

Trends in Overcrowding Analysis

Introduction

This report examines two tables from the 2011 Census to provide an insight into overcrowding and under-occupancy in the Royal Borough. These are Table LC4108EW Occupancy Rating (Bedroom) by Tenure; and Table LC4206EW Occupancy Rating (Bedrooms) by Ethnic Group of Household Reference Person (HRP).

Analysis has been undertaken for Royal Borough of Greenwich, drawing further comparison with the wider London context.

Key Findings

- The Royal Borough has just over 11,000 households that were recorded as being overcrowded as part of the 2011 Census (using the Bedroom Occupancy Rating approach). This figure accounts for 10.9% of all households within the borough, compared to 11.3% across London.
- The Royal Borough ranks 16th across all London Boroughs for overcrowded households. Newham lies first with a quarter (25.2%) of its households having a Bedroom Occupancy Rating of -1 or less. Conversely, Richmond upon Thames has the lowest rate with 3.8%.
- Geospatially, the most overcrowded households are seen to be located throughout the northern wards of the Royal Borough.
- Owned or shared ownership properties account for the most under-occupied household tenure across the Royal Borough, with 32,411 (71.5%) achieving a bedroom occupancy rating of +1 or more.
- 43.7% (4,810) of the Royal Borough's overcrowded households were of social rented tenure.
- Of the 11,000 overcrowded households within the Royal Borough, just over one-third (34%) have a Household Reference Person (HRP) of Black ethnicity. This is closely followed by 31.6% of overcrowded households with a White British HRP.
- 51,341 (50.8%) of the Royal Borough's households were under-occupied, with a Bedroom Occupancy Rating of +1 or more. Of this, 40,537 households (79%) were headed by a HRP of White British ethnicity.

Bedroom Occupancy Rate

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

According to the 2011 Census Bedroom Occupancy Rating, 10.9% of households within the Royal Borough are considered overcrowded (11,011) with a rating of -1 or less. This compares to 11.3% at the London level.

Table 1: Royal Borough wards by proportion of overcrowded households and rank

Ward	Bedroom Occupancy Rate of -1 or less	% of Households	Rank
Woolwich Common	1,177	18.5%	1
Glyndon	1,225	18.2%	2
Plumstead	1,026	17.4%	3
Thamesmead Moorings	1,092	15.7%	4
Woolwich Riverside	1,219	15.0%	5
Abbey Wood	735	12.3%	6
Charlton	581	10.1%	7
Kidbrooke with Hornfair	520	8.9%	8
Eltham West	339	8.9%	9
Greenwich West	625	8.8%	10
Peninsula	528	8.5%	11
Shooters Hill	430	8.1%	12
Middle Park and Sutcliffe	441	8.0%	13
Coldharbour and New Eltham	303	5.9%	14
Eltham South	296	5.8%	15
Blackheath Westcombe	286	4.7%	16
Eltham North	188	3.7%	17
Royal Greenwich	11,011	10.9%	
London	370,531	11.3%	

Source: Census 2011 Occupancy Rating (Bedrooms) by Tenure Table LC4108EW

Table 1 shows that the Royal Borough wards of Woolwich Common (18.5%), Glyndon (18.2%) and Plumstead (17.4%) have the highest rates of overcrowded households, defined as having a bedroom occupancy rating of -1 or less. The wards with the lowest overcrowded household rates are Eltham North (3.7%), Blackheath Westcombe (4.7%) and Eltham South (5.7%).

Table 2: Royal Borough wards by proportion of under-occupied households and rank

Ward	Occupancy rating (bedrooms) of +2 or more	% of Households	Rank
Eltham North	1,999	38.9%	1
Coldharbour and New Eltham	1,927	37.2%	2
Shooters Hill	1,576	29.6%	3
Eltham South	1,404	27.7%	4
Eltham West	1,024	26.8%	5
Middle Park and Sutcliffe	1,472	26.6%	6
Blackheath Westcombe	1,582	26.0%	7
Kidbrooke with Hornfair	1,411	24.2%	8
Charlton	1,271	22.1%	9
Abbey Wood	1,094	18.3%	10
Plumstead	966	16.4%	11
Peninsula	988	15.9%	12
Greenwich West	990	14.0%	13
Woolwich Common	806	12.7%	14
Glyndon	739	11.0%	15
Thamesmead Moorings	756	10.9%	16
Woolwich Riverside	794	9.7%	17
Royal Greenwich	20,799	20.6%	
London	689,538	21.1%	

Source: Census 2011 Occupancy Rating (Bedrooms) by Tenure Table LC4108EW

The 2011 Census measures bedroom occupancy rating by +1 and +2 or more. Table 2 (above) however, shows the results of the latter as to present the Royal Borough wards with the highest levels of under-occupation.

