

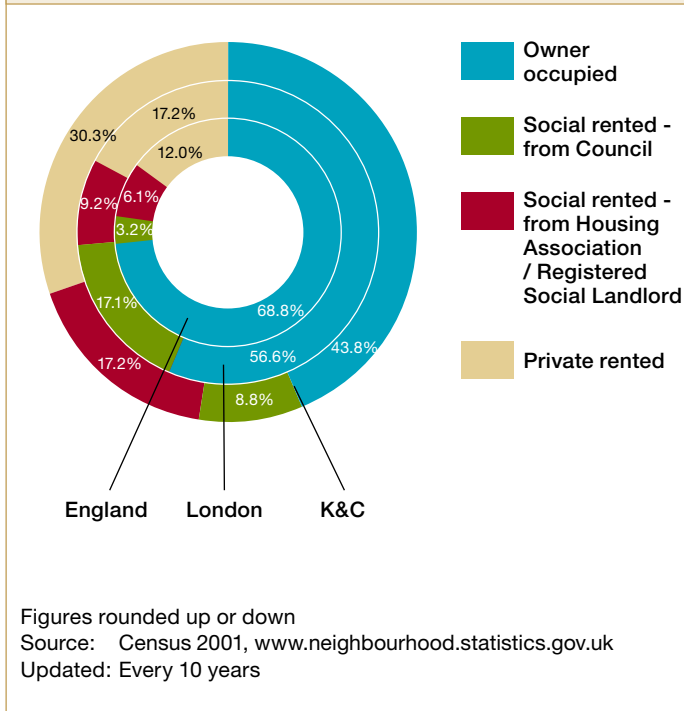
# 05 Homes and Housing

## Tenure and households in Kensington and Chelsea

### TENURE, PROPERTY AND HOUSEHOLD COMPOSITION

There is a varied mix of housing in Kensington and Chelsea. There are an estimated 29,000 dwellings in the private rented sector which is around a third of the housing in the borough. The Council's Tenant Management Organisation (TMO) manages 9,347 homes, 2,525 of which have been purchased under the Right to Buy scheme. This leaves approximately 6,822 Council homes for social renting. There are 50 Registered Social Landlords (RSLs) that operate in the borough and own around 12,000 properties for social renting. Figures from the 2001 Census show slightly different proportions of tenure compared to Council figures. However the Census is still the most relevant data source for figures of owner occupation and estimates there to be 34,613 owner occupied properties in Kensington and Chelsea. For comparison purposes, figure 5.1 illustrates tenure proportions from the 2001 Census for Kensington and Chelsea, London and England.

**FIGURE 5.1**  
Tenure in Kensington and Chelsea, London and England 2001



Map 5.1 shows the locations of social housing managed by the Council and RSLs in Kensington and Chelsea.

