

Housing Estimates

Overview

New data has been published on housing including the types of accommodation people live in, whether they own or rent the property, information about rooms and bedrooms, central heating and car or van availability. This report summarises the latest estimates for Huntingdonshire and how these compare to other areas and to 2011 estimates, where possible. This dataset can help to answer questions such as:

- how many households reported living in accommodation with more than one bedroom?
- how many households owned their accommodation compared with those who rent?
- how many households used renewable energy for their central heating?
- did more households have use of a car or van than in 2011?

Accommodation type

These estimates classify households by accommodation type, as at Census Day on 21 March 2021. Although the ONS have compared Census 2021 data on household spaces with at least one usual resident to Census 2011 data of the same title, there are differences in how the data has been categorised. For example, in the Census 2011 a separate category for 'Shared dwelling' was included within the dataset, however this category is not separated in Census 2021 data. Therefore, any comparisons made between Census 2011 and Census 2021 below are caveated to this degree.

Across Huntingdonshire, 88.0% (67,656) of households lived in a house or bungalow, 11.2% (8,627) lived in a flat, maisonette or apartment and 0.8% (595) lived in a caravan, or other mobile or temporary structure.

While 2021 Census data separates those households living in a flat, maisonette or apartment from those living in a caravan or other mobile or temporary structure, the data released from the 2011 Census combined them. Combining Census 2021 data for this district about households who lived in a caravan, or other mobile or temporary structure with those living in flats, maisonettes or apartments shows a 14.3% increase in the proportion of households in this category since 2011. The number of households in this type of accommodation increased from 7,277 in 2011 to 9,222 in 2021. The table below shows how the numbers and percentages of homes by accommodation type compared to our local authority neighbours, the East of England and England.

Location	Number and percentage lived In House or Bungalow		Number and percentage lived In Flat, maisonette or apartment including caravans or other mobile temp structures	
	2011	2021	2011	2021
England	17,235,610 (78.1%)	18,128,595 (77.4%)	4,749,803 (21.5%)	5,307,490 (22.6%)
East of England	2,017,702 (83.3%)	2,150,834 (81.8%)	401,675 (16.6%)	477,948 (18.2%)
Cambridgeshire	218,075 (86.8%)	236,693 (85.3%)	32,551 (13.0%)	40,941 (14.7%)
Peterborough	62,110 (83.9%)	69,770 (82.5%)	11,848 (16.0%)	14,763 (17.5%)
Cambridge	31,612 (67.7%)	34,021 (64.8%)	14,590 (31.2%)	18,451 (35.2%)
East Cambs	31,860 (92.0%)	33,871 (91.0%)	2,742 (7.9%)	3,333 (9.0%)
Fenland	36,838 (90.7%)	39,657 (90.0%)	3,734 (9.2%)	4,424 (10.0%)
Huntingdonshire	62,036 (89.5%)	67,656 (88.0%)	7,277 (10.5%)	9,222 (12.0%)
South Cambs	55,729 (92.5%)	61,488 (91.8%)	4,208 (7.0%)	5,507 (8.2%)

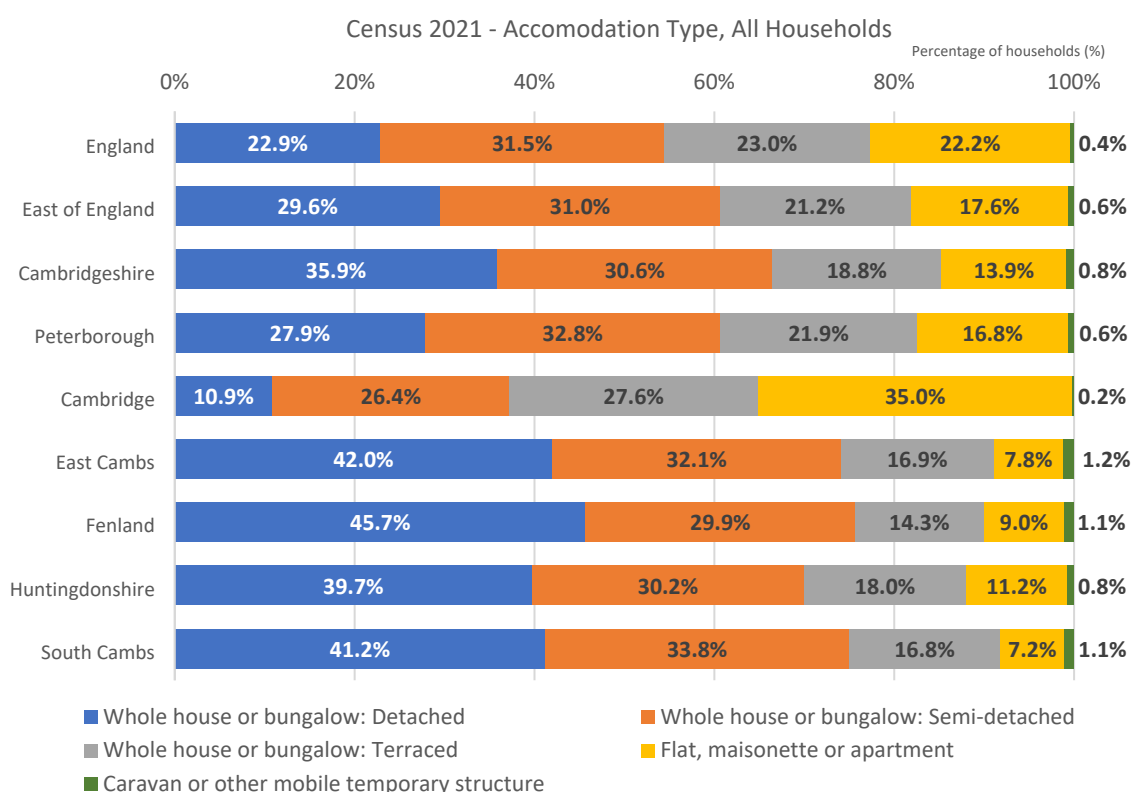
In 2021, there were 76,880 households in Huntingdonshire, in which 178,376 usual residents (98.6% of all usual residents) lived. The number of households has increased by 11% since 2011.

