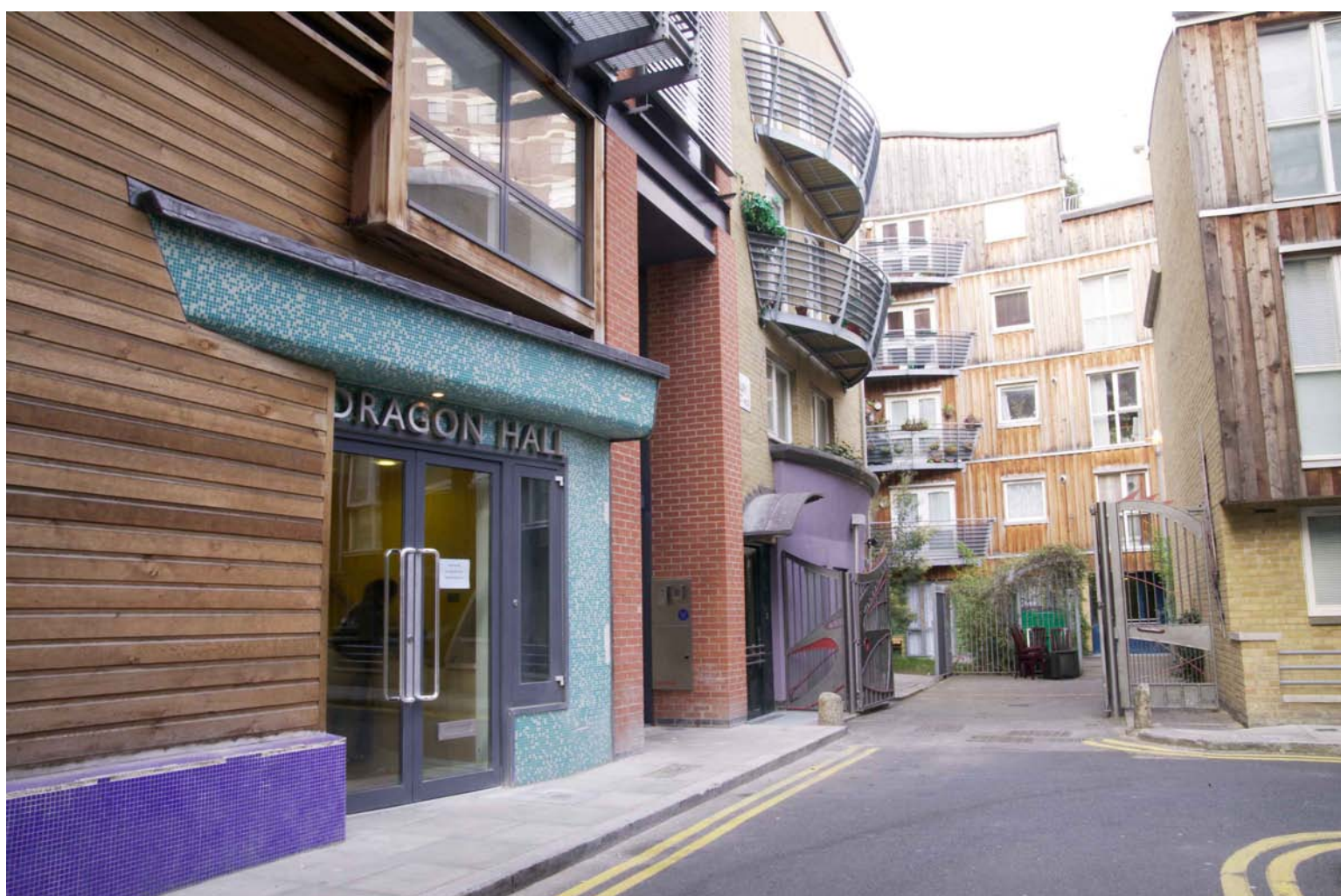


Camden Survey of New Housing 2002-08



Camden Survey of New Housing 2002-08

Survey and report produced jointly for:

Children, Schools and Families directorate
Culture and Environment directorate
Housing and Adult Social Care directorate

Survey carried out and report prepared by:

Planning Policy and Information Team
Forward Planning Service
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Cover photograph is of 1-3 Stukely Street development which was completed in early 2002, though not included in the survey. © LB Camden.

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Camden Survey of New Housing 2002-08

Executive Summary with Key Findings

During April and May 2008, the Council undertook a survey of 'new' housing in order to provide information on residents occupying recently completed dwellings in the borough. The survey was designed through collaboration with directorates across the Council. The Survey of New Housing 2002-08 results will be used to inform policies and forthcoming service delivery plans for Camden.

The Planning process requires that evidence is collected and used to test and review policies. The collection of accurate household data is used in the preparation of population, school roll and household forecasts; to understand the demand and need for affordable housing; tackle overcrowding; ensure provision of an appropriate level of local services and infrastructure; and feeds into calculation of Section 106 contributions levied on developers. The survey data will be used by other service areas in the council to assist in the assessment of schools provision through the calculation of more accurate child yield estimates arising from new development.

The survey undertaken was based upon 26 questions encompassing a range of issues of importance to the Council's planning policies, or for planning and delivery of specific services. The questionnaire sought to investigate the socio-economic characteristics of the surveyed households, as well as attitudes and satisfaction levels. The survey sample covered privately owned, private rented and social housing to ensure a wide spread of experience of housing types, tenures and sizes would be captured.

In all a total of 886 questionnaires were returned out of 2,883 surveyed, representing an overall response rate of 31%. This is an acceptable level for this type of survey; higher than that achieved in Tower Hamlets' *New Housing Development Survey 2008* (25%) and lower than that achieved in Wandsworth's 2007 re-survey of new housing (35%). This is indicative of the levels of response to similar surveys in 'hard to count' areas like Inner London.

Not all respondents answered all the questions and some questions were answered more completely than others. Inevitably, therefore, there are differential response rates by question and the quality of response varies question-by-question. The limitations of some questions were revealed in the response, for example, the complex children, schools and education question which led respondents with pre-school children not to include them. Cross-referencing with other questions allowed imputation of the 'missing' children.

Key Findings

The survey obtained responses from 886 households containing 2,220 people. The average household size (number of persons) in responding households was 2.51. The most common size of accommodation was 2 bedrooms (34%), The most common occupancy was 2 person households (37%).

Housing Characteristics

Previous residence Almost half of households (44%) had moved within the borough of Camden and a significant number from across London (38%).

Accommodation type 85% of households lived in flats or maisonettes (2% in studio flats), with the remaining 15% in houses. The most common size of accommodation was 1-2 bedrooms (57%).

Tenure Home ownership through a mortgage (43%) represented the most common housing tenure, followed by private rented (31%) and rented from a housing association (23%).

Time in current home More than three quarters of respondents (78%) had lived in their accommodation for more than 1 year.

Relationship within households 28% of people in new housing live alone. Of those not living alone the most common way of describing the household relationship was as family (41%), followed by living alone (28%), living with partner (22%), living with friends (8%) and sharers (2%). Other relationships included other persons in addition, such as nannies, work colleagues, other family and other tenants.

Household size

Over 65% of households live in either single or two person households. The average number of people per household was 2.51. This compares with a borough average household size of 2.06 persons per household found in the 2001 Census. A majority (57%) lived in housing with either 1 or 2 bedrooms, with an overall average of 2.31 bedrooms per household. 2% of households contained the highest recorded size of 10 persons.

Amenity Space

More than half (63%) of households have some form of private outdoor amenity space such as a balcony, patio, roof terrace or private garden. Overall, balconies appeared to be the most common outdoor space across all housing tenure (23%) followed by private garden (18%). Private gardens, though, had the highest level of satisfaction (very satisfied, 40%).

Single dwelling houses tended to have the highest proportion of private outdoor amenity space (62%). Overall the survey suggests that those with access to private outdoor amenity space were also most likely (90%) to use their outdoor amenity space. Just over half (51%) stated they would 'frequently' use their outdoor space.

37% of households did not have access to outdoor amenity space, over half of whom lived in private rented (14%) and housing association (12%) properties. The lowest provision (2%) of outdoor amenity space is found in council rented and shared ownership properties (1%).

Of those with private outdoor space (63%), *homeowners* had the highest (44%) overall proportion of private space, via access to a private garden (12%) and balconies (11%). The second highest proportion of outdoor space allocations were found in the private landlord rented properties (16%) in which balconies (8%) were the most common form of outdoor space.

Travel to Work

More than half of household members in employment used public transport to get to work (51%). 27% used the tube and 24% walked to work. Less than a fifth used the bus (17%), less than a tenth used a car or van to get to work (9%) and 6% of people cycled to work.

Access to Car/Van

Over half of responding households had no access to a car or van (57%). This compares well with the 2001 Census where 56% of households in Camden had no access to a car or van. Where households did have access to a car or van, 36% had access to one vehicle per household. Those with more than one vehicle in their household comprised less than 10% of households: those with 2 vehicles per household (6%) and 3 vehicles per household (1.1%).

Parking Amenities

The amount of car parking space available is limited: most do not have either on-street or off-street parking - 16% had on-street parking and 29% off-street parking. Households with access to more than one parking space was very limited, 5% with access to more than one off-street parking space and just 2% with access to more than one on-street space. The highest satisfaction levels with parking was represented for those in owner occupation where half (50%) are 'satisfied' or 'very satisfied'. Those in shared ownership have the lowest level of satisfaction with parking, with none being 'very satisfied' and only 9% 'satisfied'.

Quality of life

The top reasons for choosing to live at the current property are: attractive 'location', 'facilities in the area', 'to be closer to work' and 'to gain better access to public transport'. The highest levels of

dissatisfaction 'very dissatisfied' were expressed against 'car parking', 'recycling areas', 'refuse disposal areas' and 'outdoor space'. Overall, there was a higher level of satisfaction with most aspects of the home rather than dissatisfaction.

'Location' seemed to be the most important reason underlying satisfaction whilst 'car parking' and 'outdoor space' seemed to be key reasons for dissatisfaction. 'Attractive location' was the most important (23%) reason for choosing to live in current property across all tenure groups. Also important were: 'facilities in the area' (13%); 'to gain better access to public transport' (11%) and to be closer to work (11%) and size of accommodation (9%). All featured prominently amongst all tenure groups and were important factors in the decision to live at current property.

Disability or limiting long-term illness

14% of responding households contained a person with a disability/limiting long-term illness. A small proportion of homes (6%) had special adaptations to their home to meet their disability needs. Of these, over 70% indicated high levels of satisfaction with their adaptations, while 18% expressed dissatisfaction. The largest proportion of households with disability needs adaptations was in Housing Association rented accommodation (20%). Overall, there was a higher level of 'satisfaction' with adaptations rather than 'dissatisfaction' across all tenure groups.

Children

Children were found to be present in 28% of respondent households. As household size increases, so does the proportion of households containing children. 55% of 3-person households contained children and 80% of 4-person households. All households of 6 or more persons were found to contain children. 'Child yield' – the average number of children present - analysed and compared to Wandsworth's 2004 survey showed higher child yield overall in Camden. The largest difference in child yield was in 2 bedroom social rented flats where child yield was 0.83 higher than in Wandsworth.

Future Housing Expectations

More than three quarters (78%) had been resident at their current address for more than a year. Nearly a third (31%) of households did not know how long they expected to stay at their current address. 38% of home-owners stated they expected to stay more than 5 years. Three quarters (75%) of private renters expected to stay less than 2 years at their current address. Housing Association residents (54%) and home-owners (28%) exhibited the highest levels of uncertainty (didn't know) over how long they would be staying at their current property. By tenure, size of accommodation (being too small) was the most important reason for households wanting to move, for home-owners, those in Shared Ownership and Housing Association rented accommodation.

The top five reasons for wanting to move are related to existing accommodation being too small (21%); lack of outdoor space (14%); desire to live in better local environment (12%); end of tenancy (12%) and to buy own home (11%).

Financial Circumstances

There is a sharp polarisation between high and low income households. Average annual household income data (not in the survey) suggests Camden had the 11th highest mean household income and the 13th highest median household income amongst London boroughs. Camden has average (mean) household income of £41,093 and median income of £34,774.

The highest income group - £200,001 to £250,000 – comprised 15% of the responses and had the highest representation of all income groups, whilst in contrast the lowest income group - less than £5,000 – comprised less than 6% of responses. None of the respondent households in council rented property had income above £30,000. Home owners were more highly represented in the high earning income groups: only 15% earns less than £40,000; of the remainder almost two thirds (58%) earn between £40,001 and £200,000; and most significantly 27% earn between £200,001-£250,000. The vast majority of respondent households (87%) spent 'under half' of their income on housing costs (on rent, mortgages and loans). In summary, those earning less than £30,000

generally spent more of their income on housing costs whilst those in high income groups above £60,000 spent less on housing costs.

Respondent Profiles

Sex and Age

Details of age and sex were provided for 86% of people living in respondent households.

By sex, the profile of people in Camden's new housing overall was 53% female and 47% male. There were more females than males at most ages, with the exception of the 40-44 age group and the elderly age groups (70-74 and 85 and over) that are more usually dominated by females.

The age profile, like Camden generally is young: 22.3% were dependent children aged under 16, almost half (48.6%) were aged under 30 and the vast majority (93.5%) were aged under 60. The predominant population was the working-aged which showed the largest proportions, with over half the population in respondent households (54.6%) aged 20-39.

Ethnic Group

Details were provided for 89% of people living in respondent households.

White Groups 44% of persons in responding households stated they were ethnically *White British*. *White Irish* and *Other White* groups combined comprise over a quarter of households (27%).

Asian groups comprised 10%;

Black groups comprised 9%

Mixed ethnicity groups comprised 5%.

Chinese and Other groups combined comprised less than 5% of remaining household members.

Introduction

Camden's Survey of New Housing 2002-08 sought responses from 2,949 dwellings built or converted over the 5-6 years prior to April 2008.

The aim of the survey is to inform services providers within the Council about their users' current and future needs. The results, therefore, will be used to inform service provision across the Council. With this in mind the following objectives were identified:

- To assess future demand for local services, such as schools, housing and public transport;
- To improve future planning policies;
- To help secure community benefits from new developments; and
- To understand the characteristics of people living in newly built residential accommodation.

The survey looked to gain information of both the characteristics of households and residents, in terms of age, sex and ethnicity, and to capture the opinions householders have of their accommodation and general perceptions of their housing environment.

A key goal of the survey was to gather data on the number children living in new housing. The data has the potential to provide child yield according to accommodation type and tenure. The information is used in pupil places planning and in the calculation of Section 106 contributions levied on developers for provision of infrastructure. Currently, information used in this process is from a non-Camden data source, so the availability of Camden-specific information on child yield arising from new development is particularly important.

The survey was undertaken by the Planning Policy and Information Team between April and June 2008 with financial support and technical input from the Children, Schools & Families and Housing & Adult Social Care directorates. Interest and support from other directorates was important in helping to get the project funded and approved. The project started out as the '*New Housing Survey 2008*', as is evident from the heading to the survey questionnaire. However, it should be noted that the title of the survey has been changed to the '*Camden Survey of New Housing 2002-08*' in order to emphasise that the period and scope of the survey.

The survey ascertains important information about who is moving into new housing in Camden, about people's motivation for moving and future expectations. It paints a picture of how people in new housing in Camden live and travel to work, their income levels and number of children.

Survey Methodology

Design

The questions were devised and specifically chosen to give as wide a spread of objectives as possible including assessing future demand for local services, such as schools, affordable housing and public transport; to improve future planning policies; and helping in securing community benefits from new developments. The identification and surveying of all new properties will enable comparisons and monitoring of past and future housing trends.

A working group for the project was comprised of officers from Forward Planning; Housing and Adult Social care and Children Schools and Families. Together the working group assessed and amended as necessary the required questions. Particular areas of importance included information regarding child yield, planning obligations, population projections, head of household and tenure. The questionnaire was assessed by Camden Strategy Unit for the accessibility of the questionnaire and for advice about questionnaire design to ensure as great a response rate as possible.

The questionnaire comprised 26 questions which sought to investigate the socio-economic characteristics of the households in newly built or converted accommodation, as well as attitudinal and satisfaction-level questions. The survey sample represented owner occupied, private rented and social rented housing to ensure as wide a spread of experience of housing types, tenures and sizes.

The aims of the questionnaire were twofold, at one level to gain insight into the differing housing characteristics and housing conditions occupied by each household, and secondly interest in the housing experiences of the occupiers in terms of satisfaction with specific housing contexts including aspects of their home environment.

Survey respondents were also given the opportunity to respond to the survey online via the Camden website.

Responding questionnaires were collated using SNAP survey software and analysis was undertaken using SNAP and Microsoft Excel. The results of the study are set out in sections, each beginning with a short summary of the main results followed by more detailed analysis.

The survey results are presented in themes and are based on some of the sections of the questionnaire:

- Housing characteristics
- Amenity space
- Travel to work, vehicle ownership and parking amenities
- Quality of life
- Disability and limiting long-term illness
- Children
- Future housing expectations
- Financial circumstances
- Respondent profiles

Camden New Housing Survey 2008 Unique Ref No:

If you have any questions about completing this form please contact Paul Hersey or André Glace on 020 7974 2519/2518 or email: population@camden.gov.uk
Please return your questionnaire by 02/05/2008

One person should complete this questionnaire on behalf of everyone who lives in the property.
This survey is also available from our website: camden.gov.uk/housingsurvey

Section 1: Your current housing circumstances

1. What type of property do you live in? tick one box only
House Flat or maisonette

2. How long have you lived at your current address? tick one box only
Less than six months
Between 6 months and a year
Between 1 and 2 years
Between 2 and 3 years
Between 3 and 5 years
More than 5 years

3. Do you rent or own your own home? tick one box only
Rent from the Council
Rent from a private landlord
Rent from a Housing Association
Part buy / part rent (i.e. shared ownership)
Own home outright or buying with mortgage or loan
Other, please write below:

4. How many people (including you) currently live in your property?
Please write in the box:

5. How many bedrooms do you have? tick one box only
Studio Two
One Three
Four +

6. Has your home been adapted to meet any disability needs of your household? tick one box only
Yes (or in question 7) No (or in question 8)

7. How satisfied are you that these adequately meet your specific needs? tick one box only
Very satisfied Dissatisfied
Satisfied Very dissatisfied
Neither satisfied nor dissatisfied Don't know

8. What is the relationship of those living in the property? tick as many options as appropriate
Live alone Partner
Sharer Family
Other Friends
If other, please give details:

9. Do you have any outdoor space? tick as many options as appropriate
Yes - Backyard (or in question 10) No (or in question 11)
Yes - Patio (or in question 10) Yes - Private garden (or in question 10)
Yes - Roof Terrace (or in question 10) Yes - Communal garden (or in question 10)
Yes - Other, please give details (or in question 10)

10. How often does the majority of your household use the outdoor space? tick one box only
Frequently Occasionally Never

11. How many allocated parking spaces are available for people living in your home?
On-street (tick one only) None 1 2 3 4+
Off-street (tick one only)

12. How many cars or vans does your household have? tick one box only
None 1 2 3 4

13. What are the three main reasons for choosing to live in your current property? tick three boxes only

Attractive location	To move in with partner
Facilities in the area	Access to outdoor space
To buy own home	Car parking provision
Change in household size	Size of accommodation
Cost of accommodation	To be closer to work
Relationship breakdown	To move into shared ownership
Provision of open space in the area	To be closer to friends and/or family
To gain better access to public transport	Low levels of crime and anti-social behaviour
To be closer to further education or training	To seek better schooling for children
Other, please give details: <input type="text"/>	

Camden New Housing Survey Page 1 of 4

Questionnaire

The survey questionnaire contained 26 questions and ran to four A4 size pages on a gate-folded sheet.

Each questionnaire was printed with a unique identifier which tied the response to an exact address.

The questionnaire covered accommodation type and tenure; the characteristics of the household including age, sex and ethnicity; household relationship, previous residence and reasons for moving, as well as asking residents opinions of their accommodation and amenities.

Although not piloted, the questionnaire was assessed by research specialists in the Camden Strategy Unit to test the accessibility of the questionnaire and for advice about questionnaire design.

A copy of the questionnaire can be found in Appendix 1.

Covering Letter and Information Sheet

Each survey questionnaire was sent out with a covering letter and information sheet.

The covering letter asked residents for their help. It introduced the reasons for carrying out the survey and included information about the prize draw, an incentive approved to encourage households to respond. Seven prizes were awarded to responding households, including a first prize of £200, two second prizes of £100 and four third prizes of £50. The letter was also used to inform respondents that they could make a response by the internet if they wished to.

The information sheet was designed on one face with 'frequently asked questions' style, while the reverse side gave instructions about how to obtain further help, including information in common local languages and the availability of alternative formats, e.g. large print, Braille or CD.

A copy of the information sheet can be found in Appendix 2.

Information on the Camden New Housing Survey 2008

What is the purpose of this survey?
This survey has been designed to help us to improve our planning, education and housing services. We ask 26 questions about your home and the people living in it. Your answers will be used to:

- assess future demand on local services, such as schools, affordable housing and public transport;
- improve future planning policies; and
- help secure community benefits from new developments.

Why have I been chosen to take part?
You are being invited to take part in this survey because you live in a recently built property.

What will you do with my answers?
All answers will be analysed and used to inform planning, housing and education decisions. Each form has been given a unique reference number. This reference number is important because it enables us to identify where in Camden you live which means we will be aware of the main problems in your area and, what we need to do to address them. A copy of the report will also be published on our website in the summer.

Who should fill in this form?
The head of the household should answer the questionnaire on behalf of the whole household, unless the questionnaire states otherwise. Some questions require you to provide information about each person in your home, so you may need to talk to them to answer all of the questions in full.

Why are you asking me personal information?
You will find that some questions ask you to provide information that is personal; for example about your household's income. Household income information is important because it will help to monitor housing affordability in the borough. **Please note:** all information that you provide will be treated as confidential.

How long will it take to fill in?
The survey should take five to ten minutes to fill in, depending on how many people live in your household.

Why should I take part?
Your responses will be used to help improve our planning, housing and education services as well as helping us to secure maximum community benefits from new developments. All completed forms will be entered into a prize draw to win a first prize of £200, two second prizes of £100 and four third prizes of £50. The prize draw will take place on 06/06/2008.

Can I respond online?
If you would prefer to fill out this form online please go to camden.gov.uk/housingsurvey. You have been given a unique reference number on your questionnaire; you will need to enter this before you can give us your answers.

When do I need to respond by?
Please return your questionnaire by 02/05/2008. As we are keen to hear as many views as possible, we will send reminders and may undertake door-to-door surveys if we do not receive a response from you.

Completed forms should be returned to:
London Borough of Camden, Forward Planning Service, FREEPOST NAT15037, London, WC1H 8BR

Who can I contact for further information?
If you have any questions about this survey please contact Paul Hersey or André Glace in the Forward Planning Service on 020 7974 2519 / 2518 or email population@camden.gov.uk

Camden New Housing Survey

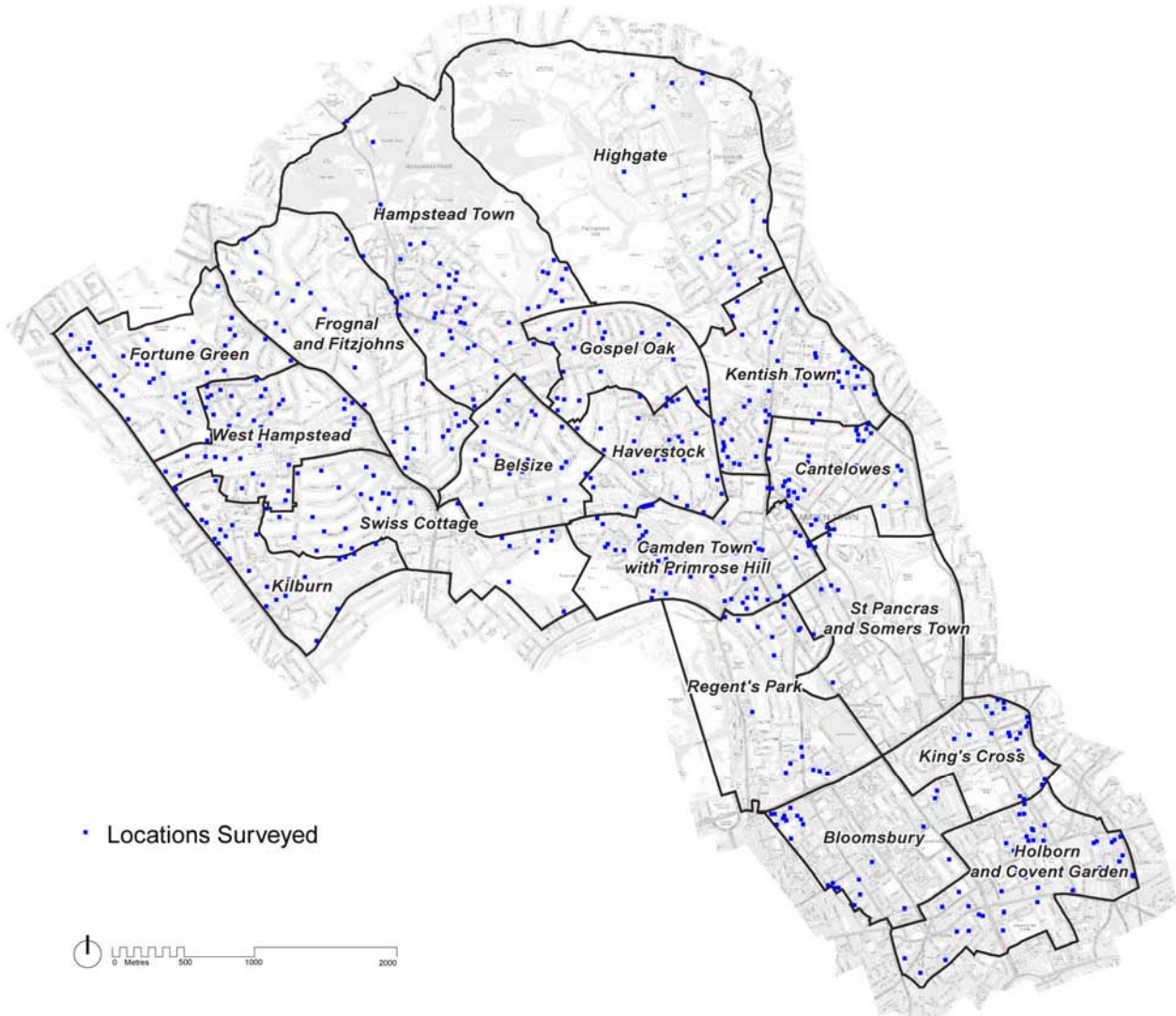
Sample

Camden's Development Monitoring systems were used to identify relevant properties to be included in the survey. New housing developments were identified using data on planning permissions deemed completed between 2002 and March 2008 and their addresses obtained. The list of addresses was cross-referenced with Camden's Local Land and Property Gazetteer (LLPG), Camden's central property address list, to ensure that correct up-to-date addresses were used, i.e. and not obsolete original addresses. Further cross-referencing against Council Tax records was undertaken to double-check that the addresses identified were also occupied. The process ensured a low error level of 2.2%, constituting 66 unknown addresses out of 2,949 addresses identified.

The survey questionnaire was sent out to 2,949 addresses, targeting only residents living in 'new dwellings' - built and occupied residential accommodation undertaken between 2002 and March 2008. This included accommodation that was:

- newly built;
- redeveloped;
- changed use to residential from non-residential; and
- converted flats.

Map 1 Geographical distribution of survey addresses (electoral wards indicated)



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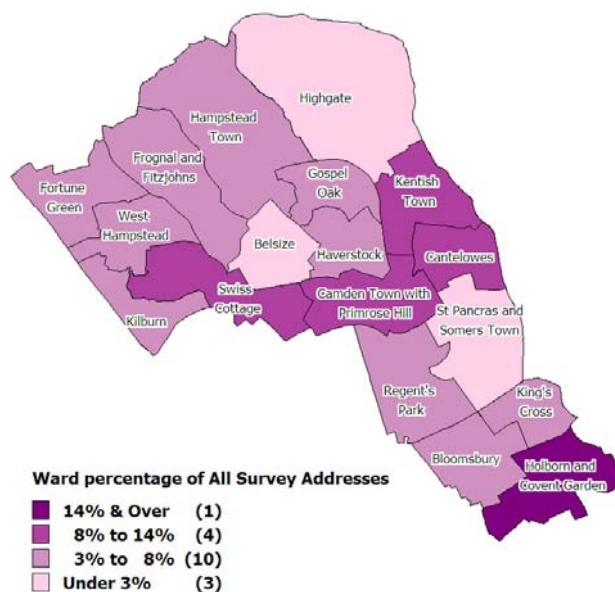
Map 1 shows the distribution of survey addresses across the borough. There are obvious areas with fewer developments taking place, including within Highgate and St Pancras and Somers Town wards.

Analysis of the breakdown of addresses by ward is found in Table 1. This shows that almost half of all addresses surveyed (49%) fall in just five of Camden's wards: Holborn and Covent Garden, Swiss Cottage, Camden Town with Primrose Hill, Kentish Town and Canteloves. The table also confirms that new development addresses surveyed in Highgate and St Pancras and Somers Town wards accounted for less than 1% and less than 2% respectively of all addresses in the survey.

Table 1 Distribution of survey addresses by ward

Ward	Addresses surveyed	% by Ward
Holborn and Covent Garden	416	14%
Swiss Cottage	282	10%
Camden Town with Primrose Hill	263	9%
Kentish Town	253	9%
Canteloves	236	8%
West Hampstead	234	8%
Hampstead Town	165	6%
Bloomsbury	140	5%
Kilburn	137	5%
Gospel Oak	131	4%
Fortune Green	122	4%
King's Cross	113	4%
Regent's Park	109	4%
Frognal and Fitzjohns	100	3%
Haverstock	95	3%
Belsize	76	3%
St Pancras and Somers Town	50	2%
Highgate	27	1%
Total	2,949	100%

Map 2 Distribution of survey addresses by ward (%)



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Field Operation

The field operation was designed to be comprised of 3 key stages:

1. First mail-out 14th April 2008
2. Second mail-out 5th May 2008
3. Follow-up surveyors 12th May-26 May 2008

Following the first set of responses, the intention was to undertake 2 follow-up initiatives; a second mail out and door-to-door home visits made over a three week period.

However, an error made by an external contractor meant that the 2nd mail-out failed to operate as planned, as a result of mishandling of the follow-up address list. Due to these exceptional circumstances it was decided that the money due to be used for the 2nd mail-out was instead diverted to fund a longer follow-up and to include the employment of a 3rd follow-up surveyor.

The surveyors visited each non-responding address at least once in an attempt to make contact and encourage a response to be made. Visits were made at varying times of the day, including early evenings, to try to maximise the chance of making contact. The process included filling in questionnaires on the door-step and encouraging people to make late responses. A number of difficulties were encountered in this process, including gaining access to flats protected by

gates/entry-phone, people not answering their door or not in and others who were unwilling to take part, even after being engaged by the surveyor.

Response Rates

Table 2 shows that **the overall response rate achieved by the survey was 31%**, based on the 886 responses from the 2,883 addresses surveyed (66 additional addresses originally identified were ignored as were deemed to have been delivered in error).

Table 2 Overall response rates by stage and type of response

Response	No.	%	Cumulative %
Total Addresses Identified	2,949		
Identified Errors [returned, wrong address]	66	2.2%	
Total Addresses Surveyed	2,883		
Response1 [1 st mail-out]	449	15.6%	15.6%
Response2 [2 nd mail-out]	91	3.2%	18.7%
Response3 [Door-to-door follow-up]	340	11.8%	30.5%
Response4 [unidentified - no URN]	6	0.2%	30.7%
Internet (all phases, included above)	43	4.9%	
Total Response	886	30.7%	
Non-response	1,997	69.3%	

The survey response was monitored at each stage of the field operation. Initial returns after the 1st mail-out (16%) accounted for a little over half of the overall response rate, while the failure of the 2nd mail-out is evident with only a further 3% response being added from this stage.

The significant success of the follow-up surveyors resulted in them improving the response rate from 19% based on the 1st and 2nd mail-outs to almost 31%. This important boost to the response rate justified the cost of employing the follow-up surveyors.

