



## BRIEFING PAPER

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# Home ownership & renting: demographics

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## Summary

This briefing paper looks at the demographics of households in owner-occupied, privately rented and social rented housing and considers trends over the last twenty years. The data comes from analysis of the Labour Force Survey (LFS), a UK-wide survey.

At the end of 2016, around 65% of UK households were owner-occupiers, 17% were renting from a private landlord and 18% were renting from a social landlord. Social renting has declined since 1996, while private renting has increased. The rate of owner-occupation is also slightly lower than it was ten years ago.

Some of the key regional and demographic variations in this pattern are described below.

### Region

- Owner-occupation is least common in London and more common in the South of England and in Wales.
- London and the North of England also saw less growth in the number of households owner-occupying between 1996 and 2016.
- Social renting is more common in Scotland, the North of England and London. The number of social renters has fallen – particularly in the North – over the last twenty years.
- Private renting has grown across the UK, and is currently most common in London.

### Age

- Households with a younger household reference person (HRP) are less likely to be owner-occupiers and more likely to rent privately.
- The age gap in home ownership rates has grown over the last twenty years: 16-34 year olds have become less likely to own their home, and over-65s more likely.

### Ethnicity

- Home ownership is more common amongst households led by someone who is White, Indian or Pakistani than other ethnic groups.
- The rate of home ownership fell amongst all ethnic groups between 2001 and 2016, but the fall was greater amongst non-White ethnic groups.

### Country of birth

- Households led by someone born outside the UK are less likely to own their home and more likely to rent privately. Rates of social renting are similar for UK-born and non-UK-born household reference persons.
- The number of households led by someone born outside of the UK has grown substantially in the last twenty years. Most of this growth has been in the private rented sector.

The Library has published other briefings on related topics, which are listed in more detail at the end of each section. More generally, [Tackling the under-supply of housing](#) looks at trends in the supply of housing in each tenure group and [Allocating social housing](#) looks at how social housing is allocated presents a demographic breakdown of recent housing allocations.

# 1. Measuring housing tenure and demographics

This briefing paper uses the Labour Force Survey (LFS), a quarterly survey of UK households, to look at trends in home ownership and renting across different demographic groups. This section explains some of the terms and methods used.

## 1.1 Tenure groups

This analysis looks at three kinds of housing tenure:

- **Owner-occupation**, where the home is owned outright or being bought with a mortgage or loan.
- **Social renting**, where the household pays rent to a local authority or housing association.
- **Private renting**, where the household rents from any other kind of landlord.

Households living rent-free, squatting or in 'shared ownership' schemes (where the property is part owned and part rented) are not included here because the groups are too small to allow for meaningful analysis.

## 1.2 Counting households: what is a household reference person?

Analysis of housing tenure usually looks at the number of households in a particular group, rather than the number of individual people.

According to the definition used in the LFS, a household is 'a single person, or a group of people, living at the same address who have the address as their only or main home. They also share one main meal a day or share the living accommodation'.<sup>1</sup> A household is not always the same thing as a family unit: for example, a group of friends living together would count as separate family units but one household.

In order to count households, this analysis looks at the demographics of the household reference person (HRP). In the LFS, the HRP is the person who owns the accommodation or is responsible for the rent. In joint tenures, the person with the highest income is the HRP and if income is the same, the eldest person is the HRP.

Many households will contain people with a mixture of demographics. But looking at the characteristics of the HRP gives an idea of how demographics vary with housing tenure while controlling for the size and makeup of households.

## 1.3 Measuring changes over time

This paper looks at survey data at five-year intervals: LFS samples from the final months of 1996, 2001, 2006, 2011 and 2016. For 1996 and 2001, data was collected between September and November; afterwards, it was collected from October to December.

The LFS uses a representative sample, which means its estimates can be generalised to the whole population. However, no sample perfectly reflects the real population. This means that estimates are subject to variation. This report gives values rounded to the nearest

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<sup>1</sup> Office for National Statistics. *Labour Force Survey User Guide Volume 8: Household and family data 2008*, p.4.

thousand, and these should be treated as indicative only. Differences between estimates are commented on if they are statistically significant, i.e. that there is a less than five percent chance that the difference occurred randomly.

## 1.4 Why use the Labour Force Survey?

The LFS is not the only source of data on housing tenure. The English Housing Survey (EHS) also collects data on housing tenure and demographic characteristics, released in an annual publication.

The EHS is the best source to use for detailed, England-only housing statistics. As well as tenure, it covers topics including overcrowding, energy efficiency, housing quality and housing costs. The most recent publication is the [headline report for 2015-16](#),<sup>2</sup> and a series of [more detailed reports](#) from 2014-15 are also available from DCLG.

The LFS has some differences from the EHS which make it a useful additional source of statistics. It covers the whole of the UK and is also produced more frequently than the EHS – quarterly, rather than annually.

The LFS also has a larger sample size: around 40,000 households are interviewed for each release, compared to around 13,000 for the EHS. This means the LFS is better suited to producing statistics for small groups (e.g. figures broken down by tenure group and region).

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<sup>2</sup> DCLG, [English Housing Survey 2015 to 2016: Headline report](#), 3 March 2017

## 2. Region

### 2.1 Household tenure by region, 2016

The table below and maps on the right show the proportion of households in each tenure group broken down by region.

Owner-occupation is more common in England and Wales than in Scotland or Northern Ireland. More than 60% of households are owner-occupiers in all English regions with the exception of London, where 50% of households own the home they live in.

London has correspondingly high rates of private renting (26% of households) and social renting (22% of households). Social renting is also more common in the North of England (particularly the North East, where 24% of households are social renters) and Scotland (where the rate is also 24%).

