

1. Household tenure

There were 107,583 householdsⁱ in South Gloucestershire at the time of the 2011 Census. Of these; 75.4% (81,083) were owner occupied 13.6% (14,600) privately rented, 9.9% (10,633) socially rented and 1.1% (1,222) were living rent free (fig 1)ⁱⁱ.

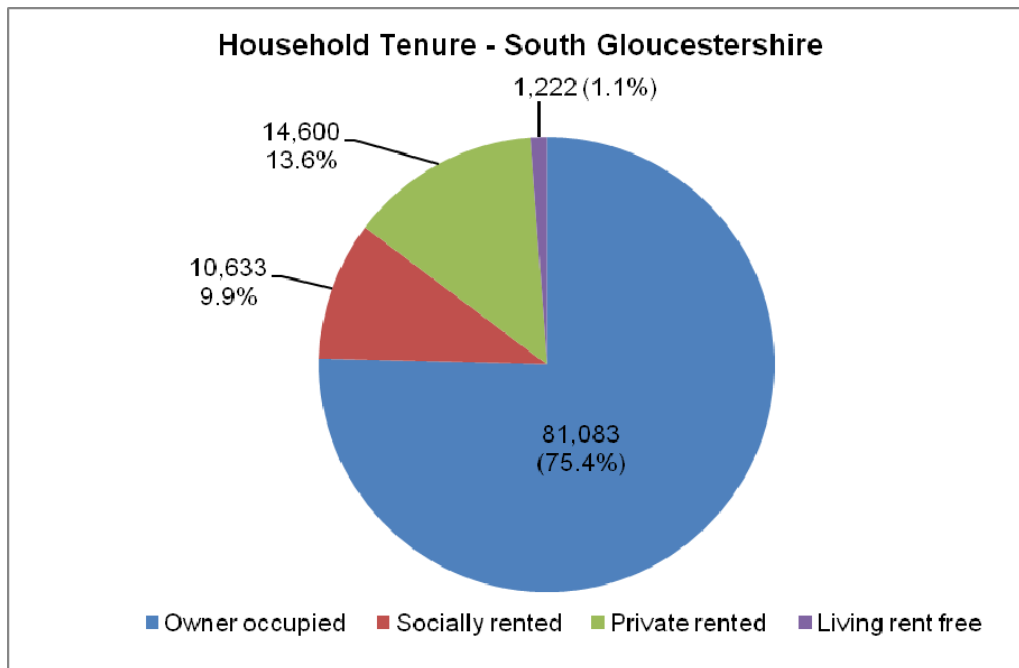


Fig 1. Household Tenure – South Gloucestershire

Compared to the other local authorities in the West of England sub-region, South Gloucestershire has the lowest proportion of households in privately rented accommodation. In contrast, almost a quarter (23.5%) of households in Bristol rent privately.

	Total Households		Owner occupied		Social rented		Private Rented		Living Rent Free	
	#	%	#	%	#	%	#	%	#	%
Bath and North East Somerset	73500		49400	67.2%	10600	14.4%	12400	16.9%	1000	1.4%
Bristol, City of	182700		100100	54.8%	37100	20.3%	43000	23.5%	2500	1.4%
North Somerset	88200		64900	73.6%	8100	9.2%	14300	16.2%	900	1.1%
South Gloucestershire	107500		81100	75.4%	10600	9.9%	14600	13.6%	1200	1.1%
West of England	452000		295500	65.4%	66400	14.7%	84300	18.7%	5700	1.3%

Table 1. Household Tenure - West of England UAs (rounded to nearest hundred)

2. Distribution of Privately Rented Households within South Gloucestershire

Fig 2. illustrates the number of privately rented households in each ward, whilst Fig 3 illustrates the proportion of households in each ward by tenure.

Bradley Stoke South (1,018), Filton (909), Emersons Green (880) and Bradley Stoke Central and Stoke Lodge (863) are the wards with the highest number of privately rented households.

Over a quarter of households in the following wards are privately rented: Bradley Stoke North (29.4%), Frenchay and Stoke Park (29.0%), Bradley Stoke South (27.4%) and Bradley Stoke Central and Stoke Lodge (25.5%).

