

Homes and Housing

HOUSING IN THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA

Tenure in the Royal Borough

There is a varied mix of housing in the Royal Borough. There are an estimated 29,000 dwellings in the private rented sector. The Kensington and Chelsea Tenant Management Organisation (TMO) manages some 9,500 homes. Around 2,500 of these TMO homes have been bought under the Right to Buy scheme leaving 6,931 for rented social housing. The 50 Registered Social Landlords (RSLs) operating in the borough own 12,048 properties for letting. Figures from the 2001 Census state that there are 34,613 owner occupied properties.

Figures from the 2001 Census show slightly different proportions of tenure compared to Council figures. However, they are presented here in order to show comparisons with London and England figures. Table 5.1 illustrates these figures.

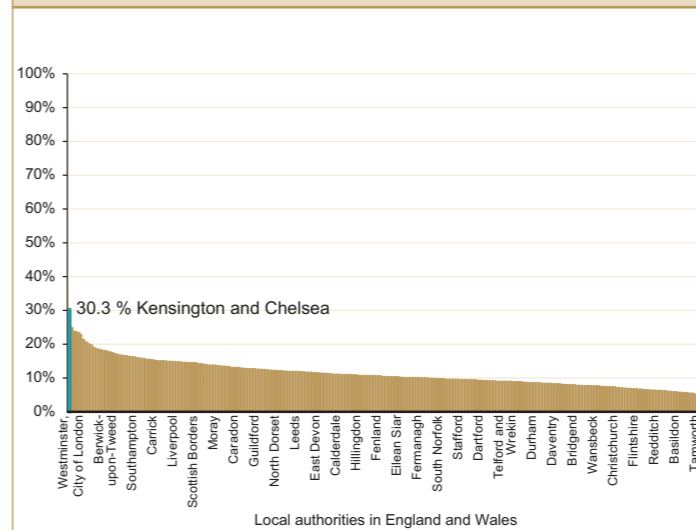
TABLE 5.1: TENURE; KENSINGTON AND CHELSEA, LONDON AND ENGLAND 2001

	K&C	LONDON	ENGLAND
Owner-occupied total	43.8%	56.6%	68.8%
Owner-occupied: Owns outright	27.3%	22.1%	29.2%
Owner-occupied: Owns with a mortgage or loan	15.6%	33.5%	38.9%
Owner-occupied: Shared ownership	0.9%	1.0%	0.7%
Social rented total	26.0%	26.2%	19.3%
Rented from: Local authority	8.8%	17.1%	13.2%
Rented from: Housing Association / Registered Social Landlord	17.2%	9.1%	6.1%
Private rented total	30.3%	17.2%	12.0%
Rented from: Private landlord or letting agency	25.0%	14.3%	8.8%
Rented from: Other	5.3%	2.9%	3.2%

Figures rounded up or down
Source: Census 2001, www.neighbourhood.statistics.gov.uk
Updated: Every 10 years

The Royal Borough is ranked third highest of all local authorities in England and Wales (behind Westminster and the City of London) for the proportion of households that are private rented accommodation. See figure 5.1.

FIGURE 5.1: PERCENTAGE OF HOUSEHOLDS THAT ARE PRIVATE RENTED ACCOMMODATION FOR ALL LOCAL AUTHORITIES IN ENGLAND AND WALES 2001



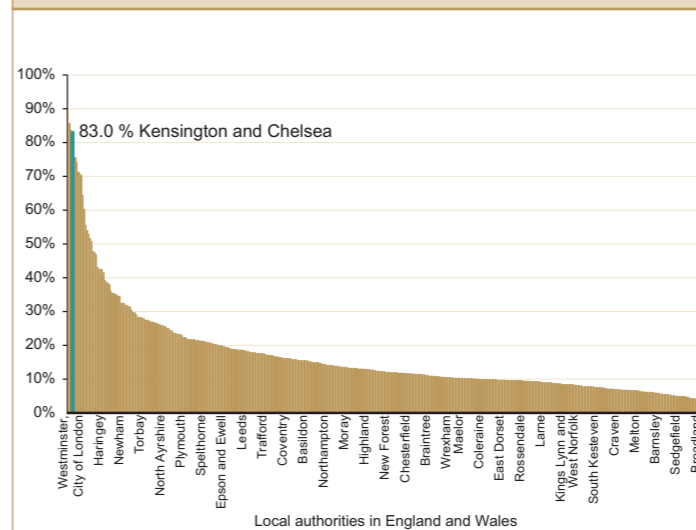
Supporting information

This figure illustrates K&Cs position against all 376 local authorities in England and Wales. The local authorities identified in the figure are examples of different positions in the data range.