#### Housing tenure by region, Q4 2016

Proportion of households in region

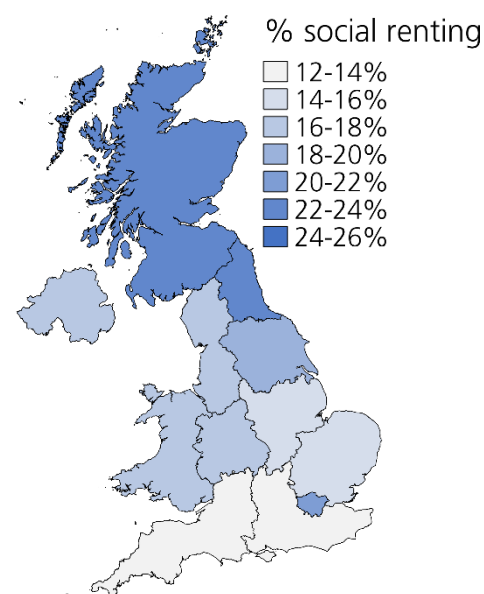
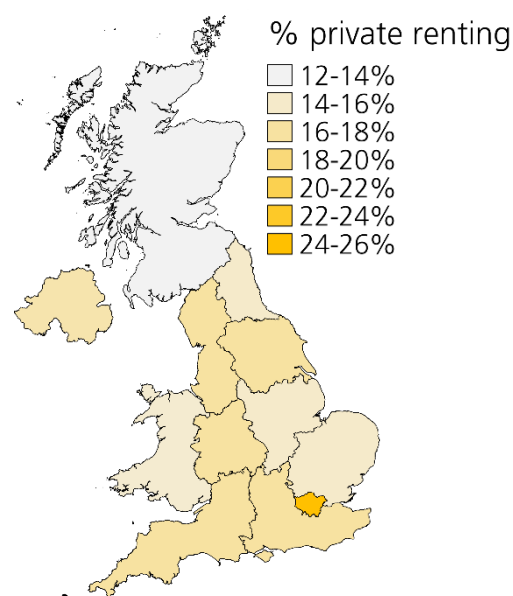
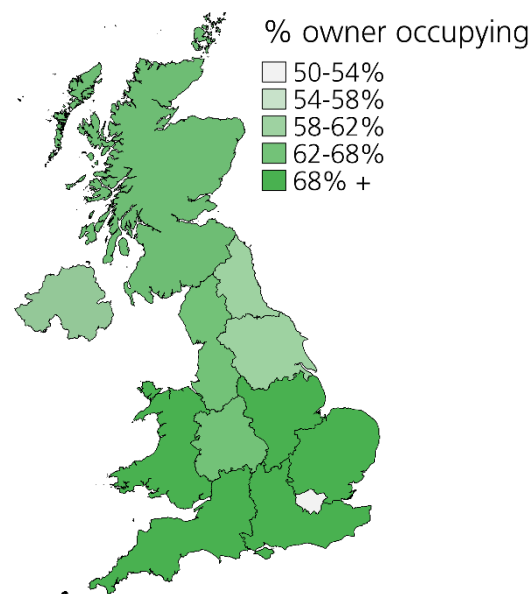
	Owner-occupied	Private rented	Social rented
<b>England</b>	<b>64%</b>	<b>18%</b>	<b>17%</b>
North East	61%	14%	24%
North West	64%	16%	19%
Yorks & Humber	60%	19%	20%
East Midlands	67%	16%	15%
West Midlands	65%	15%	19%
East of England	67%	16%	16%
London	50%	26%	22%
South East	70%	16%	12%
South West	69%	17%	12%
<b>Wales</b>	<b>69%</b>	<b>14%</b>	<b>15%</b>
<b>Scotland</b>	<b>62%</b>	<b>13%</b>	<b>24%</b>
<b>Northern Ireland</b>	<b>61%</b>	<b>19%</b>	<b>17%</b>

**Source:** LFS Household Dataset, Q4 2016

**Notes:** Totals may not sum due to independent rounding.

### 2.2 Local data on housing tenure

The LFS does not have a large enough sample size to produce local-level data on housing tenure. Instead, the 2011 Census is the best source for constituency-level tenure statistics. The Library has produced an [interactive tool](#) that lets you view data for individual constituencies and compare them to regional averages.



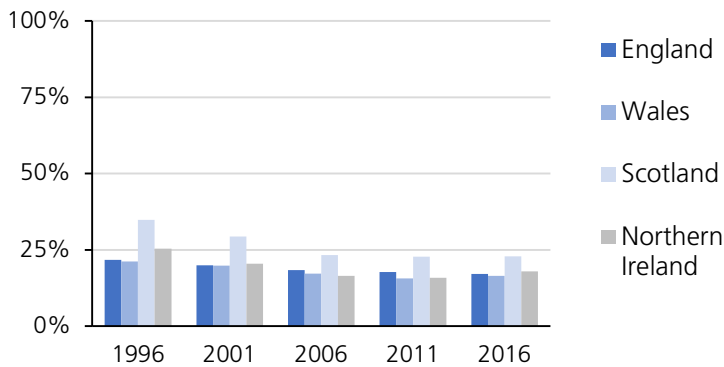
## 2.3 Trends in focus

### Decline in social renting

The proportion of households in social housing declined across the UK between 1996 and 2016, particularly in the early part of this period. This is primarily due to the Right to Buy, a policy which has allowed local authority tenants to purchase their homes at a discount. The policy was introduced in 1980 and has undergone reforms in recent years.

Because housing is a devolved matter, Right to Buy policy has diverged in each nation. The Right to Buy was abolished in Scotland in 2014, and the Welsh Government has introduced legislation to do the same. In England, Right to Buy sales reached a low point between 2008 and 2011, which led the Coalition Government to introduce policies designed to boost sales. There are also plans to extend the Right to Buy to housing association tenants: the Autumn Statement 2016 included a commitment to carry out a large-scale pilot of this policy.

#### Proportion of households social renting by country

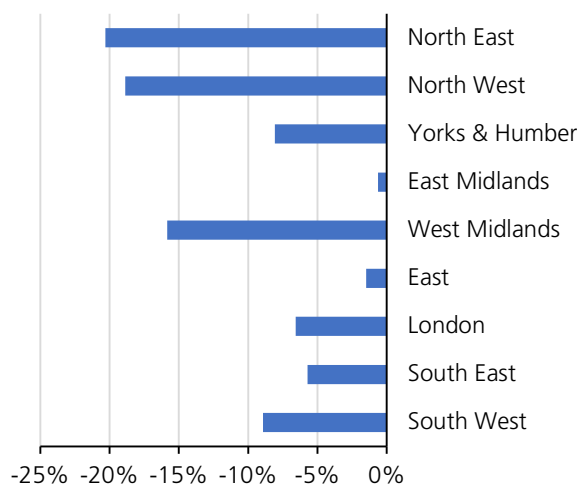


**Source:** Labour Force Survey, Household dataset, Q4 various years

There are also regional differences within England. Over the twenty-year period, the number of social-renting households decreased by 20% in the North East, 19% in the North West and 16% in the West Midlands, while other areas experienced less of a decline. This is likely to be due to multiple factors, including greater take-up of Right to Buy in some regions as well as different levels of investment in new social housing.