Detailed spatial analysis (at Census Output Area level), shows that there are some small areas in Emersons Green, Bradley Stoke, Stoke Park and Charfield where over 60% of households rent privately (Map 1).

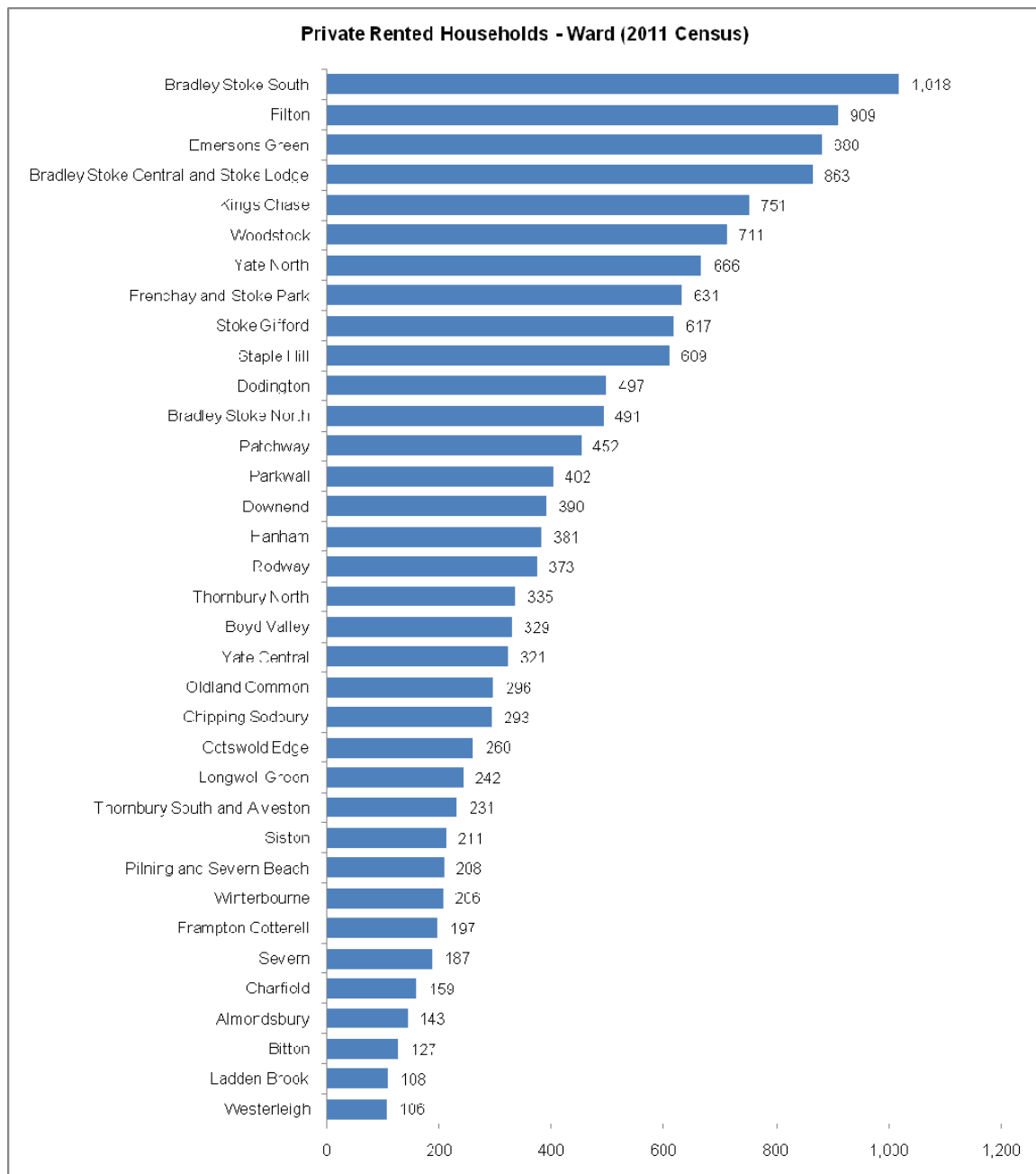


Fig 2. – Numbers of privately rented households by ward

