

Housing

Census 2021

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Data on housing from the 2021 census was published by the Office for National Statistics in January 2023. This report summarises the main points of the data for Luton.

Executive summary

- The number of households who are privately renting in Luton has grown significantly in the last decade and the proportion of households privately renting is well above the national figure.
- The number of people who own their home in Luton with a mortgage or loan has fallen in the last decade but the numbers who own their home outright has increased.
- The number of households socially renting in Luton increased between 2011 and 2021 which differs from the national trend.
- In Luton 12 per cent of households are measured as being overcrowded in comparison to the 4 per cent national figure.
- The wards with the highest levels of over-crowding are Dallow, Biscot, South, High Town and Saints.

Accommodation type

Table 1: Households by accommodation type, Luton & England, 2021

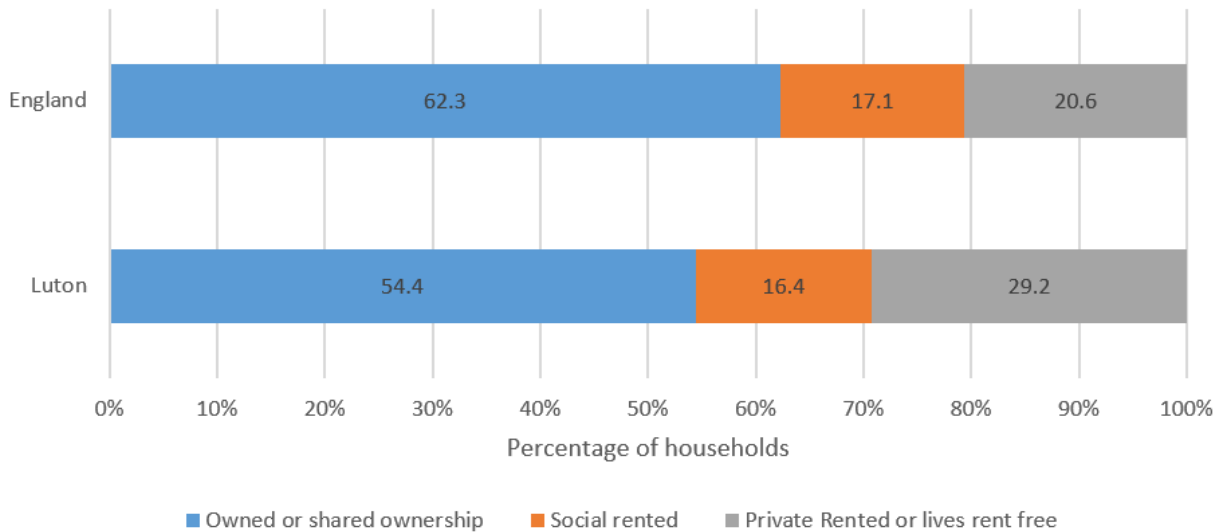
	Luton	Percentage	England	Percentage
Detached	10,158	12.9	5,368,859	22.9
Semi-detached	31,781	40.3	7,378,304	31.5
Terraced	17,356	22.0	5,381,432	23.0
In a purpose-built block of flats or tenement	16,209	20.5	3,999,771	17.1
Part of a converted or shared house, including bedsits	2,292	2.9	821,153	3.5
Part of another converted building	352	0.4	188,705	0.8
In a commercial building	667	0.8	197,967	0.8
A caravan or other mobile or temporary structure	127	0.2	99,894	0.4
Total, all households	78,942		23,436,085	

Table 1 shows that Luton has a larger proportion of people living in semi-detached housing and flats than the national average with a smaller proportion of people living in detached houses.