The proportions of households living in different types of accommodation remained similar across the decade from 2011 to 2021, with almost 9 in 10 households living in houses or bungalows. The proportion living in houses or bungalows decreased across the decade but the number increased (from 89.5%, 62,036 in 2011 to 88.0%, 67,656 in 2021).

More detailed data showed the proportions of households living in different types of houses or bungalow including:

- 23,248 households (30.2% of all households) were in semi-detached properties, the same proportion in 2011 but with an increase in numbers (30.2%, 20,929)
- 30,548 (39.7%) were in detached properties, which is a smaller proportion but an increase in numbers from 2011 (40.4%, 28,013)
- 13,860 (18.0%) were in terraced properties, which is also a smaller proportion but an increase in numbers from 2011 (18.9%, 13,094)

The graph below shows the proportions per accommodation type in 2021 for Huntingdonshire, our local authority neighbours, the East of England and England.



Data from the Census 2021 shows that the proportion of different accommodation types is relatively similar across our local authority neighbours. The biggest exception is Cambridge; more than one in three households in Cambridge lived in a flat, maisonette or apartment (35.0%, 18,372). This is considerably higher than East Cambridgeshire, Fenland, Huntingdonshire, South Cambridgeshire and Peterborough (varying from 7.8% in East Cambridgeshire to 16.8% in Peterborough).

Housing Tenure

Tenure is whether a household rents or owns the accommodation that it occupies.

Owner-occupied accommodation can be:

- owned outright, which is where the household owns all of the accommodation,
- owned with a mortgage or loan, or
- part-owned on a shared ownership scheme

Rented accommodation can be:

- private rented (for example, rented through a private landlord or letting agent, or
- social rented through a local council or housing association

This information is not available for household spaces with no usual residents.

In 2021, 70.3%, (54,074) of households in Huntingdonshire owned the accommodation they lived in, 29.6% (22,783) rented their accommodation and 23 households of households (0%) lived rent free.

Households that rent their accommodation were asked what type of landlord owns or manages it. As in the 2011 Census, there is evidence of people incorrectly identifying their type of landlord between two of the response options. Those two options were “Council or local authority” and “Housing association, housing co-operative, charitable trust, registered social landlord”. This issue is particularly clear in results for Huntingdonshire as we have no local authority housing stock since it was transferred more than 20 years previously. Despite this, over 1,800 respondents chose the option “Council or local authority”, similar to the 2011 Census estimate. Therefore, these two categories have been added together for analysis of data using this variable. Further information is available from the ONS on the [housing quality information for Census 2021 methodology](#).

The census data on tenure in Huntingdonshire shows:

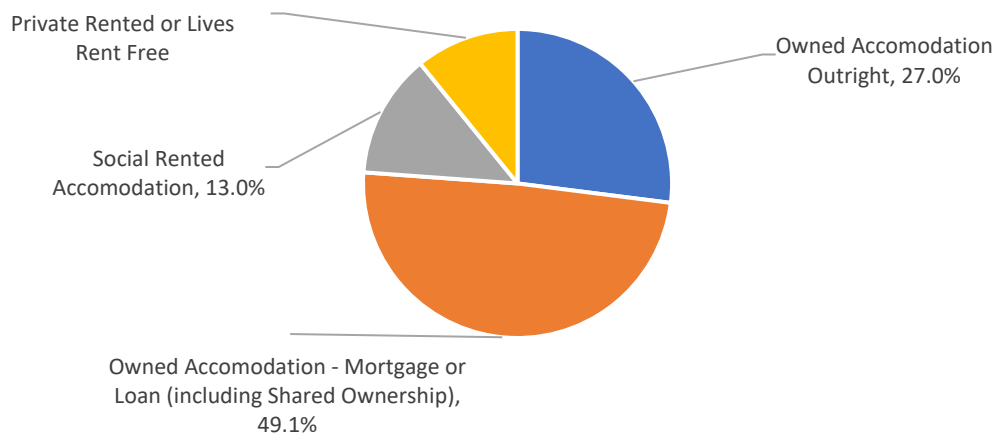
- a decrease in the proportion of households that owned their accommodation, to 70.3%, 54,074 in 2021 (from 72.0%, 49,906, in 2011)
- an increase in the proportion of households that rented their accommodation, to 29.6%, 22,783, in 2021 (from 27.0%, 18,709, in 2011)
- a decrease in the proportion of households that lived rent free, to 0 %, 23, in 2021 (from 1%, 718, in 2011)

The data on accommodation ownership (the percentage of households who owned their accommodation outright or with a mortgage, loan or shared ownership) and renting can be broken down further to show that:

