



Gloucestershire  
COUNTY COUNCIL

# What the Census Tells Us What the Census Tells Us

## **Housing and Households in Gloucestershire**

The Research Team  
Gloucestershire County Council  
September 2006

## **Gloucestershire County Council The Research Team**

The Research Team aims to provide high quality data, research and analysis to a range of users from local decision makers to members of the public. The team itself is divided into four units, each reflecting a particular area of expertise:

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# 1. Introduction

In December 2005, the Office of the Deputy Prime Minister (ODPM, now Department for Communities and Local Government (DCLG)<sup>1</sup>) published a response to Kate Barker's Review of Housing Supply. The key goals of the response were to address the issue of affordability through building more homes affordable to the next generation, to promote quality and choice for those who rent, and to achieve mixed and sustainable communities through providing a wide choice of housing, delivering infrastructure and improving efficiency of new homes.

Drawing on Census results, the purpose of this report is to provide statistical analysis of the current state of housing and households in Gloucestershire and establish trends, with a view to informing local housing strategies. The report can also be used as a supporting document to the Housing Market Assessment in Gloucestershire, which is currently under way.

By collating the Census data, this report aims to

1. assess the current state of household growth, household size, density and household structure in Gloucestershire and in districts, as well as in smaller areas
2. identify growth trends in housing types and tenure, including vacancy rates and second homes
3. establish the level of access to housing by different socio-demographic and economic groups
4. understand the impact of household moves on local housing market, in particular with regard to out-migrating and in-migrating households
5. assess the current level of diversity / mix at community level through examining the extent of tenure balance at ward level
6. quantify housing quality across tenures and household types
7. examine tenures and housing conditions among the most vulnerable households in the county

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<sup>1</sup> ODPM will be referred to by the new title of DCLG for the remainder of the report.

## **2. Summary of Results**

### **Household Growth**

- The number of households in Gloucestershire grew by 15.5 per cent during the ten years to 2001, above the national average. The growth pace was more than twice that of population growth, reflecting the overall trend of falling household size.
- The growth, largely driven by the increase in smaller households, is expected to continue over the next 20 years, meaning that demand for housing, in particular smaller housing units, will continue to grow.
- Gloucester recorded the largest absolute increase in household numbers. The highest rates of growth, however, were in Tewkesbury and Cotswold. Projections predict that Tewkesbury will continue to grow at a faster rate than other districts over the next two decades.
- The geographic spread of households was uneven. Based on ward data, the seven wards with the largest numbers of households are all located within Gloucester.

### **Household Size and Density**

- Average household size fell from 2.50 to 2.37 people between 1991 and 2001. In-house projections predict that this will continue to fall to between 2.0 to 2.2 persons by the year 2026.
- Contrary to general trends, average household size increased sharply among households in private renting, suggesting that more families were renting rather than buying possibly due to affordability.
- The overall housing density at the county level was low at 0.9 households per hectare, which disguised the wide disparities between districts. Housing density in Gloucester and Cheltenham reached 11.2 and 10.3 households per hectare in 2001, which is expected to accelerate further in the coming years.

## **Growth in Housing Types and Tenures**

- With the exception of non-purpose built accommodation, all housing types recorded an increase in numbers. The largest increase was in detached and semi-detached dwellings.
- The number of smaller housing units like flats, maisonettes and apartments grew only slightly during the decade 1991-2001 but is expected to increase more rapidly in the coming years because of the forecast increase in single-person households, the government's target of building more affordable homes for first-time buyers and the density criteria in new housings.
- In terms of housing tenure, households in owner-occupation increased as people continued to aspire to home ownership. The overall home ownership rate in Gloucestershire was also high compared to the national level (74.3% v 68.9%).
- Home vacancy rates fell by more than a third across the county in the ten years to 2001. The reduction persisted across all districts although vacancy rates remained high in some localities, possibly indicating a reduced demand in those areas.
- The overall number and proportion of second homes also fell but in Cotswold, they remained high and far exceeded the county and national averages.

## **Access to Housing by Socio-Economic Groups**

- Household headship rates among 16-24 and 25-34 age groups were 12.9 and 47.8 per cent in 2001. The combined headship rate for 16-44 year-olds indicates that headship rate among this age group had risen between 1991 and 2001, consistent with the growth trends in single-person and smaller households over this period.
- Home ownership among the 25-34 year-olds, a target group of government's housing policies, was higher than the national average. The rates however were comparatively low in Cotswold and Cheltenham, implying that affordability among young people in the two districts was low.
- The number of female heads of households rose sharply between 1991 and 2001, by 29 per cent. Home ownership among females, however, was considerably lower than males. The growth in the number of households headed by women is expected to continue and will impact on the nature of demand for future housing.
- The impact of economic activity on access to housing was clear. Employed householders were the most likely to be homeowners than any other groups. Self-employment, however, appeared to be a hindrance to ownership. Ownership among unemployed householders was also low.



- There was a much lower proportion of non-white householders in owner-occupation and a higher proportion in private renting, indicating not only that some minority ethnic householders were younger and more mobile but also in general, home ownership was less accessible to the minority ethnic households.
- There was a direct correlation between social class and home ownership; the higher the social class of the householder, the more likely they were a homeowner. Broad comparisons between 1991 and 2001 seem to suggest that ownership rates fell among householders in the middle of the social class spectrum as house price increase outstripped earnings.

### **Household Structure and Composition**

- One-family households remained the predominant household type in Gloucestershire accounting for 65 per cent of all households. Of these, 16 per cent were all-pensioners households and 8 per cent were lone-parent households with dependent children.
- The number of single-person households rose rapidly over the decade to 2001, now accounting for nearly 30 per cent of all households in the county. Over half of these were lone-pensioner households.
- The Black community had a much higher proportion of households being single-person households than any other groups. By contrast, they were the least common household type in the Asian community. There were also higher proportions of households classified in 'other households' across all non-white ethnic groups, suggesting that there existed a more diverse range of household structures and arrangements within the local minority population, with implications for local housing policies.
- There were approximately 1,400 concealed families in Gloucestershire in 2001. The majority of these were couple families without children and lone-parents with dependent children.

### **Household Moves**

- In Gloucestershire, nearly 16,500 households have moved during the year to 2001, representing 7 per cent of all households. Households in private renting, non-pensioner households and lone-parent households with dependent children were the most likely to move. In terms of numbers, however, households with a mortgage and one-person households formed the largest groups of moving households.
- Containment rates (the number of households moved within the same district as a proportion of all household moves) in all six districts of Gloucestershire were below the DCLG's threshold for a true housing market. This highlights

the importance of a county-wide strategic approach to housing provisions across districts.

- Among all moving households, those who had previously lived rent-free, owned house outright or rented privately were the most likely to out-migrate (to other districts or outside the county). However, owner-occupied households with a mortgage, one-person households and couple-families were the largest out-migrating groups because of their sheer numbers.
- Of all districts, Cheltenham attracted the largest number of in-migrating households (from other districts within the county and from outside the county). The significance of in-migrating households, however, was the greatest in Tewkesbury and Cotswold as they accounted for 4.1 and 4.0 per cent respectively of all households in the districts, the largest proportions in Gloucestershire.
- In-migrating households were predominantly single-person households and couple-family households with or without children.
- The largest numbers of in-migrating households settled in the county as owner-occupiers, with the exception of Cheltenham. Compared to indigenous households, however, the proportion of in-migrating households in owner-occupation was low, possibly reflecting the early stage of migration. In contrast, private renting was much more widespread than that was seen in all households, particularly in Cheltenham. Few in-migrating households accessed local social housing, possibly due to a combination of low demand and short supply.

### **Mixed Communities**

- The provision of a balanced tenure mix was considered by DCLG as one of the means to achieve a diverse and mixed community. The current tenure mix in Gloucestershire was 6.4 private housings to 1 social housing, compared to 4.2 private housings to 1 social housing in England and Wales. The district with the highest proportion of private housing was Tewkesbury, with the ratio of 7.3 private housings to 1 social housing.
- At the ward level, tenure mix in Cheltenham was the most skewed with the majority of communities exhibiting tenure polarisation towards either social or private housing with very few communities having a balanced provision of tenure mix. Relatively speaking, Cotswold had a more balanced tenure provisions at the community level compared to other districts.

### **Housing Conditions**

- About 4.6 per cent of households in Gloucestershire were considered as overcrowded in 2001. The proportion reached 6.7 per cent in Cheltenham and

6.0 per cent in Gloucester, ranking the 6<sup>th</sup> and 9<sup>th</sup> worst within the South West region. In Westgate ward of Gloucester, the percentage was 22%, the highest proportion in the county.

- Private renting sector had the highest proportion of households in overcrowding conditions, followed by non-council social renting sector. Having dependent children seemed to trigger overcrowding, as households did not or could not afford to move up in time to accommodate a larger household. This was particularly the case with lone-parent households with dependent children.
- 7.3 per cent of households in Gloucestershire were without central heating with the proportion in Gloucester reaching 10.5 per cent. The incidence of households without central heating was found to be highly associated with deprivations.
- The number of households without sole access to bath/shower and toilet was considerably smaller, totalling 815 households, representing 0.34 per cent of all households. The majority of these clustered around a small part of the inner city areas of Gloucester and Cheltenham. Private rented properties had the highest proportion of shared amenities, at 1.5 per cent.

### **Vulnerable Households**

- Lone-pensioner households were found to be one of the most vulnerable groups in housing terms. While the overall proportion of pensioner households in home ownership was similar to the average for all households, home ownership rate among lone-pensioner households was much lower.
- Pensioners living on their own were also far more likely to live on the first floor or above, highlighting the importance to these households of receiving assistance to access services. They were also more likely to live without central heating or sole access to bath/shower and toilet.
- Lone-parent households with dependent children accounted for 5.1 per cent of all households in Gloucestershire with nearly 90 per cent of these headed by the mother. More than one-third of lone-parent households with dependent children lived in social renting properties; home ownership rate was considerably lower than the average.
- Across the county, and in Cheltenham in particular, the main housing condition problem concerning lone-parent households was that of overcrowding. Lack of central heating, by comparison, was less of an issue although in Gloucester the proportion without central heating was high.
- There were about 71,300 households in Gloucestershire consisting of someone with a limiting long-term illness (LLTI), or 30 per cent of all households. The proportion of people with a LLTI in social rented housing was higher than average, totalling 18,300 people.

- The proportion of people with a LLTI living on the first floor or above was higher than average, with implications for access to services. The total number was 6,100; of these, half were pensioners.
- The Census suggests that a total of 3,875 people lived in temporary accommodation on the Census day in 2001, with the largest number recorded in Tewkesbury.
- Over half of the people in temporary accommodation were of working age. Pensioners, however, were disproportionately represented, accounting for 36 per cent of the population in temporary accommodation.
- One-third of people living in temporary accommodation had a long-term illness or disability. This is twice as high as the rate for the general population.

### **3. Household Growth and Distribution**

The Census provides the most comprehensive dataset about the amount of housing in the county in terms of household space and household numbers. Because comparative data are available from earlier Census, trends can be established to track patterns of change that can be used to assist planning for housing, transport, environment and infrastructure.

It should be noted, however, that household space is not equivalent to a dwelling - a unit that planners often use to plan housing. This is because a dwelling can consist of one or more household spaces/households. This will be discussed in Section 3.2.

#### **3.1 Growth in Household Space**

In the Census, a household space denotes accommodation and is counted whether or not it is occupied<sup>2</sup>. Between 1991 and 2001, the total number of household space in Gloucestershire grew by 9.5 per cent from 225,340 to 246,800. It is envisaged that housing provisions in the county will continue to increase and the number of dwellings is expected to exceed 311,000 by the year 2026 if the rate of housing built is achieved as set out in the Structure Plan Second Modification<sup>3</sup>.

The district with the largest number of household space was Cheltenham, which was ranked 15<sup>th</sup> out of 45 districts within the South West on this measure, a size that was similar to Salisbury and West Wiltshire.

The fastest growing district within the county during the period was Tewkesbury (13%). In terms of absolute growth, however, Gloucester City had the largest number of housing increase between 1991 and 2001, by 4,500 households, and accounted for more than one fifth of total growth in Gloucestershire. This has not yet taken into account the amount of housing development since 2001 during which Gloucester also had the largest number of new housing built in the county.<sup>4</sup> Under the same Structure Plan, the number of dwellings in Gloucester is expected to overtake that of Cheltenham by the year 2016 if all new housing was to be completed as planned.<sup>5</sup>

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<sup>2</sup> A household space is defined in the Census as an accommodation occupied by an individual household or, if unoccupied, available for an individual household.

<sup>3</sup> Dwelling-Led Household Projections 2005, Research Team, Gloucestershire County Council

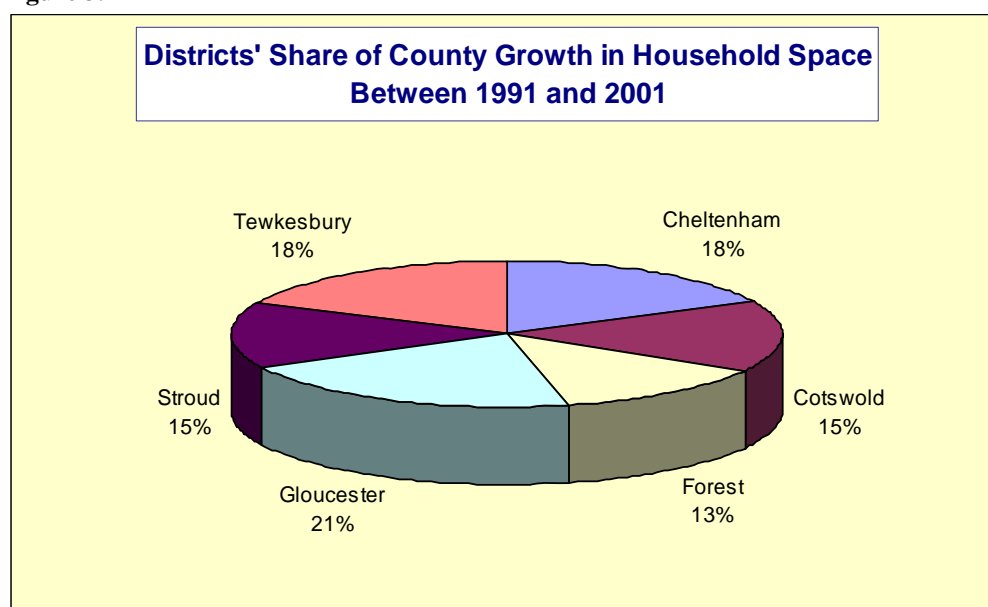
<sup>4</sup> Gloucestershire Housing Monitor 2005, Research Team, Gloucestershire County Council

<sup>5</sup> Dwelling-Led Household Projections 2005, Research Team, Gloucestershire County Council

**Figure 3.1**

<b>Growth of Household Space in Gloucestershire 1991 - 2001</b>				
	All Household Space		Growth 1991-2001	
	1991	2001	No.	%
Cheltenham	46,141	49,959	3,818	8.3
Cotswold	33,508	36,833	3,325	9.9
Forest	30,837	33,645	2,808	9.1
Gloucester	42,488	46,992	4,504	10.6
Stroud	42,826	45,975	3,149	7.4
Tewkesbury	29,576	33,428	3,852	13.0
Gloucestershire	225,376	246,832	21,456	9.5

**Figure 3.2**



## 3.2 Shared and Unshared Dwellings

A household space is considered as in a shared dwelling if one of the conditions set in the Census is present in the accommodation, e.g. not all rooms are behind a door that only that household can use<sup>6</sup>.

Of all household spaces in Gloucestershire, over 99.7 per cent were in an unshared dwelling. This was a similar proportion to 1991. In total, only 603 household spaces were in a shared dwelling, representing less than 0.3 per cent.

<sup>6</sup> See Census 2001: Definition.

Because the Census did not identify how many household spaces there were per shared dwelling, it is therefore not possible to establish how many dwellings were shared and in turn, the total number of dwellings in 2001. Assuming that on average a shared dwelling consisted of two household spaces, the total number of dwellings in Gloucestershire in 2001 can be taken as 246,500, as a proxy.

**Figure 3.3**

Household Space in Shared and Unshared Dwellings Gloucestershire 2001		
	Number	%
All Household Spaces	248,832	100.00
In an unshared dwelling	248,629	99.76
In a shared dwelling	603	0.24

### 3.3 Growth in Household Numbers

A household exists in the Census if it is occupied, including one-person households. People living there do not have to be related as long as they have common housekeeping<sup>7</sup>.

The number of occupied households in Gloucestershire as identified in the Census had increased from a total of 211,670 to 244,530 between 1991 and 2001, or a surge of 15.5 per cent. This can be compared to the England and Wales average growth of 13.4 per cent.

Compared to the overall population growth for the county over the same period (6.9%), the pace of growth in the number of households was rapid and reflected the overall trend of falling household size in the county (Section 5).

The largest absolute growth in household numbers was in Gloucester where over 6,600 new households have been formed over the period 1991-2001, accounting for one-fifth of the total increase. The growth rate, however, was the highest in Tewkesbury, currently the district with the smallest number of households in the county.

The latest County Council's in-house projection predicted household numbers in Tewkesbury and Gloucester to continue to grow at a faster rate than other districts<sup>8</sup>. The projection echoed the DCLG's predictions that household numbers in these two districts will continue to grow at a faster rate over the next 20 years (by 26.5% in

<sup>7</sup> A household is defined in the Census as comprising one person living alone, or a group of people (not necessarily related) living at the same address with common housekeeping.

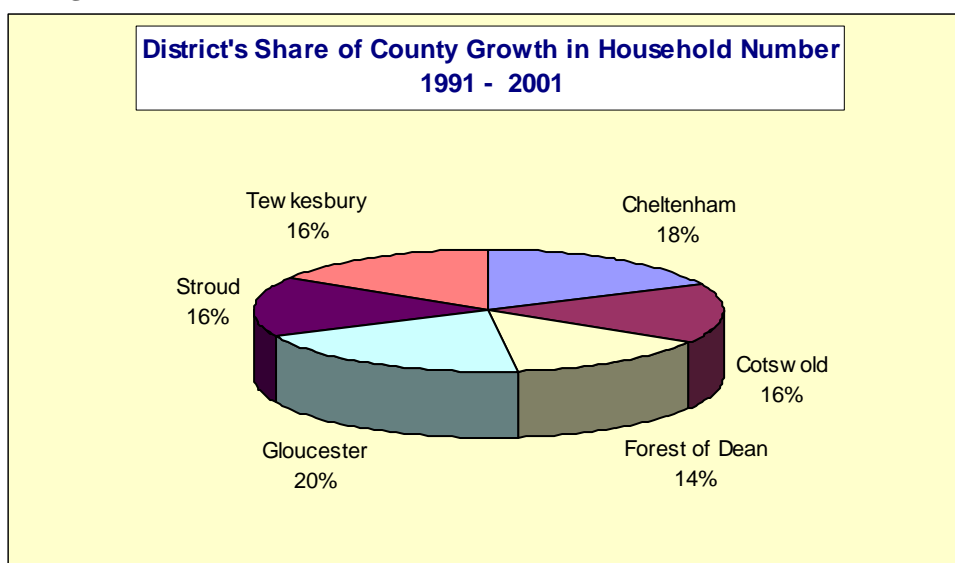
<sup>8</sup> Trend-Based and Dwelling-Led Household Projections 2005, Research Team, Gloucestershire County Council

Tewkesbury and 25.0% in Gloucester) than the county average (21.7%) which itself is already predicted to be higher than the national level (19.7%).

**Figure 3.4**

<b>Growth of Household Number in Gloucestershire 1991 - 2001</b>				
	All Households		Growth 1991-2001	
	1991	2001	No.	%
Cheltenham	43,743	49,736	5,993	13.7
Cotswold	30,254	35,650	5,396	17.8
Forest	28,890	33,367	4,477	15.5
Gloucester	40,283	46,940	6,657	16.5
Stroud	40,532	45,676	5,144	12.7
Tewkesbury	27,968	33,160	5,192	18.6
Gloucestershire	211,670	244,529	32,859	15.5

**Figure 3.5**

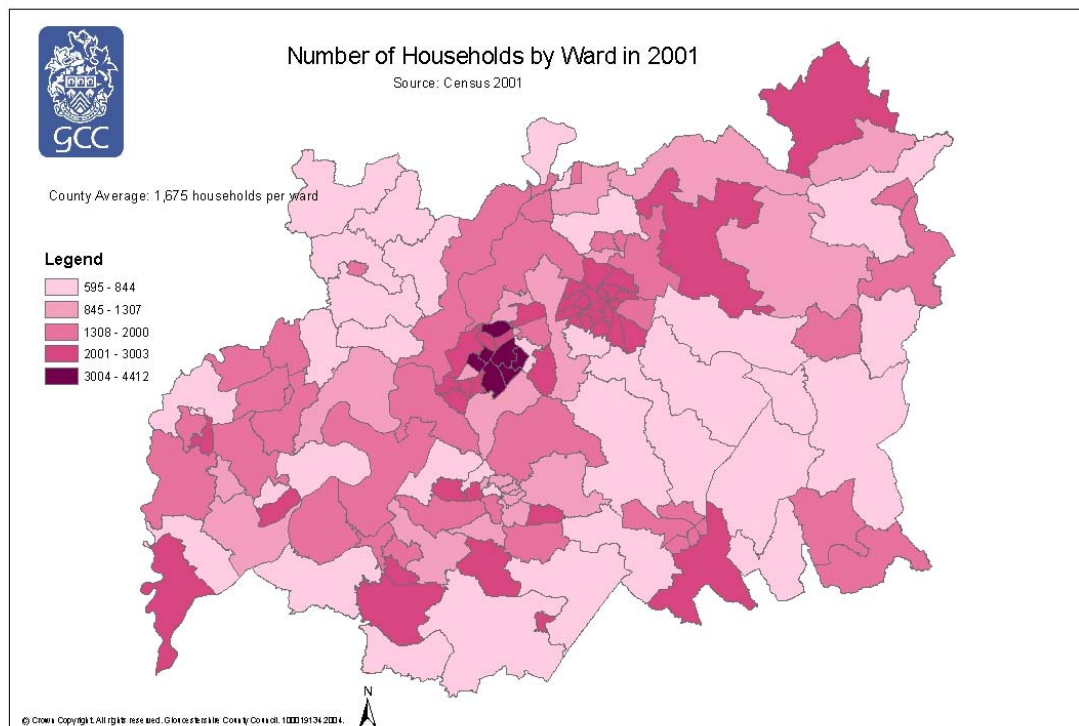




### 3.4 Geographic Distributions of Households

The map below illustrates the geographic distribution of households in Gloucestershire at council ward level, based on the Census. The patterns shown are now inevitably out-of-date as the data did not capture new housing development since 2001. In particular, the large number of housing completions on brownfield land since 2001 would have further increased the level of concentrations in the developed urban areas of the county. Nevertheless, the map provides a useful snapshot of the pattern of housing settlements across the county as in 2001.

The size of settlements varied greatly between wards. The seven wards with the highest numbers of households were all in Gloucester, with Matson and Robinswood, Barton and Tredworth and Moreland each exceeding 4,000 households. The ward with the smallest number of households was Oxenton Hill of Tewkesbury, which had less than 600 households in 2001.



DATE: dd Month/yyyy

SCALE: 1:351,329

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## **4. Growth in Housing Types and Tenures**

In the ten years to 2001, the growth of housing had not been uniform across types and tenures with some growing at a faster pace than the other in response to market needs. This has changed the structure of the local housing market.

### **4.1 Growth in Housing Types**

Over the period 1991-2001, the most significant change in the supply of housing types was the rise in detached and semi-detached dwellings to meet consumer demand. The number of these two housing types rose by some 10,500 and 9,000 respectively, representing an increase of 16 and 12 per cent. In contrast, non-purpose built accommodations saw a 14 per cent decline over the same period. All other types of housing recorded an increase in numbers, albeit of a smaller scale compared to detached and semi-detached housing.

Although the numbers of smaller housing units like flats, maisonettes and apartments have only increased slightly in the past decade, the numbers could rise drastically in the coming years as a result of the government's target of building more affordable homes for first-time buyers and the forecast increase in single-person households. The increase could also be driven by the DCLG's new criteria in encouraging higher density in new housing and concentrating new built on brownfield sites<sup>9</sup>.

Between 1991 and 2001, the share of semi-detached and detached housings increased to 35 and 31 per cent of all housing in Gloucestershire. This is followed by terraced housing, which accounted for 20 per cent.

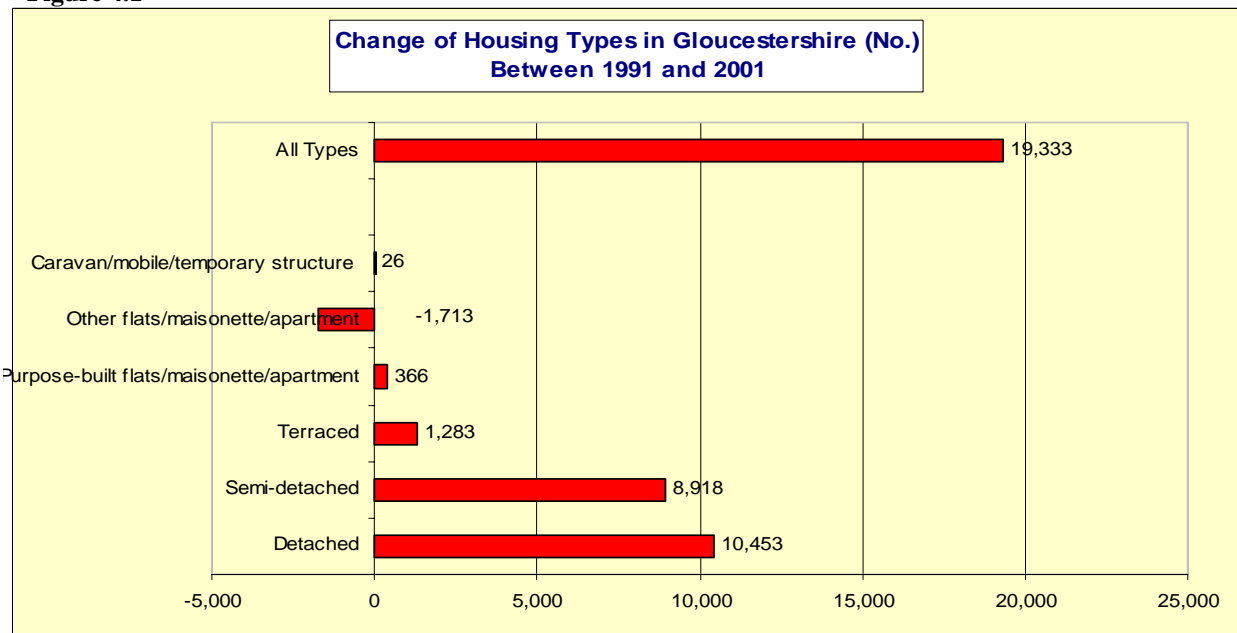
However, there were large disparities of housing type mix among districts, with Cheltenham in particular showing the biggest deviations. For instance, flats/apartments/maisonettes had a much larger share in Cheltenham than in any of the other districts, accounting for a quarter of all housing types in the district. This is against only 6 per cent in the Forest of Dean and 10 per cent in Tewkesbury.

In the Forest of Dean, 45 per cent of dwellings were detached houses, the highest proportion of all districts. This compares to only 18 and 20 per cent in Cheltenham and Gloucester.