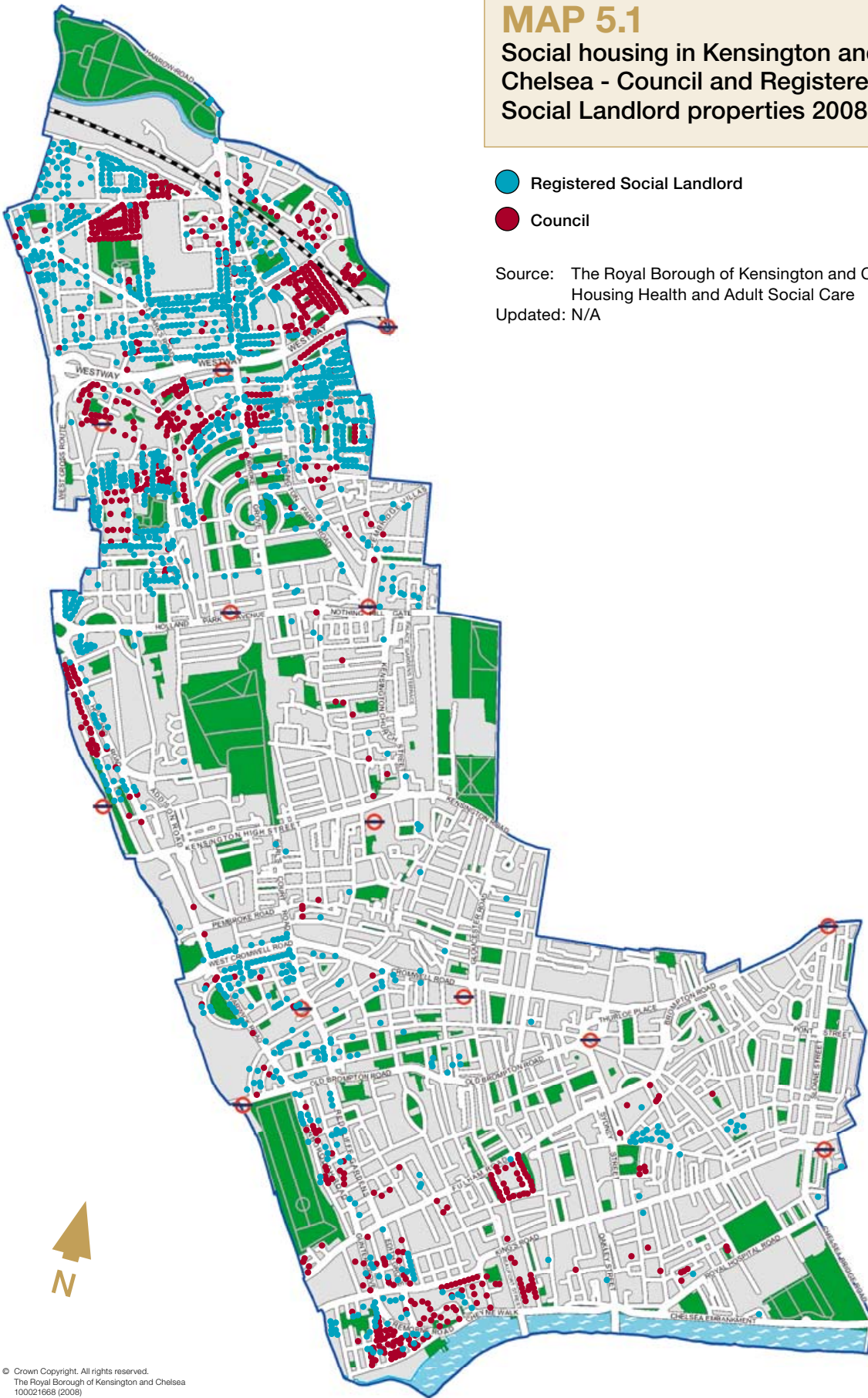


## MAP 5.1

### Social housing in Kensington and Chelsea - Council and Registered Social Landlord properties 2008

- Registered Social Landlord
- Council

Source: The Royal Borough of Kensington and Chelsea, Housing Health and Adult Social Care  
Updated: N/A



© Crown Copyright. All rights reserved.  
The Royal Borough of Kensington and Chelsea  
100021668 (2008)

As with tenure, the 2001 Census is still the best data source for the analysis of household types and composition. The 2005 publication of A Picture of Our Community contains a large section of analysis of this data (see pages 36 to 40 for various data, charts and maps). Key pieces of information on tenure, and households from the Census are as follows:

**Tenure**

- Kensington and Chelsea is ranked third of all local authorities in England and Wales for the proportion of properties that are privately rented.
- Tenure varies by ethnicity - 75 per cent of Black or Black British residents live in social housing.

**Property**

- Kensington and Chelsea is ranked fourth of all local authorities in England and Wales for the proportion of properties in the borough that are flats - 83 per cent.