Source: Census 2001, www.neighbourhood.statistics.gov.uk
Updated: Every 10 years

Kensington and Chelsea is ranked fourth highest in all local authorities in England and Wales for the proportion of properties that are flats. Figure 5.2 illustrates this picture.

FIGURE 5.2: PERCENTAGE OF PROPERTIES THAT ARE FLATS FOR ALL LOCAL AUTHORITIES IN ENGLAND AND WALES 2001



Supporting information

This figure illustrates K&Cs position against all 376 local authorities in England and Wales. The local authorities identified in the figure are examples of different positions in the data range.

Source: Census 2001, www.neighbourhood.statistics.gov.uk
Updated: Every 10 years

Tenure by ethnicity

Tenure varies by ethnicity in the Royal Borough as illustrated in table 5.2*. Over 50 per cent of White residents are in owner-occupied housing. By contrast, more than 75 per cent of Black or Black British residents live in social rented housing.

*Data available for presented ethnic groups which do not account for all ethnic groups.

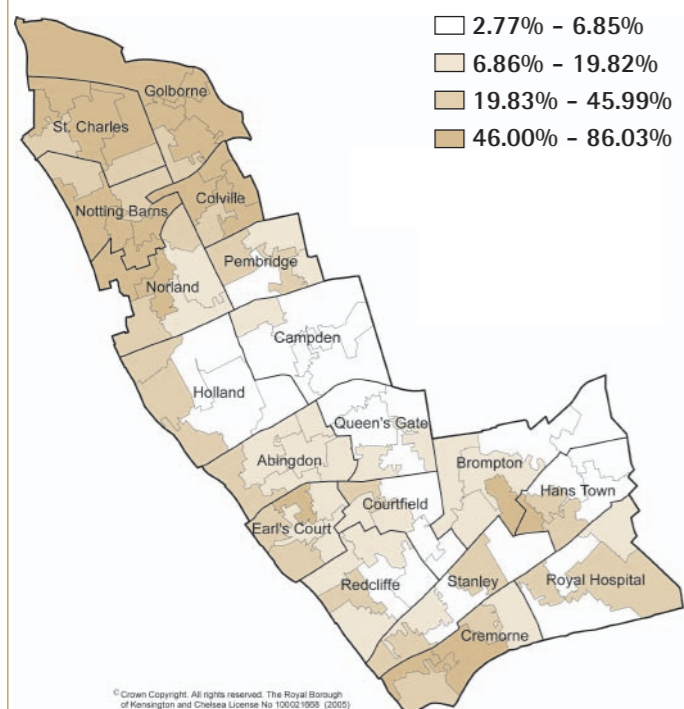
TABLE 5.2: TENURE BY ETHNICITY IN KENSINGTON AND CHELSEA 2005

	WHITE	ASIAN OR ASIAN BRITISH	BLACK OR BLACK BRITISH	OTHER ETHNIC GROUPS
Owner-occupied total	51.0%	37.7%	12.4%	50.2%
Owner-occupied: Owns outright	32.4%	9.4%	11.3%	30.5%
Owner-occupied: Owns with a mortgage or loan	18.7%	28.3%	1.1%	19.7%
Social rented total	17.9%	37.1%	76.5%	31.9%
Rented from: Local authority	6.7%	8.8%	27.2%	13.8%
Rented from: Housing Association / Registered Social Landlord	11.3%	28.3%	49.3%	18.1%
Private rented total	31.1%	25.2%	11.1%	17.9%
Rented from: Private landlord or letting agency or other				

Figures rounded up or down
Source: The Royal Borough of Kensington and Chelsea, Housing Needs Survey 2005
Updated: Annually

Map 5.1 illustrates where different concentrations of social housing are located in the borough.

