Housing

IX. Housing

Indicator

Do you agree: 'The provision of housing that is affordable for people on average incomes in the Camley Street neighbourhood should be a priority in any future vision'

Finding

The vast majority of the 311 respondents (219 after the weighting process) either agree or strongly agree with this statement, meaning that they think affordable housing should be a priority in any future vision; this makes up 71.0% of the total answers.

On the other hand, 14.0% of respondents either disagree or strongly disagree with this statement, while 15.0% of the local residents don't have an opinion about or didn't answer the question.

Theoretical assumption

This indicator illustrates local residents' and workers' opinion about current housing provision and to inform about future housing developments in the area.

Source

Street Survey, hard-copy and online questionnaires (September 2015); residents, business owners and workers (weighted) responses.

**The provision of housing that is affordable for people on average incomes in the Camley Street neighbourhood should be a priority in any future vision
(219 responses)**

36%	35%	15%	11%	3%
Strongly Agree	Agree	Not sure/ don't answer	Disagree	Strongly Disagree
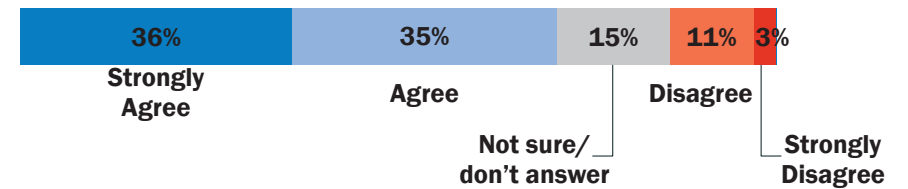
IX. Housing

Indicator

Do you agree: 'I am satisfied with my home and do not feel the need to make any changes'

Finding

Most of the 151 respondents either strongly agree or agree with this statement, meaning that they are satisfied with their homes; this makes up 64.9% of the total answers.

On the other hand, people who either strongly disagree or disagree with the statement make up 18.6%, while people who don't have an opinion about or didn't answer the question make up 16.6%.

Theoretical assumption

This indicator highlights local residents' satisfaction with their accommodation and may inform about housing-related issues, such as overcrowding; this has also to do with residents' desire to make improvements themselves (extensions, etc.).

Source

Street Survey, hard-copy and online questionnaires (September 2015); residents responses.

I am satisfied with my home and do not feel the need to make any changes
(151 responses)

19%	46%	17%	15%	4%
Strongly Agree	Agree	Not sure/ don't answer	Disagree	Strongly Disagree

IX. Housing

Indicator

House prices and Housing Affordability Ratios

Finding

The research our team conducted to assess house prices in Camley Street shows that properties are less expensive here than in Camden generally; the median house prices in 2014 show they are currently 40% cheaper than Camden ones. This figure has steadily increased from 2001 (in 2011 they were 28% cheaper).

Camley Street house prices are more in line with Inner London figures, since the maximum percentage gap between 1995 and 2014 is 13% (2014).

In relation to this, Housing Affordability Ratio (median house price/median household income) shows that Camley Street is slightly more affordable than Camden; in 2001 the gap was around 7%, but it has increased in recent years reaching 12% (2011) and 23% (2013).

On the other hand, Camley Street is less affordable than the Inner London average, but the gap has decreased in the last 15 years (was 8% in 2001 and 2011, and 2.5% in 2013).

Theoretical assumption

Housing affordability is a key determinant of well-being – the ability to adequately house one's self and one's family; among other indicators, should inform policy as regard to tenure and typology.