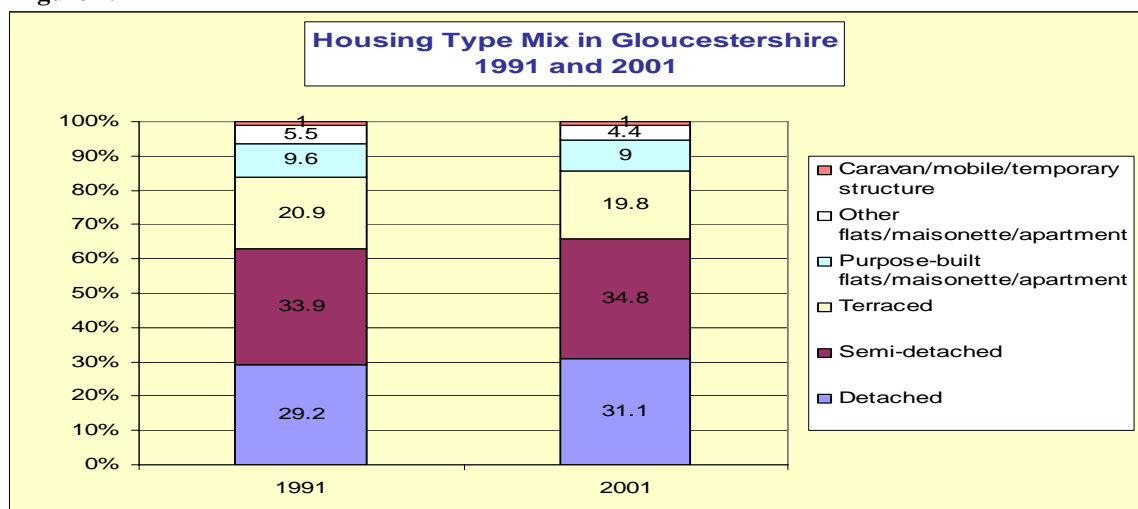
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<sup>9</sup> Draft Planning Policy Statement 3: Housing, ODPM

**Figure 4.1**

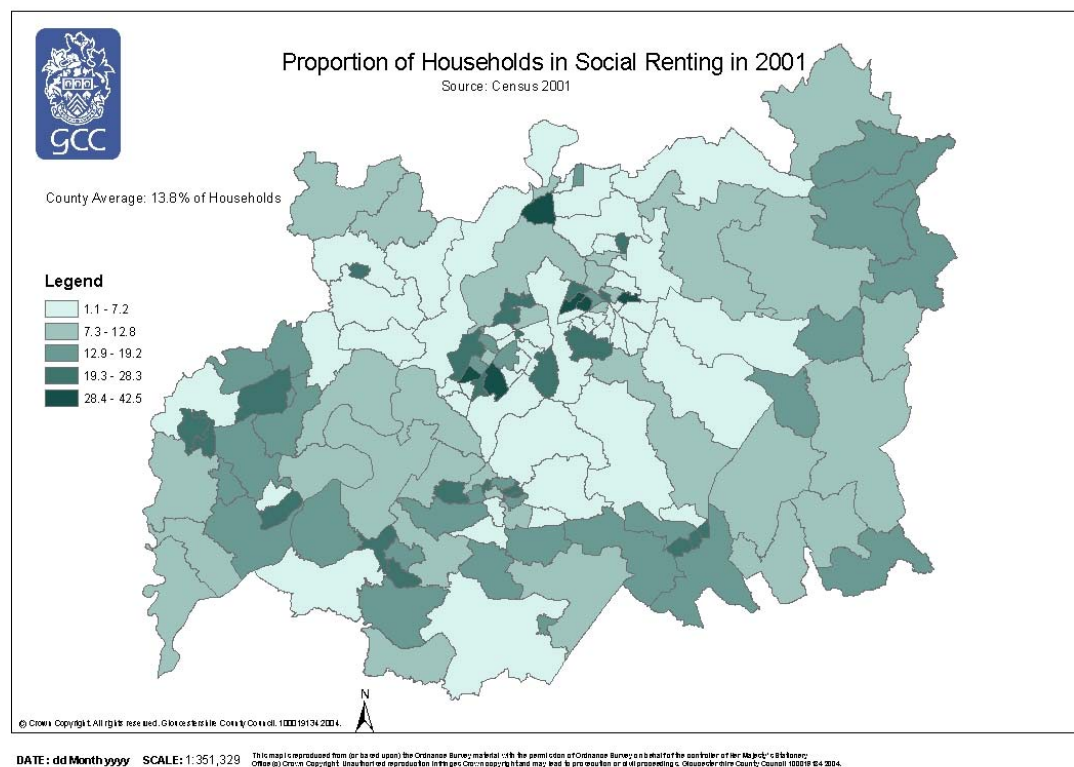
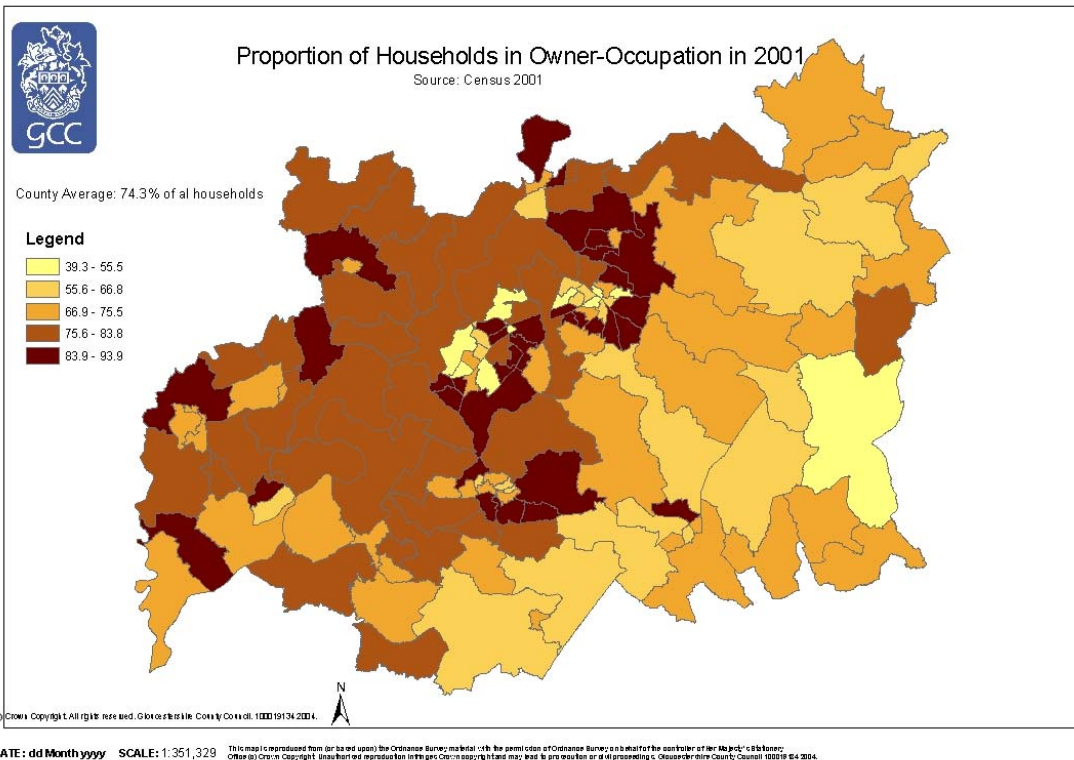


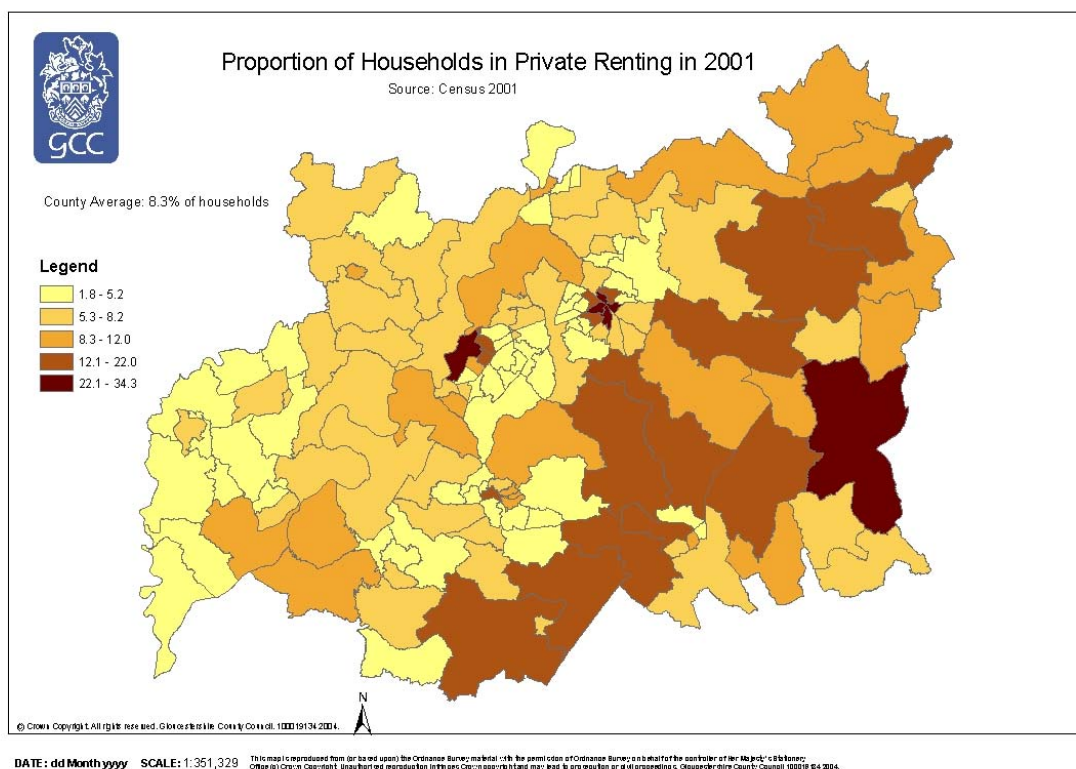
**Figure 4.2**



**Figure 4.3**

Housing Type	Housing Type Mix (%) Gloucestershire and Districts 2001							
	England & Wales	Gloucester- shire	District					
			Cheltenham	Cotswold	Forest	Gloucester	Stroud	Tewkesbury
Detached	22.8	31.1	18.2	37.7	45.7	20.2	37.7	34.8
Semi-detached	31.6	34.8	33.6	30.0	34.5	41.4	33.2	35.2
Terraced	26.0	19.8	22.3	21.2	13.0	23.3	18.7	17.8
Purpose-built flats/maisonette/apartment	13.6	9.0	15.6	6.7	3.4	10.3	7.1	7.9
Other flats/maisonette/apartment	5.6	4.4	9.4	3.5	2.4	4.3	2.8	2.0
Caravan/mobile/temporary structure	0.4	1.0	0.8	0.9	1.0	0.5	0.6	2.3
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0





## 4.2 Growth in Housing Tenures

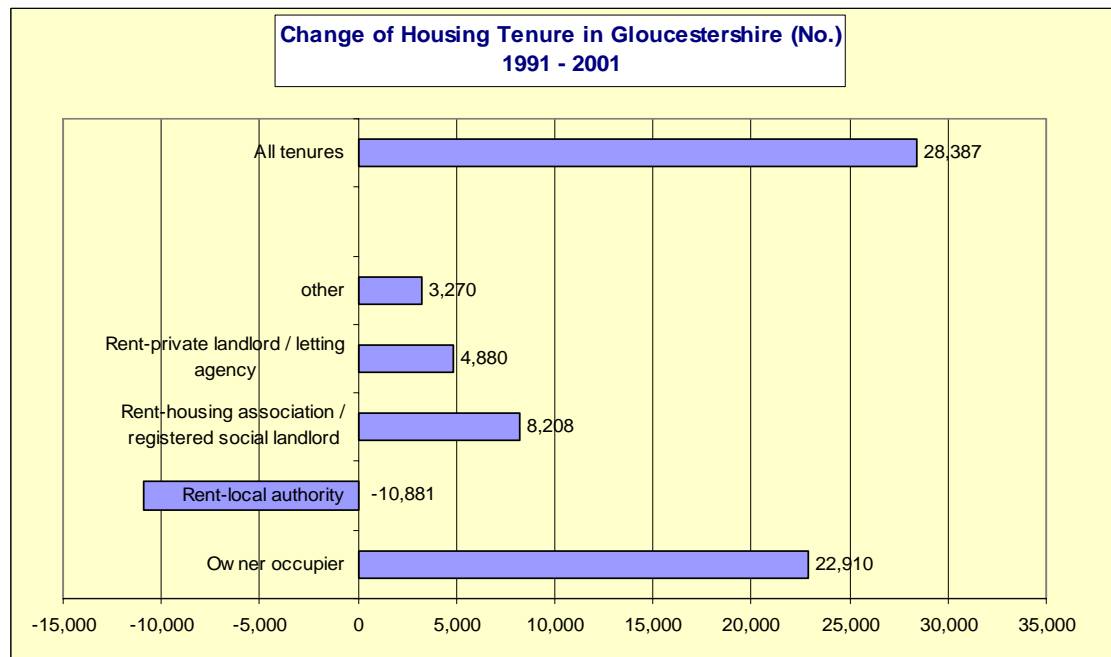
In terms of housing tenure, households in owner-occupation increased both nationally and locally as people continued to aspire to home ownership. In Gloucestershire, 80 per cent of housing growth between 1991 and 2001 was attributed to owner-occupation compared to 20 per cent to renting.

The level of owner-occupation in Gloucestershire was also high compared to the country. Between 1991 and 2001, the number of owner-occupied households in the county rose by nearly 23,000 and as a result, they represented 74.3 per cent of all tenure types in Gloucestershire in 2001. This compares to the national average of 68.9 per cent.

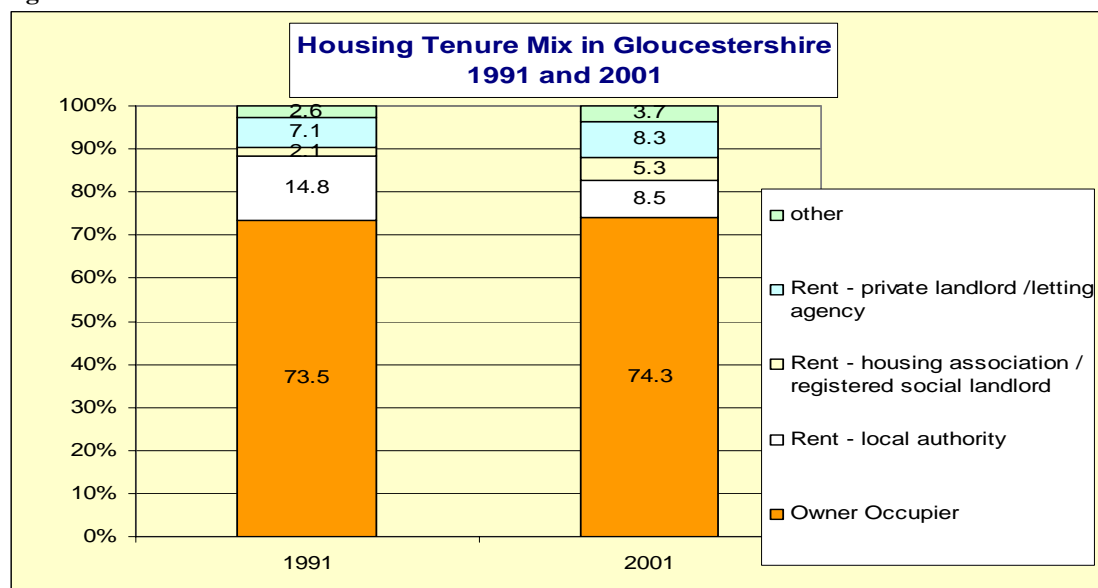
A significant transformation also took place in the county's rental housing market over the decade. The number of council housing stock had reduced sharply while housing associations took on a much greater role in providing social housing to meet local needs. While social housing provisions declined as a whole between 1991 and 2001, private renting had become more prevalent over this period. It is envisaged that tenure mix in the local housing market could change dramatically over the next two decades if the government succeeds to bring more affordable housing (which in some cases are public-private partnership provisions) into the housing market.

The proportion of home ownership was the highest in Tewkesbury at 78.5 per cent, which was ranked the 6<sup>th</sup> highest in the South West. Cotswold and Cheltenham were among the lowest in the region (ranked 38<sup>th</sup> and 33<sup>rd</sup> respectively out of 45 districts).

**Figure 4.4**



**Figure 4.5**



**Figure 4.6**

Housing Tenure	<b>Housing Tenure Mix (%)</b> <b>Gloucestershire and Districts</b> <b>2001</b>							
	England & Wales	Gloucester- shire	District					
			Cheltenham	Cotswold	Forest	Gloucester	Stroud	Tewkesbury
Owner Occupier	68.9	74.3	71.6	69.0	76.7	74.7	76.2	78.5
Rent	31.1	25.7	28.4	31.1	23.3	25.3	23.8	21.5
local authority	13.2	8.5	10.1	1.5	11.6	10.5	12.1	2.5
housing association / registered social landlord	6.0	5.3	3.2	12.8	2.6	3.7	2.2	9.5
private landlord / letting agency / other	8.7	8.3	12.1	10.3	5.4	8.7	6.2	5.8
other	3.2	3.7	3.0	6.5	3.7	2.5	3.3	3.6
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0



### 4.3 Vacant Homes

Local housing strategies to release under-used housing stock by reducing vacant homes appeared to be working with housing vacancy rates falling by more than a third across the county between 1991 and 2001. The reduction in the number of vacant homes might also have been a result of the market's response to household growth over the decade.

The total number of vacant homes in Gloucestershire fell from 10,200 to 6,700 over the period and by 2001, the vacancy rate was 2.7 per cent compared to 4.5 per cent in 1991. This was below the national average of 3.2 per cent.

Nevertheless, vacancy rates in Cotswold and Cheltenham at 3.3% and 3.1% were among the highest in the region, ranking 9<sup>th</sup> and 11<sup>th</sup> among 45 districts in the South West.

Figure 4.7

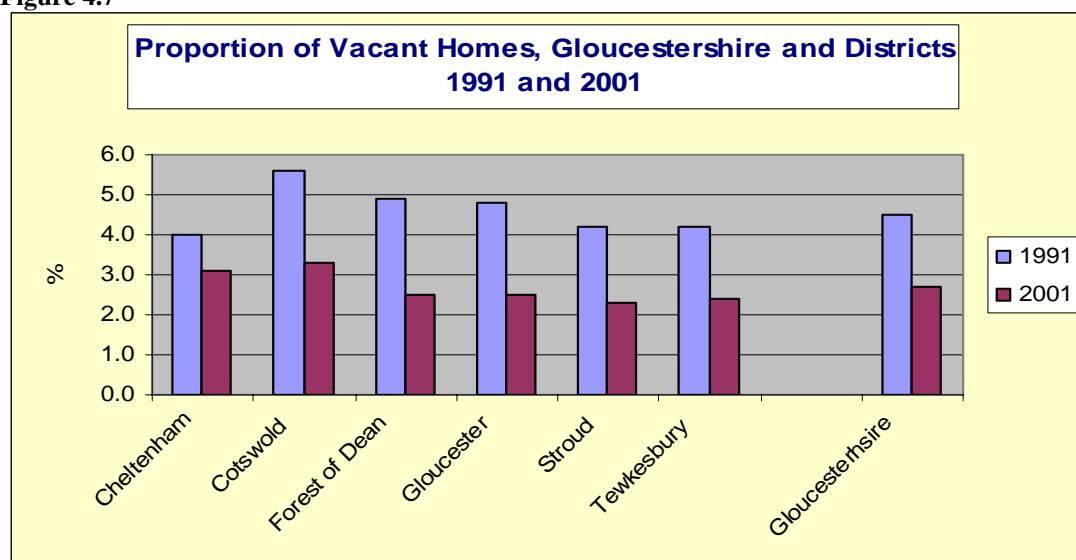


Figure 4.8

Home Vacancies Gloucestershire and Districts 2001			
	All Household Space	Vacant Household Space	
	No.	No.	%
Cheltenham	49,959	1,572	3.1
Cotswold	36,833	1,226	3.3
Forest	33,645	837	2.5
Gloucester	46,992	1,175	2.5
Stroud	45,975	1,059	2.3
Tewkesbury	33,428	788	2.4
Gloucestershire	246,832	6,657	2.7
England & Wales	--	--	3.2

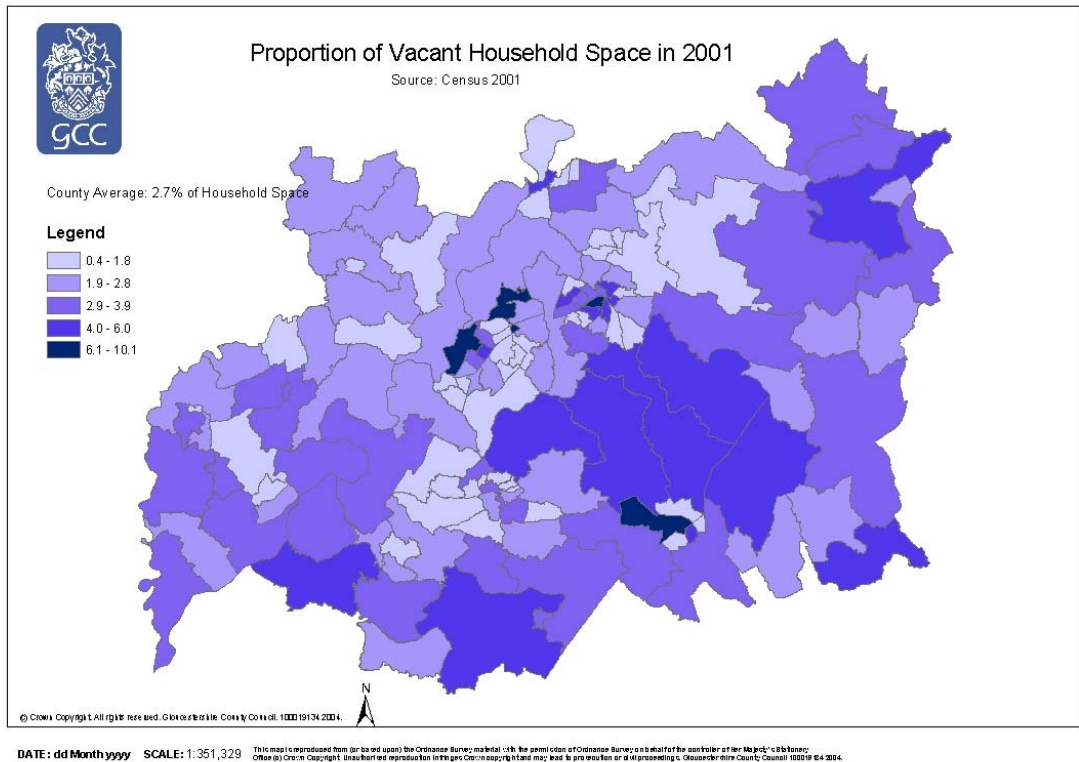


Some parts of the county had significantly higher vacancy rates, which might indicate a reduced demand for housing in those areas relative to supply. In Innsworth with Down Hatherley of Tewkesbury, for instance, one in ten household spaces were vacant. Other areas with a high proportion of vacant homes included Lansdown in Cheltenham, Westgate in Gloucester and Cirencester Park in Cotswold.

**In general, vacancy was more common among flats/apartments/maisonettes, where the vacancy rate was three times that of houses and bungalows (6.0% v 2.1%). This might be partly because a higher proportion of flats/apartments/maisonettes were on the letting market, which was characterised by intermittent non-occupation. Vacancy rate of temporary accommodations and caravans was also higher than average (4.5%).**

**Figure 4.9**

<b>Council Wards with Highest Proportions of Vacant Homes Gloucestershire 2001</b>		
District	Council Wards	Home Vacancy (%)
Tewkesbury	Innsworth With Down Hatherley	10.1
Cheltenham	Lansdown	7.2
Gloucester	Westgate	6.8
Cotswold	Cirencester Park	6.5
Stroud	Vale	6.0
Cheltenham	College	5.4
Gloucester	Barton And Tredworth	5.2
Cotswold	Chedworth	5.2
Tewkesbury	Tewkesbury Town With Mitton	5.0
Cotswold	Grumbolds Ash	4.9
Cotswold	Ampney-Coln	4.9
Cheltenham	All Saints	4.8
Cotswold	Kempsford-Lechlade	4.6
Cotswold	Churn Valley	4.5



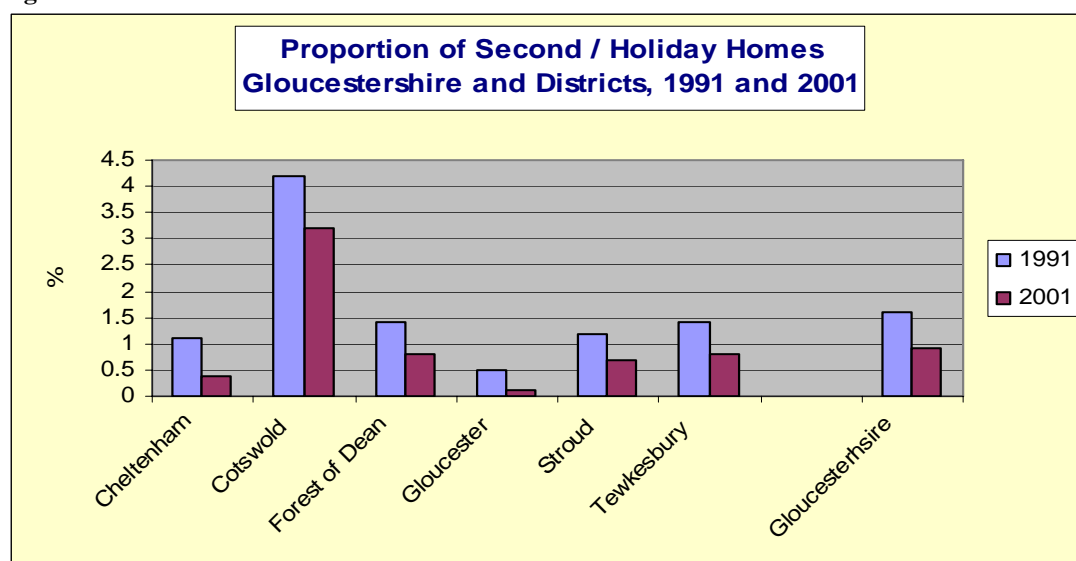
## 4.4 Second Homes

Second homes have been increasingly seen in some parts of the country as one of the culprits in causing housing shortage and soaring house prices. In Gloucestershire, although the impact of second homes on the local housing market as a whole might not be as great as in some other South West counties like Devon and Cornwall, the Cotswold district has displayed some signs of the effect as the favourite second home destination in Gloucestershire.

Between 1991 and 2001, the overall number and proportion of second or holiday accommodations in the county fell, along with vacancy rates. By 2001, a total of 2,300 household spaces in the county were second or holiday homes, representing less than 1 per cent of all household spaces. This has fallen from 3,500 and 1.5 per cent in 1991.

However, the percentage of second and holiday homes in Cotswold was high at 3.2%, far in excess of the averages in the county (0.9%) and England and Wales (0.7%). The continued popularity of Cotswold as a second/holiday home location has been identified as one of the key factors contributing to the shortage of housing available to local people in particular first-time buyers and the disproportionate increase in house prices in the area.

**Figure 4.10**



**Figure 4.11**

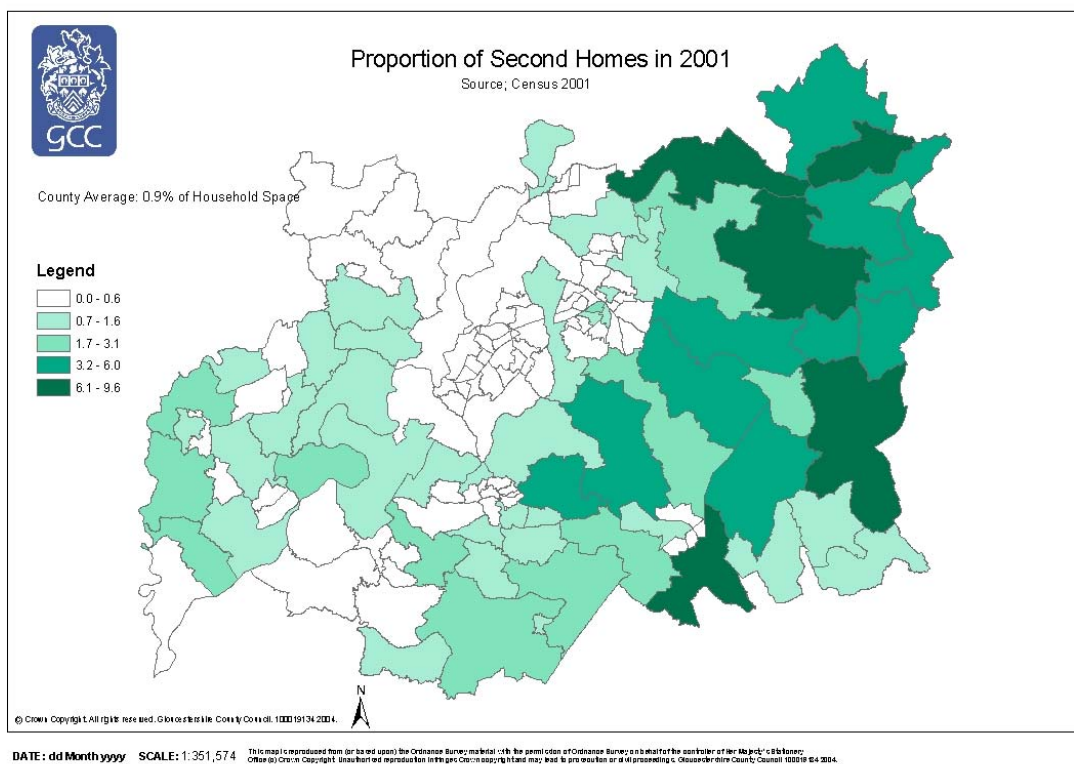
<b>Second/Holiday Homes Gloucestershire and Districts 2001</b>			
	All Household Space	Second/Holiday Homes	
	No.	No.	%
Cheltenham	49,959	223	0.4
Cotswold	36,833	1,183	3.2
Forest	33,645	278	0.8
Gloucester	46,992	52	0.1
Stroud	45,975	299	0.7
Tewkesbury	33,428	268	0.8
Gloucestershire	246,832	2,303	0.9
England & Wales	--	--	0.7

Figure 4.12 below illustrates the widespread phenomenon of second homes across Cotswold. Among the 13 council wards with the highest proportions of second/holiday homes within the county, 11 were located in Cotswold.