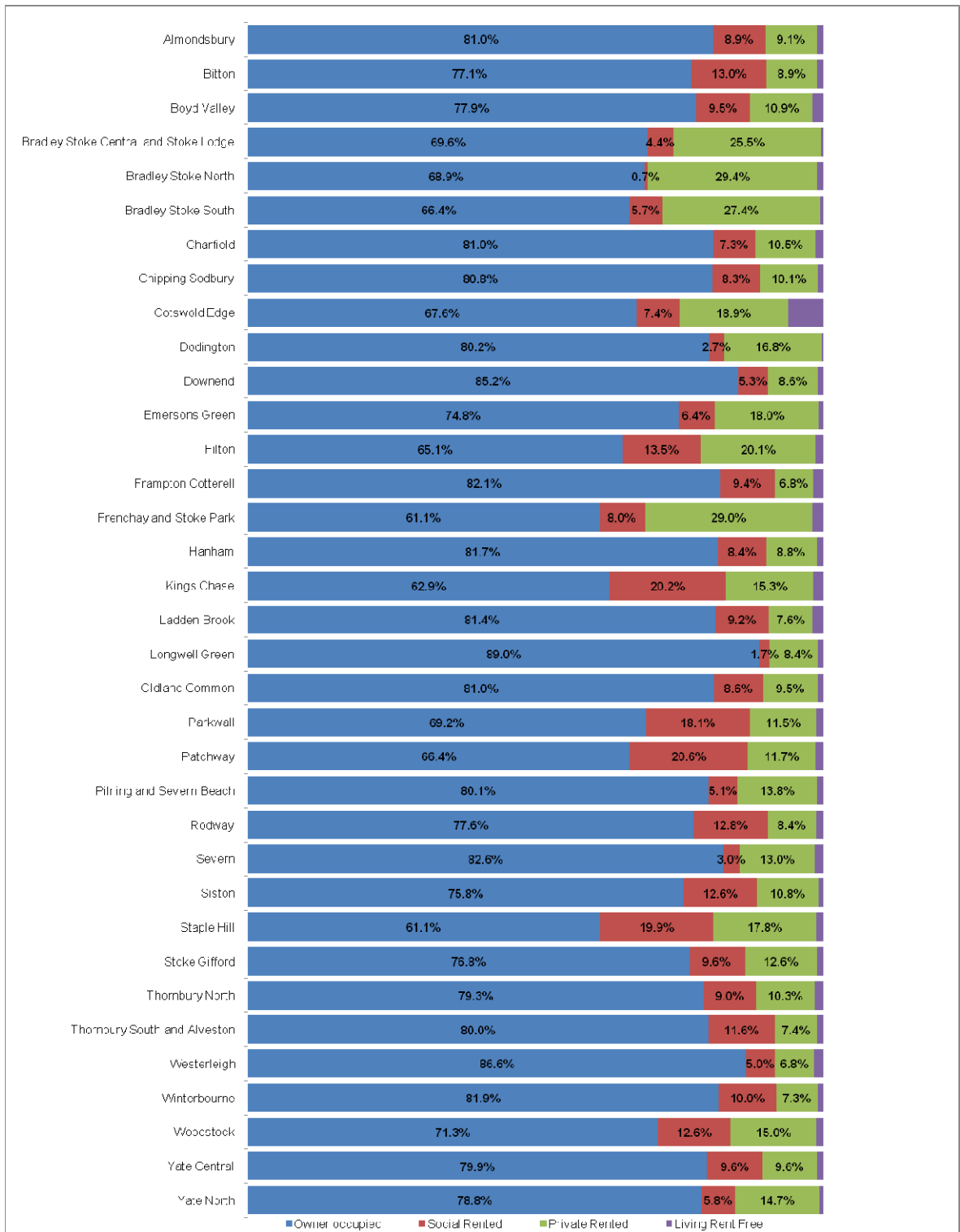
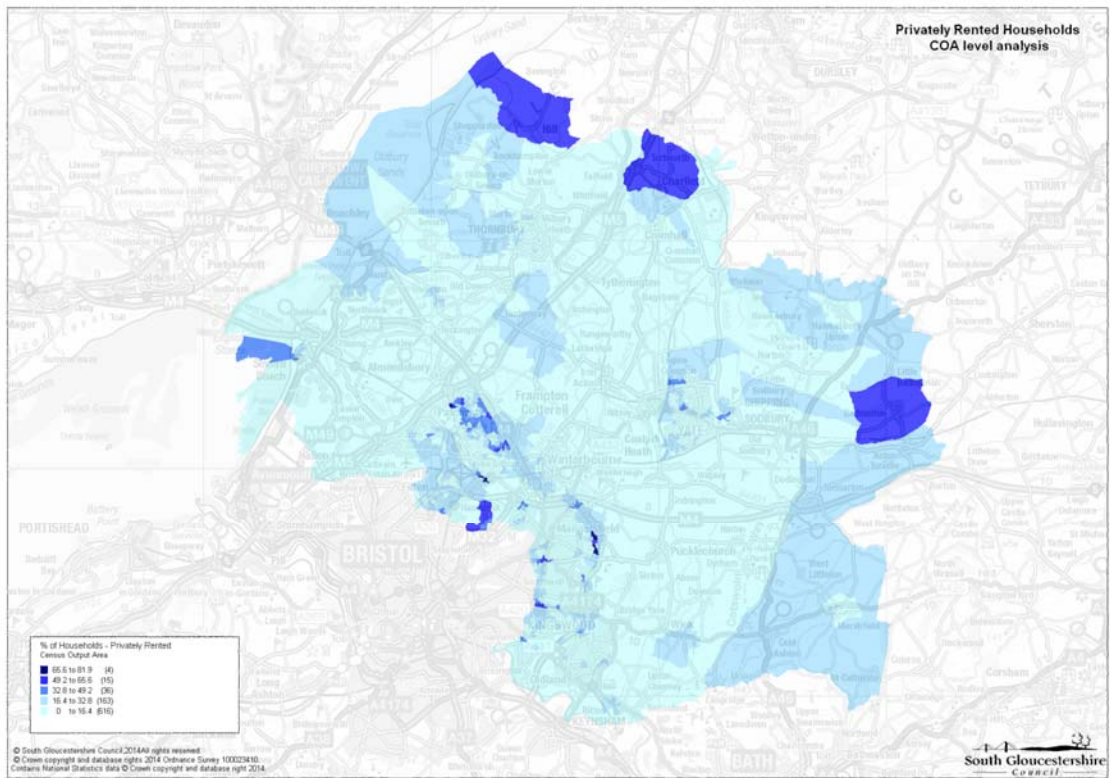
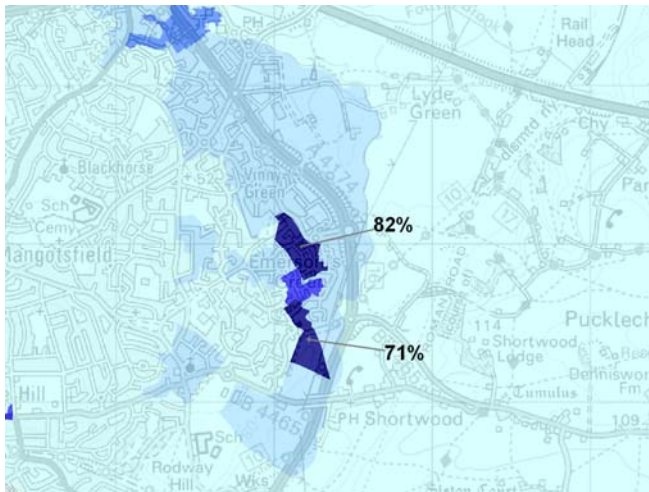


