



Census Briefing Paper One

Housing Tenure Structure in England (2001)

Summary

The aim of this briefing paper is to provide an accessible summary of information from the 2001 census. The main objective is to help the Housing Association sector and other social sector participants understand tenure patterns at national, regional, and local levels. The main findings are:

- Across England, the dominant tenure is owner occupation (68% of 20,500,000 dwellings). The social rented sector is the second largest tenure (19%). Within this sector, local authority (LA) housing accounts for 13% and Housing Association (HA) housing for 6%.

Dwellings by tenure at regional and national level

Percentages of total dwellings

Region	Owner occupied	Shared ownership	Private rented sector	Social rented sector (LA)	Social rented sector (HA)	Total
London	56	1	17	17	9	100
South East	73	1	12	7	7	100
South West	72	1	13	8	6	100
East Midlands	72	1	10	14	4	100
Eastern	72	1	11	12	5	100
West Midlands	69	1	10	14	6	100
Yorkshire and Humberside	67	0	11	17	4	100
North East	63	0	9	22	5	100
North West	69	1	11	14	7	100
England (average)	68	1	12	13	6	100
England (thousands)	13,921	134	2,456	2,703	1,238	20,452

Source: Tenure 2001 table, Census data 2001 from the National Statistics Web Site

- The proportions of social housing vary by region, from 27% in the North East to 14% in the South West.
- In regions where the proportions of social sector dwellings are high, LA dwellings account for a disproportionately greater share of the social stock. In contrast, in regions with a smaller social sector, LA and HA stock holdings are relatively comparable.
- At regional level, London has the largest proportion of HA housing in England (9% of total dwellings). The South East and North West regions also have higher than average proportions of HA housing. The East Midlands and Yorkshire and Humberside regions have the smallest proportions of HA dwellings.

- At district level, the pattern is similar to the regional and England patterns, with large proportions of social housing associated with large proportions of LA owned social sector stock.
- Social housing is more prevalent in metropolitan areas than non-metropolitan areas, and LA provision dominates in both types of area. The difference in importance between the two social landlord types is considerably less in non-metropolitan than metropolitan areas.
- HA housing is more concentrated in non-metropolitan areas than metropolitan areas.
- Social housing is more prevalent in urban areas than rural areas, and LA provision remains particularly dominant in urban areas.
- The percentage of HA housing in rural areas is higher than the percentage in urban areas.
- The percentage of shared ownership appears unrelated to the importance of HA housing across districts.
- In areas where there have been large-scale voluntary transfers (LSVT), the results suggest that the questions concerning tenure have not always been correctly answered.

Introduction

The aim of this paper is to report on the relative importance of social housing and Housing Association (HA) housing in England in a spatial format, as reported in the 2001 Census, i.e., what percentage of the total stock is social housing, and within this, what percentage is HA stock. The paper's emphasis is on HA stock holdings. It does not aim to evaluate the Census 2001 data on housing by tenure. The analysis is undertaken at five geographical levels: national, regional, metropolitan/non-metropolitan areas, urban/rural areas, and local authority/district.

1. National and Regional Level

Table 1: National and regional breakdown of dwellings by tenure 2001

Region	All dwellings (number)	Owner occupied*	Shared ownership*	Private rented sector*	Social rented sector (LA)*	Social rented sector (HA)*	Social rented sector total (LA + HA)*	Percentage of social rented sector: LA	Percentage of social rented sector: HA
London	3,015,997	55.56	0.96	17.27	17.12	9.09	26.21	65.32	34.68
South East	3,287,489	73.18	0.78	12.08	7.35	6.61	13.96	52.65	47.35
South West	2,085,984	72.45	0.62	13.40	7.74	5.79	13.53	57.21	42.79
East Midlands	1,732,482	71.63	0.55	10.31	13.85	3.66	17.51	79.10	20.90
Eastern	2,231,974	72.2	0.51	10.77	11.61	4.91	16.52	70.28	29.72
West Midlands	2,153,672	68.89	0.67	9.84	14.26	6.34	20.6	69.22	30.78
Yorkshire and Humberside	2,064,748	67.15	0.46	11.36	17.28	3.75	21.03	82.17	17.83
North East	1,066,292	63.19	0.43	8.73	22.38	5.26	27.64	80.97	19.03
North West	2,812,789	68.67	0.59	10.67	13.57	6.5	20.07	67.61	32.39
ENGLAND (average)**	20,451,427	68.07	0.65	12.01	13.22	6.05	19.27	68.58	31.42

Source: Tenure 2001 table, Census data 2001 from the National Statistics Web Site

Note: * Percentages of total dwellings.