#### Percentage change in the number of households social renting

1996-2016, by region



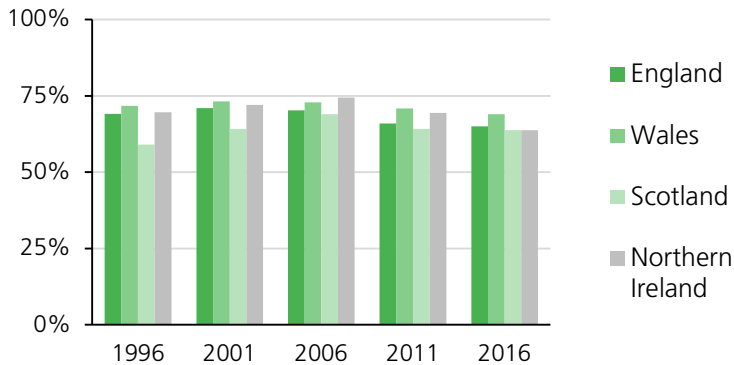
**Source:** Labour Force Survey, Household dataset, Q4 various years

Right to Buy has not led to a straightforward increase in home ownership. As discussed in the sections below, the regions that have experienced greater decline in social renting have tended to see more of an increase in private renting than home ownership.

### Rise and fall of home ownership

Trends in home ownership have been similar across the UK nations: ownership levels increased from 1996 to 2006, but have fallen following the 2008 financial crisis. Rates of home ownership in each nation are now more similar than they were in 1996.

#### Proportion of households owner-occupying by country

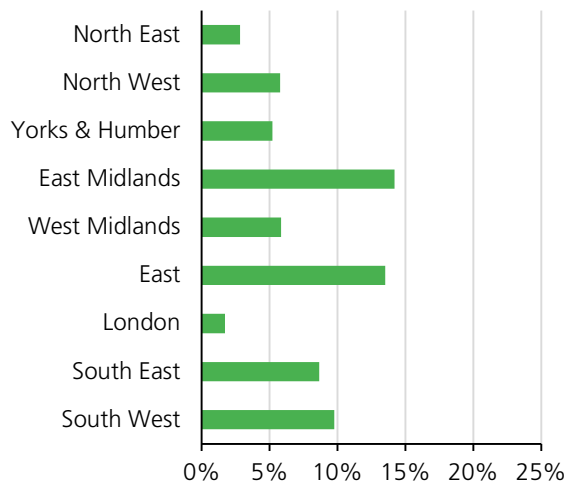


**Source:** Labour Force Survey, Household dataset, Q4 various years

Within England, there has been some regional variation in how the number of home owners changed between 1996 and 2016. Overall, the number of households in owner-occupied accommodation in England rose by 8%, but there was less growth in London (2%) and the Northern regions. The East Midlands and East of England saw more growth in home ownership than other regions (each around 14%).

#### Percentage change in the number of households owner-occupying

1996-2016, by region



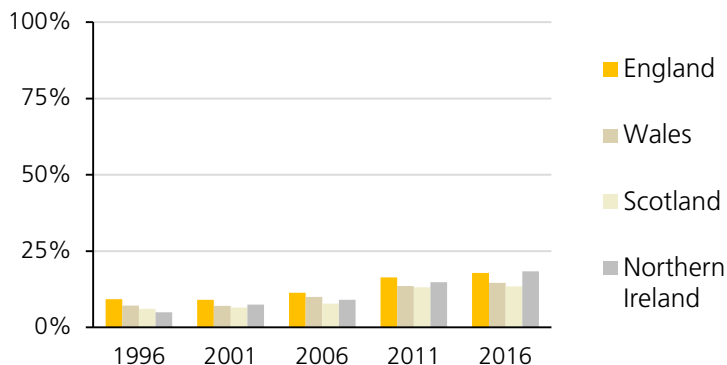
**Source:** Labour Force Survey, Household dataset, Q4 various years



## Steady rise in private renting

As the chart below shows, the proportion of households privately renting increased steadily in all UK nations over the last twenty years.

### Proportion of households privately renting by country

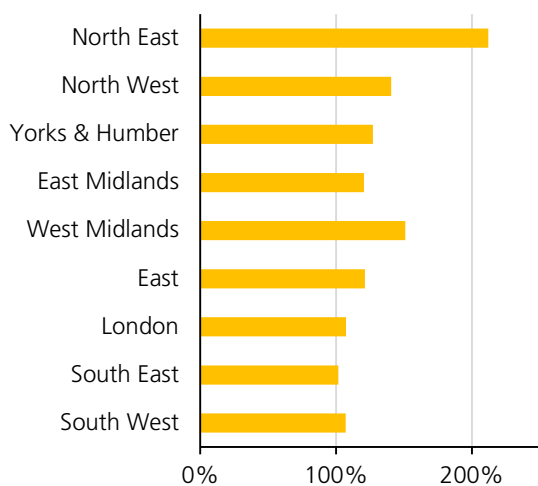


**Source:** Labour Force Survey, Household dataset, Q4 various years

In England, the number of households privately renting increased by 121%. There was a particular increase in the North and Midlands (there was an increase of 212% in the North East). There was less of a proportional increase in the South, where rates of private renting have historically been higher.

### Percentage change in the number of households privately renting

1996-2016, by region



**Source:** Labour Force Survey, Household dataset, Q4 various years

## 2.4 Further reading

The House of Commons Library has produced a number of briefing papers looking at housing tenure trends and the factors influencing them. [Tackling the under-supply of housing](#) looks at long term trends in the supply of housing in the private and social sectors and discusses factors which have affected the net supply of social housing. The online version of the briefing includes tables with historic data on the housing stock in each tenure group.

There are two Library briefings covering the Right to Buy: [Comparing the Right to Buy in England, Scotland, Wales and Northern Ireland](#) looks at differences in devolved policy,

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while [\*Introducing a voluntary Right to Buy for housing association tenants in England\*](#) covers past trends and future English policy plans in more detail.

[\*What is affordable housing?\*](#) looks at the regional and local variations in housing affordability that have limited households' ability to get on the housing ladder, particularly in London. It also looks at regional trends in the provision of affordable housing under the National Planning Policy Framework (NPPF) definition of the term – including different rent levels in the social sector as well as affordable home ownership.

## 3. Age group

### 3.1 Tenure by age of household leader, 2016

The analysis below looks at the number of households living in each tenure group, broken down by the age of the household reference person (HRP). This is the person who owns the accommodation or is responsible for the rent (see p. 4 for more on this).