Fig 3. –Household tenure – proportions by ward

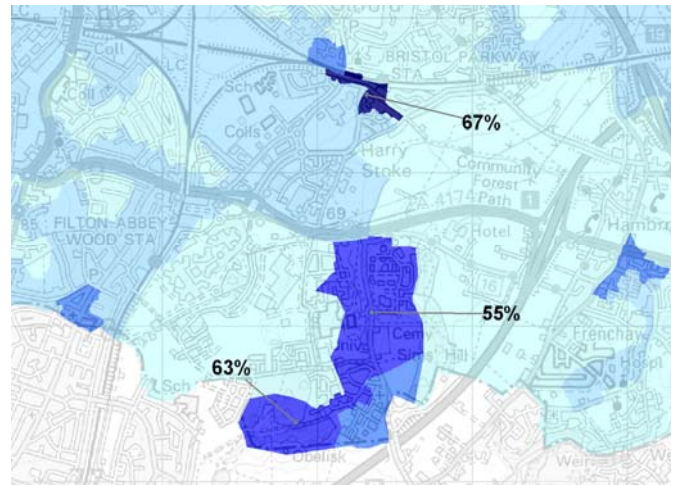
Map 1 – Distribution of privately rented households (COA level analysis)



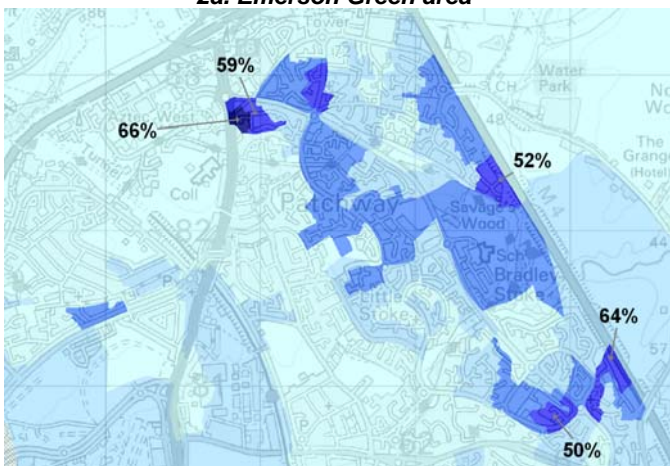
Map 2: COAs with highest proportion of privately rented households



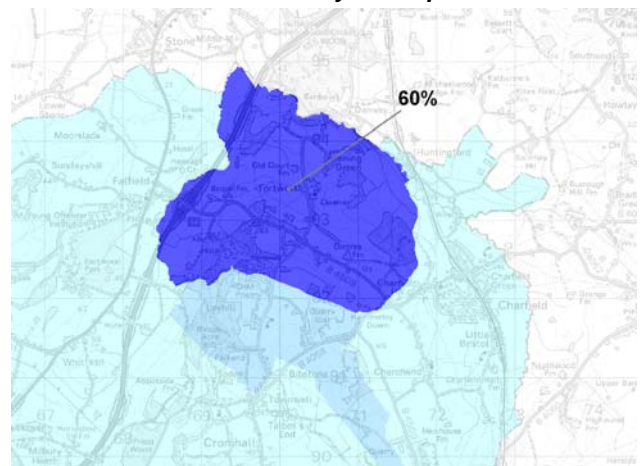
2a. Emerson Green area



2b. Filton / Frenchay Stoke park area



2c. Bradley Stoke / Patchway area



2d. Charfield area

3. Tenure Change 2001-2011

Between 2001 and 2011 the total number of households in South Gloucestershire increased by 8,500 (8.6%). Whilst the number of privately rented households increased by 8,302 (+132%).