Tenure

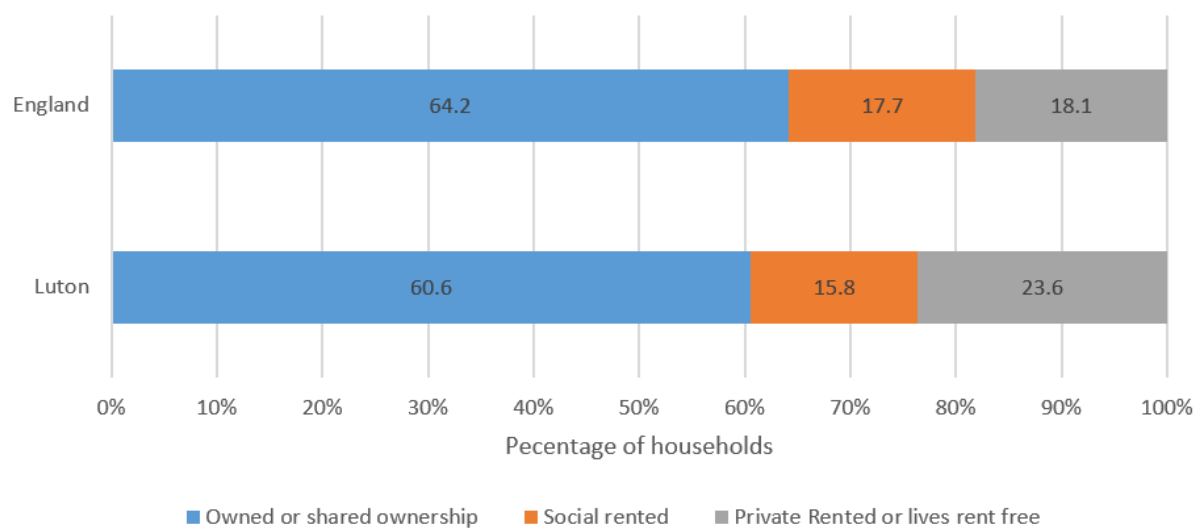
Tenure is whether a household rents or owns the accommodation that it occupies. Households that rent their accommodation were asked what type of landlord owns or manages it.

Figure 1: Housing tenure in Luton & England, 2021



Source: Census 2011 & 2021, Office for National Statistics

Figure 2: Housing tenure in Luton and England, 2011



Source: Census 2011 & 2021, Office for National Statistics

Figures 1 and 2 show that the proportion of people who own their own homes has fallen in Luton and England between 2011 and 2021, with a decrease in Luton from 60.6 per cent to 54.4 per cent and a decrease in England from 64.2 per cent to 62.3 per cent. The proportion of people privately renting in Luton increased from 23.6 per cent to 29.2 per cent in the last decade with an increase from 18.1 per cent to 20.6 per cent nationally. Luton differed from the national trend with a small increase in the proportion of people socially renting.

Table 2: Luton households by tenure, 2011 and 2021

	2011	Percentage	2021	Percentage	% change
Owned:	44,696	60.2	42,577	53.9	-4.7
Owned outright	18,619	25.1	20,296	25.7	9.0
Owned with a mortgage or loan	26,077	35.1	22,281	28.2	-14.6
Shared ownership	288	0.4	426	0.5	47.9
Social rented:	11,715	15.8	12,923	16.4	10.3
Social rented from the council	7,973	10.7	8,498	10.8	6.6
Social rented: other	3,742	5.0	4,425	5.6	18.3
Private rented:	16,816	22.6	22,887	29.0	36.1
Private rented: Private landlord or letting agency	15,802	21.3	21,280	27.0	34.7
Private rented: other	1,014	1.4	1,607	2.0	58.5
Living rent free	778	1.0	127	0.2	-83.7
Total, all households	74,293		78,940		6.3

