AMENITIES)

Overall, throughout Tyne & Wear and nationally, the proportion of households lacking sole use of bath/shower and toilet is very low. At ward-level, the proportions are extremely low. As such, the results must be treated with caution due to the effects of disclosure control measures applied by ONS to small cell counts within the Census (see Appendix B). [Only 280 Output Areas (OAs) (out of 3,714 in Tyne & Wear) recorded a value for this variable. Of those OAs with a value, 256 (or 91.4%) were recorded as a '3'.] Consequently, this variable has not been mapped and only counts (rather than percentages) are provided for those wards with the highest values.

Hendon ward in Sunderland has the highest number of households lacking amenities, at 54. Other wards which have 20 or more households lacking such amenities are; Windy Nook & Whitehills (22) and High Fell (20) wards in Gateshead, South Jesmond (27), Elswick (24) and Benwell & Scotswood (24) wards in Newcastle, Whitley Bay (30) ward in North Tyneside and St Michael's (38), Millfield (25), St Chad's (21), Houghton (21) and St Peter's (20) wards in Sunderland.

7.11 HOUSEHOLDS IN SHARED ACCOMMODATION

These data also show that only a very low proportion of households live in shared accommodation both nationally and within Tyne & Wear. Again, this variable has not been mapped and only counts (rather than percentages) are provided for those wards with the highest values. The same caution applies to this variable as above. [Only 118 Output Areas (OAs) (out of 3,714 in Tyne & Wear) recorded a value for this variable. Of those OAs with a value, 91 (or 77.1%) were recorded as a '3'.]

St Michael's ward in Sunderland has the highest number of households living in shared accommodation, at 52. Other wards which have more than 20 households living in shared accommodation are; Bridges ward (32) in Gateshead, Wingrove ward (27) in Newcastle and Hendon ward (51) in Sunderland.

7.12 OVERCROWDED HOUSEHOLDS

Once again, the data indicate that the number of households living in conditions of overcrowding is low nationally and even lower in Tyne & Wear. Again, this variable has not been mapped and only counts (rather than percentages) are provided for those wards with the highest values. The same caution applies as above. [Only 1,453 Output Areas (OAs) (out of 3,714 in Tyne & Wear) recorded a value for this variable. A very high percentage of values were recorded as a '3'.]

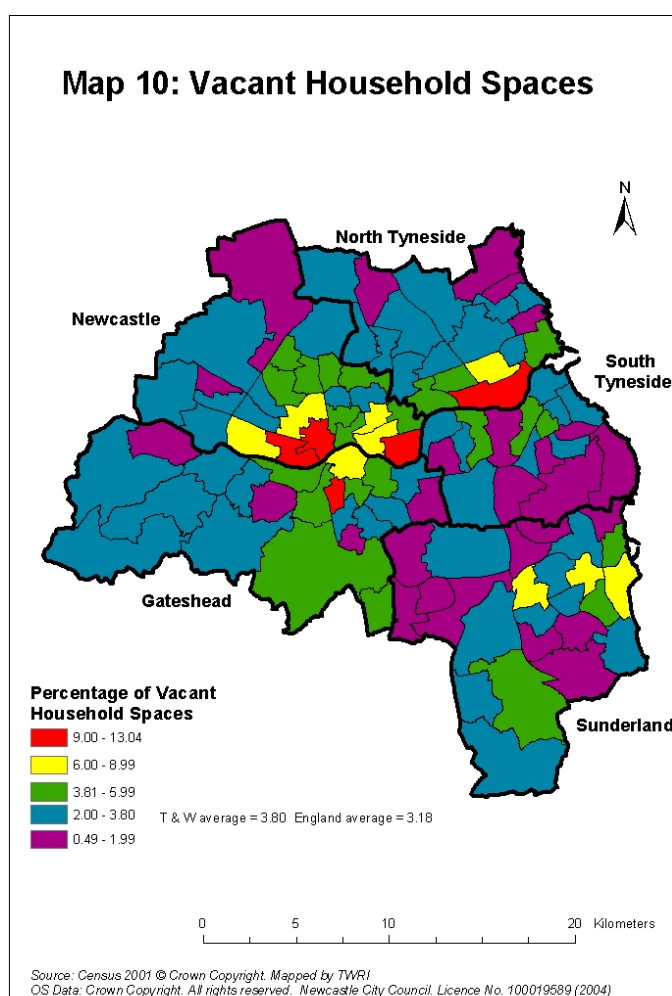
Wards in Tyne & Wear with the highest numbers of households experiencing overcrowding are; Elswick (176), Wingrove (167), Walker (145), Benwell & Scotswood (118) and Byker (101) wards in Newcastle, Beacon & Bents (118) ward in South Tyneside and Southwick (110) and Pallion (103) wards in Sunderland.