Although a slightly higher proportion of flats/apartments was a second or holiday home (1.1%), there were no major trends with regard to dwelling preferences in choosing a second or holiday residence in the county (house/bungalows: 0.9%, caravan/temporary: 0.9%); a rural location appeared to be a more important consideration.

**Figure 4.12**

<b>Council Wards with Highest Proportions of Vacant Homes Gloucestershire 2001</b>		
District	Council Wards	Second/holiday Homes (%)
Cotswold	Blockley	9.6
Cotswold	Riversmeet	8.6
Cotswold	Three Rivers	8.2
Tewkesbury	Isbourne	7.6
Cotswold	Water Park	7.2
Cotswold	Fosseridge	6.0
Cotswold	Ampney-Coln	5.8
Cotswold	Rissingtons	4.9
Cotswold	Beacon-Stow	4.8
Stroud	Bisley	4.6
Cotswold	Campden-Vale	4.6
Cotswold	Chedworth	4.2
Cotswold	Ermin	4.1



## 5. Housing Density and Household Size

### 5.1 Housing Density

#### 5.1.1 Overall Trends

Housing density has been one of the key factors influencing as well as placing demand on local infrastructure and environment policies. The DCLG's housing density criteria for new housing developments (a minimum level of 30 dwellings per hectare)<sup>10</sup> also highlight the important role that density has to play in the government's strategy to increase housing supply. Gloucestershire (Gloucester and Cheltenham in particular) has been identified as one of the key areas to accommodate population and household growth within the region, which will in turn impact on housing density in the county.

Overall, the average housing density<sup>11</sup> in Gloucestershire in 2001 at 0.9 households per hectare was relatively low as it is a predominantly rural county. However, household density in Gloucester and Cheltenham was much higher at 11.2 and 10.3 households per hectare as they occupied the smallest areas of land but accommodated the largest numbers of households in the county.

Despite that household growth took place in all districts over the period 1991-2001, the policy emphasis on developing new housing in urban areas has placed a disproportionate impact on density in Gloucester and Cheltenham (Figure 5.1).

The density in Gloucester and Cheltenham is also set to accelerate as the planning policy on future housing allocations on brownfield and greenfield lands continues<sup>12</sup>. The trends are already emerging with the latest figures showing that between 1998 and 2005, Cheltenham and Gloucester recorded the highest densities in new housing sites at an average of 39 and 28 households per hectare. This compares with 14 and 17 in Stroud and Cotswold<sup>13</sup>. The added pressure from the DCLG's density threshold is also expected to result in additional increase in housing density in the two districts in the future, posing long-term social, environmental and infrastructure implications for the county in general and Cheltenham and Gloucester in particular.

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<sup>10</sup> Draft Planning Policy Statement 3: Housing, ODPM

<sup>11</sup> Housing density in this report refers to the number of households of all types of occupation per hectare

<sup>12</sup> Draft Planning Policy Statement 3: Housing; Town and Country Planning (Green Belt) Direction 2005

<sup>13</sup> Gloucestershire Housing Monitor 2005, Research Team, Gloucestershire County Council

**Figure 5.1**

<b>Housing Density Gloucestershire and Districts 1991 and 2001</b>		
	No. households per hectare	
	1991	2001
Cheltenham	9.9	10.3
Cotswold	0.3	0.3
Forest of Dean	0.5	0.6
Gloucester	10.4	11.2
Stroud	0.9	0.9
Tewkesbury	0.7	0.8
Gloucestershire	0.8	0.9

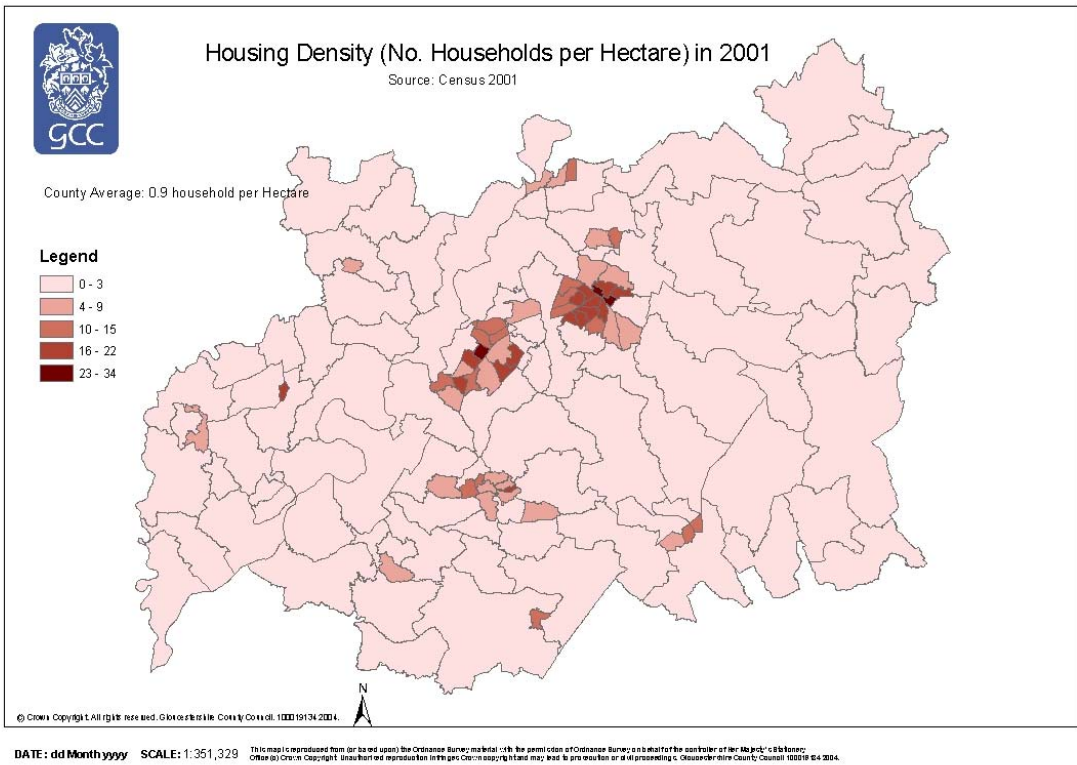
### 5.1.2 Geographic Disparities in Housing Density

As expected, the highest density areas concentrated in the wards within the inner cities of Cheltenham and Gloucester, with the density in All Saint's (Cheltenham), St Paul's (Cheltenham) and Barton & Tredworth (Gloucester) already exceeding 30 households per hectare in 2001 (Figure 5.2).

The map overleaf further illustrates the wide disparities in housing density across the county.

**Figure 5.2**

<b>Council Wards with the Highest Housing Density 2001</b>			
District	Council Ward	No. households	Housing Density (No. Households per Hectare)
Cheltenham	All Saints Ward	2,570	33.7
Cheltenham	St. Paul's Ward	2,285	32.8
Gloucester	Barton and Tredworth Ward	4,225	32.1
Cheltenham	Lansdown Ward	2,632	22.1
Gloucester	Moreland Ward	4,031	22.0
Cheltenham	Up Hatherley Ward	2,363	20.4
Gloucester	Hucclecote Ward	3,896	20.1
Gloucester	Abbey Ward	3,797	19.3
Cheltenham	Warden Hill Ward	2,520	19.0
Cheltenham	St. Mark's Ward	2,460	18.8
Cheltenham	College Ward	2,503	18.4
Cheltenham	St. Peter's Ward	2,579	18.2





## 5.2 Household Size

### 5.2.1 Overall Trends

Nationally, the number of persons per household has been falling largely due to the rise in single-person households<sup>14</sup>. In Gloucestershire, similar trends were taking place and expected to continue, which would increase the demand for smaller housing units in the county.

Over the decade of 1991-2001, the average household size in the county fell from 2.50 to 2.37 people. This compares with the national and regional average of 2.36 and 2.31 people in 2001.

The County Council's in-house projections suggest that household size will continue to fall to between 2.0 to 2.2 persons per household by the year 2026<sup>15</sup>. This is consistent with the government's predictions of 2.10 persons for England<sup>16</sup>. Although the growth of single-person households in Gloucestershire is expected to continue, the new forecast data released by the DCLG predict that the number of one-person households in Gloucestershire would grow at a slower rate than nationally between 2001 and 2026<sup>17</sup>.

### 5.2.2 Household Size and Districts

Average household size varied across districts reflecting differing household types of the areas. Cheltenham, with the largest number of small housing units in the county, had the smallest household size. The household size in Cotswold, where there was a large number of pensioner households, was also small. Forest of Dean, on the other hand, had the largest average household size in the county.

On current trends, household size is projected to fall across all districts over the next two decades with the average size in Cheltenham falling to just over 2 persons per household. Even in the Forest of Dean, household size will continue to fall to below 2.3 persons. If additional housing as planned in the Structure Plan is taken into account (dwelling led projections), household size will fall even further across districts as new housing is expected to encourage formation of new households of smaller size, e.g. single or young couple households.

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<sup>14</sup> ONS report 'Focus on Families'.

<sup>15</sup> Household Projections 2005, Research Team, Gloucestershire County Council

<sup>16</sup> ODPM Statistical Release 2006/0042

<sup>17</sup> above

**Figure 5.3**

<b>Average Household Size<sup>18</sup> In Gloucestershire and Districts 1991 and 2001</b>		
	1991	2001
Gloucestershire	2.50	2.37
Cheltenham	2.36	2.28
Cotswold	2.44	2.33
Forest	2.61	2.46
Gloucester	2.52	2.40
Stroud	2.56	2.42
Tewkesbury	2.53	2.36

### 5.2.3 Household Size and Tenure

Average household size also varied among different housing tenures.

In general, household size was the smallest among households in social housing, followed by those in owner-occupation. The average household size among those renting privately was the largest. This was at variance with the trends in 1991 when households in the private rental market was among the smallest, suggesting that more families were now renting rather than buying possibly due to high levels of house prices.

**Figure 5.4**

<b>Average Household Size by Tenure Gloucestershire 1991 and 2001</b>		
Tenure	Average Household Size	
	1991	2001
Owner Occupier	2.53	2.39
Rented from housing association / registered social landlord	1.75	2.18
Rented from local authority	2.39	2.22
Rented privately or rented with a job	2.14	2.99
All Households	2.50	2.37

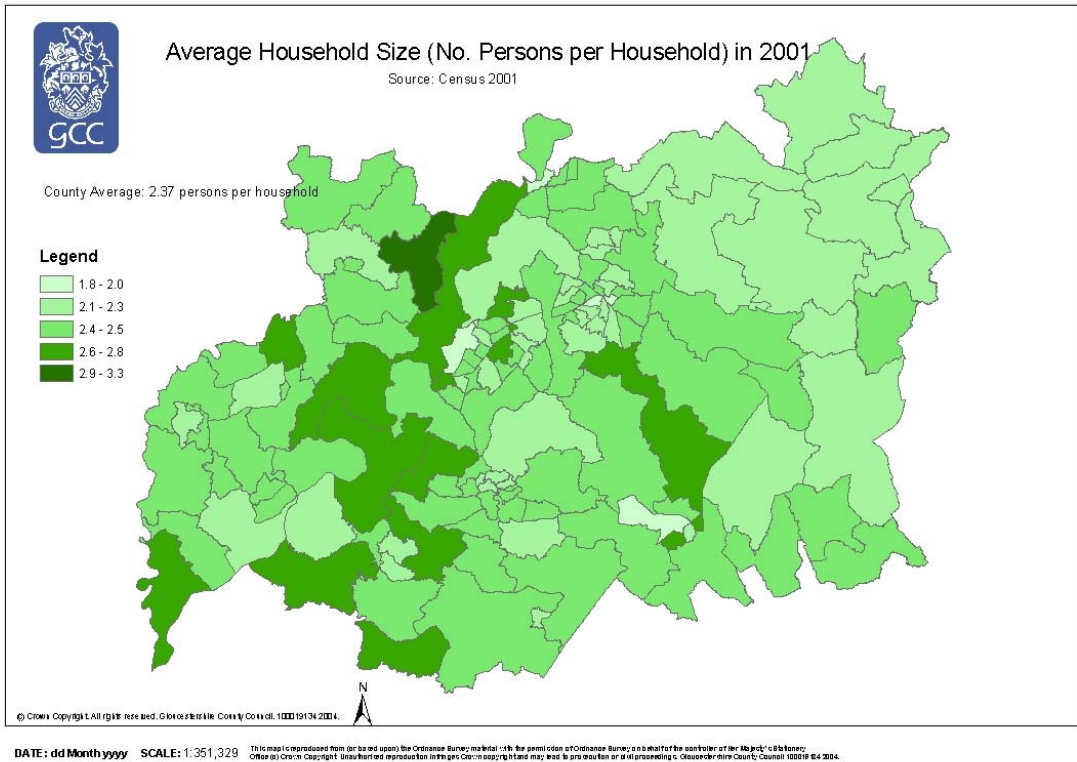
<sup>18</sup> Average household size is calculated using population as the numerator and household number as denominator.

## 5.2.4 Geographic Differences in Household Size

Average household size varied between wards across the county, reflecting the dominant household structure and the supply of housing units in the area. The largest average household size was 3.30 persons in Hartpury in the Forest of Dean while the smallest average household size was in the Westgate ward of Gloucester, at 1.80 persons.

**Figure 5.5**

<b>Council Wards with the Largest Average Household Size 2001</b>				
District	Council Ward	Population	No. Households	Average Household Size
Forest	Hartpury	2,148	651	3.30
Cotswold	Churn Valley	1,966	709	2.77
Stroud	Eastington And Standish	1,895	686	2.76
Tewkesbury	Innsworth With Down Hatherley	2,677	976	2.74
Stroud	Kingswood	2,025	742	2.73
Gloucester	Barnwood	9,115	3,435	2.65
Tewkesbury	Highnam With Haw Bridge	4,343	1,654	2.63
Stroud	Vale	1,764	673	2.62
Forest	Newnham And Westbury	3,076	1,174	2.62
Stroud	Severn	4,430	1,701	2.60
Cotswold	Cirencester Beeches	4,030	1,549	2.60



## 6. Access to Housing by Socio-Demographic Groups

The purpose of this Section is to examine the socio-demographic mix of and representation in housing in the county, in view of the government's aim to improve access to housing among certain socio-demographic groups. The analysis is also intended to throw some light on the government's plan to use housing as one of the means to achieve mixed communities at local level (Section 9).

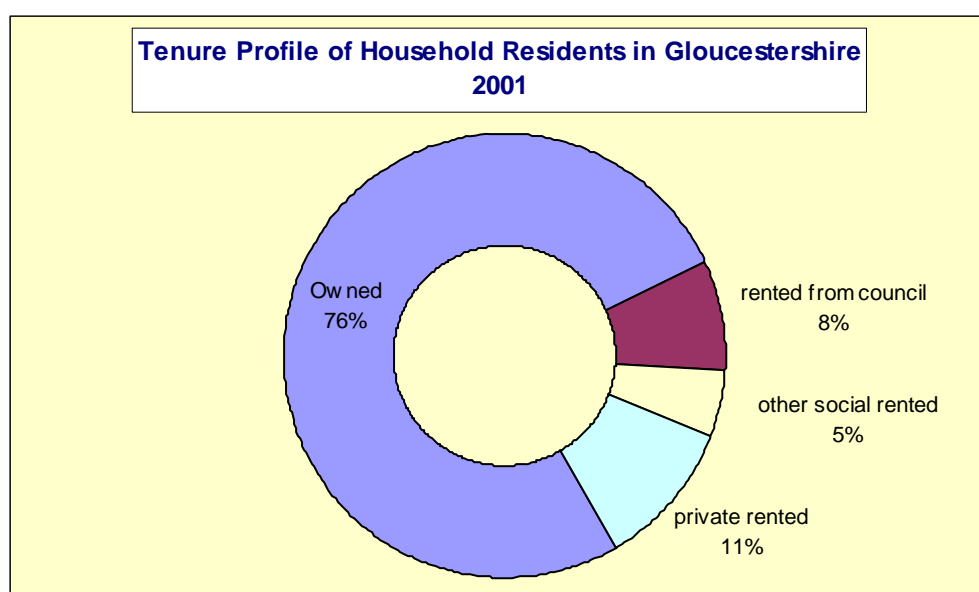
Census data show that the great majority of residents in Gloucestershire lived in private households. A total of 553,900 people lived in private households compared to 10,700 people in communal establishments<sup>19</sup> representing 98 per cent and 2 per cent of all residents. Section 6.1 focuses on the socio-economic profile of people living in private households. Section 6.2 looks at the access to housing by household reference persons from different socio-economic background.

### 6.1 Socio-Economic Profile of Housing

#### 6.1.1 Tenure Profile of Household Residents

The tenure profile of household residents in Gloucestershire was broadly in line with the tenure profile for households (Section 4). Three quarters of residents in the county lived in owned properties, while 13 per cent were in social rented homes and 11 per cent in private rented accommodations.

Figure 6.1



<sup>19</sup> A communal establishment is defined in the Census as an establishment providing managed residential accommodation. Examples include hospitals, hotels, some guesthouses and sheltered housing.

## 6.1.2 Age Profile of Household Residents

Compared to England and Wales, Gloucestershire had proportionately more residents over the age of 64 and fewer people under 25. Of all districts, Cotswold had the oldest age profile with nearly one in five household residents aged 65 or above. In contrast, Gloucester had the youngest age profile with nearly one-third of its residents below 25 years of age.

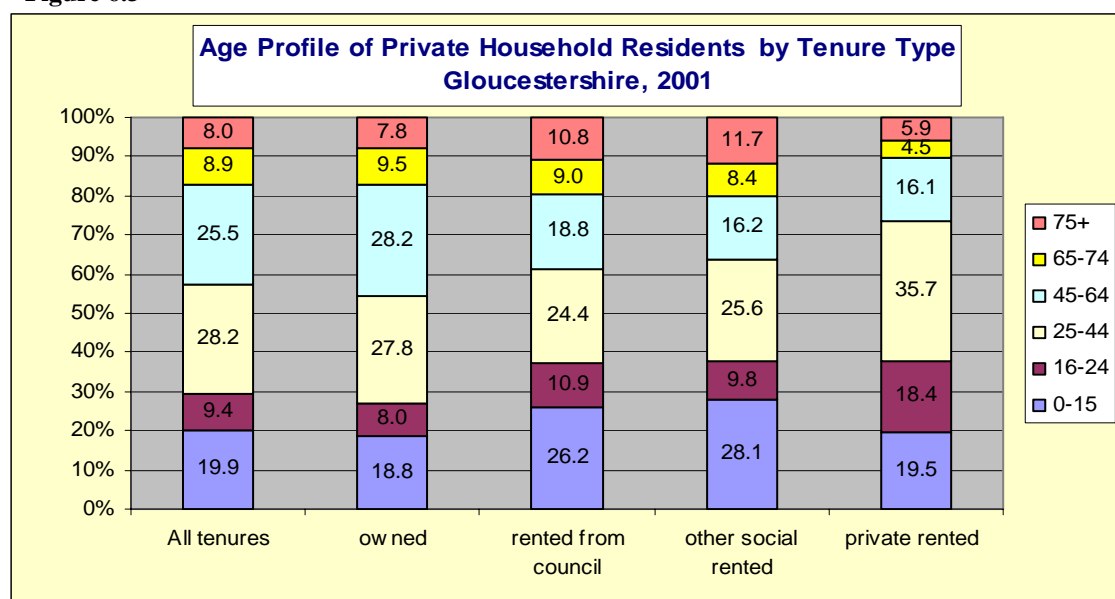
Age distribution differed greatly between tenures with disproportionately more people aged 25-44 being private tenants.

The most significant findings, however, were the over representation of children and elderly aged 75+ living in social housing, underlining the importance of monitoring housing provisions for and housing needs of these two vulnerable groups within the social housing sector.

**Figure 6.2**

Age	Age Profile of Household Residents (%) Gloucestershire and Districts 2001							
	England & Wales	Gloucester-shire	District					
			Cheltenham	Cotswold	Forest	Gloucester	Stroud	Tewkesbury
0-14	19.2	18.7	17.2	17.7	18.7	20.9	18.9	18.4
15-24	11.8	10.6	13.0	8.9	10.1	11.5	9.9	9.6
25-44	29.4	28.2	29.8	26.4	26.4	30.8	26.9	28.0
45-64	24.1	25.5	23.0	27.4	27.8	22.4	27.2	26.9
65-74	8.5	8.9	8.4	10.2	9.2	7.9	8.9	9.1
75+	7.1	8.0	8.5	9.5	7.8	6.6	8.1	8.1
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

**Figure 6.3**



### 6.1.3 Economic Activity Profile of Household Residents

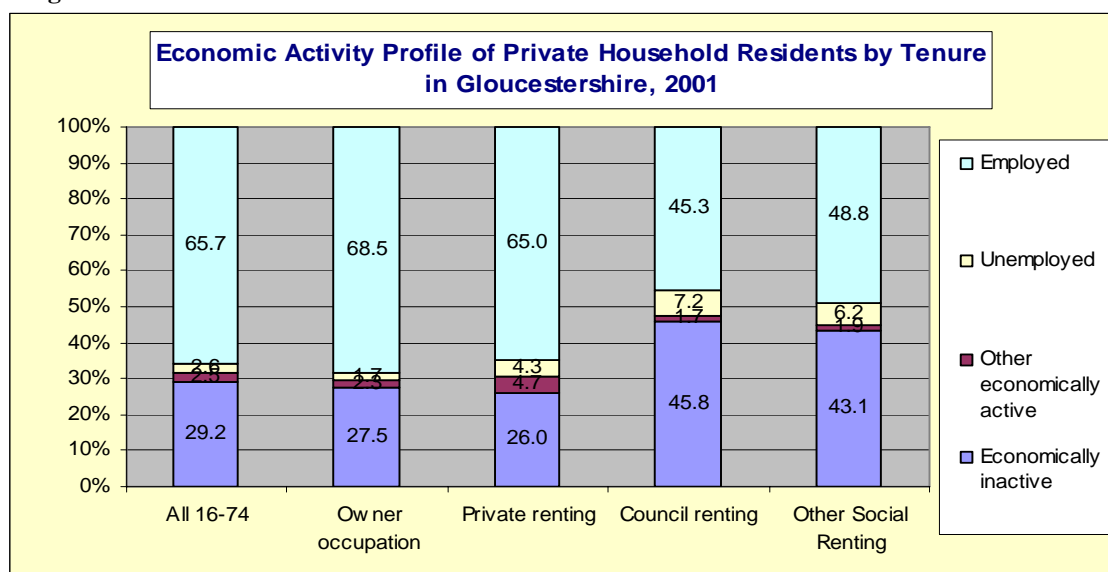
The overall economic activity rate among residents in Gloucestershire was high compared to the national average (70.8% v 66.5%). The comparatively high level of economic activity was also evident across districts. There were no major differences between districts although Gloucester generally had higher unemployment than the rest of the county.

Huge economic divide, however, existed between residents in different tenures with a much higher proportion of people in social housing being economic inactive. Between 43 and 46 percent of people in social housing were inactive with a further 6 to 7 per cent in unemployment. By comparison, only 26 to 28 percent of owner-occupiers and private tenants were inactive. This underlines the extent of economic deprivations among social tenants in the county and the importance of local housing authorities to work in partnership with other agencies in meeting the tenants' housing as well as economic needs.

Figure 6.4

Economic Activity	Economic Activity Profile of Household Residents Aged 16-74 Gloucestershire and Districts (%) 2001							
	England & Wales	Gloucestershire	District					
			Cheltenham	Cotswold	Forest	Gloucester	Stroud	Tewkesbury
Employed	60.6	65.7	62.7	66.6	63.1	65.3	66.2	67.2
Unemployed	3.4	2.6	2.6	1.7	3.0	3.4	2.4	2.0
Other economically active	2.6	2.5	4.4	1.9	2.2	2.3	2.2	2.2
Economically Inactive <sup>20</sup>	33.5	29.2	30.3	29.7	31.8	29.0	29.2	28.6
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Figure 6.5



<sup>20</sup> These include people who are retired, permanently sick, looking after home/family and students

### 6.1.4 Ethnic Profile of Household Residents

The proportion of people from non-white ethnic group in Gloucestershire at 2.8 per cent was small compared to England and Wales (9.1%).

Although the total non-white population in the county was only about 16,000 as in 2001, the majority concentrated in Gloucester where non-white ethnic population accounted for half of the non-white population in the county. The district's non-white population also represented a much higher proportion at 7.5 per cent, closer to the national average. Accommodating the housing needs of the local ethnic minority population was therefore a particularly relevant policy issue for Gloucester.

**Figure 6.6**

Ethnicity	<b>Ethnic Profile of Household Residents (%)</b> <b>Gloucestershire and Districts</b> <b>2001</b>							
	England & Wales	Gloucester- shire	District					
			Cheltenham	Cotswold	Forest	Gloucester	Stroud	Tewkesbury
White	90.9	97.2	96.7	98.8	99.1	92.5	98.7	98.6
Mixed	1.3	0.9	0.9	0.5	0.5	1.9	0.5	0.6
Asian	4.6	1.0	1.4	0.2	0.1	2.8	0.3	0.5
Black	2.3	0.6	0.3	0.1	0.1	2.3	0.1	0.1
Chinese and Other	0.9	0.4	0.8	0.4	0.2	0.5	0.4	0.2
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0



## **6.2 Access to Housing by Household Reference Persons (HRP)**

The Census 2001 introduced the concept of Household Reference Person (HRP) to replace Head of Household (HOH) used in the 1991 Census. In most cases, HRP in a household was chosen based on economic activity and age, in that order. This differs from HOH who was taken as the first person who appeared on the Census form. The economic activity criteria in identifying HRPs in 2001 means that Census results only cover HRPs who are aged between 16 and 74.

Although the use of Household Reference Person in 2001 might have resulted in slightly more female head of households included in the count than in 1991, there were no major impacts on results in other respects. In the following paragraphs, therefore, the counts in 2001 and 1991<sup>21</sup> are compared to examine trends of access to housing, in particular home ownership, by household reference persons across various socio-economic groups.

### **6.2.1 Access to Housing by Age of Household Reference Persons**

The DCLG make clear that one key objective of housing policy is to help future generations get onto the first step of the ‘housing ladder’. The primary target group are those aged 30-34, as various studies identify the group as being particularly hard hit by rising house prices and predict that the proportions able to buy would fall further if current trends continue.

#### **Age Profile of Household Reference Persons**

According to the Census, about 17 per cent of household reference persons were between 25 and 34 years of age in 2001. The 1991 Census results presented a different age breakdown and therefore it is not possible to establish the change of representation of this age group in householders. Analysis of the combined 16-44 age group, however, indicates that this age group represented 45.6 per cent of all head of households in 1991, declining to 42.9 per cent in 2001, which was in proportion to the relative population change over this period.

Figure 6.7 further provides the age profile of household reference persons across tenures. In general, the younger householders were disproportionately represented in private renting, while older householders were the least likely to rent privately.

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<sup>21</sup> In some paragraphs, the terms ‘Household Reference Person’ and ‘Head of Household’ are used interchangeably to aid reading.

**Figure 6.7**

Age of Household Reference Persons	<b>Age Profile of Household Reference Persons, Analysed by Tenure Gloucestershire 2001</b>					
	% All Household Reference Persons		% in Owner-Occupation	% in Private Renting	% in Council Renting	% in Other Social renting
	1991	2001	2001	2001	2001	2001
16-24	45.6	3.4	1.2	13.7	6.1	7.3
25-34		16.9	14.1	30.9	18.0	22.3
35-44		22.5	22.8	21.8	21.4	21.8
45-54	54.4	22.2	24.1	15.4	18.9	16.2
55-pensionable age		15.5	17.2	8.6	12.5	11.1
pensionable age to 74		19.4	20.6	9.5	23.1	21.2
Total	100.0	100.0	100.0	100.0	100.0	100.0

### Headship Rates Among 16-44 Year-Olds

The widely reported ‘boomerang’ phenomenon that grown-up children returned to parental home before being able to save up for their first own home did not seem to reflect in the headship rates in Gloucestershire during 1991-2001, although the trends could emerge in the coming years.

Headship rates<sup>22</sup> among the 16-24 and 25-34 age groups in Gloucestershire were 12.9 and 47.8 per cent respectively in 2001. There was no equivalent comparison with 1991 data because of different age breakdown. The combined headship rate for 16-44 year-olds suggest that headship rate of this group rose from 39.0 per cent to 41.7 per cent between 1991 and 2001. The rise in headship rates among this age group could be due to the growing number of single-person and smaller households and the rise in female householders.