MAP 5.1: PERCENTAGE OF TENURE THAT IS SOCIAL HOUSING BY KENSINGTON AND CHELSEA LOWER SUPER OUTPUT AREAS 2001

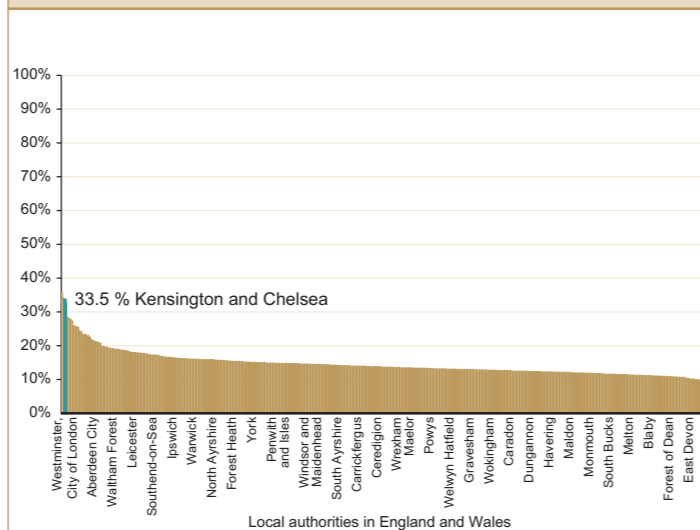


Source: Census 2001, www.neighbourhood.statistics.gov.uk
Updated: Every 10 years

Types of households

The Royal Borough has very high levels of single person households and low levels of lone-parent households compared with other local authorities in England and Wales. The percentage of single person households in the borough as a whole is 33.5 per cent, which is ranked third highest of all local authorities in England and Wales. This is illustrated in figure 5.3. The proportion of lone-parent households is 4.5 per cent. See figure 5.4.

FIGURE 5.3: SINGLE PERSON HOUSEHOLDS AS A PERCENTAGE OF ALL HOUSEHOLDS FOR ALL LOCAL AUTHORITIES IN ENGLAND AND WALES 2001

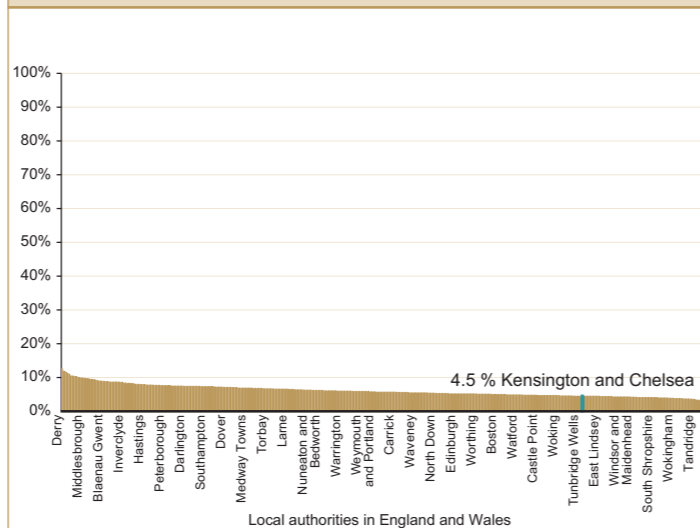


Supporting information

This figure illustrates K&Cs position against all 376 local authorities in England and Wales. The local authorities identified in the figure are examples of different positions in the data range.