Households led by younger people are less likely to own their home and more likely to rent privately. 10% of households led by 16-24 year olds own their own home and 65% rent privately. For 25-34 year olds the split is 39% to 42%. Only for households led by someone aged 35 or over do the majority own their home.

By contrast, renting in the social sector is fairly consistent across age groups, with the youngest and oldest groups slightly more likely to do so.

#### Housing tenure by age group of HRP

Tenure	Age group	Number of households	% of households in age group
Owner-occupied	16-24	86,000	10%
	25-34	1,501,000	39%
	35-44	2,660,000	58%
	45-54	3,727,000	68%
	55-64	3,421,000	74%
	65-74	3,188,000	78%
	75 and over	2,821,000	75%
Private rented	16-24	539,000	65%
	25-34	1,615,000	42%
	35-44	1,036,000	23%
	45-54	694,000	13%
	55-64	388,000	8%
	65-74	202,000	5%
	75 and over	158,000	4%
Social rented	16-24	184,000	22%
	25-34	674,000	17%
	35-44	809,000	18%
	45-54	950,000	17%
	55-64	737,000	16%
	65-74	658,000	16%
	75 and over	698,000	19%

**Source:** LFS Household Dataset, Q4 2016

**Notes:** Totals may not sum due to independent rounding.

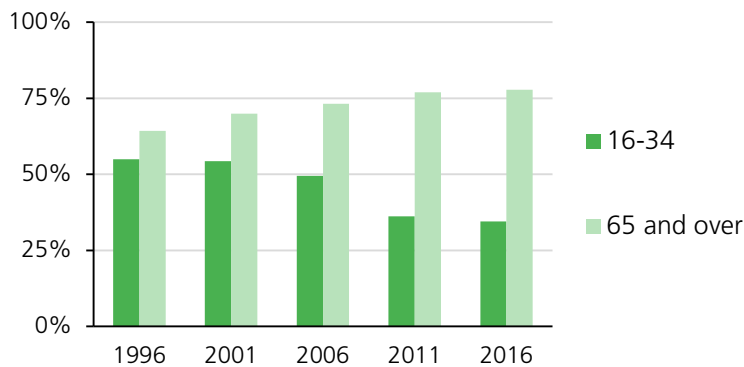
### 3.2 Trends in focus

#### Decline in home ownership amongst young people

Young people have historically been less likely to own their own home than older people, but this gap has increased over time. In 1996, 54% of households led by a 16-34 year old were owner-occupiers – this had reduced to 34% by 2016. This change was matched by an increase in renting, mostly in the private sector: 21% of 16-34 year old households rented privately in 1996, compared to 46% in 2016.

During the same period, there was an increase in home ownership in households led by someone aged 65 or over: 63% were owner-occupiers in 1996, compared to 77% in 2016.

#### Proportion of households owner-occupying by age group of HRP

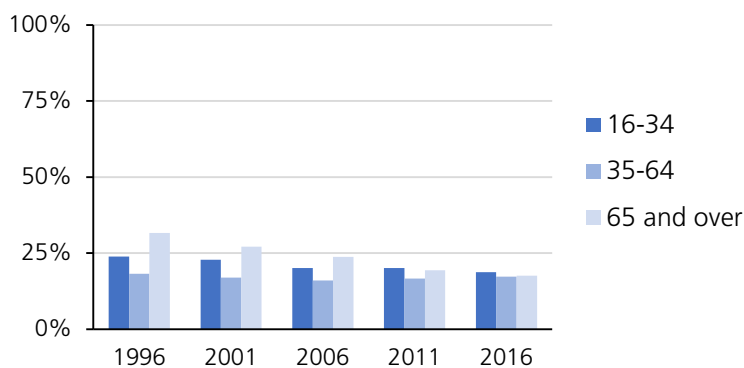


**Source:** Labour Force Survey, Household dataset, Q4 various years

#### Narrowing age gap in the social rented sector

The age profile of social housing tenants was more homogenous in 2016 than in previous years. While the youngest and oldest age groups were still more likely to live in social housing, this trend was more pronounced twenty years ago. The proportion of households led by a 16-34 year old in social housing fell from 23% to 18%, while the proportion led by someone aged 65 or over fell from 31% to 17%.

#### Proportion of households social renting by age group of HRP



**Source:** Labour Force Survey, Household dataset, Q4 various years

The change may partly relate to the overall decline of social renting as a tenure group (see section 2.3). Households have aged out of the youngest bracket since 1996, and many of those in the oldest bracket

are likely to have died. Because the sector has not grown over the last twenty years, households leaving those age cohorts have not been replaced to the same extent.

### 3.3 Further reading

The perceived generation gap in access to home ownership in the UK has triggered a range of comment and analysis.

The Library has published a [briefing paper on 'millennials'](#) which looks at the socio-economic situation of people aged 25-34 in the UK, including more in-depth discussion of access to the housing market in this age group and trends over time.<sup>3</sup>

The Office for National Statistics (ONS) have published a short briefing, [Why are more young people living with their parents?](#), which analyses data from the LFS and other sources to examine trends in the living arrangements of under-35s.<sup>4</sup> They discuss affordability issues affecting young people's ability to buy their own home, and also point to other factors which have an impact on housing arrangements.

A 2016 report by the Resolution Foundation, [Stagnation generation](#), compared home ownership amongst different generations using the Family Resources Survey (FRS). According to their report:

The second half of the 20th century was characterised by the arrival of mass home ownership, with clearly divergent experiences across different generations. [...] members of the silent generation [born 1926-45] were far more likely to own their own homes than their forbears, and this progress continued with the baby boomers [born 1946-55]: at age 40, roughly 70 per cent of this generation owned their home, compared with less than 40 per cent of the greatest generation [born 1911-25] at the same age.

However, this forward march has since reversed, with both generation X [born 1966-80] and the millennials [born 1981-2000] less likely than previous generations to own their own homes. At age 30, baby boomers were 50 per cent more likely to own their own home than millennials were at the same age. Put another way, 30 year old millennials have lower home ownership rates than the baby boomers did at age 24. Indeed, they even have lower levels of ownership than silent generation which came some 55 years earlier.<sup>5</sup>

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<sup>3</sup> House of Commons Library, [Millennials](#), April 2017

<sup>4</sup> ONS Digital, [Why are more young people living with their parents?](#), February 2016.

<sup>5</sup> Resolution Foundation, [Stagnation generation: the case for renewing the intergenerational contract](#), July 2016, p.34. Age groups in square brackets are definitions used elsewhere in the report.

## 4. Ethnicity

























The table below breaks down housing tenure by the self-reported ethnicity of the household reference person (HRP). This is the person who owns the accommodation or is responsible for the rent (see p. 4 for more on this).