**The table excludes 'Other rents', which accounts for 3.22% of all dwellings in England.

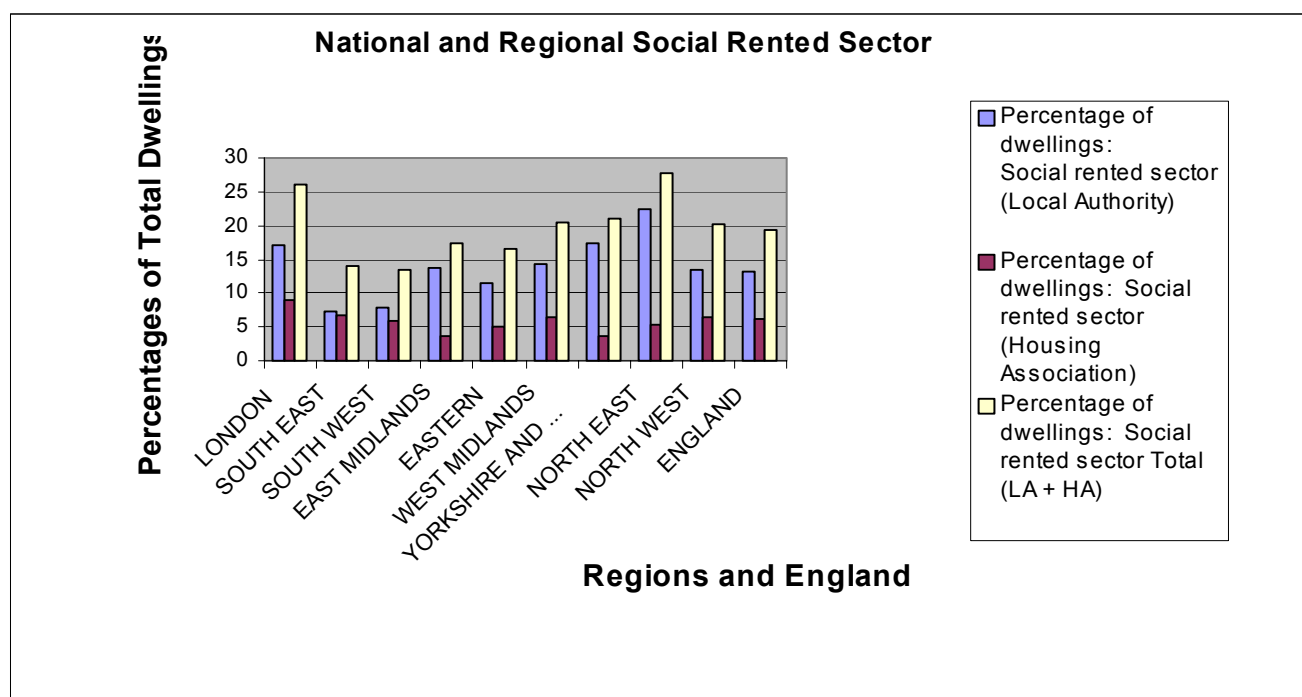
Table 1 shows that in England as a whole, the social rented sector is the second most important tenure (19 % of the total stock) after the owner occupied sector (68%). Within the social sector, local authority (LA) provision dominates (68% of total social sector). Social sector tenants in England are twice as likely to rent from a LA than a HA. HA dwellings account for only six percent of all dwellings in England, whereas LA dwellings account for 13% of the total.

Within England, the social rented sector is most important in the North East and London regions. In comparison to England, Yorkshire and Humberside, the West Midlands and North West regions also have above average proportions of social rented dwellings within the breakdown by tenure. Despite the larger than average social sectors, HA rented housing accounts for below average proportions of total dwellings in the North East (5%) and Yorkshire and Humberside regions (4%), and around average proportions in the West Midlands and North West regions. In all these regions, the above average significance of

social housing results from an above average proportion of LA housing. In London, however, the relative importance of LA and HA housing within the total stock remains proportionally consistent with England despite the overall increased importance of the social housing sector in this region. Chart 1 shows that the biggest difference between the proportions of LA and HA housing stock is in the North East region and the smallest difference is in the South East region. The social sector is least significant in the South East and South West regions (14%). It is worth noting that in both South East and South West regions, the differences between HA owned dwellings and LA owned dwellings are not significant*. Moreover, in contrast to the profile for England, these two regions have the highest proportions of owner occupied dwellings and above average proportions of privately rented dwellings.

The proportion of dwellings sold under shared ownership schemes in England is very small. London has the highest percentage of shared ownership dwellings (one percent) and also has one of the biggest social rented sectors. However, the North East region has the smallest proportion of shared ownership dwellings (less than half a percent of the total dwellings) even though it has the biggest social rented sector in England. Consequently, there is no clear link between the relative supply of social rented sector and the shared ownership dwellings even though both are developed in response to identified housing need rather than demand per se.

Chart 1: National and regional social rented sector in England and the regions



*One potential problem with Census data is that households occupying units transferred from the LA to the HA sector under LSVT provisions have incorrectly reported their landlord type as LA and not HA. The South West and South East regions have above average proportions of stock that have been transferred, which account for the low level of LA housing.

Chart 2 shows that if the proportion of social housing by region is indexed against England (England = 100), the regions where the importance of the social sector exceed the national standard are North West (103), East Midlands (105), West Midlands (108), London (130), Yorkshire and Humberside (131), and North East (169). The regions, where the social sector is less important than the national standard are, the South East (56), South West (59), and Eastern (88) regions.

Chart 2: The relative importance of social sector dwellings by regions (England = 100)