Source: Census 2001, www.neighbourhood.statistics.gov.uk
Updated: Every 10 years

FIGURE 5.4: LONE-PARENT HOUSEHOLDS AS A PERCENTAGE OF ALL HOUSEHOLDS FOR ALL LOCAL AUTHORITIES IN ENGLAND AND WALES 2001



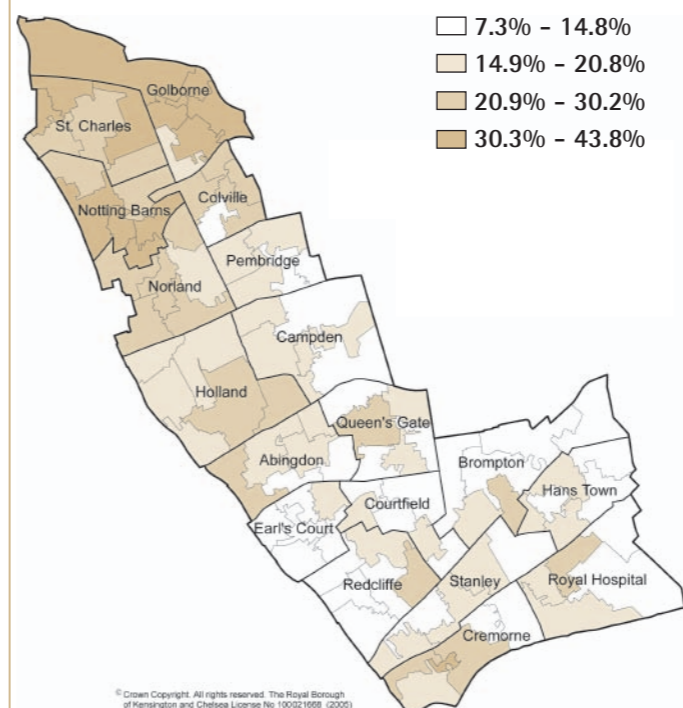
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Source: Census 2001, www.neighbourhood.statistics.gov.uk
Updated: Every 10 years

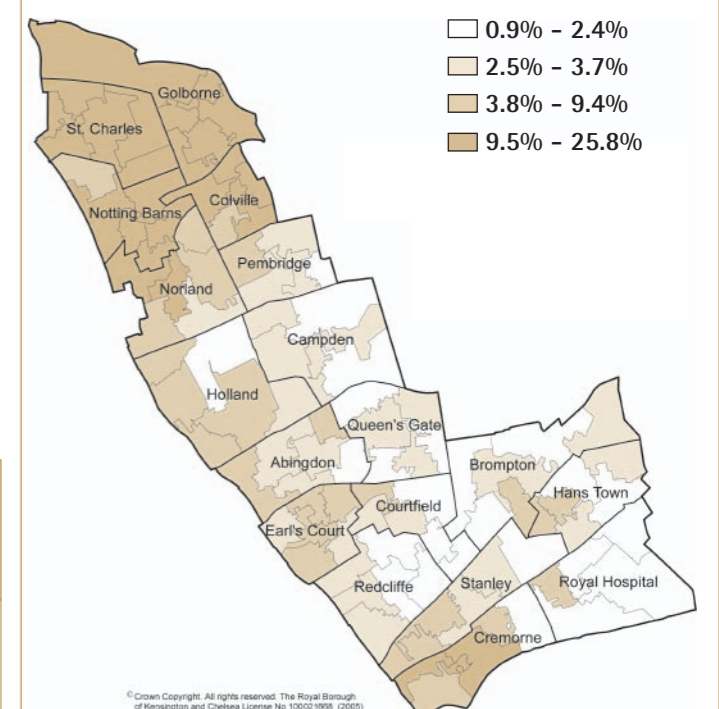
Maps 5.2 to 5.5 illustrate the spread and concentrations of households with dependent children, lone-parent households, single person households and pensioner households across the borough. In the north of the borough there are a higher concentration of households with dependent children and lone-parent households with dependent children. Single person households are to be found in higher proportions in the south of the borough. Pensioner households of people aged 65 plus are more densely located in areas in the south and middle of the borough.