Owner-occupation is most common amongst households led by people who are Indian, White or Pakistani (67%, 66% and 60% of households respectively). Households led by a Black HRP are least likely to be owner-occupiers (29% are).

Private renting is common amongst people of ethnicities categorised as 'Other' (39%), 'Other Asian' (35%) and 'Mixed or multiple' (28%). Households led by a White HRP are least likely to rent privately (16%).

Social renting is most common amongst households whose HRP is Black (48%) or Bangladeshi (33%). Households with an Indian HRP are least likely to be social renters (7% are).

### Housing tenure by ethnicity of HRP

Housing tenure	Ethnicity	Number of households	Percentage	Bar
Owner-occupied	White	15,935,000	66%	
	Mixed or multiple	95,000	44%	
	Indian	358,000	67%	
	Pakistani	174,000	60%	
	Bangladeshi	57,000	44%	
	Other Asian <sup>1</sup>	170,000	48%	
	Black <sup>2</sup>	209,000	29%	
	Other	119,000	32%	
Private rented	White	3,805,000	16%	
	Mixed or multiple	62,000	28%	
	Indian	131,000	24%	
	Pakistani	67,000	23%	
	Bangladeshi	31,000	24%	
	Other Asian <sup>1</sup>	125,000	35%	
	Black <sup>2</sup>	151,000	21%	
	Other	143,000	39%	
Social rented	White	3,972,000	16%	
	Mixed or multiple	54,000	25%	
	Indian	40,000	7%	
	Pakistani	46,000	16%	
	Bangladeshi	43,000	33%	
	Other Asian <sup>1</sup>	53,000	15%	
	Black <sup>2</sup>	344,000	48%	
	Other	97,000	26%	

**Source:** LFS Household Dataset, Q4 2016

**Notes:** Totals may not sum due to independent rounding.

1 Includes Chinese and all other Asian ethnic groups

2 Black, Black African, Black Caribbean and Black British

It is worth noting that ethnic minority HRPs are also likely to be younger. For example, while 31% of White HRPs are aged over 65, the

proportion amongst minority ethnic groups ranges from 4% of 'Mixed/Multiple' HRPs to 16% of Indian HRPs. Older HRPs are more likely to be homeowners (see section 2 above), so this trend may account for some of the differences in home ownership rates shown in this chapter.

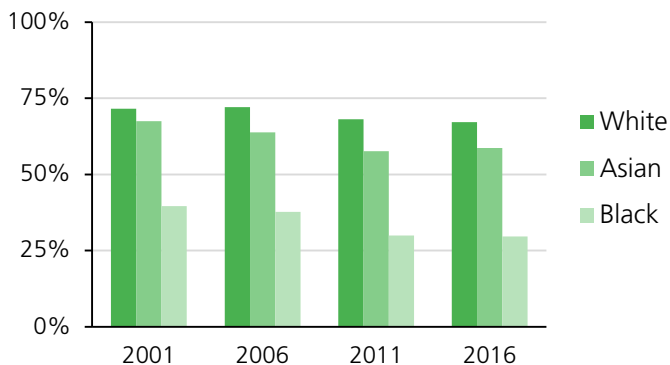
## 4.1 Trends in focus

Comparisons between ethnic groups can be made between 2001 and 2016. Before 2001, respondents were asked a different, non-comparable set of questions about their ethnicity. The ethnic groups specified also vary slightly after 2001, so this analysis uses a simplified set of categories to make comparisons.

### Growing disparity in home ownership

Home ownership fell amongst all ethnic groups between 2001 and 2016, but to different extents (see chart below). Amongst households with a White HRP, home ownership fell by four percentage points (70% to 66%). Households with a Black HRP saw the biggest percentage-point decrease, from 39% to 29%. Home ownership amongst households with an Asian HRP fell from 67% to 58%.

#### Proportion of households owner-occupying by ethnicity of HRP



**Source:** LFS Household Dataset, Q4 2016

**Notes:** For 2001 and 2006, 'Asian' includes the categories Asian, Asian British and Chinese. For 2011 and 2016, the categories are Indian, Pakistani, Bangladeshi, Chinese and 'other Asian'.

For 2001 and 2006, 'Black' includes the categories Black and Black British. For 2011 and 2016, the categories are Black, Black African, Black Caribbean and Black British.

## 4.2 Further reading

The 2011 Census provides a rich source of data on housing tenure and ethnicity. A 2013 [briefing from the ESRC's Centre on Dynamics of Ethnicity \(CoDE\)](#) analyses Census data to examine private renting amongst different ethnic groups.<sup>6</sup> The Census allows for a more fine-grained analysis of ethnicity.

<sup>6</sup> Centre on Dynamics of Ethnicity, October 2013. [How has the rise in private renting disproportionately affected some ethnic groups?](#)

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CoDE's analysis found that in 2011 private renting was highest amongst Other White and Arab ethnic groups, both of which have a high proportion of recent immigrants. Private renting increased between 1991 and 2011 for many ethnic groups, particularly Indian, Pakistani and Black Caribbean populations. The authors also note that ethnic differences in housing tenure are more pronounced amongst young adults.









## 5. Country of birth

### 5.1 Tenure by country of birth of household leader, 2016

This section looks at housing tenure by the country of birth of the household reference person (HRP, see p.4 for definition). 'Country of birth' is sometimes used as a proxy for migration status, but it does not identify whether or not a person has UK citizenship.<sup>7</sup>

Households led by someone born outside the UK are less likely to own their own home: 45% do, compared to 68% of households led by someone UK-born. Correspondingly, households led by a foreign born person are more likely to rent privately. Rates of social renting are similar.

#### Housing tenure by country of birth of HRP

Birthplace of HRP	Tenure	Number of households	% of households in group
UK born	Owner-occupied	15,397,000	68% 
	Private rented	3,084,000	14% 
	Social rented	3,862,000	17% 
Not UK born	Owner-occupied	2,007,000	45% 
	Private rented	1,548,000	35% 
	Social rented	848,000	19% 

**Source:** LFS Household Dataset, Q4 2016

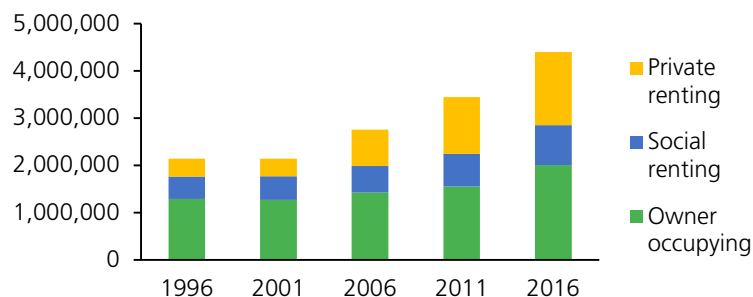
**Notes:** Totals may not sum due to independent rounding.