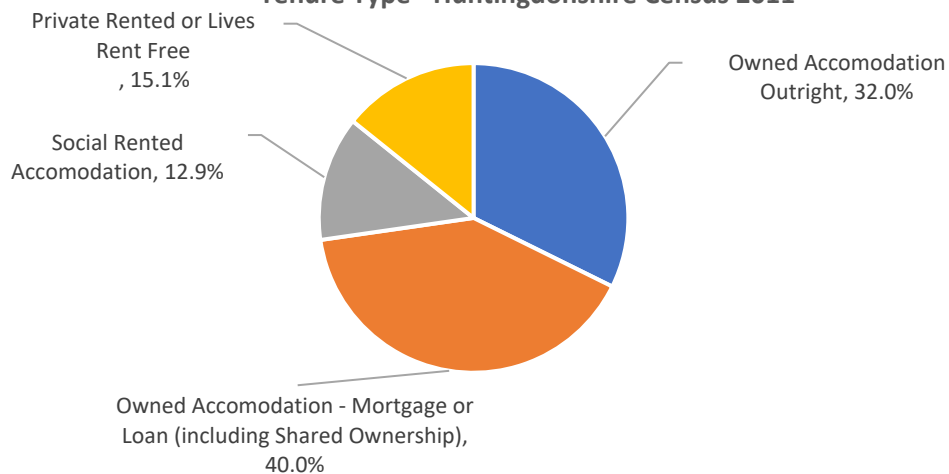
- 35.9% of households (27,621) owned the accommodation they lived in outright, an increase from 32.0% (22,171) in 2011
- 34.4% (26,453) owned their accommodation with a mortgage or loan or shared ownership, which is a smaller proportion than in 2011 (40.0%, 27,735)
- 16.8% (12,897) rented their accommodation privately, up from 14.1% (9,770) in 2011
- 12.9% (9,886) were in the social rented sector, for example through a housing association; this is the same proportion compared to 2011 but is an increase in numbers (12.9%, 8,939)

The pie charts below show how the proportion of housing tenure types in Huntingdonshire has changed since the 2001 Census.

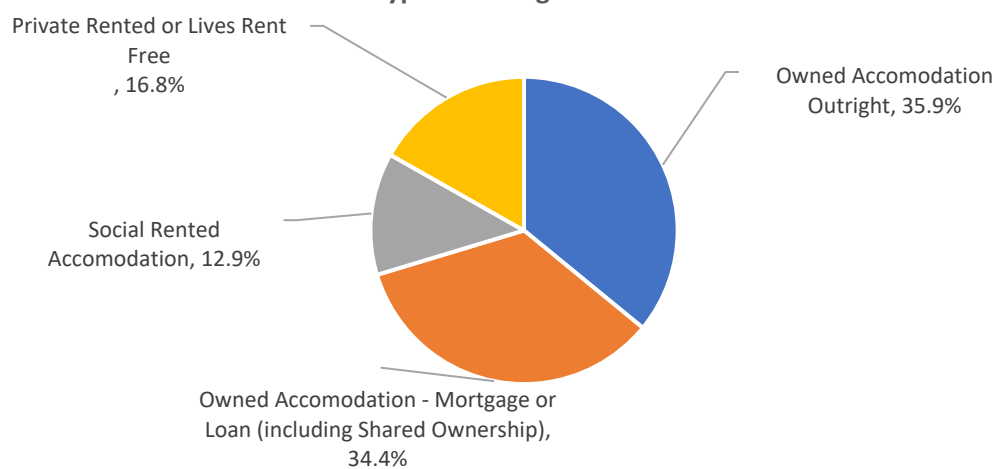
Tenure Type - Huntingdonshire Census 2001



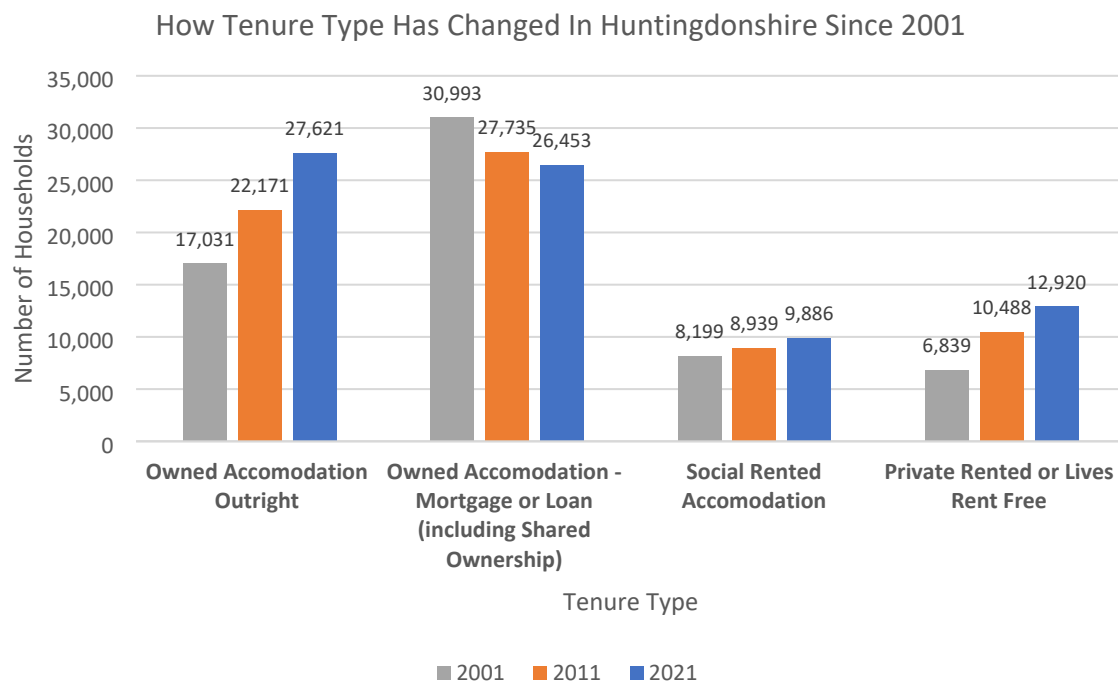
Tenure Type - Huntingdonshire Census 2011



