
An Analysis of Household Change Over Time Using 1997 New Housing Survey and 2001 Census Data

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1. Summary

This report identifies the changes in the resident populations of specific new housing developments that have taken place between the 1997 New Housing Survey and the 2001 Census. The developments considered were all completed between 1994 and 1996.

To undertake comparative analysis it was necessary to identify housing developments where site boundaries corresponded with Census Output Area boundaries. It was only possible to make comparisons for four developments, three of these were developed by Housing Associations and one privately.

One of the major findings of the 1997 New Housing Survey was that there were very low numbers of school age children on new private developments. This trend was also evident in the latest 2004 New Housing Survey. This analysis indicates that for the one development where comparisons could be made, the numbers of school age children remained very low. This reflects a growth in the number of households renting privately and a corresponding growth in the number of 'other' households. The growth in private renting and 'other' households was also evident on Housing Association developments.

2. Introduction

The 1997 New Housing Survey collected information on households living in new build developments in the Borough. The sample size for large developments surveyed (50+ units) was sufficient for detailed analysis of results by development to be undertaken. The sites of several large developments correspond with 2001 Census Output Area geographies (Table 1). This has enabled comparison over time of household characteristics for these sites. This report examines any differences in tenure, household composition, household size and age structure between the two surveys and looks at recent levels of migration as identified by the 2001 Census.

Table 1 – Sites for Comparison

1997 New Housing Survey Site	2001 Census Output Area Code
Holland House/Initial Laundry	00BJGB0028
St. John's Hospital	00BJGD0039
St. James' Hospital	00BJGH0019/0016
Wandgas Site	00BJGP0037

3. Type of Developer

The Holland House/Initial Laundry site was developed by a private developer. St. John's Hospital site, St. James' Hospital site and the Wandgas site were all developed by Housing Associations. Due to known differences in household characteristics between privately developed and Housing Association developments, the Holland House/Initial Laundry site is considered independently in this report.

4. Tenure

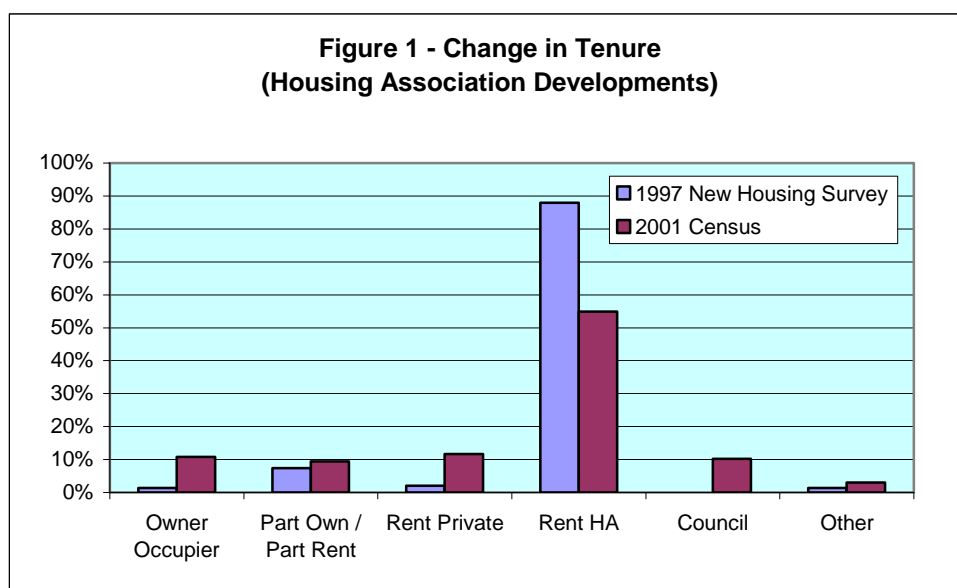
4.1 **Holland House/Initial Laundry Site**

In 1997, 83% of properties on the Holland House/Initial Laundry site were owner occupied and 15% were rented privately. In 2001, the proportion of owner occupied

properties had decreased to 67%, whilst the proportion of private rented properties had increased to 24%. This indicates that a significant number of people who bought new properties on this development have subsequently moved out, either retaining their homes for rental income or selling to those investing in the buy-to-let market.