### 5.2 Trends in focus

#### Growth in private renting amongst migrants

The number of households led by someone born outside of the UK has grown from around 2.2m in 1996 to around 4.5m in 2016. The private rented sector has seen particular growth in this type of household, as the chart below shows.

#### Tenure of households with a non-UK-born HRP, 1996-2016

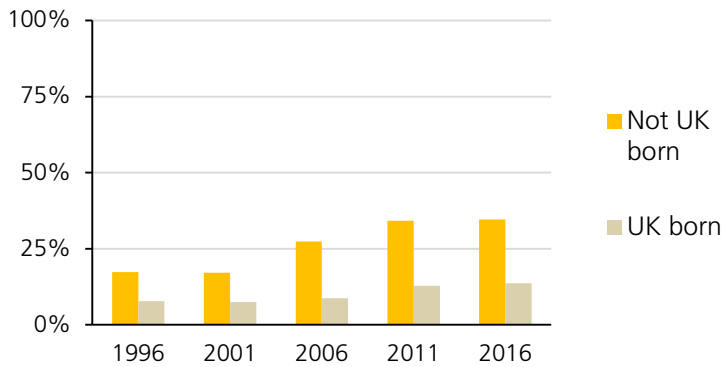


**Source:** LFS Household Dataset, Q4, various years

<sup>7</sup> UK citizens born outside of the UK are counted 'not UK born' in this analysis, for example.

The proportion of both migrant and non-migrant households renting privately have increased significantly between 1996 and 2016 (see chart below). Migrant households have historically been more likely to rent privately and this gap has increased over time.

**Proportion of households privately renting by country of birth of HRP**



**Source:** LFS Household Dataset, Q4, various years

### 5.3 Further reading

The ONS recently published an article exploring how [population change and migration have affected housing demand in England](#).<sup>8</sup> The article stresses that housing demand is influenced by a range of factors, and that migration does not directly affect housing demand on its own.

While the number of households is growing and this is partly driven by international migration, households with a non-UK born HRP are larger on average:

There was a 2% increase in the number of households in England between 2011 and 2015, to 21.9 million households. In 16% (3.4 million) of these households, the household reference person (HRP) was born outside of the UK (10% non-EU and 5% EU). The number of households where the HRP was EU born increased by 21% between 2011 and 2015 (from 978,000 to 1.2 million), whereas the number of households where the HRP was non-EU born increased by 6% over the same period (from 2.1 million to 2.2 million). For comparison, the number of households where the HRP was born in the UK increased by 1% between 2011 and 2015, from 18.3 million to 18.4 million. Household projections statistics for 2014 to 2039 show that the overall number of households in England is projected to increase from 22.7 million in 2014 to 28.0 million in 2039. Net migration (as assumed in the population projections) accounts for 37% of this projected household growth.

In terms of household size, it should be noted that international migrants tend to live in larger households. In 2015, the average household size in England where the HRP was born in the UK was 2.3 residents per household. The average household size where the HRP was born outside the EU was 3.0 residents per household, which is slightly higher than that for households where the HRP was EU born (2.6 residents).

<sup>8</sup> ONS, [International migration and the changing nature of housing in England – what does the available evidence show?](#) 25 May 2017

The analysis found that recent migrants are more likely to rent privately, while migrants who have been in the UK long-term show a similar tenure pattern to UK-born residents:

88% of EU born residents and 80% of non-EU born residents arriving between 2014 and 2016 privately rented. EU born residents who had immigrated to the UK before 2001 were more likely to own or have bought their house with a mortgage; 59% of those arriving between 1991 and 2000 and 73% of those arriving before 1990 lived in homes that they own, similar to the proportion of UK born residents in the owner-occupied sector in 2016 (69%).

The analysis also found that privately-renting households with a non-UK-born HRP were more likely to live in London than any other region. There were 1.4 million such households in London in 2016, and 1.6 million in the rest of the UK regions combined.

The Migration Observatory at the University of Oxford has published a briefing on [migrants and housing in the UK](#).<sup>9</sup> The analysis looks at the accommodation of migrants who have recently arrived in the UK compared to those who have lived in the country for longer, and covers individuals rather than households. It found that the longer someone has lived in the country the more likely they are to live in owned accommodation:

[...] migrants who entered the UK recently (i.e. fewer than 5 years ago) differ significantly from other foreign born arrival groups in regards to type of accommodation. These recent migrants are much more likely to be renters (80%) compared to the average among all foreign born (41%). Yet, those who have been in the UK longer tend to have housing accommodation that is closer to that of the UK-born. In fact, the housing accommodation of those who have been in the UK for 20 years or more is very similar to that of the UK-born.

The briefing also includes a discussion of the allocation of social housing to migrants and non-migrants. They note that not all migrants are entitled to social housing, and add:

While there are no major differences in the use of social housing between the foreign-born and the UK-born populations, there have been claims in the popular press that migrants often receive priority status in the allocation of social housing. Several studies have failed to find evidence supporting this claim (e.g. Battiston et al. 2014, Rutter and Latorre 2009, Robinson 2010). However, some migrant groups are more likely to have the characteristics required to gain priority for social housing and this is one of the reasons for the claim that migrants often receive priority status. Social housing allocation policies vary by location, making it difficult to generalise these findings.