Tenure Type - Huntingdonshire Census 2021

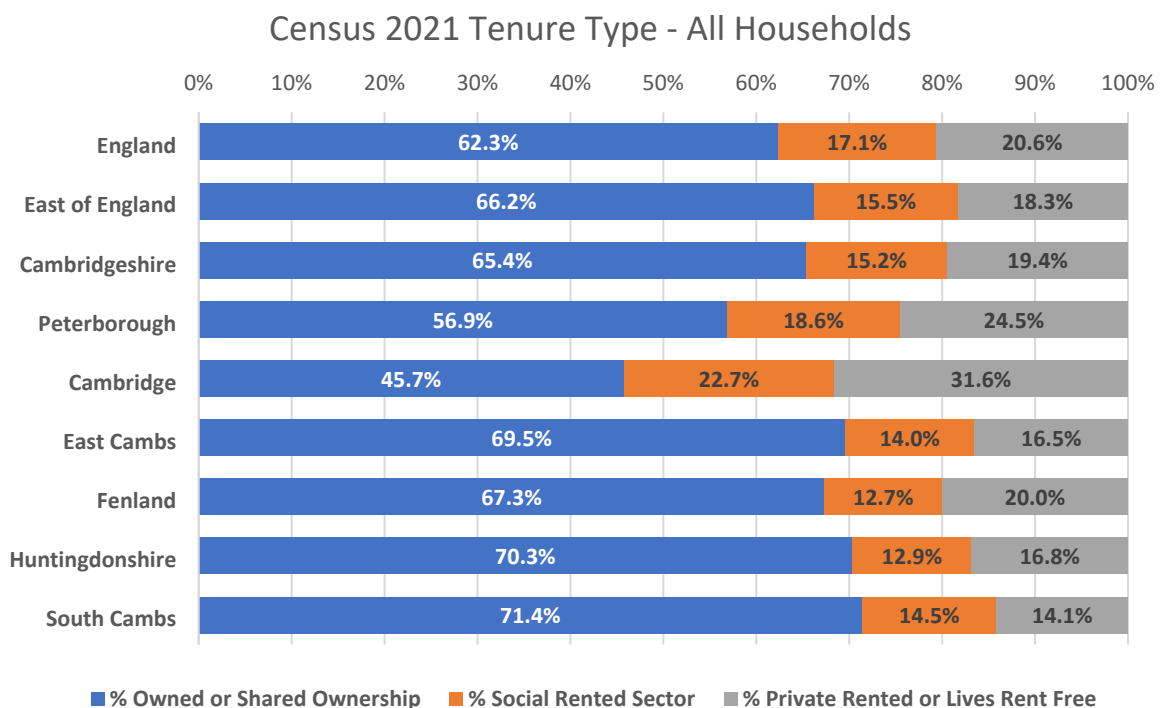


The following graph shows how the number of households by tenure type in Huntingdonshire has changed since the 2001 Census.



How Tenure Varied In Different Locations

Overall home ownership (the percentage of households who owned their accommodation outright or with a mortgage, loan or shared ownership) was the second highest in Huntingdonshire (70.3%) when compared to our local authority neighbours. South Cambridgeshire was the only district to have a higher proportion of overall home ownership (71.4%) as shown in the graph below.



The overall level of home ownership among all households has decreased in all our nearest local authority neighbours, the Cambridgeshire county, the Eastern region and England since 2011 as shown in the table below. However, all areas have higher numbers than in 2011.

Location	Total Households 2011	2011 Respondents Who Owned The Accommodation They Lived In		Total Households 2021	2021 Respondents Who Owned The Accommodation They Lived In		Percentage Difference 2021 vs 2011	Percentage Change 2021 vs 2011
		Number	%		Number	%	%	%
England	22,063,368	14,148,784	64.1%	23,436,085	14,605,016	62.3%	-1.8%	3.2%
East of England	2,423,035	1,655,621	68.3%	2,628,782	1,740,802	66.2%	-2.1%	5.1%
Cambridgeshire	251,241	168,856	67.2%	277,634	181,476	65.4%	-1.8%	7.5%
Peterborough	74,023	44,566	60.2%	84,533	48,059	56.9%	-3.4%	7.8%
Cambridge	46,714	22,697	48.6%	52,474	24,003	45.7%	-2.8%	5.8%
East Cambs	34,614	24,225	70.0%	37,202	25,872	69.5%	-0.4%	6.8%
Fenland	40,620	28,641	70.5%	44,083	29,688	67.3%	-3.2%	3.7%
Huntingdonshire	69,333	49,906	72.0%	76,880	54,074	70.3%	-1.6%	8.4%
South Cambs	59,960	43,387	72.4%	66,996	47,839	71.4%	-1.0%	10.3%

The percentage of those who owned their home outright in Huntingdonshire (35.9%) was higher than the national (32.5%), regional (34.6%) and Cambridgeshire county (34.2%) averages and was similar to rates in South Cambridgeshire, East Cambridgeshire and Fenland districts.

Over a third of owned accommodation (26,453 households) in the district were those with mortgages, loans or part of Shared Ownership (34.4%), which is higher than the national (29.8%), regional (31.6%) and Cambridgeshire county (31.1%) averages.

Huntingdonshire had a lower proportion of households that rented privately (16.8%) or in the social rented sector (12.9%) compared to national (20.5% private, 17.1% social), regional (18.2% private, 15.5% social) and Cambridgeshire county (19.3% private, 15.2% social) averages.

The number of households in Huntingdonshire that were living rent free in March 2021 fell from 718 in 2011 to just 23 in 2021. This mirrors decreases seen in other neighbouring local authorities such as East Cambridgeshire (down to 10 in 2021 from 869 in 2011) and Fenland (down to 19 in 2021 from 584 in 2011).