Use of the **internet as a means of responding** accounted for just less than 5% of all responses. The internet questionnaire did prove to be somewhat problematic - a little difficult to use - and it is accepted that some respondents may have been put off using this method. There were also processing difficulties in integrating the internet and paper returns.

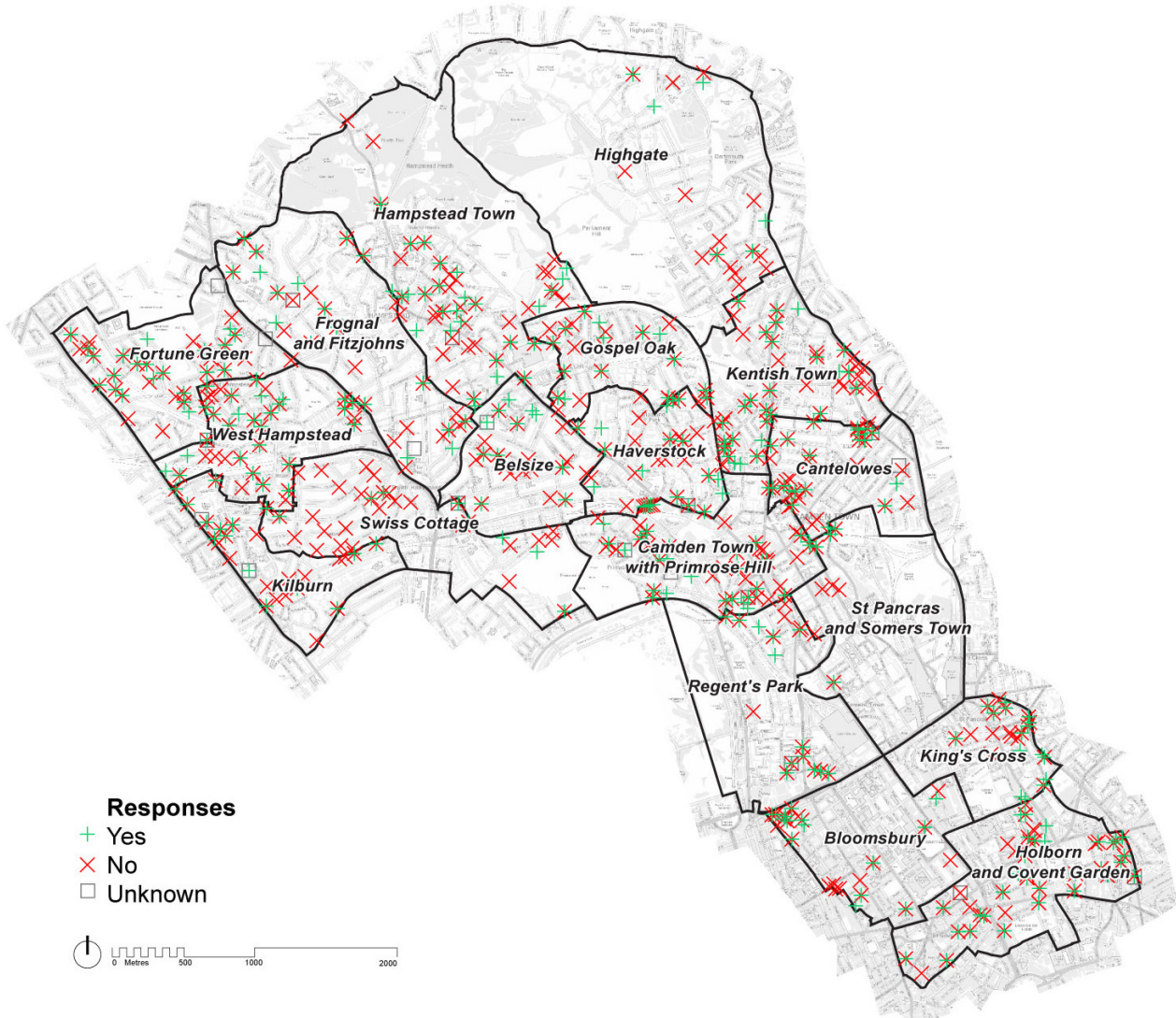
It is impossible to assess the impact of the use of the prize draw as an incentive to respond, but all winners were contacted and accepted their prizes.

Response rates to individual questions in the survey were variable and are indicative of, both, the relevant difficulty or ease of understanding a particular question, or that the question is of a sensitive nature to the respondent. Some questions were particularly well answered. These include: *length of time at current address* (100%), *number of bedrooms* (99.4%), *type of property* (99.2%), *satisfaction level relating to property's location* (99.2%) and *size of rooms* (99%). Most household questions had a good response rate of over 90%. Other questions were less well answered. These include *reasons for wanting to leave the current property* (44.5%), *the frequency of use of available outdoor space* (58.4%), *the proportion of household income spent on housing costs* (65%) and *the amount of overall household income* (73.5%). The response rate for ethnic group of residents in responding households was 89%.

Location of Respondents

Map 2 illustrates simultaneously the distribution of all housing surveyed as well as the location of responding households in the survey. A red 'x' marks a non-responding address and a green '+' sign indicates a responding address. Note that some distinctions are difficult where there are a number of new units on a single site and the markers are stacked upon each other.

Map 3 Geographical distribution of response and non-response

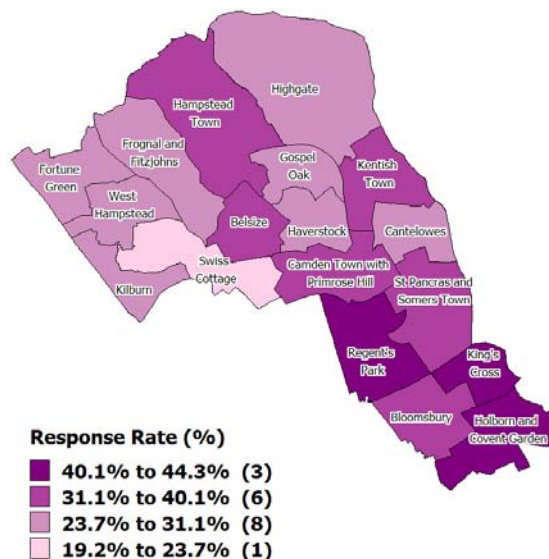


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Table 3 shows response rates by ward, ranked from highest to lowest response rates. The three wards with the highest response rates to the survey (all over 40%) are King's Cross (44%), Regent's Park (43%) and Holborn and Covent Garden (40%). The wards with the lowest response rates are Swiss Cottage (19%), Cantelowes (24%) and Fortune Green (25%).

Table 3 Distribution of survey response (%) by ward

Wards	No of properties	% by Ward
King's Cross	50	44%
Regent's Park	37	43%
Holborn and Covent Garden	161	40%
Bloomsbury	48	34%
Kentish Town	84	33%
Hampstead Town	54	33%
St Pancras and Somers Town	16	32%
Belsize	21	31%
Camden Town with Primrose Hill	80	31%
Gospel Oak	37	28%
Haverstock	25	27%
Frognaal and Fitzjohns	26	27%
West Hampstead	61	26%
Highgate	7	26%
Kilburn	34	25%
Fortune Green	30	25%
Cantelowes	55	24%
Swiss Cottage	54	19%
Total*	880	31%

Map 4 Distribution of survey response (%) by ward

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* 6 responses did not have the unique identifier and therefore were not geographically identified.

Weighting and adjustments

No overall weighting has been applied to the survey response. However, some adjustments have been made to improve the survey output in the following way:

Households containing any children or young people still at school Households were asked to tick 'yes' or 'no'. Some people failed to respond to this question, but it was possible to impute a response from corresponding information about the household. This was done manually where there was a range of supporting information available to corroborate the imputation.

Pre-school children Due to a problem with the child-related questions in section 2 of the survey questionnaire, an adjustment had to be made to impute 'missing' pre-school children. Due to the filter implied in the wording of Q15, respondents tended to exclude pre-school children in Q16 (which asked about children in the household). This was remedied by comparing against Q4 (how many people live in your property?) and other checks to estimate the number of missed pre-school children.

Household size The survey asked for people to state the total number of persons living at their address. There were 18 non-responses to this question. However, in all but one case it was possible to calculate the numbers of persons in a household by cross-checking against individual adult, child and ethnicity questions.

Current Housing Characteristics

Summary

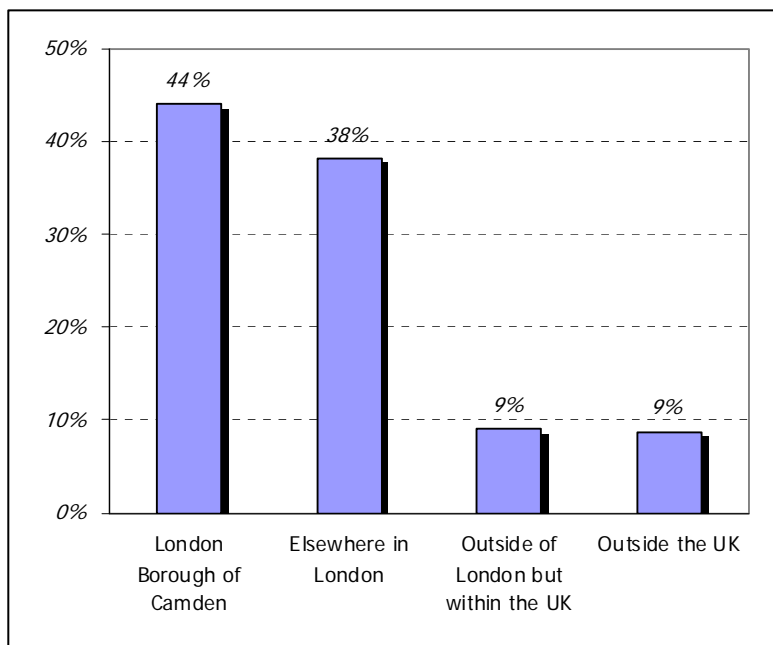
- Almost half of households (44%) had moved from within the borough of Camden and a significant number from across London (38%).
- Nearly a fifth of households (18%) were newcomers to London, coming either from elsewhere in the UK (9%) or outside of the UK (9%).
- A majority of households (85%) lived in flats or maisonettes with only a small minority (15%) living in houses.
- Home ownership through a mortgage or loan (43%) represented the most common form of housing tenure, compared to the majority private renting (37%) at their previous addresses.
- Renting from private landlords (31%) and rented accommodation from housing associations (23%) represent the other significant present housing tenures, while shared ownership accounted for only 1% of responding households.
- 65% of respondents lived in either one or two person households.
- A majority had lived in their accommodation for more than 1 year (78%).
- A majority of households had either 1 or 2 bedrooms (57%).
- Living as part of a family was the most common household composition (41%).

Current Housing Characteristics

Previous location and tenure

The survey of new housing sought to understand where households/people were moving from to occupy newly completed new housing units in Camden.

Figure 1 Households by previous location (%)



The largest proportion of respondent households, nearly half, stated they had moved from within the borough (44%).

A significant proportion (38%) had moved into Camden from elsewhere in London. However, no breakdown is available by individual borough, so it is impossible to ascertain whether those moving to Camden were predominantly from near neighbours or from further afield.

Relatively few households moved into Camden from the rest of the UK outside London (9%). A similar proportion moved to Camden from beyond the UK (9%).

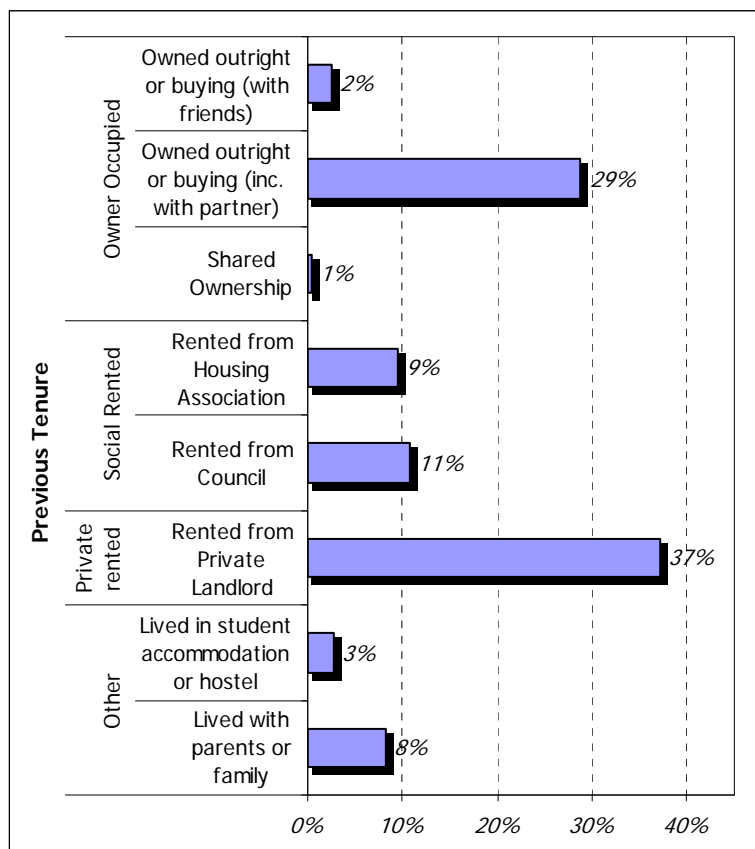
The survey also sought to understand the changes in household tenure between previous and current housing. The survey asked 'At your previous address did you...?' providing the following tick box responses to best describe previous housing tenure:

- Rent from the Council
- Rent from a private landlord
- Rent from housing association
- Part buy/part rent (shared ownership)
- Own home outright or buying home (including with partner)
- Own home outright or buying home (with friends)
- Live with parents or family
- Live in student accommodation/hostel
- Other, please give details:

The **previous housing tenure** question attempted to pick up more information than was sought for current tenure. For example:

- if previously *lived in student accommodation/hostel*, then this could point to levels of university students staying on in Camden after completion of their courses and taking up new housing;
- previously *living with parents or family* could point to family overcrowding, or family overcrowding being eased by new housing provided; and
- *own home outright or buying home (with friends)* to discover whether the anecdotal assumption that high property prices was driving people to buy properties with friends

Figure 2 Household tenure at previous address (%)



The most common previous tenure of responding households was from the private rented sector (37%), followed by owner-occupiers (31%). The latter includes a small proportion of people who indicated they had bought their previous home with friends (2%).

The survey also found that a fifth (20%) of households had moved from affordable housing such as Council rented (11%) or Housing Association rented (9%) housing.

8% of households had previously lived with parents or family, while 3% had lived previously in a hostel or student accommodation.

A very small proportion were previously resident in shared ownership (part buy/part rent) housing, comprising just over a half of 1%.

More interesting is the analysis of current tenure by previous tenure. Table 4 shows responding households by their current tenure and the proportion by tenure at their previous address.

Current housing and tenure

Table 4 Comparing current with previous housing tenure

	Previous Housing Tenure								Total	Total (%)
	Owner Occupied			Social Rented		Private Rented	Other			
	Owned outright or buying (inc. with partner)	Owned outright or buying (with friends)	Shared Ownership	Rented from Housing Assoc.	Rented from Council	Rented from Private Landlord	Lived with parents or family	Lived in student accommodation or hostel		
Present Housing Tenure										
Owner Occupied	56%	4%	1%	1%	1%	29%	8%	1%	336	100%
Shared ownership	0%	9%	9%	27%	0%	55%	0%	0%	11	100%
Rent from Housing Association	2%	0%	1%	34%	41%	13%	7%	3%	176	100%
Rent from Council	0%	0%	0%	38%	50%	0%	6%	6%	16	100%
Rent from Private landlord	14%	2%	0%	2%	1%	67%	10%	4%	243	100%
Total	29%	2%	1%	9%	11%	37%	8%	3%	782	100%

Owner Occupiers More than half of current *owner occupiers* (60%) were *owner occupied* at their previous address, i.e. had not changed their tenure status. Of those that had changed their status from their previous to current tenure, the largest proportion (29%) were previously *private rented* and 8% had previously lived with parents or family. Much smaller proportions of current *owner occupiers* had previously lived in *student accommodation or hostel* (1.2%), while equal proportions (0.6%) had previously rented from the *Council or from a Housing Association*, or had been in *shared ownership* (part buy/part rent).

Shared Ownership More than half of current households in *shared ownership* (55%) *rented from a private landlord* at their previous address and 27% *rented from a Housing Association*. Equal

proportions of current households (9%) were either previously in *shared ownership* (i.e. tenure unchanged) or had previously *owned or were buying with friends*. No households in *shared ownership* were previously in *owner occupied* (apart from buying with friends), nor who *rented from the Council, lived with parents or family, or had lived in student accommodation or hostel*.

Renting from Housing Association The largest proportion of households that currently *rent from a Housing Association* were previously *renting from the Council* (41%), *renting from a Housing Association*, i.e. tenure unchanged (34%) or were *renting privately* (13%). Smaller proportions previously *lived with parents or family* (7%), *lived in student accommodation or hostel* (3%), were *owner occupied* (2%) or were in *shared ownership* (1%).

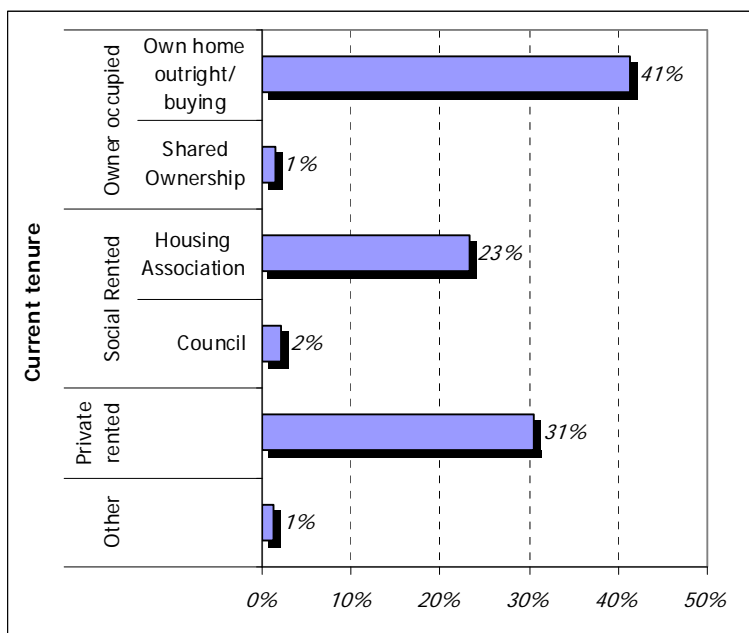
Renting from the Council Although local authorities no longer deliver ‘council housing’, there are some initiatives which mean that this result may not be an anomaly, e.g. ‘hidden homes’ initiatives that see garages, store rooms and the like converted into housing. Development monitoring in Camden 2002-2008 show that 14 units were completed that were designated ‘local authority’ and a further 3 which were designated ‘other publicly owned’. In the survey, according to a small number of responding households (2%), their current tenure is *Council-rented*. Half of these (50%) were also *Council-rented* at their previous address and 38% *rented from a Housing Association*. 6% each had previously *lived with parents or family, or had lived in student accommodation or hostel*.

Renting from a Private Landlord Unsurprisingly, two thirds (67%) of households who currently *rent from a private landlord* have not changed tenure and previously *rented privately*. Interestingly though, 16% of households currently *renting privately* were previously *owner occupiers*. A tenth previously *lived with parents or family*, while smaller proportions previously *lived in student accommodation or hostel* (4%) or *rented from a Housing Association* (2%).

The survey asked ‘Do you rent or own your own home?’ in order to ascertain **current housing tenure**. Tick box responses provide the following alternatives:

- Rent from the Council
- Rent from a private landlord
- Rent from a Housing Association
- Part buy/part rent (i.e. shared ownership)
- Own home outright or buying with mortgage or loan
- Other, please write below:

Figure 3 Current housing tenure (%)



In contrast to previous tenure (where *private rented* was the most common response), current housing tenure in responding households has a majority of homes which are *owner occupied*, with 41% *owned outright/ being bought with a mortgage or loan*.

The second most common tenure is *private renting* (31%), followed by 23% of households *that rent from a Housing Association*.

Other tenures account for a small minority of household tenures: *Council rented*¹ (2%), *shared ownership* and *other* tenures (less than 1%).

Accommodation type in the survey was restricted to 'flat/maisonette' or 'house'. The majority of households (85%) live in *flats or maisonettes* with only a small minority (15%) living in *houses*. These proportions are almost identical to the proportions found in Camden for the overall stock in the 2001 Census (86% and 14% respectively).

Table 5 Accommodation type and tenure

Tenure		Flat or maisonette (%)	House (%)	All types (%)	All types
Owner Occupied	Own home or buying	35%	79%	42%	357
	Shared Ownership	2%	1%	1%	12
Social Rented	Rent from Housing Association	26%	8%	23%	198
	Rent from Council	2%	2%	2%	17
Private Rented		34%	10%	31%	261
Other		1%	0%	1%	10
Total		100%	100%	100%	855

Accommodation type and tenure Overall, the survey shows that *home ownership through a mortgage or loan* represented the most popular form of housing tenure (42%), whilst the least popular is *shared ownership* housing (1%).

Private renting (35%) and *renting from Housing Association* (26%) also represent significant housing tenures for both those living in *houses* or *flat/maisonettes*. Furthermore, of those living in *houses*, a large proportion (79%) were '*home owning*' and the remaining few (21%) are comprised of the following: *renting from private landlords* (9%); *renting from Housing Association* (8%) *renting from Council* (2%) and very few in *shared ownership* schemes (1%).

Figure 4 Housing tenure by accommodation type (%)

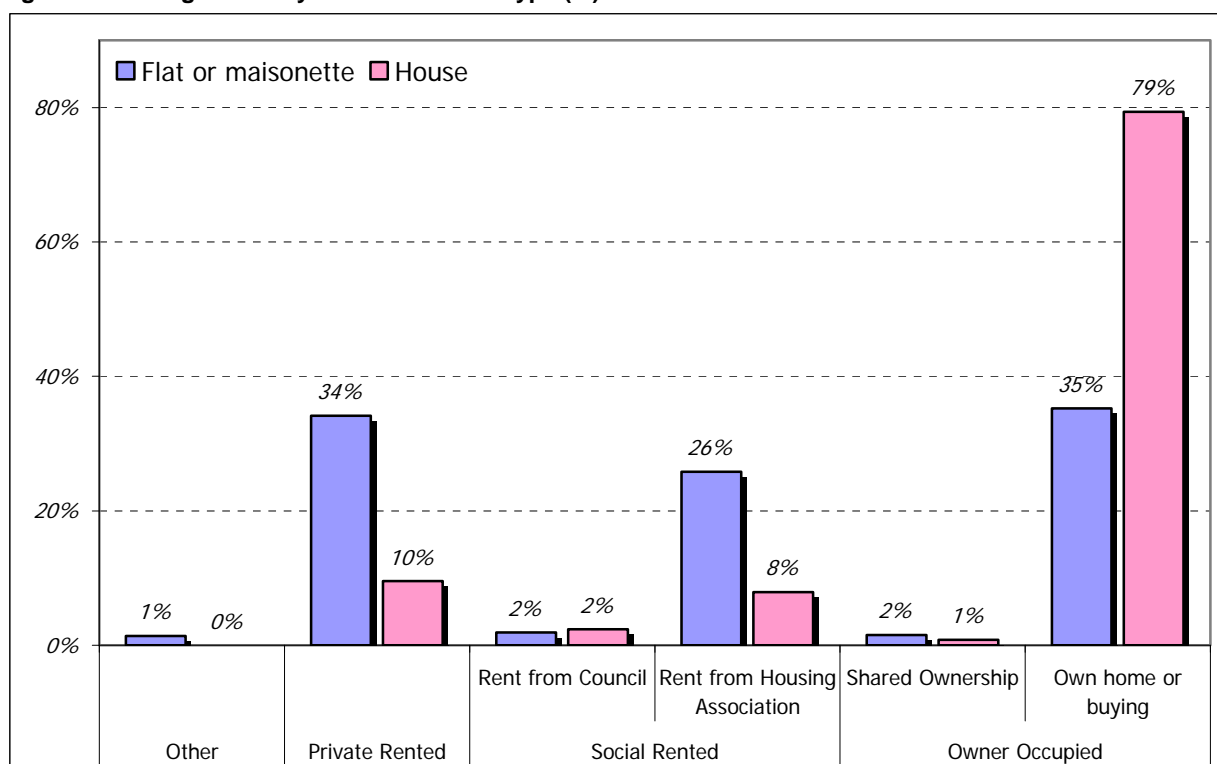


Figure 4 shows the relationship between accommodation type and tenure. When analysing the results for those in *flats/maisonettes* a similar pattern emerges for those in *owner occupied* and those in *private rented* accommodation: the responses show that *rental from private landlords* represent 35% and *home owners* represent 36%; followed closely behind by those *renting from*

Housing Association (26%) - these responses sit in contrast to those in *houses*, where the dominant tenure is *owner occupation* (80%), comprising *home owners/buyers* (79%) and *shared ownership* (1%).

Number of bedrooms The survey sought to find out details of the size of the property in terms of the *number of bedrooms*. This is shown in table 6 and illustrated in figure 5 (both below).

Table 6 Households by number of bedrooms

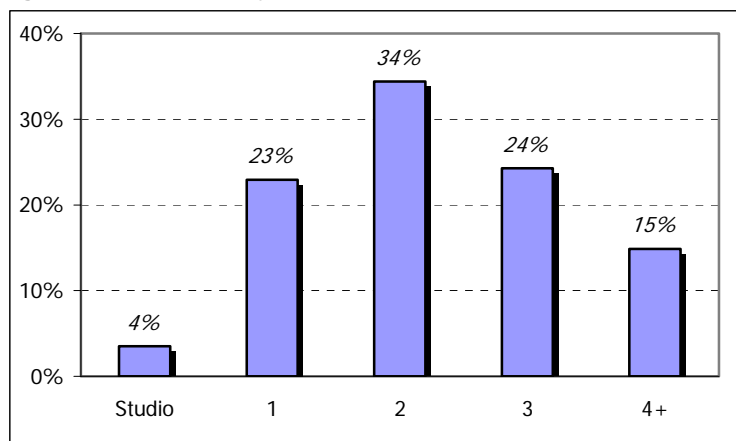
Bedrooms	Households	% Households	No. Bedrooms
Studio	31	4%	-
1	202	23%	202
2	303	34%	606
3	214	24%	642
4+	131	15%	590
All	881	100%	2,040

The survey found that **the most common size of new property in Camden**, according to responding households, were **2 bed units** (34%).

Smaller units, comprising *studios* (combined bed/living area) and *1 bed* accommodation accounted for just over a quarter (26%) of new housing (4% in *studios* and 23% in *1 bedroom* housing).

Larger accommodation comprising 3 and 4+ *bedrooms* accounted for 39% of responding households. Individually, 3 *bedroom* units accounted for 24% and 4+ *bedroom* units for 15% of all new homes.

Figure 5 Households by number of bedrooms (%)



A count of bedrooms (not including studios) estimates 2,040 bedrooms from the survey with an average 2.39 bedrooms per property.

The survey asked for people to state the total number of people in their property.

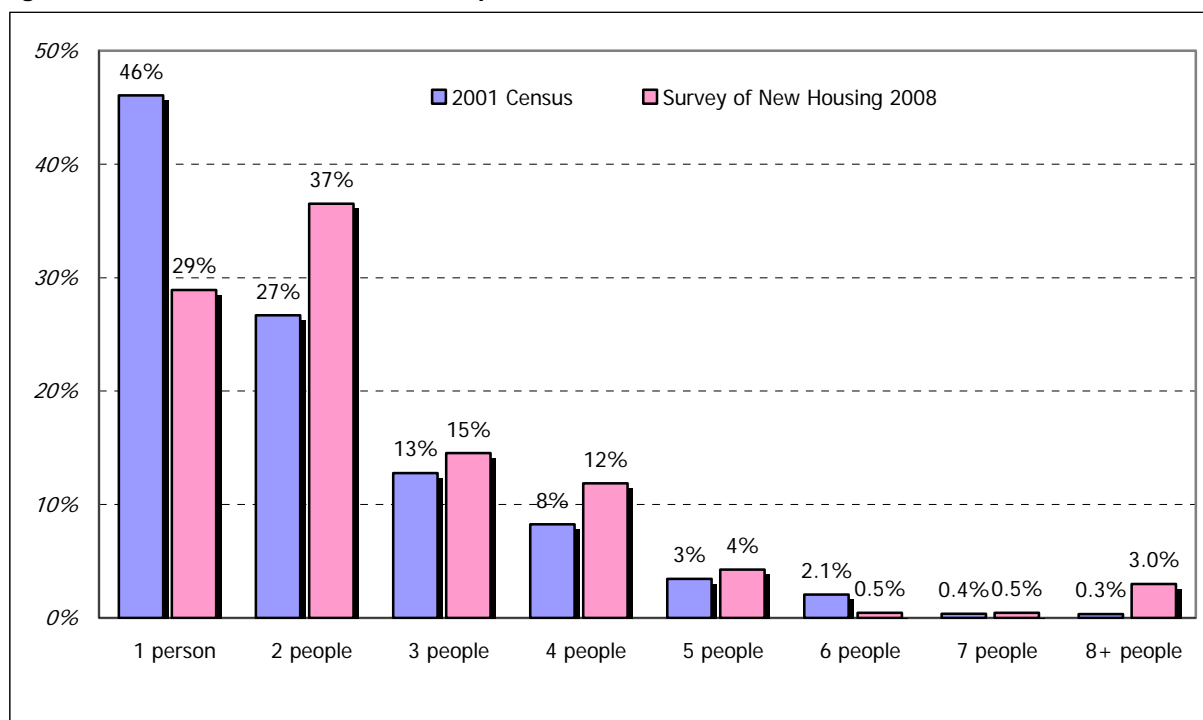
Table 7 Households by number of persons

Household Size	Households	% Households	Total residents
1	253	29%	253
2	322	36%	644
3	133	15%	399
4	104	12%	416
5	39	4.4%	195
6	4	0.5%	24
7	4	0.5%	28
8	2	0.2%	16
9	8	0.9%	72
10	17	1.9%	170
All	886	100%	2,217
Average Household Size	2.50		

One and two-person households accounts for almost two thirds (65%) of all those responding. Added to 3 person (15%) and 4 person (12%) households, the sum of 1 to 4 person households covers almost all (96%) of responding households. There are few households containing 5, 6, 7, 8 and 9 persons (all less than 0.5%), however, there is a larger than expected number of households containing 10 persons (2%).

Comparing household size findings with 2001 census Figure 6 makes a comparison between household sizes found by the 2001 Census with those found in the survey. Overall, two thirds of respondent households in the survey contained either 1 or 2 people. When compared with the last Census in 2001, the results generally suggest a changed pattern of household size in new housing toward larger households. However, this may be a function of non-response from small households in the survey.