4.2 St. John’s Hospital, St. James’ Hospital and Wandgas Sites

Between 1997 and 2001 the proportion of households who rented their property from a Housing Association decreased from 88% to 55% on Housing Association developed sites (Figure 1). The proportion of owner occupier households increased from 1% to 11% in this time and the proportion of private rented households increased from 2% to 12%. This indicates that Housing Association developers have sold properties to the private market during this period.



Surprisingly, the proportion of households who rented from the Council also increased from 0% to 10%. This is largely due to 33 households who indicated that they rented their property from the Council on the St. John’s Hospital development in the 2001 Census. The Council are not responsible for any of the properties on this development. It is possible that Housing Association tenants may have mistakenly indicated that they were Council tenants on the Census form.

5. Household Size

5.1 Holland House/Initial Laundry Site

The proportion of 1 person households remained the same in 2001 as in 1997 (51%) on the Holland House/Initial Laundry site. The proportion of 2 person households decreased by 4% to 43%, whilst the proportion of 3/4 person households increased by the same percentage to 6%. In both surveys there were no households containing 5 or more people.

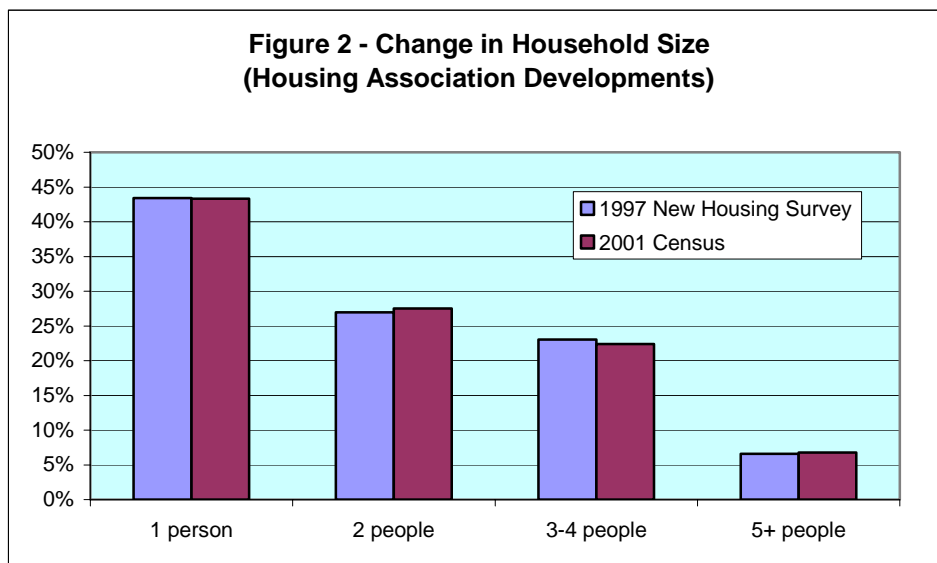
5.2 St. John’s Hospital, St. James’ Hospital and Wandgas Sites

Overall, household size on the Housing Association developments remained stable between 1997 and 2001 (Figure 2). However, looking at each development individually reveals that average household size did not remain the same (Table 2).

In particular, St. John's Hospital experienced a 27% increase in the proportion of 1 person households, and a decrease in all other household sizes, resulting in a reduction in average household size of 0.48 persons.