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<sup>9</sup> Migration Observatory, [Migrants and housing in the UK: Experiences and impacts](#), October 2016

# Statistical tables

## Housing tenure by region, 1996 to 2016

	Number of household reference persons				
	1996	2001	2006	2011	2016
<b>Owner-occupying</b>					
North East	674,000	692,000	729,000	738,000	693,000
North West	1,892,000	1,990,000	2,102,000	1,966,000	2,001,000
Yorks & Humber	1,346,000	1,439,000	1,507,000	1,476,000	1,416,000
East Midlands	1,190,000	1,264,000	1,362,000	1,305,000	1,359,000
West Midlands	1,439,000	1,541,000	1,568,000	1,550,000	1,523,000
East	1,517,000	1,674,000	1,685,000	1,662,000	1,722,000
London	1,638,000	1,673,000	1,656,000	1,619,000	1,666,000
South East	2,344,000	2,437,000	2,563,000	2,467,000	2,547,000
South West	1,433,000	1,554,000	1,572,000	1,594,000	1,573,000
England	13,472,000	14,265,000	14,743,000	14,376,000	14,500,000
Wales	840,000	880,000	918,000	909,000	890,000
Scotland	1,261,000	1,411,000	1,535,000	1,483,000	1,523,000
Northern Ireland	395,000	454,000	493,000	489,000	491,000
Total (UK)	15,967,000	17,010,000	17,689,000	17,257,000	17,404,000
<b>Private renting</b>					
North East	58,000	64,000	88,000	139,000	181,000
North West	207,000	179,000	257,000	448,000	498,000
Yorks & Humber	174,000	175,000	226,000	365,000	395,000
East Midlands	137,000	117,000	172,000	297,000	302,000
West Midlands	151,000	142,000	193,000	316,000	379,000
East	180,000	181,000	241,000	341,000	398,000
London	400,000	434,000	526,000	733,000	829,000
South East	303,000	308,000	408,000	559,000	611,000
South West	187,000	217,000	272,000	370,000	387,000
England	1,799,000	1,817,000	2,384,000	3,569,000	3,981,000
Wales	84,000	85,000	125,000	174,000	188,000
Scotland	131,000	144,000	173,000	304,000	322,000
Northern Ireland	28,000	47,000	60,000	104,000	141,000
Total (UK)	2,042,000	2,093,000	2,742,000	4,152,000	4,632,000
<b>Social renting</b>					
North East	330,000	311,000	287,000	259,000	263,000
North West	657,000	583,000	533,000	523,000	533,000
Yorks & Humber	495,000	467,000	452,000	410,000	455,000
East Midlands	318,000	321,000	299,000	312,000	316,000
West Midlands	480,000	440,000	420,000	451,000	404,000
East	407,000	369,000	386,000	403,000	401,000
London	761,000	756,000	745,000	769,000	711,000
South East	473,000	471,000	443,000	445,000	446,000
South West	314,000	286,000	289,000	288,000	286,000
England	4,234,000	4,004,000	3,855,000	3,860,000	3,814,000
Wales	248,000	238,000	216,000	200,000	212,000
Scotland	743,000	645,000	518,000	526,000	546,000
Northern Ireland	144,000	129,000	109,000	112,000	138,000
Total (UK)	5,369,000	5,016,000	4,698,000	4,697,000	4,710,000

**Housing tenure by region, 1996 to 2016**

	Proportion of household reference persons				
	1996	2001	2006	2011	2016
<b>Owner-occupying</b>					
North East	63%	64%	65%	64%	60%
North West	68%	72%	72%	66%	65%
Yorks & Humber	66%	68%	68%	65%	62%
East Midlands	71%	73%	73%	67%	68%
West Midlands	69%	72%	71%	66%	65%
East	71%	74%	72%	68%	67%
London	58%	57%	55%	51%	51%
South East	74%	74%	74%	70%	70%
South West	73%	74%	73%	70%	69%
England	68%	70%	69%	65%	64%
Wales	71%	72%	72%	70%	68%
Scotland	58%	63%	68%	63%	63%
Northern Ireland	68%	71%	73%	68%	62%
Total (UK)	67%	69%	69%	65%	64%
<b>Private renting</b>					
North East	5%	6%	8%	12%	16%
North West	7%	6%	9%	15%	16%
Yorks & Humber	9%	8%	10%	16%	17%
East Midlands	8%	7%	9%	15%	15%
West Midlands	7%	7%	9%	13%	16%
East	8%	8%	10%	14%	16%
London	14%	15%	18%	23%	25%
South East	10%	9%	12%	16%	17%
South West	10%	10%	13%	16%	17%
England	9%	9%	11%	16%	18%
Wales	7%	7%	10%	13%	14%
Scotland	6%	6%	8%	13%	13%
Northern Ireland	5%	7%	9%	15%	18%
Total (UK)	9%	9%	11%	16%	17%
<b>Social renting</b>					
North East	31%	29%	26%	22%	23%
North West	24%	21%	18%	17%	17%
Yorks & Humber	24%	22%	20%	18%	20%
East Midlands	19%	19%	16%	16%	16%
West Midlands	23%	20%	19%	19%	17%
East	19%	16%	16%	17%	16%
London	27%	26%	25%	24%	22%
South East	15%	14%	13%	13%	12%
South West	16%	14%	13%	13%	13%
England	21%	20%	18%	17%	17%
Wales	21%	19%	17%	15%	16%
Scotland	34%	29%	23%	22%	23%
Northern Ireland	25%	20%	16%	16%	17%
Total (UK)	23%	20%	18%	18%	17%

**Housing tenure by age of household reference person, 1996 to 2016**

	Number of household reference persons				
	1996	2001	2006	2011	2016
<b>Owner-occupying</b>					
16-24	227,000	216,000	212,000	92,000	86,000
25-34	2,636,000	2,386,000	2,095,000	1,642,000	1,501,000
35-44	3,200,000	3,555,000	3,729,000	3,066,000	2,660,000
45-54	3,338,000	3,474,000	3,610,000	3,780,000	3,727,000
55-64	2,610,000	2,976,000	3,377,000	3,366,000	3,421,000
65-74	2,284,000	2,407,000	2,431,000	2,763,000	3,188,000
75 and over	1,673,000	1,995,000	2,234,000	2,547,000	2,821,000
16-34	2,862,000	2,602,000	2,307,000	1,734,000	1,587,000
35-64	9,148,000	10,005,000	10,717,000	10,212,000	9,809,000
65 and over	3,957,000	4,403,000	4,665,000	5,310,000	6,009,000
Total	15,967,000	17,010,000	17,689,000	17,257,000	17,404,000
<b>Private renting</b>					
16-24	374,000	348,000	452,000	615,000	539,000
25-34	734,000	749,000	968,000	1,485,000	1,615,000
35-44	330,000	448,000	618,000	925,000	1,036,000
45-54	213,000	220,000	325,000	583,000	694,000
55-64	139,000	144,000	183,000	293,000	388,000
65-74	112,000	84,000	104,000	161,000	202,000
75 and over	142,000	100,000	92,000	89,000	158,000
16-34	1,108,000	1,096,000	1,421,000	2,100,000	2,154,000
35-64	681,000	812,000	1,126,000	1,801,000	2,117,000
65 and over	254,000	184,000	196,000	250,000	360,000
Total	2,042,000	2,093,000	2,742,000	4,152,000	4,632,000
<b>Social renting</b>					
16-24	296,000	277,000	265,000	260,000	184,000
25-34	946,000	819,000	669,000	706,000	674,000
35-44	830,000	924,000	888,000	816,000	809,000
45-54	665,000	672,000	715,000	872,000	950,000
55-64	685,000	618,000	649,000	707,000	737,000
65-74	906,000	715,000	641,000	595,000	658,000
75 and over	1,042,000	992,000	870,000	742,000	698,000
16-34	1,242,000	1,096,000	934,000	966,000	859,000
35-64	2,180,000	2,214,000	2,252,000	2,395,000	2,496,000
65 and over	1,948,000	1,706,000	1,511,000	1,336,000	1,355,000
Total	5,369,000	5,016,000	4,698,000	4,697,000	4,710,000