Figure 6 Household size distribution: comparison with 2001 Census

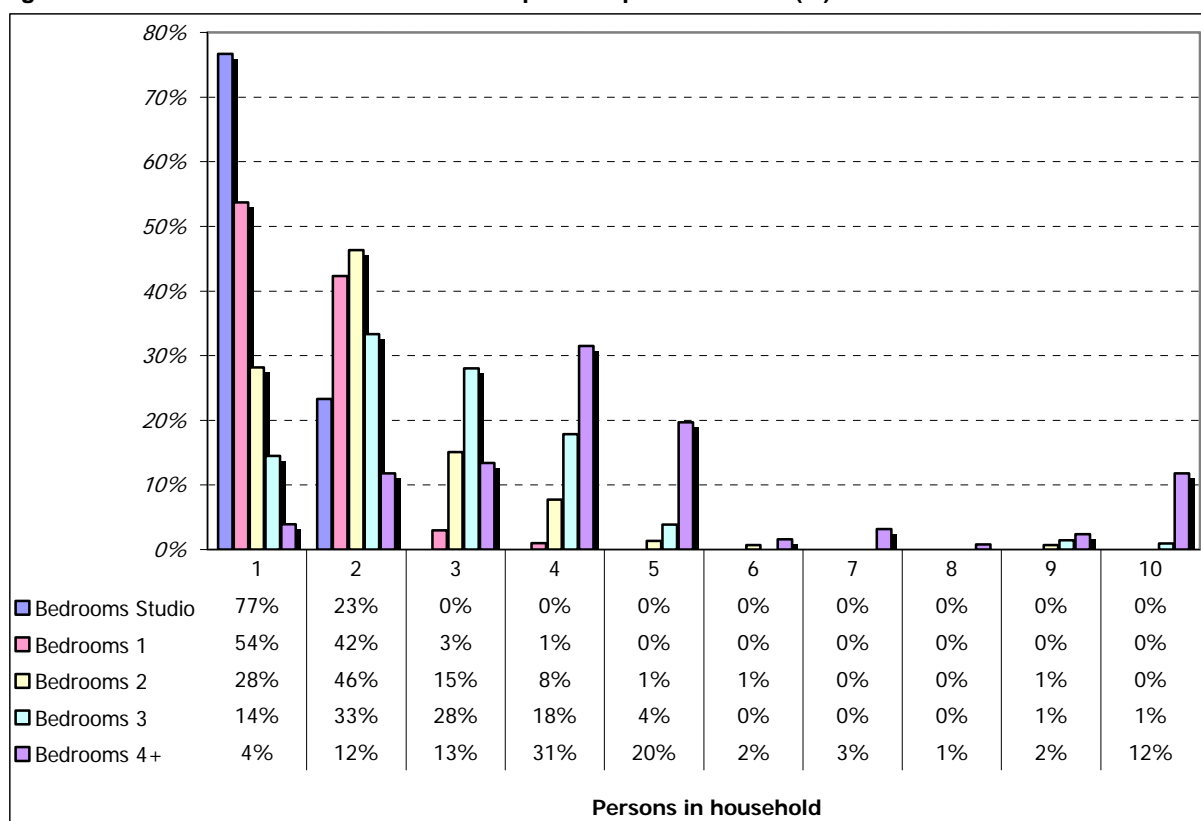


The most significant differences are between single and two person households, for example: in the 2001 Census, one person households comprised almost half of households (46%) whilst in the current survey they represent just under a third of respondents 29% (a decrease of 17%).

Two person households comprised just over a quarter of all households (27%) in the 2001 Census, while in the current survey they represent over a third of respondents 37% (a 10% difference). Furthermore, those in larger households consisting of 8 people or more were higher than the Census results - in the 2001 Census there were very few households containing this number of people (0.3%) but in the current survey they comprised 3% of respondent households.

Accommodation size and persons per household is shown in figure 7. Results show, in general, that the size of the accommodation tends to determine the household size.

Figure 7 Number of bedrooms and number of persons per household (%)



- **Studio accommodation** in its very nature is compact and, therefore, it is no surprise to find that it was most commonly occupied by 1 person living alone (77%). The remaining studios contained a maximum of 2 persons (23%).
- **One bedroom** accommodation was mostly occupied by 1 person (54%) or 2 persons (42%). However, some degree of overcrowding was indicated by 3% of 1 bedroom flats that contained 3 persons and a further small proportion (1%) that contained 4 persons.
- **Two bedroom** accommodation was most commonly occupied by 2 persons (46%), though some contained 3 persons (15%) or 4 persons (8%). Overcrowding was detected in a very small number of cases, where 2 bedroom properties were found to contain 5 persons (1%) or 6 persons (1%). However, a certain level of under-occupancy was also found – in over a quarter of 2 bedroom accommodation (28%) just 1 person was found.
- **Three bedroom** properties were most commonly found to contain 2 persons (33%) and 3 persons (28%). Larger households of 4 persons (18%) and 5 persons (4%) were also found. Overcrowding was detected in terms of very small proportions of large households containing 9 persons and 10 persons (both 1%). Again, a certain level of under-occupancy was found – in that 14% of 3 bedroom accommodation contained 1 person living alone.

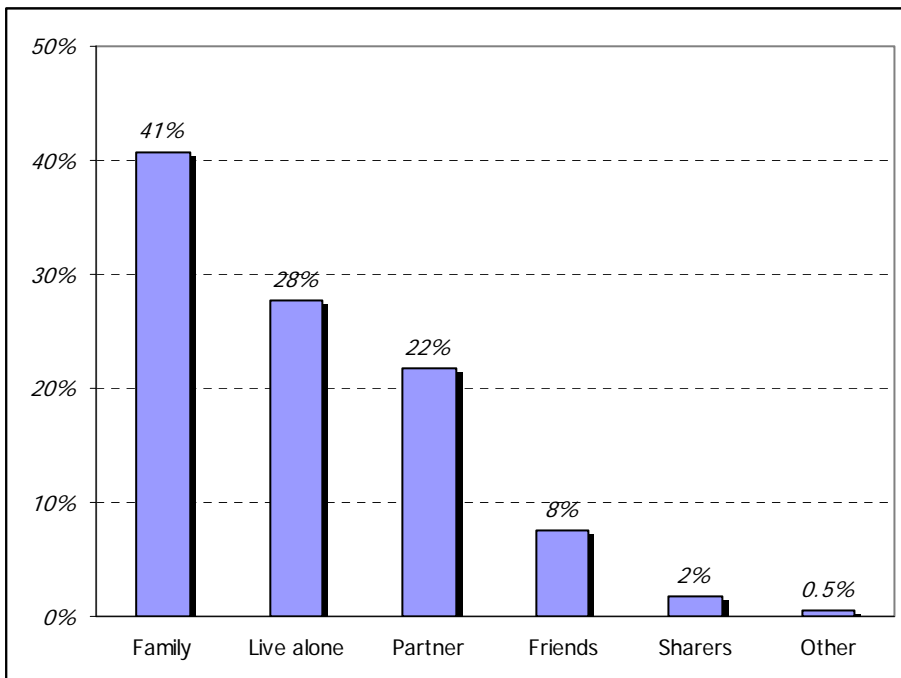
- **Four or more bedrooms** was the largest accommodation category collected by the survey. Most commonly this was found to contain *4 persons* (31%) and *5 persons* (20%), though there were some larger household sizes of *6 persons* (2%), *7 persons* (3%), *8 persons* (1%) and *9 persons* (2%). Of particular interest though is that there was a disproportionate amount of properties containing 10 people (12%). An investigation of these by tenure reveals that two thirds were *owner occupied* and the remainder in social rented accommodation. Again, a certain level of under-occupancy was found – with 29% of 4+ bedroom accommodation containing between *1-3 persons*.

Household relationship The survey asked in simple terms about the relationship of people living in Camden’s newly built homes: ‘What is the relationship of those living in the property? Tick box responses provide the following options:

- Live alone
- Partner
- Shared
- Family
- Friends
- Other, please give details

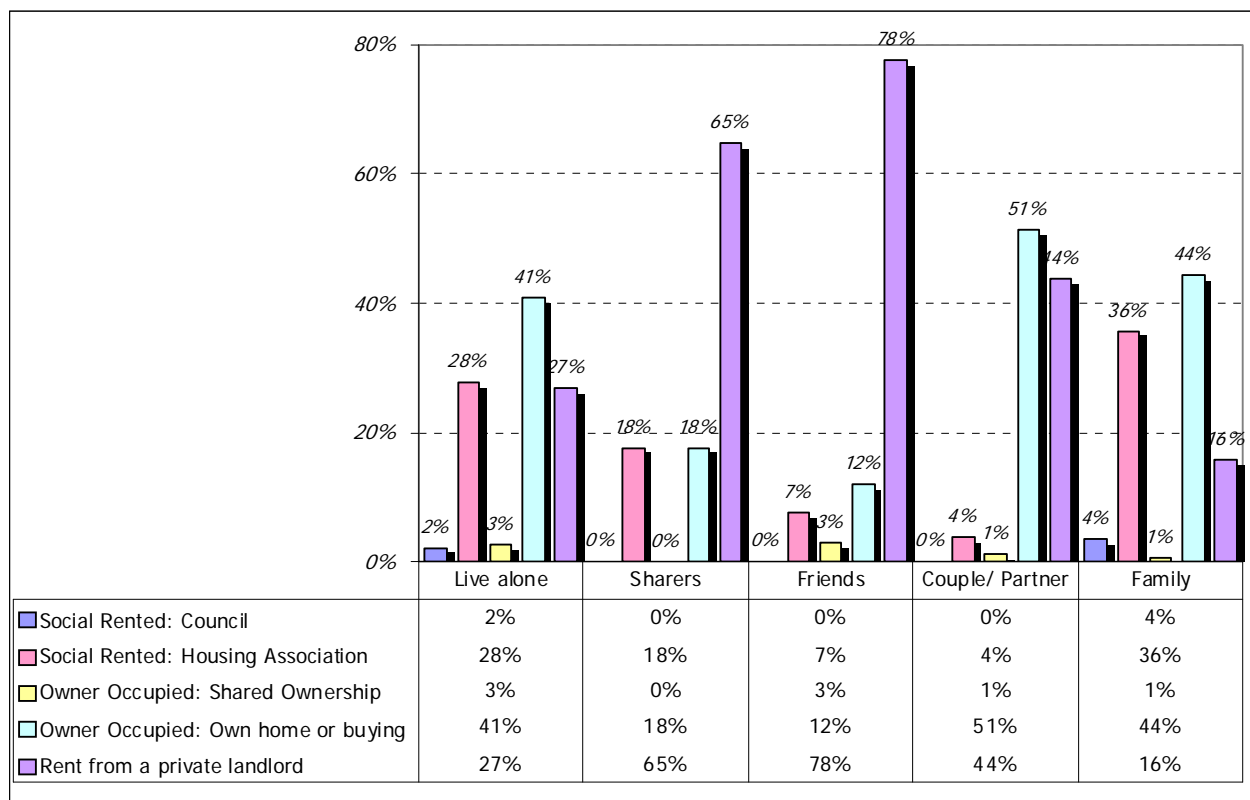
Figure 8 shows the response to the relationship question. The most common relationship in new Camden housing is family households (41%), followed by those living alone (28%) and with partner (22%). Relatively few people lived with friends (8%) or were sharers (2%)

Figure 8 Household relationship (%)



In addition the survey sought to find out if there were any similarities or differences between varying household relationships and housing tenure. These are shown in figure 9 below.

Figure 9 Household relationship by tenure (%)



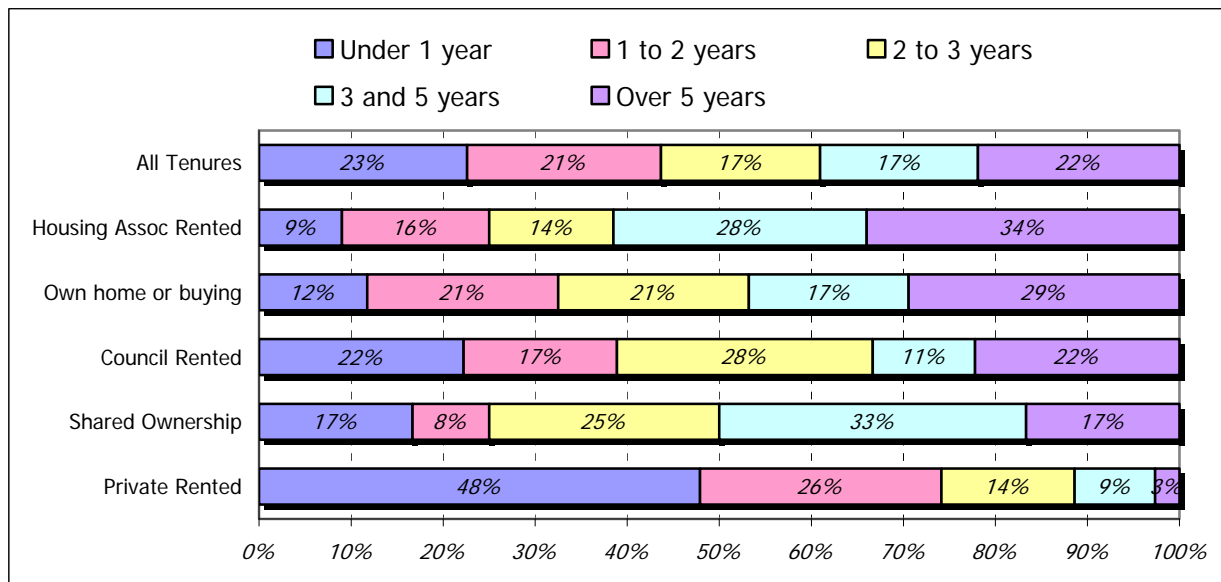
- **Family households** form the largest component by type of household within surveyed new housing in Camden. Family households are more commonly *owner-occupiers who own or are buying* (44%) and those *renting in private rented* (16%), newly available *Council renting* (4%) or in *shared ownership* (1%).
- **Living alone** Most are found to *own or be buying their home* (41%), whilst similar proportions *rent from a Housing Association* (28%) or *rent from a private landlord* (27%). Again, there were very small proportions of lone occupiers in new housing in *shared ownership* (3%) or *renting from the Council* (2%).
- **Couples** live mostly as *owner-occupiers who own or are buying* (51%) or *renting from a private landlord* (44%). There are relatively few who *rent from a Housing Association* (4%) or live in *shared ownership* (1%).
- **Live with friends/Sharers** A tenth of responding households *live with friends* or *share* – both have a similar tenure pattern. The majority in both cases are in private rented accommodation (78% and 65% respectively), with much smaller proportions in other tenures.

Length of time in current accommodation The survey asked the length of time lived at the current address. Figure 10 shows that the response is fairly regular, with roughly a fifth of respondents in each period 22% *under a year*, 21% *between 1 and 2 years* and 23% *over 5 years*. A smaller proportion (17%) responded that they had lived at their current address for either *2 to 3 years* or for *3 to 4 years*. 80% had lived in their current home for more than a year.

Length if time in current accommodation by tenure A further comparison is undertaken between length of time at residence and type of tenure occupied. Respondents who have been in their current property longest (over 5 years) are those living in *Housing Association rented* (34%)

properties, followed by *homeowners* (29%), Council rented (22%) and those in *shared ownership* (17%). Of those in *private rented* accommodation, only 3% had been in their property more than 5 years, though not surprising given the fairly short tenancies usually offered in the private rented sector. This is further supported by the high proportion of households, almost three quarters (74%) in *private renting* who have been in the accommodation for less than 2 years, half (48%) who have been in their accommodation for less than 1 year.

Figure 10 Length of time in current home and tenure (%)



Looking at the proportions who have lived in their accommodation for more than 2 years, the most secure tenures appear to be *Housing Association rented* (75%) and those in *shared ownership* (75%), though *shared ownership* is just a small fraction of the responding households. *Homeowners* show slightly more movement, though 68% had been in their property for more than 2 years.

Amenity Space

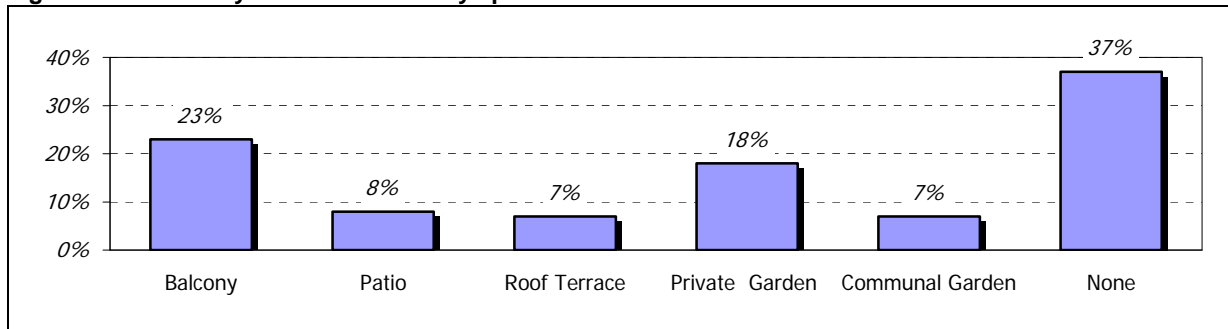
Summary

- More than half (63%) of respondents have some form of private space i.e. balcony, patio, roof terrace or private garden.
- Houses rather than flats/maisonettes have the highest proportion of private outdoor amenity space (62%).
- More than a third (37%) of households have no form of private or communal outdoor space.
- Communal outdoor space is least likely to be available in new housing. A higher proportion (8%) is available to flat/maisonettes compared to houses (2%).
- Half (50%) stated they would 'frequently' use their outdoor space.
- Those with private outdoor amenity space would use it compared with those with access to communal space.
- Most frequently used outdoor amenity spaces are private gardens (75%).
- Homeowners (34%) and those privately renting (17%) have the highest level of access to outdoor amenity space.
- Overall satisfaction with outdoor amenity space is high, with two thirds (65%) of households being 'satisfied' or 'very satisfied'.
- Those most satisfied were those with access to private garden (40% 'very satisfied').

Amenity Space

The survey sought to gain an understanding of the provision of outdoor amenity space and its level of usage. The key finding is that more than half of the respondent households (63%) have some form of private space in the form of a balcony, patio, roof terrace or private garden. Outdoor spaces were defined in the survey as *balcony*, *patio*, *roof terrace*, *private garden* and *communal garden*. Over a third (37%) do not have any form of private or communal outdoor amenity space.

Figure 11 Availability of outdoor amenity space



Type of outdoor space and accommodation type Those living in houses had the highest level of private outdoor space overall (62%) with very few without any private outdoor space (6%). By contrast, those in flats/maisonettes tended to have: the highest proportion of balconies (26%); and with very few with patios (7%), roof terraces (6%) or private gardens (9%); and with a high proportion of properties without any form of outdoor space (44%). Finally, communal gardens appeared to be the least common (10%) in both housing types although more evident in flats/maisonettes (8%).

Figure 12 Type of outdoor space and accommodation type

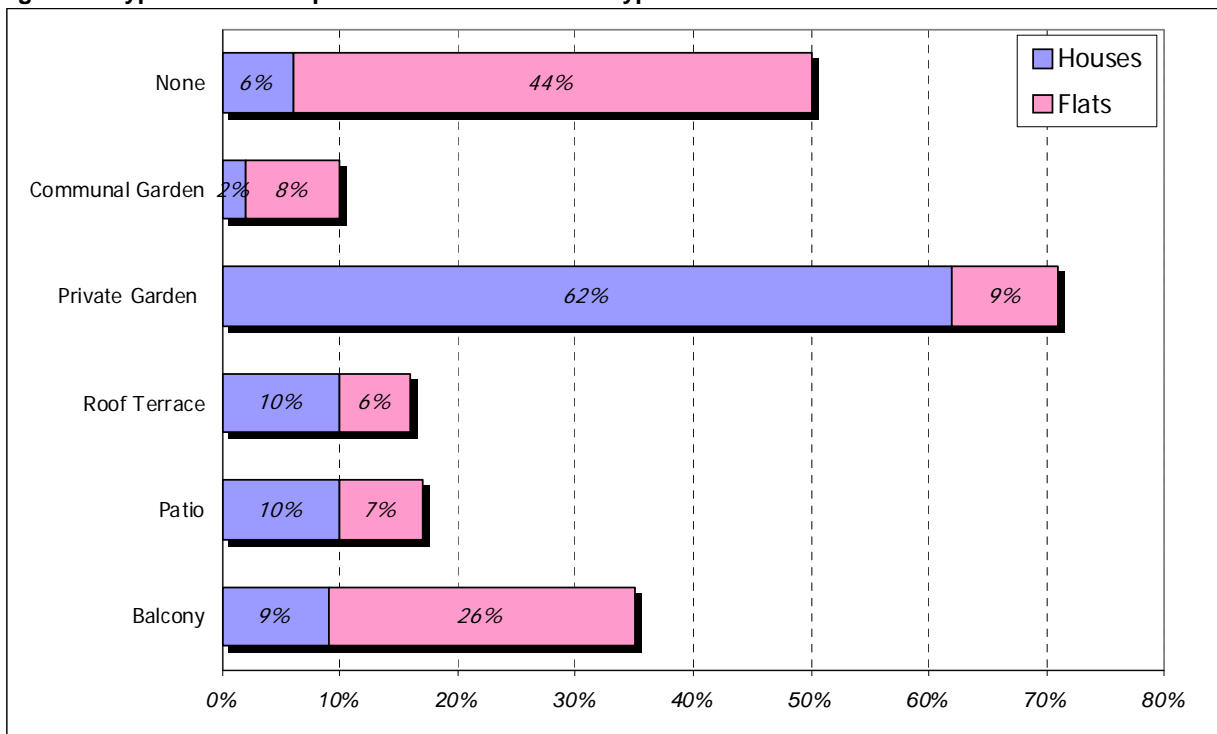
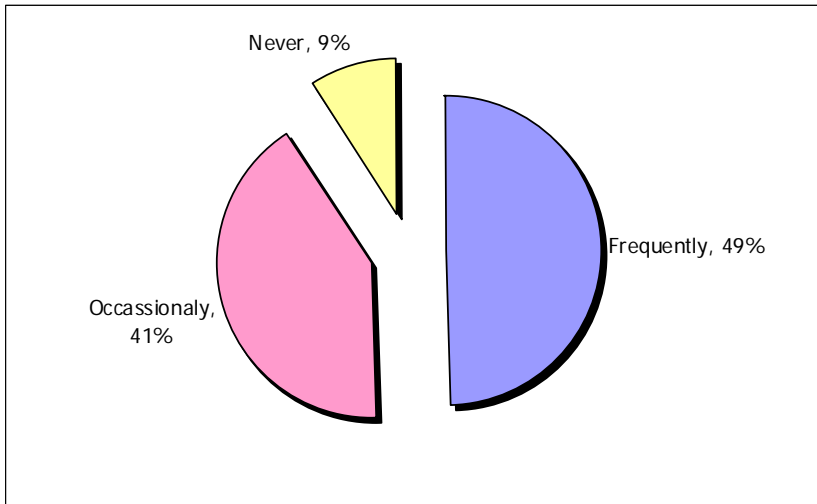


Figure 13 Overall Frequency of Use of Outdoor Amenity Space



Use of outdoor amenity space

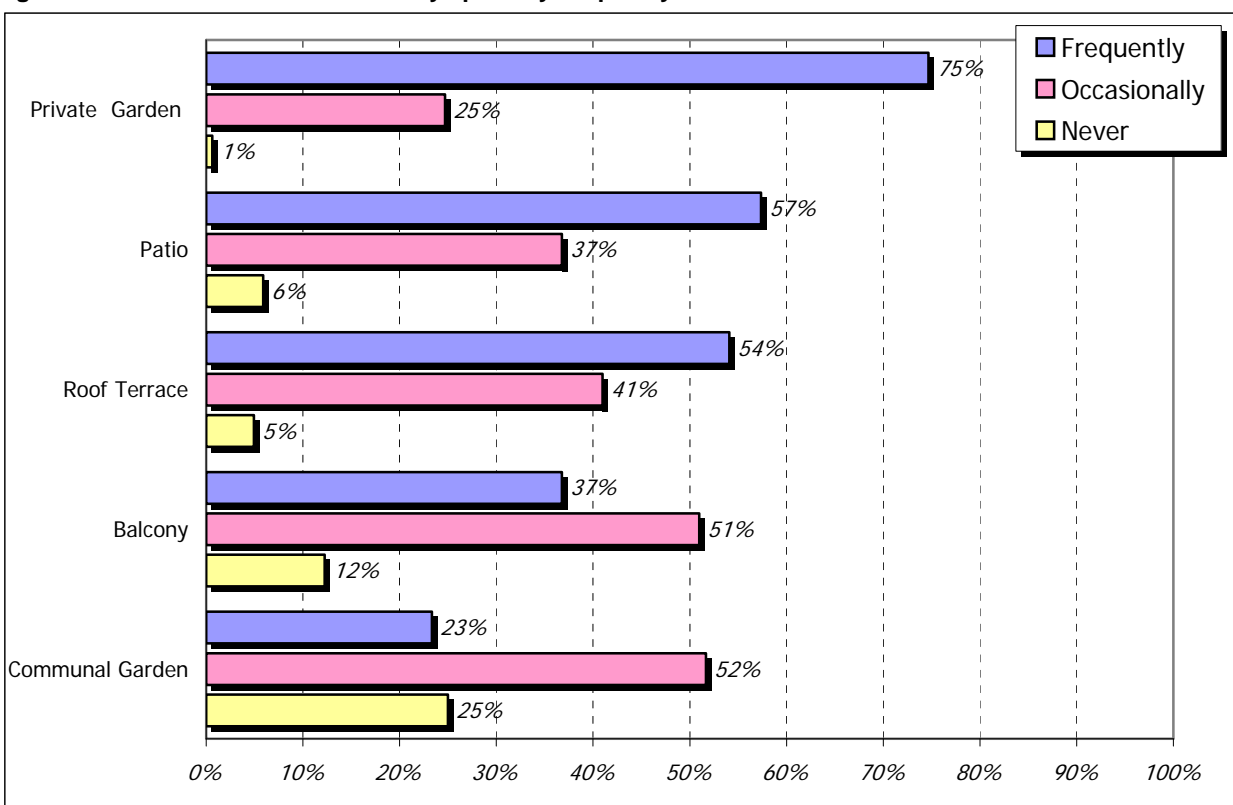
In terms of the level of usage of outdoor space - the majority (over 90%) stated they used theirs.

Half said they used their space 'frequently' (49%), while 41% used their space 'occasionally'.

Very few (less than 10%) stated they did not make use of their outdoor space.

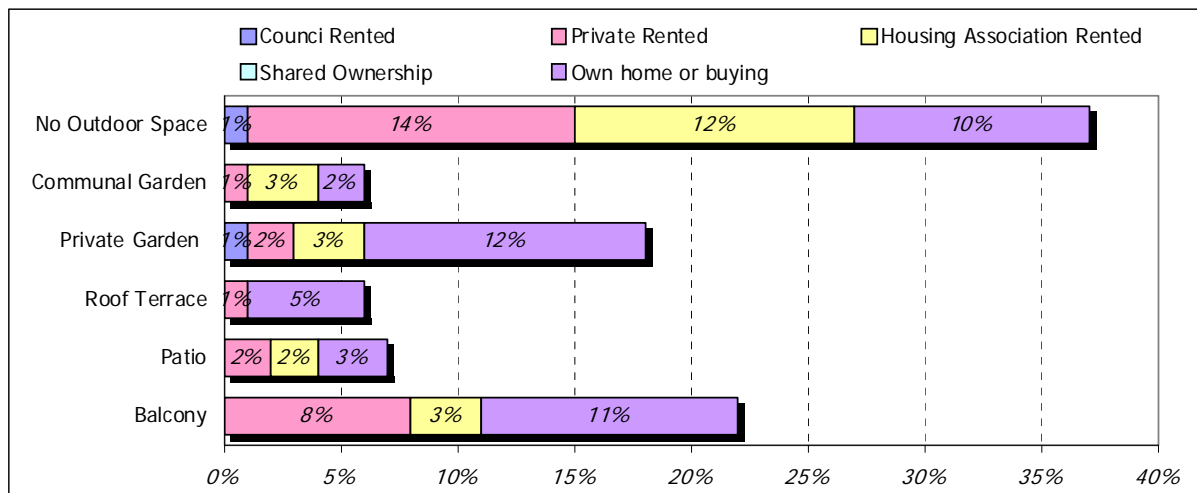
Type of outdoor space and frequency of use Figure 14 shows the type of amenity space and its frequency of use. Most spaces used 'frequently' are *private gardens* (75%), *patios* (57%) and *roof terraces* (54%). Those more likely to be used 'occasionally' are *communal gardens* (52%) and *balconies* (51%). Most *private gardens* are more likely to be used 'frequently' (75%) rather than 'occasionally' (25%), whereas *communal gardens* are more likely to be used 'occasionally' (52%) than 'frequently' (23%), but they also have the highest incidence of 'never' being used (25%).

Figure 14 Incidence of outdoor amenity space by frequency of use



Those without outdoor amenity space comprise 37% of respondents, over half of which live in *private rented* (14%) and *housing association* (12%) properties. The lowest provision of outdoor amenity space is found in *council rented* (0.8%) and *shared ownership* properties (0.3%).

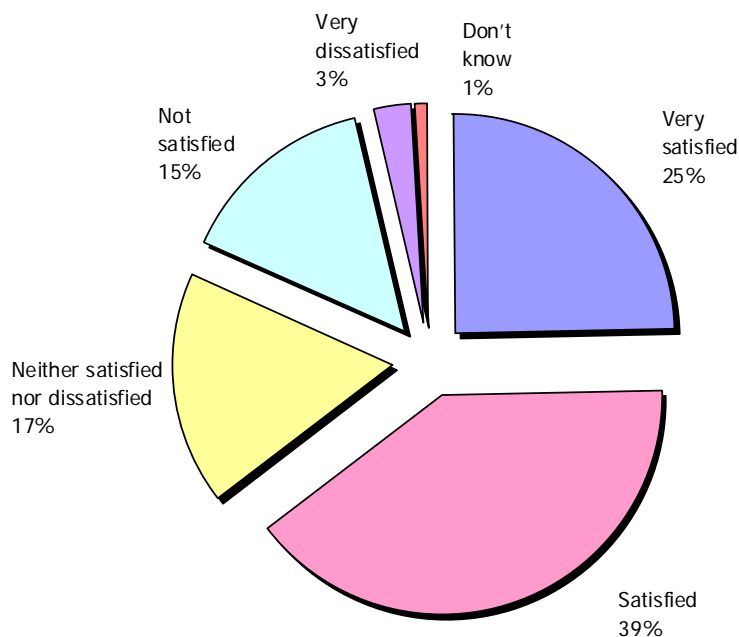
Figure 15 Availability of outdoor space and housing tenure (% of all housing)



Those with outdoor amenity space by tenure 63% of all surveyed households do have access to private outdoor space. By tenure, *homeowners* have the highest overall proportion of private space (34%), primarily by access to a *private garden* (12%) and in the form of *balconies* (11%). The second highest proportion of outdoor space availability was found in *private rented* properties (16%) in which *balconies* (8%) are the most common form of outdoor space. Overall, *balconies* appear to be the most common form of outdoor space across all housing tenure (23%) followed by *private garden* space (18%).

Satisfaction with outdoor space 65% of households are 'satisfied' with their outdoor space, while less than a fifth are 'dissatisfied' (18%). In terms of intensity, the proportion of those 'very satisfied' (39%) is more than double the proportion of those 'very dissatisfied' with their open space (15%).

Figure 16 Satisfaction with outdoor space (%)

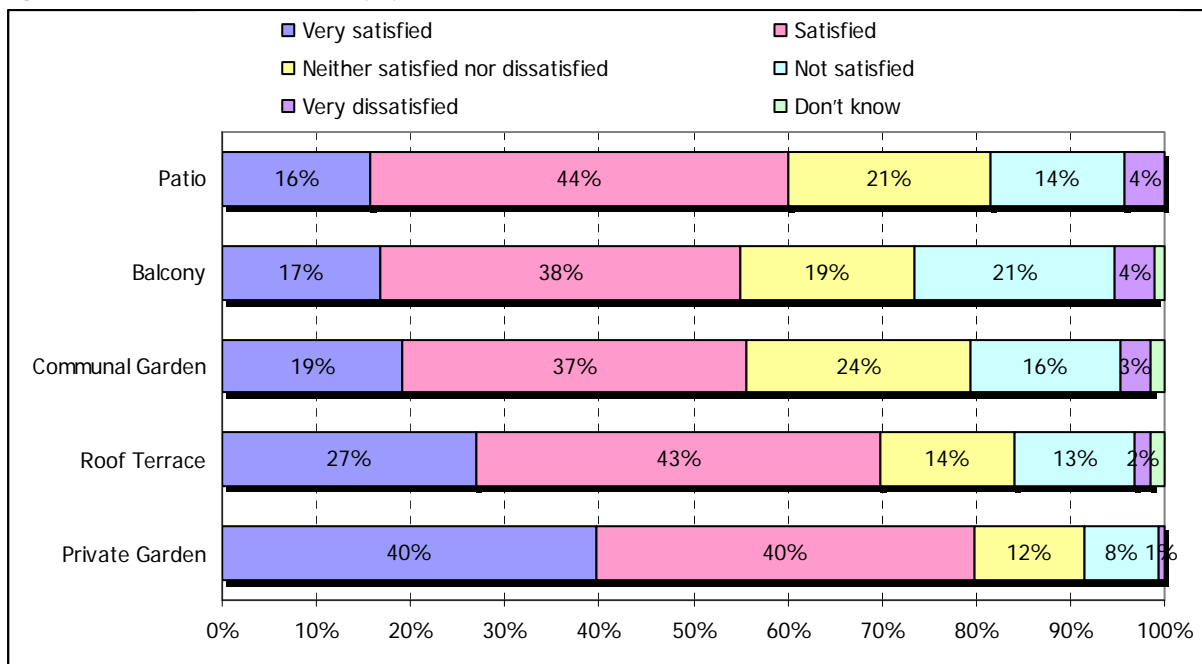


Nearly a fifth of responding households (17%) were neither 'satisfied' nor 'dissatisfied', with a further 1% who did not respond to the question.