Table 2 – Average Household Size

Development	1997 New Housing Survey	2001 Census
St. John's Hospital	2.88	2.40
St. James' Hospital	2.18	2.09
Wandgas	1.67	1.68
All	2.06	2.06



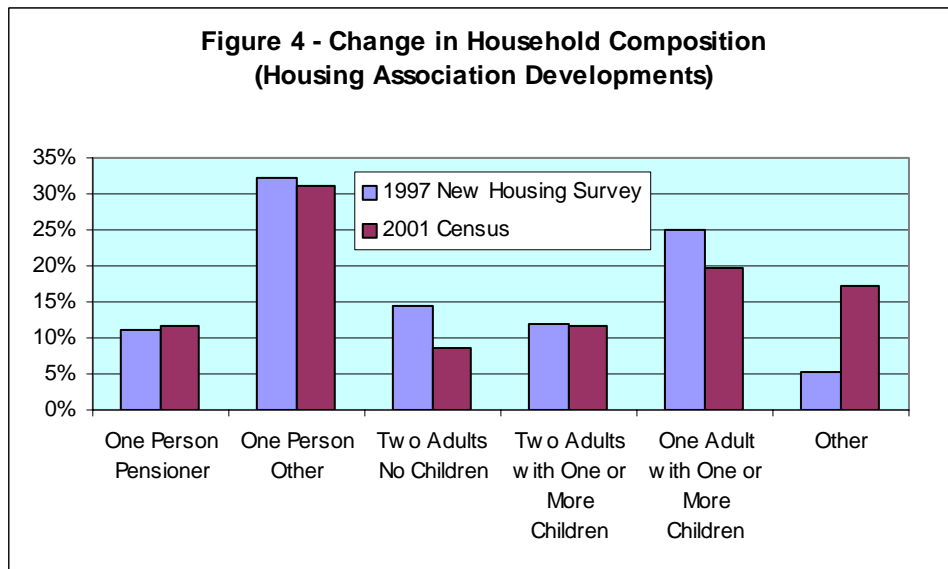
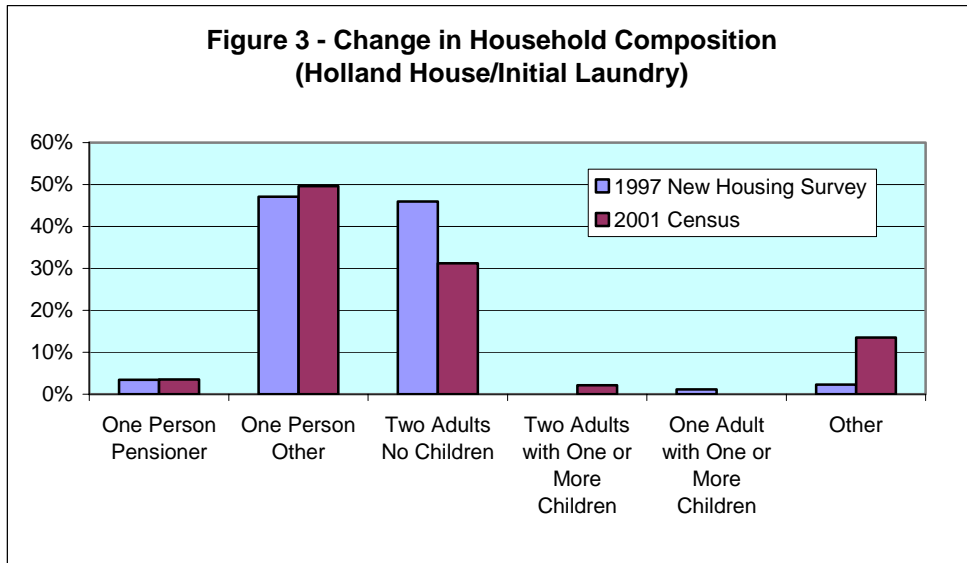
6. Household Composition

6.1 **Holland House/Initial Laundry Site**

In 1997, 97% of households on the private development consisted of either 1 or 2 adults only. In 2001 this had decreased to 84%, with the biggest loss in the number of households with 2 adults and no children. An 11% increase in 'other' household types (e.g. more than 2 adults sharing home, adult(s) with non-dependent children, more than 1 pensioner) between 1997 and 2001 also occurred (Figure 3).

6.2 **St. John's Hospital, St. James' Hospital and Wandgas Sites**

There was also a large increase (12%) in the proportion of 'other' household types between the two surveys on Housing Association developed sites. This was offset by a decrease in the number of households with 2 adults and no children and 1 adult with children (Figure 4).