Approximately 2,000 households in Eltham North (38.9%) are recorded as being the most under-occupied across the Royal Borough. These figures compare to the Royal Borough average of 20.6% and London average of 21.1%.

This is followed by households in Coldharbour & New Eltham (37.2%) and Shooters Hill (29.6%). On the other hand, the wards with the least under-occupied households are Woolwich Riverside (9.7%), Thamesmead Moorings (10.9%) and Glyndon (11%). From this, whilst similar correlations can be seen, households with the largest under-occupation are not directly related to those with the highest overcrowding, as can be seen from comparing Tables 1 and 2.

Bedroom Occupancy Rating by Tenure

Table LC4108EW Occupancy Rating (Bedroom) by Tenure indicates that of the 101,045 households with usual residents within the Royal Borough, 45,299 (44.8%) are owned or shared ownership, 34,662 (34.3%) are social rented and the remaining 21,084 (20.9%) are of private rented or living rent free tenure.

Owned or Shared Ownership Tenure

It is indicated that 2,499 households (5.5%) of owned or shared ownership households are overcrowded within the Royal Borough. This figure also accounts for 22.7% of the 11,000 households with a bedroom occupancy rating of -1 or less.

Table 3 (below) shows that of owned or shared ownership households, the Glyndon ward has the highest rate of overcrowding (11.3%). This is followed by Woolwich Common (11.1%) and Thamesmead Moorings (10.6%). In terms of wards with the highest under-occupation of owned or shared ownership households, the wards of Eltham North (48.4%), Coldharbour & New Eltham (47.9%) and Blackheath Westcombe (42.3%) had the highest proportion of households with a bedroom occupancy rating of +2 or more. These figures are significantly higher than the 34.4% and 35% seen at the Royal Borough and London levels respectively.

Table 3: Bedroom Occupancy Rating by Owned or Shared Ownership Tenure

Ward	Owned or Shared Ownership: Occupancy Rating +2 or More	Owned or Shared Ownership: Occupancy Rating +1	Owned or Shared Ownership: Occupancy Rating 0	Owned or Shared Ownership: Occupancy Rating -1 or Less
Abbey Wood	31.3%	36.2%	24.8%	7.6%
Blackheath Westcombe	42.3%	32.6%	23.2%	1.9%
Charlton	35.1%	37.8%	22.5%	4.6%
Coldharbour and New Eltham	47.9%	31.6%	17.0%	3.5%
Eltham North	48.4%	35.6%	13.8%	2.1%
Eltham South	39.5%	39.7%	17.9%	2.9%
Eltham West	34.2%	38.8%	21.3%	5.7%
Glyndon	19.6%	39.0%	30.0%	11.3%
Greenwich West	27.2%	41.4%	27.0%	4.4%
Kidbrooke with Hornfair	36.2%	34.7%	23.4%	5.7%
Middle Park and Sutcliffe	38.7%	40.2%	17.3%	3.8%
Peninsula	28.7%	42.5%	24.9%	3.8%
Plumstead	25.8%	39.6%	24.2%	10.4%
Shooters Hill	39.4%	37.3%	19.4%	4.0%
Thamesmead Moorings	19.2%	37.6%	32.6%	10.6%
Woolwich Common	24.7%	32.3%	31.9%	11.1%
Woolwich Riverside	19.4%	37.5%	35.2%	7.8%
Royal Greenwich	34.4%	37.2%	22.9%	5.5%
London	35.0%	35.5%	24.3%	5.2%

Source: Census 2011 Occupancy Rating (Bedrooms) by Tenure Table LC4108EW

Social Rented Tenure

4,810 households (13.9%) of social rented households are overcrowded within the Royal Borough. This figure also accounts for 43.7% of the 11,000 households with a bedroom occupancy rating of -1 or less – the highest across all tenures.

Woolwich Common has the highest rate of overcrowded social rented households with almost one in five (19.7%), whilst Woolwich Riverside and Glyndon follow with 17.1% each – compared to the Royal Borough average of 13.9% and London average of 17.2%.

