

2011 Census Briefing

Housing

Household spaces: At the time of the 2011 census there were 126,827 household spaces in Brighton & Hove, an increase of 6.6% since the 2001 census. Of these, 121,540 are usually occupied (95.8%) and 5,287 are not (4.2%).

Accommodation types: We have comparatively low proportions of detached (10.2%) and semi-detached (19.1%) properties and a high proportion of flats, apartments and converted houses (50.2%).

There has been a significant increase in the number of purpose built flats with 5,656 more recorded in 2011 than in 2001.

Tenure: The number of households with residents increased by 6.2% over the ten years from 2001 to 2011 to 121,540.

Our owner occupier rate is low at 53.3%, compared to 67.6% in the South East and 63.4% in England.

The private rented sector increased by 45.7% between 2001 and 2011 with 28.0% of households now renting their home from a private landlord, compared to 14.7% in the South East.

Household size: With 2.1 people per household we still have the smallest household size in the South East.

Occupancy rates: 8,168 or 6.7% of Brighton & Hove's households are considered to be overcrowded using the 2011 census measure of having one less bedroom than needed.

Central heating: There were 5,406 households (4.4%) without central heating in 2011. This is less than half the number of households recorded as having no central heating in the 2001 census.

Access to the full range of data from the 2011 Census, including local data at different geographical levels, ward and local area profiles, maps and 2011 Census data downloads can be found at www.bhlis.org/census2011

Household spaces

Household spaces								
	2011 Census				2001 Census		Change 2001 to 2011	
	Brighton & Hove		South East	England	Brighton & Hove		Count	%
	Count	%	%	%	Count	%		
Total household spaces	126,827				118,953		7,874	6.6
Household spaces with residents	121,540	95.8	96.0	95.7	114,479	96.2	7,061	6.2
Household spaces with no usual residents	5,287	4.2	4.0	4.3	4,474	3.8	813	18.2

2011 census data taken from ONS table KS401EW

The number of homes, or household spaces, in Brighton & Hove has increased by 6.6% over the ten years between the 2001 and 2011 census. There are now 126,827 household spaces in the city.

The number and proportion of household spaces that have no usual residents, either because they are second or holiday homes or are left vacant, has increased by 813, or 18.2%. This means that 5,287 or 4.2% of the city's households are not usually occupied.

Accommodation types

Accommodation types								
	2011 Census				2001 Census		Change 2001 to 2011	
	Brighton & Hove		South East	England	Brighton & Hove		Count	%
	Count	%	%	%	Count	%		
Total household spaces	126,827	100	100	100	118,953	100	7,874	6.6
Detached house or bungalow	12,897	10.2	28.0	22.3	13,020	10.9	-123	-0.9
Semi-detached house or bungalow	24,174	19.1	27.6	30.7	23,879	20.1	295	1.2
Terraced house or bungalow (including end terrace)	26,001	20.5	22.4	24.5	25,576	21.5	425	1.7
Purpose built flats/tenements	31,739	25.0	16.1	16.7	26,083	21.9	5,656	21.7
Part of converted or shared house (including bedsits)	29,466	23.2	4.0	4.3	27,998	23.5	1,468	5.2
Apartment in commercial building	2,495	2.0	1.1	1.1	2,307	1.9	188	8.1
Caravan or other mobile or temporary structure	55	0.0	0.7	0.4	90	0.1	-45	-50

2011 census data taken from ONS table KS401EW

Just 10.2% of homes in Brighton and Hove are detached which is a much lower proportion compared to the South East and England averages (28.0% and 22.3% respectively). We also have a comparatively low proportion of semi-detached properties too; 19.1% compared to 27.6% in the South East and 30.7% in England.

A quarter of the city's homes are apartments. There are 5,656 more purpose built flats in 2011 compared to 2001. A further 23% of homes are parts of shared houses, or bedsits, in 2011. These are much higher proportions than in the South East and England. In fact Brighton & Hove has the sixth highest proportion of converted dwellings or shared houses in England in 2011.

Tenure

Tenure								
	2011 Census				2001 Census		Change 2001 to 2011	
	Brighton & Hove		South East	England	Brighton & Hove		Count	%
	Count	%	%	%	Count	%		
All households with usual residents	121,540				114,479		7,061	6.2
Owned outright	28,397	23.4	32.5	30.6	29,810	26.0	-1,413	-4.7
Owned with a mortgage or loan	36,393	29.9	35.1	32.8	40,131	35.1	-3,738	-9.3
Shared ownership (part rent part mortgage)	1,045	0.9	1.1	0.8	639	0.6	406	63.5
Rented from local authority	11,928	9.8	5.8	9.4	11,779	10.3	149	1.3
Rented from housing association	6,259	5.1	7.9	8.3	5,017	4.4	1,242	24.8
Rented from a private landlord	34,081	28.0	14.7	15.4	23,390	20.4	10,691	45.7
Rented from other source e.g. relative or friend	3,437	2.8	2.9	1.4	3,713	3.2	-276	-7.4

2011 census data taken from ONS table KS402EW

The number of households with residents has increased by 6.2 per cent over the ten years from the 2001 to the 2011 census to 121,540.

