



Census Briefing Paper Three

Tenure changes between 1991 and 2001: The importance of the RSL sector

The aim of this paper is to assess the absolute importance of the social housing sector and within this, how the Housing Association (HA) sector has geographically changed in comparison with the 1991 Census. It also looks at the overall changes in the tenure patterns.

Summary

- The analysis shows that in 2001, owner occupation remained the most important tenure followed by the social rented sector. This reflects the same tenure pattern as in 1991. However, the private rented sector and the HA sector became much more important in all geographical areas in 2001.
- Overall, the total number of dwellings in England increased by 10% between 1991 and 2001. The social sector as a whole (HA plus Local Authority (LA) dwellings) declined by 9% nationally.
- Detailed analysis shows that the HA sector became more important everywhere. This was not just because of an absolute rise in HA dwellings, but also because of the decline in the LA sector as a result of the change in the role of LAs, the Large Scale Voluntary Transfer (LSVT) programme and Right to Buy. The HA sector stock increased by 107% whereas LA dwellings fell by 27%.
- At regional level, the largest increase in the HA sector was in the South West (215%). The North East showed the smallest increase (44%).
- Metropolitan areas showed a slightly larger increase in dwellings than non-metropolitan. This was largely because of the increase in the size of the private rented sector in both types of area. However, owner occupied dwellings rose faster in non-metropolitan areas.
- HA dwellings increased nearly twice as fast in non-metropolitan areas at 143% compared to only 74% in metropolitan areas. This makes it relatively more important in non-metropolitan areas in 2001.
- The overall increase in dwellings was greater in rural (13%) than in urban areas (8%). Owner occupation remained the most important tenure in both urban and rural areas.
- Within the social sector, the increase in HA dwellings was higher in rural areas (145%) than urban (89%). However, the HA sector became more important in both rural and urban areas.

- At district level, the change in total dwellings ranged from a fall of 74% in Richmond-upon-Thames to a rise of 366% in Richmondshire. The smallest change was in Easington at –0.2%.
- Overall, the HA sector became more important for 96% of districts in England.

1. Methodology and definition

A basic comparison of the methodology used in the 1991 and 2001 censuses is shown in Table 1:

Table 1: Basic comparison of methodology and definitions used in 1991 and 2001

Methodology	1991 Census	2001 Census
Basis of data collection	Household based (four tenure)	Household based (four tenure)
Timing	Ten year census at 29 April 1991	Ten year census at 29 April 2001
Geographic Coverage	England	England
Spatiality	Pre-1996 boundaries*	Post-1996 boundaries -Wansdyke and Bath merged in 1996 and became 'Bath and North East Somerset'. -Blackburn with Darwen' changed name from Blackburn in 1998. -Brighton merged with Hove in 1997 and became 'Brighton and Hove'. -Hereford, Leominster, South Herefordshire and part of Malvern Hills merged in 1998 and became 'Herefordshire'. -Medina and South Wight merged in 1995 and became 'Isle of Wight'. -Rochester on Medway merged with Gillingham in 1998 and became 'Medway'. -Cleethorpes merged with Great Grimsby in 1996 and became 'North East Lincolnshire'. -Glanford, Scunthorpe and part of Boothferry merged in 1996 and became 'North Lincolnshire'. -'North Somerset' changed name from Woodspring in 1996. -'Redcar and Cleveland' changed name from Langbaugh on Tees in 1996. -Northavon merged with Kingswood in 1996 and became 'South Gloucestershire'. - 'Swindon' changed name from Thamesdown in 1997 -'Telford and Wrekin' changed name from The Wrekin in 1998 - 'West Berkshire' changed name from Newbury in 1998 -East Yorkshire, Beverley, Holderness and part of Boothferry merged in 1996 and became 'East Riding of Yorkshire'.
National variables	All information available nationally	All information available nationally
Tenure	- Shared ownership is included in 'Owner occupied' sector -Private rented sector includes 'Other rents', and 'Rents with a job or business'.	-Shared ownership is a separate tenure type. - Private rented sector includes 'Other rents'.

* In this Briefing paper, pre-1996 boundaries have been used for the 1991 census for comparison purposes.