Social rented households with the highest under-occupation rates (with a bedroom occupancy rating of +2 or more) are seen in the wards of Eltham West (21.6%), Coldharbour & New Eltham (16.9%) and Middle Park & Sutcliffe (14.2%).

Table 4: Bedroom Occupancy Rating by Social Rented Tenure

Ward	Social Rented: Occupancy Rating +2 or More	Social Rented: Occupancy Rating +1	Social Rented: Occupancy Rating 0	Social Rented: Occupancy Rating -1 or Less
Abbey Wood	6.9%	23.1%	55.8%	14.2%
Blackheath Westcombe	7.8%	22.5%	61.2%	8.5%
Charlton	12.7%	23.2%	50.6%	13.6%
Coldharbour and New Eltham	16.9%	23.4%	50.6%	9.1%
Eltham North	9.8%	28.8%	53.1%	8.2%
Eltham South	8.5%	22.3%	58.5%	10.7%
Eltham West	21.6%	30.7%	36.8%	11.0%
Glyndon	7.3%	20.3%	55.4%	17.1%
Greenwich West	7.0%	23.5%	56.7%	12.8%
Kidbrooke with Hornfair	12.0%	26.9%	50.0%	11.1%
Middle Park and Sutcliffe	14.2%	28.1%	46.4%	11.3%
Peninsula	8.9%	26.1%	53.9%	11.0%
Plumstead	7.6%	21.8%	53.7%	16.9%
Shooters Hill	10.1%	23.9%	52.3%	13.7%
Thamesmead Moorings	6.0%	20.2%	59.9%	13.9%
Woolwich Common	6.6%	19.3%	54.4%	19.7%
Woolwich Riverside	7.6%	20.0%	55.3%	17.1%
Royal Greenwich	9.5%	23.1%	53.5%	13.9%
London	7.5%	19.6%	55.7%	17.2%

Source: Census 2011 Occupancy Rating (Bedrooms) by Tenure Table LC4108EW

Private Rented Tenure

3,702 households (17.6%) of social rented households are overcrowded within the Royal Borough. This figure also accounts for one-third (33.6%) of the 11,000 households with a bedroom occupancy rating of -1 or less.

Almost one-third (32%) of private rented households within the Plumstead ward have a bedroom occupancy rating of -1 or less. This is followed by Glyndon (28.6%) and Thamesmead Moorings (25.3%). This compares to an overcrowded rate of 17.6% and 17.5% at the Royal Borough and London levels respectively.

On the other hand, the wards with the highest under-occupied private rented households are Eltham North (17.4%), Coldharbour & New Eltham (16.3%) and Eltham West (15.1%). This compares to 9.2% of households across the Royal Borough with a bedroom occupancy rating of +2 or more and 7.4% across London.

Table 5: Bedroom Occupancy Rating by Private Rented Tenure

Ward	Private Rented: Occupancy Rating +2 or More	Private Rented: Occupancy Rating +1	Private Rented: Occupancy Rating 0	Private Rented: Occupancy Rating - 1 or Less
Abbey Wood	9.7%	24.5%	45.1%	20.8%
Blackheath Westcombe	9.9%	29.7%	53.4%	7.0%
Charlton	12.8%	23.7%	47.9%	15.5%
Coldharbour and New Eltham	16.3%	25.7%	44.7%	13.4%
Eltham North	17.4%	30.0%	44.8%	7.7%
Eltham South	9.5%	34.4%	45.7%	10.4%
Eltham West	15.1%	30.7%	39.7%	14.5%
Glyndon	5.9%	20.6%	44.9%	28.6%
Greenwich West	7.2%	34.4%	49.2%	9.1%
Kidbrooke with Hornfair	11.6%	28.2%	45.7%	14.5%
Middle Park and Sutcliffe	13.3%	31.6%	39.8%	15.4%
Peninsula	7.0%	30.2%	51.0%	11.8%
Plumstead	7.8%	19.6%	40.6%	32.0%
Shooters Hill	13.0%	28.4%	40.1%	18.5%
Thamesmead Moorings	6.5%	21.4%	46.8%	25.3%
Woolwich Common	13.2%	20.8%	42.8%	23.1%
Woolwich Riverside	5.2%	30.6%	46.9%	17.3%
Royal Greenwich	9.2%	27.0%	46.2%	17.6%
London	7.4%	22.6%	52.4%	17.5%

Source: Census 2011 Occupancy Rating (Bedrooms) by Tenure Table LC4108EW

Bedroom Occupancy Rating by Ethnic Group

2011 Census Table LC4206EW presents bedroom occupancy rate by the ethnic group of the HRP. Table 6 (below) provides an overview of HRP ethnicity for all households across the Royal Borough wards.