MAP 5.2: PERCENTAGE OF HOUSEHOLDS WITH DEPENDENT CHILDREN BY KENSINGTON AND CHELSEA LOWER SUPER OUTPUT AREAS 2001



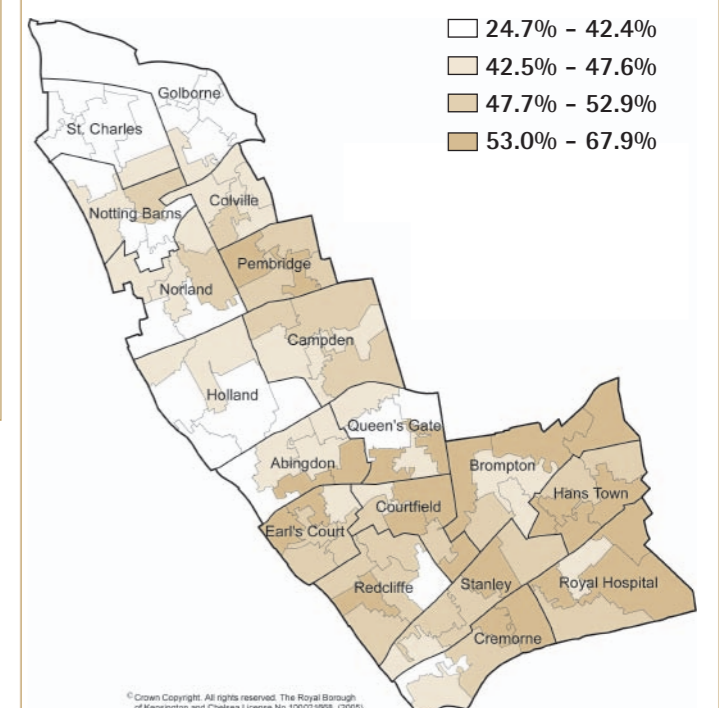
Source: Census 2001, www.neighbourhood.statistics.gov.uk
Updated: Every 10 years

MAP 5.3: PERCENTAGE OF LONE-PARENTS BY KENSINGTON AND CHELSEA LOWER SUPER OUTPUT AREAS 2001



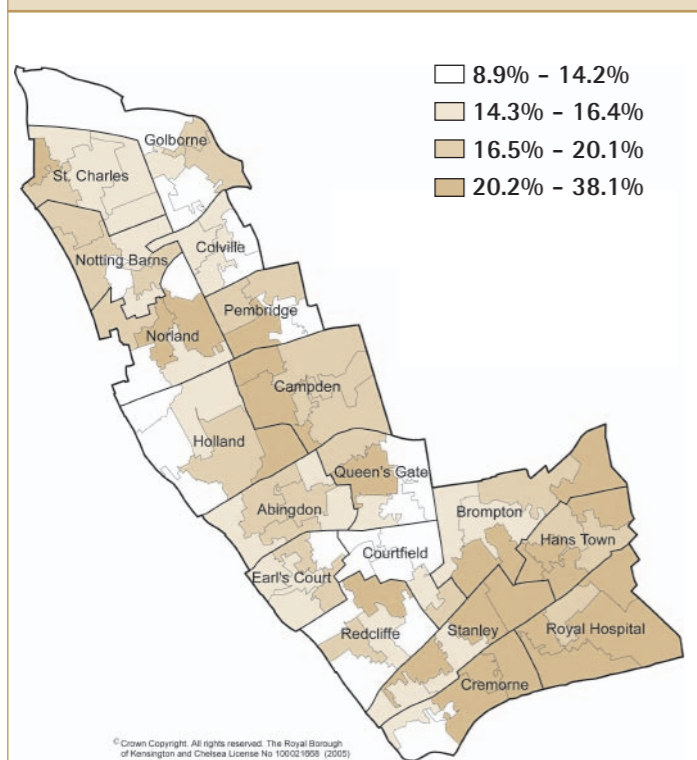
Source: Census 2001, www.neighbourhood.statistics.gov.uk
Updated: Every 10 years

MAP 5.4: PERCENTAGE OF SINGLE PERSON HOUSEHOLDS BY KENSINGTON AND CHELSEA LOWER SUPER OUTPUT AREAS 2001



Source: Census 2001, www.neighbourhood.statistics.gov.uk
Updated: Every 10 years

MAP 5.5: PERCENTAGE OF PENSIONER HOUSEHOLDS BY KENSINGTON AND CHELSEA LOWER SUPER OUTPUT AREAS 2001



PROPERTY PRICES

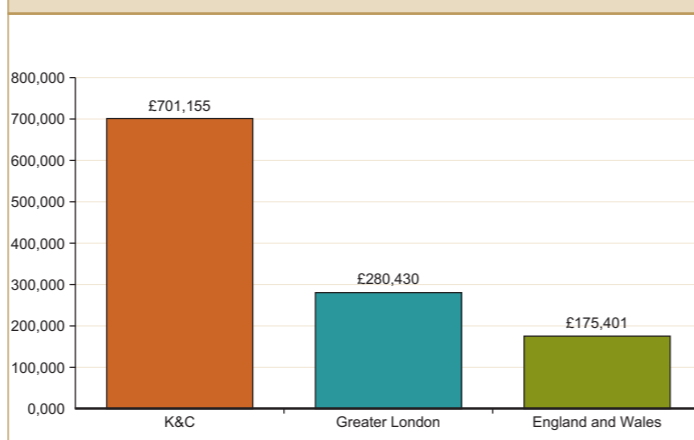
Average property prices in the Royal Borough

The Royal Borough has the highest residential property prices in the country. Figure 5.5 illustrates the average residential property prices for the Royal Borough compared with Greater London and England and Wales.