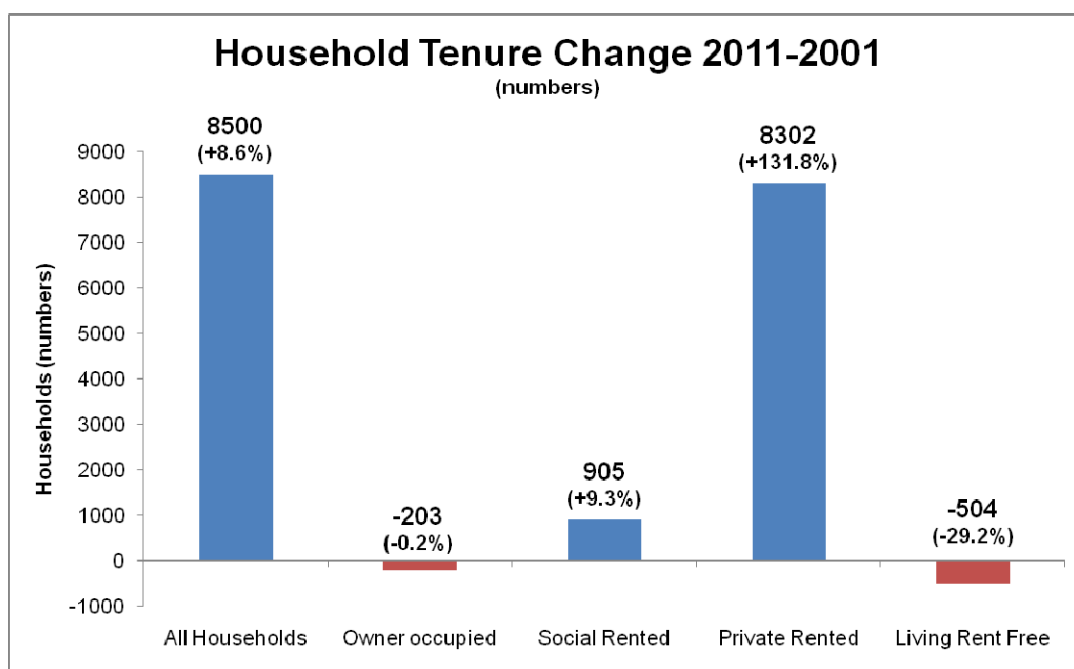


Fig 4. Tenure change (2001-2011)

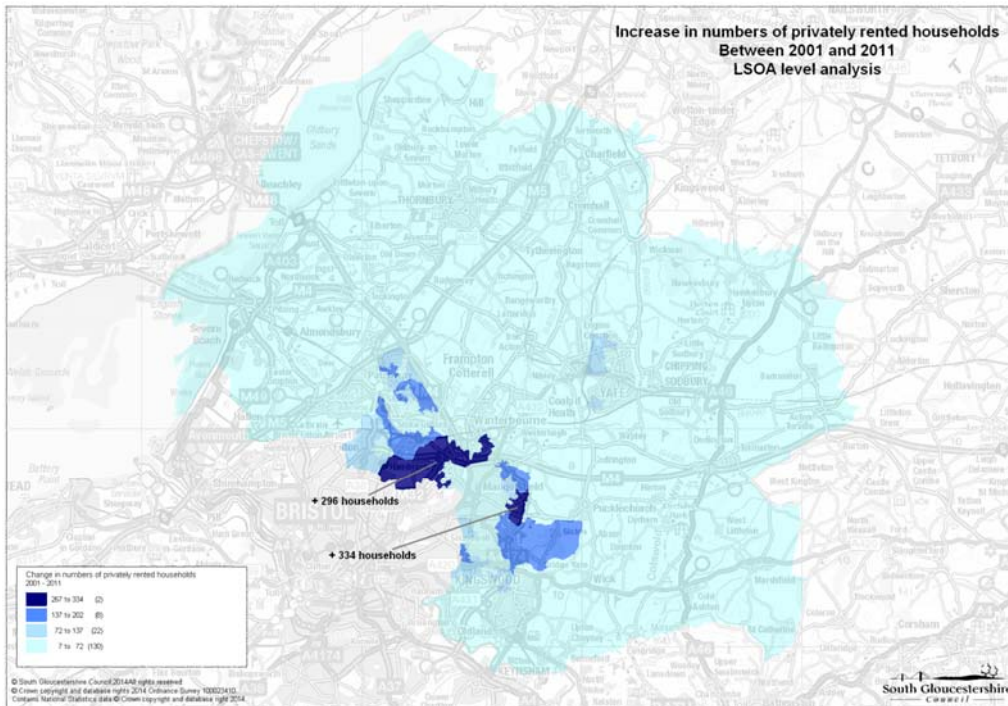
Table 2. Illustrates how the numbers and proportions of privately rented households in the West of England changed between 2001 and 2011. Bristol has seen the largest increase in the *proportion* of privately rented households (an increase of 10%), whilst South Gloucestershire has experienced the largest *rate* of increase (+132%) - partly related to its low baseline position in 2001.