Methodology	1991 Census	2001 Census
Local variables	All information available at district, ward, and 'Census Areas' (areas 20 times smaller than wards - around 150 households)	All information available at district, ward, and 'Census Areas' (areas 20 times smaller than wards - around 150 households)
Samples	All households complete the same form (communal establishment)	All households complete the same form (communal establishment)

Sources: National Statistics (Tenure table, 2001 Census) and NOMIS (Table L20).

2. Importance of the HA Sector in England and its Regions

The total number of dwellings in England increased by 10% between 1991 and 2001 (Table 2). At regional level, the increase in numbers of dwellings ranged from 4% to 13%. The largest growth was in the South West and Eastern regions (13%). The total number of dwellings in the South East and East Midlands regions also increased significantly more than the national average.

Table 2: Changes in numbers of dwellings by tenure at regional level between 1991 and 2001 Census (Thousands)

Region	All dwellings			Owner occupied sector*			Private rented sector			Social rented sector total (LA + HA)		
	1991	2001	% Change	1991	2001	% Change	1991	2001	% Change	1991	2001	% Change
London	2,761.1 (14.8%)*	3,016.0 (14.7%)	9.2%	1,579.2 (57.2%)**	1,704.7 (56.5%)	7.9%	382.8 (13.9%)	520.9 (17.3%)	36.1%	799.2 (29.2%)	790.4 (26.2%)	-1.1%
South East	2,945.3 (15.8%)	3,287.5 (16.1%)	11.6%	2,172.6 (73.8%)	2,431.5 (74.0%)	11.9%	297.7 (10.1%)	397.1 (12.1%)	33.4%	475.1 (16.2%)	459.0 (14.0%)	-3.4%
South West	1,843.4 (19.9%)	2,086.0 (10.2%)	13.2%	1,342.0 (72.8%)	1,524.1 (73.0%)	13.6%	199.4 (10.8%)	279.6 (13.4%)	40.2%	302.1 (16.5%)	282.3 (13.5%)	-6.6%
East Midlands	1,553.1 (8.3%)	1,732.5 (8.5%)	11.6%	1,096.8 (70.6%)	1,250.6 (72.2%)	14.0%	125.1 (8.1%)	178.5 (10.3%)	42.7%	331.2 (21.4%)	303.4 (17.5%)	-8.4%
Eastern	1,982.8 (10.6%)	2,232.0 (10.9%)	12.6%	1,407.2 (71.0%)	1,622.9 (72.7%)	15.3%	178.2 (9.0%)	240.5 (10.8%)	35.0%	397.6 (20.1%)	368.6 (16.5%)	-7.3%
West Midlands	1,989.1 (10.6%)	2,153.7 (10.5%)	8.3%	1,345.6 (67.7%)	1,498.1 (69.6%)	11.3%	137.3 (6.9%)	212.0 (9.8%)	54.3%	506.2 (25.5%)	443.6 (20.6%)	-12.4%
Yorkshire and the Humber	1,928.1 (10.3%)	2,064.7 (10.1%)	7.1%	1,270.7 (65.9%)	1,395.9 (67.6%)	9.9%	160.0 (8.3%)	234.7 (11.4%)	46.7%	497.5 (25.9%)	434.2 (21.0%)	-12.7%
North East	1,026.1 (5.5%)	1,066.3 (5.2%)	3.9%	605.0 (59.0%)	678.4 (63.6%)	12.1%	69.2 (6.7%)	93.2 (8.7%)	34.6%	352.0 (34.4%)	294.7 (27.6%)	-16.3%
North West	2,654.0 (14.2%)	2,812.8 (13.8%)	6.0%	1,807.7 (68.1%)	1,948.0 (69.3%)	7.8%	196.9 (7.4%)	300.2 (10.7%)	52.5%	649.5 (24.6%)	564.6 (20.1%)	-13.1%
ENGLAND total	18,683.0 (100%)	20,451.4 (100%)	9.5%	12,626.8 (67.6%)	14,054.1 (68.7%)	11.3%	1,746.6 (9.3%)	2,456.6 (12.0%)	40.6%	4,310.2 (23.2%)	3,940.7 (19.3%)	-8.6%

Sources: NOMIS (Table L20) and National Statistics (Tenure Table in Census 2001).