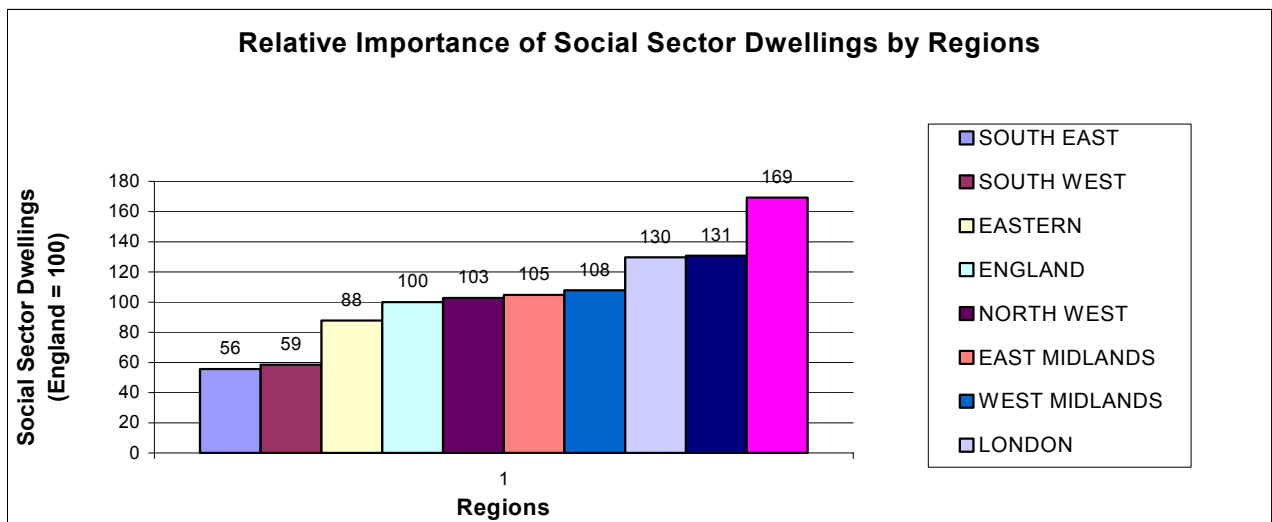
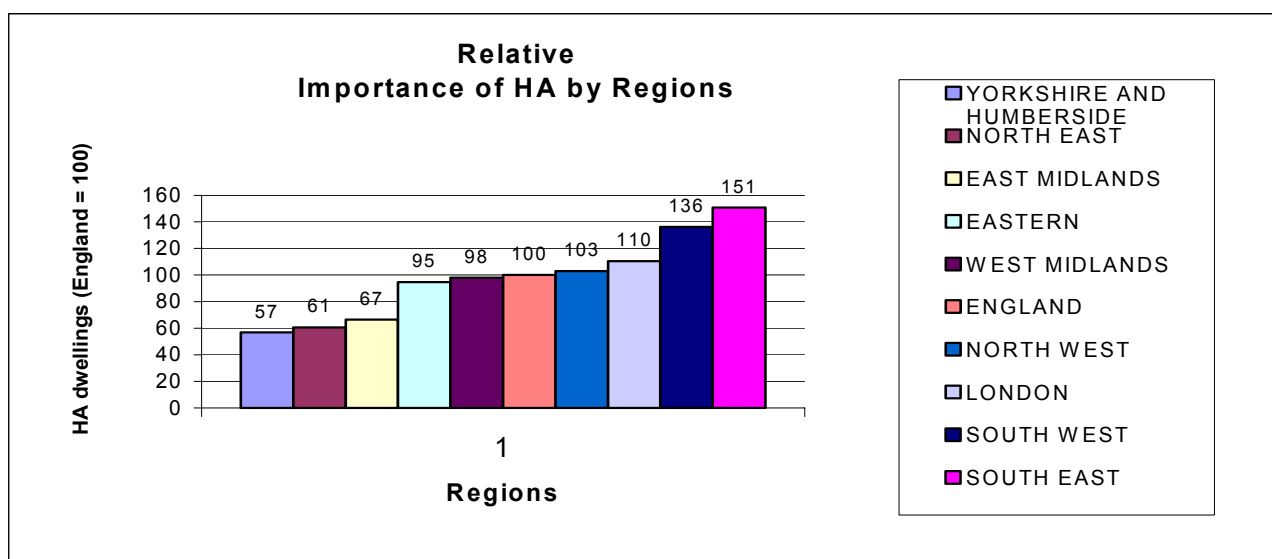


Chart 3 shows that in the regions where the importance of social housing is significant, HA housing does not necessarily dominate. In fact, for the regions in which the importance of social housing is above national standard, only in London and the North West does the proportion of HA housing exceed the national average. The regions where the importance of HA is higher than the national average are North West, London, South West, and South East.

Chart 3: The relative importance of HA dwellings by regions (England = 100)



2. Metropolitan and Non-metropolitan areas

Table 2 shows that the tenure structure of stock located in metropolitan and non-metropolitan areas differ in comparison with each other and with the overall position for England. The proportions of dwellings that are owner occupied in metropolitan areas are below average for England, whereas the proportions of housing in all other tenures are higher. The opposite pattern applies to the tenure structure in non-metropolitan areas. It follows that the social housing sector is notably more significant in metropolitan than non-metropolitan areas. Whilst just over a quarter of the total dwellings in metropolitan areas are in the social rented sector, less than a sixth (15%) are in this sector in non-metropolitan areas.

Just as the social housing sector is relatively more important in metropolitan areas, so too is the relative importance of shared ownership dwellings. In comparison to England, the proportion of shared ownership dwellings in metropolitan areas is significantly above average (as shown in table 2). However, the difference in shared ownership dwellings between metropolitan and non-metropolitan areas is only minute. Both figures are between half and three quarters of a percent, therefore displaying only a slight variation. Especially if considered in the context of the regional figures (Table 1), where the variation ranges from 0.4% to 1%. In addition, in metropolitan areas where the importance of social housing is more significant, the level of shared ownership is also high.

Table 2: All dwellings by tenure for metropolitan and non-metropolitan areas

Areas	Total Dwellings	Owner occupied*	Shared ownership*	Private rented sector*	Social rented sector (LA)*	Social rented sector (HA)*	Social rented sector Total (LA + HA)*	Percentage of social rented sector: LA	Percentage of social rented sector: HA
Metropolitan areas	7,508,108	60.63	0.74	13.12	18.42	7.09	25.51	70.83	29.17
Non-metropolitan	12,943,319	72.38	0.61	11.37	10.19	5.45	15.65	61.84	38.16
England: all dwellings	20,451,427	68.07	0.65	12.01	13.22	6.05	19.27	68.58	31.42

Source: Tenure 2001 table, Census data 2001 from the National Statistics Web Site

Note: * Percentages of total dwellings.

Chart 4 also shows that HA stock is more important in non-metropolitan than metropolitan areas in line with the overall pattern of the social sector as a whole. Therefore, social housing tenants are more likely to be living in HA property in non-metropolitan than metropolitan areas.