Minimum and average property prices for different types of property

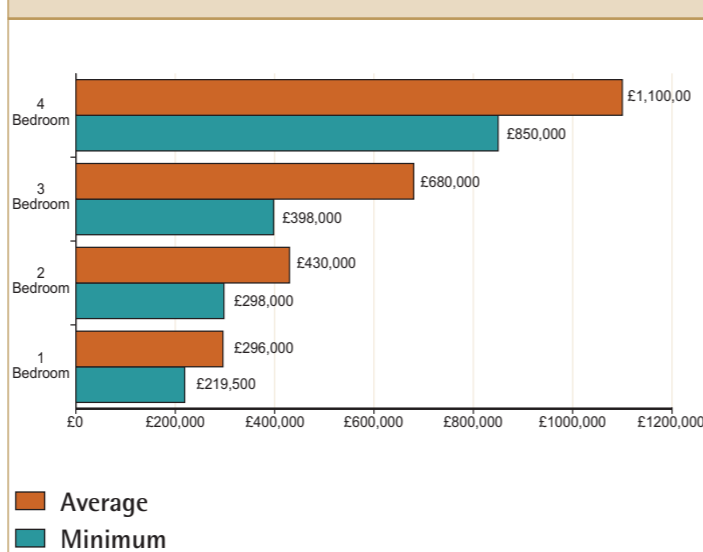
Figure 5.6 illustrates the minimum and average dwellings prices in Kensington and Chelsea for different types of property.

FIGURE 5.5: LAND REGISTRY AVERAGE RESIDENTIAL PROPERTY PRICES JULY-SEPTEMBER 2004



Source: The Royal Borough of Kensington and Chelsea, Housing Needs Survey 2005
Updated: Annually

FIGURE 5.6: MINIMUM AND AVERAGE RESIDENTIAL PROPERTY PRICES IN KENSINGTON AND CHELSEA 2005



Source: The Royal Borough of Kensington and Chelsea, Housing Needs Survey 2005
Updated: Annually

CONDITION OF HOUSING

Decent Homes Standard

The 'Decent Homes Standard' indicates whether homes are in a reasonable state of repair, have reasonably modern facilities and services and provide a reasonable degree of comfort in terms of heating and insulation. The Kensington and Chelsea TMO plans to improve all homes that fall below the Government's Decent Homes Standard by 2008. Table 5.3 illustrates the numbers of Council/TMO homes that fall below the standard for 2003/04 and 2004/05 and the forecast for the completion of all meeting the standard by 2007/08.

TABLE 5.3: DECENT HOMES STANDARDS ACTUAL AND FORECASTS FOR COUNCIL/TMO HOMES IN KENSINGTON AND CHELSEA 2003/2004 - 2007/2008

	2003/04 ACTUAL	2004/05 ACTUAL	2005/06 FORECAST	2006/07 FORECAST	2007/08 FORECAST
Numbers of non-decent properties	3,037	2,496	1,602	832	0

Source: Kensington and Chelsea Tenant Management Organisation
Updated: Annually

HOUSING NEEDS IN THE BOROUGH

Housing available for re-letting

Table 5.4 illustrates the numbers of TMO and RSL properties that were made available for re-letting over the last four years in the Royal Borough.

TABLE 5.4: NUMBER OF KENSINGTON AND CHELSEA TMO AND RSL PROPERTIES AVAILABLE FOR RE-LETTING 2000/01 - 2004/05

2000/01	740
2001/02	500
2002/03	790
2003/04	949
2004/05	789

Source: The Royal Borough of Kensington and Chelsea, Housing and Social Services
Updated: Annually

Numbers waiting for permanent accommodation

These re-letting figures can be compared with the number of households on the waiting list for permanent accommodation in the borough. There is a large difference between the property available for re-letting (789 in 2004/05) and the numbers on the housing waiting list for permanent accommodation (9,436 in 2005).