Brighton & Hove had 6.7% fewer owner occupied households in 2001 than in 2011, a decrease of 4,745 households. Compared to the South East and England our owner occupier rate is low.

The size of our private rented sector is comparatively high with 28.0% of households renting their home from a private landlord, compared to just 14.7% in the South East. This is an increase of 45.7% compared to the 2001 census.

The number of households renting from the local authority remained fairly static between the 2001 and 2011 censuses with just 149 more households renting from the local authority in 2011, a total of 11,928. There has however been a 24.8% increase in households renting from a housing association, with 6,259 now renting from them. The growth of this form of tenure puts us more in line with the South East and England. At the time of the 2001 census 4.4% of our housing was rented from a housing association. By the 2011 census this proportion was 5.1%, compared to 7.9% in the South East and 8.3% in England.

Household size & rooms

Household size & rooms					
	2011 Census			2001 Census	Change 2001 to 2011
	Brighton & Hove	South East	England	Brighton & Hove	
All households with usual residents	121,540	3,555,463	22,063,368	114,479	7,061
Average household size	2.2	2.4	2.4	2.1	0.1
Average number of bedrooms per household	2.4	2.8	2.7	x	x
Average number of rooms per household	4.6	5.6	5.4	4.7	-0.1

2011 census data taken from ONS table KS403EW

The average household in Brighton & Hove has increased from 2.1 people per household in the 2001 census to 2.2 people per household in the 2011 census. We still have the smallest household size in the South East in 2011.

The average household in Brighton & Hove has one less room than the South East average with 4.6 rooms compared to 5.6.

Occupancy rates

Occupancy Rates								
	2011 Census				2001 Census		Change 2001 to 2011	
	Brighton & Hove		South East	England	Brighton & Hove			
	Count	%	%	%	Count	%	Count	%
Bedrooms: with an occupancy rate of -1*	8,168	6.7	3.8	4.8	x	x	x	x
Rooms: with an occupancy rate of -1*	20,755	17.1	7.5	8.7	14,517	12.7	6,238	43.0

Note: Occupancy rating provides a measure of whether a household's accommodation is overcrowded or under occupied. There are two measures of occupancy rating, one based on the number of rooms in a household's accommodation, and one based on the number of bedrooms. The ages of the household members and their relationships to each other are used to derive the number of rooms/bedrooms they require, based on a standard formula. The number of rooms/bedrooms required is subtracted from the number of rooms/bedrooms in the household's accommodation to obtain the occupancy rating. An occupancy rating of -1 implies that a household has one fewer room/bedroom than required, whereas +1 implies that they have one more room/bedroom than the standard requirement.

2011 census data taken from ONS table KS403EW

The table above shows the number and proportion of households which had one bedroom less than required (with an occupancy rate of -1). At the time of the 2011 census 6.7% or 8,168 of Brighton & Hove's households were considered to be overcrowded using this measure of having one less bedroom than required.

Using a different measure of overcrowding which is based on the number of rooms rather than just bedrooms, Brighton & Hove has a much higher rate of overcrowding, at 17.1 per cent, 20,755 homes. However, this measure counts bedsits and studio flats as overcrowded even if there is only one occupant, as the measure is based on having a bedroom and another room to live in. On this measure, there was a 43% increase in the number of households that are overcrowded between the 2001 and 2011 censuses.

Central heating

Central heating								
	2011 Census				2001 Census		Change 2001 to 2011	
	Brighton & Hove		South East	England	Brighton & Hove			
	Count	%	%	%	Count	%	Count	%
With central heating	116,134	95.6	97.6	97.3	102,125	89.2	14,009	13.7
Without central heating	5,406	4.4	2.4	2.7	12,354	10.8	-6,948	-56.2

2011 census data taken from ONS table KS403EW

The number of households without central heating has more than halved since the 2001 census. We now have 4.4% or 5,406 households without central heating. This is still a higher proportion than in the South East, where just 2.4% of households don't have central heating and England where 2.7% don't.

All Census Briefings in this series are available at www.bhlis.org/census2011