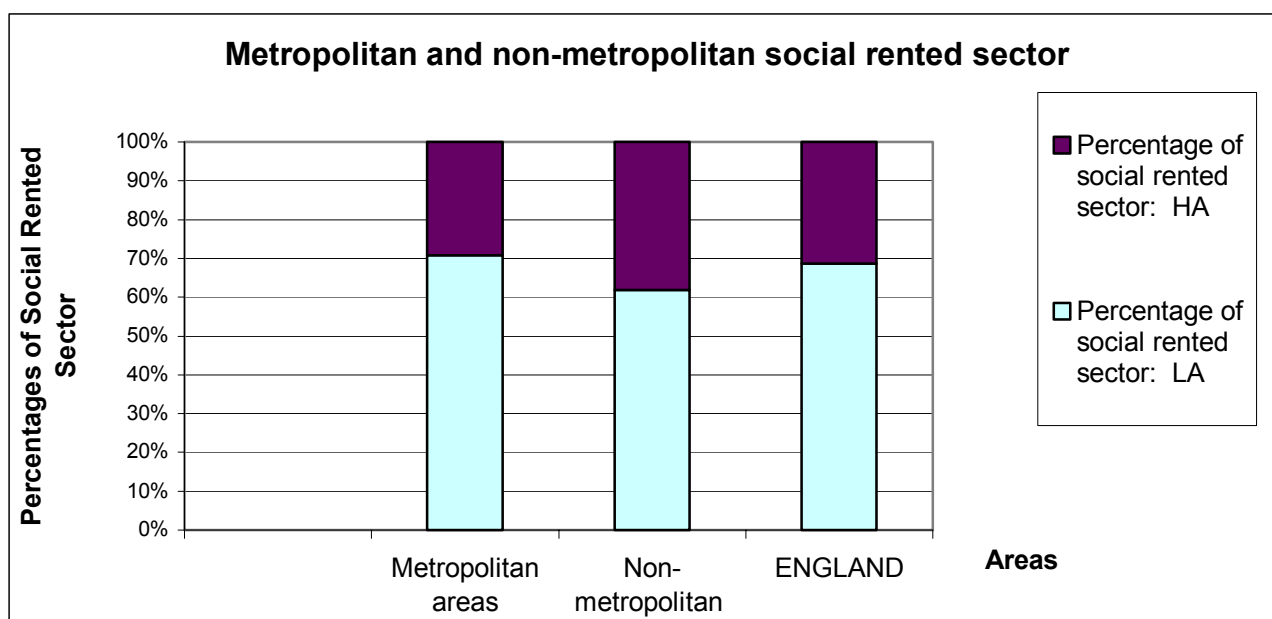
Chart 4: Metropolitan and non-metropolitan social rented sector

Table 3 shows the breakdown of social sector stock in metropolitan and non-metropolitan areas by region. It highlights the fact that metropolitan areas are only found in London, West Midlands, Yorkshire and Humberside, North East and North West regions. London contains only metropolitan areas and the figures for London heavily influence the overall profile of stock in metropolitan areas in England. This is reflected in the fact that the relative importance of the social sector in metropolitan areas was higher than the average for England in only one region - London.

Table 3: Regional breakdown of social sector dwellings by landlords (HA and LA) in metropolitan and non-metropolitan areas

Region	Metropolitan					Non-metropolitan				
	LA as % total dwellings	HA as % total dwellings	Social sector as % of total dwellings	LA as % social sector	HA as % social sector	LA as % total dwellings	HA as % total dwellings	Social sector as % total dwellings	LA as % social sector	HA as % social sector
London	17.66	9.08	26.74	63.87	36.13	n/a	n/a	n/a	n/a	n/a
South East	n/a	n/a	n/a	n/a	n/a	6.64	6.66	13.30	48.23	51.77
South West	n/a	n/a	n/a	n/a	n/a	6.07	6.84	12.90	46.30	53.70
East Midlands	n/a	n/a	n/a	n/a	n/a	12.17	3.09	15.26	78.46	21.54
Eastern	n/a	n/a	n/a	n/a	n/a	11.33	5.07	16.40	65.07	34.93
West Midlands	11.89	5.88	17.77	63.32	36.68	11.21	5.86	17.07	61.72	38.28
Yorkshire and Humberside	15.08	4.10	19.18	74.53	25.47	12.28	4.84	17.12	66.15	33.85
North East	20.64	5.34	25.98	77.51	22.49	19.77	4.36	24.13	80.90	19.10
North West	11.82	5.99	17.80	62.46	37.54	11.61	5.82	17.43	62.86	37.14
England: all dwellings	18.42	7.09	25.51	70.83	29.17	10.19	5.45	15.65	61.84	38.16

Source: Tenure 2001 table, Census data from the National Statistics Web Site

Note: n/a = not applicable, as these regions have no metropolitan areas.

In line with the pattern for England, the social rented sector is more significant in metropolitan than non-metropolitan areas in all regions with stock in both types of area. Within the social sector, the relative importance of LA and HA housing in metropolitan and non-metropolitan areas does not follow the pattern for England in all regions. Provision in the West Midlands and Yorkshire and Humberside regions do follow the national pattern - while LA stock dominates, HA housing is relatively more important in non-metropolitan than metropolitan areas. The difference between the two is only significant in Yorkshire and Humberside. In the North East and North West regions, the position is reversed. In these regions HA housing is relatively more important in metropolitan areas. It should be noted, however, that there is not much difference between the profiles of social housing in metropolitan and non-metropolitan areas in the North West region.

3. Urban and Rural areas

Table 4 shows that the tenure pattern and relative importance of social housing in urban and rural areas reflect those of metropolitan and non-metropolitan areas respectively. As in the case of metropolitan areas, urban areas have below average proportions of owner occupiers, and above average levels of households in other tenures. However, the social sector is relatively more important in the metropolitan (26%) than urban areas (22%). Conversely, both rural and non-metropolitan areas have above average proportions of owner occupiers and below average levels of households in other tenures. The social sector is, however, relatively more important in non-metropolitan (16%) than rural (13%) areas. It follows that the social rented sector in urban areas is relatively more important than in rural areas as a percentage of total dwellings.

Shared ownership dwellings are more important in urban areas than rural areas reflecting the pattern between metropolitan and non-metropolitan areas (see table 4).

Table 4: The breakdown of all dwellings by tenure for urban and rural areas

Areas	Total dwellings	Owner occupied*	Shared ownership*	Private rented sector*	Social rented sector (LA)*	Social rented sector (HA)*	Social rented sector total (LA + HA)	Percentage of social rented sector: LA	Percentage of social rented sector: HA
Urban	14,569,497	65.50	0.70	12.15	15.52	6.14	21.65	69.33	30.67
Rural	5,826,621	74.74	0.53	11.68	7.24	5.81	13.05	54.47	45.53
England: all dwellings	20,451,427	68.07	0.65	12.01	13.22	6.05	19.27	68.58	31.42

Source: Tenure 2001 table, Census data 2001 from the National Statistics Web Site

Note: * Percentages of total dwellings.