Table 6: HRP ethnicity by Royal Borough ward

Ward	White British HRP	White Irish HRP	Other White HRP	Mixed	Asian	Black	Other Ethnic Group HRP
				Multiple Ethnic Group HRP	Asian British HRP	Black British HRP	
Abbey Wood	55.0%	1.8%	5.6%	3.0%	6.5%	26.5%	1.5%
Blackheath Westcombe	73.7%	3.0%	10.1%	2.1%	5.0%	5.2%	0.8%
Charlton	59.9%	2.8%	8.9%	2.9%	10.3%	13.9%	1.2%
Coldharbour and New Eltham	79.2%	1.9%	6.0%	1.4%	4.4%	5.8%	1.4%
Eltham North	82.9%	3.0%	5.1%	1.5%	3.9%	2.9%	0.7%
Eltham South	80.5%	2.6%	5.5%	1.5%	4.4%	4.5%	1.0%
Eltham West	71.2%	1.9%	8.1%	2.0%	5.9%	9.6%	1.3%
Glyndon	44.3%	2.2%	7.6%	3.7%	14.0%	26.1%	2.0%
Greenwich West	57.5%	3.4%	13.6%	3.1%	8.1%	13.0%	1.4%
Kidbrooke with Hornfair	62.8%	2.9%	8.7%	2.8%	9.4%	12.0%	1.4%
Middle Park and Sutcliffe	70.2%	2.8%	8.2%	2.4%	5.5%	9.3%	1.6%
Peninsula	60.0%	3.2%	13.2%	2.7%	11.4%	8.3%	1.3%
Plumstead	46.7%	2.1%	6.3%	2.8%	18.0%	22.6%	1.5%
Shooters Hill	65.0%	2.7%	6.3%	2.8%	7.6%	14.4%	1.3%
Thamesmead Moorings	38.4%	1.2%	8.5%	3.4%	6.9%	39.3%	2.3%
Woolwich Common	41.5%	2.1%	7.5%	3.9%	12.8%	30.4%	1.9%
Woolwich Riverside	47.1%	2.0%	10.5%	3.7%	10.8%	24.1%	1.7%
Royal Greenwich	59.4%	2.4%	8.4%	2.8%	8.8%	16.7%	1.5%
London	51.0%	3.0%	12.9%	3.1%	14.2%	12.7%	3.1%

Source: Census 2011 Occupancy Rating (Bedrooms) by Ethnic Group of Household Reference Person (HRP) Table LC4206EW

Across all 101,045 Royal Borough households, Eltham North has the highest proportion of White British HRPs (82.9%), followed by Eltham South (80.5%) and Coldharbour & New Eltham (79.2%). These figures are higher than the averages seen at the Royal Borough (59.4%) and across London (51%).

HRPs of Black ethnicity account for the second highest proportion of HRPs across the Royal Borough (16.7%), compared to 12.7% across London. On a ward level, 39.3% of households in Thamesmead Moorings are headed by a HRP of Black ethnicity, with 30.4% in Woolwich Common and 26.5% in Abbey Wood.

Table 7: Overcrowded households by White British and Black & Minority Ethnic (BME) group

Ward	White British Bedroom Occupancy of -1 or less	BME Bedroom Occupancy of -1 or less	BME Bedroom Occupancy of -1 or less
Plumstead	20.4%	79.6%	1
Woolwich Common	20.7%	79.3%	2
Thamesmead Moorings	20.8%	79.2%	3
Glyndon	21.1%	78.9%	4
Woolwich Riverside	25.3%	74.7%	5
Charlton	31.5%	68.5%	6
Abbey Wood	32.0%	68.0%	7
Greenwich West	33.0%	67.0%	8
Shooters Hill	35.3%	64.7%	9
Kidbrooke with Hornfair	40.0%	60.0%	10
Peninsula	42.6%	57.4%	11
Blackheath Westcombe	52.1%	47.9%	12
Middle Park and Sutcliffe	52.2%	47.8%	13
Eltham South	55.7%	44.3%	14
Eltham West	56.0%	44.0%	15
Coldharbour and New Eltham	56.1%	43.9%	16
Eltham North	65.4%	34.6%	17
Royal Greenwich	31.6%	68.4%	
London	24.9%	75.1%	