Rooms

The number of rooms dataset provides Census 2021 estimates that classify all household spaces with at least one usual resident by the number of rooms they have. For Census 2021, the ONS used Valuation Office Agency (VOA) data to count the number of rooms in a dwelling. This was rather than using the approach from previous censuses of asking the question on the census form. All rooms in a dwelling apart from bathrooms, toilets, halls or landings, kitchens, conservatories, or utility rooms are counted. For households living in a shared dwelling, the number of rooms are counted for the whole dwelling and not the individual household.

In Huntingdonshire, 7.3% (5,637) of households had one or two rooms, 67.5% (51,920) had three, four or five rooms, 23.8% (18,324) had six, seven or eight rooms and 1.3% (999) had nine or more rooms. The district had a lower proportion of households with one or two rooms (7.3%) than the England (11.1%), Eastern region (10.2%) and Cambridgeshire county (8.8%) averages. This was also the case when comparing the proportion of households in Huntingdonshire with three, four or five rooms (67.5%) to national (74.0%), regional (72.2%) and county (69.4%) estimates. Huntingdonshire

had higher proportions of households with six, seven or eight rooms (23.8%) and nine or more rooms (1.3%) than the national average (13.8% and 1.1%).

The VOA method for counting number of rooms differs in several ways from the method used in the 2011 Census. For example, the VOA method includes storage rooms (excluded in the 2011 Census) but excludes kitchens, conservatories, and utility rooms (included in the 2011 Census). For this reason, Census 2021 data on number of rooms should not be directly compared with the equivalent 2011 Census data. For more information, please refer to the ONS article: [Estimating the number of rooms in Census 2021: an update on imputation methods for Valuation Office Agency data](#).

Bedrooms

The number of bedrooms dataset provides Census 2021 estimates that classify all household spaces with at least one usual resident by number of bedrooms. As in 2011, the Census 2021 form directly asked about the number of bedrooms available to the household.

The data show that the proportion of households in Huntingdonshire with one, two and four or more bedrooms increased across the decade from 2011 to 2021, whereas the proportion with three bedrooms decreased:

- 8.0% (6,160) of households had one bedroom (up from 7.6%, 5,302 in 2011)
- 21.6% (16,616) had two bedrooms (up from 21.4%, 14,842 in 2011)
- 39.6% (30,420) had three bedrooms (down from 41.3%, 28,602 in 2011)
- 30.8% (23,684) had four or more bedrooms (up from 29.7%, 20,587 in 2011)

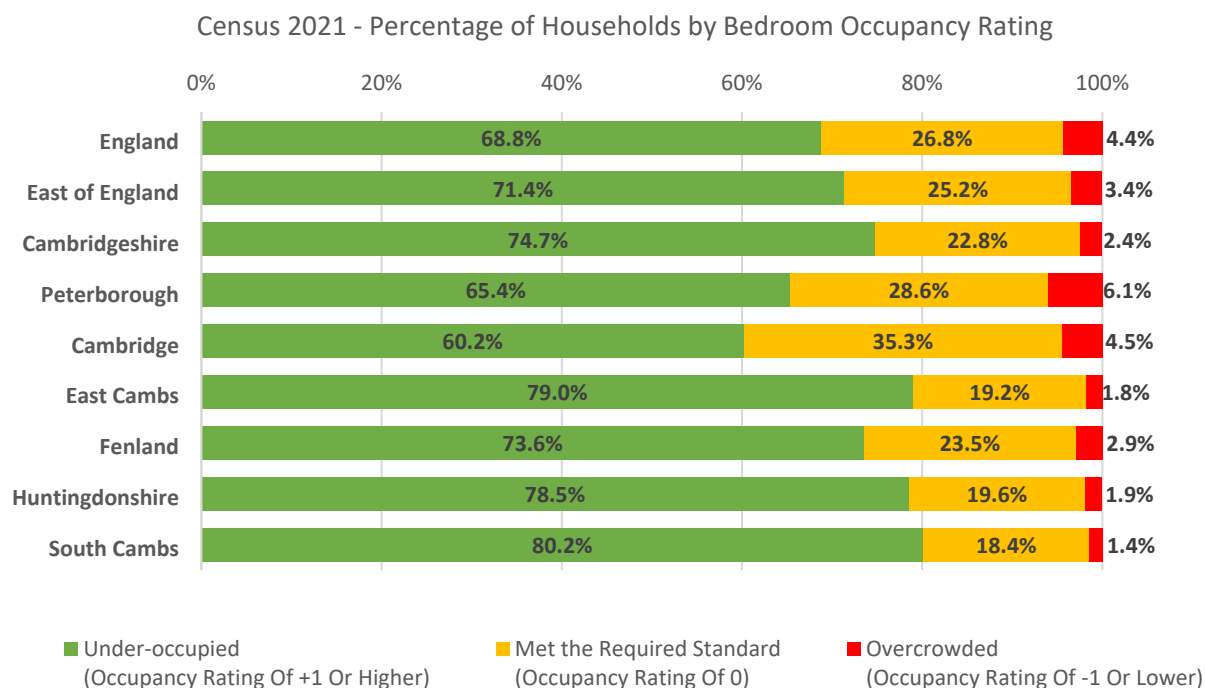
The percentage of households in Huntingdonshire with one bedroom (8.0%) was lower than England (11.6%), Eastern region (10.7%) and county (9.7%) estimates. Whereas the percentage of households in the district that had four or more bedrooms in 2021 (30.8%) was higher than in England (21.1%), the Eastern region (23.9%), Cambridgeshire (28.2%) and most of our local authority neighbours. Only South Cambridgeshire had a higher proportion of households in this category than Huntingdonshire (35.6%).