Chart 5 shows that HA dwellings are relatively more important within the overall social housing in rural rather than urban areas. HA stock accounts for 46% of social housing stock in rural areas compared to only 31% in urban areas.

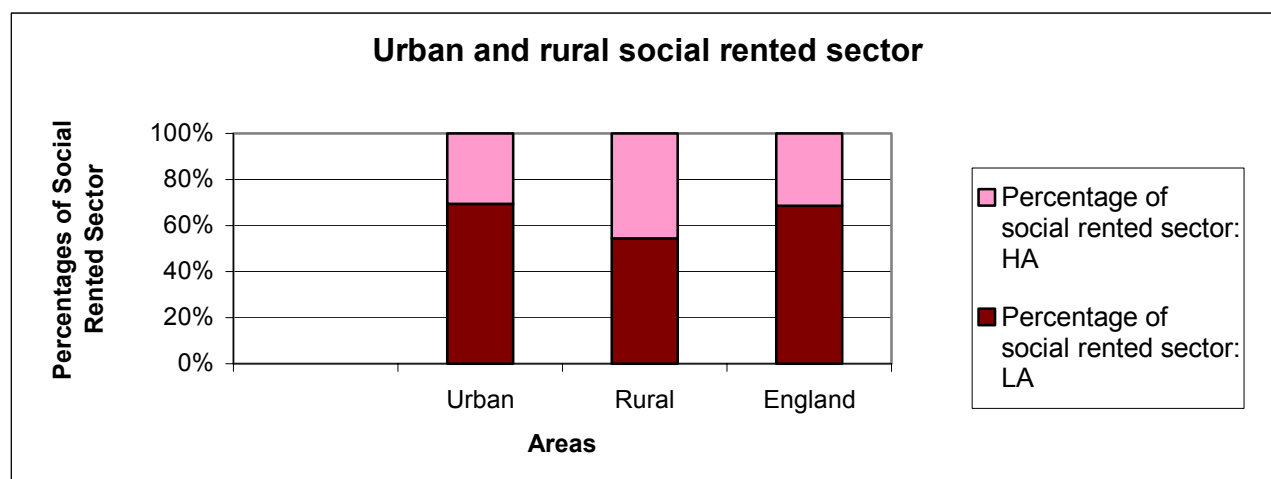
Chart 5: Urban and rural social rented sector

Table 5 shows the profile of the social sector in urban and rural areas by region. London only has urban areas. The relative pattern of importance of LA and HA stock follows the pattern for England in all regions except the South East. Only in the South East are HA dwellings more significant in urban rather than rural areas and more significant than LA dwellings in the urban areas. In contrast to the pattern for England and other regions, the social sector as a whole in the South East is relatively more important in rural than urban areas.

Table 5: Regional breakdown of social sector dwellings by landlords (LA and HA) in urban and rural areas

Region	Urban					Rural				
	LA as % total dwellings	HA as % total dwellings	Social Sector as % total dwellings	LA as % social sector	HA as % social sector	LA as % total dwellings	HA as % total dwellings	Social Sector as % total dwellings	LA as % social sector	HA as % social sector
London	17.66	9.08	26.74	63.87	36.13	n/a	n/a	n/a	n/a	n/a
South East	6.57	6.73	13.29	47.71	52.29	6.75	6.65	13.40	49.03	50.97
South West	8.62	5.20	13.81	61.97	38.03	6.07	6.84	12.90	46.30	53.70
East Midlands	12.15	3.12	15.27	78.23	21.77	11.74	3.14	14.88	77.76	22.24
Eastern	11.95	4.86	16.81	67.55	32.45	11.33	5.07	16.40	65.07	34.93
West Midlands	11.22	5.97	17.20	61.03	38.97	10.81	6.03	16.84	60.19	39.81
Yorkshire and Humberside	15.08	4.10	19.18	74.53	25.47	12.28	4.84	17.12	66.15	33.85
North East	20.48	4.46	24.94	81.09	18.91	17.85	4.46	22.31	78.96	21.04
North West	8.62	5.20	13.81	61.97	38.03	6.07	6.84	12.90	46.30	53.70
England: Overall Dwellings	15.52	6.14	21.65	69.33	30.67	7.24	5.81	13.05	54.47	45.53

Source: Tenure 2001 table, Census data 2001 from the National Statistics Web Site

Note: n/a = not applicable, as London does not have any rural areas.

4. Importance of social rented housing at the local level (districts)

Social rented housing as a percentage of all dwellings ranges from 6% to 53% across districts in England. The districts with the largest proportions of social rented sector dwellings in England are Southwark, Tower Hamlets and Hackney. These districts are all in London, and are all Metropolitan districts in urban areas, which follows the pattern of tenure in England. Each has more than 50% of their stock in the social rented sector. Since London is one of the regions with the biggest proportion of social rented sector dwellings (see Table 1), it is not surprising that the districts with the highest proportion of social housing are found in this region.

The districts that have the lowest percentages of social rented sector dwellings are Wyre, Fylde, and Castle Point districts. The total social housing stock accounted for less than 10% of all dwellings in these districts. It is interesting that although they are all non-metropolitan districts, only Wyre, with the biggest social sector out of the lowest three districts, is a rural district. Both Wyre and Fylde are in the North West region, which has a relatively high proportion of social housing (see Table 1). Castle Point is in the Eastern region, which is one of the regions with the lowest proportion of social sector dwellings in England.

As shown in map 1 (page 16), within each region, the largest proportions of social housing are in the following districts:

- London: Southwark (53%), the largest in England.
- South East: Crawley (23%)
- South West: Kennet (19%)
- East Midlands: Corby (31%)
- Eastern: Norwich (36%)
- West Midlands: Sandwell (30%)
- Yorkshire and the Humberside: Sheffield (30%)
- North East: South Tyneside (38%)
- North West: Manchester (39%).