Note: * Percentages of total England

** Percentages of total

The North East region had the smallest increase in the number of total dwellings (4%). Within the tenures, the private rented sector had the largest increase in the

* In the 1991 census, shared ownership was included in owner occupied sector. Therefore, the figures for shared ownership have been added to owner occupied figures for the 2001 census.

number of dwellings (41% overall for England). This also reflects the changes in the overall tenure pattern, as the private rented sector became a more important tenure in all regions in the 2001 Census. The largest growth in the private rented sector was in the West Midlands region (54%). The smallest increase in privately rented dwellings was in the South East region (33%). In comparison, the number of owner occupied dwellings increased only slightly (11%) between the 1991 and 2001 Censuses. The South East, South West, East Midlands, Eastern, West Midlands, and North East regions all had higher increases in owner occupied dwellings than the national average. It is interesting to note that although the number of dwellings in this sector did not change much over the 10-year period, owner occupation was still the most important tenure in the 2001 Census and accounted for the largest proportion of total dwellings in all regions.

The social sector became less important in the 2001 Census as shown in Table 2. The proportion of social sector dwellings in England decreased from 23% in the 1991 Census to 19% in the 2001 Census. This pattern applied to all regions. The North East region had the largest decrease in the relative importance of social sector dwellings (-16%), and the London region had the smallest decrease (-1%). A possible reason is that the number of dwellings for other tenures increased at a faster rate than the social rented sector.

Table 3: Changes in numbers of dwellings within the social sector between 1991 and 2001 (Thousands)

Region	Social rented sector (HA)			Social rented sector (LA)		
	1991	2001	% Change	1991	2001	% Change
London	154.7 (5.6%)*	274.1 (9.1%)	77.2%	644.5 (23.3%)	516.2 (17.1%)	-19.9%
South East	85.9 (2.9%)	217.2 (6.6%)	152.8%	389.2 (13.2%)	241.8 (7.4%)	-37.9%
South West	38.4 (2.1%)	120.8 (5.8%)	214.7%	263.7 (14.3%)	161.4 (7.7%)	-38.8%
East Midlands	33.1 (2.1%)	63.5 (3.7%)	91.6%	298.0 (19.2%)	239.9 (13.9%)	-19.5%
Eastern	46.3% (2.3%)	109.6 (4.9%)	136.8%	351.3 (17.7%)	259.0 (11.6%)	-26.3%
West Midlands	55.7% (2.8%)	136.5 (6.3%)	145.1%	450.5 (22.7%)	307.1 (14.3%)	-31.8%
Yorkshire and the Humber	46.3% (2.4%)	77.4 (3.8%)	67.1%	451.1 (23.4%)	356.7 (17.3%)	-20.9%
North East	39.0% (3.8%)	56.1 (5.3%)	43.9%	313.0 (30.5%)	238.6 (22.4%)	-23.8%
North West	97.7% (3.68%)	182.9 (6.5%)	87.3%	551.8 (20.8%)	381.7 (13.6%)	-30.8%
ENGLAND total	597.1 (3.2%)	1238.2 (6.1%)	107.4%	3713.0 (19.9%)	2702.5 (13.2%)	-27.2%

Sources: NOMIS (Table L20) and National Statistics (Tenure Table in Census 2001).

Note: * Percentage of total dwellings

Within the social sector, changes in the number of HA sector dwellings range from 44% to 215% and changes in LA sector dwellings range from -20% to -39% (Table 3). The number of HA dwellings more than doubled between 1991 and 2001, which means that the HA sector became significantly more important in 2001 than in 1991. The largest increase in the number of HA dwellings was in the South West region

(215%). The South East, Eastern, and West Midlands regions also had a larger increase in HA dwellings than the national average. The smallest increase in HA dwellings was in the North East region (44%). In contrast, the number of LA rented dwellings decreased by 27% from 1991 to 2001 overall for England. The largest decline in LA rented dwellings was in the South West region (39%), which is also the region where there was the largest rise in HA dwellings (215%).