	2001			2011			Change 2001-2011	
	Total Households	Private Rented		Total Households	Private Rented		Proportion of private rented households	Increase in private rented households
	#	#	%	#	#	%	%	%
Bath and North East Somerset	71100	8100	11.4%	73500	12400	16.9%	5.6%	54%
Bristol, City of	162100	21700	13.4%	182700	43000	23.5%	10.2%	98%
North Somerset	80000	7400	9.3%	88200	14300	16.2%	6.9%	92%
South Gloucestershire	99000	6300	6.4%	107500	14600	13.6%	7.2%	132%
West of England	412200	43500	10.6%	452000	84300	18.7%	8.1%	94%

Table 2. Change in private rented households - West of England UAs (rounded to nearest hundred)

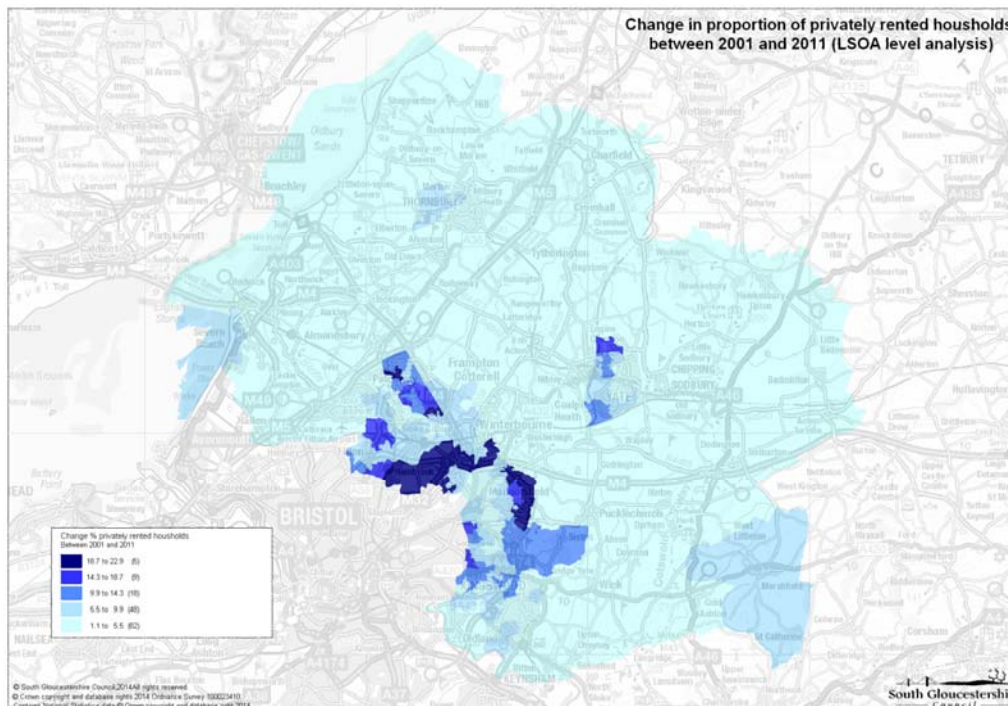
Sub-district spatial analysis

Analysis by geographical area (LSOA) shows that the areas that have seen the largest increase in the *numbers* of privately rented households tend to be within areas that have experienced high levels of housing development, for example, some areas of Emersons Green and the Stoke Park estate south of UWE.