Social sector dwellings are least important in:

- London: Redbridge (10%)
- South East: Fareham (8%)
- South West: East Dorset (8%)
- East Midlands: Oadby and Wigston (8%)
- Eastern: Castle Point (6%), which is the lowest in England.
- West Midlands: Staffordshire and Moorlands (9%)
- Yorkshire and the Humberside: Harrogate (9%)
- North East: Castle Morpeth (14%)
- North West: Fylde (7%).

Southwark has the highest percentage of social rented sector dwellings in the metropolitan areas, whereas Norwich has the most significant social rented sector amongst non-metropolitan areas - 36% of all dwellings in Norwich are in the social sector.

Of urban areas, the social housing sector is most significant in Southwark (53%) and least significant in Castle Point (6%), which also has the least significant social sector of any district in England. Of rural areas, Wear Valley has the most significant social sector (24% of all dwellings) and Wyre (7%) has the least significant social sector.

5. Importance of HA housing at the local level (districts)

The largest proportions of HA owned dwellings within the social sector are in Tunbridge Wells, Basingstoke and Deane, and Hart districts, which are all in the South East region. The districts, where HA housing is least important are Barking and Dagenham, Chester-Le-Street, and North East Derbyshire. Each district falls within a different region. It is, however, important to note that within all the regions LA stock dominates the social rented sector (see table 1). Therefore, a small HA sector does not imply a small social sector.

However, when comparing map 1 and map 2 (page 17), it is apparent that districts with large proportions of social housing are not necessarily those where HA housing is significant. Such districts mostly have high proportions of LA housing.

Map 3 (page 18) shows that regionally within the social sector, HA housing is most important in the following districts:

- London: Bromley (90%)
- South East: Tunbridge Wells (96%), the largest proportion within the social sector in England.
- South West: North Dorset (95%)
- East Midlands: East Northamptonshire (70%)
- Eastern: Maldon (94%)
- West Midlands: South Shropshire (95%)
- Yorkshire and the Humberside: Ryedale (93%)
- North East: Tynedale (47%)
- North West: South Ribble (92%).

The smallest proportions of HA housing by district in each region are:

- London: Barking and Dagenham (7%)
- South East: Gravesham (12%)
- South West: Stroud (15%)
- East Midlands: North East Derbyshire (6%)
- Eastern: Harlow (9%)
- West Midlands: Dudley (11%)
- Yorkshire and the Humberside: Wakefield (8%)
- North East: Chester-le-Street (6%)
- North West: Ellesmere Port and Neston (9%).

In non-metropolitan areas, HA housing is most significant within the social sector in the district of Tunbridge Wells - 96% of the social rented sector, the highest proportion of HA housing in the country. This is also the rural district with the largest proportion of HA housing. Bromley is the metropolitan district with the highest proportion of HA housing within its social sector - 89% of social rented sector dwellings.

Maps 2 and 3 show that within England, in almost all of the districts in which HA housing as a percentage of total dwellings is above the national average, the proportions of HA housing within the social sector is also higher than the average for England. However, the smaller the social housing sector as a percentage of total dwellings, the more important HA housing within the social sector becomes.

0.1% to 5% of all dwellings in districts of England are shared ownership dwellings. However, 99% of all districts in England have less than two percent of shared ownership dwellings. Milton Keynes, which is in the South East region, has the highest proportion of shared ownership dwellings (5%). The district which has the least shared ownership dwellings as a proportion of total dwellings is Hambleton (0.1%), which is in the Yorkshire and Humberside region. As mentioned, there is no clear relationship between shared ownership and the importance of HA housing.

The ranking tables 1 to 4 on the following pages provide the 40 districts with the highest and lowest proportions of social housing and within that sector, HA housing. There is some evidence in ranking tables 3 and 4 of potential inaccuracies within the categorisation of landlord type by households in local authority areas where full LSVTs have taken place. The general picture is, however, correct.

Ranking Table 1: Districts with the highest proportions of social housing (top 40)

Percentages of total dwellings

Districts	Social rented sector total (LA + HA)	Social rented sector Rank
Southwark	53.53	1
Tower Hamlets	52.51	2
Hackney	50.76	3
Islington	49.20	4
Lambeth	41.36	5
Greenwich	39.46	6
Manchester	39.43	7
South Tyneside	37.84	8
Camden	37.38	9
Barking and Dagenham	37.07	10
Newham	36.49	11
Norwich	36.22	12
Lewisham	35.56	13
Harlow	34.74	14
Gateshead	34.31	15
Sunderland	33.53	16
Newcastle upon Tyne	33.44	17
Nottingham	33.41	18
Kingston upon Hull	33.23	19
Hammersmith and Fulham	32.65	20
Liverpool	32.21	21
Knowsley	31.53	22
Salford	31.42	23
Stevenage	31.01	24
Corby	30.99	25
Sandwell	30.31	26
Sheffield	30.29	27
Haringey	30.26	28
Sedgefield	29.60	29
Easington	29.44	30
Wolverhampton	29.13	31
Westminster	28.92	32
Middlesbrough	28.17	33
Leicester	27.97	34
Wakefield	27.91	35
Birmingham	27.74	36
Halton	27.62	37
Walsall	27.42	38
Welwyn Hatfield	26.99	39
Wansbeck	26.80	40

Source: Tenure 2001 table, Census data 2001 from the National Statistics Web Site

Ranking Table 2: Districts with the lowest proportions of social housing (bottom 40)