Even though the overall number of social rented sector dwellings declined between 1991 and 2001 (Table 2), the number of HA dwellings increased dramatically over the same period. There appears to be a relationship between the increase in the number of HA dwellings and the fall in the number of LA dwellings within the regions and England. There are a number of possible explanations for this relationship. Firstly, since the 1989 Housing Act, Local Authorities have taken a different role as planners and strategists, and transferred their development activities to Housing Associations. As a result, there would not be any increase in LA dwellings. Secondly, the actual decline in LA dwellings can be explained by the large-scale voluntary transfer (LSVT) programme, which began in the early 1990s. Within this programme, large amounts of LA housing stock (546,579 units) were transferred to the HA sector between 1991 and 2001. Moreover, through the Right to Buy scheme, local authorities lost approximately 484,000 dwellings as a result of sales tenants. These factors have all contributed to the large increase in the proportions of HA stock and decrease in LA sector dwellings within the country.

2. Metropolitan and non-metropolitan areas

The increase in total dwellings was slightly larger in non-metropolitan areas (10%) than metropolitan areas (8%) between 1991 and 2001 (Table 4). The largest increase was in the private rented sector for both metropolitan and non-metropolitan areas (47% and 37% respectively). This reflects the regional and national trends. The social rented sector became less important in both types of area (-7% for metropolitan areas, and -10% for non-metropolitan areas). However, the relative decrease in importance of social housing was larger in non-metropolitan areas. There was a larger rise in owner occupied dwellings in non-metropolitan areas (12%) than metropolitan areas (10%). On the other hand, both the private rented and social sectors in metropolitan areas increased slightly more than those in non-metropolitan areas. However, the changes in the overall number of dwellings for all tenures were not significantly different between the two types of area.

Within the social rented sector (Table 5), the number of HA dwellings increased considerably in non-metropolitan areas (143%). This was almost double the increase in metropolitan areas (74%). In contrast, there was not as significant a difference in the decrease in numbers of LA dwellings between metropolitan (-21%) and non-metropolitan areas (33%). There appears to be a clear relationship between the sharp increase in HA dwellings and the decline of LA dwellings within both metropolitan and non-metropolitan areas. This is in line with the regional and national patterns.

Table 4: Changes in the number of dwellings by tenure for metropolitan and non-metropolitan areas (Thousands)

Areas	Total dwellings		%	Owner occupied		%	Private rented sector		%	Social rented sector total (LA + HA)		%
	1991	2001		1991	2001		1991	2001		1991	2001	
Metropolitan	6,943.6 (37.2%)*	7,508.1 (37.0%)	8.1%	4,207.5 (60.6%)**	4,607.8 (61.4%)	9.5%	669.7 (9.6%)	984.9 (10.1%)	47.1%	2,066.3 (29.8%)	1,915.4 (25.5%)	-7.3%
Non-metropolitan	11,740.0 (63.0%)	12,943.3 (63.2%)	10.3%	8,419.3 (71.7%)	9,446.3 (73.0%)	12.2%	1,076.7 (9.2%)	1,471.7 (8.1%)	36.7%	2,244.0 (19.1%)	2,025.3 (15.7%)	-9.7%
England	18,683.6 (100%)	20,451.4 (100%)	9.5%	12,626.8 (67.6%)	14,054.1 (68.7%)	11.3%	1,746.6 (9.3%)	2,456.6 (12.0%)	40.6%	4,310.2 (23.2%)	3,940.7 (19.3%)	-8.6%

Sources: NOMIS (Table L20), National Statistics (Tenure Table in Census 2001), and Dataspring database (references for metropolitan and non-metropolitan).

Note: * Percentage of England dwellings

** Percentage of total dwellings

Table 5: Changes in the importance of social rented sector dwellings for metropolitan and non-metropolitan areas

(Thousands)

Areas	Social rented sector (HA)		%	Social rented sector (LA)		%
	1991	2001		1991	2001	
Metropolitan	306.4 (4.4%)*	532.2 (7.2%)	73.7%	1,759.8 (25.3%)	1,383.2 (18.3%)	-21.4%
Non-metropolitan	290.9 (2.3%)	706.0 (5.5%)	142.7%	1,953.1 (16.2%)	1,319.3 (9.8%)	-32.5%
England	597.1 (3.2%)	1,238.2 (6.1%)	107.4%	3,713.0 (19.9%)	2,702.5 (13.2%)	-27.2%

Sources: NOMIS (Table L20), National Statistics (Tenure Table in Census 2001), and Dataspring database (references for metropolitan and non-metropolitan).