7.13 VACANT HOUSEHOLD SPACES

Map 10 illustrates the pattern of vacant household spaces through Tyne & Wear wards. The Tyne & Wear average (3.80%) is very similar to the England average (3.18%).

43% of wards in Tyne & Wear have higher proportions of vacant household spaces than the England average. Wards with the highest proportions of vacant household spaces are situated close to the river Tyne in Gateshead, Newcastle and North Tyneside. These include the wards of; Saltwell (9.8%) in Gateshead, Elswick (13.0%), Walker (11.4%) and Westgate (9.3%) in Newcastle, and Riverside ward in North Tyneside (10.8%).

Wards which have the lowest proportion of vacant household spaces are located away from the city and town centres. Sunderland has the highest number of wards which are below the England average. Redhill ward in Sunderland has the lowest proportion of vacant household spaces at 0.49%.



8. CHANGES IN HOUSING 1991-2001

This analysis shows how housing characteristics in Tyne & Wear have changed between the Censuses in 1991 and 2001. The figures presented below provide a broad indication of the changes which have taken place. [Caution: Comparisons between Censuses are complicated by changes in definition, changes in the geographic base and adjustments for under-enumeration. Results of the 2001 Census have been adjusted, via the One Number Census process, to account for under-enumeration. ONS introduced the One Number Census project to integrate the census counts with the estimated levels of under-enumeration. As results of the 1991 Census were not subject to the same adjustments, direct comparisons with the 1991 results must be undertaken with caution.]

8.1 HOUSING TENURE: CHANGE 1991-2001

The pattern of housing tenure in Tyne & Wear displays the same trend as in the previous decade, with owner occupation representing the largest category of tenure (Tables 18 and 19 and Fig 10). However, growth in the owner occupation sector has been slower in the 1990s than throughout the 1980s. Owner occupation grew by 13% over the decade in Tyne & Wear and by 11% in England. Over the decade 1981-1991, this sector grew by 47% in Tyne & Wear.

Table 18: Housing Tenure Change 1991-2001: Tyne & Wear

	1991		2001		Change	
	No	%	No	%	No	%
All Tenures (No)	452,647	100.00	462,556	100.00	9,909	2.19
Owner Occupied	240,300	53.09	271,696	58.74	31,396	13.07
Local Authority rented [#]	160,807	35.53	121,694	26.31	-39,113	-24.32
Other Social rented	19,977	4.41	30,062	6.50	10,085	50.48
Private rented*	31,563	6.97	39,104	8.45	7,541	23.89

*Includes those living rent free in 2001

Note: Permanent accommodation only.

Source: 1991 Census, Small Area Statistics; 2001 Census Standard Tables © Crown Copyright

[#]Warning: In 2001, Local Authority rented includes Sunderland's Local Authority housing stock that was transferred to housing Association ownership in March 2001

Table 19: Housing Tenure Change 1991-2001: England

	1991		2001		Change	
	No	%	No	%	No	%
All Tenures (No)	18,683,337	100.00	20,371,058	100.00	1,687,721	9.03
Owner Occupied	12,626,598	67.58	13,993,666	68.69	1,367,068	10.83
Local Authority rented	3,713,036	19.87	2,698,175	13.25	-1,014,861	-27.33
Other Social rented	597,105	3.20	1,237,055	6.07	639,950	107.18
Private rented*	1,746,598	9.35	2,442,162	11.99	695,564	39.82