Satisfaction by type of outdoor space Levels of satisfaction by type of outdoor amenity space is displayed in Figure 17. Whatever the type of outside space households had access to, more than half in all cases were 'satisfied' with it. Indeed, 'dissatisfaction' levels were low across all types of outdoor space and those 'very dissatisfied' formed less than 5% of all types.

The highest level of satisfaction, 'very satisfied', was expressed by those with a *private garden* (40%) followed by those with access to a *roof terrace* (27%). These types of outdoor space were also the ones where respondents tended to express an opinion on satisfaction levels, than not.

Figure 17 Level of satisfaction by type of outdoor space (%)



Dissatisfaction is highest for *balcony* (25%), *patio* (19%) and *communal garden* (19%). 14% were 'dissatisfied' with *roof terrace* and just 9% were 'dissatisfied' with their *private garden*. Those 'very dissatisfied' were those with *balcony* (4%), *patio* (4%) and *communal garden* (3%).

Travel to Work, Motor Vehicle Ownership and Parking Amenities

Summary

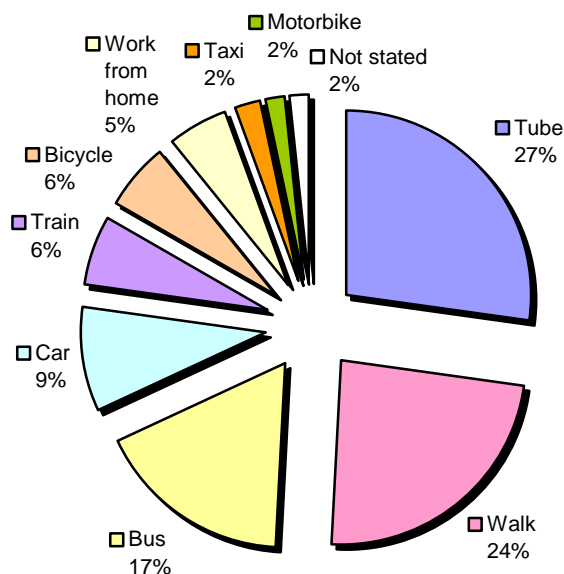
- Most significantly, more than half of workers (51%) use public transport to get to work.
- More than half of workers either use the tube (27%) or walk to work (24%).
- More than a sixth travel to work by bus (17%).
- Less than a tenth use a car/van (9%).
- 6% cycle to work.
- 5% of people work from home.
- Majority of households have no private motor vehicles (57%).
- Those households with a car/vehicle in their households, tended to just have one car/vehicle per household (36%).
- Those with more than one vehicle in their household comprised less than 10% of respondents: e.g. 2 vehicles: 6% and 3 vehicles: 1%.
- The amount of car parking space available is limited: most do not have either on-street or off-street parking - 16% had on-street parking and 29% off-street parking.
- Households with access to more than one parking space was very limited, 5% with access to more than 1 off-street parking space and just 2% with access to more than 1 on-street space.
- The highest satisfaction levels with parking was represented for those in owner occupation where half (50%) are 'satisfied' or 'very satisfied'.
- Those in shared ownership have the lowest level of satisfaction with parking, with none being 'very satisfied' and only 9% 'satisfied'.
- Private renters are least likely to express an opinion, 36% were neither satisfied nor dissatisfied or did not state an opinion.

Travel to Work, Vehicle Ownership and Parking Amenities

The Council is interested to find out the impact of new housing on the transport infrastructure, how working people in new housing travel to work and to understand the impact of policies such as car-free housing (whereby occupants of new developments waive their right to apply for parking permits).

Main mode of transport on journey to work The survey asked how those in employment travelled to work on a typical working day. Figure 18 shows the main mode of transport (greatest distance travelled) used by working people in new housing on their journey to work. This provides a response at individual level.

Figure 18 Main mode of transport used on a typical weekday for household members in employment (%)



The most common mode of transport to workplace is *tube* (27%), *walking* (24%) and *bus* (17%). Being so well served by public transport, it is not surprising that more than half (51%) travel to work on public transport. In combination with those who walk to work, this covers almost three quarters (74%) of journeys to work.

The instance of using a *car/van* to travel to work, at 9% is low. However this ties in well with the finding that 57% of households in the survey do not have access to a car or van. This also equates with the findings of the 2001 Census where 56% of households in Camden had no access to a car or van. Analysis of the postcode of workplace shows that 90% of journeys to work by car are to destinations within Greater London. Workplace destinations by car include Reading, Watford, Luton, Hatfield, Gillingham, Brentwood, High Wycombe, Watford and Harrogate.

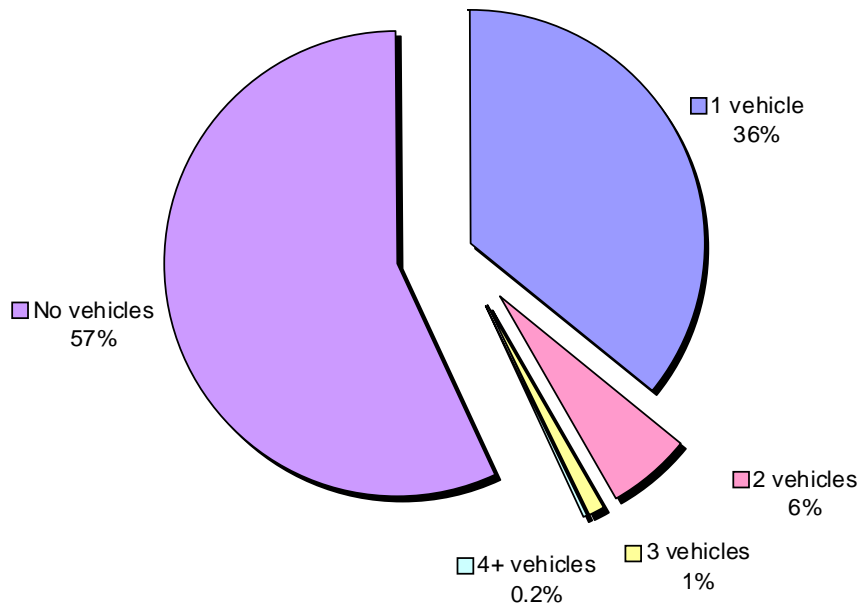
The proportion of people using the *train* to get to work is low (6%). Analysis of the postcode of workplace for people using the train (82% gave a postcode) shows that in two thirds of the cases, workplace destinations were within Greater London. However, 16% of people using *train* to get to work travelled outside Greater London to destinations that include Cambridge, Oxford, Scunthorpe, Derby, Gloucester, Southampton, High Wycombe, Watford, Manchester and Wokingham.

Other modes of travel to workplace included *bicycle* (6%), *taxi* (2%) and *motorbike* (2%), while 5% of people *worked from home*.

Number of vehicles and availability of parking for households The survey sought to find out the level of motor vehicle ownership (cars or vans) as well as the availability of parking spaces for households. Figure 19 shows the proportion of households by number of vehicles. Figures are

analysed separately for on-street and off-street. In only 12 cases are both on-street and off-street parking available to individual households.

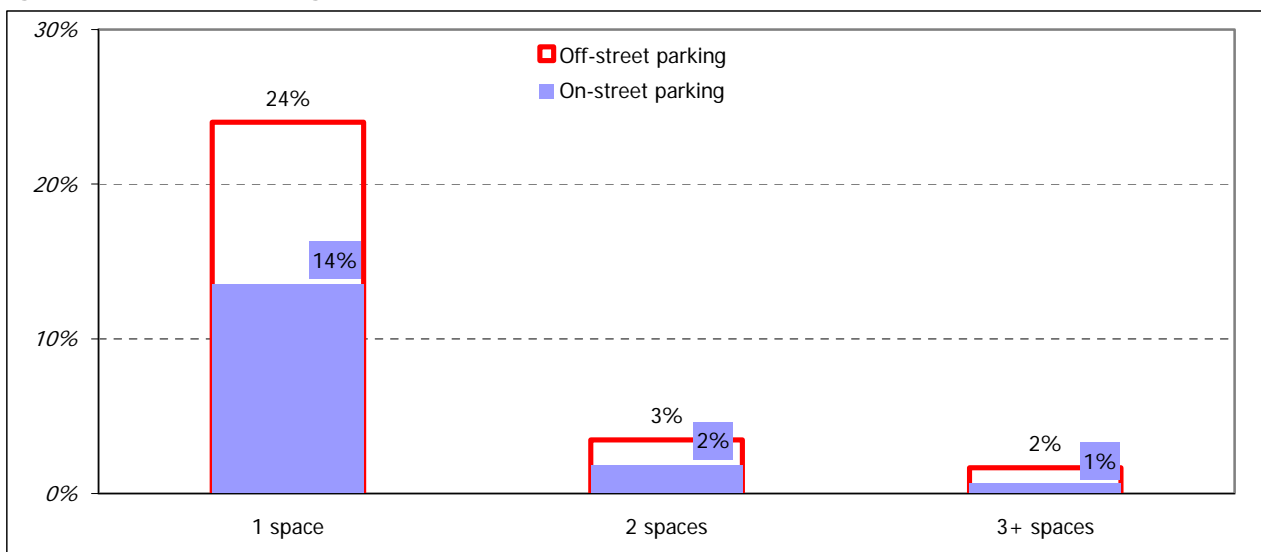
Figure 19 Number of cars or vans available to the household (%)



Over half of households in new properties in Camden (57%) have *no vehicle*, leaving the remainder 43% of households with *1 or more vehicle*. Where there are vehicles in the household, *single vehicle ownership* constitutes the highest proportion (36%). Those with *more than 1 vehicle* in their household comprise less than 10% of respondents: *2 vehicles* (6%), *3 vehicles* (1%) and *4 or more vehicles* (0.2%).

Car parking space in the borough is at a premium. The survey asked about access to on-street or off-street parking and the responses showed that the vast majority of households have no access to either on-street (84%) or off-street (71%) parking. Figure 20 shows the proportion of households with access to on- and off-street parking and the number of spaces available to households.

Figure 20 Number of parking spaces, on- and off-street, available to households (%)

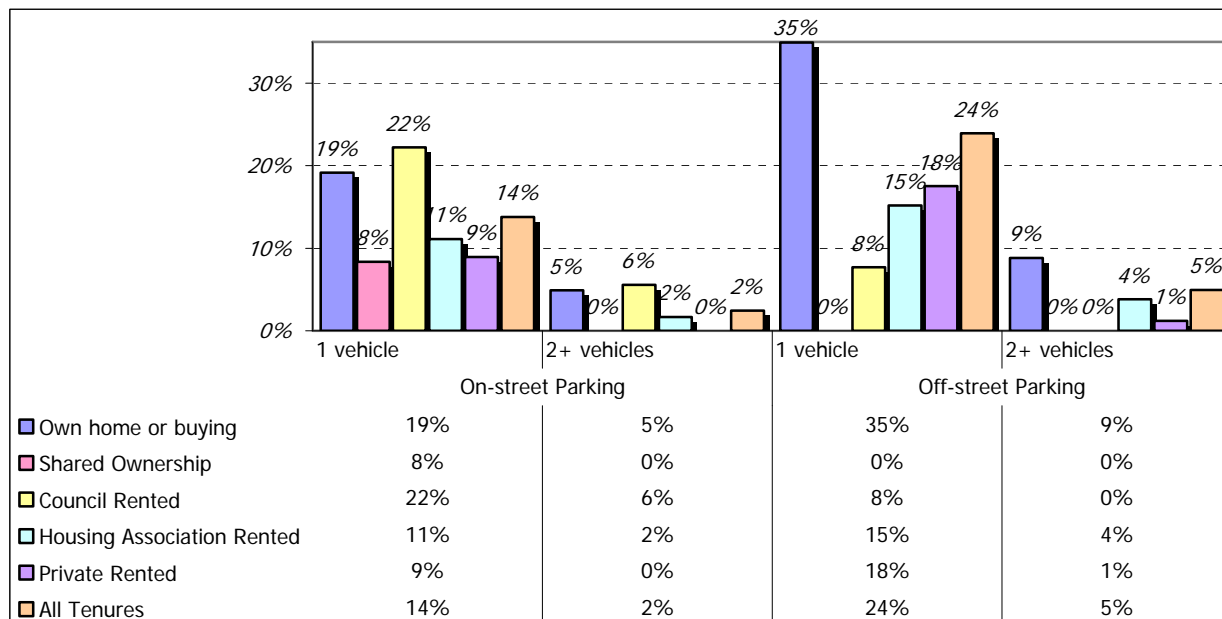


Where a household has access to car parking spaces, more spaces are available off-street than on-street. 24% of surveyed accommodation that responded to the question has 1 off-street parking space, compared to just 14% which have 1 on-street parking space. Very few households had 2 or more spaces, whether off-street (5%) or on-street (2%).

Access to parking spaces by tenure Figure 21 shows the level of availability of parking spaces by tenure.

Note. Although *Council rented* appears to have a high proportion of provision of on-street parking, this is based on very small numbers (just 18 units) and even fewer (13 units) for off-street and, therefore, probably needs discounting.

Figure 21 Parking spaces, on- and off-street, available to households by tenure (%)



For 1 vehicle Levels of off-street parking are higher for all tenures than for on-street parking. The comparison of parking availability and housing tenure reveals that *homeowners*, by volume, have a higher level access to car parking for on-street (19%) and considerably more for off-street (35%) parking than other tenures. Other tenures have lower levels of access to parking for both on-street and off-street parking. Private renters have better access to off-street parking (18%), while Housing Association renters have better access to on-street parking (11%).

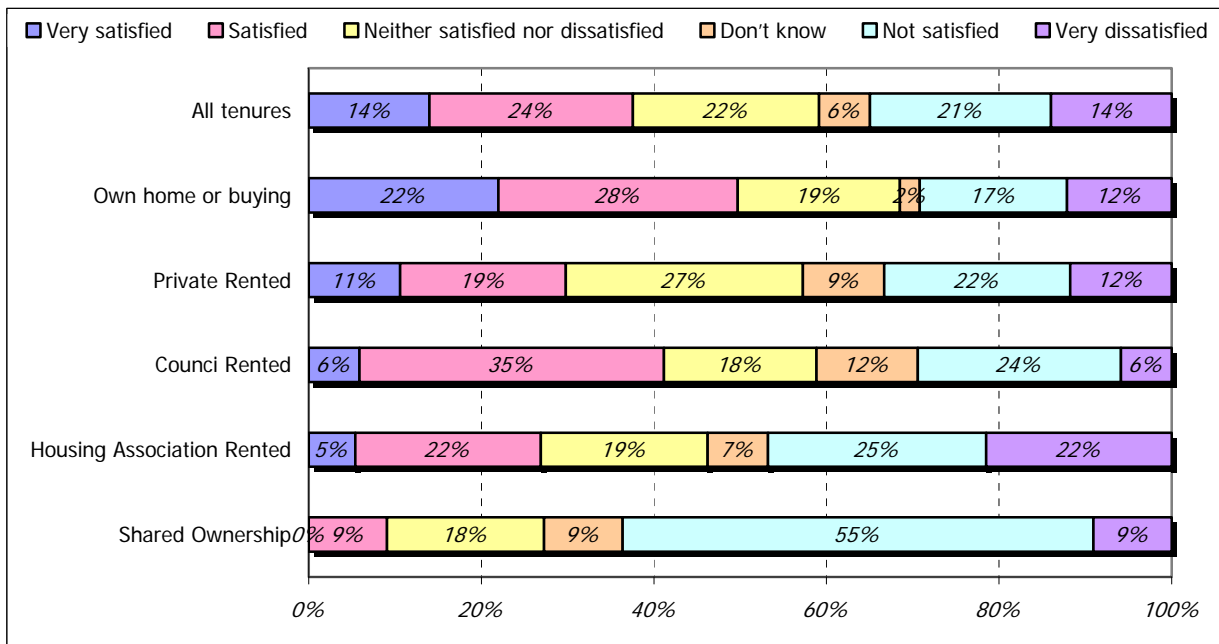
For 2 or more vehicles Levels of access are much lower. Again, after discounting Council renting results, the tenure with best access to multi-vehicle car parking is home owner (5% on-street, 9% off-street), followed by Housing Association renters (2% on-street, 4% off-street).

Overall satisfaction with access to parking Figure 22 (below) looks at satisfaction with car parking by household tenure. Overall, for all tenures, slightly more respondents are 'satisfied' with their car parking (38%) than are 'dissatisfied' (35%), though with an equal proportion (14%) who feel more intensely and are either 'very satisfied' or 'very dissatisfied'.

Satisfaction by tenure Highest satisfaction levels with car parking by tenure is found amongst *homeowners*, where half (50%) are either 'satisfied' or 'very satisfied' and over a fifth (22%) are 'very satisfied'.

Council renting households show the next highest level of satisfaction with 41% being 'satisfied' (35%) or 'very satisfied' (6%).

Figure 22 Satisfaction with available parking by tenure (%)



Similar satisfaction levels are found amongst *private renters* and *Housing Association renters*, with 30% and 27% respectively being overall satisfied ('satisfied' or 'very satisfied'), though households *private renting* were twice as likely to be 'very satisfied' (11%) than those *renting from a Housing Association*.

The tenure that displays the lowest satisfaction levels with car parking is *shared ownership*, where none of the responding households are 'very satisfied' and just 9% are 'satisfied' with their car parking.

Conversely, dissatisfaction is almost but not quite a mirror image of satisfaction levels. Although those in *shared ownership* show the lowest levels of satisfaction, they only show the 2nd lowest levels of being 'very dissatisfied' (9%). However, they show by far the highest levels of being 'not satisfied', over half (55%).

Highest levels of dissatisfaction are found amongst *Housing Association renters* (22%), *homeowners* (14%) and *private renters* (12%).

Quality of Life

Summary

- The top reasons for choosing to live at the current property are: attractive 'location', 'facilities in the area', 'to be closer to work' and 'to gain better access to public transport'.
- The highest levels of dissatisfaction 'very dissatisfied' were expressed against 'car parking', 'recycling areas', 'refuse disposal areas' and 'outdoor space'.
- Overall, there was a higher level of satisfaction with most aspects of the home rather than dissatisfaction. 'Location' seemed to be the most important reason underlying satisfaction whilst 'car parking' and 'outdoor space' seemed to be key reasons for dissatisfaction.
- 'Attractive location' was the most important (Total 23%) reason for choosing to live in current property across all tenure groups.
- Also important were: 'facilities in the area' (13%); 'to gain better access to public transport' (11%) and to be closer to work (11%) and size of accommodation (9%). All featured prominently amongst all tenure groups and were important factors in the decision to live at current property.
- 14% of responding households contained a person with a disability/limiting long-term illness.
- A small proportion of homes (6%) had special adaptations to their home to meet their disability needs. Of these, over 70% indicated high levels of satisfaction with their adaptations, while 18% expressed dissatisfaction.
- The largest proportion of households with disability needs adaptations was in Housing Association rented accommodation (20%).
- Overall, there was a higher level of 'satisfaction' with adaptations rather than 'dissatisfaction' across all tenure groups.

Quality of Life

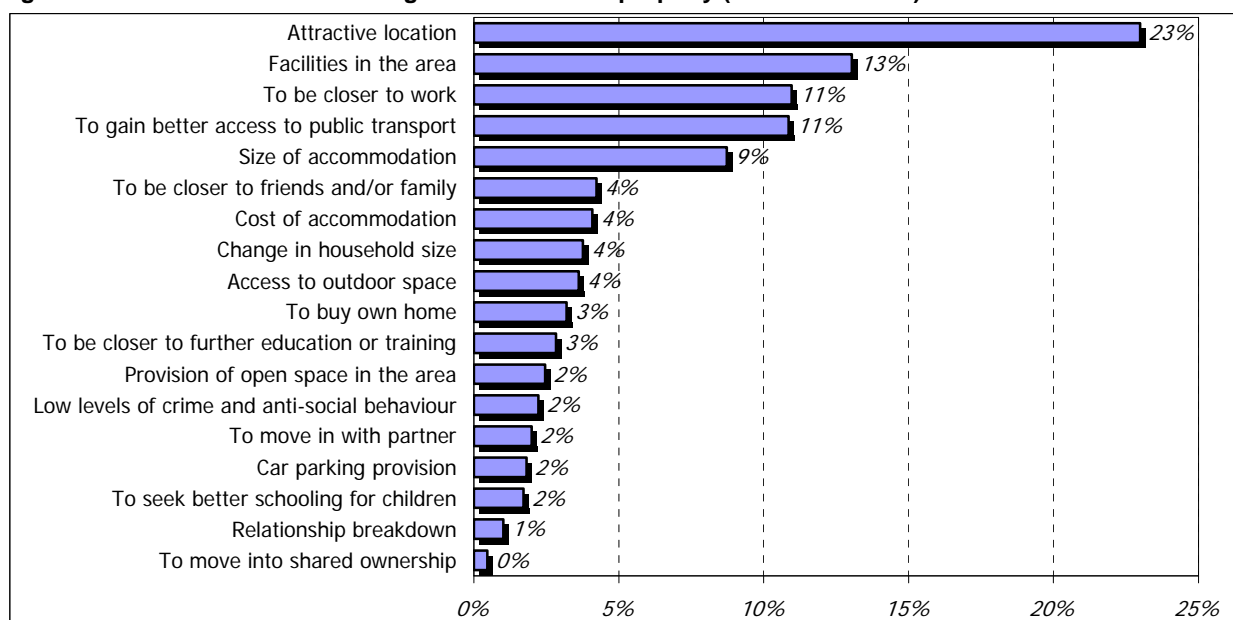
The survey sought to find out about what had caused people to move to new housing in Camden and to understand different levels of satisfaction with aspects of their life and services provided to their property.

Most important reasons to choose to live in current property Firstly, the survey asked households to select three main reasons for choosing to live in their current property. The reasons are aggregated to give a total and the individual reasons are expressed as a proportion of that total.

The top reasons for choosing to live at the current property are:

- Attractive location (23%),
- Facilities in the area (13%)
- To be closer to work (11%)
- To gain better access to public transport (11%)

Figure 23 Main reasons for choosing to live in current property (% of all reasons)



The least important reasons given for choosing to live at current property are:

- To move into shared ownership (0.5%)
- Relationship breakdown (1%)
- To seek better schooling for children (less than 2%)
- Car parking provision (less than 2%)

By far the most popular reason given for living in current property is due to the 'attractive location' (23%), accounting for nearly a quarter of all responses. Less cited, but in aggregate accounting for over a third of all reasons are 'facilities in the area' (13%), with 'to be closer to work' (11%) and 'to gain better access to public transport' (11%). These are all important reasons for wanting to live in new housing in Camden and point toward Camden being a good place to live, with adequate facilities, employment opportunities and transport links.

The four least important reasons, in aggregate, account for just 5% of stated reasons for moving to current housing. Still positive, but of least importance when choosing to live in Camden is 'to live in

shared ownership housing' (0.5%), 'to seek better education for children' (1.7%) and to obtain 'car parking provision' (1.8%). It is interesting to note that less than 2% of people moved to new housing in Camden in order 'to seek better education for their children', which might have been expected to be a more important reason for moving.

Most important reasons to choose to live in current property by housing tenure Table 8 below shows the main reasons for living in current property, with responses ranked by housing tenure. The top five reasons for choosing to live in a property have been colour coded to make it easier to locate them in the table – the key to rank and its colour is shown at the bottom of the table. The reasons are aggregated to give a total, the individual reasons are expressed as a proportion of that total for each tenure and then ranked.

Table 8 Reasons for choosing to live in current property and tenure, ranked by importance (top 5 highlighted)

	Council Rented	Private Rented	Housing Association Rented	Shared Ownership	Own Home or Buying	All Tenures
Attractive location	1	1	1	1	1	1
Facilities in the area	4	3	3	2	2	2
To gain better access to public transport	2	4	4	7	4	4
To be closer to work	5	2	7	6	3	3
To be closer to friends and/or family	9	7	5	7	10	6
To be closer to further education or training	6	8	12	7	12	11
Relationship breakdown	9	15	13	13	17	17
Change in household size	3	16	5	13	8	9
To seek better schooling for children	9	14	11	13	15	16
Cost of accommodation	9	5	7	3	14	7
To move in with partner	9	9	17	7	13	14
Access to outdoor space	9	11	10	13	7	8
Provision of open space in the area	15	13	14	7	9	12
Low levels of crime and anti-social behaviour	6	9	9	13	16	13
To move into shared ownership	15	17	18	3	18	18
To buy own home	15	18	15	3	6	10
Car parking provision	15	12	16	13	11	15
Size of accommodation	6	6	1	7	5	5

Key : ranks 1-5 are colour coded	Other rank	1	2	3	4	5
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Figure 23 showed that 'attractive location' was the most important reason for choosing to live in current property, while Table 8 (above) confirms that this is the main reason across all tenures. The following four aspects: 'facilities in the area', 'to gain better access to public transport', to be closer to work and size of accommodation feature prominently within each tenure group and are important factors in the decision to live at current property. However, it can be seen that reasons and relative importance also vary by tenure:

- **Council renting** 'Attractive location' received the highest response, while three other reasons out of the top five reasons overall are also cited by people in *council rented* accommodation. However, one reason for moving which stands out, ranked 3rd, is 'change in household size'. Only one other tenure (*Housing Association rented*) also identified this as a top 5 reason (5th). The conclusion to be drawn is that this is likely to be related to the allocations policies that are applied to access these types of accommodation. Reasons not considered important or perhaps irrelevant (with none indicated) include 'provision of open space in the area', 'to move into shared ownership', 'to buy own home' and 'car parking provision'.
- **Private renting** 'Attractive location' received the most responses, while three other reasons out of the top five reasons overall are also cited by people in *private rented* accommodation. However, one reason for moving which stands out, ranked 5th, is 'cost of accommodation', fairly

important when choosing a property in the private rented sector. Reasons not considered important or perhaps irrelevant (with none indicated) include 'change in household size', 'to move into shared ownership' and 'to buy own home'.

- **Housing Association renting** 'Attractive location' and 'size of accommodation' rank equal 1st, while three other reasons out of the top five reasons overall are also cited by people in *Housing Association rented* accommodation. Reasons not considered important or perhaps irrelevant (with none indicated) include 'to move in with partner' and 'to move into shared ownership'.
- **Shared Ownership** 'Attractive location' received the most responses, but only that and 'facilities in the area' (ranked 2nd) are common to the top 5 for all tenures. People in shared ownership found the next three reasons equally important: 'cost of accommodation' (which is only otherwise found important by those in 'private renting'), 'to move into shared ownership' and 'to buy own home'. Reasons not considered important or perhaps irrelevant (with none indicated) include 'relationship breakdown', 'change in household size', 'to seek better schooling for children', 'access to outdoor space', 'low levels of crime' and 'car parking provision'
- **Owner occupiers** (owning or buying their home) 'Attractive location' received the most responses. All other reasons are common to the top five responses with the exception of 'size of accommodation' (ranked 5th most important). Reasons not considered important or perhaps irrelevant (with none indicated) include 'relationship breakdown', 'low levels of crime' and 'to move into shared ownership'.

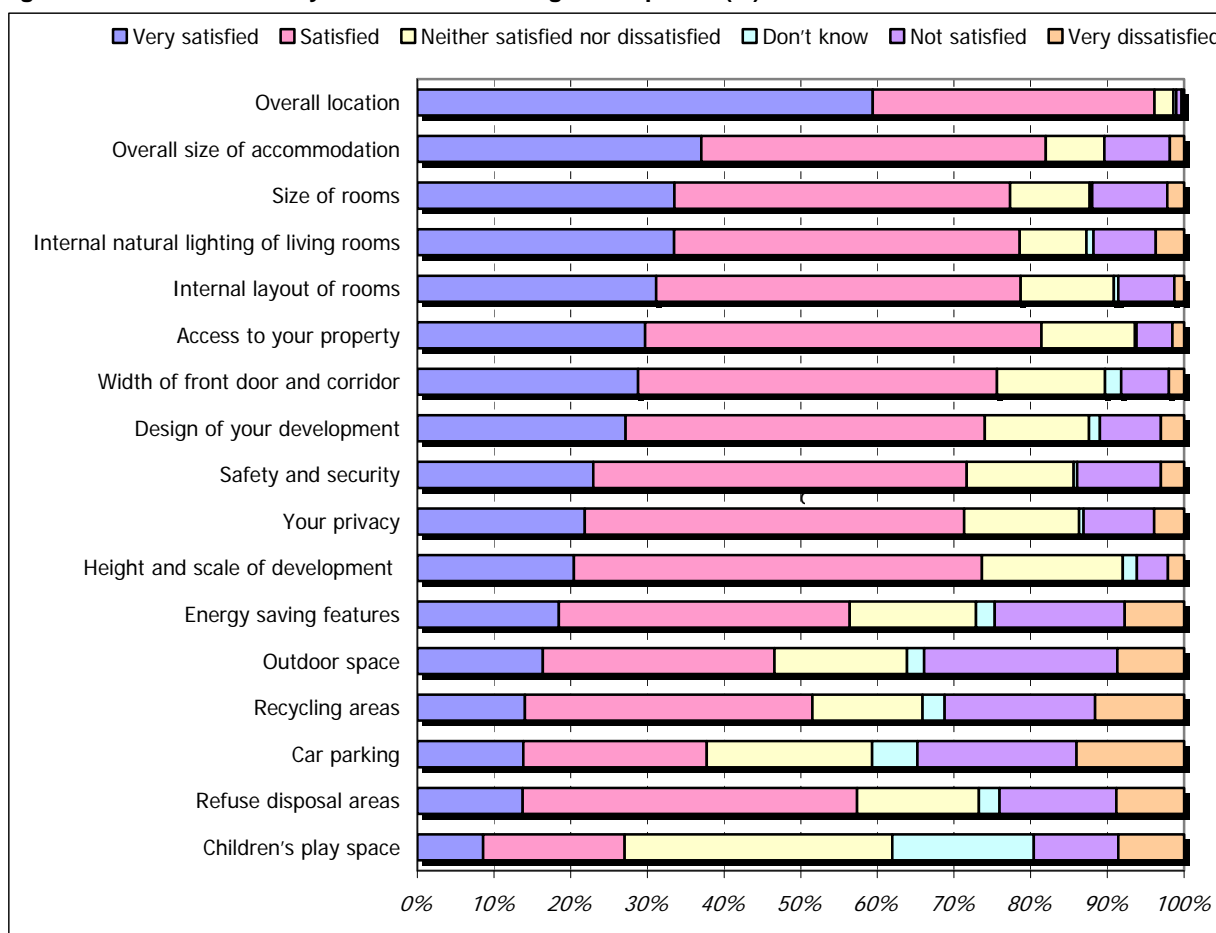
Levels of satisfaction with housing or housing development The survey asked households about their levels of satisfaction with aspects of their housing or housing development (*housing development means the building or group of buildings that were built or converted at the same time as the surveyed property. This includes spaces between buildings such as roads, paths and verges that were built as part of that development. It may be a flat block, converted building or group of houses*), specifically in relation to:

- | | |
|---|--|
| <input type="checkbox"/> Overall location | <input type="checkbox"/> Overall size of accommodation |
| <input type="checkbox"/> Size of rooms | <input type="checkbox"/> Internal layout of rooms |
| <input type="checkbox"/> Energy saving features | <input type="checkbox"/> Car parking |
| <input type="checkbox"/> Your privacy | <input type="checkbox"/> Internal natural lighting of living rooms |
| <input type="checkbox"/> Width of front door and corridor | <input type="checkbox"/> Access to your property |
| <input type="checkbox"/> Design of your development | <input type="checkbox"/> Safety and security |
| <input type="checkbox"/> Outdoor space | <input type="checkbox"/> Recycling areas |
| <input type="checkbox"/> Refuse disposal areas | <input type="checkbox"/> Children's play space |
| <input type="checkbox"/> Height and scale of development | |

Responding households views are visualised in Figure 24 (below) which shows the range of satisfaction levels ascribed to each aspect as a proportion of all responses, while Table 9 (also below) summarises the overall level of satisfaction according to housing tenure.