Note: * Percentage of total dwellings

Regionally, the overall increase in total numbers of dwellings within metropolitan areas ranged from 1% (Yorkshire and the Humberside) to 19% (North East). This excludes the Eastern, East Midlands, South East and South West regions, which only have non-metropolitan areas. The private rented sector showed the largest overall increase in comparison to other tenures within metropolitan areas (47%). The largest increase was in the North East region (72%). The owner occupied sector in metropolitan areas, however, did not increase as significantly from 1991 to 2001. The largest increase in owner occupied dwellings was also in the North East region (25%). Changes in the social rented sector varied within metropolitan areas. There was almost no change in the number of social sector dwellings in the London region, while there was a 34% increase in the North West region (the highest in metropolitan areas). The number of social sector dwellings in Merseyside and the West Midlands regions, on the other hand, dropped over the 10-year period (-11% and -14% respectively). Within the social sector, HA dwellings increased significantly. The rise in the number of HA dwellings ranged from 52% (Yorkshire and the Humberside) to 98% (North East) in metropolitan areas. The number of LA sector dwellings, on the other hand, fell quite considerably ranging from -8% (North East) to -30% (Merseyside). Although the overall social rented sector dwellings declined in metropolitan areas of Merseyside and the West Midlands regions, there was still a sharp increase in the number of HA dwellings in both regions (69%).

Regionally, the total number of dwellings in non-metropolitan areas increased, this rise in numbers of total dwellings ranged from 1% (Yorkshire and the Humberside) to 13% (South West). The London region is excluded from the analysis of non-metropolitan areas because it is a metropolitan – it only has metropolitan areas. The biggest increase in dwellings was in the private rented sector. This reflects a similar pattern to that of metropolitan areas. The largest increase in private rented sector dwellings in non-metropolitan areas was 66% (Merseyside). This was not much different from the highest increase in metropolitan areas in any region (72% in the North East). The increase in owner occupied dwellings in non-metropolitan areas ranged from 3% (Yorkshire and the Humberside) to 15% (Eastern). This is not a significant change in comparison to other tenures, although owner occupation remained the dominant tenure in 2001. The social rented sector decreased in most region's non-metropolitan areas, except in the South East (77% increase), and the Yorkshire and the Humber (27%) regions. Within the social sector, there was a sharp rise in HA dwellings in non-metropolitan areas. This ranged from 37% (North East) to 218% (West Midlands). The increases in the number of HA dwellings in the Eastern, North West, South East, South West were also more than 100%. The West Midlands region, where there was the biggest increase in HA dwellings, was also the region that had the largest decrease in the number of LA dwellings (-48%) for non-metropolitan areas.

Overall, the HA rented sector became significantly more important in 2001 for both metropolitan and non-metropolitan areas. Moreover, there is a strong relationship between the increase in HA dwellings and the reduction of LA dwellings. The private rented sector was also more important in 2001. However, owner occupation remained the most important tenure in both types of area.

3. Urban and rural areas

For England, the increase in the total number of dwellings was larger in rural areas (13%) than in urban areas (8%) between 1991 and 2001 (Table 6).

Table 6: Changes in the number of dwellings by tenure for urban and rural areas (Thousands)

Areas	Total dwellings		%	Owner occupied sector		%	Private rented sector		%	Social rented sector		%
	1991	2001		1991	2001		1991	2001		1991	2001	
Urban	12,142.0 (65.0%)*	13,083.1 (64.0%)	7.8%	8,092.9 (66.7%)**	8,887.4 (67.9%)	9.8%	1,057.1 (8.7%)	1,518.4 (11.6%)	43.6%	2,992.0 (24.6%)	2,677.2 (20.5%)	-10.5%
Rural	6,541.5 (35.0%)	7,368.4 (36.0%)	12.6%	4,534.0 (69.3%)	5,166.7 (70.1%)	14.0%	689.3 (10.5%)	938.2 (12.7%)	36.1%	1,318.2 (20.2%)	1,263.5 (17.1%)	-4.2%
ENGLAND	18,683.0 (100%)	20,451.40 (100%)	9.50%	12,626.6 (67.6%)	14,054.10 (68.7%)	11.30%	1,746.6 (9.3%)	2,456.6 (12.0%)	40.6%	4,310.2 (23.2%)	3,940.7 (19.3%)	-8.6%

Sources: NOMIS (Table L20), National Statistics (Tenure Table in Census 2001), and Dataspring database (references for urban and rural areas).