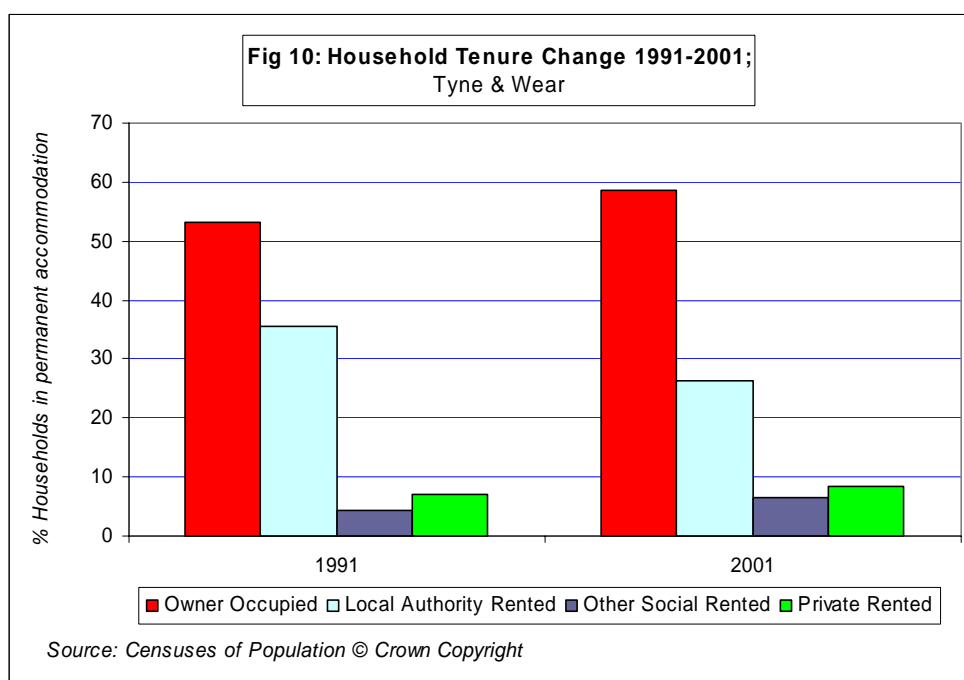
*Includes those living rent free in 2001

Note: Permanent accommodation only.

Source: 1991 Census, Small Area Statistics; 2001 Census Standard Tables © Crown Copyright

There has been a very large shift away from local authority rented accommodation, which declined by almost one-quarter (-24.3%) in Tyne & Wear over the decade. The decline was even greater in England at 27%. However, the proportion of households living in social rented accommodation remains proportionately much higher in the county than nationally. The largest increase has been in

the 'other socially rented' sector which includes renting from a Housing Association, Housing Co-operative, Charitable Trust, Non-profit housing company or Registered Social Landlord. This sector increased by over 50% in Tyne & Wear and more than doubled in England. These trends reflect Government Policy (Right to Buy Acts) which has encouraged the purchase of properties formerly owned by local authorities. The private rented sector grew by almost one-quarter (24%) in Tyne & Wear throughout the decade and by two-fifths in England (40%).



#Warning: In 2001, Local Authority rented includes Sunderland's Local Authority housing stock that was transferred to housing Association ownership in March 2001

8.2 HOUSING CONDITIONS: CHANGE 1991-2001

Improvement in the level of overcrowding has been more marked in Tyne & Wear than in England (Table 20). In Tyne & Wear, overcrowding fell by almost one-fifth to 1.3% in 2001. In England, the fall was much smaller, at only -2.4%. The decrease, both in Tyne & Wear and England, is much smaller than the fall in the previous decade of almost 60% and 42% respectively.

Table 20: Housing Conditions Change 1991-2001: Tyne & Wear, England

	1991		2001		Change	
	No	%	No	%	No	%
Tyne & Wear						
All Households	452,908	100.00	462,824	100.00	9,916	2.19
Overcrowded (>1 person per room)	7,469	1.65	6,025	1.30	-1,444	-19.33
England						
All Households	18,765,583	100.00	20,451,427	100.00	1,685,844	8.98
Overcrowded (>1 person per room)	396,407	2.11	386,760	1.89	-9,647	-2.43

Source: 1991 Census, Small Area Statistics; 2001 Census Standard Tables © Crown Copyright

8.3 PERMANENT / NON-PERMANENT ACCOMMODATION: CHANGE 1991-2001

Table 21 shows the number of households living in permanent and non-permanent (caravan or other mobile or temporary structure) accommodation. In Tyne & Wear, the proportion of households living in non-permanent accommodation has remained fairly stable over the decade, at around 0.06%. This is much lower than the figure for England of 0.39%. This figure indicates a fall from the situation in 1991 when around 0.44% of households in England lived in this type of accommodation.