Overcrowding and under-occupancy

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. For further information on the definition for bedroom occupancy, please refer to the Glossary section below.

The occupancy rating for bedrooms dataset provides estimates that classify households by occupancy rating based on the number of bedrooms in the household. In Huntingdonshire, a smaller proportion of occupied households had fewer bedrooms than required in 2021 (1.9%, 1,432) compared with 2011 (2.3%, 1,594). 19.6% (15,090) had the required number of bedrooms, which is slightly higher than estimated at 2011 (19.3%), and the remaining 78.5% (60,359) of occupied households had more bedrooms than required, which is similar to results from 2011 (78.4%).

The proportion of occupied households with fewer bedrooms than required in Huntingdonshire (1.9%, 1,432) was lower than it was in England (4.4%, 1.02 million), in the Eastern region (3.4%, 89,764) and in Cambridgeshire (2.4%, 6,714).



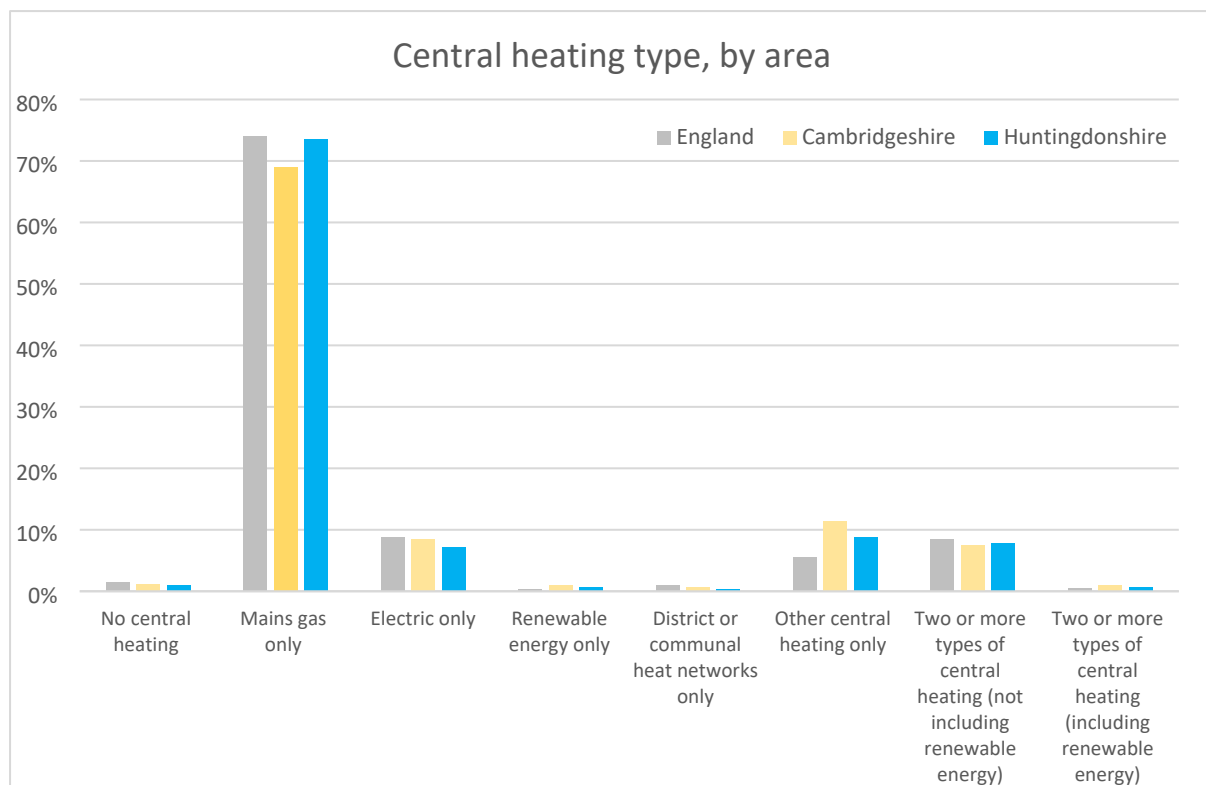
The only local area to report an increase since 2011 in the proportion of overcrowded households with fewer bedrooms than required was Peterborough, where the proportion increased from 5.1% a decade ago to 6.1% in 2021. The proportion of under-occupied households that had more bedrooms than required in Huntingdonshire was slightly higher in 2021 when compared to 2011, an increase from 78.4% (54,346 households) to 78.5% (60,359 households) in 2021. This is similar to the change reported nationally in this category, with the England average up from 68.7% in 2011 to 68.8% in 2021. The only other local area to see an increase in the proportion of households that had more bedrooms than required was East Cambridgeshire, up from 78.4% in 2011 to 79.0% in 2021.

Central Heating

The vast majority of occupied households across Huntingdonshire reported that they had central heating in 2021 (99%, 76,094). However, 1.0% (787) had no central heating.

The most common types of central heating among occupied households in Huntingdonshire were mains gas only (73.6%, 56,557), two or more types of central heating (not including renewable energy; 7.9%, 6,068), electric only (7.2%, 5,546) and oil only (6.9, 5,307).

Huntingdonshire had a lower proportion with no central heating (1.0%) compared with the national average (1.5%). The proportions with other types of central heating were mostly similar to the proportions reported for England, with the exceptions of electric only (7.2% in Huntingdonshire compared to 8.7% nationally) and oil only (6.9% in Huntingdonshire compared to 3.2% nationally). These differences are likely to be related to the rural nature of parts of the district. In the following graph, the "Other central heating" category also includes the categories "Tank or bottled gas only", "Oil only", "Wood Only" and "Solid Fuel only".