**Figure 6.8**

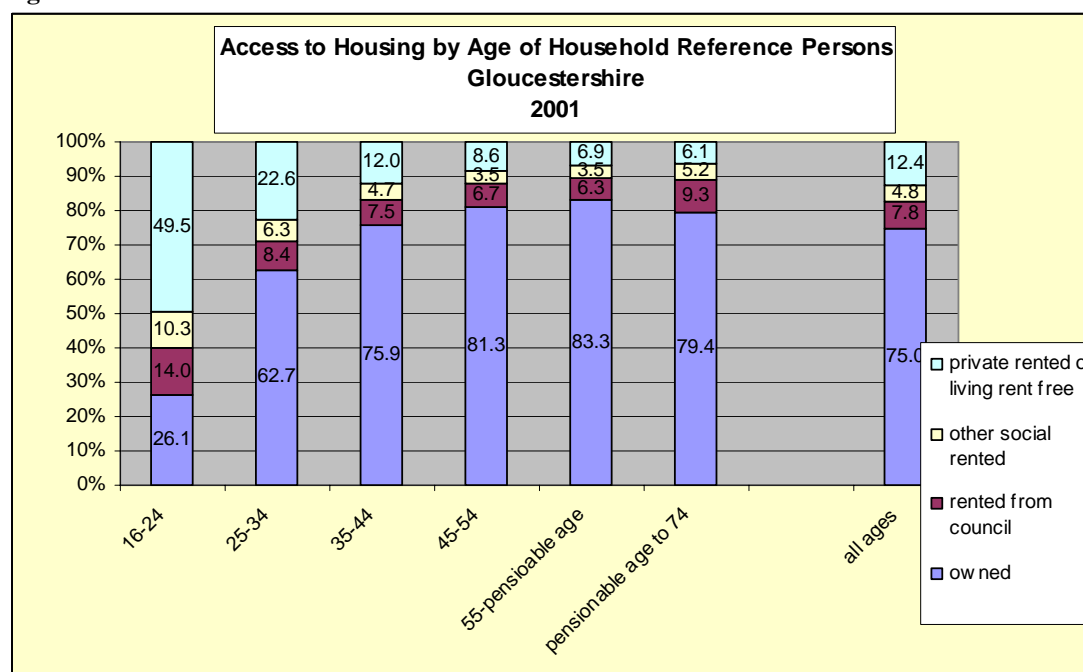
Age of Household Reference Persons	<b>Headship Rates Among 16-44 Year-Olds Gloucestershire 1991 and 2001</b>			
	1991		2001	
	No. Household Reference Persons	Headship Rate	No. Household Reference Persons	Headship Rate
16-24			7,092	12.9%
16-29	26,607	25.5%		
25-34			35,026	47.8%
35-44			46,671	55.3%
30-44	57,493	51.6%		
16-44 combined	84,100	39.0%	88,789	41.7%

<sup>22</sup> Calculated by dividing the number of household reference persons by population for that age group.

## Home Ownership by Age of Household Reference Persons

Figure 6.9 examines access to home ownership across different age groups. In general, home ownership starts from the age between 25 and 34 and rose rapidly among the 35-44 year-olds. Ownership rate reached a plateau of between 81-83% among the middle aged householders before it gradually fell to around 79 per cent among pensioners.

**Figure 6.9**



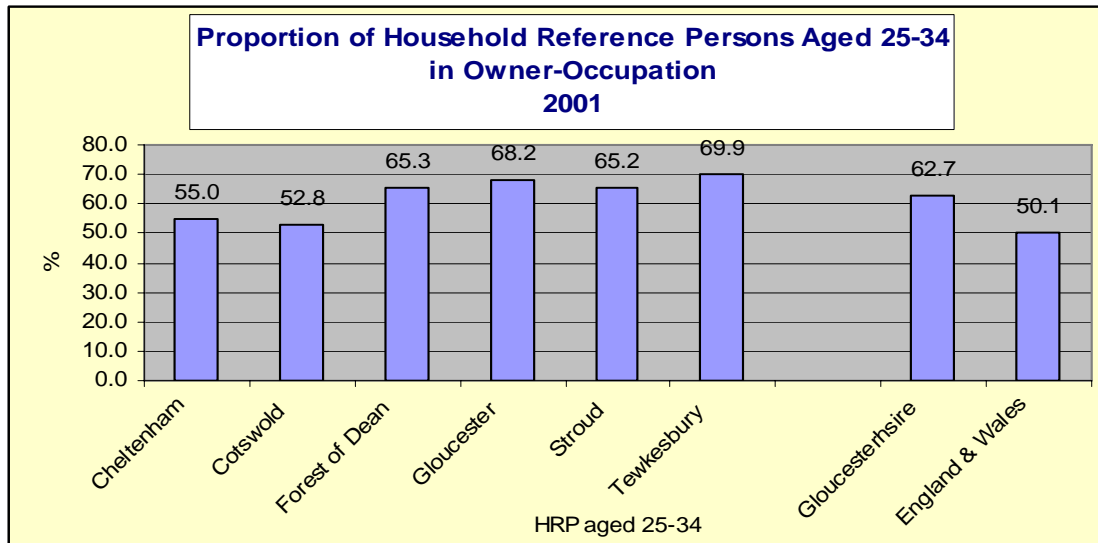
## Home Ownership Among 25-34 Year-Olds by District

Figure 6.10 focuses on the ratio of ownership among the government's key target age group (25-34 age band is used instead of 30-34 due to data availability), and compares the prevalence of ownership among this group between districts.

It can be seen that the overall ownership rate among the target group in Gloucestershire was higher than the national average. At district level, the rates were comparatively low in Cotswold and Cheltenham where average house prices were also the highest in the county, implying that affordability among young people in the two districts was low.

There have been suggestions that if young people continue to fail to get onto the property ladder before the age of 35, the number of future pensioners still left with outstanding mortgage will increase, with significant social and economic implications (e.g. employment, health and pensions). There is, however, a view that the 'unaffordability' of ownership coupled with increasing job insecurity will change expectations and eventually encourage serial renting over ownership among some population groups, which will change the face of the future housing market.

**Figure 6.10**



## 6.2.2 Access to Housing by Gender of Household Reference Persons

The number of female heads of households nearly doubled from 45,200 to 89,000 between 1991 and 2001. By 2001, female heads of households represented 37 per cent of all householders, compared to 29 per cent in 1991. Despite some variations, the rise occurred across all districts (Figure 6.11).

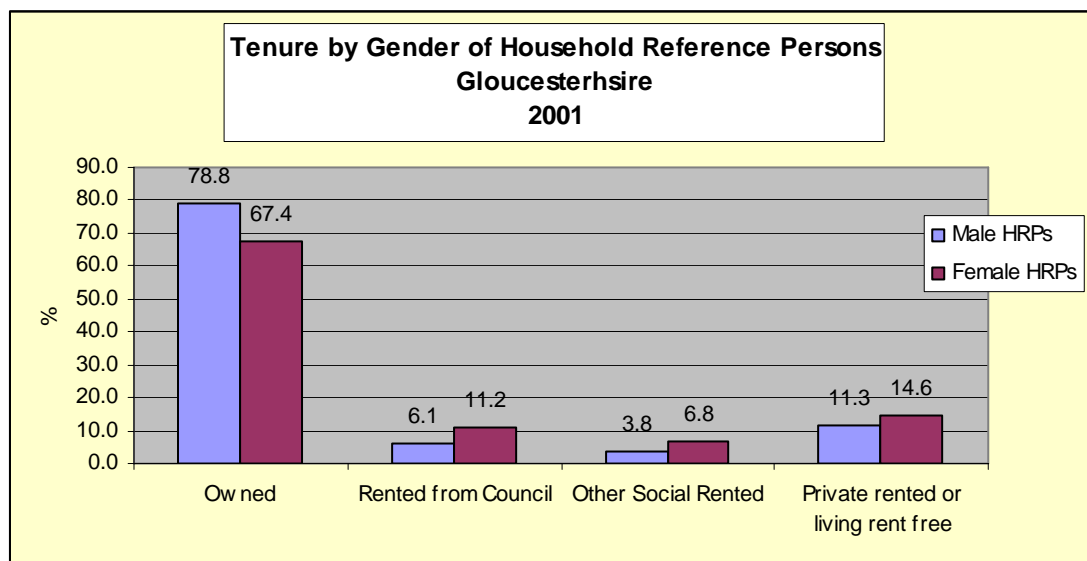
Although the change in definitions of head of households between 1991 and 2001 might have accounted for some of the increase, most of the rise could be attributed to the wider socio-economic and demographic trends. These include more females becoming economically independent, surge in numbers of lone-parent households of which most were headed by women (Section 11), and a longer life expectancy among women. The rise of female householders is likely to continue which will impact on the nature of demand for housing. Local housing policies, therefore, might need to be adapted to meet woman householders' requirements and aspirations.

Figure 6.12 further looks at tenure differences between male and female household reference persons in Gloucestershire. It can be seen that across the county, homeownership among females was lower than that of males and the proportion of female household reference persons in social renting was nearly twice as high as that of males. The lower proportion in ownership among households headed by females was likely to be due to lower household income. It is envisaged that an increase in supply of affordable housing, e.g. shared-equity homes, might fill the gaps in the housing market for some female householders.

**Figure 6.11**

Gender of Head of Household	Gender Profile of Household Reference Persons (%) Gloucestershire and Districts 2001							
	England & Wales	Gloucestershire	District					
			Cheltenham	Cotswold	Forest	Gloucester	Stroud	Tewkesbury
Male	60.4	62.6	59.7	63.4	63.9	62.2	64.0	63.5
Female	39.6	37.4	40.3	36.6	36.1	37.8	36.0	36.5
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

**Figure 6.12**



### 6.2.3 Access to Housing by Economic Activity of Household Reference Persons

Gloucestershire had a high proportion of household reference persons being economically active compared to England and Wales. This was also the case across districts with Cotswold and Stroud had the highest percentages of economic active householders in 2001, at 74.6 and 74.5 per cent.

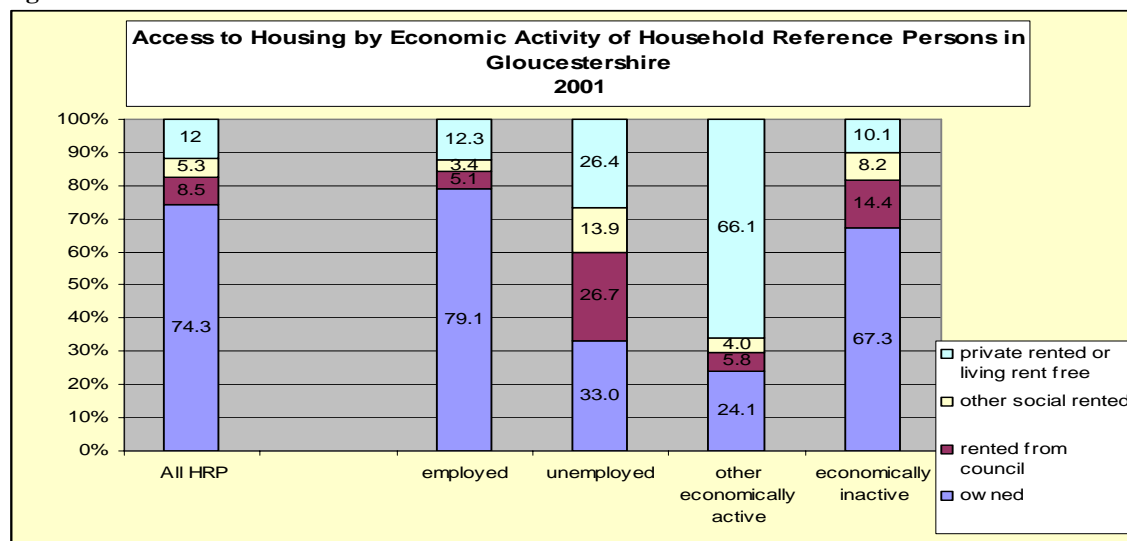
Figure 6.13

Economic Activity	Economic Profile of Household Reference Persons (%) Gloucestershire and Districts 2001							
	England & Wales	Gloucester-shire	District					
			Cheltenham	Cotswold	Forest	Gloucester	Stroud	Tewkesbury
Employed	68.4	73.1	71.8	74.6	71.5	72.2	74.5	74.8
Unemployed	2.8	2.1	2.2	1.2	2.4	3.1	1.8	1.5
Other economically active	0.6	0.5	1.7	0.2	0.2	0.3	0.2	0.2
Economically inactive	28.2	24.2	24.3	24.0	25.9	24.4	23.4	23.4
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Figure 6.14 reveals the impact of economic activity on access to housing.

Employees were the most likely to be homeowners than any other groups. It is notable that ownership rate among the 'other economically active', the majority of whom were self-employed, was considerably lower, which might be linked to financial instability and therefore inability to secure a mortgage. The high proportion of ownership among the 'economically inactive' was because this category largely comprised of people in retirement.

Figure 6.14



## 6.2.4 Access to Housing by Ethnicity of Household Reference Persons

The Census revealed that 2.2 per cent of households in Gloucestershire was headed by a person from a non-white ethnic group, or around 5,200 households across the county.

The proportion was slightly low compared to their share in the population (2.8%), suggesting that minority ethnic households were larger in size. It is also possible that in some mixed-race households, the white family head was chosen as the household reference person in the Census because of their economic activity and age, which had resulted in fewer numbers of non-white heads of households being included in the Census.

Across districts, the proportion of households headed by a member from a non-white ethnic group was the highest in Gloucester at 6.1 per cent. This was also lower than the proportion of non-white population represented in the district (7.5%).

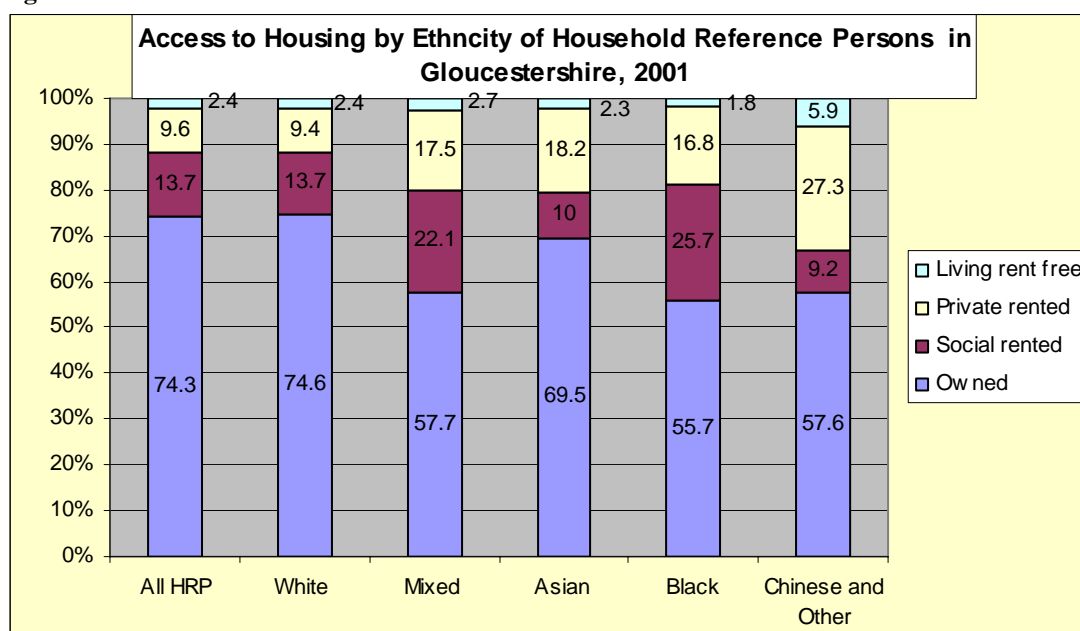
Figure 6.16 shows very different tenure patterns among householders of various ethnic groups in Gloucestershire.

Most notable was the much lower proportions of non-white householders in owner-occupation and higher proportions in private renting. This may indicate that some minority ethnic householders were perhaps younger and more mobile, but it also suggests that home ownership was less accessible to the minority ethnic householders.

**Figure 6.15**

Ethnicity of Head of Household	Ethnic Profile of Household Reference Persons (%) Gloucestershire and Districts 2001							
	England & Wales	Gloucestershire	District					
			Cheltenham	Cotswold	Forest	Gloucester	Stroud	Tewkesbury
White	93.5	97.8	97.7	99.2	99.4	93.9	99.1	99.1
Mixed	0.7	0.4	0.4	0.2	0.2	0.8	0.3	0.3
Asian	2.9	0.8	1.1	0.2	0.1	2.1	0.3	0.4
Black	2.2	0.7	0.4	0.1	0.1	2.9	0.2	0.1
Chinese and Other	0.7	0.3	0.5	0.2	0.1	0.4	0.2	0.2
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

**Figure 6.16**



### 6.2.5 Access to Housing by Social Class of Household Reference Persons

The Census allocated all individuals aged 16-74 one of the socio-economic classes based on occupation and employment status. The following paragraphs made an attempt to explore the relationship between access to housing and social class.

Compared to England and Wales, household reference persons in Gloucestershire had a larger proportion in the higher social class. For instance, householders in higher and lower managerial/professional occupations accounted for 28.9 per cent in Gloucestershire compared to 27.1 per cent in the country.

Figure 6.17 compares the level of access to home ownership across householders of different social class in 2001. It can be seen that overall, there was a direct correlation between social class and home ownership; the higher the social class of the householder, the more likely they were a homeowner.

Some recent studies suggest that access to home ownership had become not only an issue among people in the lower end of the socio-economic spectrum but increasingly among those in the middle whose income was too high to be eligible for social housing but too low to afford market housing. This has created a scope for an intermediate housing market which could meet the housing needs of this emerging group of people.

It has not been possible to establish rigorously the extent to which home ownership has changed across social class between 1991 and 2001 because different socio-economic classification systems were used in the two Censuses. However, some broad trends can still be identified.

Comparisons between Figures 6.17 and 6.18 show that among householders in the middle of the socio-economic spectrum (supervisory and skilled workers), the



proportion in home ownership declined from around 76-88 per cent to 74-80 per cent between 1991 and 2001. These results seem to have supported the observations that access to home ownership among middle income earners has become increasingly difficult as house price increase outstripped earnings.

Figure 6.17

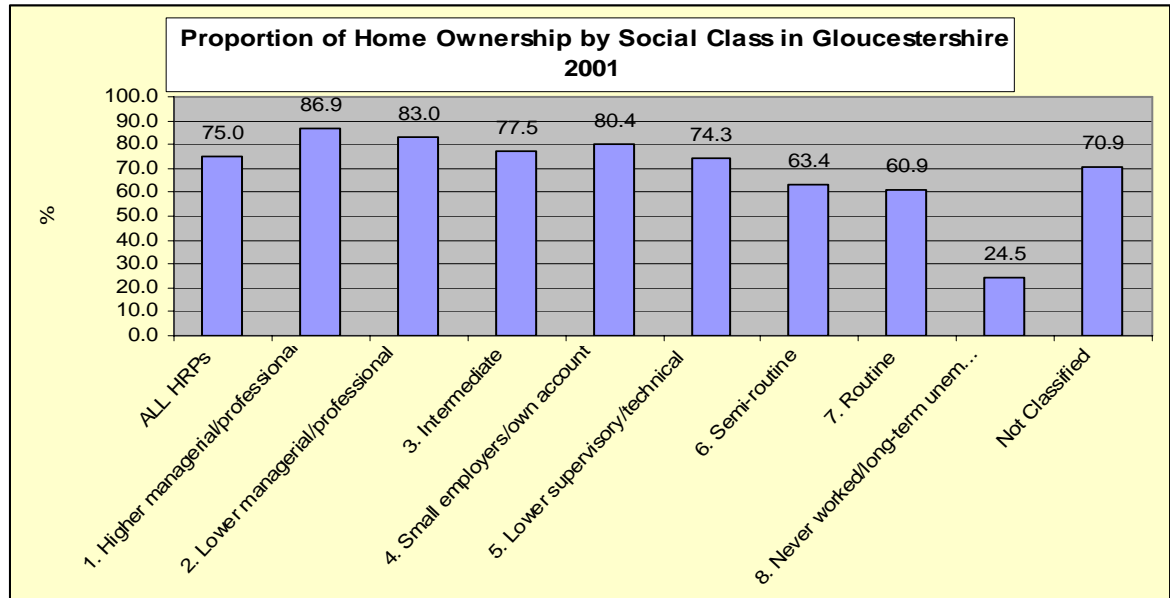


Figure 6.18

Proportion of Home Ownership by Social Class in Gloucestershire 1991	
1991	% in Owner Occupation
Total households	73.5
1 Employers and managers in large establishments	92.6
2 Employers and managers in small establishments	86.2
3 Professional workers - self-employed	93.2
4 Professional workers - employees	89.1
5.1 Ancillary workers & artists	85.6
5.2 Foremen and supervisors - non-manual	87.9
6 Junior non-manual workers	79.7
7 Personal service workers	51.9
8 Foremen and supervisors - manual	82.4
9 Skilled manual workers	76.4
10 Semi-skilled manual workers	68.5
11 Unskilled manual workers	43.6
12 Own account (other than professional)	80.6
13 Farmers - employers and managers	61.5
14 Farmers - own account	76.5
15 Agricultural workers	27.5
16 Members of armed forces	55.6
17 Inadequately described and not stated occupations	68.6
Economically inactive : Total households	65.4

## **7. Household Structure and Concealed Families**

The shape of household structure and arrangements is one of the major factors determining the demand for housing in terms of quantity as well as type. The following paragraphs consider the current household structure and arrangements in Gloucestershire and examine changes, based on Census data.

### **7.1 Household Structure**

#### **7.1.1 Overall Trends**

Overall, one-family households<sup>23</sup> remained the predominant household structure in Gloucestershire, accounting for 65 per cent of all households in the county. Single-person households, however, emerged as a growing phenomenon over the past decade not only because of a rise in divorces, separation and singletons but also due to a growing number of lone pensioners. By 2001, nearly 30 per cent of households in the county consisted of only one person, compared to 26 per cent in 1991.

Single-person households were most prevalent in Cheltenham as they made up 34 per cent of all households in the district. The growth might have been fuelled by a large number of flats/maisonettes/apartments available in the district (Section 4) although demand would have also further stimulated supply.

Compared to England and Wales, the rise in single-person households in Gloucestershire so far was relatively fast (28% v 23%) although the government predicts a slower growth in one-person households in the county compared to the country over the next 20 years.<sup>24</sup>

About 12,600 households in Gloucestershire were classified as ‘other households’<sup>25</sup>, representing 5 per cent of all households.

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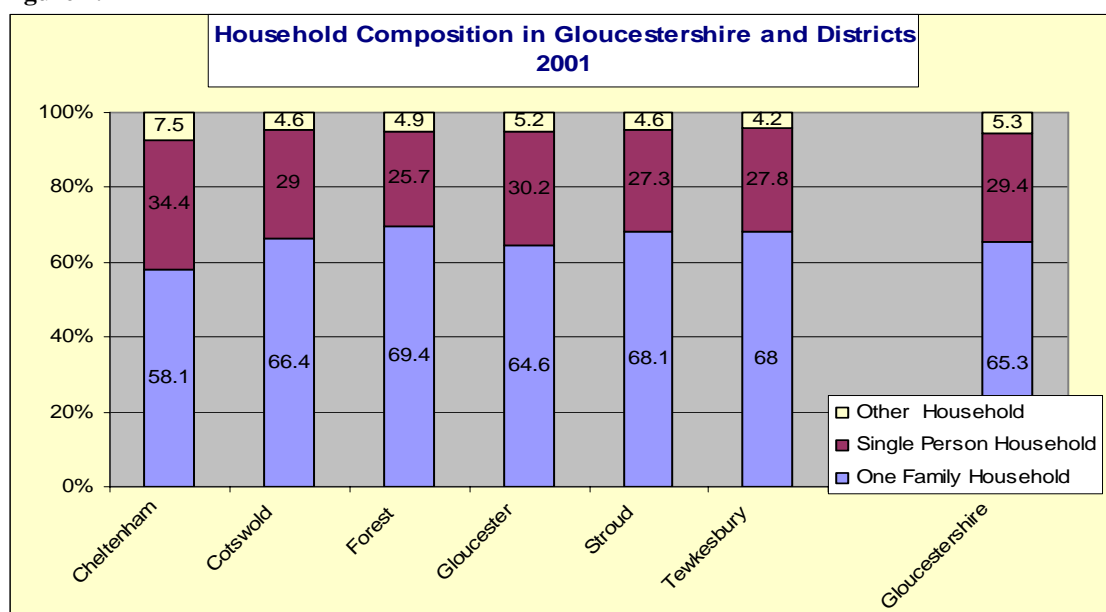
<sup>23</sup> One-family household is defined in the Census 2001 as a household which comprises only one family and there are no non-family people.

<sup>24</sup> ODPM Statistical Release 2006/0042

<sup>25</sup> ‘Other households’ in the Census were those that were neither family nor single-person households

**Figure 7.1**

<b>Change of Household Structure in Gloucestershire 1991 - 2001</b>				
	No.		Change 1991-2001	
	1991	2001	No.	%
One family household	n.a. <sup>26</sup>	155,396	n.a.	n.a.
Single Person Household	54,567	69,909	15,342	+28.1%
Other Household	n.a. <sup>27</sup>	12,567	n.a.	n.a.
All households	211,670	244,529	32,859	+15.5%

**Figure 7.2**

## 7.1.2 Household Structure by Social Composition

Figures 7.3 a to c provide detailed breakdown of social composition for each household structure, with the aim of understanding possible social implications of any housing policy.

It can be seen that all-pensioner family-households totalled 24,300 in Gloucestershire, representing 16 per cent of all one-family households in the county and reaching 18 per cent in Cotswold. Lone-parent households with dependent children, generally regarded as one of the vulnerable groups easily falling into housing crisis because of financial uncertainty, totalled over 12,000 and represented nearly 8 per cent of all one-family households. In Gloucester, the percentage of lone-parent households with dependent children reached 11 per cent and the proportion was the highest of all

<sup>26</sup> There was no equivalent breakdown for this category of households in the 1991 Census.

<sup>27</sup> As above

districts. Both pensioner households and lone-parent households are forecast to increase in numbers in various studies of social trends.

In single-person households, over half comprised of a lone pensioner (51%). Lone-pensioner households are also predicted to rise in numbers in the next two decades. The proportions were the highest in Cotswold and the Forest of Dean where lone-pensioner households accounted for 57-58 per cent of all single-person households.

There was a total of 12,600 'other households' that were neither families nor single-person households. About 30 per cent of these 'other households' consisted of dependent children with Gloucester having the highest percentage at 38 per cent. Nearly 8 per cent of 'other households' consisted of only pensioners.