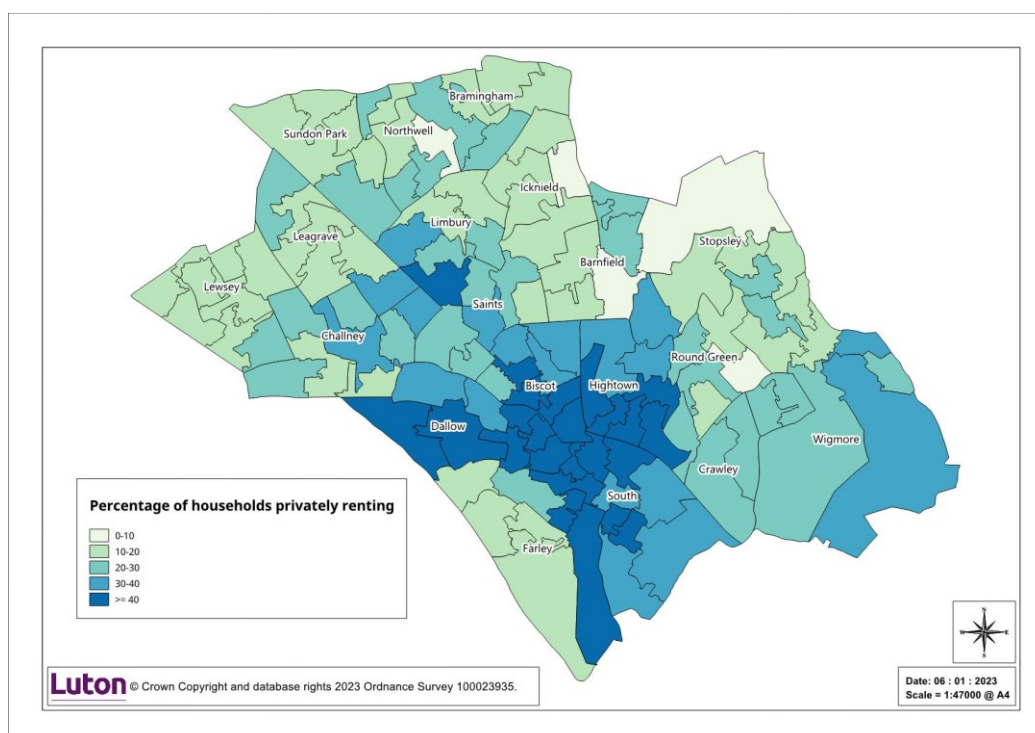
Source: Census 2011 & 2021, Office for National Statistics

The data on accommodation ownership and renting can be broken down further to show that:

- 25.7 per cent of households (20,296) owned the accommodation they lived in outright, an increase from 25.1 per cent (18,619) in 2011.
- 28.2 (22,281) owned their accommodation with a mortgage or loan, which is a smaller proportion than in 2011 (35.1 per cent, 26,077).
- 29 per cent (22,887) rented their accommodation privately, up from 22.6 per cent (16,816) in 2011
- 16.4 per cent (12,923) were in the social rented sector, for example through a local council or housing association; this is a larger proportion than in 2011 (15.8 per cent, 11,715)

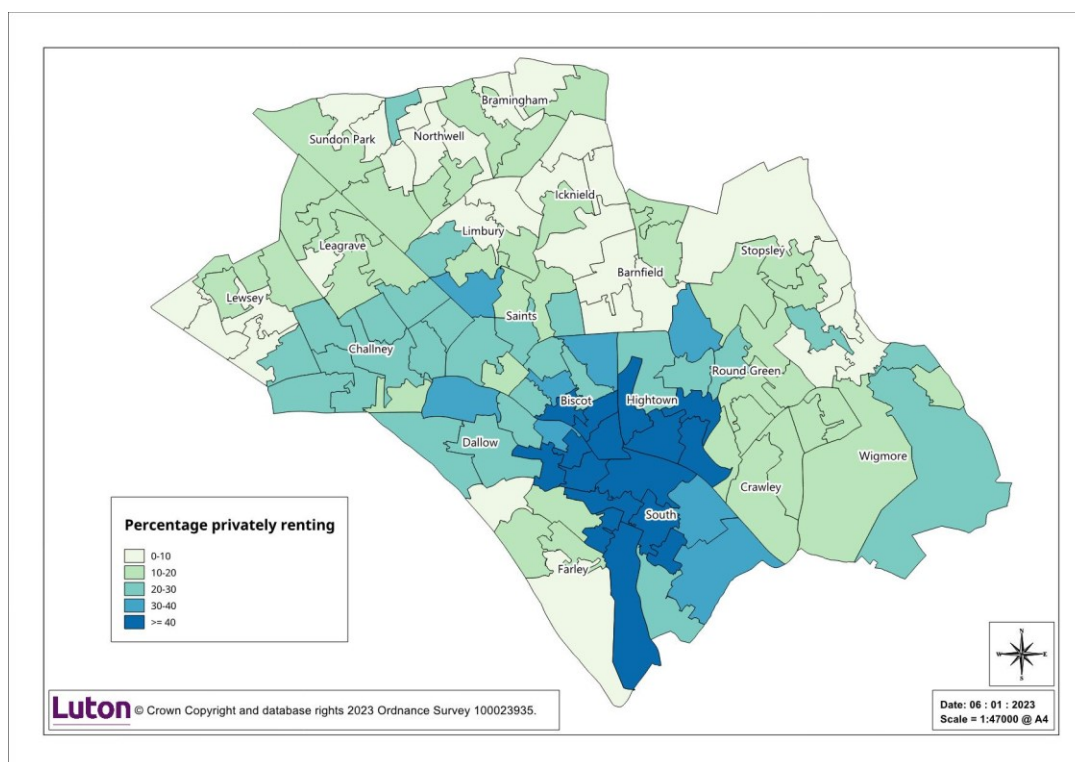
Luton is ranked as having the 30th highest proportion of households privately renting out of 331 local authorities in England and Wales.