Overall there is a higher level of satisfaction with most aspects of the home/development rather than dissatisfaction. The highest levels of satisfaction (very satisfied) are with the *overall location* (59%), *overall size of the accommodation* (37%), *size of rooms* (34%), *internal natural lighting of living rooms* (33%) and *internal layout of the rooms* (31%).

Figure 24 Satisfaction with your home or housing development (%)



The top five areas of satisfaction (combines very satisfied and satisfied responses) lie with:

- Overall location (96%)
- Overall size of accommodation (82%)
- Access to your property (81%)
- Internal layout of rooms (79%)
- Internal natural lighting of living rooms (79%)

The highest level of dissatisfaction was expressed against *car parking* (14%), *recycling areas* (12%), *refuse disposal areas* (8.8%), and *outdoor space* (8.7%). The areas in which households generally expressed the most dissatisfaction lie in the following 5 areas (combines 'not satisfied' and 'very dissatisfied' responses):

- Car parking (35%)
- Outdoor space (34%)
- Recycling areas (31%)
- Energy saving features (25%)
- Refuse disposal areas (24%)

Levels of satisfaction with housing or housing development by tenure were ascertained and are displayed in Table 9, which simplifies satisfaction level into a singular response. Using the simplified satisfaction response in Table 9, it is evident that, in general, people are generally 'satisfied' or 'very satisfied' with most aspects of their accommodation.

Overall location showed the highest level of satisfaction across all tenures, except for *Housing Association renting* where respondents are more typically 'satisfied'.

Table 9 Reasons for choosing to live at current address and satisfaction summarised by tenure

	Housing Association Rented	Private rented	Shared Ownership	Own Home or Buying
Overall location	Satisfied	Very Satisfied	Very Satisfied	Very Satisfied
Overall size of accommodation	Satisfied	Satisfied	Satisfied	Very Satisfied
Size of rooms	Satisfied	Satisfied	Satisfied	Very Satisfied
Internal layout of rooms	Satisfied	Satisfied	Satisfied	Very Satisfied
Energy saving features	Satisfied	Satisfied	Satisfied	Satisfied
Car parking	Not Satisfied	Neither	Not Satisfied	Satisfied
Your privacy	Satisfied	Satisfied	Satisfied	Satisfied
Internal natural lighting of your living rooms	Satisfied	Satisfied	Satisfied	Very Satisfied
Width of your front door and corridor	Satisfied	Satisfied	Satisfied	Satisfied
Access to your property	Satisfied	Satisfied	Very Satisfied	Satisfied
Design of your development	Satisfied	Satisfied	Satisfied	Satisfied
Safety and security	Satisfied	Satisfied	Not Satisfied	Satisfied
Outdoor space	Neither	Not Satisfied	Not Satisfied	Satisfied
Recycling areas	Satisfied	Satisfied	Satisfied	Satisfied
Refuse disposal areas	Satisfied	Satisfied	Satisfied	Satisfied
Provision of children's play space	Satisfied	Neither	Neither	Neither
Height and scale of development in relation to surrounding buildings	Satisfied	Satisfied	Very Satisfied	Satisfied
Key: colour coded by satisfaction level	Very Satisfied	Satisfied	Neither	Not Satisfied

Car parking People in *Housing Association* and in *shared ownership* tenures (often found in conjunction with each other in a development) are 'not satisfied' with *car parking*. Those *private renting* are 'neither' satisfied nor dissatisfied with it.

Internal natural lighting of your living rooms gave satisfaction across all tenures, but particularly to *owner occupiers* who are 'very satisfied'.

Access to your property gave satisfaction across all tenures too, but particularly to those in *shared ownership* who are 'very satisfied'.

Safety and security gave satisfaction across almost all tenures with the exception of those in *shared ownership* who are 'not satisfied'.

Outdoor space gives the widest satisfaction response by tenure: those 'not satisfied' are in *private renting* and *shared ownership*. *Owner occupiers* are 'satisfied', while those *Housing Association renting* are 'neither' satisfied nor dissatisfied.

Provision of children's play space provided satisfaction only for those in *Housing Association renting*, while those in other tenures were 'neither' satisfied nor dissatisfied with it.

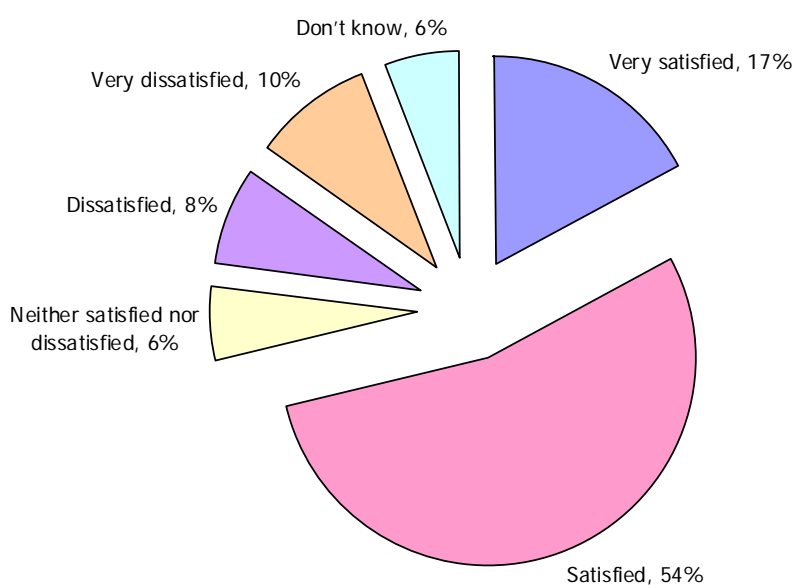
Height and scale of development in relation to surrounding buildings People in *shared ownership* are 'very satisfied' with the aesthetic relationship of their accommodation to others, while all other tenures are generally satisfied.

Disability/Limiting Long-term Illness

The survey asked if a member of the household had a disability or limiting long-term illness (LLTI) that affects daily activity and work (similar to the question asked in the 2001 Census). It also asked whether their home had been adapted to meet their disability needs and how satisfied they were that the adaptations met their disability needs.

The survey found 14% of new housing in Camden contains a person with a disability/LLTI. This is much lower than the 28% found in the 2001 Census. Only a small minority of homes in the survey (6%) reported special adaptations that had been made to meet their disability/LLTI needs. Of those with adaptations, a large majority (over 70%) indicated a high levels of satisfaction that adaptations adequately met their disability/LLTI needs (combines 'satisfied' and 'very satisfied') and 18% expressed dissatisfaction (combines 'dissatisfied' or 'very dissatisfied'). Those who are neither satisfied nor dissatisfied represent less than 6% of respondents.

Figure 25 Level of satisfaction with home adaptations and whether they adequately meet specific needs (%)



Tenure of homes adapted to meet the needs of those with disability needs By tenure, the largest proportion of homes adapted for disability/LLTI needs are found in *Housing Association rented* accommodation where a fifth (20%) of homes were adapted. *Council rented* accommodation has the next highest proportion of stock adapted (11%) but is based on a very small number of properties. Ranking 3rd, 2% of *owner occupiers* had disability/LLTI adapted homes. Less than half of 1% of *private rented* homes had been adapted and none at all in *shared ownership* properties.

Overall, there was a higher level of 'satisfaction' with adaptations rather than 'dissatisfaction' across all tenure groups (except for those in shared ownership for which there were no responses). Of those, 'satisfied' with adaptations to their homes, the highest proportion (100%) were for those in *council rented* (though based on just 2 responses), followed by *owner occupiers* (89%) and *housing association rented* (64%). Those 'very dissatisfied' were only found amongst *housing association rented* accommodation (22%).

Children

Summary

- Children were found to be present in 28% of respondent households.
- As household size increases, so does the proportion of households containing children.
- 55% of 3-person households contained children and 80% of 4-person households. All households of 6 or more persons were found to contain children.
- 'Child yield' – the average number of children present - analysed and compared to Wandsworth's 2004 survey showed higher child yield overall in Camden.
- The largest difference in child yield was in 2 bedroom social rented flats where child yield was 0.83 higher than in Wandsworth.

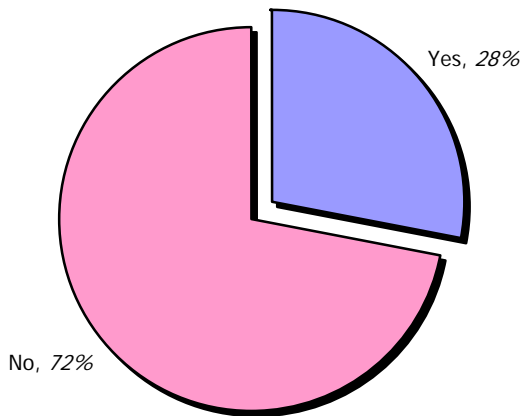
Children

The survey asked specifically about the number of children in new housing in Camden. The purpose of this is to inform children’s services about the number and characteristics of children living in new housing: whether they were from existing families within the borough or from new families to Camden; if they were from within the UK or from abroad; whether the children require a new school place or have existing ones. For Camden as a Planning Authority, it is also useful in giving an indication to development planners about the numbers of children living in newly developed housing, to provide evidence as to whether or not the correct mix of housing is being provided and to amend planning policies accordingly.

The survey asked, “are there any children or young people still at school living in your household?” Overall, children were found to be present in over a quarter (28%) of households.

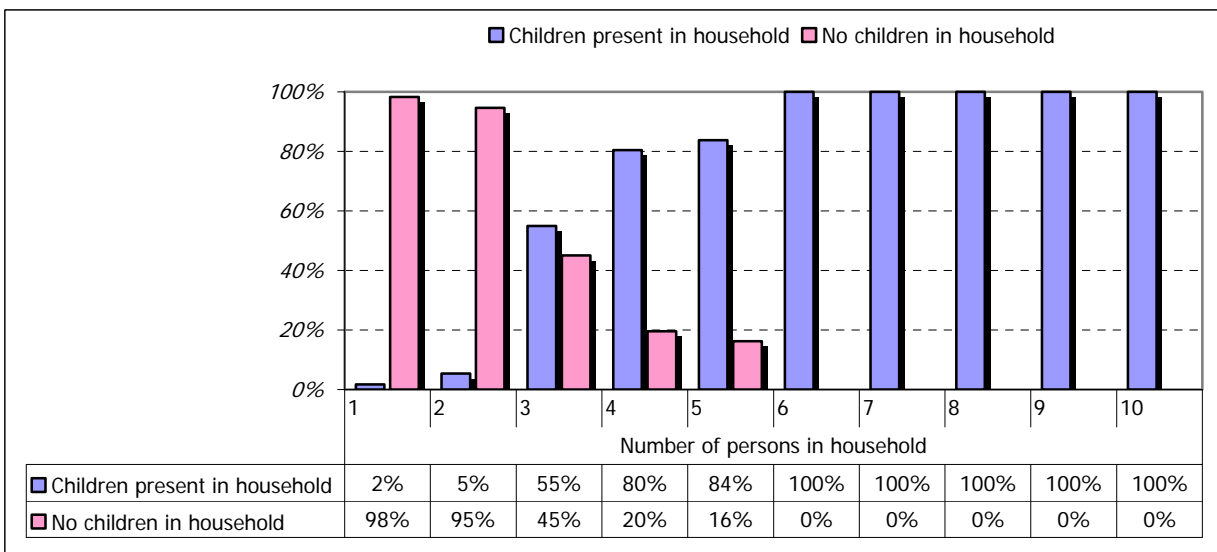
Note. There was a 7.2% non-response for this question. By comparison with other variables it was possible to impute households containing children and to reduce the non-response rate to 0.7%. However, the overall result did not change, still finding 28% of households to contain children.

Figure 26 Households where children are/not present (%)



Children or young people still at school by number of persons living in the household A comparison of households by size and whether children were present in the household was examined. The results are displayed in Figure 27 below.

Figure 27 Children present/not present in households by number of persons per household (%)



When analysed by the number of persons in the household, a total of 222 households containing children were found (27%), with 587 households (73%) where there was no child present. By household size (apart from the obvious anomaly of a child found alone in a 1-person household) it was found that as household size increases so does the proportion of households containing children: 5% of 2-person households, over half of 3-person households (55%), more than three quarters of 4-person (80%) and 5-person (84%) households were found to contain children. All households containing 6 or more people showed that there were children present.

Child yield

The assessment of 'child yield', i.e. the number of children arising from new dwellings, is useful to find out the impact of building new housing. This is relevant to help to understand the planning of school places in a particular area, as well as in the calculation of developer's contributions toward local infrastructure secured through Section 106 agreements.

Very few surveys have been published in the past that provide such child yield information. For a number of years London boroughs had been dependent on analysis of the 1992 Labour Force Survey (inner and outer London) for calculating child yield. Its use had been popularised through its use by the LRC/GLA Demography Team¹ as an appendix to their school pupil forecasting system. More recently the London Borough of Wandsworth survey analysis of new-build housing in 2004 was substituted as being more up-to-date, with many London boroughs adopting their use (including Camden) in the absence or locally collected data.

Camden's 2008 survey of new housing has provided an opportunity to compare actual findings in Camden with those from Wandsworth's 2004 survey. The data that has been used by local authorities included detail of child yield according to age (0-15), housing type (flats/maisonettes or houses), household tenure (private owned/rented or social rented) and number of bedrooms (1,2,3,4+).

Child yield by tenure type, dwelling type and number of bedrooms: Camden 2008 and Wandsworth 2004 surveys compared Table 10 below provides a comparison of child yield calculated from the Wandsworth and Camden surveys on a like-for-like basis, i.e. taking children aged 0-15 in households by type and tenure and by number of bedrooms. In order to calculate this for Camden some merging of data was required to match with that published from the Wandsworth survey:

1. *Studio and 1 bedroom accommodation = 1 bedroom*
2. *Owner occupied, Shared Ownership and Private Rented = market housing*
3. *Housing Association Rented and Council Rented = social housing*
4. *Other and Unknown = Other/Unknown.* These have been excluded from the analysis.

Table 10 Average number of children ('child yield') by dwelling type, tenure type and number of bedrooms: Camden Survey of New Housing 2002-08 and Wandsworth 2004 surveys compared

		1 bedroom		2 bedrooms		3 bedrooms		4+ bedrooms		Total	
Tenure	Type	Camden	Wands-worth	Camden	Wands-worth	Camden	Wands-worth	Camden	Wands-worth	Camden	Wands-worth
Market	All	0.05	0.01	0.14	0.11	0.40	0.42	1.36	0.98	0.38	0.22
Market	Flats	0.04	0.01	0.14	0.11	0.37	0.31	0.74	0.00	0.20	0.10
Market	Houses	0.50	0.19	0.00	0.10	0.63	0.48	1.55	1.04	1.23	0.60
Social	All	0.10	0.07	1.23	0.40	1.54	1.88	1.85	1.90	1.00	0.81
Social	Flats	0.10	0.07	1.24	0.41	1.53	2.01	1.38	N/A	0.93	0.27
Social	Houses	0.00	N/A	0.00	0.42	2.00	1.85	2.60	1.9	1.33	1.57

Note. The figures marked with a yellow highlight are Wandsworth Survey 2004 used by Camden in recent years in calculations of child yield arising from new development and in assessing developer contributions in S.106 agreements.

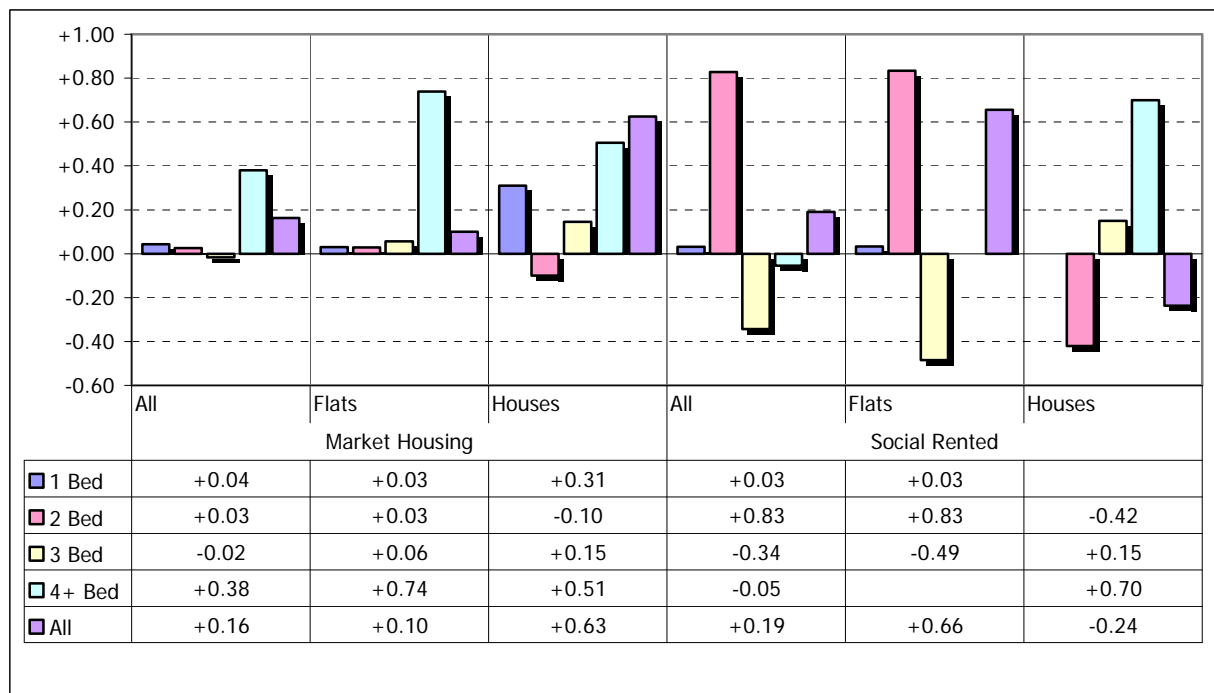
By comparison with the child yield figures used by Camden from the Wandsworth 2004 survey (in yellow), in only one category is the Camden survey child yield below that of the Wandsworth

¹ The demography team of LRC (London Research Centre) and after April 2000 GLA (Greater London Authority) produced pupil forecasts for local education authorities who pay for the subscription service. Camden currently subscribes to this service.

survey and that is for *3 bedroom social rented flats* (1.3 compared to 2.01 in Wandsworth). The implications are that when child yield is recalculated for forecast new developments, the anticipated child yield will be higher than previously calculated using the Wandsworth survey. However, as well as being able to update to using the more up-to-date Camden-specific information, there is also a broader breakdown ready to be used by accommodation type and tenure.

By size of the accommodation Figure 28 below shows the calculated differences between the child yield arising from the Camden 2008 and the Wandsworth 2004 surveys. These are presented by accommodations size, type and tenure:

Figure 28 Difference in Child Yield from Camden Survey 2008 compared to Wandsworth Survey 2004
(a positive value indicates a higher child yield in Camden, by house type and household tenure)



Note. The 2 missing values are where there was no comparative data in the Wandsworth 2004 Survey.

- **In accommodation of all sizes** Camden child yield was found to be higher than found in the Wandsworth survey, with the exception of *social rented houses*. This is especially evident in *private sector houses* and *social rented flats*, where the difference was over 0.6 higher.
- **1 bedroom** Camden child yield was very similar to that found in the Wandsworth 2004 survey, though was higher for *private houses* (+0.31).
- **2 bedrooms** There was very little difference in *market housing* of all types when compared to the Wandsworth survey. However, in *social rented flats* there were large, though contradictory differences: child yield from *flats* in Camden was much higher (+0.83) than in Wandsworth, while for *houses* the child yield in Camden was -0.42 lower than in Wandsworth.
- **3 bedrooms** Again, there was very little difference in *market housing* compared to Wandsworth. However, in *social rented* accommodation there was a marked difference in *flats* (-0.49) compared to Wandsworth, though for *houses* there was slightly higher yield by comparison (+0.15).
- **4+ bedroom** For the largest accommodation units large differences were found. In *market housing*, child yield for *flats* in Camden were 0.74 higher and in *houses* 0.51 higher than found in the Wandsworth survey. In *social rented* no comparison is available for flats, but for houses Camden child yield was found to be 0.70 higher than in Wandsworth.

Future Housing Expectations

Summary

- More than three quarters (78%) had been resident at their current address for more than a year.
- Nearly a third (31%) of households did not know how long they expected to stay at their current address.
- 38% of home-owners stated they expected to stay more than 5 years.
- Three quarters (75%) of private renters expected to stay less than 2 years at their current address.
- Housing Association residents (54%) and home-owners (28%) exhibited the highest levels of uncertainty (didn't know) over how long they would be staying at their current property.
- By tenure, size of accommodation (being too small) was the most important reason for households wanting to move, for home-owners, those in Shared Ownership and Housing Association rented accommodation.
- The top five reasons for wanting to move are related to existing accommodation being too small (21%); lack of outdoor space (14%); desire to live in better local environment (12%); end of tenancy (12%) and to buy own home (11%).

Future Housing Expectations

Length of stay in current accommodation The survey sought to find out about people's future housing expectations. However, as a first step, it is thought useful background to see how long people had been living in their accommodation at the time of the survey.

Table 11 Length of stay at current address (%)

Under 6 months	78	<i>9%</i>
6 months to 1 year	120	<i>14%</i>
1 to 2 years	183	<i>21%</i>
2 to 3 years	151	<i>17%</i>
3 and 5 years	153	<i>17%</i>
Over 5 years	201	<i>23%</i>
Total	886	

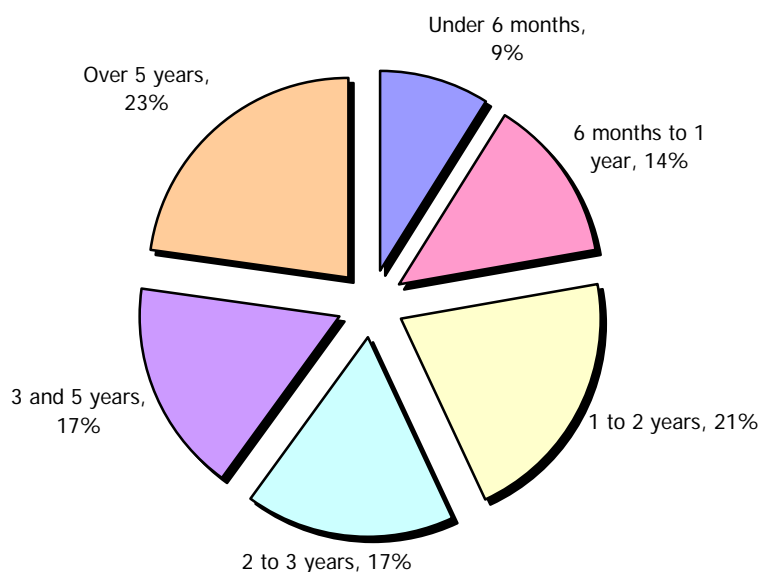
Aggregates

More than 6 months	808	<i>91%</i>
More than 1 year	688	<i>78%</i>
More than 2 years	505	<i>57%</i>
More than 3 years	354	<i>40%</i>
More than 5 years	201	<i>23%</i>

Less than 6 months	78	<i>9%</i>
Less than 1 year	198	<i>22%</i>
Less than 2 years	381	<i>43%</i>
Less than 3 years	532	<i>60%</i>
Less than 5 years	685	<i>77%</i>

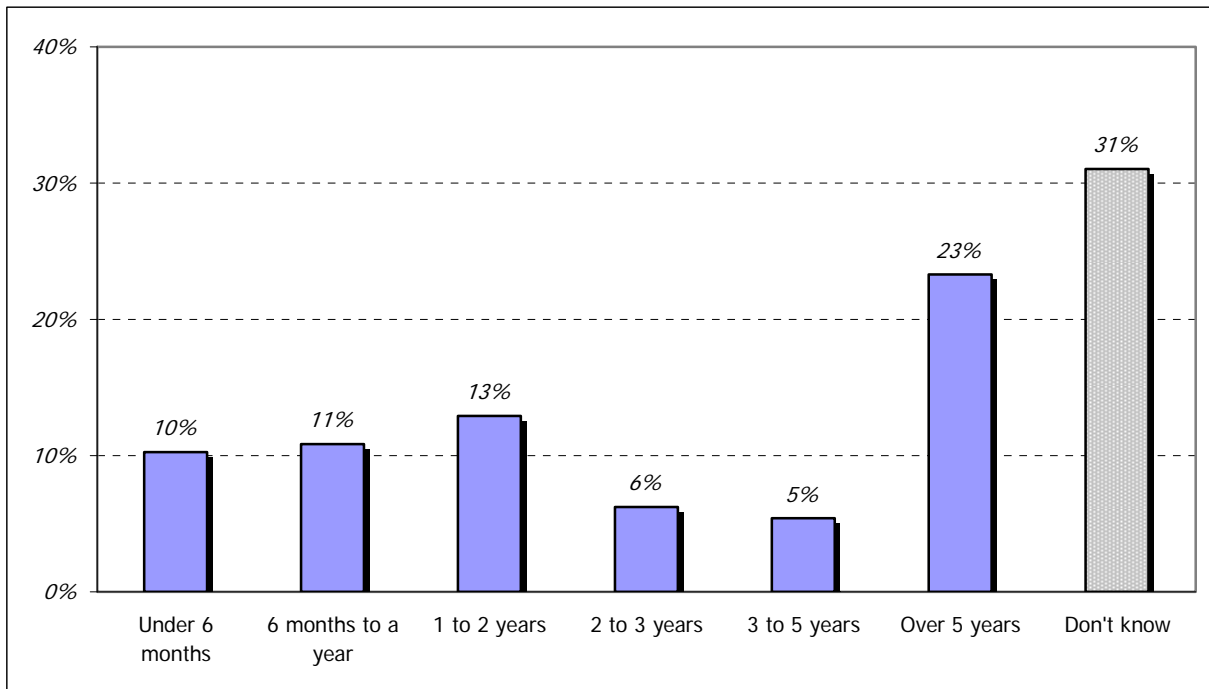
- Less than a tenth (9%) of households had been in their property for less than 6 months.
- 43% of households had been in their property for less than 2 years.
- 78% of households had lived in their property for more than 1 year.
- 57% of households had lived in their property for more than 2 years.
- 23% of households had lived in their property for more than 5 years.

Figure 29 Length of stay at current address (%)



Length of time expected to stay at current address The survey sought to find out about the future expectations of people living in Camden's new housing: how long they expected to stay in their current property and reasons why they might want to move. Figure 30 below shows the response according to the time periods prescribed by the questionnaire.

Figure 30 Expected length of stay at current address (%)



In terms of how long current occupants of new housing in Camden expected to stay at their current address: A tenth expected to be resident for less than 6 months and a fifth (21%) indicated they intended to stay in their current property for less than 1 year. Half (48%) of respondent households indicated that it was their intention to be resident for longer than one year (48%), while a third (31%) were did not know how long they would be staying at their current address.

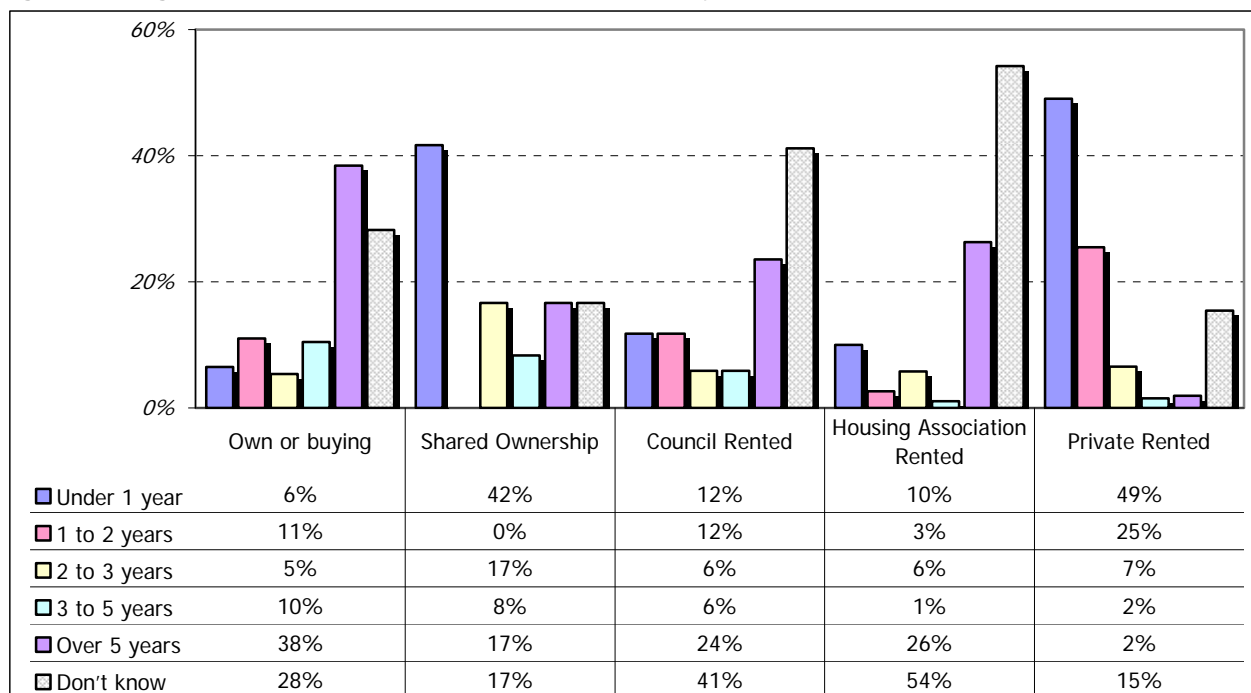
Table 12 below expresses length of stay cumulatively for those expressing their expected length of stay. Nearly two thirds of households (59%) expected to be residing in their current household for more than 6 months. The proportion of households expecting to stay at their current property diminishes with time, though over a third expected to stay for over 2 years and nearly a quarter expected to stay for over 5 years.

Table 12 Expected length of stay (cumulative %)

Expected length of stay	% households
Under 6 months	10%
Over 6 months	59%
Over 1 year	48%
Over 2 years	35%
Over 3 years	29%
Over 5 years	23%
Don't know	31%

Length of time expected to stay at current address by housing tenure There is no doubt that tenure will have an impact on a household's length of stay at an address, particularly for those in the private rented sector. The survey expresses this in terms of people resident in new housing in Camden. Figure 31 shows expected length of stay by housing tenure.

Figure 31 Length of time expected to live at current address by tenure (%)



The survey captured a cross-section of residents with the potential to become long-term as well as short-term residents in the borough. The major distinction was shown to be between private rented and other tenures:

Private rented Due to the nature of private sector tenancies, usually on a 6-month or annually renewable basis, the survey response for private rented was very focused on the short-term, with half of households (49%) expecting to move within a year and three-quarters of households (75%) expecting to move within 2 years. Only 15% stated they did not know how long they expected to stay – the lowest of all tenures.