**Figure 7.3 a**

	<b>One-Family Households by Social Structure</b>						
	Total One-Family Household	All Pensioners		Lone Parent with Dependent Children		Other One Family Household	
		No.	%	No.	%	No.	%
Cheltenham	27,997	4,431	15.8	2,515	9.0	21,051	75.2
Cotswold	22,856	4,204	18.4	1,297	5.7	17,355	75.9
Forest	22,573	3,426	15.2	1,514	6.7	17,633	78.1
Gloucester	29,572	3,924	13.3	3,144	10.6	22,504	76.1
Stroud	30,397	4,828	15.9	2,132	7.0	23,437	77.1
Tewkesbury	22,001	3,513	16.0	1,533	7.0	16,955	77.1
Gloucestershire	155,396	24,326	15.7	12,135	7.8	118,935	76.5

**Figure 7.3 b**

	<b>Single-Person Households by Social Structure</b>				
	Total Single-Person Household	Single Pensioner		Non-Pensioner	
		No.	%	No.	%
Cheltenham	16,562	7,434	44.9	9,128	55.1
Cotswold	9,977	5,755	57.7	4,222	42.3
Forest	8,358	4,763	57.0	3,595	43.0
Gloucester	13,821	6,234	45.1	7,587	54.9
Stroud	12,189	6,546	53.7	5,643	46.3
Tewkesbury	9,002	4,777	53.1	4,225	46.9
Gloucestershire	69,909	35,509	50.8	34,400	49.2

**Figure 7.3 c**

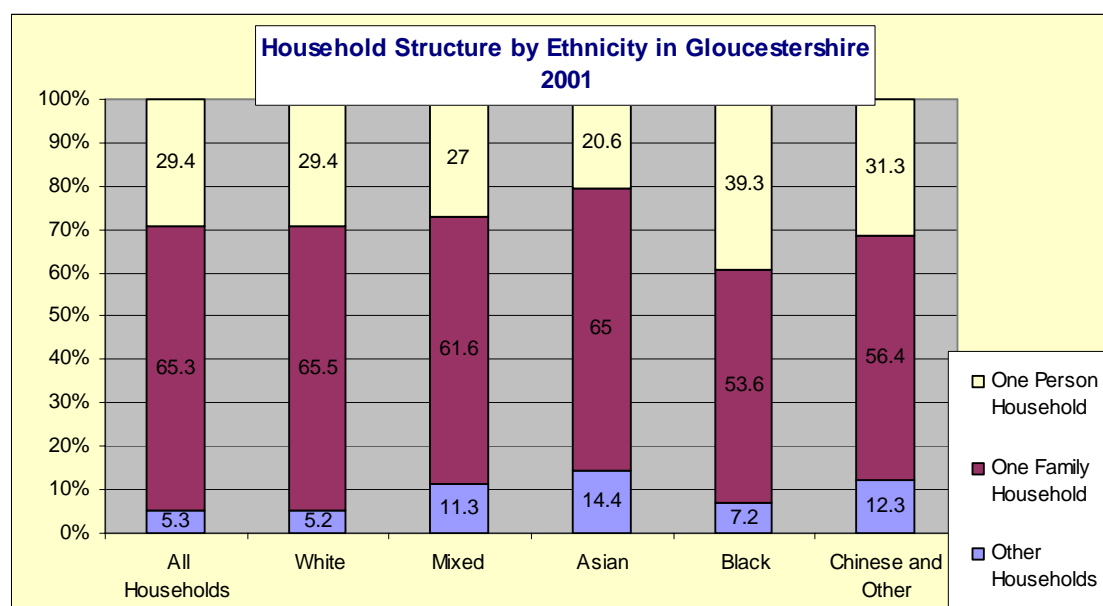
	Other Households by Social Structure								
	Total Other Household	All Pensioners		With Dependent Children		All Students		Other	
		No.	%	No.	%	No.	%	No.	%
Cheltenham	3,605	172	4.8	724	20.1	582	16.1	2,127	59.0
Cotswold	1,591	162	10.2	450	28.3	36	2.3	943	59.3
Forest	1,599	158	9.9	586	36.6	6	0.4	849	53.1
Gloucester	2,372	151	6.4	902	38.0	21	0.9	1,298	54.7
Stroud	2,031	193	9.5	656	32.3	3	0.1	1,179	58.1
Tewkesbury	1,369	122	8.9	569	34.3	5	0.4	773	56.5
Gloucestershire	12,567	958	7.6	3,787	30.1	653	5.2	7,169	57.0

### 7.1.3 Household Structure by Ethnic Group

Figure 7.4 shows that there were some variations in household structure among different ethnic groups. Most notably, the black community had a much higher proportion of households being single-person households than any other groups, indicating a younger population. By contrast, single-person households were the least common within the Asian community.

Equally significant is the higher proportions in ‘Other Households’ across all non-white ethnic groups, suggesting a more diverse range of household structures and arrangements within the local minority population that would need to be considered by housing and planning authorities when formulating local housing strategies.

**Figure 7.4**



## **7.2 Concealed Families**

### **7.2.1 Overall Trends**

The Census defines a concealed family as one that does not include the household reference person. In other words, they are family living within another family household. One important policy issue for planning and housing authorities about concealed family is to know the extent to which families are forced to become 'concealed' because they cannot afford to move.

In Gloucestershire there were approximately 1,400 concealed families, representing about 0.8 per cent of all families in the county. Compared to England and Wales (1.1%), the proportion in Gloucestershire was low.

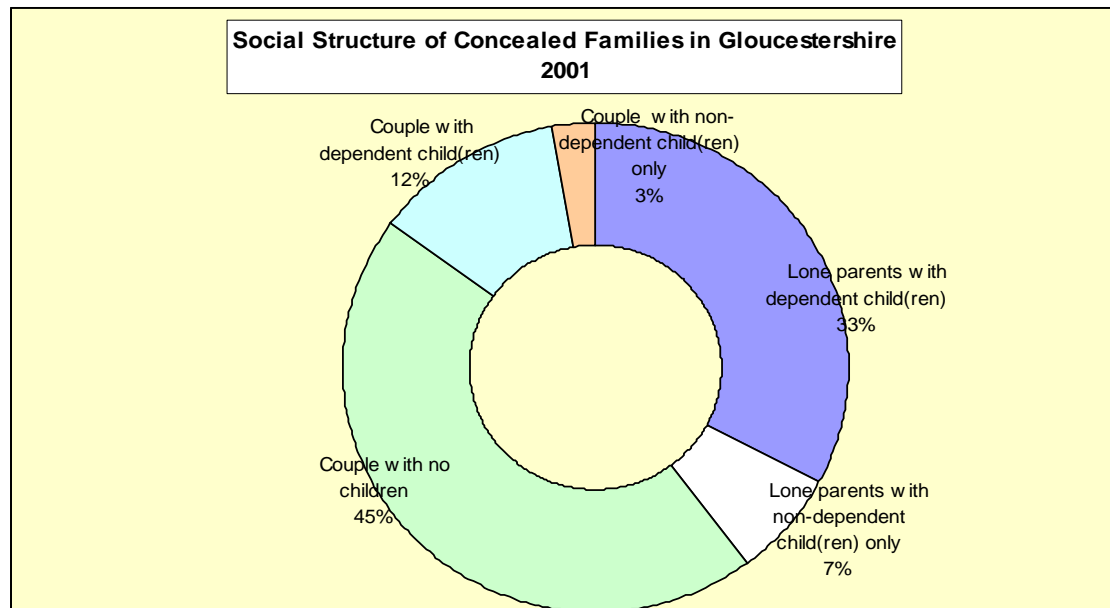
### **7.2.2 Social Structure of Concealed Families**

Couple families without children emerged as the largest group of concealed families in Gloucestershire, accounting for 45 per cent of all concealed families. Among these families, nearly 40 per cent of heads of households were aged 29 or under. (Figures 7.5 and 7.6)

The second largest group were lone-parents with dependent children, representing 33 per cent of all concealed families. This is despite of local council house policies that give accommodation priorities to lone-parents with dependent children. The likelihood of a lone-parent family becoming 'concealed' also seems to be linked to the age of the parent. Among all concealed lone-parent households with dependent children, 60% of the parent were aged 29 or under.

There was also a significant number of concealed pensioner-couple families in Gloucestershire, accounting for 14 per cent of all concealed households across the county.

**Figure 7.5**



**Figure 7.6**

<b>Concealed Families by Age of Family Reference Persons Gloucestershire 2001</b>				
Type of Concealed Families	Total No. Concealed Families	Age of Family Reference Persons (No.)		
		29 and under	30 to 64	65 and over
All Concealed Families	1,373	571	519	283
Lone parent families	545	274	214	57
with dependent child(ren)	451	274	169	8
with non-dependent child(ren) only	94	0	45	49
Couple families	828	297	305	226
with no children	622	241	186	195
with dependent child(ren)	166	56	103	7
with non-dependent child(ren) only	40	0	16	24
(Note: All Types of Families in Gloucestershire)	163,685	13,144	118,908	31,633



### 7.2.3 Concealed Families in Districts

There were no major differences in terms of prevalence of concealed families between districts, ranging from 0.7 per cent of all families in Tewkesbury to 1.0 per cent in Gloucester and Forest of Dean.

The district with the largest number of concealed families was Gloucester, totalling 315 families, accounting for 23 per cent of all concealed families in the county.

Figure 7.7

<b>Concealed families in Gloucestershire and Districts 2001</b>			
	No. Concealed Families	% of all Families	% Share of County's Concealed Families
Cheltenham	228	0.8	16.6
Cotswold	182	0.8	13.3
Forest	241	1.0	17.6
Gloucester	315	1.0	22.9
Stroud	252	0.8	18.4
Tewkesbury	161	0.7	11.7
Gloucestershire	1,373	0.8	100.0
England & Wales	--	1.2	--

## 8. Household Moves

Household movements between areas have a major impact on the growth and structure of local population and household numbers, and hence on demand for housing.

Based on the Census 2001, this Section looks at the extent of household moves in the county, including households that have moved within the same district (which indicates housing market containment), out-migrating and in-migrating households. The Section will also assess the likelihood of moving among different household groups, as well as compile a profile of those households that have out-migrated and in-migrated. The purpose is to understand the likely impact of household moves on local housing.

### 8.1 Moving Households

In Gloucestershire, nearly 16,500 households have moved during the year to 2001, or around 7 per cent of all households in the county. These include moving to a different address within the same district, moving out of the district but within Gloucestershire or moving out of the county altogether.

The proportions of households moving varied across districts from 6.0 per cent in Stroud to 7.3 per cent in Gloucester. The largest numbers of moving households were in Cheltenham and Gloucester, together accounting for more than 40 per cent of all moves.

**Figure 8.1**

<b>Household Moves in Gloucestershire and Districts 2001</b>			
	No. Moving households	% all households	% Share of county's total household moves
Cheltenham	3,550	7.1	21.6
Cotswold	2,399	6.5	14.6
Forest	2,070	6.2	12.6
Gloucester	3,452	7.3	21.0
Stroud	2,766	6.0	16.8
Tewkesbury	2,186	6.5	13.3
Gloucestershire	16,423	6.7	100.0

## 8.1.1 Propensity to Move

### Propensity to Move by Tenure

One key factor influencing the likelihood to move is the tenure type the household is currently in. Households in private renting were the most likely to move, either to another rented property or into another tenure.

Between 20 to 30 per cent of private rented households had moved in the year to 2001. By contrast, households in council renting were far less likely to move, possibly because of a lack of availability. This was in contrast with tenants in other social renting sector, who seemed to be far more mobile, particularly in the Forest of Dean.

Among owner-occupied households, those with a mortgage were more likely to move than those who owned their properties outright, despite that financially the latter were probably more capable of moving. This might be because on the whole households with a mortgage had a younger profile and were therefore more likely to be in the process of upsizing or moving for economic reasons. By contrast, households that had outright ownership were more likely to be older and settled.

There were around 830 households currently living rent-free in Gloucestershire and between 8 and 12 per cent of these had moved during the year to 2001. In Tewkesbury and Gloucester where the average house prices were the lowest in the county, the proportions of these households moving were the highest.

In 2001, shared ownership was uncommon and there were only around 230 households in shared ownership across the whole county. Due to the small number, it is considered too early to identify any trends in movements among shared-ownership households.

**Figure 8.2**

<b>Likelihood to Move by Tenure Type in Districts 2001</b>						
Housing Tenure	% Households Moved					
	Cheltenham	Cotswold	Forest	Gloucester	Stroud	Tewkesbury
Owns outright	3.1	3.6	2.8	2.5	3.3	2.7
Owns with a mortgage or loan	7.5	6.9	5.6	6.9	5.9	6.6
Shared ownership	6.5	4.3	7.2	6.1	5.2	10.8
Rented from council	7.1	6.8	6.9	8.8	7.3	9.2
Other social rented	11.9	8.0	20.3	17.4	12.4	9.3
Private rented	28.5	21.0	28.6	28.4	24.9	29.0
Living rent free	9.6	7.5	7.9	11.0	7.9	12.1
All Households	8.1	7.4	6.7	8.1	6.6	7.2

### Propensity to Move by Household Composition

There were also disparities in the propensity of moving among households with different composition characteristics, i.e. life stages of the household. The life stage of a household will impact on the necessity to move because of their need to grow, settle or downsize as well as for economic reasons.

Of all household types, non-pensioner one-person households and lone-parent households with dependent children were the most likely to move (excluding student households).

Among couple-family households, those either without children or with dependent children were more likely to move than those living with grown-up children.

Pensioner households were among those who were the least likely to move. However, if the reported trends of pensioners selling and moving in order to pay for retirement and personal care continue, the proportion of pensioner households moving can be expected to increase in the future.

**Figure 8.3**

<b>Likelihood to Move by Household Composition in Districts 2001</b>						
Household Composition	% Households Moved					
	Cheltenham	Cotswold	Forest	Gloucester	Stroud	Tewkesbury
One person households	10.1	9.1	10.1	10.6	9.9	9.4
pensioner	2.9	2.9	3.3	3.2	3.6	2.9
other	16.3	17.6	18.9	16.9	17.2	16.8
One family and no others	6.8	6.7	5.5	7.1	5.2	6.4
All pensioners	1.9	2.9	2.6	1.8	2.2	2.0
Couple family households	7.5	7.1	5.1	7.0	5.4	6.6
- no children	9.7	8.0	5.3	7.5	6.1	7.1
- with dependent child(ren)	6.7	7.4	6.0	8.0	5.9	7.3
- all children non-dependent	1.7	2.2	1.3	1.7	1.4	2.3
Lone parent households	9.7	11.6	12.1	12.2	8.2	11.4
- with dependent child(ren)	13.2	16.9	17.9	15.5	11.1	15.8
- all children non-dependent	2.6	3.4	2.6	3.4	2.7	3.0
Other households	9.4	6.7	4.6	4.5	4.6	5.0
with dependent child(ren)	3.0	4.5	4.4	5.0	4.5	6.9
all student	59.6	87.5	50.0	100.0	0.0	100.0
all pensioner	0.0	1.9	3.9	4.0	0.0	2.6
other	9.2	5.8	4.4	3.8	5.9	3.6
All Households	8.1	7.4	6.7	8.1	6.6	7.2

## 8.1.2 Profile of Moving Households

Figures 8.4 and 8.5 provide the profile of all moving households by tenure and household composition.

Households with a mortgage accounted for the largest share of all moving households in the county and across districts, followed by those in private renting. Because of the high proportion of households in private rented accommodation moving, they were disproportionately represented in the moving households (representing 29% of all moving households compared to 8.4% of all households). Similar trends were also observed across districts.

In terms of household composition, one-person households were the largest moving household group, making up 42 per cent of all households which had moved during 2000-2001 despite that they only accounted for 29 per cent of all households in the county. These moving households were predominantly non-pensioner single-person households.

The second largest moving group was couple-family households. In Cotswold and Tewkesbury, however, a slightly different trend emerged where couple-family households were the largest moving group. The share of lone-parent households in moving households was also high (11%) considering that they represented only 8 per cent of all household types in the county.

**Figure 8.4**

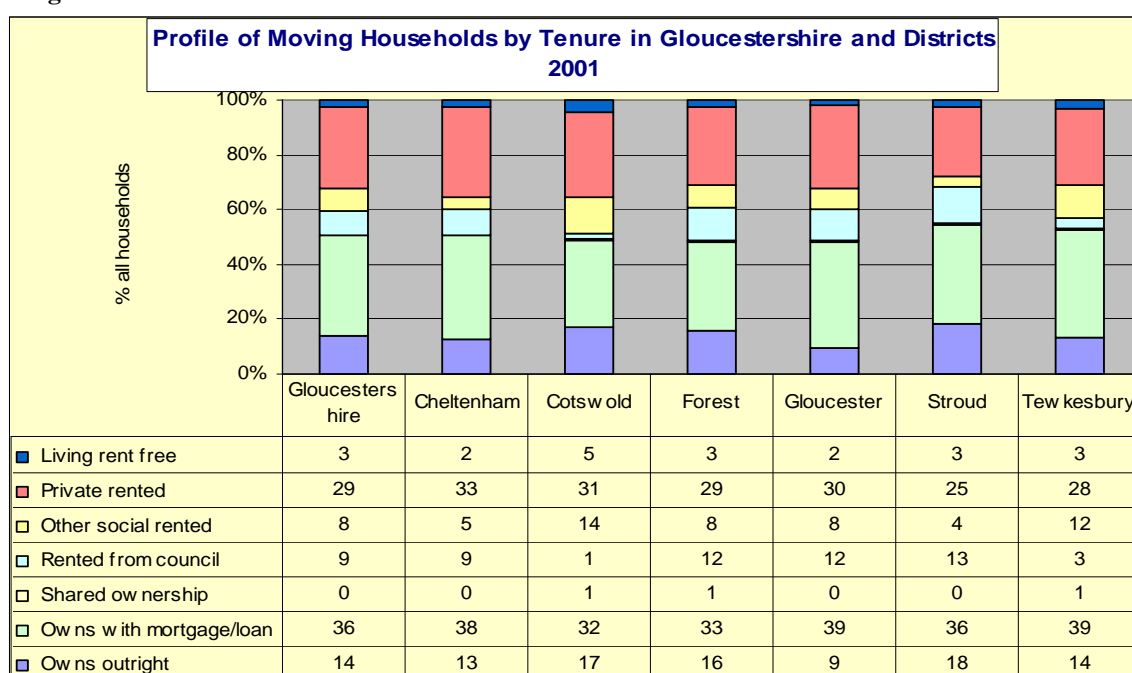
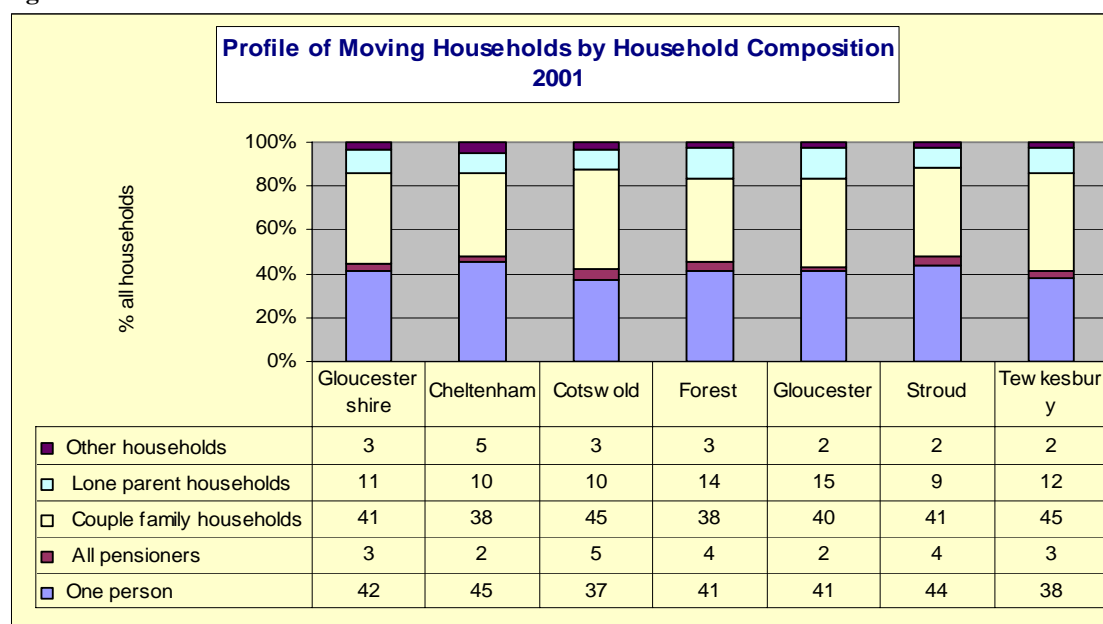


Figure 8.5



## 8.2 Housing Move Containment

Of all household moves during the year to 2001, Gloucester and Cheltenham had the highest proportions remaining in the area; 65 per cent of moving households in Gloucester and 63 per cent in Cheltenham stayed within the districts (Figure 8.6). Gloucester and Cheltenham were therefore considered as the most self-contained housing markets in Gloucestershire compared to other districts. However, the levels of self-containment even in these two districts still fell short of the DCLG's definition of a 'true market'<sup>28</sup>.

Tewkesbury had the lowest retention rate where over half of moving households had left the district for other areas. Cotswold shared a similar trend where nearly half of moving households had moved out of the area. While rising house prices in Cotswold might be a key factor driving some households out of the area, it was not the case in Tewkesbury where average house prices remained one of the lowest in the county. Pull factors from other areas were thought to be more likely the driving force behind households that had left Tewkesbury.

The relatively low containment rates in the districts highlights the importance of a strategic county-wide approach to providing housing across districts.

<sup>28</sup> The ODP/DCLG's definition of a true housing market denotes an area in which 70% of all household moves are contained, or at least 70% of people who are looking to move search for property in the same area.

**Figure 8.6**

<b>Self-Containment of Housing Market Areas Gloucestershire and Districts 2001</b>				
	Total Household Moves	Moves within district	Moves out of district	% Housing market self-containment
Cheltenham	3,550	2,252	1,298	63.4%
Cotswold	2,399	1,244	1,155	51.9%
Forest of Dean	2,070	1,265	805	61.1%
Gloucester	3,452	2,250	1,202	65.2%
Stroud	2,766	1,684	1,082	60.9%
Tewkesbury	2,186	1,057	1,129	48.4%
County	16,423	9,752	6,671	n.a. <sup>29</sup>

<sup>29</sup> Separate figures of households that have migrated out of the county are not available from the Census.

## 8.3 Out-Migrating Households

The following paragraphs examine the characteristics of a sub-set of moving households in Gloucestershire; out-migrating households. The purpose is to understand possible reasons for households to out-migrate by collating variables from the Census and constructing a profile of these households.

Out-migrating households in this report refer to those that had left their district, including those who left the district but stayed within Gloucestershire as well as those who have left the county altogether.

Of the 16,400 households that had moved in the year to 2001, 41 per cent (total 6,700 households) had left their district for other areas and were therefore out-migrating households (Figure 8.6). As mentioned in Section 8.2, Tewkesbury and Cotswold had the highest proportions of moving households out-migrating to other areas.

### 8.3.1 Propensity to Out-Migrate

#### Propensity to Out-Migrate by Tenure

Among all households that had moved during the year to 2001, those who had previously lived rent-free, owned house outright or rented privately were the most likely to have out-migrated (51%, 50% and 47% respectively).

Similar trends also occurred across most districts. (In Gloucester and Stroud, the proportions of moving households in shared ownership that had out-migrated were high but the numbers involved were considerably smaller.)

**Figure 8.7**

Housing Tenure	Likelihood to Out-Migrate by Tenure Gloucestershire and Districts 2001						
	Gloucester-shire	Out-migrating households as % moving households					
		Cheltenham	Cotswold	Forest	Gloucester	Stroud	Tewkesbury
Owens outright	49.9	41.8	58.0	48.5	45.7	50.0	56.8
Owens with a mortgage or loan	41.8	39.6	53.3	38.0	35.7	38.9	50.9
Shared ownership	27.2	26.7	0.0	27.3	43.8	50.0	23.5
Rented from council	13.8	9.6	47.1	13.3	13.0	8.4	51.4
Other social rented	21.8	28.2	11.9	23.3	23.6	38.5	19.6
Private rented	47.2	39.6	52.3	48.7	41.0	48.0	63.9
Living rent free	50.7	41.3	61.9	51.9	42.1	39.5	64.7
All Households	40.6	36.6	48.1	38.9	34.8	39.1	51.6



## Propensity to Out-Migrate by Household Composition

In most districts, all-pensioners families unexpectedly turned out to be highly likely to out-migrate once they have decided to move although the actual numbers were small. They were followed by non-pensioner single-person households and families without dependent children. (Note: The analysis excludes 'other households' because the numbers involved were very small).

**Figure 8.8**

<b>Likelihood to Out-Migrate by Household Composition Gloucestershire and Districts 2001</b>						
Household Composition	Out-migrating households as % moving households					
	Cheltenham	Cotswold	Forest	Gloucester	Stroud	Tewkesbury
One person households	34.8	54.2	45.1	35.3	46.2	54.1
pensioner	35.5	48.8	36.5	36.9	37.3	36.0
other	34.7	55.5	47.0	35.1	48.4	57.8
One family and no others	39.3	44.7	34.1	34.6	33.6	50.3
All pensioners	44.6	57.9	49.4	43.5	38.5	60.9
Couple family households	43.0	46.4	35.2	39.8	35.8	52.1
- no children	49.8	52.1	46.0	46.8	42.6	60.5
- with dependent child(ren)	33.6	39.9	26.2	34.4	29.8	44.2
- all children non-dependent	42.4	54.1	39.3	47.5	32.4	52.4
Lone parent households	23.2	29.9	26.5	19.2	22.0	40.8
- with dependent child(ren)	24.0	29.5	26.6	19.7	20.8	40.9
- all children non-dependent	13.8	33.3	25.0	13.2	31.0	39.1
Other households	23.5	43.8	41.1	29.2	29.2	43.8
with dependent child(ren)	60.0	33.3	36.8	21.9	23.8	50.0
all student	5.1	47.6	0.0	0.0	0.0	100.0
all pensioner	0.0	100.0	50.0	50.0	0.0	0.0
other	29.5	41.2	46.4	35.5	31.8	33.3
All households	36.6	48.1	38.9	34.8	39.1	51.6

### 8.3.2 Profile of Out-Migrating Households

Figures 8.9 and 8.10 provide a profile of all households that out-migrated from their district during the year to 2001.

Because of their large number and high tendency to out-migrate when moving, owner-occupied households with a mortgage were the largest out-migrating group. This pattern persisted across districts. Households in private renting, a highly mobile group, were also disproportionately represented as they accounted for between 30 and 36 per cent of all out-migrating households across districts while representing only 8 per cent of the total number of households in the county.

Analysed by household composition, it can be seen that one-person households and couple-family households were the largest out-migrating household groups in Gloucestershire, making up an average of between 42 and 44 per cent of all out-migrating households respectively. Single-person households as a proportion of all out-migrating households were particularly high in Stroud and the Forest of Dean where they represented 52 and 48 per cent of all out-migrating households from the districts.

Figure 8.9

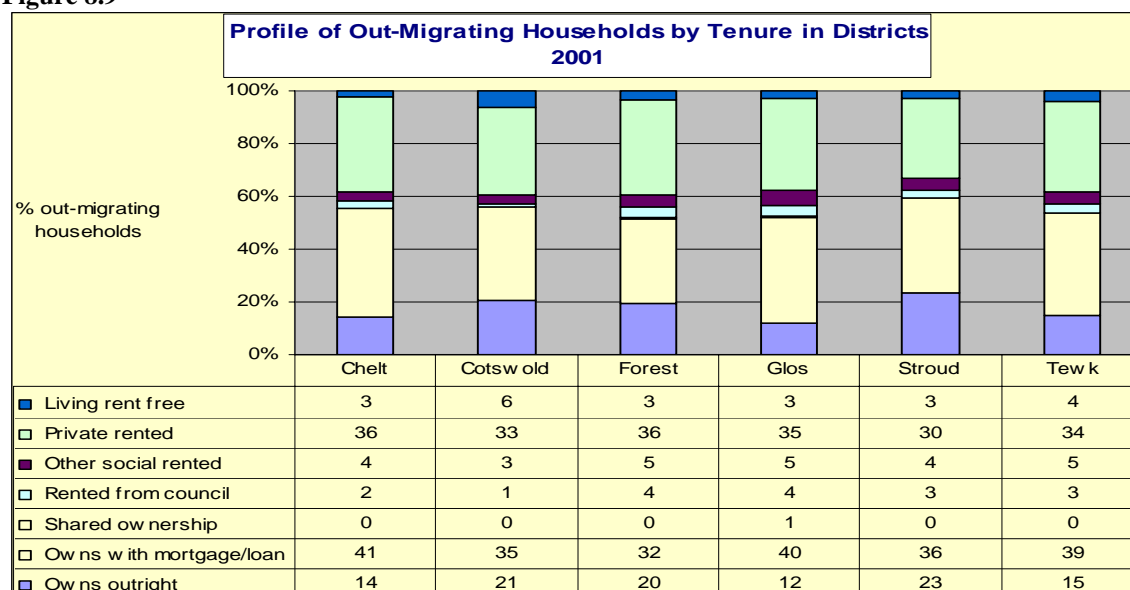
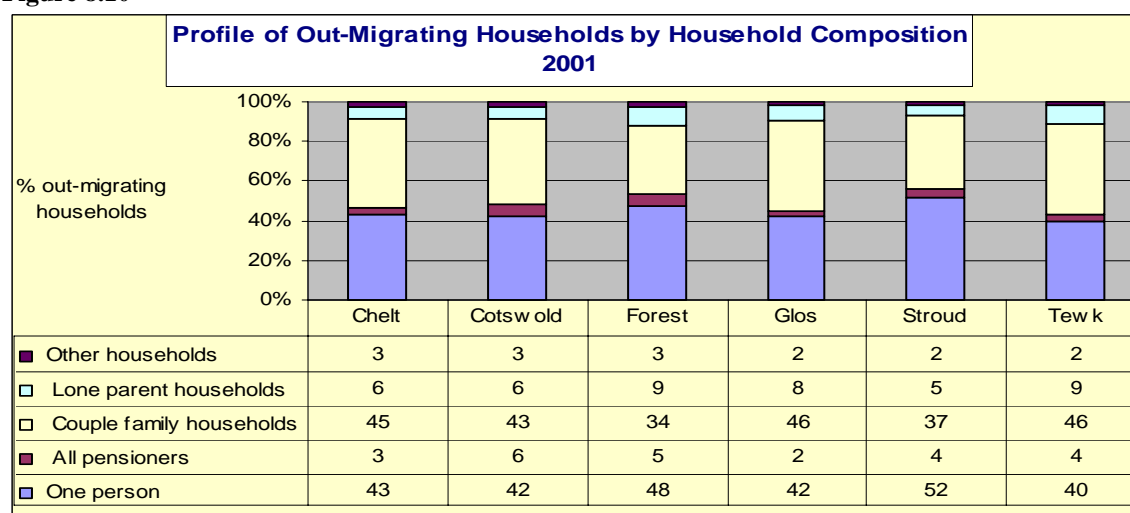


Figure 8.10



## 8.4 In-Migrating Households

The Census identified the number of households which moved into any of the districts within Gloucestershire during the year to 2001 from outside the district. These include those that moved from one district to another within the county as well as those from outside the county.