Source

Average house prices by borough, ward, LSOA and MSOA (*GLA 2015*),
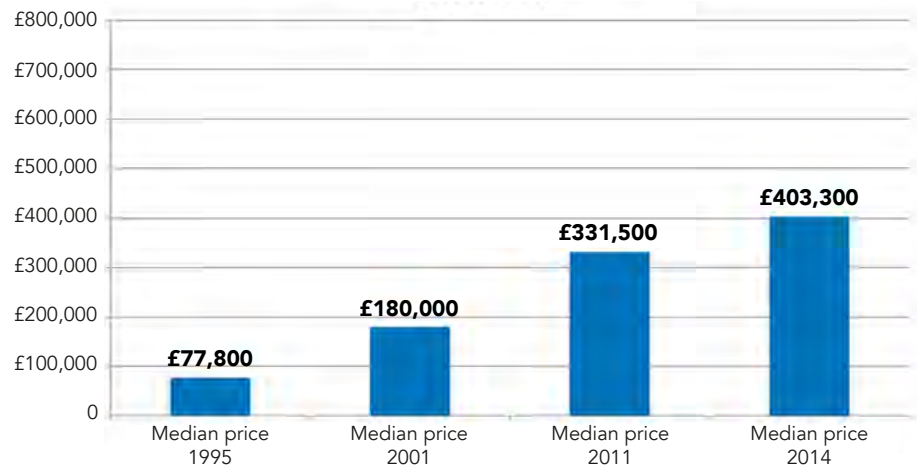Modelled household income estimates for small areas, London, 2001-2012 (*GLA 2013*).

Housing Affordability Ratios, London (LSOA, LA, Region 2001-2011-2013)

- Housing Affordability Ratio 2001
- Housing Affordability Ratio 2011
- Housing Affordability Ratio 2013
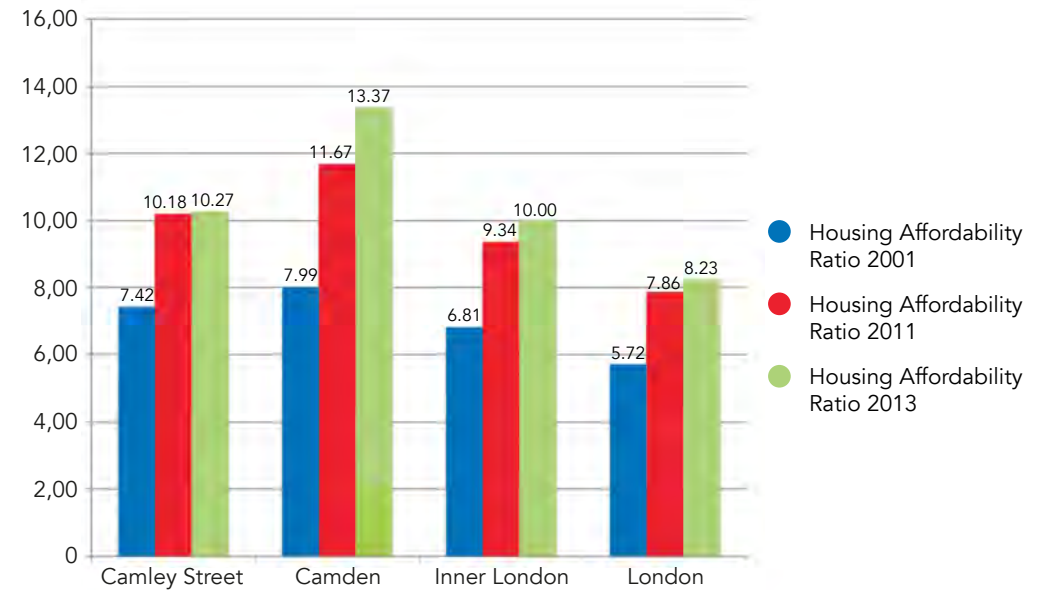
IX. Housing

Median House Prices in 1995, 2001, 2011 and 2014 across different geographic areas

Median House Prices, Camley Street area (LSOA 2015)

	£77,800	£180,000	£331,500	£403,300
	Median price 1995	Median price 2001	Median price 2011	Median price 2014

Median House Prices, Inner London (LA 2015)

	£87,000	£185,000	£350,000	£465,000
	Median price 1995	Median price 2001	Median price 2011	Median price 2014

Median House Prices, Camden (LA 2015)

	£122,000	£250,000	£480,000	£675,000
	Median price 1995	Median price 2001	Median price 2011	Median price 2014

Median House Prices, London (Region 2015)

	£83,000	£155,000	£287,000	£365,000
	Median price 1995	Median price 2001	Median price 2011	Median price 2014

IX. Housing

Indicator

In providing housing, for which of the following groups do you feel there is the most urgent need?

Finding

The answers to this question were 178 in total and the most selected group is 'families' that has been chosen by 38.8% of the respondents; other preferred options are 'couples without children' (16.3%) and 'people living alone' (13.5%).