**Table 21: Households in Permanent and Non-Permanent Accommodation, 1991-2001;
Tyne & Wear, England**

	Tyne & Wear		England	
	1991	2001	1991	2001
Permanent	452,856	462,556	18,683,337	20,371,058
Non-Permanent	262	266	82,246	80,369
All Households	453,118	462,822	18,765,583	20,451,427

Source: 1991 Census, Small Area Statistics; 2001 Census Standard Tables © Crown Copyright

APPENDIX A – MAP 11: TYNE AND WEAR WARDS (AS AT 2004); KEY MAP



APPENDIX B – KEY TERMS AND DEFINITIONS

A list of concepts and definitions used in the Census can be found in the ‘Concepts and Definitions’ section of the Census 2001 Classifications document. A glossary of terms can also be found at www.statistics.gov.uk/census2001/pdf/glossary.pdf

The following definitions are particularly pertinent in relation to the topic of housing.

a. **Disclosure Control**

Disclosure control measures were applied to the 2001 Census data to prevent the identification of individuals or households. The following measures were used;

i. **Small cell adjustment**

A small count appearing in a table cell is adjusted. Information on what constitutes a small cell count cannot be provided as this may compromise confidentiality protection.

ii. **Record swapping**

The individual records on the output database are slightly modified by record swapping in which a sample of records is ‘swapped’ with similar records in other geographical areas. The proportion of records swapped is confidential.

iii. **Thresholds**

Two pairs of thresholds apply;

- For the release of Standard Tables an area must contain at least 1,000 residents and 400 resident households
- For the release of Census Area Statistics (CAS) an area must contain at least 100 residents and 40 resident households

b. **Dwelling**

A dwelling can consist of a single household space (an *unshared* dwelling) or two or more household spaces (a *shared* dwelling). A household’s accommodation (a household space) is defined as being in a shared dwelling if it has accommodation type ‘part of a converted or shared house’, not all the rooms (including bathroom and toilet, if any) are behind a door that only that household can use *and* there is at least one other such household space at the same address with which it can be combined to form the shared dwelling. If any of these conditions is not met, the household space forms an unshared dwelling.

This definition has changed since 1991, where a dwelling was defined as structurally separate accommodation. This was determined primarily by considering the type of accommodation, as well as separate and shared access to multi-occupied properties.

Data presented in this report deals with four main types of accommodation; detached house or bungalow, semi-detached house or bungalow, terraced house or bungalow, and flats. A fifth group of ‘caravan or other mobile or temporary structure’ makes up the total of all unshared dwellings. Although a further category of shared dwellings is included in the Census, no ‘dwelling type’ information is available for this group so it has been excluded from the discussion.

c. **Family Reference Person**

The Family Reference Person (FRP) is taken to be the lone parent in a lone parent family. 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 the same age, the first member of the couple on the form.

d. 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 per day.

e. Household Reference Person

The term Household Reference Person (HRP) replaces ‘Head of Household’ as used in the 1991 Census. For a person living alone, that person is clearly 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 or was not usually resident in the household.

f. Household Space

A household space is defined as the accommodation available for an individual household. Information on household accommodation is applicable to household spaces.

g. Household Tenure

The Census describes households by the tenure of the accommodation in which they live. The groups are;

i Owner Occupied

This includes those who own their property outright, those who own with a mortgage or loan and those who have shared ownership of their property (paying part rent and part mortgage).

ii Social Rented

This includes accommodation which is rented either from the council (local authority, Scottish Homes, Northern Ireland Housing Executive) or from a Housing Association, Housing Co-operative, Charitable Trust, Non-profit housing company or Registered Social Landlord.

iii Private Rented

This includes accommodation which is rented from a private landlord or letting agency, employer of a household member, relative or friend of a household member, or other person.

iv Living Rent-Free

Can include households which are living in accommodation other than private rented.

h. Housing Conditions

Four factors were examined to reveal the condition of the housing stock, as follows;

i Housing amenities

- Households without sole use of bath/shower and toilet
- Households without central heating

ii Housing stress

- Overcrowding is defined in this report both in terms of;
 - more than one person per room and also
 - with an occupancy rating of -1 or less
- Households in shared accommodation (see Dwelling Types above)

i. Occupancy Rating

The occupancy rating provides a measure of under occupancy and overcrowding. It relates the actual number of rooms to the number of rooms 'required' by the members of the household (based on the relationship between them and their ages). The room requirement is calculated as follows:

- a one person household is assumed to require three rooms (two common rooms and a bedroom)
- where there are two or more residents it is assumed that they require a minimum of two common rooms plus one bedroom for:
 - i each couple (as determined by the relationship question)
 - ii each lone parent
 - iii any other person aged 16 or over
 - iv each pair aged 10 to 15 of the same sex
 - v each pair formed from a remaining person aged 10 to 15 with a child aged under 10 of the same sex
 - vi each pair of children aged under 10 remaining
 - vii each remaining person (either aged 10-15 or under 10)

APPENDIX C - TERMS AND CONDITIONS FOR USE OF CENSUS DATA

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