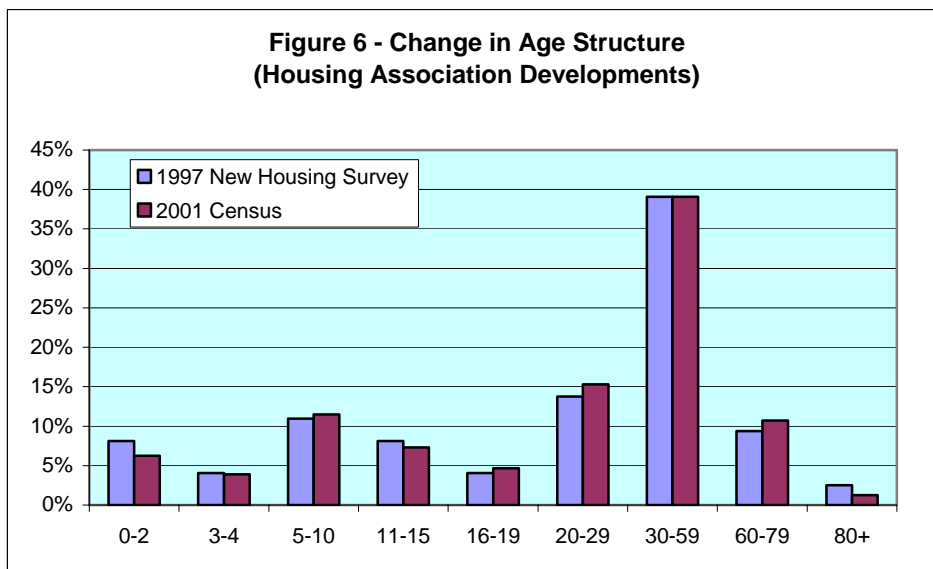
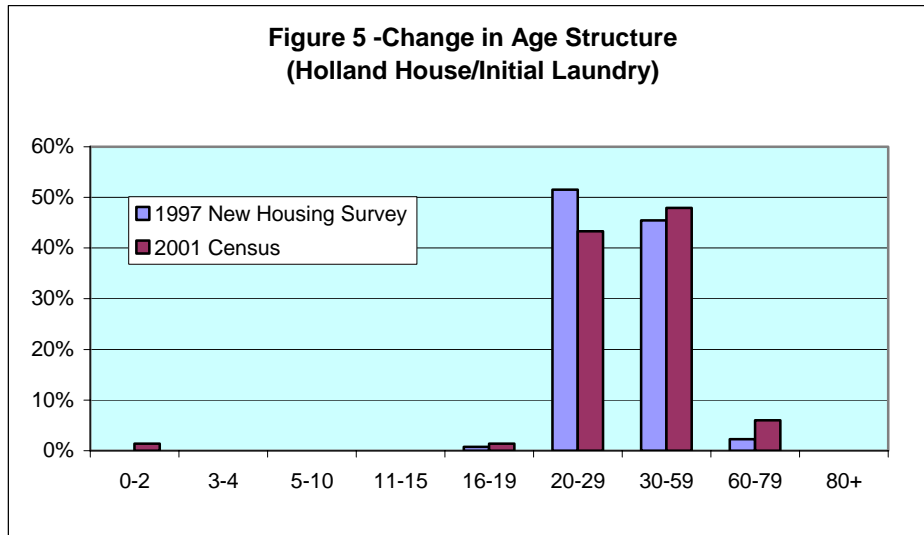
7. Age Structure

7.1 **Holland House/Initial Laundry Site**

The age profile of residents on the Holland House/Initial Laundry Site remained relatively stable between 1997 and 2001, with the vast majority of residents in either the 20-29 or 30-59 age bands (Figure 5). Only 1% of the population was aged 0-19.

7.2 **St. John’s Hospital, St. James’ Hospital and Wandgas Sites**

The age profile of residents on the Housing Association developed sites also remained stable with only slight variations in the proportion of people in each age band between the two surveys (Figure 6). The proportion of children aged 0-15 decreased slightly from 31% in 1997 to 29% in 2001.