Note: * Percentage of England dwellings

** Percentage of total dwellings

Rural areas had larger increases in the total number of dwellings and owner occupied dwellings than urban areas. This reflects the pattern seen in metropolitan and non-metropolitan areas, where non-metropolitan areas had larger increases in both total

dwelling and owner occupied dwellings. Owner occupation remained the most important tenure in both urban and rural areas, however the number of owner occupied dwellings in rural areas increased faster (14%) than in urban areas (10%). The private rented sector became significantly more important in 2001 in both types of area, although dwellings increased faster in urban areas (44%) than in rural areas (36%). For the social rented sector, there was a distinct difference between urban and rural areas in terms of the changes in the number of dwellings. Social sector dwellings decreased by 11% in urban areas, but fell by only 4% in rural areas. Within the social sector, the HA sector became considerably more important in both urban and rural areas. However, the number of HA dwellings in rural areas increased at a higher rate (145%) than in urban areas (89%). LA dwellings in both areas showed a similar rate of decline in both urban and rural areas at -26% and -30% respectively. This reflects the national, and regional patterns as well as the metropolitan and non-metropolitan pattern in that the HA sector became significantly more important while the number of LA dwellings decreased between 1991 and 2001.

Table 7: Changes in the importance of social rented sector dwellings for urban and rural areas (Thousands)

Areas	Social rented sector (HA)		% Changes	Social rented sector (LA)		% Changes
	1991	2001		1991	2001	
Urban	401.0 (3.3%)*	756.9 (5.8%)	88.7%	2,591.0 (21.3%)	1,920.4 (14.7%)	-25.9%
Rural	196.3 (3.0%)	481.4 (6.5%)	145.2%	1,121.9 (17.2%)	782.1 (10.6%)	-30.3%
ENGLAND	597.1 (3.2%)	1,238.20 (6.1%)	107.40%	3,713.0 (19.9%)	2,702.50 (13.2%)	-27.20%

Sources: NOMIS (Table L20), National Statistics (Tenure Table in Census 2001), and Dataspring database (references for urban and rural areas).

Note: * Percentages of total dwellings

At the regional level, the same patterns apply (see Appendix table 2). In all regions, rural areas had larger increases in the total number of dwellings and owner occupied dwellings, but not in the private rented sector. For total dwellings and owner occupation, the largest increase in the number of dwellings was in rural areas of the North East region (32% for total dwellings, and 26% for owner occupation), and the smallest increase was in urban areas of the Yorkshire and the Humber region (2% for total dwellings and 5% for owner occupation). In the private rented sector, the largest increase was in the urban areas of the East Midlands region (99%) and the smallest increase was in the rural areas of the Eastern region (25%). It is interesting to note that even though the overall increase in private rented dwellings was higher in urban areas (44%) than in rural areas (36%) for England, this was not always the case at the regional level. In the Yorkshire and the Humber, North East, and Merseyside regions, there were larger increases in the number of private rented dwellings in rural areas.

In the social rented sector, the changes varied across all regions. In most of the regions, the number of social sector dwellings in urban areas decreased during the 10-year period. However, social rented dwellings in urban areas increased significantly in the South East (67%), Yorkshire and the Humber (20%), and the North West (16%) regions. In rural areas, the number of social dwellings also declined except for London (3%), North East (29%), North West (9%), Yorkshire and the Humber (22%), and South East (96%) regions. The highest increase was in rural areas in the South

East region (96%) and the largest drop was in the West Midlands region (-20%). Within the social sector, HA dwellings rose significantly in both urban and rural areas in all regions. The largest increase was in rural areas in the South West region (365%) and the smallest increase was in rural areas in Merseyside (37%). This also reflects the regional pattern and the metropolitan and non-metropolitan pattern. It is clear that the HA sector became significantly more important in the 2001 Census. The LA sector, on the other hand, became less important in both urban and rural areas in all of the regions with one exception - rural areas of the North East region (18% increase).