Percentages of total dwellings

Districts	Social rented sector Total (LA + HA)	Social rented sector Rank
Bournemouth	10.52	314
South Lakeland	10.47	315
Elmbridge	10.32	316
Lancaster	10.17	317
Mid Sussex	10.16	318
Redbridge	10.14	319
New Forest	10.13	320
Isle of Wight	10.06	321
Rushcliffe	9.88	322
South Gloucestershire	9.83	323
East Devon	9.81	324
Restormel	9.76	325
Worthing	9.75	326
Eden	9.72	327
Blackpool	9.67	328
Torridge	9.63	329
Craven	9.60	330
North Somerset	9.32	331
Teignbridge	9.25	332
Harrogate	9.18	333
Tendring	9.16	334
Arun	9.09	335
Surrey Heath	9.02	336
Staffordshire Moorlands	8.98	337
West Devon	8.80	338
Harborough	8.40	339
Hart	8.39	340
Rochford	8.34	341
Broadland	8.28	342
Torbay	8.20	343
Blaby	8.19	344
East Dorset	8.05	345
Oadby and Wigston	7.95	346
Wealden	7.88	347
Epsom and Ewell	7.85	348
Fareham	7.66	349
Ribble Valley	7.58	350
Wokingham	7.21	351
Wyre	7.03	352
Fylde	6.93	353
Castle Point	5.59	354

Source: Tenure 2001 table, Census data 2001 from the National Statistics Web Site

Ranking Table 3: Districts with the highest proportions of HA housing (top 40)

Percentages of total dwellings

Districts	Housing Association Sector	HA sector Rank
Hackney	20.10	1
Allerdale	17.38	2
Kensington and Chelsea	17.21	3
Kennet	16.89	4
Basingstoke and Deane	16.74	5
Westminster	16.03	6
Tunbridge Wells	15.21	7
Tower Hamlets	15.12	8
Liverpool	14.85	9
Tonbridge and Malling	14.78	10
Bedford	14.39	11
Swale	14.08	12
Hertsmere	13.99	13
Rushmoor	13.98	14
Hastings	13.73	15
Wychavon	13.70	16
Halton	13.59	17
Islington	13.57	18
Hammersmith and Fulham	13.49	19
Brent	13.29	20
West Dorset	13.24	21
West Somerset	13.13	22
North Dorset	13.09	23
West Berkshire	13.01	24
East Cambridgeshire	13.00	25
Telford and Wrekin	12.93	26
Lambeth	12.85	27
Cotswold	12.82	28
Sevenoaks	12.79	29
Bromley	12.74	30
Malvern Hills	12.69	31
Penwith	12.54	32
Breckland	12.33	33
South Staffordshire	12.30	34
Hambleton	12.00	35
South Bucks	11.82	36
Lichfield	11.80	37
Ryedale	11.73	38
Christchurch	11.66	39
North Wiltshire	11.54	40

Source: Tenure 2001 table, Census data 2001 from the National Statistics Web Site

Ranking Table 4: Districts with the lowest proportions of HA housing (bottom 40)