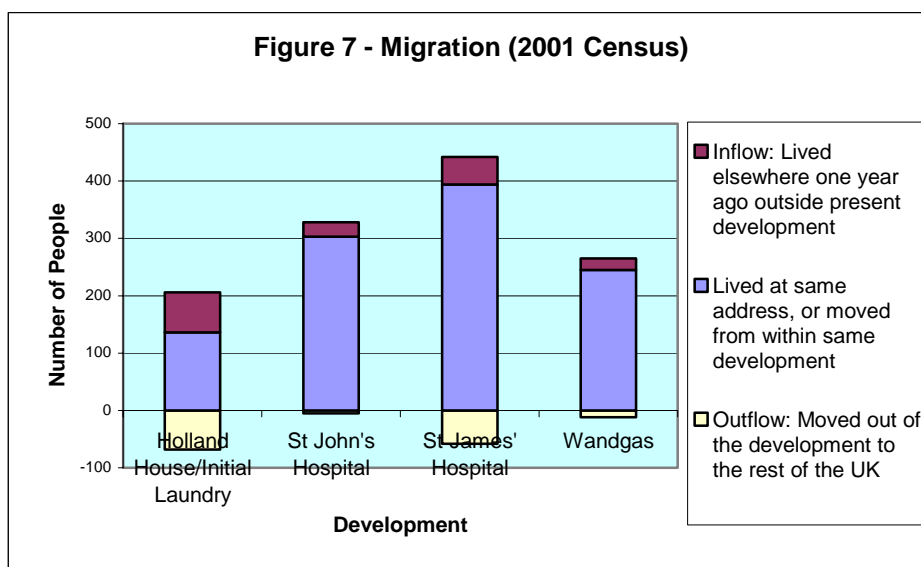


8. Migration

8.1 **Turnover Of People**

The 2001 Census collected information on where people lived one year prior to the Census. This gives an indication of the turnover of people in that year on each development. Of the four developments considered, Holland House/Initial Laundry had the biggest turnover in the year before the Census (Figure 7). 68 people moved out of the development, whilst 70 people moved in. Therefore, 34% of all people in all households on this site had lived there for less than one year.

Of all the Housing Association developments, St. James' Hospital had the highest turnover in the year before the Census (Figure 7). 58 people moved out, whilst 48 people moved in. This represents the biggest net loss in population of all the developments. 11% of all people had lived in the development for less than one year at the time of the Census. St. John's Hospital had the biggest net gain in population (20 people), with only 5 people moving away in the year before the Census.