The table below shows that the number of households which have in-migrated to one of the districts in Gloucestershire during the year to 2001. Cheltenham attracted the largest number of in-migrant households, totalling over 1,700 in the year to 2001. In contrast, Forest had the smallest number over the period.

In Tewkesbury and Cotswold, the significance of in-migrant households to the area was perhaps the greatest as in-migrant households accounted for 4.1 and 4.0 per cent of all households in the districts, the largest representations in the county.

**Figure 8.11**

<b>In-Migrating Households in Districts 2001</b>		
	In-Migrating Households	
	No.	% all households
Cheltenham	1,721	3.4
Cotswold	1,426	4.0
Forest	805	2.4
Gloucester	1,354	2.9
Stroud	1,226	2.7
Tewkesbury	1,383	4.1

### 8.4.1 Profile of In-Migrating Households

The following paragraphs examine the profile of households that were attracted to the districts of Gloucestershire. The profile will have significant policy implications for the districts in terms of formulating housing and other service strategies to accommodate the needs of existing and future arriving households.

#### Origin of In-Migrating Households

The Census perhaps provides one of the most reliable figures on in-migrating households from overseas.

Although the majority of in-migrating households in Gloucestershire moved from within the UK, there was a significant proportion from abroad, with the highest proportions being in Cheltenham (12%), Cotswold (11%) and to a lesser extent, Tewkesbury (8%). While the high proportion in Cheltenham can be partly explained by the presence of a large number of overseas students (and their family), the levels of

in-migration from overseas in Cotswold and, in particular, Tewkesbury were perhaps higher than one might expect.

**Figure 8.12**

<b>In-Migrating Households by Origin 2001</b>			
	In-Migrating Households		
	Total No.	% from Within the UK	% from Outside the UK
Cheltenham	1,721	88.3	11.7
Cotswold	1,426	89.5	10.5
Forest	805	95.3	4.7
Gloucester	1,354	93.9	6.1
Stroud	1,226	94.7	5.3
Tewkesbury	1,383	91.7	8.3

### **Tenure Profile of In-Migrating Households**

One key issue for local housing and planning authorities in planning future housing provisions is to assess the housing requirements of in-migrating households. The following paragraphs attempt to throw some light by examining the tenure and household composition of these households, based on the Census.

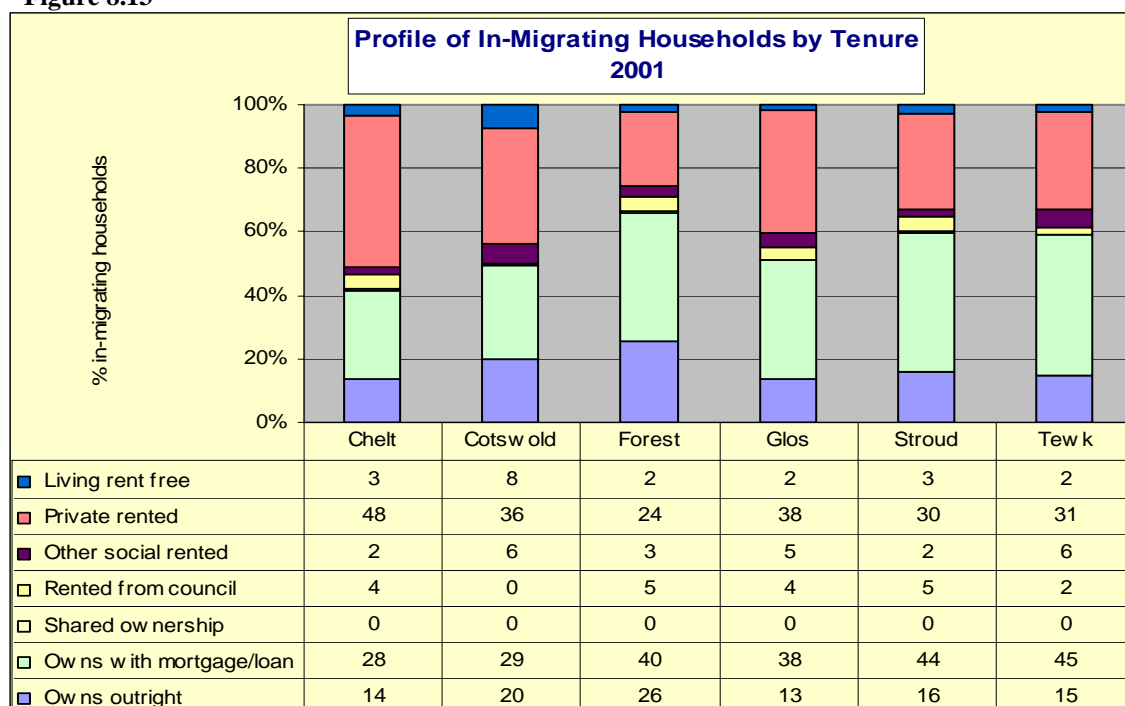
It should however be noted that because in-migrant households identified in the Census were relatively new arrivals, having migrating to the county for no more than a year, their tenure and household composition and therefore their housing requirements could change quickly and differ from those of more settled in-migrants.

With the exception of Cheltenham, the largest number of in-migrant households settled in the county as owner-occupiers, either with or without a mortgage. Compared to all households, however, the proportion of in-migrating households in owner-occupation was low, which could be due to costs as much as the short period of time since migrating.

Compared to all households, private renting among in-migrating households was widespread; between 24 and 48 per cent of in-migrant households were renting privately compared to 8 per cent of all households. This has reflected not only the mobile nature of some younger or single in-migrant households but also the early stage of settling among the older and family in-migrant households.

Few in-migrant households accessed local social housing and the proportion in social housing was low when compared to all households (6-9% v 14%). It is, however, difficult to conclude whether this was due to low demand or short supply.

Figure 8.13

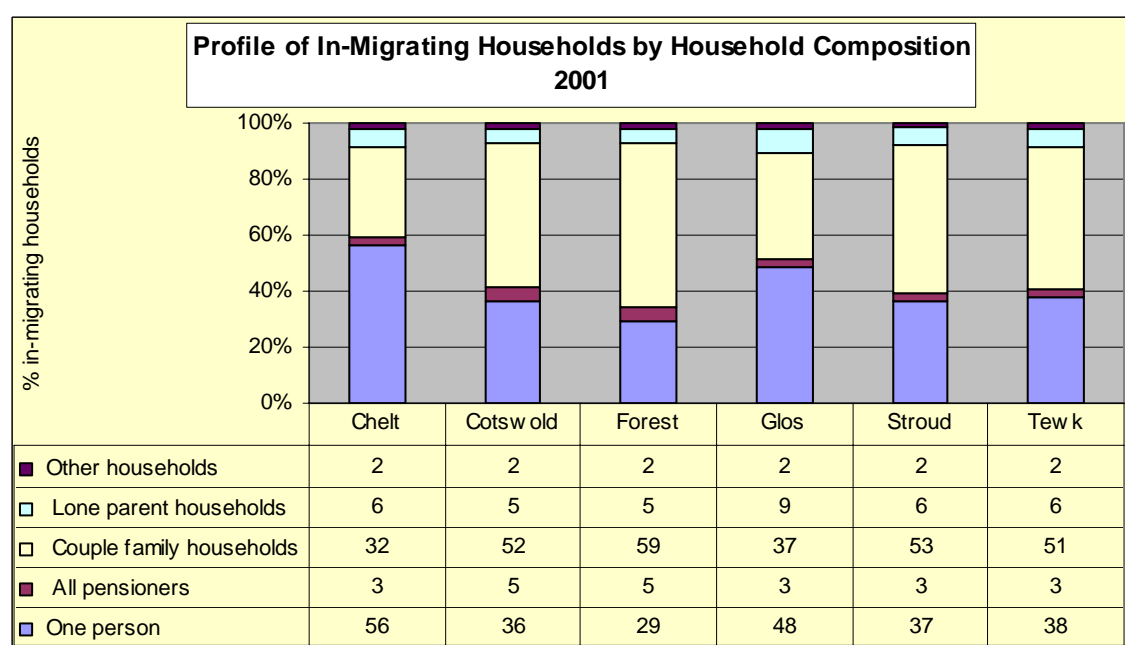


### Household Composition Profile of In-Migrating Households

In-migrating households were predominantly one-person households or couple-family households (with or without children), varying between districts.

In Cheltenham and Gloucester, the economic centres of the county, the proportions of single-person households were the highest. In all other districts, couple family households formed the majority of in-migrants, accounting for more than half of all in-migrating households.

Figure 8.14



## **9. Housing and Mixed Communities**

### **9.1 Introduction**

The draft Planning Policy Statement 3 for housing introduces a new approach for planning for mixed communities in an area through ensuring that ‘a wide choice of affordable and market housing is available to meet the needs of all members of the community’. This will be delivered through a partnership between local planning authorities and developers to ensure developments are mixed and provide a wide range of housing.

The assumptions that a socially diverse community can be achieved through the provisions of a balanced tenure mix seem to be supported by the analysis in Section 6 of this report. The socio-economic profile of people in different tenures in Gloucestershire was found to vary in particular in relation to economic activity and linked to it, social class. Using Census data, this Section looks at the current state of tenure mix at the ward level, with a view to establishing whether current housing provisions are sufficiently mixed at the local community level.

### **9.2 Mixed Communities in County and Districts**

Gloucestershire as a whole had a high level of private housing compared to the rest of the country (Section 4), which might reflect a higher demand for private housing and/or an inadequate supply of social housing in the county.

The overall level of private housing was 86.3 per cent compared to 80.8 per cent for England and Wales. In ratio terms, this was equivalent to 6.4 private housings to 1 social housing for the county, compared to 4.2 private housing to 1 social housing for England and Wales.

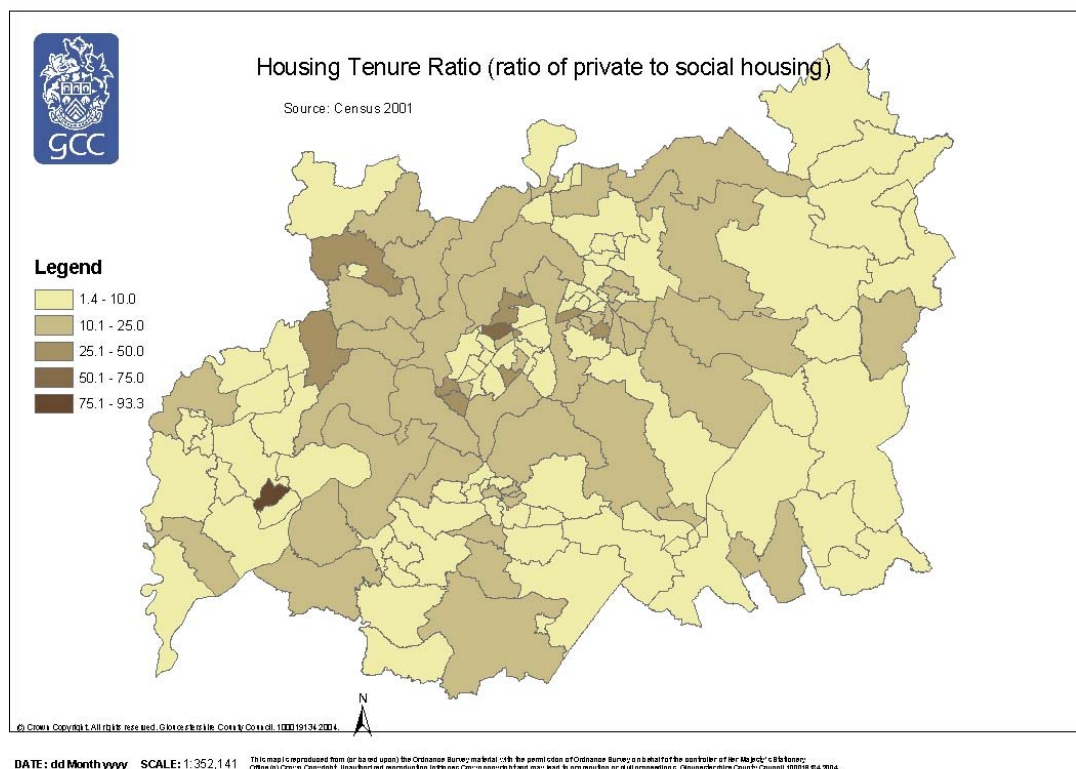
The district with the highest proportion of private housing was Tewkesbury, where 88 per cent of housing was either privately owned or rented, or for every 7.3 private housings provided in the district, there was one social housing available (Figure 9.1).

**Figure 9.1**

Private and Social Housing Mix in Gloucestershire and Districts 2001			
	Private Housing as % all housing	Social/Council Rent as % all housing	Average Ratio of Private to Social Housing
Cheltenham	86.7	13.3	6.5 : 1
Cotswold	85.7	14.3	6.0 : 1
Forest	85.8	14.2	6.0 : 1
Gloucester	85.8	14.2	6.0 : 1
Stroud	85.7	14.3	6.0 : 1
Tewkesbury	88.0	12.0	7.3 : 1
Gloucestershire	86.4	13.6	6.4 : 1
England and Wales	80.8	19.2	4.2 : 1

## 9.3 Local Communities

The map below shows the extent of balanced provisions of tenures in the local community, represented by the ratio of private to social housing at ward level.



## **10. Decent Homes**

Making homes decent is one of DCLG's pledges to improve standards in social as well as in private housing. Key targets are to bring all social housing up to the Decent Home Standard by 2010 and to increase the proportion of private housing in decent condition occupied by vulnerable groups.

The Census provides survey results of two key indicators of housing quality of all households across the county, i.e. overcrowding and access to amenities. They can also be seen as indications of housing affordability because households might have been forced to live in overcrowding conditions or without sole access to amenities due to a lack of better housing that are affordable to them.

### **10.1 Overcrowding**

The Census 2001 provides a measure of overcrowding by using an occupancy rating. The rating was derived by comparing the actual number of rooms<sup>30</sup> to the number of rooms 'required' by members of the household, based on a relationship between them and their ages. The room requirement is clearly defined and calculated for each type of household composition taking into account the combination of age groups and gender in that household. A household with an occupancy rating of -1 or less is considered as overcrowded.

#### **10.1.1 Number of Rooms**

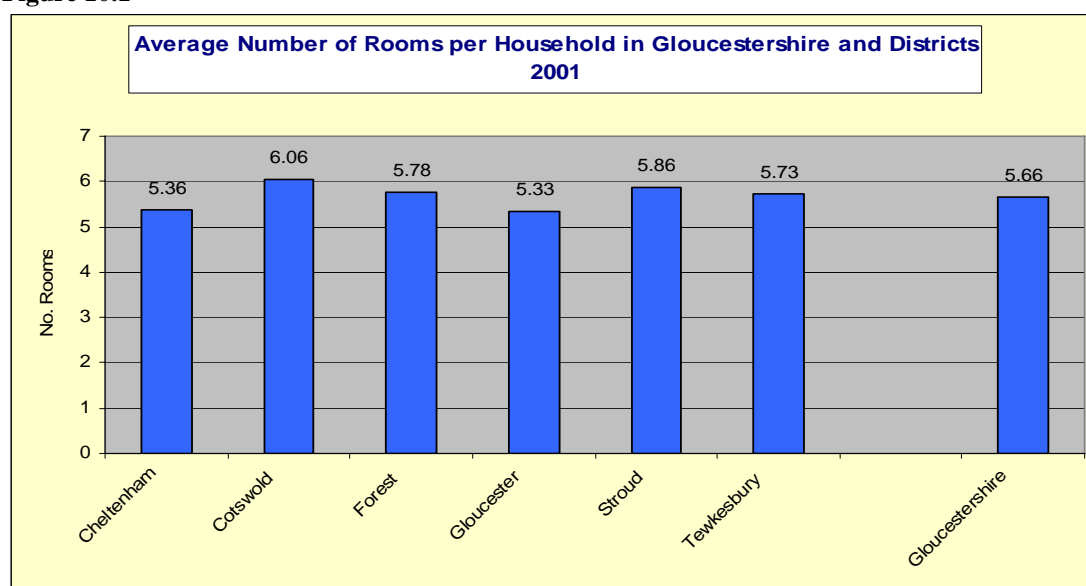
According to the Census, the average number of rooms per household was 5.66 for the county. The number was the highest in Cotswold where the average was 6.06 rooms per household despite that its average household size was the second smallest in the county (Section 5). In contrast, Gloucester had the lowest average number of rooms in the county, i.e. 5.33, while its average household size was ranked the third highest in the county (Section 5).

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<sup>30</sup> Include kitchens, living rooms, bedrooms utility rooms and studies. Exclude bathrooms, toilets, halls, landings and storage rooms.



**Figure 10.1**



### 10.1.2 Overcrowded Households

In total, nearly 11,000 households in the county were considered as overcrowded, i.e. they had too few rooms for the size of the household. This represents 4.6 per cent of all households.

One key feature emerging of overcrowding in Gloucestershire was the wide variations between districts with the proportions reaching 6.7 per cent in Cheltenham and 6.0 per cent in Gloucester, ranking the 6<sup>th</sup> and 9<sup>th</sup> worst in the South West region. All other districts did not experience the problem to any similar degree, with Cotswold and Stroud in fact ranking among the best in the region on this measure.

Trend comparisons using data from Census 1991 and 2001 would have been useful to indicate if the extent of overcrowding had improved or deteriorated in the county and particularly in Cheltenham and Gloucester. However, because different measures were used in the two Censuses, comparisons cannot be drawn. The only data from the 1991 Census was that around 1.5 per cent of households had more than one person per room, or a total of 3,100 households.

**Figure 10.2**

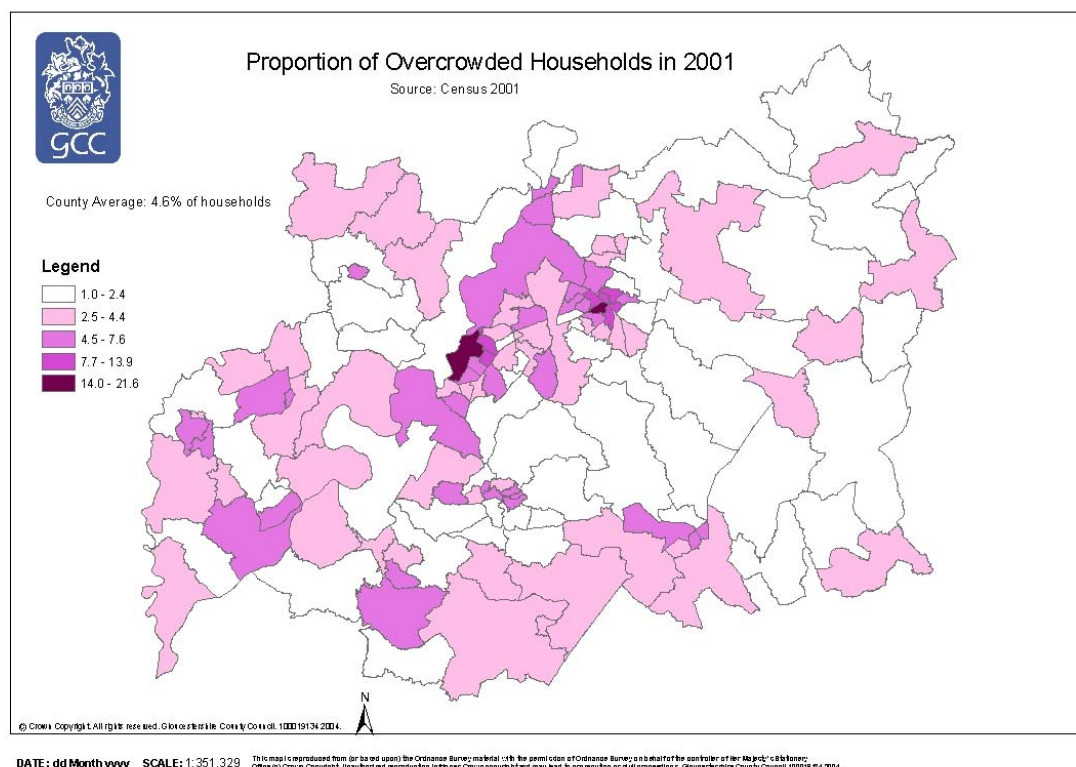
Overcrowding Households in Gloucestershire and Districts 2001			
	All Households	Overcrowding Households	
	No.	No.	%
Cheltenham	48,168	3,223	6.7
Cotswold	34,423	1,027	3.0
Forest	32,536	1,136	3.5
Gloucester	45,767	2,728	6.0
Stroud	44,616	1,486	3.3
Tewkesbury	32,367	1,218	3.8
Gloucestershire	237,781	10,818	4.6

### 10.1.3 Overcrowding in Council Wards

It is perhaps expected that the most overcrowded wards were to be found in Cheltenham and Gloucester. Census data show that among the top ten wards with the largest proportions of households in overcrowding conditions, nine were located in these two districts. In Westgate ward of Gloucester, one of the most deprived wards in Gloucestershire, more than one in five households was overcrowded, the highest proportion in the county.

**Figure 10.3**

<b>Council Wards with Highest Proportions of Overcrowded Households 2001</b>			
District	Council Wards	Overcrowding Households	
		No.	%
Gloucester	Westgate	485	21.6
Cheltenham	Lansdown	412	15.7
Cheltenham	All Saints	357	13.9
Cheltenham	St Paul's	300	13.1
Gloucester	Kingsholm And Wotton	346	12.2
Cheltenham	College	260	10.4
Cheltenham	Pittville	269	10.3
Gloucester	Barton And Tredworth	427	10.1
Cheltenham	St Peter's	234	9.1
Stroud	Central	59	7.6



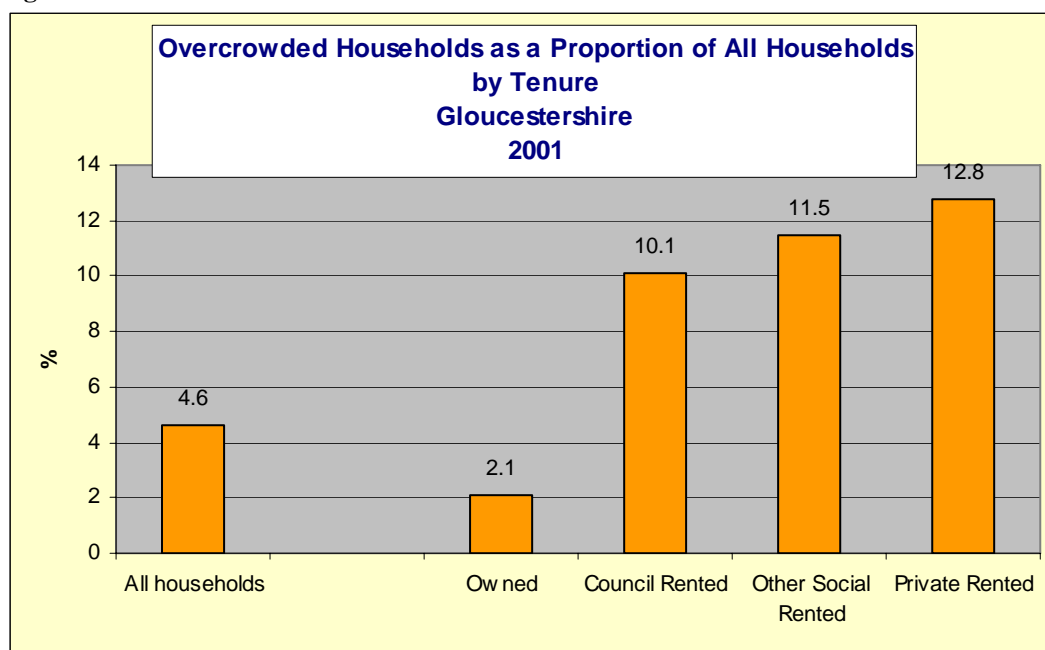
### 10.1.4 Overcrowding and Housing Tenure

The government's emphasis on raising housing standards not only in the social sector but also in the private renting sector proves right as the Census data suggest that overall, the prevalence of overcrowding in both private and social renting sectors in Gloucestershire was high. Thirteen per cent of households in the private renting sector and 10-12 per cent in the social renting sector were overcrowded. This compares to only 2 per cent in the owner-occupied households (Figure 10.4).

The extent of overcrowding problems in the private renting sector varied greatly between districts, which might be due to the differing levels of affordability (i.e. rentals relative to income) in different districts. In this respect, the problem of overcrowding in the private renting sector was particularly acute in Cheltenham and Gloucester with 21 per cent and 18 per cent of private rented households living in overcrowding conditions (Figure 10.5).

Overcrowding in the social renting sector, on the other hand, could be a result of a shortage of larger social housing units that can meet the requirements of households. In this regard, the highest proportions of overcrowding households were found in the non-council social renting sector in Cheltenham (21%) and Gloucester (17%), as well as among the council-owned rented properties in Tewkesbury (16%).

Figure 10.4



**Figure 10.5**

<b>Proportions of Overcrowded Households in Different Tenures Gloucestershire and Districts 2001</b>					
	Overcrowded Households as % of All Households				
	All Households	Owned	Council Rented	Other Social Rented	Private rented
Cheltenham	6.7	2.5	10.5	21.0	20.9
Cotswold	3.0	1.4	10.4	7.3	5.6
Forest	3.5	1.9	7.8	12.2	8.6
Gloucester	5.9	2.8	12.1	17.4	17.6
Stroud	3.3	1.6	8.5	10.6	9.0
Tewkesbury	3.8	2.0	16.0	9.6	8.9
Gloucestershire	4.6	2.1	10.1	11.5	12.8

### 10.1.5 Overcrowding and Household Composition

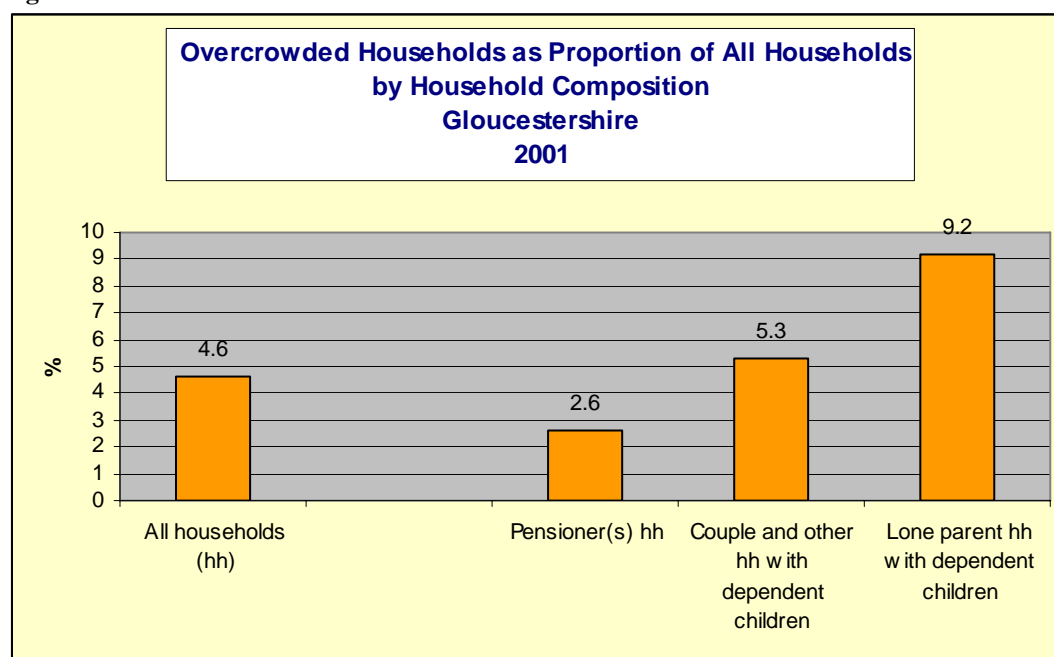
The following paragraphs examine the extent of overcrowding problems among households of different social composition, focussing on three household types for their vulnerability; pensioner households, couple and other households with dependent children, and local parent households with dependent children.

Having dependent children seemed to trigger overcrowding as households did not move up in time or could not afford to do so to accommodate a larger household. The situation would have been exasperated in households where there were 2 or more children aged 10+ of different sexes as the number of rooms required in these households would be considered as higher in the occupancy rating calculation.