TABLE 5.5: NUMBERS OF KENSINGTON AND CHELSEA HOUSEHOLDS WAITING FOR PERMANENT ACCOMMODATION FROM THE COUNCIL/TMO AND RSLs APRIL 2002 - APRIL 2005

April 2002	8,294
April 2003	7,872
April 2004	8,326
April 2005	9,436

Source: The Royal Borough of Kensington and Chelsea, Housing and Social Services
Updated: Annually

Numbers in temporary accommodation and people deemed as homeless

The numbers of people who are currently in temporary accommodation and who are deemed homeless and in priority need are illustrated in table 5.6 and 5.7.

TABLE 5.6: NUMBER OF KENSINGTON AND CHELSEA HOUSEHOLDS IN TEMPORARY ACCOMMODATION MARCH 2002 - MARCH 2005

March 2002	947
March 2003	940
March 2004	962
March 2005	1,198

Source: The Royal Borough of Kensington and Chelsea, Housing and Social Services
Updated: Annually

TABLE 5.7: NUMBERS OF PEOPLE ACCEPTED AS HOMELESS AND IN PRIORITY NEED IN KENSINGTON AND CHELSEA 2001/02 - 2004/05

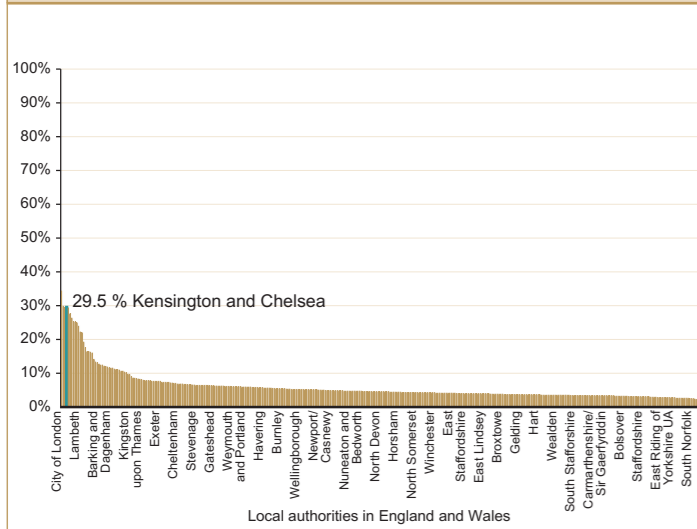
2001/02	605
2002/03	417
2003/04	477
2004/05	589

Source: The Royal Borough of Kensington and Chelsea, Housing and Social Services
Updated: Annually

Overcrowding

The Royal Borough is ranked fourth out of all local authorities in England and Wales for the percentage of households that are deemed overcrowded as illustrated by figure 5.7. Overcrowding is identified by comparing the numbers of rooms in a household with the numbers of people living in that household.

FIGURE 5.7: PERCENTAGE OF HOUSEHOLDS THAT ARE DEEMED OVERCROWDED FOR ALL LOCAL AUTHORITIES IN ENGLAND AND WALES 2001



Supporting information

This figure illustrates K&Cs position against all 376 local authorities in England and Wales. The local authorities identified in the figure are examples of different positions in the data range.

Source: Census 2001, www.neighbourhood.statistics.gov.uk
Updated: Every 10 years

NEW HOUSING PROVISION

Table 5.8 illustrates the numbers of new dwellings that have been built since 1996.

TABLE 5.8: NEW KENSINGTON AND CHELSEA COMPLETED DWELLINGS 1996 - 2004/05*

1996	563
1997	348
1998	649
1999	220
2000	100
2001	179
2002	452
2003	520
1st quarter 2004	130
2004/05	291