All the other options were selected by less than 10% of the total respondents; 'no need for housing', 'lone parents' and 'older people' make up 9.0%, 7.9% and 6.2%, respectively.

Theoretical assumption

This indicator sheds light on the community's sense of which groups is under the greatest pressure in terms of housing perspective; this may inform housing policies of the Neighbourhood Plan.

Source

Street Survey, hard-copy and online questionnaires (September 2015); residents responses.

In providing housing, for which of the following groups do you feel there is the most urgent need?
(178 preferences)
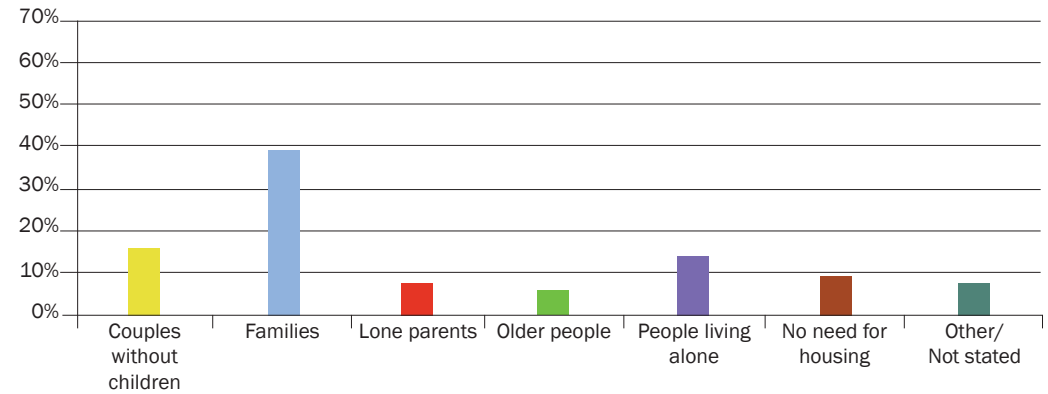
IX. Housing

Indicator
Do you have any comments you'd like to make about Housing?

Finding
64 people responded to this open question and, on the right, you can see the outcomes of a keyword analysis.

The responses suggest a mature attitude that, while the priority should be on providing affordable housing (particularly for families and younger generations), the aim should be to build a mixed community in terms of age and income levels, catering to people at different stages of their lives and who have different needs as regards tenure. People see this as the key to maintaining a thriving and balanced community. People are also concerned about the buy-to-let culture that has become established, in apparent breach of housing association rules, and would like future planning to resist short term lets and sale of properties for investment.
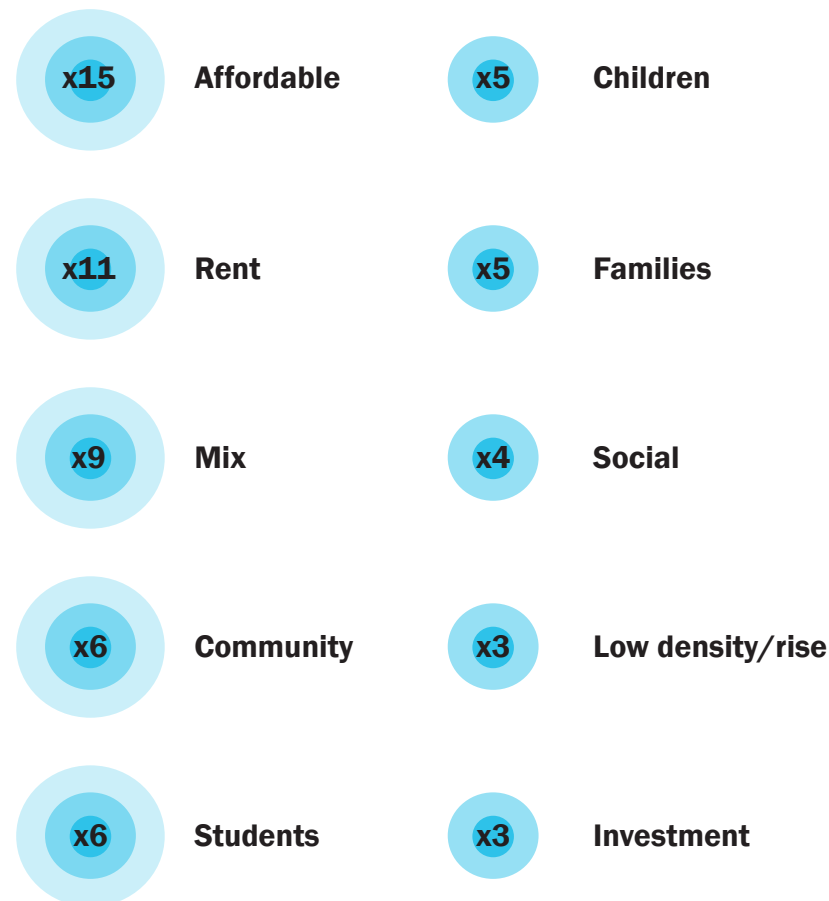
Theoretical assumption
This indicator illustrates local residents' opinions about housing issues; this could inform the future housing and development policy proposals for the Camley Street and Elm Village area.