**Household composition**

- Kensington and Chelsea is ranked third of all local authorities in England and Wales for the proportion of single person households - 33.5 per cent.
- Kensington and Chelsea has low levels of lone parent households when compared with all local authorities in England and Wales - 4.5 per cent.
- Higher concentrations of lone parent households and households with dependent children can be found in the north of the borough.
- Higher concentrations of single person households can be found in the south of the borough.
- Higher concentrations of pensioner households can be found in the south and centre of the borough.

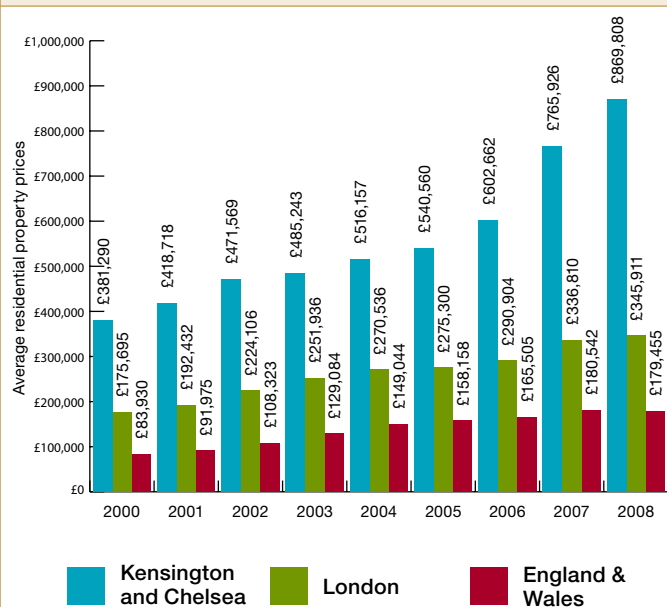
Source: Census 2001, [www.neighbourhood.statistics.gov.uk](http://www.neighbourhood.statistics.gov.uk)  
 Updated: Every 10 years

**Property prices and rents**

**AVERAGE PRICES**

The Royal Borough has the highest property prices in the country. Figure 5.2 illustrates the average property prices in Kensington and Chelsea, London and England and Wales from 2000 to 2008. As of June 2008 the average price of a property in Kensington and Chelsea was £869,808.

**FIGURE 5.2**  
**Average residential property prices in Kensington and Chelsea, London and England and Wales 2000 - 2008\***



\*Data illustrated for the 1st of June each year  
 Source: Land Registry House Price Index, [www.landregistry.gov.uk](http://www.landregistry.gov.uk)  
 Updated: Monthly

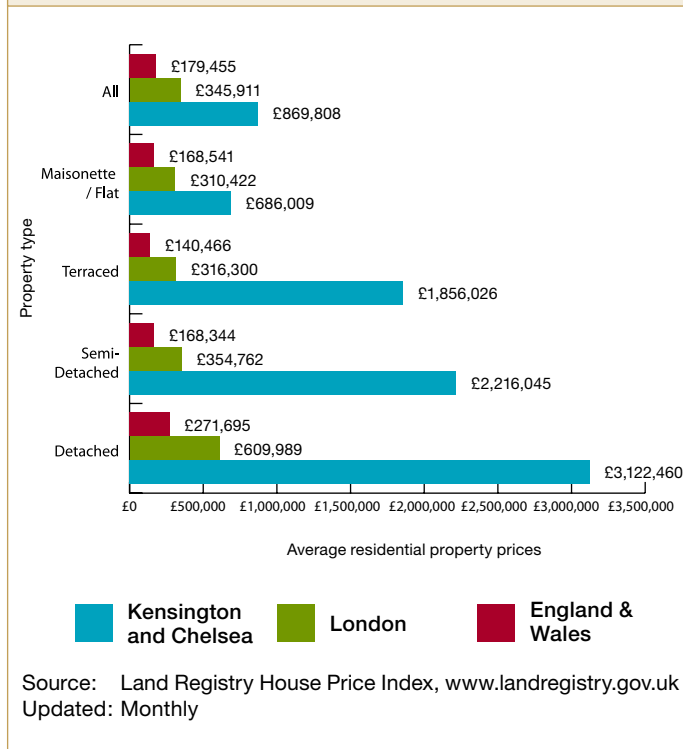


## PRICES BY PROPERTY TYPE

Figure 5.3 shows the average residential property prices by different types of property from flats and maisonettes to detached houses. Again, the information shows how much higher prices are in Kensington and Chelsea compared with regional and national averages.