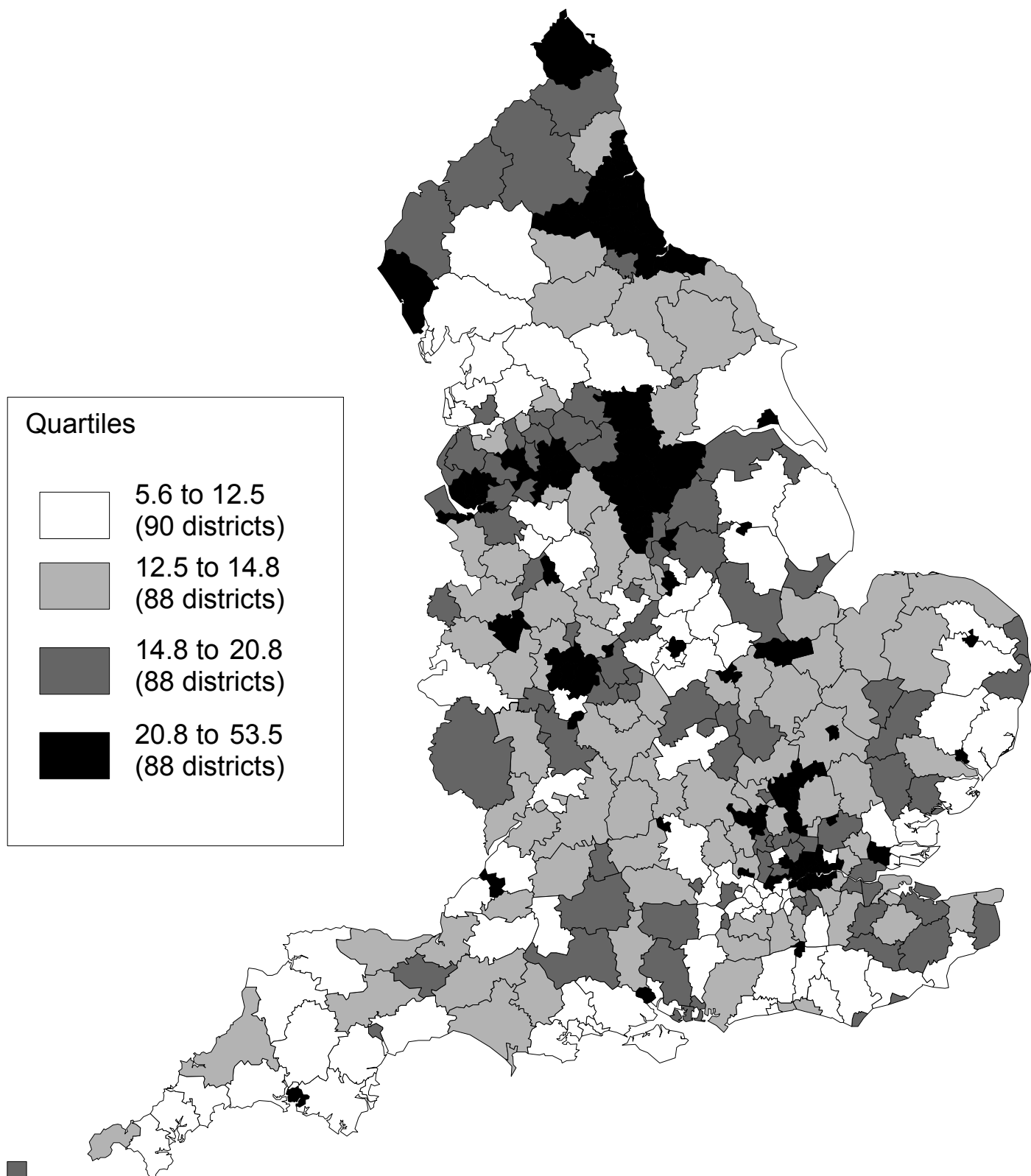
Percentages of total dwellings

Districts	Housing Association Sector	HA sector Rank
South Gloucestershire	2.18	314
Ribble Valley	2.16	315
Mole Valley	2.16	316
Broxtowe	2.15	317
Crewe and Nantwich	2.14	318
Barrow-in-Furness	2.13	319
Barnsley	2.13	320
North Somerset	2.09	321
Broxbourne	2.09	322
Brentwood	1.98	323
South Kesteven	1.98	324
Melton	1.97	325
Caradon	1.96	326
Thurrock	1.96	327
Ellesmere Port and Neston	1.96	328
Fareham	1.95	329
Blackpool	1.92	330
Erewash	1.92	331
Wokingham	1.90	332
Bassetlaw	1.88	333
Tandridge	1.87	334
Castle Morpeth	1.87	335
West Lancashire	1.86	336
Doncaster	1.85	337
Oadby and Wigston	1.83	338
Aylesbury Vale	1.82	339
Havering	1.78	340
South Northamptonshire	1.73	341
North Kesteven	1.73	342
South Holland	1.70	343
North Lincolnshire	1.70	344
Harborough	1.69	345
South Derbyshire	1.66	346
Derbyshire Dales	1.66	347
Bromsgrove	1.65	348
East Riding	1.62	349
Blaby	1.61	350
Chester-le-Street	1.47	351
North East Derbyshire	1.35	352
Castle Point	1.30	353
Rushcliffe	1.23	354

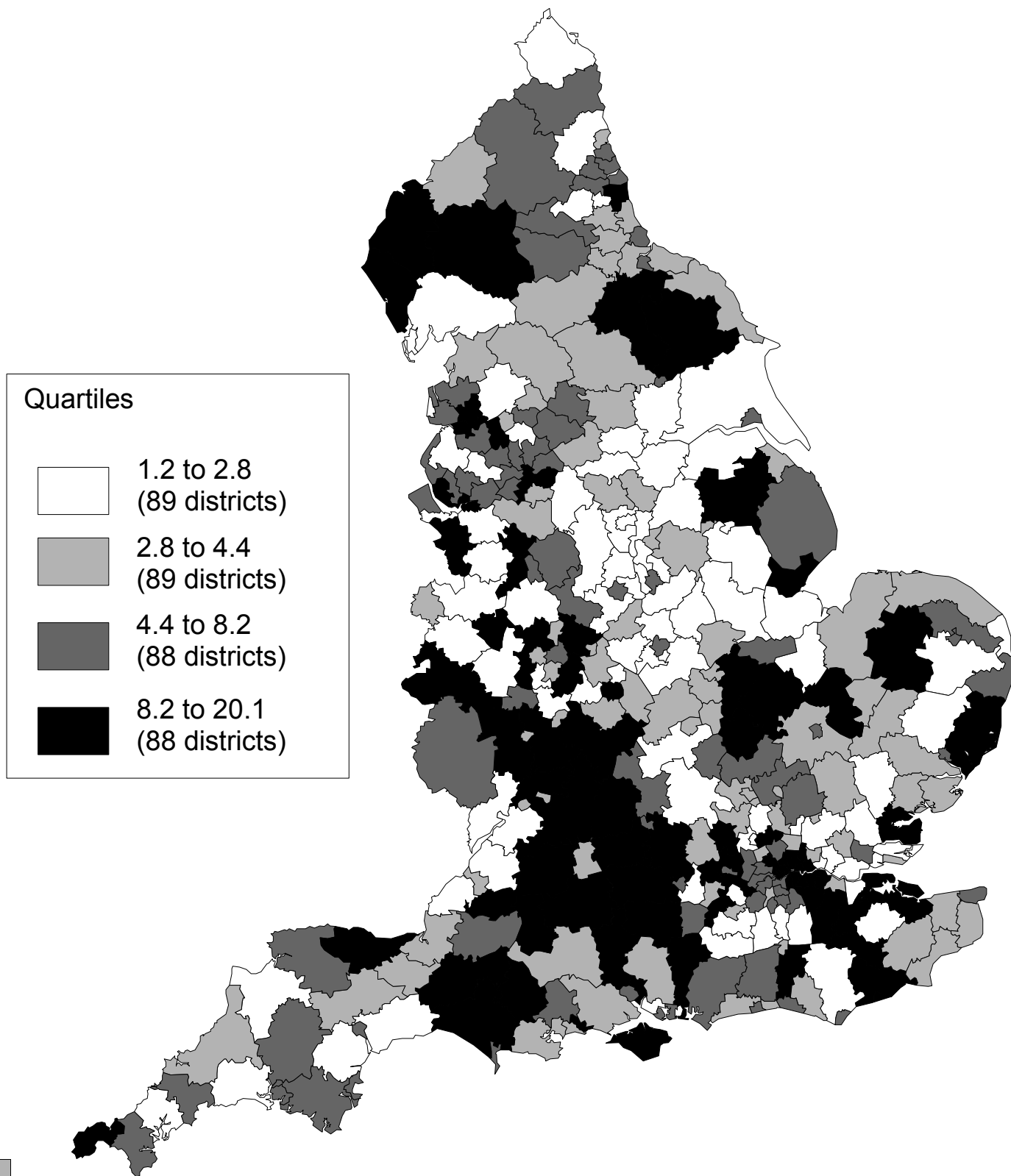
Source: Tenure 2001 table, Census data 2001 from the National Statistics Web Site

This paper was written by Donna Harris and Dawn Marshall of Dataspring, the Centre for Housing and Planning Research, University of Cambridge in July 2003.

Map 1: Social rented sector dwellings as a percentage of all dwellings



Map 2: HA sector dwellings as a percentage of all dwellings



Map 3: HA as a percentage of the social rented sector