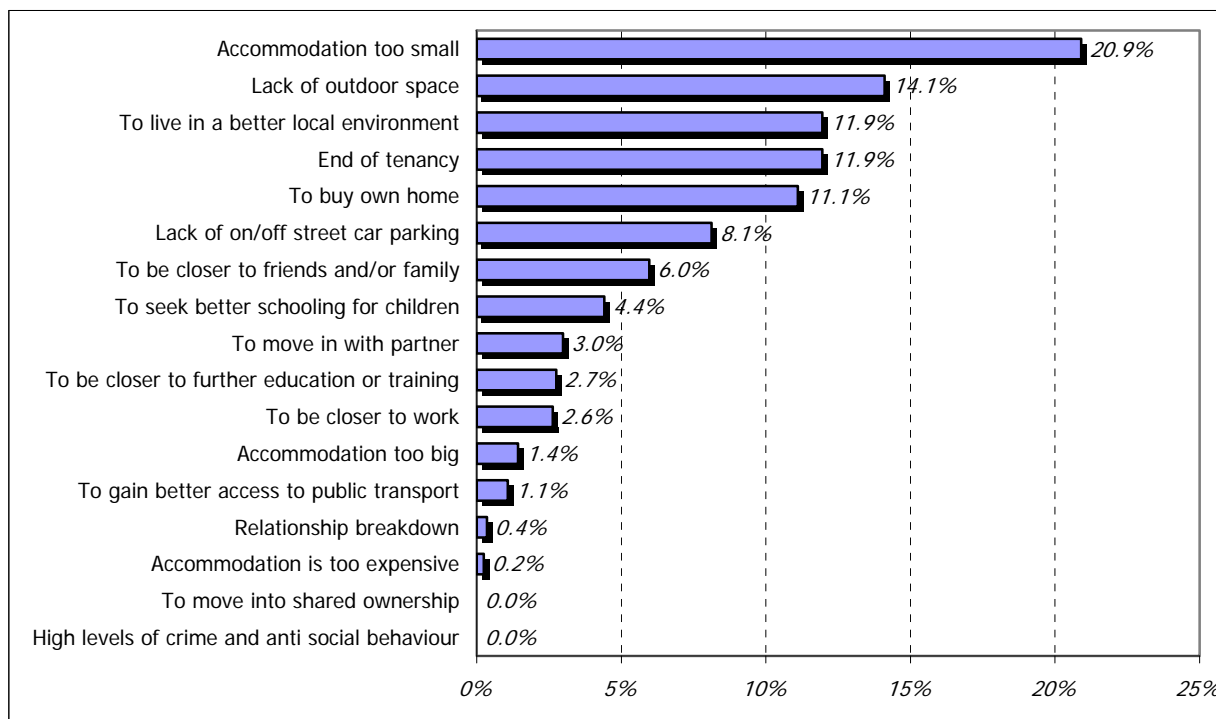
Home-owners By contrast to the private rented households, a high proportion of home-owners (38%) stated they intended to stay more than 5 years, while 27% planned to stay between 1 and 5 years. A relatively high proportion (28%) stated they did not know how long they expected to stay at their current property.

Housing association The largest amount of uncertainty was found amongst people renting from Housing Associations, where more than half (54%) stated they did not know how long they expected to stay at their current property. Over a quarter (26%) stated they would stay more than 5 years and 10% expected to stay less than a year.

Shared ownership and council rented households are relatively few in number and their future expectations were less clear. It appears surprising that people who have bought into shared ownership should have a very short-term commitment, but according to survey response 40% expected to move within a year. In council rented properties, 40% of respondents didn't know how long they expected to be in their current property, though a quarter (24%) expected not to move within 5 years.

Reasons For wanting to move from current home The survey asked households what their main reasons for moving would be. Figure 32 presents these in order of occurrence.

Figure 32 Reasons for wanting to move from current home (%)



The most popular 5 reasons given were:

1. Accommodation was too small (21%)
2. Lack of outdoor space (14%)
3. To live in better local environment (12%)
4. Ending of a tenancy agreement (12%)
5. To buy own home (11%)

All are sound reasons for wanting to move. However, some of the possible reasons suggested by the survey questionnaire were not considered as important as might have been expected. Interestingly, *to seek better schooling for children* was only cited by 4.4% of respondents and *to be closer to work* cited by 2.6%. Two of the prescribed list of possible reasons attracted no response at all – *to move into shared ownership* and *high levels of crime and anti-social behaviour*. However, other reasons cited for wanting to move included:

- High Council Tax/service charges/overall costs
- Move abroad: return home/move for work
- Disability/requiring care
- Retirement
- Job relocation
- Student: end of course
- Death
- Disrepair of property
- Harassment
- Noise
- Design/quality
- Quieter/less densely populated area
- Security
- To move to specialist accommodation

Reasons For wanting to move from current home by tenure The survey asked households what their main reasons for moving would be and this has been analysed by household tenure. Table 13 (below) presents these in order that they appeared in the survey questionnaire and highlights the highest responses (excluding those reasons without a response; *relationship breakdown; high levels of crime and anti-social behaviour, and to move into Shared Ownership*).

Table 13 Reasons for wanting to move from current home by tenure (%)

	Council rented	Private rented	Housing Association rented	Shared Ownership	Own or buying	All Tenures
Accommodation too small	20%	16%	23%	29%	27%	21%
Accommodation too big	0%	1%	1%	0%	3%	1%
Accommodation is too expensive	0%	1%	0%	0%	0%	0%
End of tenancy	30%	22%	2%	12%	0%	12%
To move in with partner	10%	3%	1%	0%	4%	3%
To seek better schooling for children	0%	2%	5%	6%	8%	4%
Lack of on/off street car parking	0%	6%	12%	12%	10%	8%
To buy own home	10%	17%	8%	18%	3%	11%
To gain better access to public transport	10%	1%	2%	0%	1%	1%
To be closer to work	10%	4%	2%	0%	2%	3%
To be closer to friends and/or family	0%	6%	7%	6%	5%	6%
To be closer to further education or training	0%	4%	2%	0%	2%	3%
To live in a better local environment	10%	7%	17%	6%	17%	12%
Lack of outdoor space	0%	11%	18%	12%	18%	14%
Total	100%	100%	100%	100%	100%	100%

Colour-coding of 3 top reasons, by tenure

Key	1 st	2 nd	3 rd

A comparison of housing tenure and reasons to leave current address revealed the following:

For those in **council housing** the most important reasons were to do with ‘end of tenancy’, followed closely by ‘accommodation being too small’;

For those in **private rented** accommodation the most important reason was to do with ‘end of tenancy’, followed closely by ‘to buy own home’ and ‘accommodation being too small’;

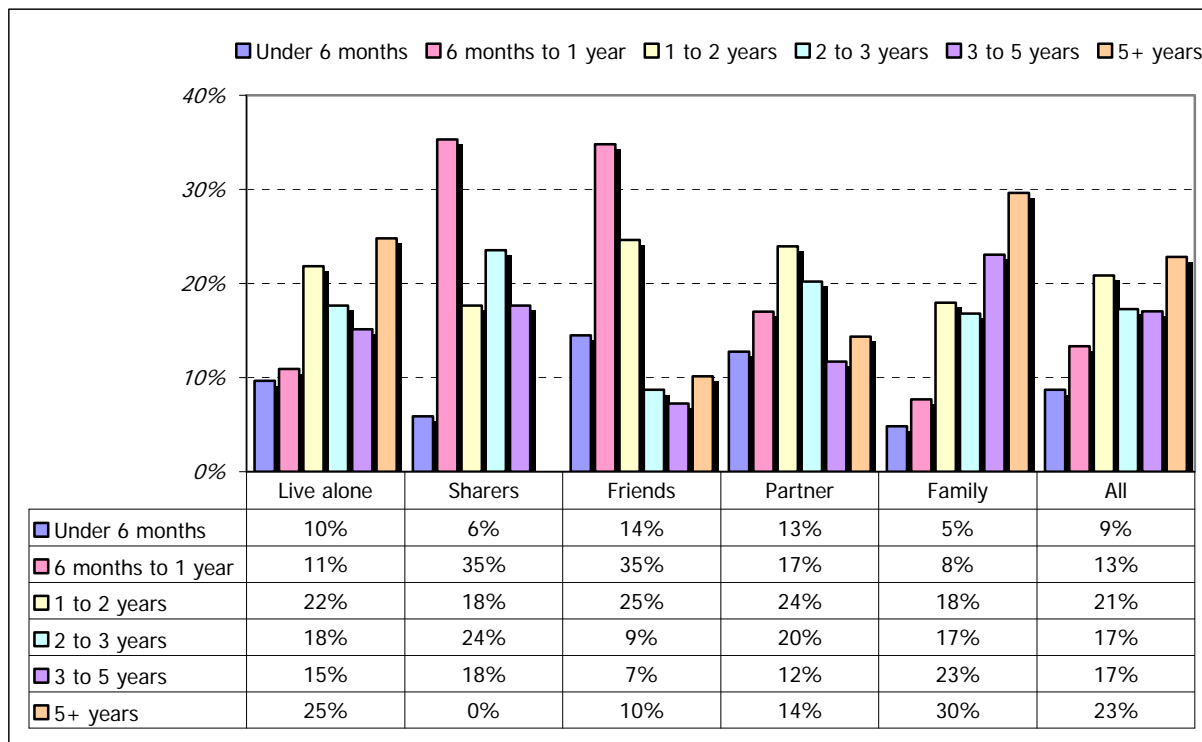
For those in **owner occupation** the single most important reason was to do with ‘accommodation being too small’; followed closely by ‘lack of outdoor space’ and ‘to live in better local environment’;

For those in **Shared Ownership** accommodation the single most important reason was to do with ‘accommodation being too small’, ‘to buy own home’, followed by 3 other significant reasons: ‘lack of on/off street parking’, ‘end of tenancy’ and ‘lack of outdoor space’;

For those in **housing association** rented accommodation there appeared to be 3 significant reasons: ‘accommodation being too small’, ‘lack of outdoor space’, ‘to live in better local environment’.

Length of time at current address by household relationship The survey asked householders how long they had lived at their current address and to indicate the relationship with other members of the household (if any). These are presented in Figure 33 (below).

Figure 33 Length of time at current address by household relationship (%)



A comparison of householder types with the length of time at current address indicates that:

Those **living as part of a family** are more likely to stay in a property longer than 5 years (30%) and less likely to stay in a property less than 6 months (5%);

Those **living alone** are also more likely to stay in a property longer than 5 years (25%) and less likely to stay in a property less than 6 months;

Those **living with a partner** are more likely (5%) to stay in a property between 1 to 3 years (3%) and less likely (3%) to stay in a property less than 6 months.

Those **living with friends** (8%) and those **sharing** (2%) comprised a small portion of survey respondents; the most significant finding is that both groups – friends (49%) and sharers (41%) tend to stay in a property for less than a year.

Financial Circumstances

Summary

- There is a sharp polarisation between high and low income households.
- Average annual household income data (not in the survey) suggests Camden had the 11th highest mean household income and the 13th highest median household income amongst London boroughs.
- Camden has average (mean) household income of £41,093 and median income of £34,774.
- The highest income group - £200,001 to £250,000 – comprised 15% of the responses and had the highest representation of all income groups, whilst in contrast the lowest income group - less than £5,000 – comprised less than 6% of responses.
- None of the respondent households in council rented property had income above £30,000.
- Home owners were more highly represented in the high earning income groups: only 15% earns less than £40,000; of the remainder almost two thirds (58%) earn between £40,001 and £200,000; and most significantly 27% earn between £200,001-£250,000.
- The vast majority of respondent households (87%) spent ‘under half’ of their income on housing costs (on rent, mortgages and loans).
- In summary, those earning less than £30,000 generally spent more of their income on housing costs whilst those in high income groups above £60,000 spent less on housing costs.

Financial Circumstances

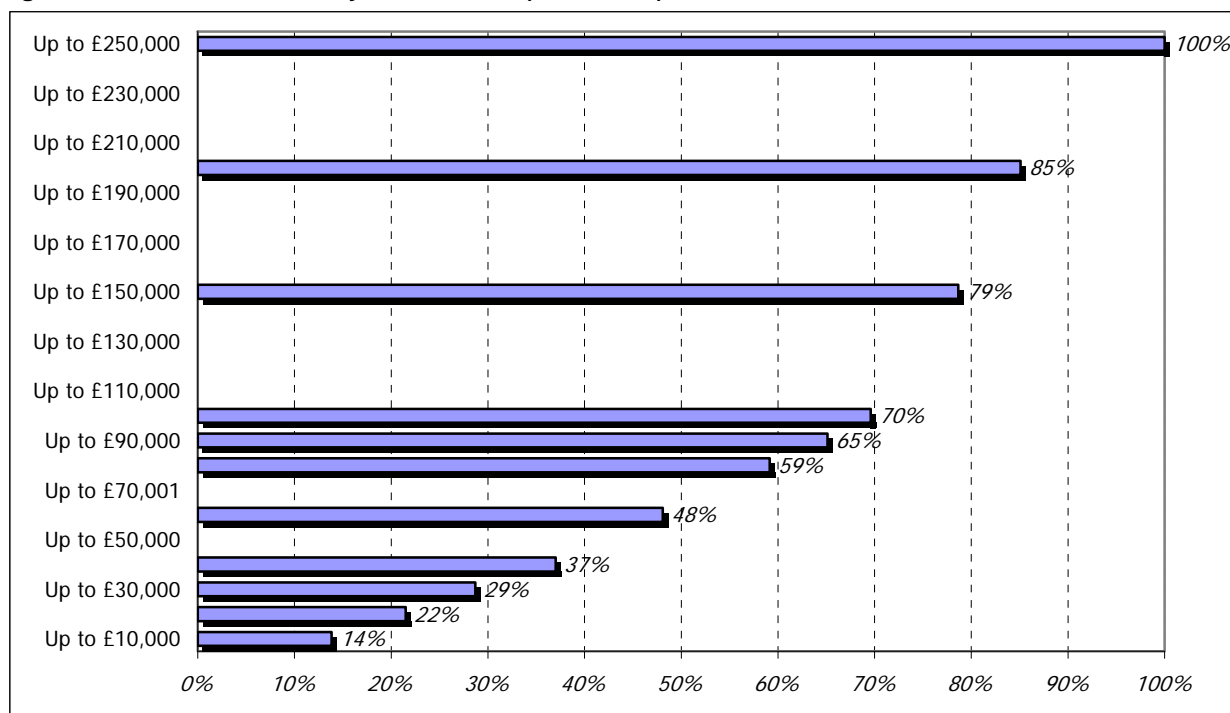
The survey asked respondents what their annual household income was (before tax and including any benefits) and about the proportion of household income spent on housing. *It should be noted that questions about people's income tend not to be answered well.* In the survey the income question response was 73%, one of the lowest responses to an individual question, along with 'proportion of income spent on housing' (65%). Note also that the question's categorisation was not equal, constructed with different sized income bands.

Table 14 Household income by income band

Household Income band	Households	%	Cumulative Household Income	%
Less than £5,000	38	5.8%	Up to £5,000	5.8%
£5,001 - £10,000	52	8.0%	Up to £10,000	13.8%
£10,001 - £20,000	50	7.7%	Up to £20,000	21.5%
£20,001 - £30,000	47	7.2%	Up to £30,000	28.7%
£30,001 - £40,000	54	8.3%	Up to £40,000	37.0%
£40,001 - £60,000	72	11.1%	Up to £60,000	48.1%
£60,001 - £80,000	72	11.1%	Up to £80,000	59.1%
£80,001 - £90,000	39	6.0%	Up to £90,000	65.1%
£90,001 - £100,000	29	4.5%	Up to £100,000	69.6%
£100,001 - £150,000	59	9.1%	Up to £150,000	78.6%
£150,001 - £200,000	42	6.5%	Up to £200,000	85.1%
£200,001 - £250,000	97	14.9%	Up to £250,000	100.0%
All	651			

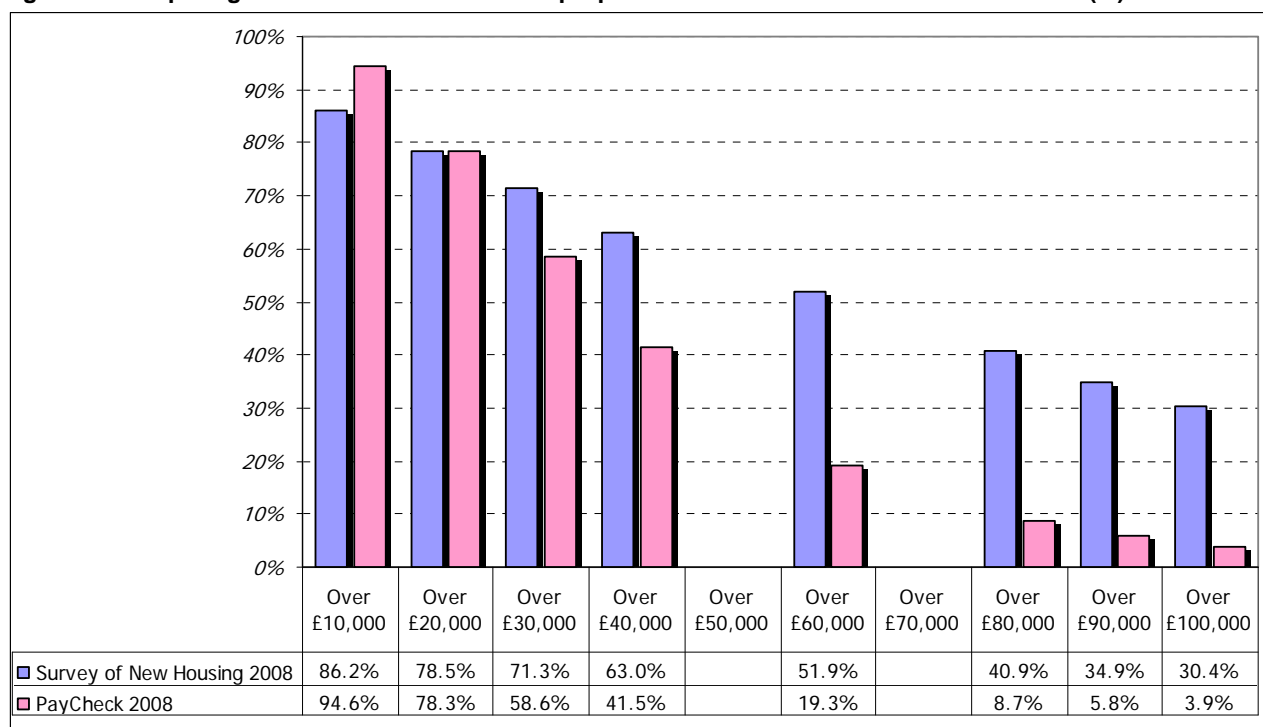
Approximate annual household income Over a third of responding households in the survey (37%) had annual household income of up to £40,000 and just under a half (48%) had a household income of up to £60,000. Conversely, nearly two thirds of households (63%) had annual income of more than £40,000. The highest income band (£200,001 to £250,000) comprises 15% of the responses, with the highest representation of any income band. By contrast the lowest income group (below £5,000) comprised less than 6% of households. Figure xx below shows cumulative household income. Equal sized bands are shown and populated with data where the survey allows. 30% have household income in excess of £100,000. This is heavily skewed towards households with high annual gross incomes.

Figure 34 Household income by income band (cumulative)



It was possible to check the survey's response on annual household income against modelled data available for the borough as a whole. An analysis of *PayCheck*² modelled household income data for 2008 suggests that Camden ranks 11th and 13th on averages of household income amongst London boroughs. Camden has mean income of £41,093 and median income of £34,774 in 2008.

Figure 35 Comparing annual household income: proportion of households above income band (%)



Sources: Camden Survey of New Housing 2002-08, © Camden 2009; *PayCheck* 2008, © CACI, 2008.

Comparing the results of the survey against *PayCheck* 2008 reveals:

- There is a higher proportion of households on very low incomes (below £10,000) in the survey (14%) compared to *PayCheck* (5%). However, by £20,000 the proportions have equalised.
- Annual household incomes above £20,000 are much more prevalent in the survey of new housing than is modelled for Camden by *PayCheck*.
- 52% of households in the survey had incomes in excess of £60,000 compared to 19% according to *PayCheck*.
- 41% of households in the survey of new housing had incomes in excess of £80,000 compared to 9% according to *PayCheck*.
- Just under a third (30%) of households in the survey had incomes in excess of £100,000 compared to 4% according to *PayCheck*.
- Mean household income in the survey (£85,345)³ is approximately double that compared to *PayCheck* (£41,093). *PayCheck* is itself skewed by the numbers of households with income above £100,000, such that the median income (£34,774) is much lower than the mean.

The conclusion to be drawn is that there is probably a bias in the survey response toward households with higher income than is generally found in the more usual distribution.

² CACI Ltd, © CACI, 2008.

³ Calculated by assuming equal distribution of households in income bands.

Annual household income by household tenure The survey cross-tabulates household income by household tenure in order to see results according to household tenure.

Table 15 Annual household income by tenure

Annual household income	Council Rented	Private Rented	Housing Association Rented	Shared Ownership	Home-owners
Less than £5,000	40%	4%	18%	0%	1%
£5,001 - £10,000	20%	5%	27%	0%	1%
£10,001 - £20,000	0%	4%	22%	14%	4%
£20,001 - £30,000	40%	6%	16%	14%	4%
£30,001 - £40,000	0%	11%	9%	29%	5%
£40,001 - £60,000	0%	13%	6%	14%	13%
£60,001 - £80,000	0%	20%	2%	14%	8%
£80,001 - £90,000	0%	10%	0%	0%	7%
£90,001 - £100,000	0%	4%	0%	0%	7%
£100,001 - £150,000	0%	11%	0%	0%	13%
£150,001 - £200,000	0%	6%	0%	14%	10%
£200,001 - £250,000	0%	9%	0%	0%	27%
	100%	100%	100%	100%	100%

Council rented None had income over £30,000. 40% had income less than £5,000; 20% had income between £5,001-£10,000; 40% of had income between £20,001-£30,000.

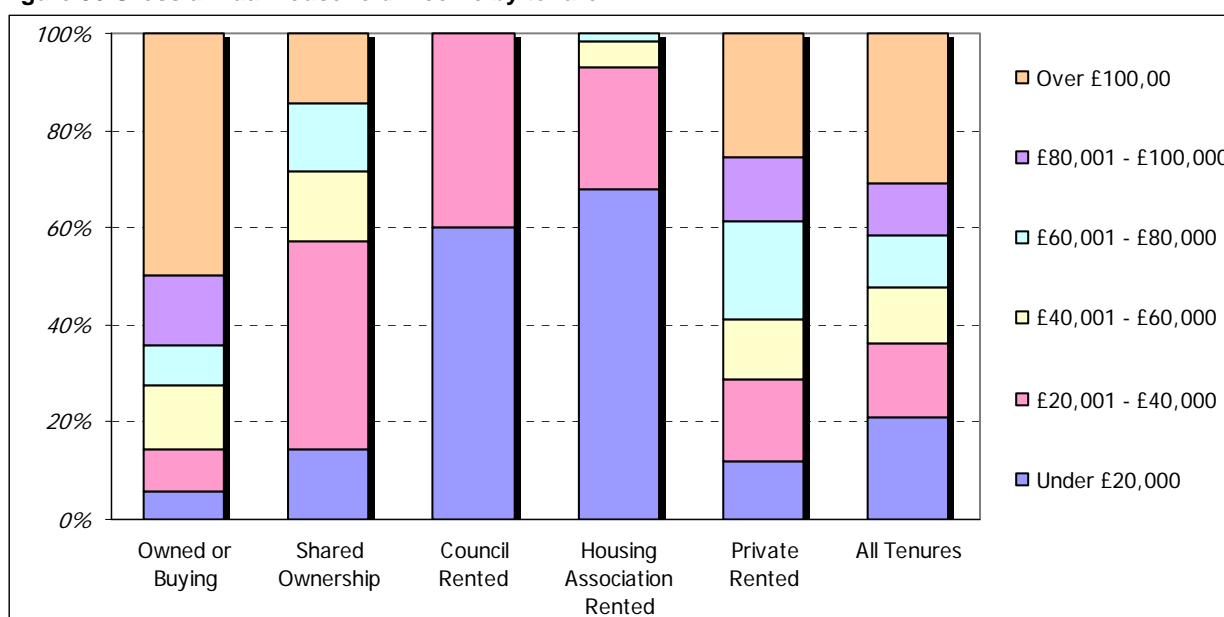
Private rented Almost a third (30%) had income less that £40,000 and almost two thirds (70%) had income of more than £40,000. Over a quarter (26%) had income of £100,000 or more.

Housing Association rented The majority (92%) had income of less that £40,000 and only 8% had income of more than £40,000 and of those only 2% had income above £60,000.

Shared ownership Just over half (57%) had income of less that £40,000 and 42% had income of more than £40,000. 14% though had income of between £150,001- £200,000.

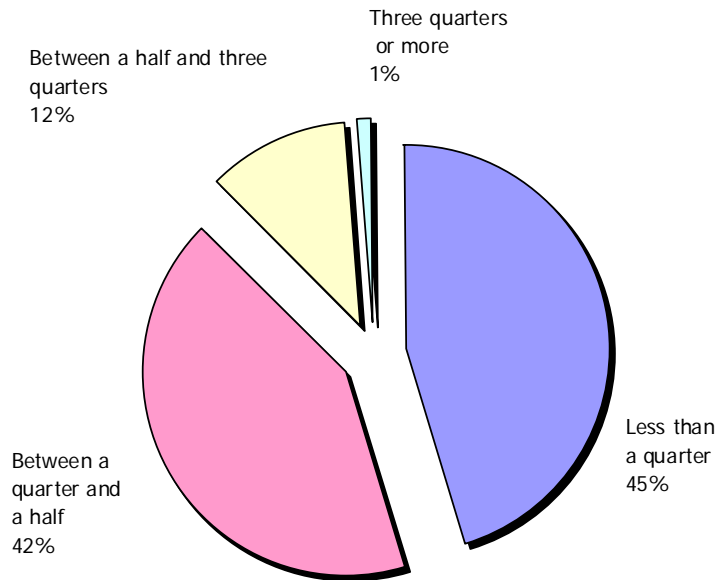
Owner occupiers Only 15% of owner occupiers had income of less that £40,000; of the remaining 85%, two thirds (58%) had income of between £40,001 and £200.000. However, there is a significant portion (27%) in the highest income group - £200,001-£250,000.

Figure 36 Gross annual household income by tenure



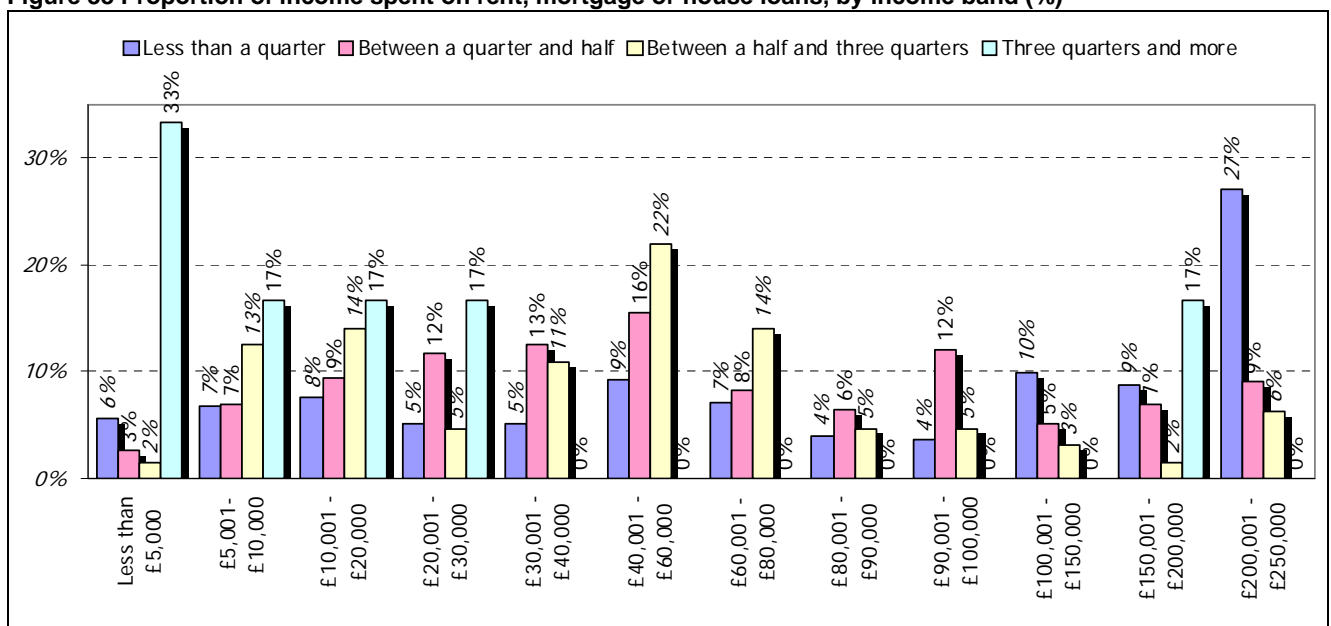
Proportion of income spent on housing costs The survey tried to find out the proportion of household income that was being absorbed by housing costs. High housing cost is a particular problem in London and it would be of interest if this could be quantified for Camden. The survey sought to find out what proportion (approximate) of household income after tax was spent on rent, mortgage or any other type of house loan. Survey response to this question was very low, with just 65% of responding households answering the question.

Figure 37 Proportion of income spent on housing costs (%)



A high proportion (45%) stated they spent 'less than a quarter' of their income; whilst similarly 42% spent between 'a quarter and a half' of their income. These two categories represent the majority of responses (87%). Those spending 'more than half' of their income on housing costs comprised a very small group of approximately 12% whilst those spending 'three quarters and more' comprised very few respondents (1%).

Figure 38 Proportion of income spent on rent, mortgage or house loans, by income band (%)



Further comparison of income earned and housing costs indicate these key results:

- Those spending 'three quarters and more' of their income tended to be those earning less than £30,000. Two exceptions can be observed: firstly it is highly represented in the lowest income group (less than £5,000 - 33%) and secondly unusually high in one of the highest income groups (£150,001 - £200,000 – 17%).
- Respondents spending 'between half and three quarters' was most highly represented (22%) amongst those in the £40,001-£60,000 income group as well generally being higher amongst those earning less than £60,000.
- Respondents spending 'between a quarter and half' was generally well represented across all income groups: it is most highly represented amongst those in the £40,001-£60,000 income group.
- Respondents spending 'less than a quarter' was generally well represented across all income groups: however, it is most highly represented (27%) amongst those in the highest income group between £200,001-£250,000) and lowest amongst the income groups between £80,001-£100,000.
- In sum, those earning less than £30,000 generally spent more of their income on housing costs whilst those in high income groups above £60,000 spent less on housing costs.

Respondent Profiles

Age and Sex

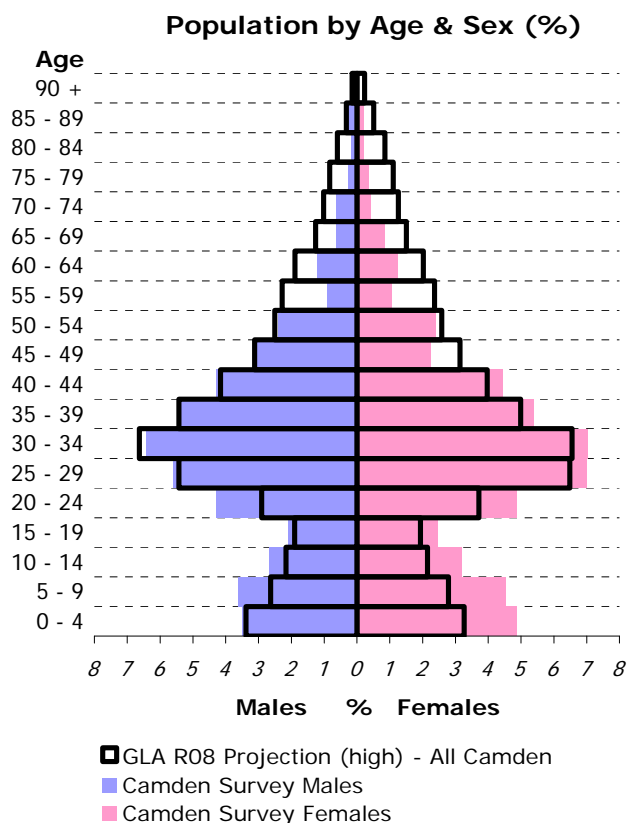
Age and sex information was provided for 86% of people living in responding households. Table 16 below shows the respondent age/sex profile in surveyed households.

Table 16 Age and sex of residents in surveyed households (number and percent)

	Male	Females	Persons	Male	Females	Persons
0-4	67	93	160	3.5%	4.9%	8.3%
5-9	69	87	156	3.6%	4.5%	8.1%
10-14	51	61	112	2.7%	3.2%	5.8%
15-19	40	47	87	2.1%	2.5%	4.5%
20-24	82	93	175	4.3%	4.9%	9.1%
25-29	107	134	241	5.6%	7.0%	12.6%
30-34	123	135	258	6.4%	7.0%	13.5%
35-39	103	103	206	5.4%	5.4%	10.7%
40-44	82	85	167	4.3%	4.4%	8.7%
45-49	59	43	102	3.1%	2.2%	5.3%
50-54	46	46	92	2.4%	2.4%	4.8%
55-59	17	20	37	0.9%	1.0%	1.9%
60-64	23	24	47	1.2%	1.3%	2.5%
65-69	12	16	28	0.6%	0.8%	1.5%
70-74	12	8	20	0.6%	0.4%	1.0%
75-79	5	7	12	0.3%	0.4%	0.6%
80-84	3	4	7	0.2%	0.2%	0.4%
85-89	5	4	9	0.3%	0.2%	0.5%
90+	1	0	1	0.1%	0.0%	0.1%
All Ages	907	1,010	1,917	47.3%	52.7%	100.0%

The survey age structure is by compared with the overall population via Greater London Authority (GLA) demographic projections. Figure 39 shows the population age/sex structure found by the survey compared with the overall structure in the GLA projection, described by a population pyramid.