Source
Street Survey, hard-copy and online questionnaires (September 2015); residents responses.

**Housing - Keyword analysis
(64 responses)**

x15 Affordable   x5 Children

x11 Rent   x5 Families

x9 Mix   x4 Social

x6 Community   x3 Low density/rise

x6 Students   x3 Investment

IX. Housing

Indicator
Household composition

Finding
The household composition analysis, derived from Census 2011 data, shows some interesting findings regarding the Camley Street area.

The first data to emerge is the low proportion of 'one person household, aged 65 or over'; this counts for 5.8% in Camley Street, against the 10.4% Camden and 9.6% London figures.

In the same way, 'married or same-sex civil partnership couples' in Camley Street are fewer than in Camden and London; this category counts for 16.2% of Camley Street's households, while it makes 20.2% for Camden and 28.1% for London as a whole.

On the other hand, Camley Street shows a higher proportion of 'lone parents households', which counts for 14.6%; the same category makes 10.0% for Camden and 12.7% for London.

Finally, 'other household' types makes 25.6% of Camley Street's households; this figure outperforms considerably both Camden (16.9%) and London (15.0%). One of the reason is the extremely high proportion of full-time students, which makes 6.0% of Camley Street's households, against 2.4% for Camden and 0.7% for London.

Theoretical assumption
Informs understanding of local need as to housing, educational and social and cultural infrastructure. By coupling information on household size and composition with demographic changes, it is possible to determine future housing provision and resource needs.

This data is useful in the segmentation of the population in to different types of occupier;

it provides the basis for investigating how the current neighbourhood performs in providing accommodation to these people, assuming families will live in houses and larger flats, and single people in studios and one-bedroom flats.
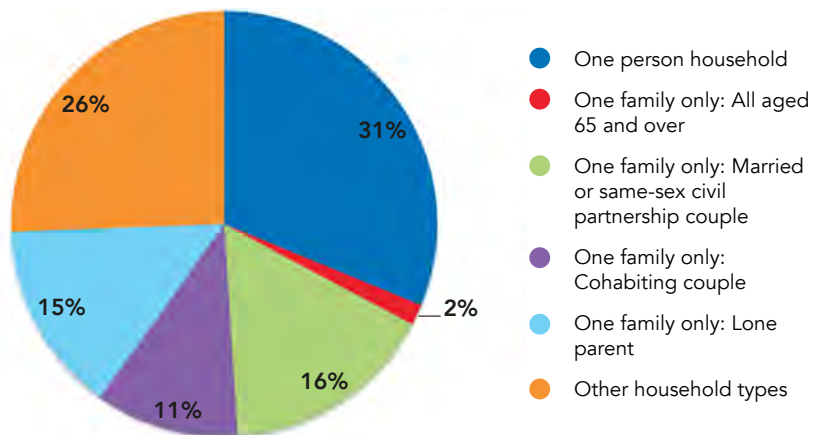
Source
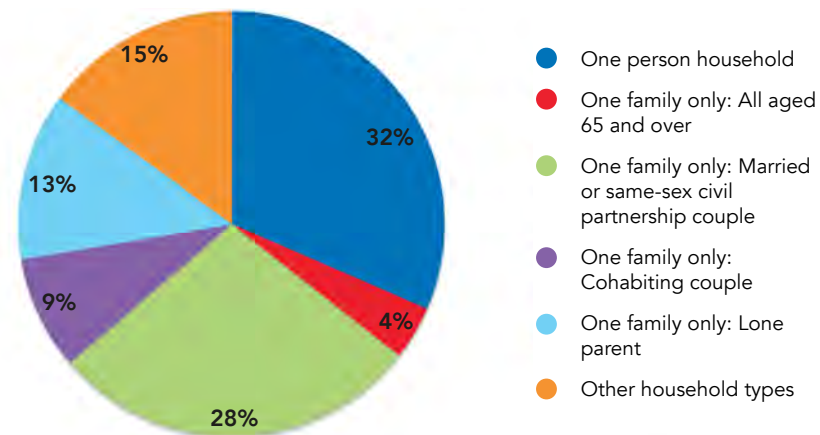Household Composition (*Census 2011, LSOA, LA, Region*).