8.2 Wholly Moving and Partly Moving Households

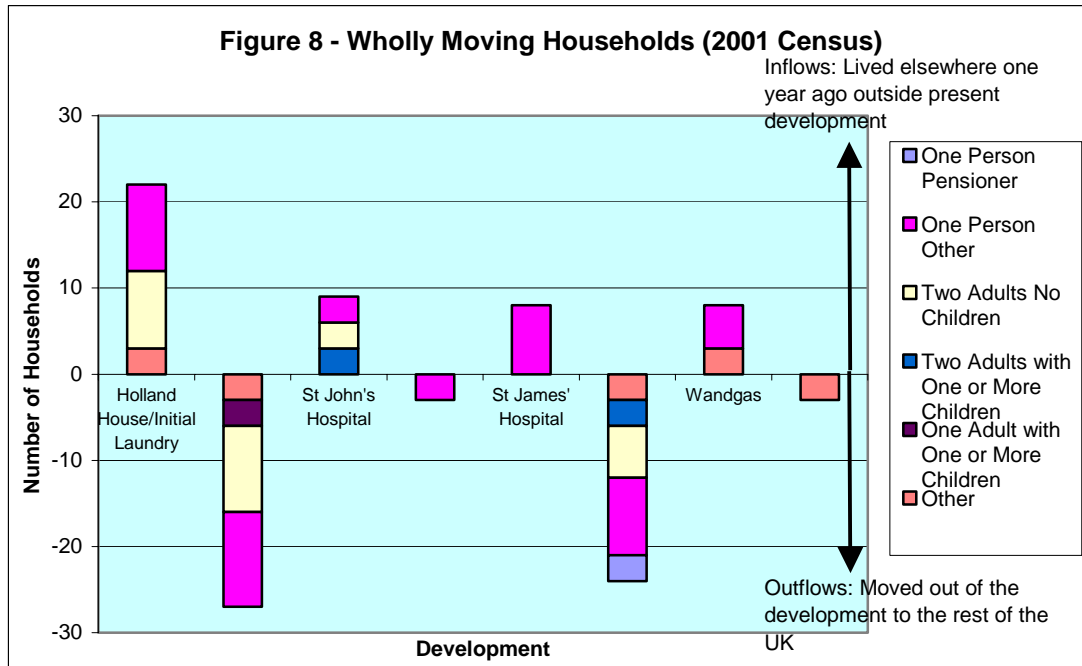
The composition of whole households that moved into the Holland House/Initial Laundry development in the year before the Census closely reflected the composition of the households they replaced (Figure 8). However, there were also 27 part household movements in that year, mainly within “two adults with no children” or ‘other’ groups (Table 3). This helps to account for the household changes identified in Figure 3 (paragraph 6.1).

St. James’ Hospital development had a similar number of ‘one person other’ whole households moving in and out in the year before the Census. However, several whole household groups moving out (e.g. two adults with no children) were replaced by partly moving households, particularly ‘other’ groups (Table 3). Partly moving households are made up of people who did not previously live at the same address.

St. John’s Hospital and the Wandgas site had small net differences in wholly moving households and relatively small numbers of partly moving households.

Table 3 – Partly Moving Households (2001 Census)

	Holland House/Initial Laundry	St. John’s Hospital	St. James’ Hospital	Wandgas Site
One Person Pensioner	0	0	0	3
One Person Other	3	0	3	0
Two Adults No Children	14	0	6	3
Two Adults with One or More Children	0	0	4	0
One Adult with One or More Children	0	3	0	3
Other	10	3	13	3
All Households	27	6	26	12



9. Limitations of Data

Care needs to be taken when analysing Output Area level data from the 2001 Census. The Office for National Statistics has randomly adjusted small numbers in tables released to ensure confidentiality of respondents. These adjustments affect individual tables differently and therefore totals may not tally between tables.

It was only possible to make comparisons for four developments as Output Area boundaries did not correspond with site boundaries for other large developments in the 1997 New Housing Survey. This analysis has therefore been based on a small sample and care should be taken when interpreting the results, particularly for the private development.

10. Conclusions

This analysis has shown that between 1997 and 2001, changes have occurred in the household base of the developments studied. In terms of tenure, there has been a shift from owner occupation to private rental on the privately developed site and a shift from Housing Association rental to owner occupation and private rental on the Housing Association developed sites.

Overall household size remained relatively stable over the period considered, although St. John's Hospital saw a relatively large growth in 1 person households. The age profile of developments also remained the same. There was very little change in the number of children between the two surveys for both private and Housing Association developments. The number of school age children living on the private development has remained very low.

The household composition of all developments has changed to incorporate more 'other' households. These households may typically comprise more than 2 adults sharing a home, adult(s) with non-dependent children or 2 or more pensioners living together.

In terms of recent migration and turnover on developments, Holland House/Initial Laundry and St. James' Hospital have seen the most movement, with 34% and 11% of people respectively living there for less than one year at the 2001 Census. These developments also had a relatively high number of partly moving households, where households were made up of people who did not previously live at the same address.

11. Further Information

For further information please contact the Information Group at the Borough Planner's Service in the Technical Services Department on 020 8871 7177 or by email boroughplanner@wandsworth.gov.uk. 2001 Census and New Housing Survey reports are available on the Council's website www.wandsworth.gov.uk/planning.

If you have difficulty understanding this in English, please contact:
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