2021 Census data on central heating has been described as ‘broadly comparable’ to 2011 data due to the latest form adding the categories “Renewable energy (for example, solar thermal or heat)” and “District or communal heat network”, splitting the category “Gas” into “Mains gas” and “Tank or bottled gas” and separating the category “Wood (for example, logs, waste wood or pallets)” from “Solid fuels”.

We can reasonably compare data on households in Huntingdonshire without central heating (the number has fallen by over 500 from 1,292 in 2011 to 787 in 2021, and the proportion has fallen from 1.9% to 1.0%), with gas only central heating (fallen from 77% to 74.7%) and with oil central heating (fallen from 8.5% to 6.9%). The proportion of the district’s households with two or more types of central heating has also changed, more than doubling from 3.9% in 2011 to 8.6% in 2021.

Renewable energy

For the first time, Census 2021 recorded whether a household’s central heating used renewable energy sources. Overall, 1.3% of occupied households in Huntingdonshire (984) used at least one renewable energy source. A total of 0.7% (511) reported using renewable energy alongside another type of central heating, and the remaining 0.6% (473) used only renewable energy sources.

Huntingdonshire’s proportion of households using at least one renewable energy source (1.3%) was higher than the national average (0.9%) but lower than the levels reported in all other districts within Cambridgeshire. Cambridge had the next lowest proportion of households using at least one renewable energy source at 1.4% but also had a higher proportion of households with central heating provided by district or communal heat networks only at 2.1% compared to 0.2-0.3% for all other districts in Cambridgeshire. South Cambridgeshire had the highest proportion of households using at least one renewable energy source in Cambridgeshire at 3.1%. South Cambridgeshire has the 10th highest proportion of households using at least one renewable energy source of all lower tier local authority areas in England and Wales.

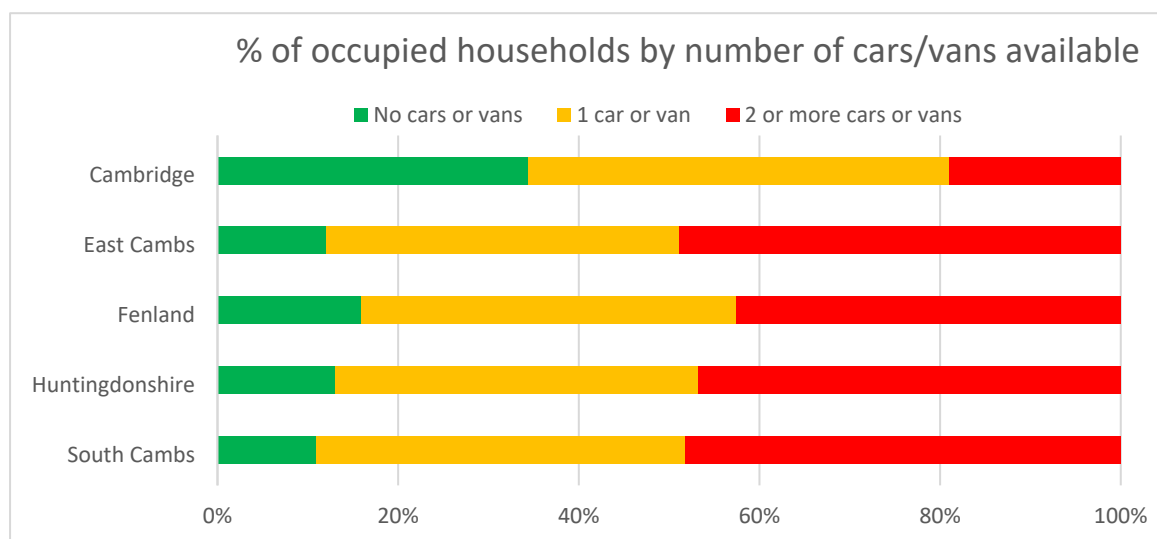
East Cambridgeshire, Fenland and South Cambridgeshire are among just 29 lower tier local authority areas out of 331 across England and Wales where the number of households centrally heated by renewable energy only outnumbered those with no central heating. Huntingdonshire had 473 households centrally heated by renewable energy only and 787 households with no central heating.

Car or Van Availability

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

- 13.1% (10,040) of occupied households in Huntingdonshire had no cars or vans (down from 13.6% in 2011, although the number has increased from 9,441)
- 40.1% (30,862) had one car or van (down from 40.8%, number up from 28,269 in 2011)
- 34.3% (25,363) had two cars or vans (up from 34.7%, 24,048 in 2011)
- 12.5% (9,615) had three or more cars or vans (up from 10.9%, 7,575 in 2011)

Huntingdonshire had a lower percentage of occupied households with no cars or vans than the national average (23.5%). The proportion with 2 cars or vans was above the national average of 26.1% and the proportion with 3 or more cars or vans was also above the national average (9.2%). The graph below compares Huntingdonshire with the other districts in Cambridgeshire.