IX. Housing

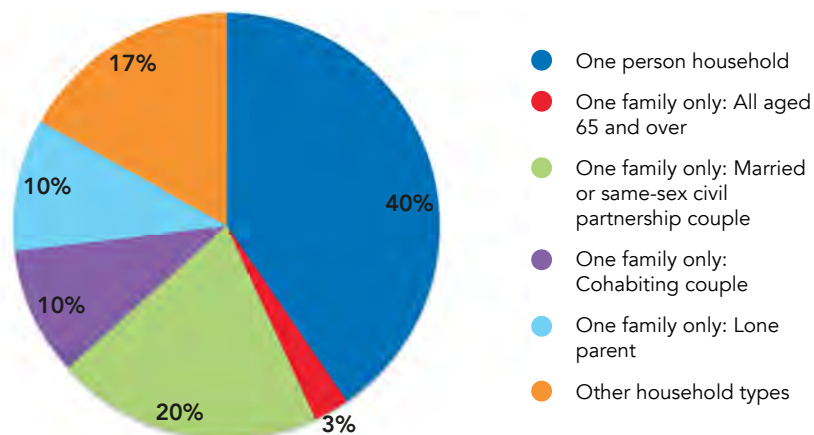## Household composition in 2011 across different geographic areas

Household composition within Camley Street area (LSOA 2011)

- One person household
- One family only: All aged 65 and over
- One family only: Married or same-sex civil partnership couple
- One family only: Cohabiting couple
- One family only: Lone parent
- Other household types

31%
26%
2%
15%
11%
16%

Household composition within London (Region 2011)

- One person household
- One family only: All aged 65 and over
- One family only: Married or same-sex civil partnership couple
- One family only: Cohabiting couple
- One family only: Lone parent
- Other household types

15%
32%
13%
9%
4%
28%

Household composition within Camden (LA 2011)

- One person household
- One family only: All aged 65 and over
- One family only: Married or same-sex civil partnership couple
- One family only: Cohabiting couple
- One family only: Lone parent
- Other household types

17%
40%
10%
10%
20%
3%

IX. Housing

Indicator
Household size

Finding
Household sizes for Camley Street are largely in line with London's figures, while there are some discrepancies with Camden ones.

On the one hand, Camley Street shows a lower proportion of 1-2 persons household (62.6%) in comparison with Camden figure (69.4%); on the other hand, Camley Street has a bigger proportion of 3-4 persons household (29.7%) against Camden data (23.9%).