4. District level

Changes in the total number of dwellings at district level ranged from -74% (Richmondshire) to 366% (Richmond-upon-Thames). The smallest change in total dwellings was in Easington (-0.2%). Richmond-upon-Thames also had the largest rise in owner occupied dwellings (429%), and Richmondshire had the largest fall in numbers of owner occupied dwellings (-78%). The smallest change was in Worthing, where the number of owner occupied dwellings only increased by three units. This finding reflects the urban/rural pattern to a certain extent. Richmond-upon-Thames is a rural district, and thus, had a larger increase in both total dwellings and owner occupied dwellings than Richmondshire, which is an urban district.

In the private rented sector, Richmond-upon-Thames district also had the largest increase in the number of private rented dwellings (273%), while Richmondshire had the largest decrease (-64%). The smallest change was in Alnwick district (0.7%). In contrast to owner occupation, this does not follow the overall regional pattern and urban/rural pattern. However, it reflects the metropolitan/non-metropolitan pattern, where metropolitan areas (Richmond-upon-Thames) have larger increases in private rented dwellings than non-metropolitan areas (Richmondshire).

In the social rented sector (Map 1), Mid Sussex had the largest increase in social rented dwellings (1,613%) and Newcastle-upon-Tyne had the largest decrease (-77%). The smallest change was in Teignbridge district where the number of social dwellings merely increased by one unit over the 10-year period. This follows the overall regional pattern and the metropolitan/non-metropolitan pattern, as Mid Sussex is a non-metropolitan district in the South East region, and Newcastle-upon-Tyne is a metropolitan district in the North East region. It also reflects the urban/rural pattern since Newcastle-upon-Tyne is a urban district but had a decrease in the number of social dwellings while Mid Sussex, which is a rural district, had an increase in social dwellings. This is in line with the fact that overall the importance of the social sector had declined at a faster rate in urban than rural areas.

Within the social sector, HA dwellings increased significantly in almost all of the districts in England - 96% of all districts in England had an increase of over 25% in the number of HA dwellings. This shows that locally, the HA sector became considerably more important in 2001 than in 1991 (see Map 2). The largest increase in HA dwellings was also in Richmond-upon-Thames, with a significant increase from 73 units in 1991 to 5,799 units in 2001 (7,844%). The smallest change was in Sedgefield district (-3%). The pattern for the HA sector does not follow regional and metropolitan/non-metropolitan patterns, however it reflects the urban/rural pattern.

Richmond-upon-Thames, as stated earlier, is a rural district, and therefore, had a larger increase/change than Sedgefield, which is an urban district.