Links for further reading

2021 Census, HDC intranet:

<https://councilanywhereorg.sharepoint.com/sites/HDC/SitePages/Census-2021.aspx>

People with second addresses report on Census 2021 data for Huntingdonshire: [People With Second Addresses Report.docx \(sharepoint.com\)](#)

Communal establishment residents report on Census 2021 data for Huntingdonshire: [Communal Establishment Residents Report.docx \(sharepoint.com\)](#)

Office for National Statistics statistical bulletin on Housing: [Housing, England and Wales - Office for National Statistics \(ons.gov.uk\)](#)

Office for National Statistics how homes are heated in your area publication : [How homes are heated in your area - Office for National Statistics \(ons.gov.uk\)](https://ons.gov.uk/publications/articles/how_homes_are_heated_in_your_area)

Office for National Statistics statistical bulletin on people with second addresses : [People with second addresses, England and Wales - Office for National Statistics \(ons.gov.uk\)](https://ons.gov.uk/publications/statistical/bulletin/people_with_second_addresses)

Office for National Statistics statistical bulletin on Communal establishment residents: [Communal establishment residents, England and Wales - Office for National Statistics \(ons.gov.uk\)](https://ons.gov.uk/publications/statistical/bulletin/communal_establishment_residents)

Glossary

Usual resident: A usual resident is anyone who on Census Day, 21 March 2021, was in the UK and had stayed or intended to stay in the UK for a period of 12 months or more, or had a permanent UK address and was outside the UK and intended to be outside the UK for less than 12 months. References to 'residents' will relate to usual residents unless otherwise stated.

Accommodation type: The type of building or structure used or available by an individual or household. This could be:

- the whole house or bungalow
- a flat, maisonette or apartment
- a temporary or mobile structure, such as a caravan

Whole house or bungalow

This property type is not divided into flats or other living accommodation. There are three types of whole houses or bungalows.

- Detached - None of the living accommodation is attached to another property but can be attached to a garage.
- Semi-detached - The living accommodation is joined to another house or bungalow by a common wall that they share.
- Terraced - A mid-terraced house is located between two other houses and shares two common walls. An end-of-terrace house is part of a terraced development but only shares one common wall.
- Flats (apartments) and maisonettes - An apartment is another word for a flat. A maisonette is a 2-storey flat.

This information is not available for household spaces with no usual residents.

Household tenure – whether a household owns or rents the accommodation that it occupies:

Owner-occupied accommodation can be:

- owned outright, which is where the household owns all of the accommodation
- with a mortgage or loan
- part-owned on a shared ownership scheme

Rented accommodation can be:

- private rented (for example, rented through a private landlord or letting agent)
- social rented through a local council or housing association

This information is not available for household spaces with no usual residents.

Household: 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

This includes:

- all sheltered accommodation units in an establishment (irrespective of whether there are other communal facilities), and
- all people living in caravans on any type of site that is their usual residence; this will include anyone who has no other usual residence elsewhere in the UK

A household must contain at least one person whose place of usual residence is at the address. A group of short-term residents living together is not classified as a household, and neither is a group of people at an address where only visitors are staying.

Number of bedrooms: The number of bedrooms available for use in a household's accommodation. This number is not available for household spaces with no usual residents.

Number of rooms (VOA): A room can be any room in a dwelling apart from bathrooms, toilets, halls or landings, kitchens, conservatories, or utility rooms. All other rooms, for example, living rooms, studies, bedrooms, separate dining rooms and rooms that can only be used for storage are included. If two rooms have been converted into one, they are counted as one room.

The number of rooms is recorded by address. This means that for households living in a shared dwelling, the number of rooms are counted for the whole dwelling and not the individual household. This definition is based on the Valuation Office Agency's (VOA) definition.

Occupancy rating bedrooms: Whether a household's accommodation is overcrowded, ideally occupied or under-occupied. This is calculated by comparing the number of bedrooms the household requires to the number of available bedrooms.

The number of bedrooms the household requires is calculated according to the Bedroom Standard, where the following should have their own bedroom:

1. married or cohabiting couple
2. single parent
3. person aged 16 years and over
4. pair of same-sex persons aged 10 to 15 years
5. person aged 10 to 15 years paired with a person under 10 years of the same sex
6. pair of children aged under 10 years, regardless of their sex
7. person aged under 16 years who cannot share a bedroom with someone in 4, 5 or 6 above

An occupancy rating of:

- -1 or less implies that a household's accommodation has fewer bedrooms than required (overcrowded)
- +1 or more implies that a household's accommodation has more bedrooms than required (under-occupied)
- 0 suggests that a household's accommodation has an ideal number of bedrooms

Central heating: Central heating is a heating system used to heat multiple rooms in a building by circulating air or heated water through pipes to radiators or vents. Single or multiple fuel sources

can fuel these systems. Central heating systems that are unused or not working are still considered. No information is available for household spaces with no usual residents.

Renewable Energy Source: examples include solar thermal or heat pumps.

Number of cars or vans: owned or available for use by household members. Vehicles included:

- pick-ups, camper vans and motor homes
- vehicles that are temporarily not working
- vehicles that have failed their MOT
- vehicles owned or used by a lodger
- company cars or vans if they're available for private use

Vehicles not included:

- motorbikes, trikes, quad bikes or mobility scooters
- vehicles that have a Statutory Off Road Notification (SORN)
- vehicles owned or used only by a visitor
- vehicles that are kept at another address or not easily accessed

The number of cars or vans in an area relates only to households. Cars or vans used by communal establishment residents are not counted. Households with 10 to 20 cars or vans are counted as having only 10. Households with more than 20 cars or vans were treated as invalid and a value imputed.

Further data releases

The Office for National Statistics has announced provisional release dates for a range of topic summaries between November 2022 and January 2023. These topic summaries include sets of data, or datasets, most of which include data from a single variable (a particular characteristic of a person or household, for example, religion or accommodation type). Topics are currently expected to be released in this order:

- Education
- Health, disability and unpaid care

Reports on each of these topics will be produced after data is published and will be available on our intranet here: <https://councilanywhereorg.sharepoint.com/sites/HDC/SitePages/Census-2021.aspx>

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Prepared by: Business Intelligence and Performance Management, Huntingdonshire District Council