Figure 3: Percentage of households privately renting by LSOA, Luton 2021



Source: Census 2021, Office for National Statistics

Figure 4: Percentage of households privately renting by LSOA, Luton 2011



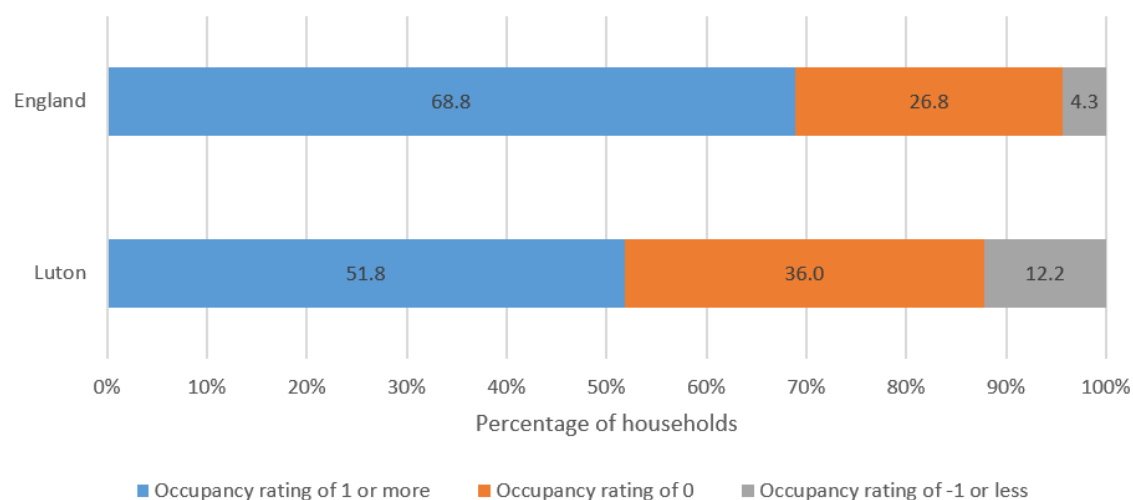
Source: Census 2011, Office for National Statistics

Figures 3 and 4 show the proportion of people in lower layer super output areas (LSOA) who are privately renting in Luton. The darker areas are where larger numbers of people privately rent. The numbers have grown over the past decade and more than 40 per cent of people are privately renting in parts of South, Biscot, Dallow, Farley, High Town and Saints wards.

Occupancy

The occupancy rating provides a measure of whether a household’s accommodation is overcrowded or under-occupied. An occupancy rating of negative 1 or less implies that a household has fewer bedrooms than the standard requirement, positive 1 implies that they have more bedrooms than required, and 0 implies that they met the standard required.