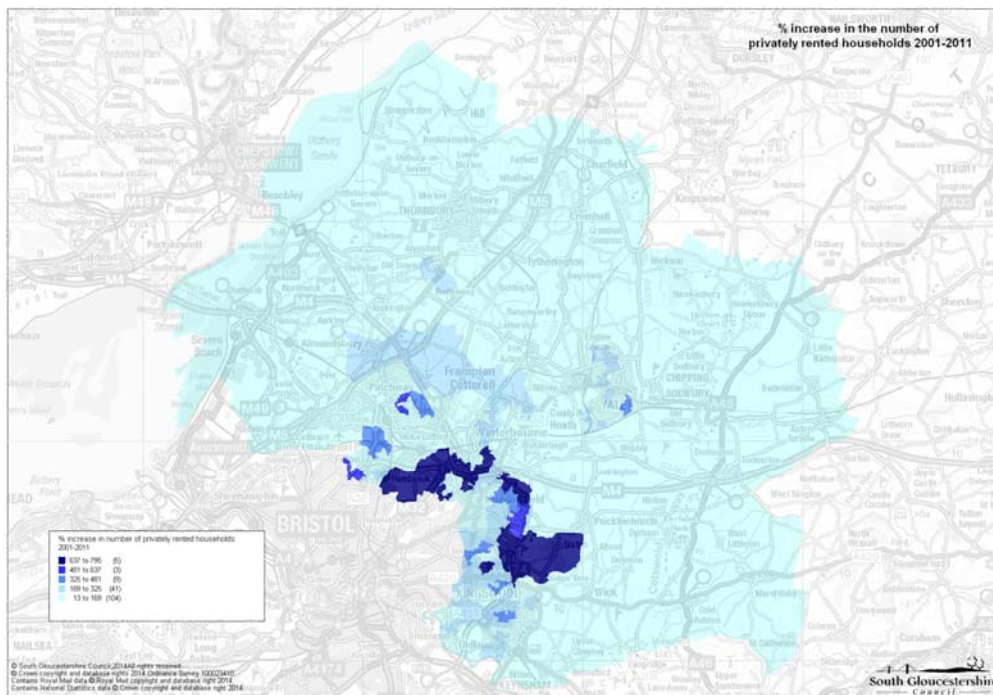
Map 3. Increase in numbers of privately rented households (2001-11)

Alternatively, Map 4 illustrates how the *proportions* of privately rented households (as a proportion of all households in the area) have changed over the decade. The results are broadly consistent with those displayed in Map 3 (i.e. some of the largest increases have been experienced in ‘new build’ areas). However, some substantial increases in the proportion of privately rented households have been experienced in more established urban areas of the district, for example parts of Bradley Stoke, Stoke Gifford, Filton, Staple Hill and Yate.



Map 4. Change in the proportion of privately rented households (2001-11)

Interestingly, if the 'rates of change' in the number of privately rented households are examined, some of the largest increases have been experienced within areas of Downend, Staple Hill, Filton and Rodway (Map 5). These established urban areas have experienced relatively low levels of new housing development over the last decade but have an older population age structure. It is probable therefore that as properties have become available, the new owners (or next-of-kin) have sought to generate income through property rental.



Map 5. % increase in the number of privately rented households (2001-11)

4. Conclusion

South Gloucestershire has around 14,600 privately rented households, equating to approximately 14% of all households. The district has the lowest proportion of privately rented households in the West of England area but, over the last decade, the local rate of growth in this sector has been considerably greater than elsewhere in the sub-region.

Within the district, the highest numbers and proportions of privately rented households are within areas of the North Fringe (particularly Bradley Stoke and Filton) and Emersons Green. Over the past decade, some of the largest increases in numbers (and proportions) of privately rented households have been in areas that have seen high levels of new housing development, but there has also been a 'tenure shift' in some of the district's more established urban areas.

ⁱ A household is defined as one person living alone, or a group of people (not necessarily related) living at the same address who share cooking facilities and share a living room or sitting room or dining area.

ⁱⁱ Derived from Census Table: KS402EW:

- Owner occupied includes: owned outright, owned with a mortgage or loan, shared ownership (part owned and part rented)
- Social rented includes: Rented from local authority, rented from other
- Private rented includes: Private landlord or letting agency and rented from other