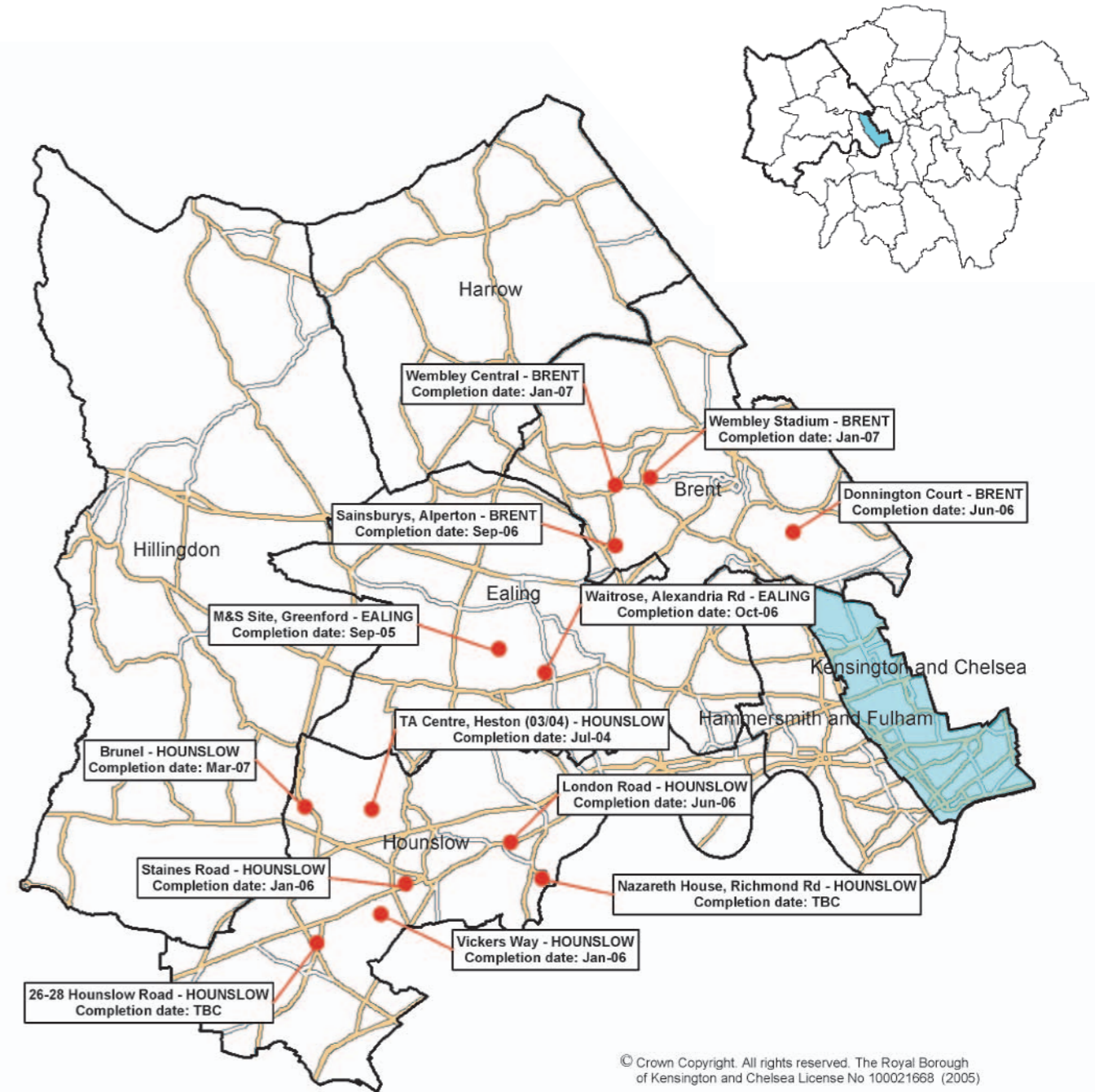
*Completion figures switch to financial years as of 2004 hence 1st quarter figure.

Source: The Royal Borough of Kensington and Chelsea, Planning and Conservation
Updated: Annually

Due to a lack of available sites and high land prices, the majority of new affordable housing is likely to be located outside central areas like the borough. The Council will have the right to place families in some of these homes. Map 5.6 illustrates RSL developments in progress or proposed outside the Royal Borough, in the West London Region where Kensington and Chelsea will have nominations.

MAP 5.6: RSL DEVELOPMENTS IN PROGRESS OR PROPOSED OUTSIDE THE ROYAL BOROUGH IN WEST LONDON OF WHICH KENSINGTON AND CHELSEA HAVE NOMINATIONS

Source: The Royal Borough of Kensington and Chelsea, Planning and Conservation
Updated: Annually



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