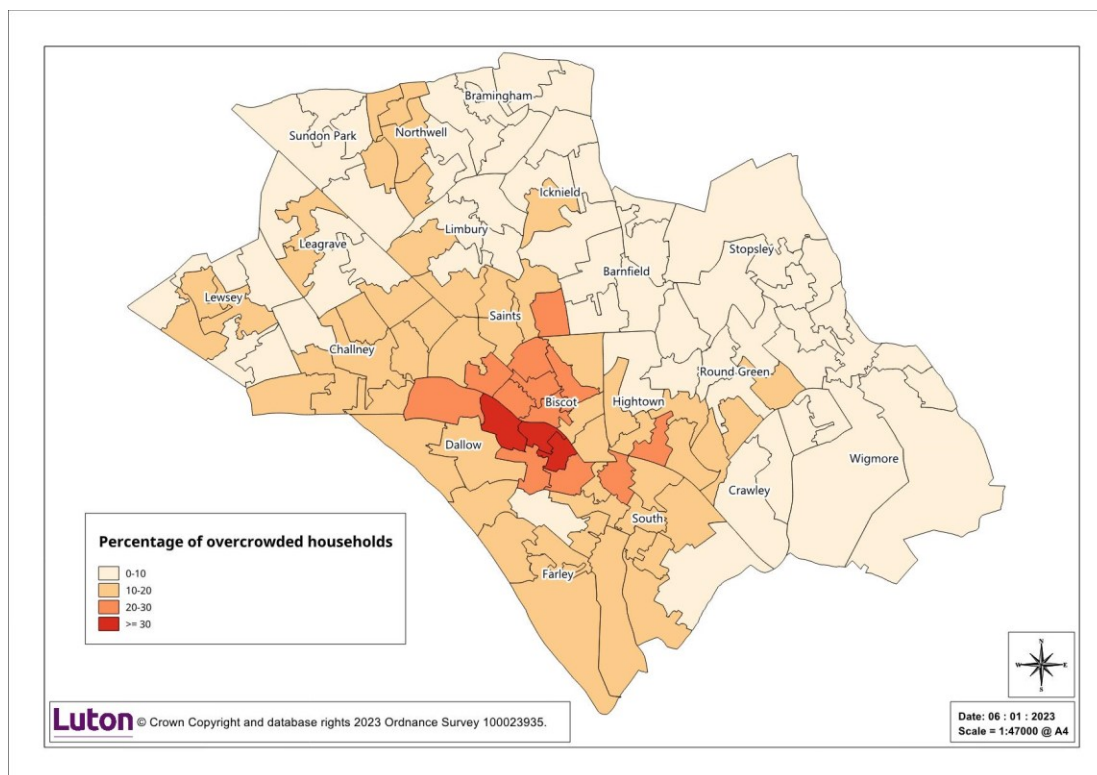
Figure 5: Housing bedroom occupancy in Luton and England, 2021



Source: Census 2011, Office for National Statistics

In Luton 12.2 per cent of households have fewer bedrooms than the standard required in comparison to 4.3 per cent nationally with 51.8 per cent having more bedrooms required compared with 68.8 per cent nationally. These figures show that over-crowding in Luton is above the national average.

Figure 6: Percentage of over-crowded households in Luton by LSOA, 2021



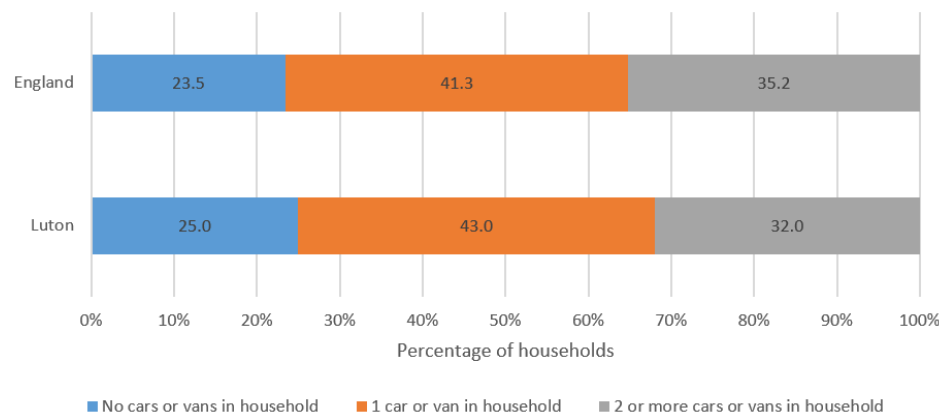
Source: Census 2021, Office for National Statistics

Figure 5 shows that in parts of Dallow ward more than 30 per cent of households are over-crowded. High Town, Biscot, South and Saints wards have areas with more than 20 per cent of households being over-crowded.

Car ownership

As in previous censuses, Census 2021 asked households how many cars or vans the household owned or had available to them.

Figure 7: Car Ownership in Luton and England, 2021



Source: Census 2021, Office for National Statistics

Figure 6 shows that Luton has a slightly higher proportion of households without cars than nationally, 25 per cent compared with 23.5 per cent, but levels of car ownership are similar to the national figure.

More census analysis will be added to the Luton Observatory as data are published:

https://m.luton.gov.uk/Page/Show/community_and_living/luton%20observatory%20census%20statistics%20and%20mapping/Pages/default.aspx

A link to the 2021 census data can be found below:

<https://www.ons.gov.uk/census>