Theoretical assumption
Household size is a useful indicator to couple with other household's information, such as composition, tenure and so on, to produce projections and future needs forecasts to inform decisions about new housing developments.
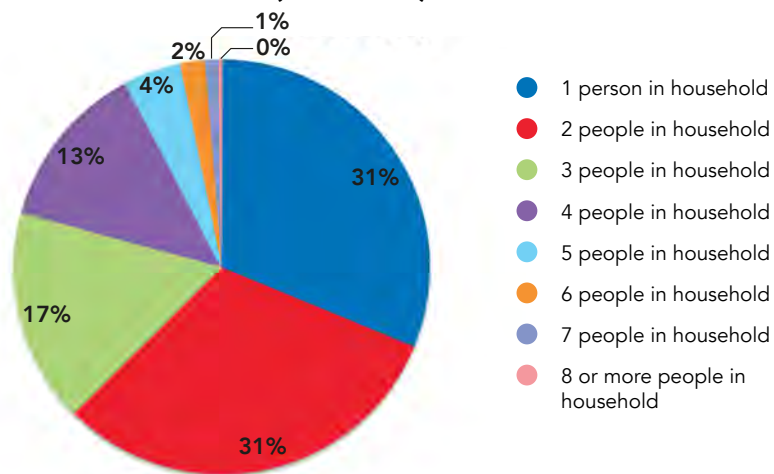
Source
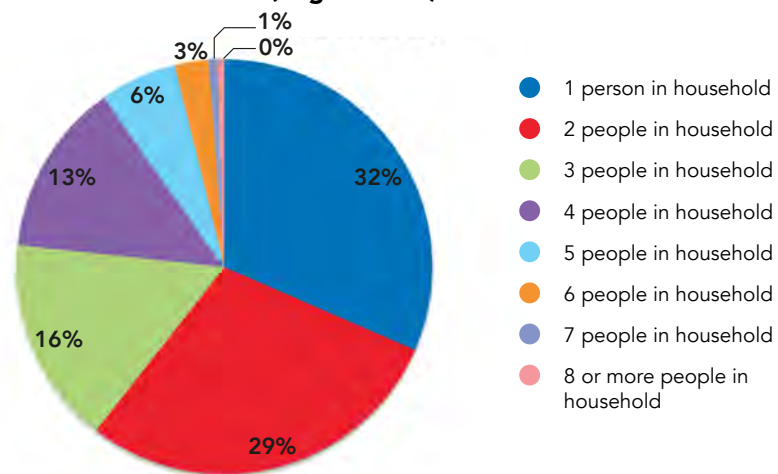Household size (*Census 2011, LSOA, LA, Region*).

IX. Housing

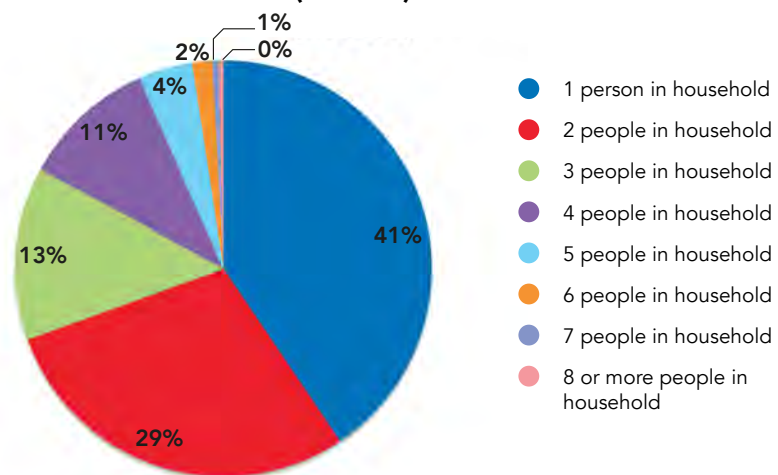## Household size in 2011 across different geographic areas

Household size within Camley Street area (LSOA 2011)

1%
0%
2%
4%
13%
31%
17%
31%

- ● 1 person in household
- ● 2 people in household
- ● 3 people in household
- ● 4 people in household
- ● 5 people in household
- ● 6 people in household
- ● 7 people in household
- ● 8 or more people in household

Household size within London (Region 2011)

1%
0%
3%
6%
13%
32%
16%
29%

- ● 1 person in household
- ● 2 people in household
- ● 3 people in household
- ● 4 people in household
- ● 5 people in household
- ● 6 people in household
- ● 7 people in household
- ● 8 or more people in household

Household size within Camden (LA 2011)

1%
0%
2%
4%
11%
41%
13%
29%

- ● 1 person in household
- ● 2 people in household
- ● 3 people in household
- ● 4 people in household
- ● 5 people in household
- ● 6 people in household
- ● 7 people in household
- ● 8 or more people in household

IX. Housing

Indicator
Proportion of households that are overcrowded

Finding
The occupancy rating by number of bedrooms shows that Camley Street is more affected by overcrowding issues than both Camden and London.