Figure 39 Age/sex profiles of Survey 2002-08 compared to Camden population mid-2008 (%)



The survey generally found a higher proportion of young people (aged under 45) and a smaller proportion of older people (aged 45+) than in the general population. The survey found significantly smaller proportions of people aged 55+ than is found in Camden's overall population.

Ethnic Group

Ethnic group information was provided for 89% of people living in responding households. By broad aggregated ethnic groups, the vast majority were from the *White* group (71%), followed by Asian groups (10%), Black groups (9%), Mixed ethnicity (5%) and for *Chinese* and *Any Other* ethnic group (4%).

Table 17 below shows the broad ethnic groupings in bold, along with the greater detail provided by the survey. The detailed groups are a combination of the 2001 Census categorisation of ethnicity, supplemented by other groups identified by Camden services for inclusion.

Table 17 Ethnic composition of residents in surveyed households

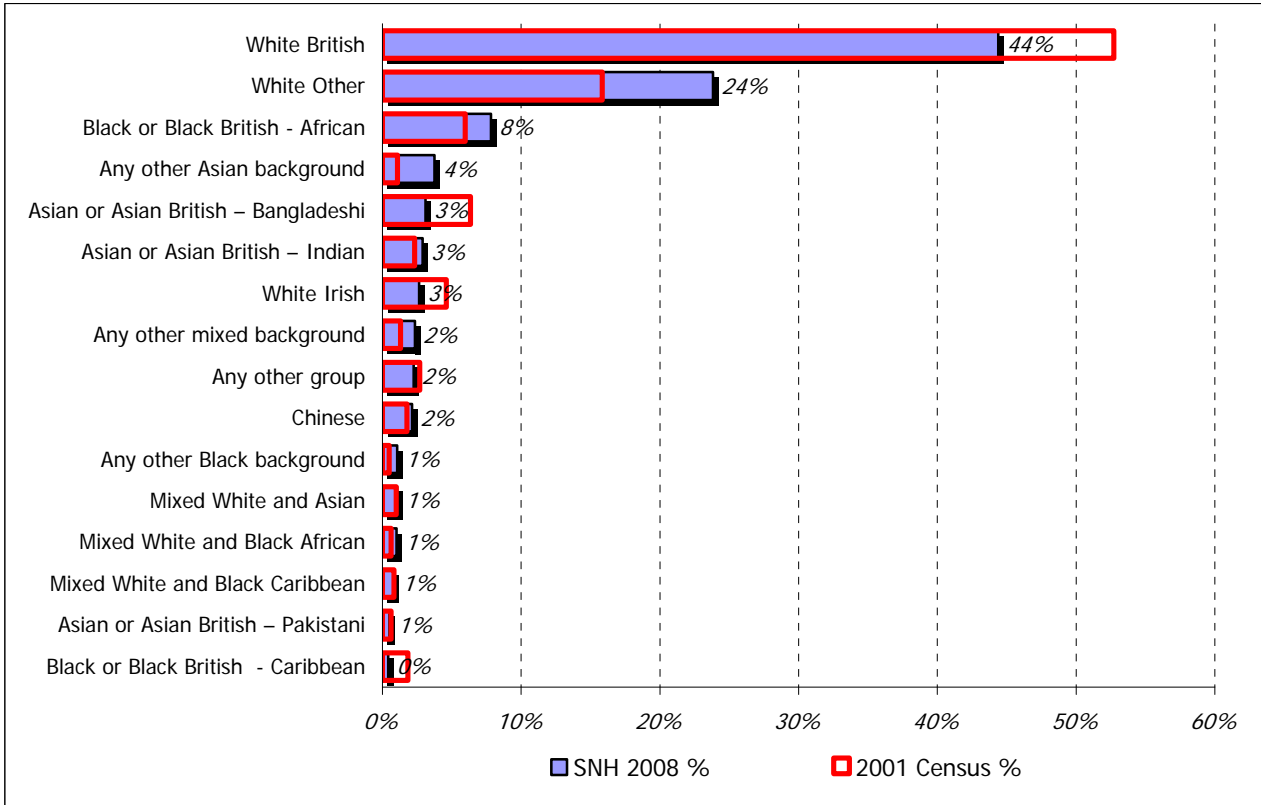
Ethnicity	Number	Per cent
White groups	1,395	71%
White British	874	44%
White Irish	52	3%
Other White	469	24%
White Greek or Greek Cypriot	24	1%
White Turkish or Turkish Cypriot	7	0%
White Albanian excluding Kosovan	0	0%
White Kosovan	25	1%
Any other white background	413	21%
Mixed groups	103	5%
Mixed White and Black Caribbean	16	1%
Mixed White and Black African	20	1%
White and Asian	21	1%
Any other mixed background	46	2%
Asian/Asian British groups	202	10%
Asian or Asian British – Indian	57	3%
Asian or Asian British – Pakistani	10	1%
Asian or Asian British – Bangladeshi	61	3%
Any other Asian background	74	4%
Black/Black British groups	183	9%
Black or Black British - Caribbean	8	0%
Black or Black British African - Nigerian	19	1%
Black or Black British African – Somali	79	4%
Black or Black British African – Congolese	23	1%
Any other African background	33	2%
Any other Black background	21	1%
Chinese and Other groups	86	4%
Chinese	42	2%
Any other group	44	2%
All groups	1,969	

- **White ethnic groups** account for 71% of responding household residents, which include *White British* (44%) and those of other *White* backgrounds, including *Irish* (3%); *Greek/Greek Cypriot* (1%) and *Turkish/Turkish Cypriot* (0.4%). It also includes a large, but amorphous group, *Other White* (21%) which includes people from all other *White* backgrounds.
- **Mixed ethnic group** comprise 5% of responding household residents;
- **Asian ethnic groups** comprise 10% of responding household residents, including *Bangladeshi* (3%), *Indian* (3%) and *Pakistani* (1%). However, *Other Asian* groups account for the largest presence (4%);
- **Black ethnic groups** comprise 9% of responding household residents. The largest presence, making up more than half of *Black* groups, was *Somali* (4%);

- **Other Ethnic Groups** combined comprise less than 5% of the remainder of responding household residents.

Figure 40 below shows the ethnic group profile of people in responding households by detailed category, ranked by proportion of the total response.

Figure 40 Ethnic composition of residents in surveyed households and comparison to 2001 Census (%)



Appendix 1 Questionnaire

Questionnaire (page 1 of 4)

Camden New Housing Survey 2008

Unique Ref No:

If you have any questions about completing this form please contact Paul Hersey or André Glace on 020 7974 2519/2518 or email: population@camden.gov.uk

Please return your questionnaire by 02/05/2008

One person should complete this questionnaire on behalf of everyone who lives in the property.

This survey is also available from our website: camden.gov.uk/housingsurvey

Section 1: Your current housing circumstances

1. What type of property do you live in? tick one box only

House	Flat or maisonette
-------	--------------------

2. How long have you lived at your current address? tick one box only

Less than six months	
Between 6 months and a year	
Between 1 and 2 years	
Between 2 and 3 years	
Between 3 and 5 years	
More than 5 years	

3. Do you rent or own your own home? tick one box only

Rent from the Council	
Rent from a private landlord	
Rent from a Housing Association	
Part buy / part rent (i.e. shared ownership)	
Own home outright or buying with mortgage or loan	
Other, please write below:	

4. How many people (including you) currently live in your property?

Please write in the box:

5. How many bedrooms do you have? tick one box only

Studio	Two
One	Three
Four +	

6. Has your home been adapted to meet any disability needs of your household? tick one box only

Yes (go to question 7)	No (go to question 8)
------------------------	-----------------------

7. How satisfied are you that these adequately meet your specific needs? tick one box only

Very satisfied	Dissatisfied
Satisfied	Very dissatisfied
Neither satisfied nor dissatisfied	Don't know

8. What is the relationship of those living in the property? tick as many options as appropriate

Live alone	Partner
Sharers	Family
Other	Friends

If other, please give details:

9. Do you have any outdoor space? tick as many options as appropriate

Yes - Balcony (go to question 10)	No (go to question 11)
Yes - Patio (go to question 10)	Yes - Private garden (go to question 10)
Yes - Roof Terrace (go to question 10)	Yes - Communal garden (go to question 10)

Yes - Other, please give details: (go to question 10)

10. How often does the majority of your household use the outdoor space? tick one box only

Frequently	Occasionally	Never
------------	--------------	-------

11. How many allocated parking spaces are available for people living in your home?

	None	1	2	3	4+
On-street (tick one only)					
Off-street (tick one only)					

12. How many cars or vans does your household have? tick one box only

None	1	2	3	4
------	---	---	---	---

13. What are the three main reasons for choosing to live in your current property? tick three boxes only

Attractive location	To move in with partner
Facilities in the area	Access to outdoor space
To buy own home	Car parking provision
Change in household size	Size of accommodation
Cost of accommodation	To be closer to work
Relationship breakdown	To move into shared ownership
Provision of open space in the area	To be closer to friends and/or family
To gain better access to public transport	Low levels of crime and anti-social behaviour
To be closer to further education or training	To seek better schooling for children

Other, please give details:

14. Are you satisfied with the following aspects of your home or housing development?

Housing development means the building or group of buildings that were built or converted at the same time as your property. This includes spaces between buildings such as roads, paths and verges that were built as part of that development. It may be a flat block, converted building or group of houses.	Very Satisfied	Satisfied	Neither Satisfied nor dissatisfied	Not Satisfied	Very Dissatisfied	Don't know
Overall location (e.g. proximity to shops, services, public transport)						
Overall size of accommodation						
Size of rooms						
Internal layout of rooms						
Energy saving features (e.g. insulation, double glazing)						
Car parking						
Your privacy						
Internal natural lighting of your living rooms						
Width of your front door and corridor (e.g. pushchairs / wheelchairs)						
Access to your property (e.g. access to front door from street)						
Design of your development						
Safety and security (e.g. layout, lighting, boundaries between public and private space)						
Outdoor space						
Recycling areas						
Refuse disposal areas						
Provision of children's play space						
Height and scale of development in relation to surrounding buildings						
Please state any other comments you have:						

Section 2: Schools and education

15. Are there any children or young people still at school living in your household?

tick one box only

Yes (go to question 16)		No (go to question 17)	
-------------------------	--	------------------------	--

16. Please tell us about all the children and young people living in your home?

	Child 1	Child 2	Child 3	Child 4	Child 5
Age? (please write in)					
Male or female?	M / F	M / F	M / F	M / F	M / F
What is the name and postcode (or address) of their school?					
What is the name and postcode (or address) of their school whilst at your <u>previous</u> address?					
Did this child seek a place in a London Borough of Camden school when you moved into your <u>current</u> address?	Y / N	Y / N	Y / N	Y / N	Y / N
If <u>No</u> , will they require a place in the future?	Y / N	Y / N	Y / N	Y / N	Y / N

Section 3: Employment

17. Please tell us about all the adults living in your home? (aged over 16 years who are not in school)

	Adult 1 (you)	Adult 2	Adult 3	Adult 4	Adult 5	Adult 6	Adult 7
Age? (please write in)							
Male or female?	M / F	M / F	M / F	M / F	M / F	M / F	M / F
In full or part-time employment?	PT / FT	PT / FT	PT / FT	PT / FT	PT / FT	PT / FT	PT / FT
In full-time education?	Y / N	Y / N	Y / N	Y / N	Y / N	Y / N	Y / N
If you rent your property, please tick who the tenant(s) is / are							

18. Of those in your household who are employed, please indicate the postal district of their normal place of work and the main mode (greatest distance travelled) of transport they use on a typical weekday

	Adult 1 (you)	Adult 2	Adult 3	Adult 4	Adult 5	Adult 6	Adult 7
Postal district (please write in (e.g. WC1)							
tick one box only per column							
Car							
Motorbike							
Tube							
Train							
Bus							
Taxi							
Bicycle							
Walk							
Work from home							
Other (please give details):							

Section 4: Past and future housing circumstances

19. Where did you live previously?

tick one box only

London Borough of Camden		Outside of London but within the UK	
Elsewhere in London		Outside the UK	

20. At your previous address did you...?

tick one box only

Rent from the Council	
Rent from a private landlord	
Rent from housing a association	
Part buy / part rent (shared ownership)	
Own home outright or buying home (including with partner)	
Own home outright or buying home (with friends)	
Live with parents or family	
Live in student accommodation / hostel	
Other, please give details:	

21. How much longer do you expect to be living at your current address?

tick one box only

Less than 6 months (go to question 22)	
Between 6 months and a year (go to question 22)	
Between 1 and 2 years (go to question 22)	
Between 2 and 3 years (go to question 22)	
Between 3 and 5 years (go to question 22)	
More than 5 years (go to question 23)	
Don't know (go to question 23)	

22. What are your 3 main reasons for wanting to move out of your current home?

tick 3 boxes only

Accommodation is too small		To buy own home	
Accommodation is too big		To be closer to work	
End of tenancy		Relationship breakdown	
To move in with partner		Lack of outdoor space	
To seek better schooling for children		Lack of on/off street car parking	
To gain better access to public transport		To be closer to friends and/or family	
To be closer to further education or training		To live in a better local environment	
Other, please give details:			

Section 5: Financial circumstances

23. What is your household's approximate before tax annual income, including any benefits?

tick one box only

Less than £5,000	£60,001 - £80,000
£5,001 - £10,000	£80,001 - £90,000
£10,001 - £20,000	£90,001 - £100,000
£20,001 - £30,000	£100,001 - £150,000
£30,001 - £40,000	£150,001 - £200,000
£40,001 - £60,000	£200,001 - £250,000

24. Approximately what proportion of your household's after tax income is spent on rent, mortgage payments or house loans?

tick one box only

Less than a quarter
Between a quarter and a half
Between a half and three quarters
Three quarters or more

Section 6: Monitoring

25. Please tell us about the ethnic group of the people living in your home...

	Adult 1 (you)	Adult 2	Adult 3	Adult 4	Adult 5	Adult 6	Child 1	Child 2	Child 3	Child 4	Child 5	Child 6
A. White												
British												
Irish												
Greek or Greek Cypriot												
Turkish or Turkish Cypriot												
Albanian (excluding Kosovan)												
Kosovan												
Any other White background												
B. Mixed												
White and Black Caribbean												
White and Black African												
White and Asian												
Any other Mixed background												
C. Asian or Asian British												
Indian												
Pakistani												
Bangladeshi												
Any other Asian background												
D. Black or Black British												
Caribbean												
African - Nigerian												
African - Somali												
African - Congolese												
Any other African background												
Any other Black background												
E. Chinese or other ethnic group												
Chinese												
Any other group												

26. Does any member of your household have a disability or limiting long term illness which limits their daily activities or the work they do?

tick one box only

Yes	No
-----	----

Thank you for your help. Please return your completed questionnaire in the envelope provided to:
London Borough of Camden, Forward Planning Service, FREEPOST NAT15037, London WC1H 8BR

To be entered into the prize draw please provide us with your name so we can contact you should you win (there is no need to provide your address as we can find this out from your unique reference number on page 1)

Name:

Appendix 2 Information Sheet

Information Sheet (page 1 of 2)

Information on the **Camden New Housing Survey 2008**

What is the purpose of this survey?

This survey has been designed to help us to improve our planning, education and housing services. We ask 26 questions about your home and the people living in it. Your answers will be used to:

- assess future demand on local services, such as schools, affordable housing and public transport;
- improve future planning policies; and
- help secure community benefits from new developments.

Why have I been chosen to take part?

You are being invited to take part in this survey because you live in a recently built property.

What will you do with my answers?

All answers will be analysed and used to inform planning, housing and education decisions. Each form has been given a unique reference number. This reference number is important because it enables us to identify where in Camden you live which means we will be aware of the main problems in your area and, what we need to do to address them. A copy of the report will also be published on our website in the summer.

Who should fill in this form?

The head of the household should answer the questionnaire on behalf of the whole household, unless the questionnaire states otherwise. Some questions require you to provide information about each person in your home, so you may need to talk to them to answer all of the questions in full.

Why are you asking me personal information?

You will find that some questions ask you to provide information that is personal; for example about your household's income. Household income information is important because it will help to monitor housing affordability in the borough. **Please note:** all information that you provide will be treated as confidential.

How long will it take to fill in?

The survey should take five to ten minutes to fill in, depending on how many people live in your household.

Why should I take part?

Your responses will be used to help improve our planning, housing and education services as well as helping us to secure maximum community benefits from new developments. All completed forms will be entered into a prize draw to win a first prize of £200, two second prizes of £100 and four third prizes of £50. **The prize draw will take place on 06/06/2008.**

Can I respond online?

If you would prefer to fill out this form online please go to camden.gov.uk/housingsurvey

You have been given a unique reference number on your questionnaire; you will need to enter this before you can give us your answers.

When do I need to respond by?

Please return your questionnaire by **02/05/2008**. As we are keen to hear as many views as possible, we will send reminders and may undertake door-to-door surveys if we do not receive a response from you.

Completed forms should be returned to:

London Borough of Camden, Forward Planning Service, FREEPOST NAT15037, London, WC1H 8BR

Who can I contact for further information?

If you have any questions about this survey please contact **Paul Hersey** or **André Glace** in the Forward Planning Service on **020 7974 2519 / 2518** or email population@camden.gov.uk

Camden New Housing Survey 2008

If you would like the information from this leaflet in a different format please tick the relevant box, fill in your name and address, and send this page to us at the address below.

Large print CD Braille

If you would like the information from this leaflet in your own language please tick the box, fill in your name and address, and send this page to us at the address below.

Nëse i dëshironi informatat e kësaj fletushke në gjuhën tuaj, ju lusim shenoni katrorin përkatës, plotësoni emrin dhe adresën dhe na e dërgojeni këtë fletë në adresën e mëposhtme.

আপনি যদি এ লিফলেটের তথ্য আপনার ভাষায় পেতে চান, তাহলে অনুগ্রহ করে বাক্সটিতে টিক চিহ্ন দিন, আপনার নাম ও ঠিকানা পূরণ করে এ ফর্মটি নীচের ঠিকানায় আমাদের কাছে পাঠিয়ে দিন।

Si vous souhaitez obtenir les informations contenues dans cette brochure dans votre langue, veuillez cocher la case correspondante, indiquer votre nom ainsi que vos coordonnées, et nous renvoyer cette page à l'adresse ci-dessous.

Εάν επιθυμείτε τις πληροφορίες του παρόντος φυλλαδίου στη δική σας γλώσσα, παρακαλούμε σημειώστε το πλαίσιο, συμπληρώστε το όνομα και τη διεύθυνσή σας και στείλτε μας αυτή τη σελίδα στην παρακάτω διεύθυνση.

Haddii aad jeclaan lahayd inaad warbixinaha ku qoran warqaddan yar ee daabacan ku hesho luuqaddaada, fadlan sax sanduuga, ku qor magacaaga iyo cinwaankaaga, bogganna noogu soo dir cinwaanka hoos ku qoran.

Please send me this leaflet in my language, which is:

Name: _____

Address: _____

Tel: _____

London Borough of Camden
Forward Planning Service
FREEPOST NAT15037
London WC1H 8BR
Tel: 020 7974 2519 / 2518
Email: population@camden.gov.uk
camden.gov.uk

Appendix 3 Report Tables in Full

Appendix 3 shows the full detail behind the tables displayed in the report.

Table 1 Distribution of survey addresses by ward

Ward	Addresses surveyed	% by Ward
Holborn and Covent Garden	416	14%
Swiss Cottage	282	10%
Camden Town with Primrose Hill	263	9%
Kentish Town	253	9%
Canteloves	236	8%
West Hampstead	234	8%
Hampstead Town	165	6%
Bloomsbury	140	5%
Kilburn	137	5%
Gospel Oak	131	4%
Fortune Green	122	4%
King's Cross	113	4%
Regent's Park	109	4%
Frognal and Fitzjohns	100	3%
Haverstock	95	3%
Belsize	76	3%
St Pancras and Somers Town	50	2%
Highgate	27	1%
Total	2,949	100%

Note. No further detail here than in report table.

Table 2 Overall response rates by stage and type of response

Response	No.	%	Cumulative %
Total Addresses Identified	2,949		
Identified Errors [returned, wrong address]	66	2.2%	
Total Addresses Surveyed	2,883		
Response1 [1 st mail-out]	449	15.6%	15.6%
Response2 [2 nd mail-out]	91	3.2%	18.7%
Response3 [Door-to-door follow-up]	340	11.8%	30.5%
Response4 [unidentified - no URN]	6	0.2%	30.7%
Internet (all phases, included above)	43	4.9%	
Total Response	886	30.7%	
Non-response	1,997	69.3%	

Note. No further detail here than in report table.

Table 3 Distribution of survey response (%) by ward

Wards	No of properties	% by Ward
King's Cross	50	44%
Regent's Park	37	43%
Holborn and Covent Garden	161	40%
Bloomsbury	48	34%
Kentish Town	84	33%
Hampstead Town	54	33%
St Pancras and Somers Town	16	32%
Belsize	21	31%
Camden Town with Primrose Hill	80	31%
Gospel Oak	37	28%
Haverstock	25	27%
Frognal and Fitzjohns	26	27%
West Hampstead	61	26%
Highgate	7	26%
Kilburn	34	25%
Fortune Green	30	25%
Cantelowes	55	24%
Swiss Cottage	54	19%
Total*	880	31%

All responding households = 886

* 6 responses did not have the unique identifier and therefore were not geographically identified.

Note. No further detail here than in report table.

Table 4 Comparing current with previous housing tenure

	Previous Housing Tenure								Total	
	Owner Occupied			Social Rented		Private Rented	Other			
	Owned outright or buying inc. with partner	Owned outright or buying inc. with friends	Shared Ownership	HA rented	Council rented	Rented from Private Landlord	Lived with parents or family	Lived in student accommodation or hostel		
Present Tenure										
Owner Occupied	187	14	2	2	2	98	27	4	336	
Shared ownership	0	1	1	3	0	6	0	0	11	
HA rented	3	0	1	59	72	23	12	6	176	
Council rented	0	0	0	6	8	0	1	1	16	
Private rented	34	4	0	4	2	164	25	10	243	
Total	224	19	4	74	84	291	65	21	782	
Percent										
Owner Occupied	56%	4%	1%	1%	1%	29%	8%	1%	336	100%
Shared ownership	0%	9%	9%	27%	0%	55%	0%	0%	11	100%
HA rented	2%	0%	1%	34%	41%	13%	7%	3%	176	100%
Council rented	0%	0%	0%	38%	50%	0%	6%	6%	16	100%
Private rented	14%	2%	0%	2%	1%	67%	10%	4%	243	100%
Total	29%	2%	1%	9%	11%	37%	8%	3%	782	100%

All responding households = 886

Table 5 Accommodation type and tenure

Tenure		Flat or maisonette	House	All
Owner Occupied	Shared Ownership	11	1	12
	Own home or buying	257	100	357
Social Rented	Rent from Council	14	3	17
	Rent from Housing Association	188	10	198
Private Rented		249	12	261
Other		10		10
Total		729	126	855

Percent

Owner Occupied	Shared Ownership	2%	1%	1%
	Own home or buying	35%	79%	42%
Social Rented	Rent from Council	2%	2%	2%
	Rent from Housing Association	26%	8%	23%
Private Rented		34%	10%	31%
Other		1%	0%	1%
Total		100%	100%	100%

All responding households = 886

Table 6 Households by number of bedrooms

Bedrooms	Households	% Households	No. Bedrooms
Studio	31	4%	-
1	202	23%	202
2	303	34%	606
3	214	24%	642
4+	131	15%	590
All	881	100%	2,040

All responding households = 886

Note. No further detail here than in report table.

Table 7 Households by number of persons

Household Size	Households	% Households	Total residents
1	253	29%	253
2	322	36%	644
3	133	15%	399
4	104	12%	416
5	39	4.4%	195
6	4	0.5%	24
7	4	0.5%	28
8	2	0.2%	16
9	8	0.9%	72
10	17	1.9%	170
All	886	100%	2,217
Average Household Size	2.50		

All responding households = 886

Note. No further detail here than in report table.

Table 8 Reasons for choosing to live in current property and tenure, ranked by importance (top 5 highlighted)

	Council Rented	Private Rented	Housing Association Rented	Shared Ownership	Own Home or Buying	All Tenures
Attractive location	1	1	1	1	1	1
Facilities in the area	4	3	3	2	2	2
To gain better access to public transport	2	4	4	7	4	4
To be closer to work	5	2	7	6	3	3
To be closer to friends and/or family	9	7	5	7	10	6
To be closer to further education or training	6	8	12	7	12	11
Relationship breakdown	9	15	13	13	17	17
Change in household size	3	16	5	13	8	9
To seek better schooling for children	9	14	11	13	15	16
Cost of accommodation	9	5	7	3	14	7
To move in with partner	9	9	17	7	13	14
Access to outdoor space	9	11	10	13	7	8
Provision of open space in the area	15	13	14	7	9	12
Low levels of crime and anti-social behaviour	6	9	9	13	16	13
To move into shared ownership	15	17	18	3	18	18
To buy own home	15	18	15	3	6	10
Car parking provision	15	12	16	13	11	15
Size of accommodation	6	6	1	7	5	5
Key : ranks 1-5 are colour coded	Other rank	1	2	3	4	5

All responding households = 886

Note. No further detail here than in report table.

Table 9 Reasons for choosing to live at current address and satisfaction summarised by tenure

	Housing Association Rented	Private rented	Shared Ownership	Own Home or Buying
Overall location	Satisfied	Very Satisfied	Very Satisfied	Very Satisfied
Overall size of accommodation	Satisfied	Satisfied	Satisfied	Very Satisfied
Size of rooms	Satisfied	Satisfied	Satisfied	Very Satisfied
Internal layout of rooms	Satisfied	Satisfied	Satisfied	Very Satisfied
Energy saving features	Satisfied	Satisfied	Satisfied	Satisfied
Car parking	Not Satisfied	Neither	Not Satisfied	Satisfied
Your privacy	Satisfied	Satisfied	Satisfied	Satisfied
Internal natural lighting of your living rooms	Satisfied	Satisfied	Satisfied	Very Satisfied
Width of your front door and corridor	Satisfied	Satisfied	Satisfied	Satisfied
Access to your property	Satisfied	Satisfied	Very Satisfied	Satisfied
Design of your development	Satisfied	Satisfied	Satisfied	Satisfied
Safety and security	Satisfied	Satisfied	Not Satisfied	Satisfied
Outdoor space	Neither	Not Satisfied	Not Satisfied	Satisfied
Recycling areas	Satisfied	Satisfied	Satisfied	Satisfied
Refuse disposal areas	Satisfied	Satisfied	Satisfied	Satisfied
Provision of children's play space	Satisfied	Neither	Neither	Neither
Height and scale of development in relation to surrounding buildings	Satisfied	Satisfied	Very Satisfied	Satisfied
Key: colour coded by satisfaction level	Very Satisfied	Satisfied	Neither	Not Satisfied

Note. No further detail here than in report table.

**Table 10 Average number of children ('child yield') by dwelling type, tenure type and number of bedrooms:
Camden Survey of New Housing 2002-08 and Wandsworth 2004 surveys compared**

Tenure	Type	1 bedroom		2 bedrooms		3 bedrooms		4+ bedrooms		Total	
		Camden	Wands- worth	Camden	Wands- worth	Camden	Wands- worth	Camden	Wands- worth	Camden	Wands- worth
Market	All	0.05	0.01	0.14	0.11	0.40	0.42	1.36	0.98	0.38	0.22
Market	Flats	0.04	0.01	0.14	0.11	0.37	0.31	0.74	0.00	0.20	0.10
Market	Houses	0.50	0.19	0.00	0.10	0.63	0.48	1.55	1.04	1.23	0.60
Social	All	0.10	0.07	1.23	0.40	1.54	1.88	1.85	1.90	1.00	0.81
Social	Flats	0.10	0.07	1.24	0.41	1.53	2.01	1.38	N/A	0.93	0.27
Social	Houses	0.00	N/A	0.00	0.42	2.00	1.85	2.60	1.9	1.33	1.57

The figures marked with a yellow highlight are Wandsworth Survey 2004 used by Camden in recent years in calculations of child yield arising from new development and in assessing developer contributions in S.106 agreements.

Note. No further detail here than in report table.

Table 11 Length of stay at current address

Under 6 months	78	9%
6 months to 1 year	120	14%
1 to 2 years	183	21%
2 to 3 years	151	17%
3 and 5 years	153	17%
Over 5 years	201	23%
Total	886	

Aggregates

More than 6 months	808	91%
More than 1 year	688	78%
More than 2 years	505	57%
More than 3 years	354	40%
More than 5 years	201	23%

Less than 6 months	78	9%
Less than 1 year	198	22%
Less than 2 years	381	43%
Less than 3 years	532	60%
Less than 5 years	685	77%

All responding households = 886

Note. No further detail here than in report table.

Table 12 Expected length of stay

Expected length of stay	Households	%
Under 6 months	89	10%
6 months to a year	94	11%
1 to 2 years	112	13%
2 to 3 years	54	6%
3 to 5 years	47	5%
Over 5 years	202	23%
Don't know	269	31%
All	867	100%

All responding households = 886

Note. No further detail here than in report table.

Table 13 Reasons for wanting to move from current home by tenure

	Council rented	Private rented	Housing Association rented	Shared Ownership	Own or buying	All Tenures
Accommodation too small	2	64	36	5	64	171
Accommodation too big	0	3	2	0	7	12
Accommodation is too expensive	0	2	0	0	0	2
End of tenancy	3	87	3	2	1	96
To move in with partner	1	12	1	0	10	24
To seek better schooling for children	0	8	8	1	18	35
Lack of on/off street car parking	0	22	18	2	24	66
To buy own home	1	68	12	3	6	90
To gain better access to public transport	1	2	3	0	3	9
To be closer to work	1	14	3	0	4	22
To be closer to friends and/or family	0	24	11	1	13	49
To be closer to further education or training	0	14	3	0	5	22
Relationship breakdown	0	0	0	0	1	1
To live in a better local environment	1	28	26	1	41	97
Lack of outdoor space	0	41	28	2	43	114
High levels of crime and anti social behaviour	0	0	0	0	0	0
To move into shared ownership	0	0	0	0	0	0
Total	10	389	154	17	240	810

	Council rented	Private rented	Housing Association rented	Shared Ownership	Own or buying	All Tenures
Accommodation too small	20%	16%	23%	29%	27%	21%
Accommodation too big	0%	1%	1%	0%	3%	1%
Accommodation is too expensive	0%	1%	0%	0%	0%	0%
End of tenancy	30%	22%	2%	12%	0%	12%
To move in with partner	10%	3%	1%	0%	4%	3%
To seek better schooling for children	0%	2%	5%	6%	8%	4%
Lack of on/off street car parking	0%	6%	12%	12%	10%	8%
To buy own home	10%	17%	8%	18%	3%	11%
To gain better access to public transport	10%	1%	2%	0%	1%	1%
To be closer to work	10%	4%	2%	0%	2%	3%
To be closer to friends and/or family	0%	6%	7%	6%	5%	6%
To be closer to further education or training	0%	4%	2%	0%	2%	3%
Relationship breakdown	0%	0%	0%	0%	0%	0%
To live in a better local environment	10%	7%	17%	6%	17%	12%
Lack of outdoor space	0%	11%	18%	12%	18%	14%
Total	100%	100%	100%	100%	100%	100%

All responding households = 886

Table 14 Household income by income band

Household Income band	Households	%	Cumulative Household Income	%
Less than £5,000	38	5.8%	Up to £5,000	5.8%
£5,001 - £10,000	52	8.0%	Up to £10,000	13.8%
£10,001 - £20,000	50	7.7%	Up to £20,000	21.5%
£20,001 - £30,000	47	7.2%	Up to £30,000	28.7%
£30,001 - £40,000	54	8.3%	Up to £40,000	37.0%
£40,001 - £60,000	72	11.1%	Up to £60,000	48.1%
£60,001 - £80,000	72	11.1%	Up to £80,000	59.1%
£80,001 - £90,000	39	6.0%	Up to £90,000	65.1%
£90,001 - £100,000	29	4.5%	Up to £100,000	69.6%
£100,001 - £150,000	59	9.1%	Up to £150,000	78.6%
£150,001 - £200,000	42	6.5%	Up to £200,000	85.1%
£200,001 - £250,000	97	14.9%	Up to £250,000	100.0%
All	651			

All responding households = 886

Note. No further detail here than in report table.