Among households with dependent children, overcrowding was particularly common among lone parent households across districts. This might be linked to the lower financial capability of these households to afford larger houses in private housing or a short supply of larger social housing units to meet their needs.

Pensioner households in general did not seem to encounter particular problems in overcrowding. This perhaps reflects the fact that many were lone pensioners or couple pensioners staying in their family home. The exception was in the Forest of Dean where the proportion of pensioner households in overcrowding condition, at 4.6 per cent, was relatively high compared to other districts.

**Figure 10.6**



**Figure 10.7**

Proportions of Overcrowded Households in Different Household Compositions Gloucestershire and Districts 2001				
	Overcrowded Households as % of All Households			
	All Households	Pensioner Households	Couple and other households with dependent children	Lone parent households with dependent children
Cheltenham	6.7	3.2	6.3	11.5
Cotswold	3.0	1.8	4.0	6.8
Forest	3.5	4.6	7.4	8.9
Gloucester	5.9	3.5	6.6	9.7
Stroud	3.3	2.3	4.3	8.2
Tewkesbury	3.8	2.2	4.9	9.8
Gloucestershire	4.5	2.6	5.3	9.2

## 10.2 Access to Amenities

The Census collected data on whether a household had sole access to amenities, which include central heating, bath/shower and toilet. Nowadays cases of households without sole access to bath/shower and toilet are considered to be so rare nationally that the next Census may not continue to collect these data. This means that the 2001 Census data presented here will probably be the last comprehensive dataset about household access to bath/shower and toilet in Gloucestershire.

### 10.2.1 Households without Central Heating

A total of 17,400 households in Gloucestershire were without central heating, representing 7.3 per cent of all households.

In Gloucester, more than one in ten households in the district were without access to central heating, which was considerably higher than the national average and ranked the 18<sup>th</sup> highest out of 45 local authorities in the South West region.

**Figure 10.8**

<b>Households Without Central Heating Gloucestershire and Districts 2001</b>			
	Total Number of Households	Households Without Central Heating	
		Number	%
Cheltenham	48,164	3,822	7.9
Cotswold	34,424	1,674	4.9
Forest	32,530	1,972	6.1
Gloucester	45,765	4,802	10.5
Stroud	44,617	2,747	6.2
Tewkesbury	32,372	2,370	7.3
Gloucestershire	237,872	17,387	7.3

### Households without Central Heating in Council Wards

The incidence of households without central heating appeared to be highly associated with deprivations as the 5 wards with the highest percentages without central heating were all among the most deprived in the county. They were Barton and Tredworth, Moreland, Westgate, Matson and Robinson, all located in Gloucester, and St Paul's ward in Cheltenham. In Barton and Tredworth in particular, more than one in five households were without central heating, more than three times the county average.

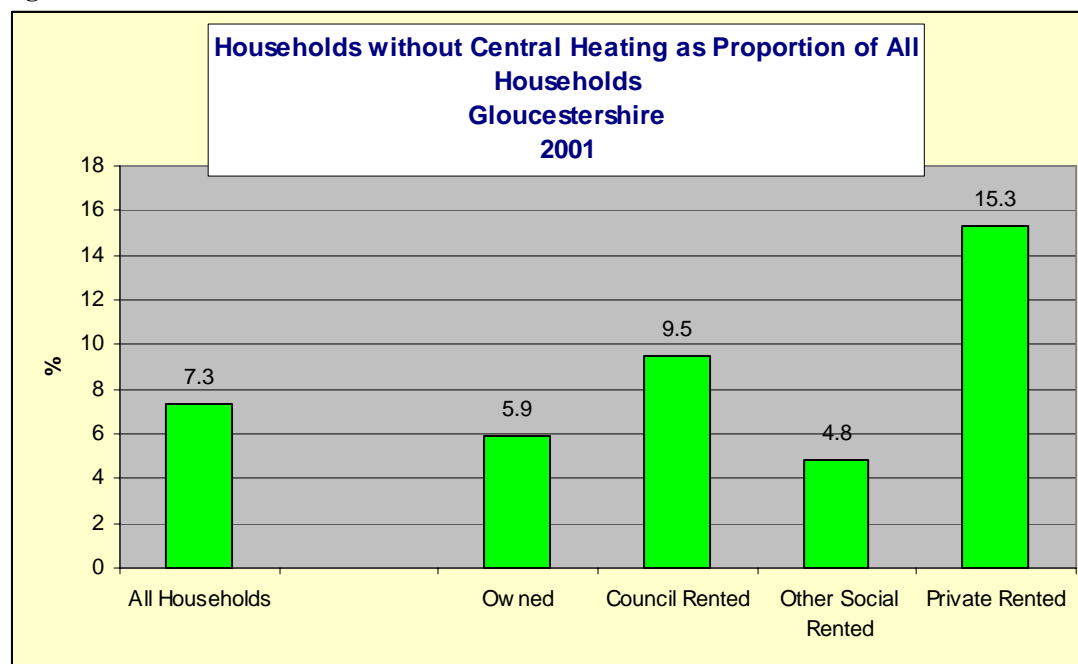
**Figure 10.9**

<b>Council Wards with the Highest Proportions of Households without Central Heating 2001</b>				
Districts	Council Wards	Total households	No. households without central heating	% households without central heating
Gloucester	Barton And Tredworth	4,225	948	22.4
Gloucester	Moreland	4,031	723	17.9
Gloucester	Westgate	2,249	353	15.7
Gloucester	Matson And Robinswood	4,412	640	14.5
Cheltenham	St Paul's	2,285	329	14.4
Stroud	Hardwicke	1,871	249	13.3
Tewkesbury	Northway	1,933	250	12.9
Cheltenham	Oakley	2,466	303	12.3
Cheltenham	Hesters Way	2,510	308	12.3
Cheltenham	St Peter's	2,579	314	12.2
Tewkesbury	Tewkesbury Prior's Park	1,766	208	11.8
Gloucester	Kingsholm And Wotton	2,842	330	11.6
Tewkesbury	Coombe Hill	1,942	221	11.4
Cotswold	Riversmeet	828	91	11.0
Cheltenham	All Saints	2,570	276	10.7
Gloucester	Quedgeley Fieldcourt	2,265	234	10.3
Cheltenham	Swindon Village	2,493	256	10.3
Cheltenham	Lansdown	2,632	265	10.1
Tewkesbury	Tewkesbury Town With Mitton	1,961	197	10.0

### Households without Central Heating and Tenure

Households in the private renting sector turned out to be at the highest risk of not having access to central heating, with the proportion reaching 15.3 per cent, twice the county average. A high proportion of council rented properties was also without central heating; one in ten of these properties had no central heating.

**Figure 10.10**



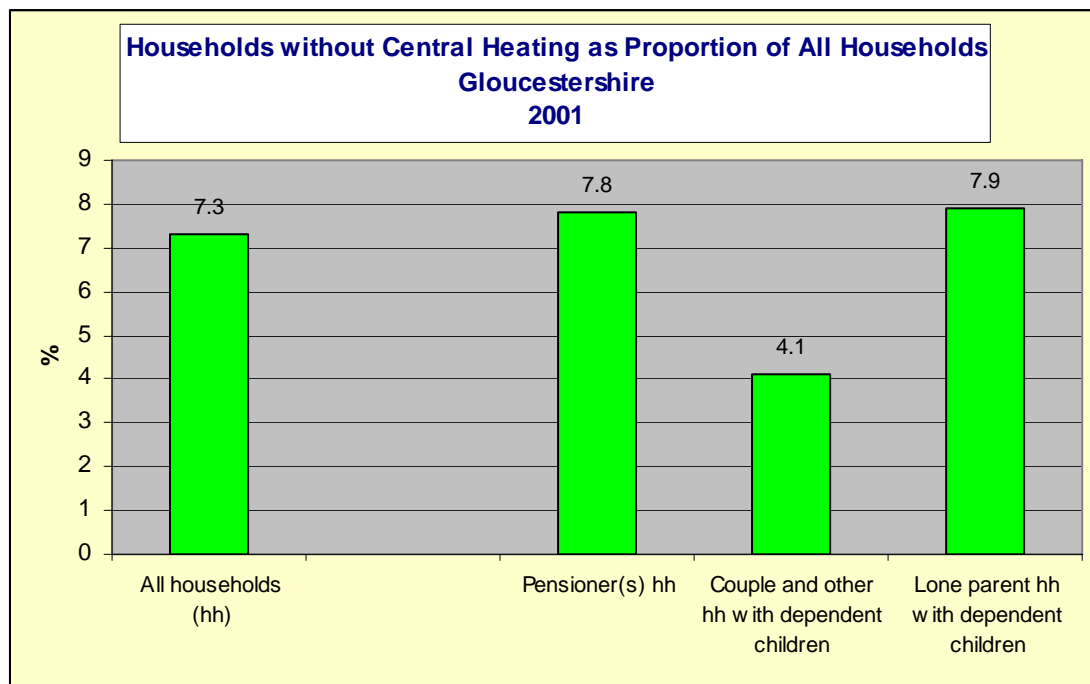
### Households without Central Heating and Household Composition

The following paragraphs further examine the incidence of households without access to central heating in three types of households of different social structure; pensioner households, couple and other households with dependent children, and lone parent households with dependent children. It is considered that not having access to central heating would have a disproportionate effect on these households because of the health impact on the old and young.

Compared to other households, pensioner households and lone parent households with dependent children were more likely to have no access to central heating. Under the local programme of upgrading housing conditions, priorities perhaps should be given to these two types of households to maximise the benefit.



**Figure 10.11**



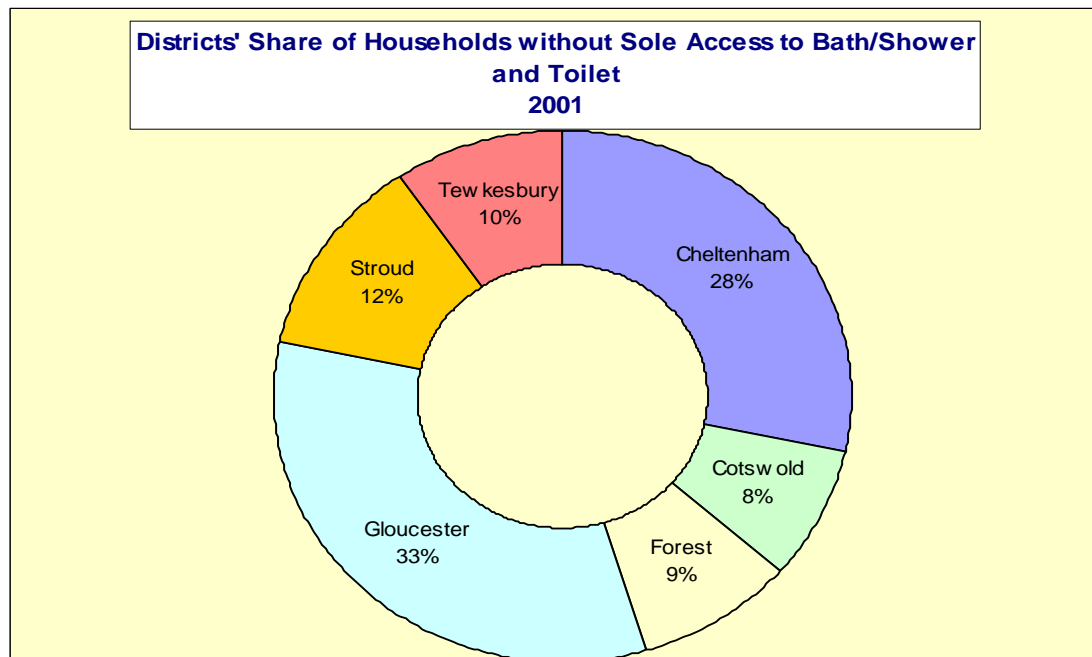
### **10.2.2 Households without Sole Access of Bath/Shower and Toilet**

The number of households without sole access to bath/shower and toilet in Gloucestershire was considerably smaller than those without central heating. Such housing conditions, however, could be very inconvenient and in many cases stressful for the households concerned which were also very likely to be among the most vulnerable in the county.

The Census data showed that a total of 815 households across Gloucestershire were not equipped with their own bath/shower and toilet and had to share use of these facilities. This represented 0.34 per cent of all households in the county.

The majority of these households located in Gloucester and Cheltenham. The numbers totalled 270 in Gloucester and 230 in Cheltenham, accounting for 33 and 28 per cent of all households that had no sole access in the county. The two districts were also ranked the 10<sup>th</sup> and 14<sup>th</sup> highest on this measure within the South West, at 0.6 and 0.5 per cent respectively.

**Figure 10.12**



**Figure 10.13**

<b>Numbers and Proportions of Households Without Sole Access to Bath/Shower and Toilet Gloucestershire and Districts 2001</b>			
	Total Number of Households	Households Without Sole Access	
		Number	%
Cheltenham	48,164	230	0.5
Cotswold	34,424	67	0.2
Forest	32,530	73	0.2
Gloucester	45,765	268	0.6
Stroud	44,617	99	0.2
Tewkesbury	32,372	78	0.2
Gloucestershire	237,872	815	0.3

### Without Sole Access in Council Wards

The geographic spread of housing without sole access to bath/shower and toilet in the county was highly uneven; nearly 40 per cent of these households clustered around a small part of the inner city areas of Gloucester and Cheltenham (Figure 10.14).

In particular, there was a high concentration in the Westgate ward of Gloucester. The proportion of households without sole access in Westgate, which already had the highest percentage of overcrowding, reached 5 per cent. This was fourteen times the county average.

**Figure 10.14**

<b>Council Wards with the Highest Proportions of Households without Sole Access to Bath/Shower and Toilet 2001</b>				
Districts	Council Wards	Total Households	No. Households without Sole use	% Households without Sole use
Gloucester	Westgate	2,249	111	4.9
Gloucester	Kingsholm And Wotton	2,842	65	2.3
Cheltenham	All Saints	2,570	41	1.6
Cheltenham	College	2,503	36	1.4
Cheltenham	Pittville	2,608	34	1.3
Cheltenham	Lansdown	2,632	33	1.3

### Without Sole Access and Housing Tenure

Across all districts, private rented properties had the highest proportion of shared amenities, with those in Gloucester and Cheltenham recording the highest of all at 3.7 and 2.3 per cent, well above the average. The overall situation in the social housing sector was far better although the percentage in the non-council social properties in Cheltenham at 1.2 per cent was deemed high by comparison.

**Figure 10.15**

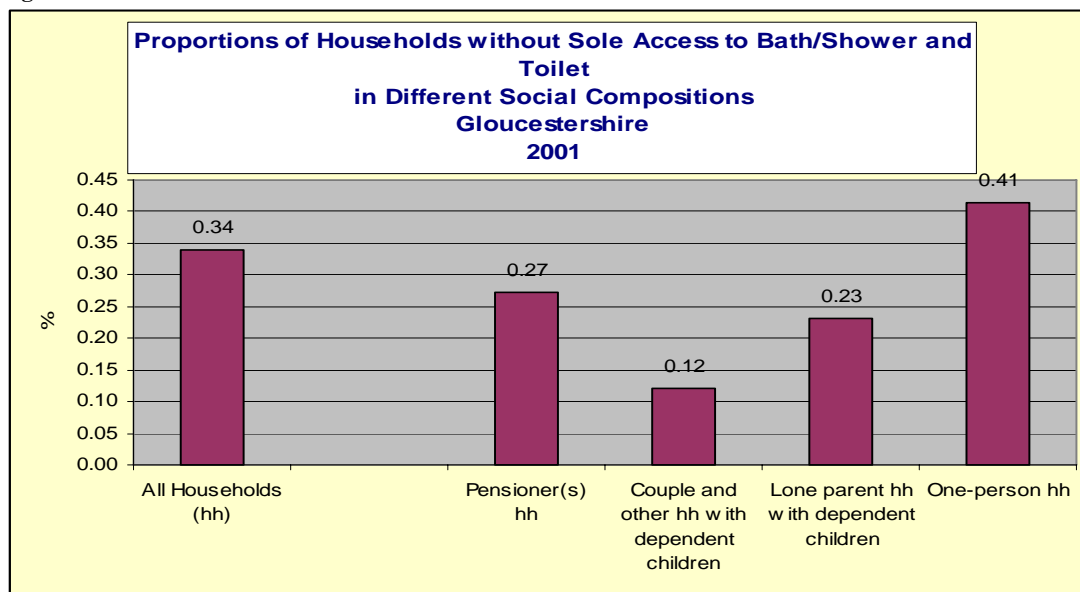
<b>Proportions of Households without Sole Access to Bath/Shower and Toilet in Different Tenures Gloucestershire and Districts, 2001</b>					
	Households without Sole Access as % of All Households				
	All Households	Owned	Council Rented	Other Social Rented	Private rented
Cheltenham	0.5	0.1	0.1	1.2	2.3
Cotswold	0.2	0.1	0.6	0.1	0.7
Forest	0.2	0.2	0.1	0.0	1.0
Gloucester	0.6	0.1	0.7	0.7	3.7
Stroud	0.2	0.1	0.4	0.3	0.8
Tewkesbury	0.2	0.1	0.0	0.4	0.8
Gloucestershire	0.3	0.1	0.3	0.4	1.5

### Without Sole Access and Household Composition

Single-person households accounted for over half of the households that had no sole access to amenities.

Proportionately, the conditions among single-person households were also more common than in pensioner households and in lone-parent households with dependent children (0.41% v 0.27% v. 0.23%).

**Figure10.16**



## **11. Housing and Vulnerable Households**

One important aim of local housing policy is to tackle the housing need of the most vulnerable people in the community. Improved housing is also central to the success of local Neighbourhood Renewal programmes, which aim to improve the quality of life of those living in the most disadvantaged areas.

This Section examines the housing characteristics of four groups of vulnerable households/people in Gloucestershire, based on the Census. The aim is to inform policies through a better understanding of the nature and extent of housing problems that these households have encountered.

The four groups of households discussed in this Section are pensioner households, lone parent households with dependent children, households and people with long-term illness or disabilities, and people living in temporary accommodation. In the latter two cases, people instead of households are used as the unit of analysis due to data availability.

### **11.1 Pensioner Households**

#### **11.1.1 Overall Trends**

Across the county, there were a total of 60,800 pensioner households, accounting for a quarter of all households in Gloucestershire (25.6%). Cotswold district had the highest proportion with nearly one in three households being pensioner households (29.4%). The lowest proportion was in Gloucester (22.5%).

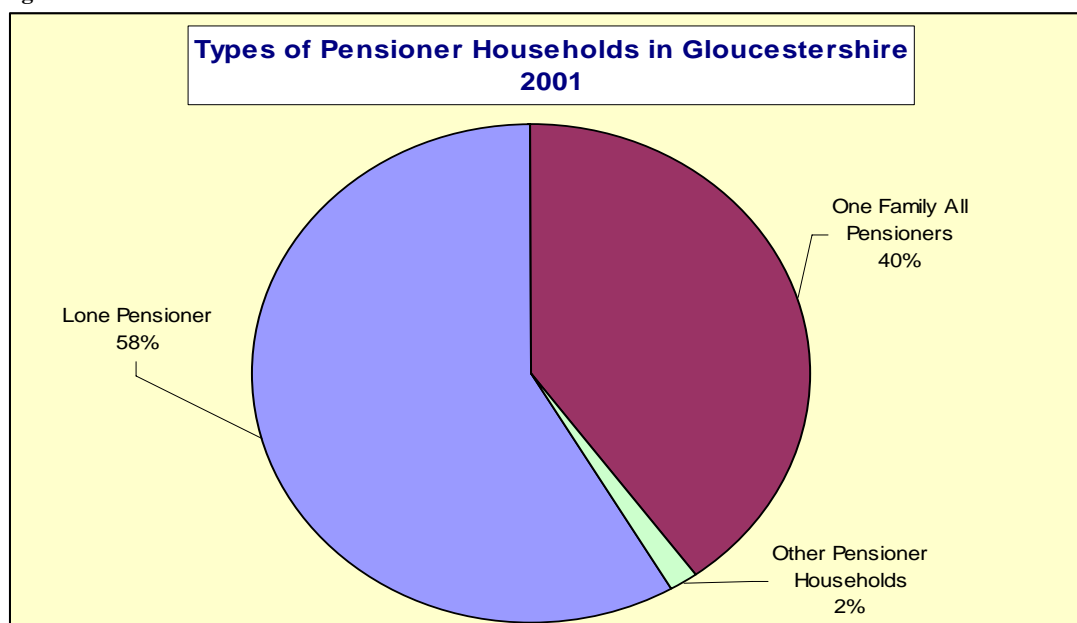
Figure 11.2 looks at the structure of pensioner households in Gloucestershire. It reveals that nearly six in ten pensioner households consisted of only one pensioner living on their own, or a total of 35,500 households. Family pensioner households (e.g. couple pensioners) represented another 40 per cent.

A separate set of Census data also shows that a further 280 pensioner households were concealed, living within another household (for definition of concealed families see Section 7.2).

Figure 11.1

Pensioner Households Gloucestershire and Districts 2001									
	Total Households	Pensioner Households							
		Lone Pensioner		One Family All Pensioners		Other Pensioner Households		All Pensioner Households	
		No.	%	No.	%	No.	%	No.	%
Cheltenham	48,168	7,434	15.4	4,431	9.2	172	0.4	12,037	25.0
Cotswold	34,423	5,755	16.7	4,204	12.2	162	0.5	10,121	29.4
Forest	32,536	4,763	14.6	3,426	10.5	158	0.5	8,347	25.7
Gloucester	45,767	6,234	13.6	3,924	8.6	151	0.3	10,309	22.5
Stroud	44,616	6,546	14.7	4,828	10.8	193	0.4	11,567	25.9
Tewkesbury	32,367	4,777	14.8	3,513	10.9	122	0.4	8,412	26.0
Gloucestershire	237,782	35,509	14.9	24,326	10.2	958	0.4	60,793	25.6

Figure 11.2



## 11.1.2 Housing Tenure and Housing Conditions of Pensioner Households

### Tenure

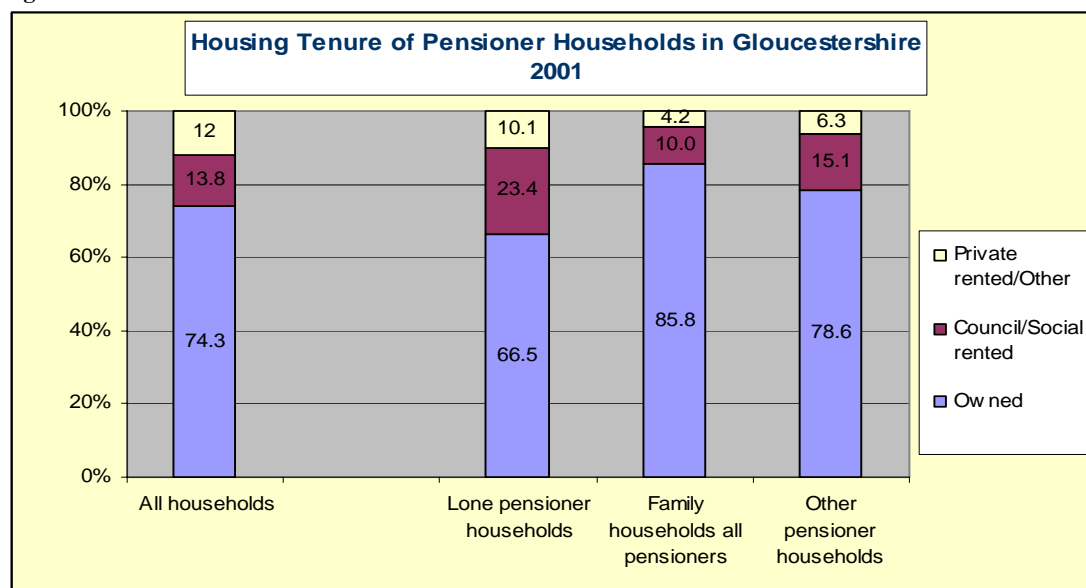
Taken as a whole, about three quarters of pensioner households lived in owned properties. Eighteen per cent of pensioner households lived in council or other social rented properties, with the proportion in Gloucester reaching nearly 20 per cent.

Analysed by type of pensioner households, it can be seen that the proportion in ownership was much lower among lone pensioners. Only 67 per cent of these were in owner-occupation and nearly a quarter were in council/other social housing (Figure 11.4).

Figure 11.3

Housing Tenure of Pensioner Households Gloucestershire and Districts 2001				
	Housing Tenure as % of All Pensioner Households			
	% Owned	% Council / Other Social rented	% Private rented / other	% All Pensioner Households
Cheltenham	77.5	15.7	6.7	100.0
Cotswold	70.2	18.0	11.8	100.0
Forest	73.9	18.6	7.6	100.0
Gloucester	74.0	19.8	6.2	100.0
Stroud	73.4	18.7	7.9	100.0
Tewkesbury	77.3	16.9	5.7	100.0
Gloucestershire	74.4	18.0	7.7	100.0

Figure 11.4



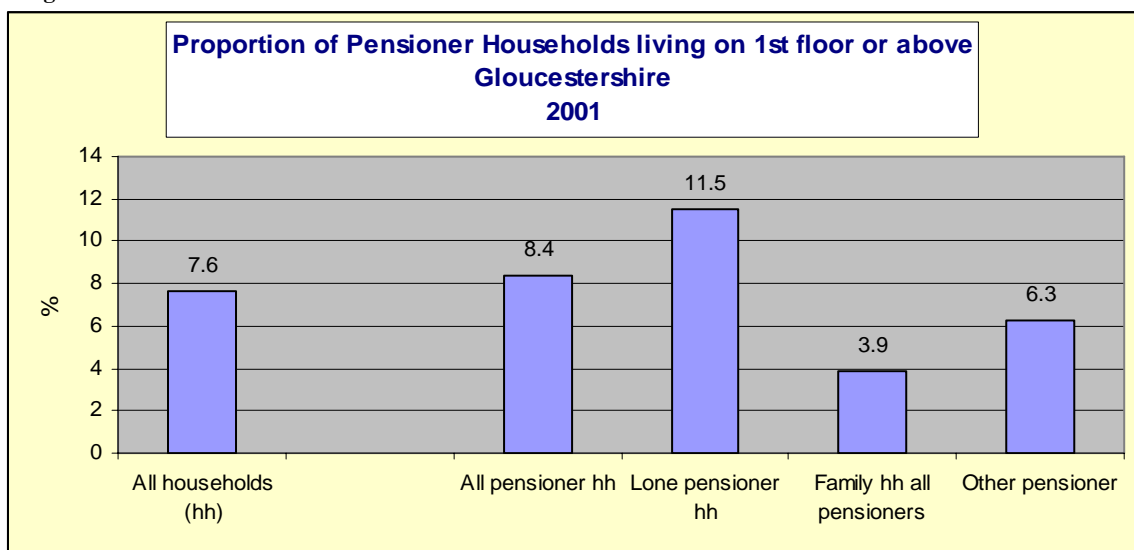
### Lowest Floor Level of Accommodation

The floor that a pensioner household lives in has a major impact on their accessibility to services because old age is known to be highly associated with poor health and disabilities, hence mobility.

Pensioner households were more likely to live on the first floor or above compared to all households (8.4% v 7.6%). In 2001, a total of 5,100 pensioner households lived in an accommodation on the first floor or above.

The majority of pensioner households living on the first floor or above were lone pensioners living on their own (4,100), highlighting the importance to these households of receiving assistance to access services.

Figure 11.5



### Overcrowding

About 1,580 pensioner households lived in overcrowding conditions, representing 2.6 per cent of all pensioner households. The overall proportion was low compared to the county average for all households (4.6%).

Among all types of pensioner households, overcrowding in 'other pensioner households', which include non-family pensioner households, was far more prevalent; 6.5 per cent of these households were overcrowded.

Figure 11.7 compares the prevalence of overcrowding in different types of pensioner households across districts. Overall, Gloucester and Cheltenham recorded the highest proportions of overcrowding among all types of pensioner households except that among 'other pensioner households', the proportion of overcrowding was the highest in Tewkesbury.