There are around 75 Camley Street households that show an occupancy rating of -1 or less, which makes up around 15.6% of area's population; the same occupancy ratings counts for 11.7% in Camden and 11.3% in London.

Theoretical assumption
The Census 2011 definition of overcrowding is based on the notion of the 'bedroom standard'.

The 'bedroom standard' is calculated in relation to the number of bedrooms and the number of household members and their relationship to each other. This formula gives the number of bedrooms a household requires. This number is subtracted from the number of bedrooms within the dwelling 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.

Housing suited to the size and composition of a family is a key determinant of personal well-being. A high proportion of overcrowded households in an area provides a prima facie case for providing more housing through (re)development.

Source
Occupancy Rating (by number of bedrooms) (*Census 2011, LSOA, LA, Region*).

There are around 75 Camley Street's households that show an occupancy rating of -1 or less, which makes up around 15.6% of area's population
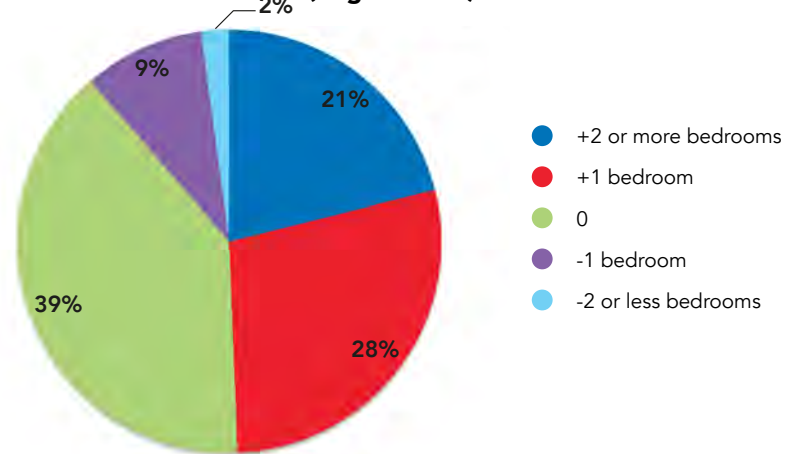
IX. Housing

Occupancy rating (bedroom) in 2011 across different geographic areas

Occupancy rating (bedroom) within Camley Street area (LSOA 2011)

- +2 or more bedrooms
- +1 bedroom
- 0
- -1 bedroom
- -2 or less bedrooms

3%
8%
13%
26%
51%
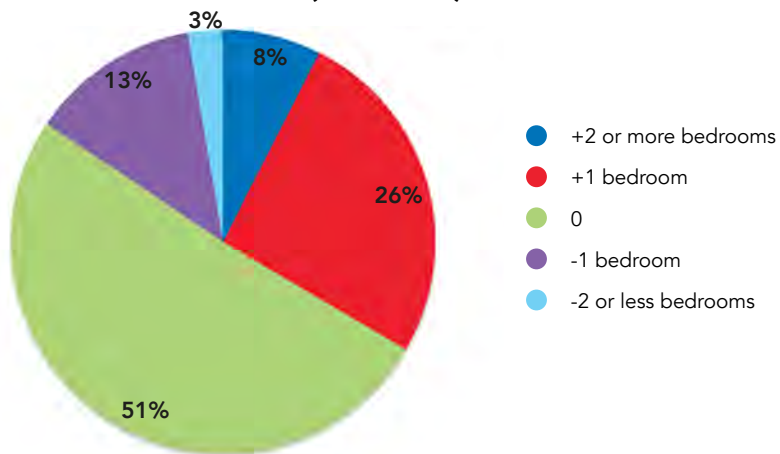
Occupancy rating (bedroom) within London (Region 2011)

- +2 or more bedrooms
- +1 bedroom
- 0
- -1 bedroom
- -2 or less bedrooms

2%
9%
21%
39%
28%

Occupancy rating (bedroom) within Camden (LA 2011)

- +2 or more bedrooms
- +1 bedroom
- 0
- -1 bedroom
- -2 or less bedrooms

3%
10%
13%
25%
50%