Table 15 Annual household income by tenure

	Owned or Buying	Shared Ownership	Council Rented	Housing Association Rented	Private Rented	All Tenures
Under £20,000	16	1	3	86	24	132
£20,001 - £40,000	25	3	2	32	33	97
£40,001 - £60,000	37	1	0	7	25	71
£60,001 - £80,000	24	1	0	2	40	69
£80,001 - £100,000	41	0	0	0	26	67
Over £100,00	142	1	0	0	51	194
All Incomes	285	7	5	127	199	630
Under £20,000	5.6%	14.3%	60.0%	67.7%	12.1%	21.0%
£20,001 - £40,000	8.8%	42.9%	40.0%	25.2%	16.6%	15.4%
£40,001 - £60,000	13.0%	14.3%	0.0%	5.5%	12.6%	11.3%
£60,001 - £80,000	8.4%	14.3%	0.0%	1.6%	20.1%	11.0%
£80,001 - £100,000	14.4%	0.0%	0.0%	0.0%	13.1%	10.6%
Over £100,00	49.8%	14.3%	0.0%	0.0%	25.6%	30.8%
All Incomes	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

All responding households = 886

Table 16 Age and sex of residents in surveyed households (number and percent)

	Male	Females	Persons	Male	Females	Persons
0-4	67	93	160	3.5%	4.9%	8.3%
5-9	69	87	156	3.6%	4.5%	8.1%
10-14	51	61	112	2.7%	3.2%	5.8%
15-19	40	47	87	2.1%	2.5%	4.5%
20-24	82	93	175	4.3%	4.9%	9.1%
25-29	107	134	241	5.6%	7.0%	12.6%
30-34	123	135	258	6.4%	7.0%	13.5%
35-39	103	103	206	5.4%	5.4%	10.7%
40-44	82	85	167	4.3%	4.4%	8.7%
45-49	59	43	102	3.1%	2.2%	5.3%
50-54	46	46	92	2.4%	2.4%	4.8%
55-59	17	20	37	0.9%	1.0%	1.9%
60-64	23	24	47	1.2%	1.3%	2.5%
65-69	12	16	28	0.6%	0.8%	1.5%
70-74	12	8	20	0.6%	0.4%	1.0%
75-79	5	7	12	0.3%	0.4%	0.6%
80-84	3	4	7	0.2%	0.2%	0.4%
85-89	5	4	9	0.3%	0.2%	0.5%
90+	1	0	1	0.1%	0.0%	0.1%
All Ages	907	1,010	1,917	47.3%	52.7%	100.0%

Respondents providing Age and Sex

Note. No further detail here than in report table.

Table 17 Ethnic composition of residents in surveyed households

Ethnicity	Number	Per cent
White groups	1,395	71%
White British	874	44%
White Irish	52	3%
Other White	469	24%
White Greek or Greek Cypriot	24	1%
White Turkish or Turkish Cypriot	7	0%
White Albanian excluding Kosovan	0	0%
White Kosovan	25	1%
Any other white background	413	21%
Mixed groups	103	5%
Mixed White and Black Caribbean	16	1%
Mixed White and Black African	20	1%
White and Asian	21	1%
Any other mixed background	46	2%
Asian/Asian British groups	202	10%
Asian or Asian British – Indian	57	3%
Asian or Asian British – Pakistani	10	1%
Asian or Asian British – Bangladeshi	61	3%
Any other Asian background	74	4%
Black/Black British groups	183	9%
Black or Black British - Caribbean	8	0%
Black or Black British African - Nigerian	19	1%
Black or Black British African – Somali	79	4%
Black or Black British African – Congolese	23	1%
Any other African background	33	2%
Any other Black background	21	1%
Chinese and Other groups	86	4%
Chinese	42	2%
Any other group	44	2%
All groups	1,969	

Appendix 4 Figure Tables in Full

Appendix 4 shows the tables behind the graphics displayed in the report.

Figure 1 Households by previous location

Previous location		
London Borough of Camden	382	44%
Elsewhere in London	332	38%
Outside London but within UK	79	9%
Outside the UK	76	9%
All	869	100%

All responding households = 886

Figure 2 Household tenure at previous address

Previous Housing Tenure								
Owner Occupied			Social Rented		Private Rented	Other		Total
Owned outright or buying (inc. with partner)	Owned outright or buying (with friends)	Shared Owner -ship	Rented from Housing Assoc.	Rented from Council	Rented from Private Landlord	Lived with parents or family	Lived in student accommodation or hostel	
224	19	4	74	84	291	65	21	782
29%	2%	1%	9%	11%	37%	8%	3%	100%

All responding households = 886

Figure 3 Current housing tenure

Owner occupied	Shared Ownership	12	1%
	Own home outright/ buying	357	41%
Social Rented	Council	18	2%
	Housing Association	200	23%
Private rented		263	31%
Other		11	1%
Total		861	100%

All responding households = 886

Figure 4 Housing tenure by accommodation type

Tenure		Flat or maisonette	House	All
Owner Occupied	Shared Ownership	11	1	12
	Own home or buying	257	100	357
Social Rented	Rent from Council	14	3	17
	Rent from Housing Association	188	10	198
Private Rented		249	12	261
Other		10		10
Total		729	126	855

Percent				
Owner Occupied	Shared Ownership	2%	1%	1%
	Own home or buying	35%	79%	42%
	Rent from Council	2%	2%	2%
Social Rented	Rent from Housing Association	26%	8%	23%
Private Rented		34%	10%	31%
Other		1%	0%	1%
Total		100%	100%	100%

All responding households = 886

Figure 5 Households by number of bedrooms

Bedrooms	Households	% Households	No. Bedrooms
Studio	31	3.5%	-
1	202	22.9%	202
2	303	34.4%	606
3	214	24.3%	642
4+	131	14.9%	590
All	881	100.0%	2,040

All responding households = 886

Figure 6 Household size distribution: comparison with 2001 Census

	2001 Census	Survey of New Housing 2008
1 person	42,217	251
2 people	24,446	317
3 people	11,694	126
4 people	7,548	103
5 people	3,150	37
6 people	1,901	4
7 people	334	4
8+ people	319	26
Total	91,609	868

Percent		
1 person	46.1%	28.9%
2 people	26.7%	36.5%
3 people	12.8%	14.5%
4 people	8.2%	11.9%
5 people	3.4%	4.3%
6 people	2.1%	0.5%
7 people	0.4%	0.5%
8+ people	0.3%	3.0%
Total	100%	100%

All responding households = 886

Figure 7 Number of bedrooms and number of persons per household

Persons	Bedrooms					All
	Studio	1	2	3	4+	
1	23	108	84	30	5	250
2	7	85	138	69	15	314
3		6	45	58	17	126
4		2	23	37	40	102
5			4	8	25	37
6			2		2	4
7					4	4
8					1	1
9			2	3	3	8
10				2	15	17
All	30	201	298	207	127	863

Percent						
1	77%	54%	28%	14%	4%	29%
2	23%	42%	46%	33%	12%	36%
3	0%	3%	15%	28%	13%	15%
4	0%	1%	8%	18%	31%	12%
5	0%	0%	1%	4%	20%	4%
6	0%	0%	1%	0%	2%	0%
7	0%	0%	0%	0%	3%	0%
8	0%	0%	0%	0%	1%	0%
9	0%	0%	1%	1%	2%	1%
10	0%	0%	0%	1%	12%	2%
All	100%	100%	100%	100%	100%	100%

All responding households = 886

Figure 8 Household relationship

Household relationship	Households	%
Family	351	40.7%
Live alone	238	27.6%
Partner	188	21.8%
Friends	69	8.0%
Sharers	17	2.0%
Total	863	100%

All responding households = 886

Figure 9 Household relationship by tenure

	Live alone	Sharers	Friends	Couple/ Partner	Family	Total
Social Rented: Council	5	0	0	0	12	17
Social Rented: Housing Association	63	3	5	7	120	197
Owner Occupied: Shared Ownership	6	0	2	2	2	12
Owner Occupied: Own home or buying	93	3	8	93	149	344
Rent from a private landlord	61	11	52	79	53	255
Total	228	17	67	181	336	829

Percent						
Social Rented: Council	2%	0%	0%	0%	4%	2%
Social Rented: Housing Association	28%	18%	7%	4%	36%	24%
Owner Occupied: Shared Ownership	3%	0%	3%	1%	1%	1%
Owner Occupied: Own home or buying	41%	18%	12%	51%	44%	41%
Rent from a private landlord	27%	65%	78%	44%	16%	31%
Total	100%	100%	100%	100%	100%	100%

All responding households = 886

Figure 10 Length of time in current home and tenure

Tenure	Under 6 months	6 months to 1 year	1 to 2 years	2 to 3 years	3 to 5 years	Over 5 years	Total
Council Rented	2	2	3	5	2	4	18
Private Rented	47	79	69	38	23	7	263
Housing Association Rented	8	10	32	27	55	68	200
Shared Ownership	1	1	1	3	4	2	12
Own home or buying	17	25	74	74	62	105	357
Total	75	117	179	147	146	186	850

Percent							
Council Rented	11%	11%	17%	28%	11%	22%	100%
Private Rented	18%	30%	26%	14%	9%	3%	100%
Housing Association Rented	4%	5%	16%	14%	28%	34%	100%
Shared Ownership	8%	8%	8%	25%	33%	17%	100%
Own home or buying	5%	7%	21%	21%	17%	29%	100%
All Tenures	9%	14%	21%	17%	17%	22%	100%

All responding households = 886

Figure 11 Availability of outdoor amenity space

Balcony	Patio	Roof Terrace	Private Garden	Communal Garden	No Outdoor Space	Total
202	68	62	156	61	327	876
23%	8%	7%	18%	7%	37%	100%

All responding households = 886

Figure 12 Type of outdoor space and accommodation type

Instances of outdoor space type	Households		
	Flat/ maisonette	House	Total
Balcony	195	14	209
Communal Garden	60	3	63
Private Garden	66	96	162
Patio	54	15	69
Roof Terrace	48	16	64
None	329	10	339
All types of outdoor space	752	154	906

	%		
Balcony	26%	9%	23%
Communal Garden	8%	2%	7%
Private Garden	9%	62%	18%
Patio	7%	10%	8%
Roof Terrace	6%	10%	7%
None	44%	6%	37%
All	100%	100%	100%

All responding households = 886

Note. Instances record multiples of outdoor space occurrences as recorded by respondents

Figure 13 Overall Frequency of Use of Outdoor Amenity Space

	Households	%
Frequently	255	49%
Occasionally	214	41%
Never	48	9%
Total	517	100%

All responding households = 886

Figure 14 Incidence of outdoor amenity space by frequency of use

	Frequently	Occasionally	Never	Total
Balcony	75	104	25	204
Patio	39	25	4	68
Roof Terrace	33	25	3	61
Private Garden	118	39	1	158
Communal Garden	14	31	15	60
All Amenity Spaces	279	224	48	551

	Frequently	Occasionally	Never	Total
Balcony	37%	51%	12%	100%
Patio	57%	37%	6%	100%
Roof Terrace	54%	41%	5%	100%
Private Garden	75%	25%	1%	100%
Communal Garden	23%	52%	25%	100%
All Amenity Spaces	51%	41%	9%	100%

Figure 15 Availability of outdoor space and housing tenure

	Balcony	Patio	Roof Terrace	Private Garden	Communal Garden	No Outdoor Space	Total
Council Rented	2	0	0	5	4	7	18
Private Rented	74	21	10	20	11	127	263
Housing Association Rented	24	18	4	22	27	104	199
Shared Ownership	4	3	0	1	2	3	13
Own home or buying	98	26	48	108	17	86	383
All Tenures	202	68	62	156	61	327	876
Council Rented	1%	0%	0%	3%	7%	2%	2%
Private Rented	37%	31%	16%	13%	18%	39%	30%
Housing Association Rented	12%	26%	6%	14%	44%	32%	23%
Shared Ownership	2%	4%	0%	1%	3%	1%	1%
Own home or buying	49%	38%	77%	69%	28%	26%	44%
All Tenures	100%	100%	100%	100%	100%	100%	100%

Figure 16 Level of satisfaction with outdoor space

	Very satisfied	Satisfied	Neither satisfied nor dissatisfied	Not satisfied	Very dissatisfied	Don't know	Total
All outside spaces	139	225	96	84	16	4	564
All outside spaces	25%	40%	17%	15%	3%	1%	100%

Figure 17 Level of satisfaction by type of outdoor space

	Very satisfied	Satisfied	Neither satisfied nor dissatisfied	Not satisfied	Very dissatisfied	Don't know	Total
Balcony	34	78	38	43	9	2	204
Patio	11	31	15	10	3	0	70
Roof Terrace	17	27	9	8	1	1	63
Private Garden	65	66	19	13	1	0	164
Communal Garden	12	23	15	10	2	1	63
All outside spaces	139	225	96	84	16	4	564
No Outside Space	16	43	60	134	58	16	327
Total	155	268	156	218	74	20	891
Private Garden	40%	40%	12%	8%	0.6%	0%	100%
Roof Terrace	27%	43%	14%	13%	1.6%	2%	100%
Communal Garden	19%	37%	24%	16%	3.2%	2%	100%
Balcony	17%	38%	19%	21%	4.4%	1%	100%
Patio	16%	44%	21%	14%	4.3%	0%	100%
All outside spaces	25%	40%	17%	15%	3%	1%	100%
No Outside Space	5%	13%	18%	41%	18%	5%	100%
Total	17%	30%	18%	24%	8%	2%	100%

Figure 18 Main mode of transport used on a typical weekday for household members in employment

Mode	Number	%
Bicycle	58	6%
Bus	175	17%
Car	91	9%
Motorbike	17	2%
Taxi	23	2%
Train	62	6%
Tube	274	27%
Walk	239	24%
Work from home	54	5%
Other	1	0%
Mode not stated	16	2%
Total	1,010	

All responding adults = 1,473

Figure 19 Number of cars or vans available to the household

Car/vans	Number	%
None	475	57.0%
1	299	35.9%
2	48	5.8%
3	10	1.2%
4	2	0.2%
All	834	100.0%

All responding households = 886

Figure 20 Number of parking spaces, on- and off-street, available to households

	No space	1 space	2 spaces	3+ spaces	All
Number of households					
On-street parking	639	103	14	5	761
Off-street parking	552	187	27	13	779
% households					
On-street parking	84%	14%	2%	1%	100%
Off-street parking	71%	24%	3%	2%	100%

All responding households = 886

Figure 21 Parking spaces, on- and off-street, available to households by tenure

	On-street Parking				Off-street Parking			
	None	1	2+	Total	None	1	2+	Total
Own home or buying	218	55	14	287	179	111	28	318
Shared Ownership	11	1	0	12	12	0	0	12
Council Rented	13	4	1	18	12	1	0	13
Housing Association Rented	157	20	3	180	128	24	6	158
Private Rented	214	21	0	235	204	44	3	251
All Tenures	613	101	18	732	535	180	37	752
	None	1	2+	Total	None	1	2+	Total
Own home or buying	76%	19%	5%	100%	56%	35%	9%	100%
Shared Ownership	92%	8%	0%	100%	100%	0%	0%	100%
Council Rented	72%	22%	6%	100%	92%	8%	0%	100%
Housing Association Rented	87%	11%	2%	100%	81%	15%	4%	100%
Private Rented	91%	9%	0%	100%	81%	18%	1%	100%
All Tenures	84%	14%	2%	100%	71%	24%	5%	100%

All responding households = 886

Figure 22 Satisfaction with available parking by tenure

	Very satisfied	Satisfied	Neither satisfied nor dissatisfied	Not satisfied	Very dissatisfied	Don't know	Total
Number of households							
Council Rented	1	6	3	4	1	2	17
Private Rented	27	49	70	55	30	24	255
Housing Association Rented	10	40	36	47	40	13	186
Shared Ownership	0	1	2	6	1	1	11
Own home or buying	76	96	65	59	42	8	346
All tenures	114	192	176	171	114	48	815
% households							
Council Rented	6%	35%	18%	24%	6%	12%	100%
Private Rented	11%	19%	27%	22%	12%	9%	100%
Housing Association Rented	5%	22%	19%	25%	22%	7%	100%
Shared Ownership	0%	9%	18%	55%	9%	9%	100%
Own home or buying	22%	28%	19%	17%	12%	2%	100%
All tenures	14%	24%	22%	21%	14%	6%	100%

All responding households = 886

Figure 23 Main reasons for choosing to live in current property

	Number of responses	% of responses
Attractive location	495	23.0%
Facilities in the area	281	13.0%
To be closer to work	236	11.0%
To gain better access to public transport	234	10.9%
Size of accommodation	188	8.7%
To be closer to friends and/or family	91	4.2%
Cost of accommodation	88	4.1%
Change in household size	81	3.8%
Access to outdoor space	78	3.6%
To buy own home	69	3.2%
To be closer to further education or training	61	2.8%
Provision of open space in the area	53	2.5%
Low levels of crime and anti-social behaviour	48	2.2%
To move in with partner	43	2.0%
Car parking provision	39	1.8%
To seek better schooling for children	37	1.7%
Relationship breakdown	22	1.0%
To move into shared ownership	10	0.5%
	2,154	100%

Figure 24 Satisfaction with your home or housing development

	Very satisfied	Satisfied	Neither satisfied nor dissatisfied	Don't know	Not satisfied	Very dissatisfied	Total
Overall location	522	323	22	3	6	3	879
Overall size of accommodation	324	393	67	0	75	16	875
Size of rooms	294	384	91	3	86	19	877
Internal layout of rooms	272	415	106	5	64	11	873
Energy saving features	160	329	143	21	147	67	867
Car parking	117	203	183	50	176	119	848
Your privacy	190	430	130	5	80	34	869
Internal natural lighting of living rooms	292	393	76	8	71	32	872
Width of front door and corridor	249	405	122	18	54	17	865
Access to your property	259	451	106	2	41	13	872
Design of your development	235	405	118	12	69	26	865
Safety and security	199	423	121	4	95	26	868
Outdoor space	141	260	149	19	217	75	861
Recycling areas	121	323	124	25	169	100	862
Refuse disposal areas	118	375	137	23	131	76	860
Children's play space	70	151	285	151	90	70	817
Height and scale of development	176	458	158	16	35	18	861
Overall location	59%	37%	3%	0%	1%	0%	100%
Overall size of accommodation	37%	45%	8%	0%	9%	2%	100%
Size of rooms	34%	44%	10%	0%	10%	2%	100%
Internal layout of rooms	31%	48%	12%	1%	7%	1%	100%
Energy saving features	18%	38%	16%	2%	17%	8%	100%
Car parking	14%	24%	22%	6%	21%	14%	100%
Your privacy	22%	49%	15%	1%	9%	4%	100%
Internal natural lighting of living rooms	33%	45%	9%	1%	8%	4%	100%
Width of front door and corridor	29%	47%	14%	2%	6%	2%	100%
Access to your property	30%	52%	12%	0%	5%	1%	100%
Design of your development	27%	47%	14%	1%	8%	3%	100%
Safety and security	23%	49%	14%	0%	11%	3%	100%
Outdoor space	16%	30%	17%	2%	25%	9%	100%
Recycling areas	14%	37%	14%	3%	20%	12%	100%
Refuse disposal areas	14%	44%	16%	3%	15%	9%	100%
Children's play space	9%	18%	35%	18%	11%	9%	100%
Height and scale of development	20%	53%	18%	2%	4%	2%	100%

All responding households = 886

Figure 25 Level of satisfaction with home adaptations and whether they adequately meet specific needs

	Households	%
Very satisfied	9	17%
Satisfied	28	54%
Neither satisfied nor dissatisfied	3	6%
Dissatisfied	4	8%
Very dissatisfied	5	10%
Don't know	3	6%
All Households with adaptations	52	100%

All responding households = 886

Figure 26 Households where children are/not present

	Yes	No	All
Households	246	634	880
%	28%	72%	100%

All responding households = 886

Figure 27 Children present/not present in households by number of persons per household

	Number of persons in household											All
	1	2	3	4	5	6	7	8	9	10		
All Households	232	296	122	92	37	17	8	1	3	1	809	
Children present in household	4	16	67	74	31	17	8	1	3	1	222	
No children in household	228	280	55	18	6	0	0	0	0	0	587	
<i>Children present in household</i>	<i>2%</i>	<i>5%</i>	<i>55%</i>	<i>80%</i>	<i>84%</i>	<i>100%</i>	<i>100%</i>	<i>100%</i>	<i>100%</i>	<i>100%</i>	<i>27%</i>	
<i>No children in household</i>	<i>98%</i>	<i>95%</i>	<i>45%</i>	<i>20%</i>	<i>16%</i>	<i>0%</i>	<i>0%</i>	<i>0%</i>	<i>0%</i>	<i>0%</i>	<i>73%</i>	

All responding households = 886

Figure 28 Difference in Child Yield from Camden Survey 2008 compared to Wandsworth Survey 2004

Tenure	Type	1 Bed	2 Bed	3 Bed	4+ Bed	All
Market Housing	All	+0.04	+0.03	-0.02	+0.38	+0.16
	Flats	+0.03	+0.03	+0.06	+0.74	+0.10
	Houses	+0.31	-0.10	+0.15	+0.51	+0.63
Social Rented	All	+0.03	+0.83	-0.34	-0.05	+0.19
	Flats	+0.03	+0.83	-0.49		+0.66
	Houses		-0.42	+0.15	+0.70	-0.24

A positive value indicates a higher child yield in Camden, by house type and household tenure than in the Wandsworth 2004 Survey. Highlighted values are those used in calculation of child yield arising from new dwellings for S.106 purposes.

Figure 29 Length of stay at current address

	Total	Under 6 months	6 months to 1 year	1 to 2 years	2 to 3 years	3 and 5 years	Over 5 years
Households	886	78	120	183	151	153	201
%	100%	9%	14%	21%	17%	17%	23%

All responding households = 886

Figure 30 Expected length of stay at current address

	Households	%
Less than 6 months	89	10.3%
Over 6 months but less than a year	94	10.8%
Between 1 and 2 years	112	12.9%
Between 2 and 3 years	54	6.2%
Between 3 and 5 years	47	5.4%
More than 5 years	202	23.3%
Don't know	269	31.0%
All	867	100.0%

All responding households = 886

Figure 31 Length of time expected to live at current address by tenure

	Own or buying	Shared Ownership	Council Rented	Housing Association Rented	Private Rented	Other	All Tenures
Under 6 months	10	2	1	11	62	1	87
6 months to 1 year	13	3	1	8	65		90
1 to 2 years	39		2	5	66		112
2 to 3 years	19	2	1	11	17	1	51
3 to 5 years	37	1	1	2	4	1	46
Over 5 years	136	2	4	50	5		197
Don't know	100	2	7	103	40	7	259
Total	354	12	17	190	259	10	842

	Own or buying	Shared Ownership	Council Rented	Housing Association Rented	Private Rented	All Tenures
Under 6 months	3%	17%	6%	6%	24%	10%
6 months to 1 year	4%	25%	6%	4%	25%	11%
1 to 2 years	11%	0%	12%	3%	25%	13%
2 to 3 years	5%	17%	6%	6%	7%	6%
3 to 5 years	10%	8%	6%	1%	2%	5%
Over 5 years	38%	17%	24%	26%	2%	23%
Don't know	28%	17%	41%	54%	15%	31%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

All responding households = 886

Figure 32 Reasons for wanting to move from current home

Reason for wanting to move out	Households	%
Accommodation too small	175	20.9%
Accommodation too big	12	1.4%
Accommodation is too expensive	2	0.2%
End of tenancy	100	11.9%
To move in with partner	25	3.0%
To seek better schooling for children	37	4.4%
Lack of on/off street car parking	68	8.1%
To buy own home	93	11.1%
To gain better access to public transport	9	1.1%
To be closer to work	22	2.6%
To be closer to friends and/or family	50	6.0%
To be closer to further education or training	23	2.7%
Relationship breakdown	3	0.4%
To live in a better local environment	100	11.9%
Lack of outdoor space	118	14.1%
High levels of crime and anti social behaviour	0	0.0%
To move into shared ownership	0	0.0%
All	837	100.0%

All responding households = 886

Figure 33 Length of time at current address by household relationship

	Live alone	Sharers	Friends	Partner	Family	All
Under 6 months	23	1	10	24	17	75
6 months to 1 year	26	6	24	32	27	115
1 to 2 years	52	3	17	45	63	180
2 to 3 years	42	4	6	38	59	149
3 to 5 years	36	3	5	22	81	147
5+ years	59	0	7	27	104	197
Total	238	17	69	188	351	863
Under 6 months	10%	6%	14%	13%	5%	9%
6 months to 1 year	11%	35%	35%	17%	8%	13%
1 to 2 years	22%	18%	25%	24%	18%	21%
2 to 3 years	18%	24%	9%	20%	17%	17%
3 to 5 years	15%	18%	7%	12%	23%	17%
5+ years	25%	0%	10%	14%	30%	23%
Total	100%	100%	100%	100%	100%	100%

All responding households = 886

Figure 34 Household income by income band (cumulative)

Income band	Households	%	Cumulative %
Less than £5,000	38	5.8%	Up to £5,000 5.8%
£5,001 - £10,000	52	8.0%	Up to £10,000 13.8%
£10,001 - £20,000	50	7.7%	Up to £20,000 21.5%
£20,001 - £30,000	47	7.2%	Up to £30,000 28.7%
£30,001 - £40,000	54	8.3%	Up to £40,000 37.0%
£40,001 - £60,000	72	11.1%	Up to £60,000 48.1%
£60,001 - £80,000	72	11.1%	Up to £80,000 59.1%
£80,001 - £90,000	39	6.0%	Up to £90,000 65.1%
£90,001 - £100,000	29	4.5%	Up to £100,000 69.6%
£100,001 - £150,000	59	9.1%	Up to £150,000 78.6%
£150,001 - £200,000	42	6.5%	Up to £200,000 85.1%
£200,001 - £250,000	97	14.9%	Up to £250,000 100.0%
All	651	100%	

All responding households = 886

Figure 35 Comparing annual household income: proportion of households above income band

	Survey of New Housing 2002-08	PayCheck 2008
Over £10,000	86.2%	94.6%
Over £20,000	78.5%	78.3%
Over £30,000	71.3%	58.6%
Over £40,000	63.0%	41.5%
Over £50,000		
Over £60,000	51.9%	19.3%
Over £70,000		
Over £80,000	40.9%	8.7%
Over £90,000	34.9%	5.8%
Over £100,000	30.4%	3.9%

Figure 36 Gross annual household income by tenure

	Owned or Buying	Shared Ownership	Council Rented	Housing Association Rented	Private Rented	All Tenures
Under £20,000	16	1	3	86	24	132
£20,001 - £40,000	25	3	2	32	33	97
£40,001 - £60,000	37	1	0	7	25	71
£60,001 - £80,000	24	1	0	2	40	69
£80,001 - £100,000	41	0	0	0	26	67
Over £100,00	142	1	0	0	51	194
All Incomes	285	7	5	127	199	630
Under £20,000	5.6%	14.3%	60.0%	67.7%	12.1%	21.0%
£20,001 - £40,000	8.8%	42.9%	40.0%	25.2%	16.6%	15.4%
£40,001 - £60,000	13.0%	14.3%	0.0%	5.5%	12.6%	11.3%
£60,001 - £80,000	8.4%	14.3%	0.0%	1.6%	20.1%	11.0%
£80,001 - £100,000	14.4%	0.0%	0.0%	0.0%	13.1%	10.6%
Over £100,00	49.8%	14.3%	0.0%	0.0%	25.6%	30.8%
All Incomes	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

All responding households = 886

Figure 37 Proportion of income spent on housing costs

	Households	%
Less than a quarter	260	45%
Between a quarter and a half	243	42%
Between a half and three quarters	67	12%
Three quarters or more	6	1%
All	576	100%

All responding households = 886

Figure 38 Proportion of income spent on rent, mortgage or house loans, by income band

	Less than a quarter	Between a quarter and a half	Between a half and three quarters	Three quarters or more	Total
Less than £5,000	14	6	1	2	23
£5,001- £10,000	17	6	8	1	32
£10,001 - £20,000	19	16	9	1	45
£20,001 - £30,000	13	22	3	1	39
£30,001 - £40,000	13	27	7	0	47
£40,001 - £60,000	23	29	14	0	66
£60,001 - £80,000	18	36	9	0	63
£80,001 - £90,000	10	19	3	0	32
£90,001 - £100,000	9	15	3	0	27
£100,001 - £150,000	25	28	2	0	55
£150,001 - £200,000	22	12	1	1	36
£200,001 - £250,000	68	16	4	0	88
	251	232	64	6	553
Less than £5,000	6%	3%	2%	33%	4%
£5,001- £10,000	7%	3%	13%	17%	6%
£10,001 - £20,000	8%	7%	14%	17%	8%
£20,001 - £30,000	5%	9%	5%	17%	7%
£30,001 - £40,000	5%	12%	11%	0%	8%
£40,001 - £60,000	9%	13%	22%	0%	12%
£60,001 - £80,000	7%	16%	14%	0%	11%
£80,001 - £90,000	4%	8%	5%	0%	6%
£90,001 - £100,000	4%	6%	5%	0%	5%
£100,001 - £150,000	10%	12%	3%	0%	10%
£150,001 - £200,000	9%	5%	2%	17%	7%
£200,001 - £250,000	27%	7%	6%	0%	16%
	100%	100%	100%	100%	100%

All responding households = 886

Figure 39 Age/sex profile of SNH Survey 2008

	Male	Females	Persons	Male	Females	Persons
0-4	67	93	160	3.5%	4.9%	8.3%
5-9	69	87	156	3.6%	4.5%	8.1%
10-14	51	61	112	2.7%	3.2%	5.8%
15-19	40	47	87	2.1%	2.5%	4.5%
20-24	82	93	175	4.3%	4.9%	9.1%
25-29	107	134	241	5.6%	7.0%	12.6%
30-34	123	135	258	6.4%	7.0%	13.5%
35-39	103	103	206	5.4%	5.4%	10.7%
40-44	82	85	167	4.3%	4.4%	8.7%
45-49	59	43	102	3.1%	2.2%	5.3%
50-54	46	46	92	2.4%	2.4%	4.8%
55-59	17	20	37	0.9%	1.0%	1.9%
60-64	23	24	47	1.2%	1.3%	2.5%
65-69	12	16	28	0.6%	0.8%	1.5%
70-74	12	8	20	0.6%	0.4%	1.0%
75-79	5	7	12	0.3%	0.4%	0.6%
80-84	3	4	7	0.2%	0.2%	0.4%
85-89	5	4	9	0.3%	0.2%	0.5%
90+	1	0	1	0.1%	0.0%	0.1%
All Ages	907	1,010	1,917	47.3%	52.7%	100.0%

Respondents providing Age and Sex

Figure 40 Ethnic composition of residents in surveyed households and comparison to 2001 Census for Camden

Ethnicity	SNH 2008	SNH 2008	2001
	Number	%	Census %
Black or Black British - Caribbean	8	0%	2%
Asian or Asian British - Pakistani	10	1%	1%
Mixed White and Black Caribbean	16	1%	1%
Mixed White and Black African	20	1%	1%
Mixed White and Asian	21	1%	1%
Any other Black background	21	1%	0%
Chinese	42	2%	2%
Any other group	44	2%	3%
Any other mixed background	46	2%	1%
White Irish	52	3%	5%
Asian or Asian British - Indian	57	3%	2%
Asian or Asian British - Bangladeshi	61	3%	6%
Any other Asian background	74	4%	1%
Black or Black British - African	154	8%	6%
White Other	469	24%	16%
White British	874	44%	53%
All groups	1,969	100%	100%

Respondents providing Ethnic Group

If you would like any further information, please contact:

Planning Policy & Information
Forward Planning Service
Culture and Environment
London Borough of Camden
Argyle Street, London WC1H 8EQ
Tel: 020 7974 5561. Fax: 020 7974 1930

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website: <http://www.camden.gov.uk/population>

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