Figure 11.6

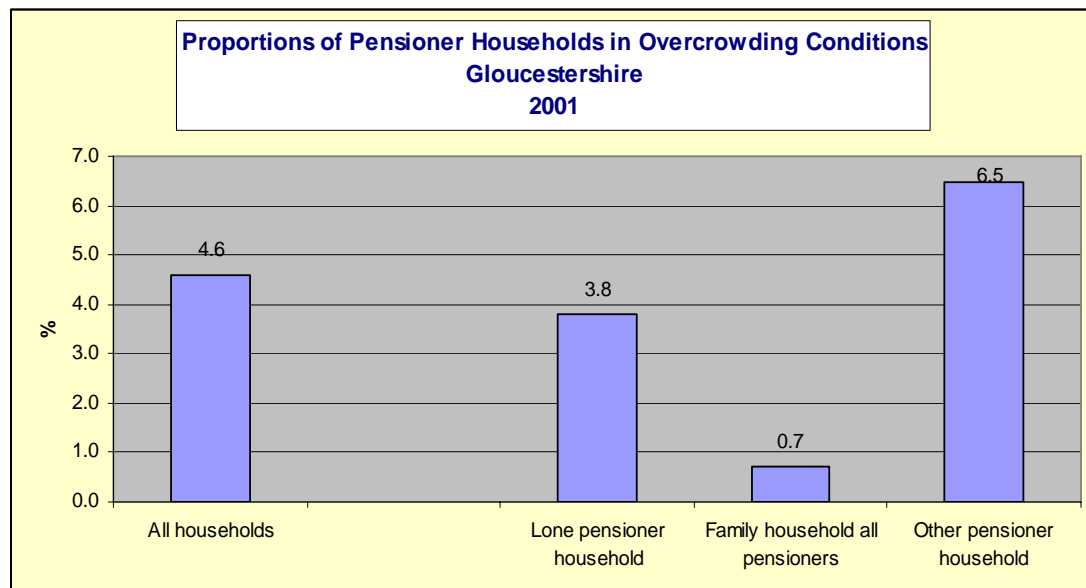


Figure 11.7

Overcrowded Pensioner Households as Proportion of All Pensioner Households Gloucestershire and Districts 2001				
	Overcrowded Households as % of All Pensioner Households			
	All Households	Lone Pensioner Households	Family Households All Pensioners	Other Pensioner Households
Cheltenham	6.7	4.6	0.7	6.9
Cotswold	3.0	2.9	0.5	0.0
Forest	3.5	3.3	0.6	7.4
Gloucester	5.9	4.9	1.1	7.2
Stroud	3.3	3.4	0.7	5.9
Tewkesbury	3.8	3.1	0.7	9.1
Gloucestershire	4.5	3.8	0.7	6.5

### Amenities

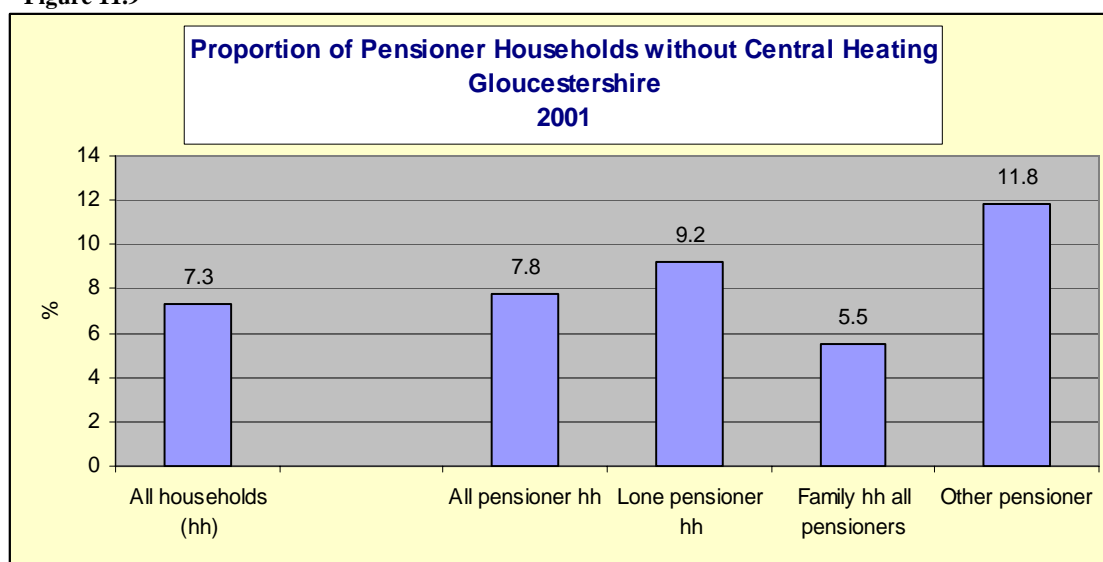
There were a total of 4,740 pensioner households that have no access to central heating, of these 70 per cent were lone pensioners.

The districts with the largest numbers of pensioner households without central heating were Gloucester and Cheltenham, with the former recording the largest proportion of pensioner households without central heating, at 11.4 per cent.

Figure 11.8

Pensioner Households Without Central Heating Gloucestershire and Districts 2001			
	Total Number of Pensioner Households	Pensioner Households Without Central Heating	
		Number	%
Cheltenham	12,037	1,003	8.3
Cotswold	10,121	524	5.2
Forest	8,347	605	7.2
Gloucester	10,309	1,178	11.4
Stroud	11,567	769	6.6
Tewkesbury	8,412	664	7.9
Gloucestershire	60,793	4,743	7.8

Figure 11.9



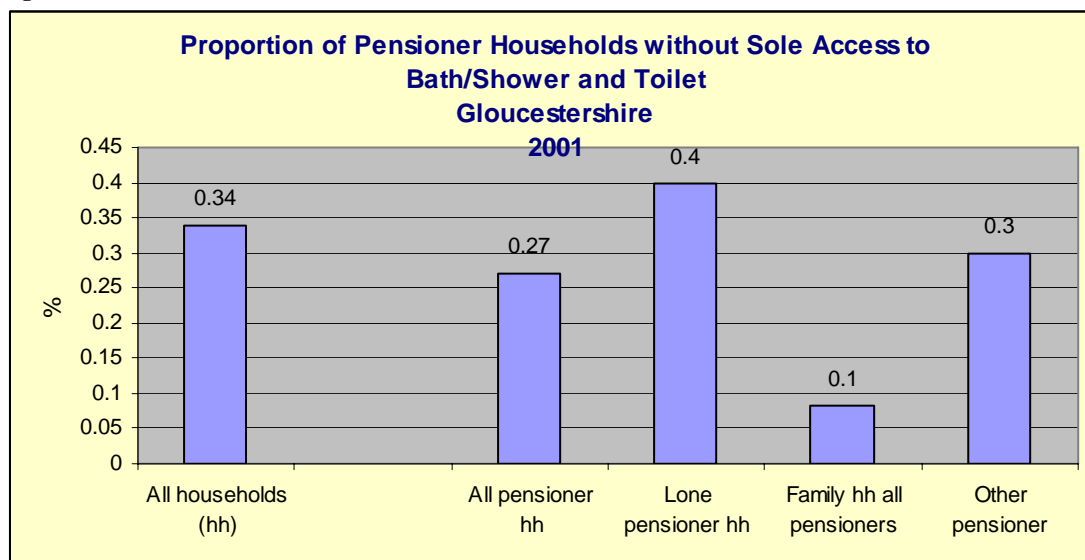
The number of pensioner households without sole access to bath/shower and toilet was considerably smaller; only 162 pensioner households were without sole access, or 0.27% of pensioner households.

The proportion was higher, however, in Gloucester although the number involved was still small. Lone pensioner households were again at a higher risk of without access than other types of pensioner households.

Figure 11.10

<b>Pensioner Households Without Sole Access to Bath/Shower and Toilet Gloucestershire and Districts 2001</b>			
	Total Number of Pensioner Households	Pensioner Households Without Sole Access	
		Number	%
Cheltenham	12,037	24	0.20
Cotswold	10,121	16	0.16
Forest	8,347	20	0.23
Gloucester	10,309	48	0.46
Stroud	11,567	32	0.28
Tewkesbury	8,412	22	0.26
Gloucestershire	60,793	162	0.27

Figure 11.11



## 11.2 Lone Parent Households with Dependent Children

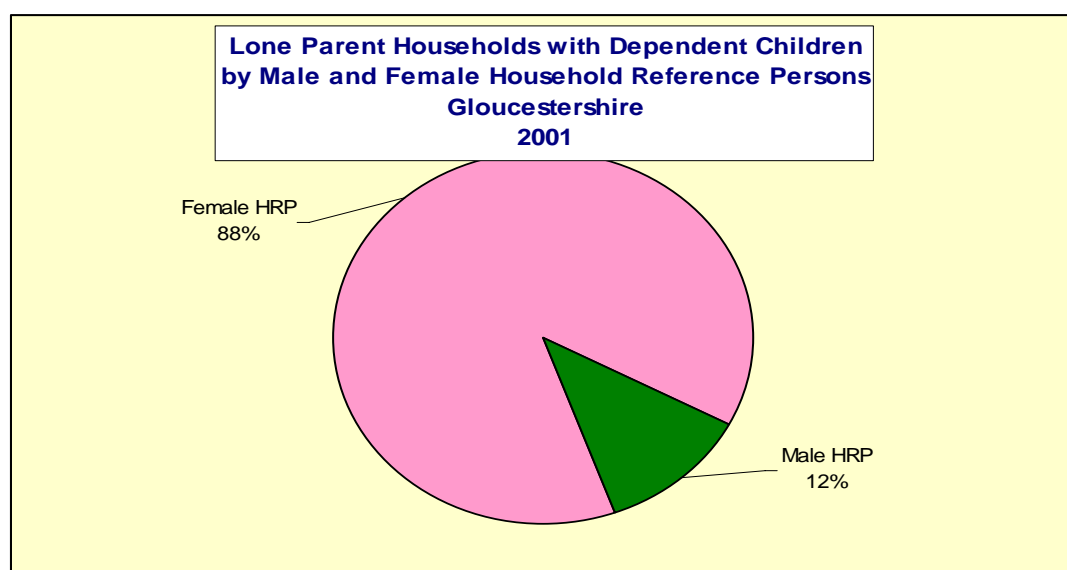
### 11.2.1 Overall Trends

There was a total of 12,135 lone-parent households with dependent children in the county, representing 5.1 per cent of all households in the county. A separate set of Census data also reveals that a further 451 were concealed families, living within another household (for definition of concealed families see Section 7.2)

Nearly 90 per cent of lone-parent households with dependent children were headed by the mother. Collated data from the Census also suggest that about 800 lone-parent households with dependent children were headed by a household reference persons aged under 16<sup>31</sup>.

Figure 11.12

Lone Parent Households with Dependent Children Gloucestershire and Districts 2001			
	Total Households	Lone Parent Households with Dependent Children	
		No.	%
Cheltenham	48,168	2,515	5.1
Cotswold	34,423	1,297	3.8
Forest	32,536	1,514	4.7
Gloucester	45,767	3,144	6.9
Stroud	44,616	2,132	4.8
Tewkesbury	32,367	1,533	4.7
Gloucestershire	237,782	12,135	5.1



headed by a household reference persons aged 16-74 and the total number of lone-parent households with dependent children in the county.

## 11.2.2 Housing Tenure and Housing Conditions of Lone Parent Households with Dependent Children

### Tenure

Home ownership among lone-parents with dependent children was considerably lower than that was seen in all households (41% v 74%). More than one-third lived in council/other social rented properties, nearly three times the average. The proportion in private renting was also comparatively high, at 23 per cent.

Similar tenure patterns were evident across districts. The exceptions were in Gloucester where the proportion in private renting was much higher (29%) and in Tewkesbury where ownership among lone-parent households with dependent children was more prevalent, at 46 per cent.

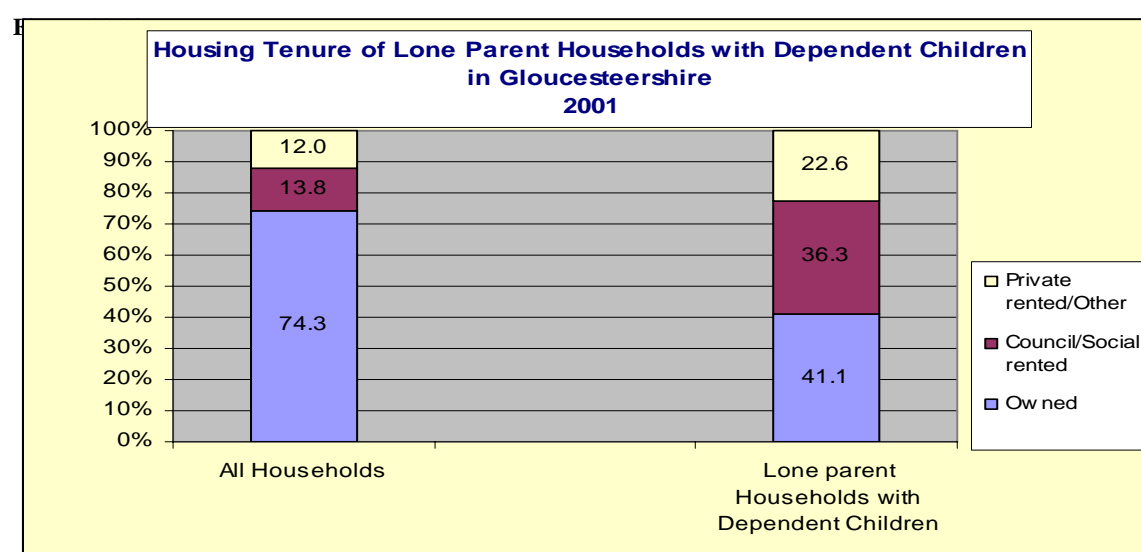


Figure 11.15

Housing Tenure of Lone Parent Households with Dependent Children Gloucestershire and Districts 2001				
	Housing Tenure as % of All Lone Parent Households with Dependent Children			
	% Owned	% Council / Other Social rented	% Private rented / other	% All Lone Parent Households with Dependent Children
Cheltenham	41.8	36.9	21.4	100.0
Cotswold	40.5	38.1	21.5	100.0
Forest	39.5	40.0	20.5	100.0
Gloucester	38.4	33.0	28.6	100.0
Stroud	42.4	38.3	19.3	100.0
Tewkesbury	46.1	34.2	19.7	100.0
Gloucestershire	41.1	36.3	22.6	100.0

## Housing Conditions

The main housing condition issue for lone-parent households with dependent children in Gloucestershire was overcrowding. The proportion of these households living in overcrowded accommodation was twice as high as the average, which might be due to their inability to afford larger properties in the private housing market or a shortage of larger housing units in the social housing sector to meet their needs. Similar pictures also emerged at district level with the proportion reaching 11.5 per cent in Cheltenham.

While the overall proportion of lone-parent households with dependent children without access to central heating in Gloucestershire was about average, it was much higher in Gloucester where 12 per cent were without central heating, with health implications for young children in these households.

Figure 11.16

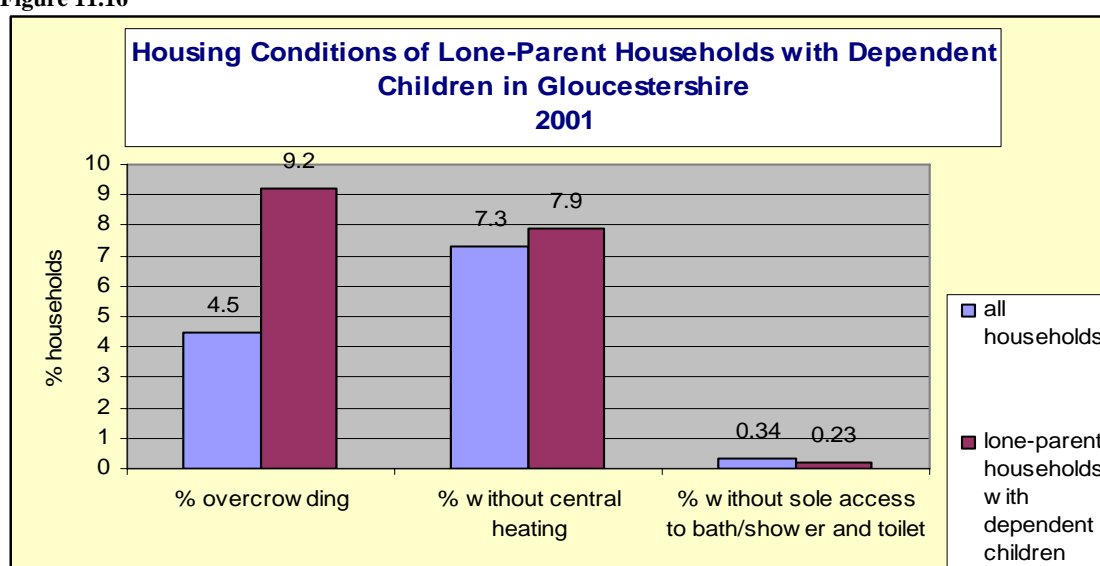


Figure 11.17

Housing Conditions of Lone-Parent Households with Dependent Children Gloucestershire and Districts 2001			
	% Overcrowding	% Without Central Heating	% Without Sole Access to Bath/Shower and Toilet
Cheltenham	11.5	6.3	0.4
Cotswold	6.8	4.9	0.0
Forest	8.9	6.3	0.0
Gloucester	9.7	12.1	0.3
Stroud	8.2	6.5	0.4
Tewkesbury	9.8	8.1	0.5
Gloucestershire	9.2	7.9	0.23

## 11.3 People and Households with Long-Term Illness or Disabilities

### 11.3.1 Overall Trends

According the Census, a total of 85,500 people in Gloucestershire had a limiting long-term illness / disabilities (LLTI). This represents 15.4% of the total population. Half of these were people aged 65 and over. About 900 were young children aged under 5.

In terms of households, about 71,300 households in the county consisted of someone with a LLTI, or 30 per cent of all households. The largest proportion of LLTI households was in the Forest of Dean. The largest numbers of LLTI households, however, were in Gloucester, Cheltenham and Stroud (Figure 11.18)

**Figure 11.18**

<b>People and Households with Limiting Long-Term Illness Gloucestershire and Districts 2001</b>				
	People With Limiting Long-term Illness (LLTI)		Households With Limiting Long-term Illness (LLTI)	
	No.	%	No.	%
Cheltenham	15,788	14.8	13,328	27.7
Cotswold	11,441	14.5	9,636	28.0
Forest	13,661	17.4	11,244	34.6
Gloucester	17,423	16.1	14,380	31.4
Stroud	15,863	15.0	13,275	29.8
Tewkesbury	11,283	14.9	9,432	29.1
Gloucestershire	85,459	15.4	71,295	30.0

### 11.3.2 Housing Tenure of People with LLTI

Census data regarding tenure patterns were only available for people with LLTI rather than households that contained someone with a LLTI. Therefore the following paragraphs focus on people rather than households with LLTI.

The majority of people with a LLTI lived in owned homes but the proportion was lower than that in the general population (69% v 76%). In contrast the proportion in social housing was higher than average (Figure 11.19). In total, about 11,600 people with a LLTI lived in council rented properties with a further 6,700 in other social rented accommodation.

Similar tenure patterns existed across districts although in Cotswold, the proportion of people with a LLTI in private renting was much higher, while home ownership rate was lower.

Figure 11.19

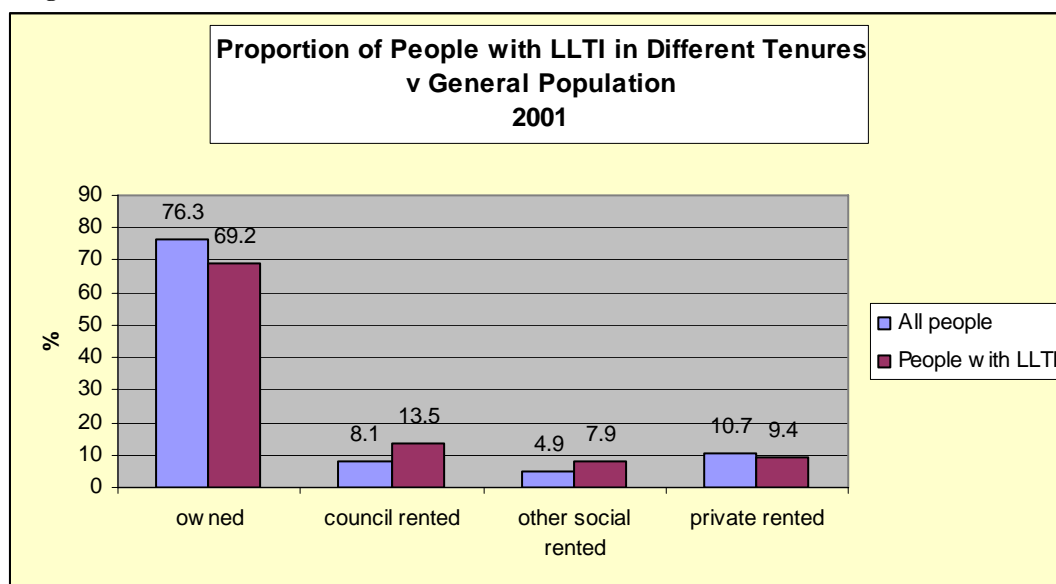


Figure 11.20

<b>Housing Tenure of People with Limiting Long-Term Illness Gloucestershire and Districts 2001</b>				
	% Tenure Base: People with Long-Term Illness			
	% Owned	% Council / Other Social rented	% Private rented / other	% People with LLTI
Cheltenham	68.4	21.8	9.7	100.0
Cotswold	64.1	22.6	13.3	100.0
Forest	71.1	20.5	8.4	100.0
Gloucester	69.1	21.8	9.1	100.0
Stroud	69.6	21.9	8.5	100.0
Tewkesbury	73.0	19.5	7.4	100.0
Gloucestershire	69.2	21.4	9.4	100.0

### 11.3.3 People with LLTI and Lowest Floor Level of Accommodation

Access to services, in particular healthcare service, is vital to people with long-term illness or disabilities. It is therefore unexpected that the proportion of people with a LLTI living on the first floor or above was higher than that of the general population (7.2% v 5.2%) even though some disabilities might not affect mobility.

The total number of people with a LLTI living on first floor or above was estimated at 6,100 in Gloucestershire in 2001, of these half were pensioners (Figure 11.21).

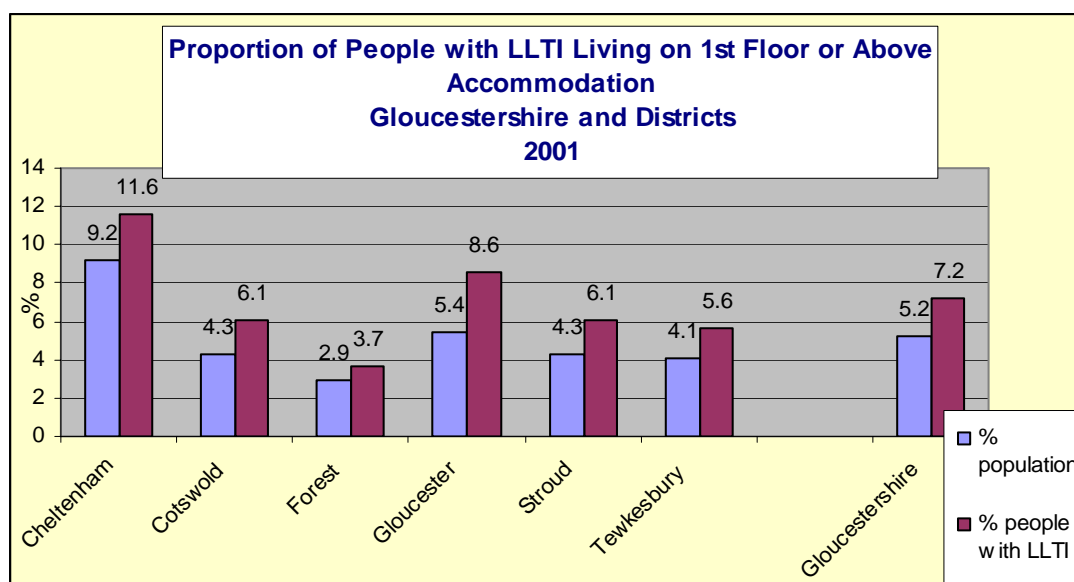


Across districts, the proportion of people with a LLTI living on first floor or above was the highest in Cheltenham, which might be linked to the high proportion of flats/apartments in the district (Section 4).

Figure 11.21

Number of People with LLTI Living on First Floor or Above in Gloucestershire 2001		
Age	No. People with LLTI	No. People with LLTI Living on 1st floor or above
0-4	886	52
5-9	1,276	48
10-15	1,761	46
16-64	39,754	2,931
65+	41,786	3,059
Total	85,463	6,136

Figure 11.22



## 11.4 People Living in Temporary Accommodations

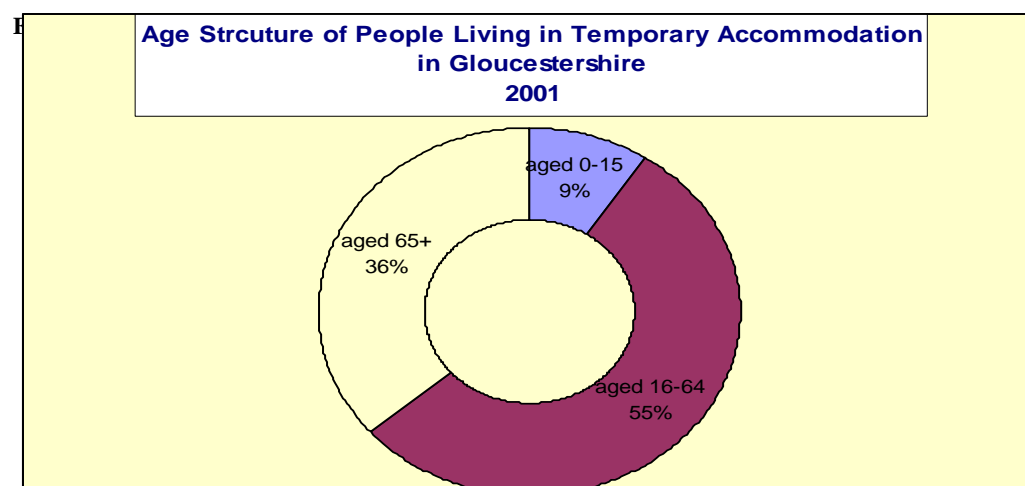
### 11.4.1 Overall Trends

The Census identified the number of people (not households) living in temporary accommodation. Temporary accommodation in this report refers to caravan or other mobile/temporary structure.

According to the Census, a total of 3,875 people lived in a temporary or mobile structure<sup>32</sup>, representing 0.7 per cent of the total population.

### 11.4.2 Profile of People Living in Temporary Accommodation

Over half of the population in temporary accommodation was of working age. Compared to the general population, pensioners were disproportionately represented in temporary accommodation; more than one-third (36%) of people in temporary accommodation were pensioners, compared to 17 per cent in all housing types.



It is significant that one-third of people living in temporary accommodation had a long-term illness or disability (a total of 1,202 people). This is twice the rate in the general population. Among these, half were pensioners.

Figure 11.24

Number of People in Temporary Accommodation with a LLTI Gloucestershire 2001		
Age	No. People in Temporary Accommodation with a LLTI	%
0-15	18	1.5
16-64	502	41.8
65+	682	56.7
Total	1,202	100.0

<sup>32</sup> The Census only provided a combined figure and did not provide a breakdown of different types of temporary accommodation.

### 11.4.3 Geographic Distribution of People Living in Temporary Accommodation

The district with the largest number of people in temporary accommodation was Tewkesbury, totalling 1,353 people as in 2001, accounting for over a third of people living in temporary accommodation in the county.

Within Tewkesbury, Coombe Hill ward and Badgeworth ward recorded the largest numbers of people in temporary accommodation, at 450 and 354 people respectively. In Hesters Way of Cheltenham and Kempsford-Lechlade of Cotswold, there were also a large number of people in temporary accommodation, at around 200 people each on the Census day in 2001.

**Figure 11.25**

<b>Number and Proportion of People Living in Temporary Accommodations Gloucestershire and Districts, 2001</b>		
	People Living in Temporary Accommodations	
	No.	As % of Population
Cheltenham	589	0.55
Cotswold	556	0.70
Forest	524	0.67
Gloucester	394	0.36
Stroud	459	0.43
Tewkesbury	1,353	1.79
Gloucestershire	3,875	0.70

**Figure 11.26**

<b>Council Wards with the Largest Numbers of People Living in Temporary Accommodations, 2001</b>		
District	Council Ward	No. People Living in Temporary Accommodations
Tewkesbury	Coombe Hill Ward	450
Tewkesbury	Badgeworth Ward	354
Cheltenham	Hesters Way Ward	203
Cotswold	Kempsford-Lechlade Ward	201
Stroud	Berkeley Ward	135
Tewkesbury	Cleeve Hill Ward	130
Gloucester	Grange Ward	129
Cheltenham	Benhall and the Reddings Ward	128
Cotswold	Water Park Ward	111
Gloucester	Westgate Ward	96
Cheltenham	Up Hatherley Ward	95
Forest of Dean	Cinderford West Ward	84
Cotswold	Hampton Ward	82
Stroud	Hardwicke Ward	79
Tewkesbury	Twynning Ward	78
Forest Of Dean	Coleford East Ward	76
Gloucester	Quedgeley Fieldcourt Ward	76