Conclusion

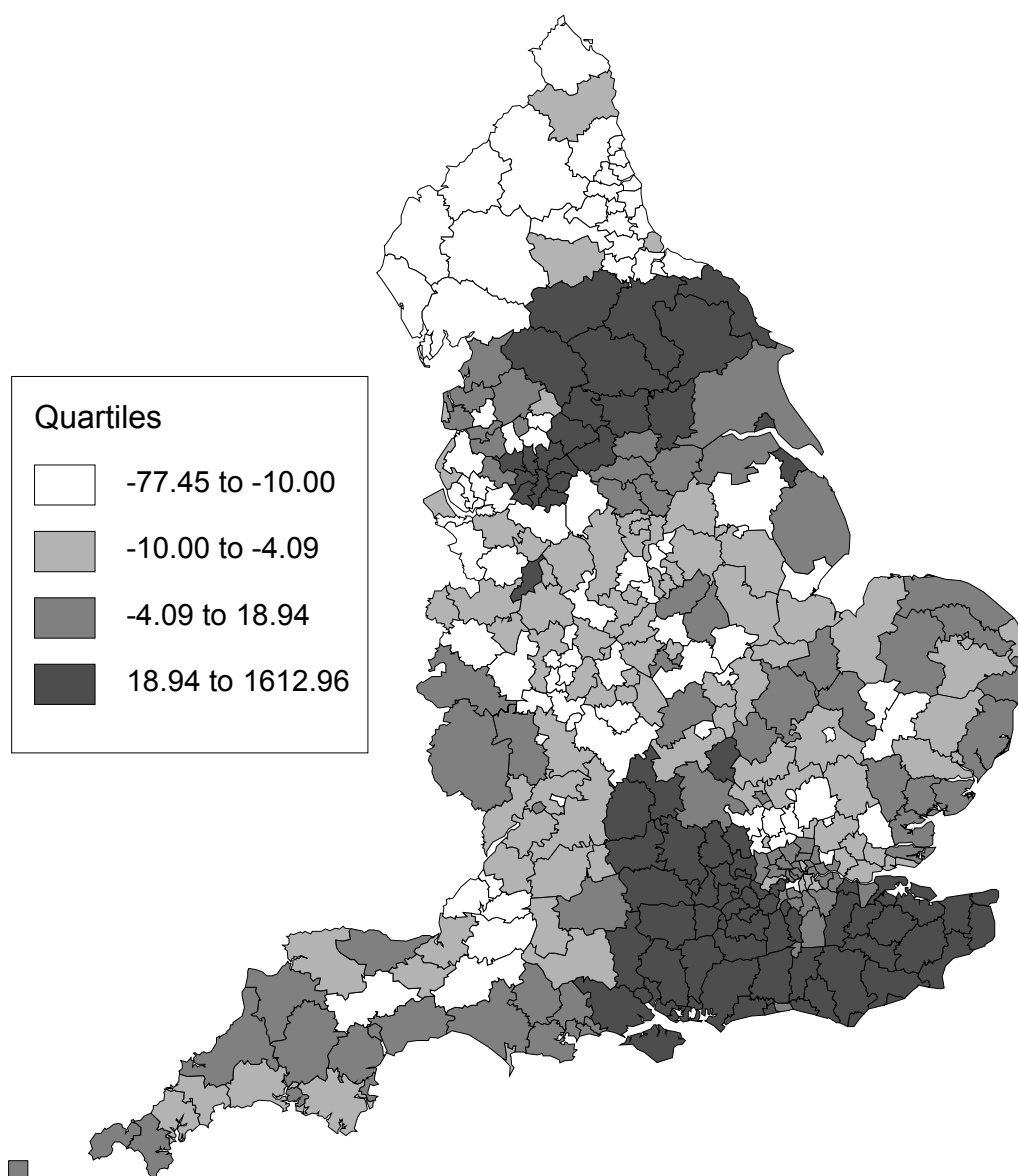
In the 2001 Census, the total number of dwellings increased in England and all of its regions. The HA sector became significantly more important in 2001, as did the private rented sector. However, owner occupation remained the most important tenure and overall, the social rented sector became less important in 2001, despite the increase in the numbers of HA dwellings. The main findings can be summarised as follows:

- The total number of dwellings in England between the 1991 Census and 2001 Census increased by 10%.
- At regional level, the largest increases were in the South West and Eastern regions (13%) and the smallest increase was in the North East region (4%).
- Within the tenures, the largest increase was in the private rented sector (41%).
- The number of social rented sector dwellings decreased by 9%. However, within this sector, HA dwellings rose significantly over the 10-year period (107%) while LA dwellings fell by 27%. As a result, the HA sector became significantly more important in 2001.
- The largest increase in HA dwellings was in the South West region (215%) and the smallest increase was in the North East region (44%).
- The overall increase in dwellings was slightly larger in metropolitan areas than non-metropolitan areas.
- The private rented sector had the largest increase in numbers of dwellings for both metropolitan and non-metropolitan areas. In contrast, there was a larger increase in owner occupied dwellings in non-metropolitan than metropolitan areas. But overall, owner occupation was still the most important tenure in both types of area.
- The increase in HA dwellings in non-metropolitan areas was nearly double that in metropolitan areas (143% and 74% respectively). This means that the HA sector had become much more important in non-metropolitan areas in 2001.
- For urban and rural areas, the increase in numbers of total dwellings was larger in rural areas (13%) than urban areas (8%). Rural areas had larger increases in the number of dwellings in all of the tenures, except the private rented sector.
- Owner occupation remained the most important tenure in both urban and rural areas. However, the private rented sector became much more important in 2001.
- Within the social rented sector, rural areas had a larger increase (10%) than urban areas, where the number of social dwellings was maintained. The HA sector became significantly more important in both areas, but more so in rural areas.
- At district level, the changes in the total number of dwellings within England ranged from -74% (Richmond-upon-Thames) to 366% (Richmondshire). The smallest change was in Easington (-0.2%). The HA rented sector became more important for 96% of total districts in England.

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MAP 1

Percentage changes in numbers of social sector dwellings



MAP 2

Percentage changes in numbers of HA sector dwellings