**Housing tenure by age of household reference person, 1996 to 2016**

	<u>Proportion of household reference persons</u>				
	1996	2001	2006	2011	2016
<b>Owner-occupying</b>					
16-24	25%	25%	22%	9%	10%
25-34	60%	59%	55%	42%	39%
35-44	72%	71%	70%	63%	58%
45-54	78%	79%	77%	71%	68%
55-64	75%	79%	79%	76%	74%
65-74	68%	74%	76%	78%	78%
75 and over	57%	63%	68%	73%	75%
16-34	54%	53%	49%	35%	34%
35-64	75%	76%	75%	70%	67%
65 and over	63%	68%	72%	76%	77%
Total	67%	69%	69%	65%	64%
<b>Private renting</b>					
16-24	41%	40%	48%	62%	65%
25-34	17%	19%	25%	38%	42%
35-44	7%	9%	12%	19%	23%
45-54	5%	5%	7%	11%	13%
55-64	4%	4%	4%	7%	8%
65-74	3%	3%	3%	5%	5%
75 and over	5%	3%	3%	3%	4%
16-34	21%	22%	30%	43%	46%
35-64	6%	6%	8%	12%	14%
65 and over	4%	3%	3%	4%	5%
Total	9%	9%	11%	16%	17%
<b>Social renting</b>					
16-24	32%	32%	28%	26%	22%
25-34	22%	20%	18%	18%	17%
35-44	19%	19%	17%	17%	18%
45-54	16%	15%	15%	16%	17%
55-64	20%	16%	15%	16%	16%
65-74	27%	22%	20%	17%	16%
75 and over	36%	31%	26%	21%	19%
16-34	23%	22%	20%	20%	18%
35-64	18%	17%	16%	16%	17%
65 and over	31%	27%	23%	19%	17%
Total	23%	20%	18%	18%	17%

**Housing tenure by ethnicity of household reference person, 1996 to 2016**

	Number of household reference persons			
	2001	2006	2011	2016
<b>Owner-occupying</b>				
White	16,050,000	16,492,000	16,210,000	15,935,000
Mixed	46,000	64,000	70,000	95,000
Asian or Asian British	435,000	546,000	660,000	759,000
Black or Black British	183,000	204,000	202,000	209,000
Other	41,000	110,000	104,000	119,000
Total	17,010,000	17,689,000	17,257,000	17,404,000
<b>Private renting</b>				
White	1,809,000	2,223,000	3,503,000	3,805,000
Mixed	18,000	27,000	51,000	62,000
Asian or Asian British	86,000	174,000	331,000	354,000
Black or Black British	63,000	101,000	147,000	151,000
Other	33,000	101,000	115,000	143,000
Total	2,093,000	2,742,000	4,152,000	4,632,000
<b>Social renting</b>				
White	4,570,000	4,170,000	4,073,000	3,972,000
Mixed	29,000	37,000	59,000	54,000
Asian or Asian British	123,000	135,000	154,000	181,000
Black or Black British	216,000	236,000	325,000	344,000
Other	24,000	82,000	84,000	97,000
Total	5,016,000	4,698,000	4,697,000	4,710,000



**Housing tenure by ethnicity of household reference person, 1996 to 2016**

	<u>Proportion of household reference persons</u>			
	2001	2006	2011	2016
<b>Owner-occupying</b>				
White	70%	71%	67%	66%
Mixed	48%	49%	38%	44%
Asian or Asian British	67%	63%	56%	58%
Black or Black British	39%	37%	30%	29%
Other	41%	36%	34%	32%
Total	71%	71%	65%	65%
<b>Private renting</b>				
White	8%	10%	14%	16%
Mixed	19%	21%	28%	28%
Asian or Asian British	13%	20%	28%	27%
Black or Black British	13%	18%	21%	21%
Other	33%	33%	37%	39%
Total	9%	11%	16%	17%
<b>Social renting</b>				
White	20%	18%	17%	16%
Mixed	30%	28%	32%	25%
Asian or Asian British	19%	16%	13%	14%
Black or Black British	46%	43%	48%	48%
Other	24%	27%	27%	26%
Total	21%	19%	18%	18%

**Housing tenure by country of birth of household reference person, 1996 to 2016**

	Number of household reference persons				
	1996	2001	2006	2011	2016
<b>Owner-occupying</b>					
UK born	14,677,000	15,486,000	16,260,000	15,702,000	15,397,000
Not UK born	1,291,000	1,274,000	1,429,000	1,555,000	2,007,000
Total	15,967,000	17,010,000	17,689,000	17,257,000	17,404,000
<b>Private renting</b>					
UK born	1,664,000	1,634,000	1,972,000	2,950,000	3,084,000
Not UK born	378,000	374,000	770,000	1,202,000	1,548,000
Total	2,042,000	2,093,000	2,742,000	4,152,000	4,632,000
<b>Social renting</b>					
UK born	4,893,000	4,464,000	4,140,000	4,005,000	3,862,000
Not UK born	476,000	498,000	558,000	692,000	848,000
Total	5,369,000	5,016,000	4,698,000	4,697,000	4,710,000

**Housing tenure by country of birth of household reference person, 1996 to 2016**

	Proportion of household reference persons				
	1996	2001	2006	2011	2016
<b>Owner-occupying</b>					
UK born	68%	71%	72%	68%	68%
Not UK born	59%	58%	51%	44%	45%
Total	67%	71%	69%	65%	64%
<b>Private renting</b>					
UK born	8%	7%	9%	13%	14%
Not UK born	17%	17%	27%	34%	35%
Total	9%	9%	11%	16%	17%
<b>Social renting</b>					
UK born	23%	20%	18%	17%	17%
Not UK born	22%	23%	20%	20%	19%
Total	23%	21%	18%	18%	17%

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