Source: Census 2011 Occupancy Rating (Bedrooms) by Ethnic Group of Household Reference Person (HRP) Table LC4206EW

Overcrowded households (with a bedroom occupancy rating on -1 or less) are seen to be more common where the HRP is of a black and minority ethnic group. Spatially, this pattern can be seen particularly in the northern Royal Borough wards of Plumstead (79.6%), Woolwich Common (79.3%), Thamesmead Moorings (79.2%), Glyndon (78.9%) and Woolwich Riverside (74.7%).

Table 8: Overcrowded households by ethnicity of HRP

Ward	Occupancy rating (bedrooms) of -1; White British HRP	Occupancy rating (bedrooms) of -1; White Irish HRP	Occupancy rating (bedrooms) of -1; Other White HRP	Occupancy rating (bedrooms) of -1; Mixed Ethnic Group HRP	Occupancy rating (bedrooms) of -1; Asian Ethnic Group HRP	Occupancy rating (bedrooms) of -1; Black Ethnic Group HRP	Occupancy rating (bedrooms) of -1; Other Ethnic Group HRP
Abbey Wood	32.0%	0.8%	6.8%	4.1%	9.8%	44.8%	1.8%
Blackheath Westcombe	52.1%	2.4%	14.3%	5.2%	8.7%	15.4%	1.7%
Charlton	31.5%	2.1%	12.7%	4.5%	19.8%	27.5%	1.9%
Coldharbour and New Eltham	56.1%	0.7%	10.6%	3.0%	6.3%	19.5%	4.0%
Eltham North	65.4%	1.6%	10.6%	2.1%	10.1%	9.0%	1.1%
Eltham South	55.7%	1.4%	10.5%	5.1%	10.5%	15.5%	1.4%
Eltham West	56.0%	1.2%	11.5%	4.4%	9.7%	15.0%	2.1%
Glyndon	21.1%	0.7%	8.5%	4.9%	22.9%	37.7%	4.1%
Greenwich West	33.0%	1.9%	11.2%	4.3%	15.2%	32.0%	2.4%
Kidbrooke with Hornfair	40.0%	1.7%	11.7%	6.0%	15.4%	23.5%	1.7%
Middle Park and Sutcliffe	52.2%	1.1%	11.1%	2.9%	7.7%	21.3%	3.6%
Peninsula	42.6%	1.1%	16.3%	1.5%	21.2%	15.3%	1.9%
Plumstead	20.4%	0.6%	7.0%	3.2%	34.4%	32.3%	2.1%
Shooters Hill	35.3%	1.4%	9.1%	6.0%	13.7%	33.5%	0.9%
Thamesmead Moorings	20.8%	0.4%	9.9%	3.6%	6.1%	54.0%	5.2%
Woolwich Common	20.7%	0.8%	9.5%	3.0%	20.1%	43.8%	2.1%
Woolwich Riverside	25.3%	1.2%	11.9%	3.5%	14.7%	40.7%	2.7%
Royal Greenwich	31.6%	1.1%	10.3%	3.9%	16.4%	34.0%	2.7%
London	24.9%	1.6%	16.6%	4.1%	24.7%	23.2%	5.0%

Source: Census 2011 Occupancy Rating (Bedrooms) by Ethnic Group of Household Reference Person (HRP) Table LC4206EW

When breaking down the overcrowded BME households further, it can be seen that at the Royal Borough level, Black HRPs account for over one-third (34%) of overcrowded households, compared to 23.2% at the London level. The wards in which this pattern is particularly reflected are Thamesmead Moorings (54%), Abbey Wood (44.8%) and Woolwich Common (43.8%).

Of the 11,000 overcrowded households within the Royal Borough, White British HRPs account for the second highest proportion with 31.6%, compared to the London average of 24.9%. On a ward level, the highest rate of White British HRP overcrowded households is seen in Eltham North (65.4%), Coldharbour & New Eltham (56.1%) and Eltham West (56%).