**FIGURE 5.3**

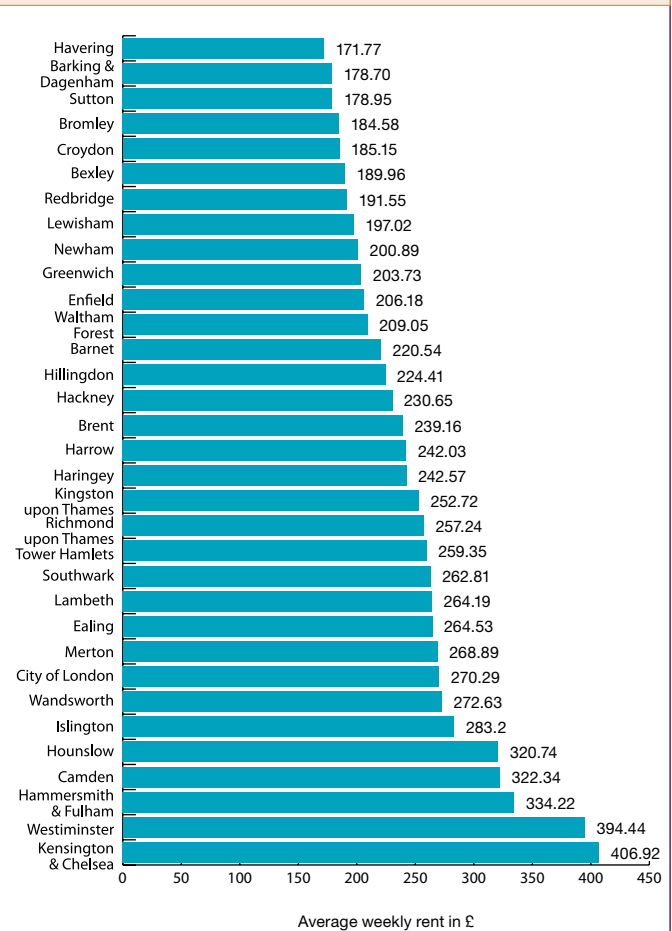
**Average residential property prices by property type in Kensington and Chelsea, London and England and Wales June 2008**



Chelsea had the highest weekly private sector rental prices of all local authorities in London for one and two bedroom properties at £289.22 and £485.18 a week respectively. For larger properties (three and four or more bedrooms) Kensington and Chelsea had the second highest weekly private rental prices behind Westminster at £494.25 and £665.00 a week respectively. Figure 5.4 shows the average weekly private rental prices for properties of all sizes.

**FIGURE 5.4**

**Average weekly private residential rental prices for London local authorities 2005**



## PRIVATE SECTOR RENTAL PRICES

The Greater London Authority (GLA) used to produce a bulletin on the costs of private sector rents which was last published in 2005. Although a few years out of date, the bulletin still provides a good picture of the cost of renting private housing in the borough, especially in comparison with other boroughs. Kensington and

## Housing needs in Kensington and Chelsea

### HOUSING AVAILABLE FOR RE-LETTING

Table 5.1 shows the number of Council and RSL properties in the borough that were made available to the Council for re-letting in 2005/06 and 2006/07. These figures are similar to those of previous years.

**TABLE 5.1**  
Number of Council and RSL properties available for re-letting in Kensington and Chelsea 2005/06 and 2006/07

2005/06	711
2006/07	855

Source: The Royal Borough of Kensington and Chelsea, Housing Health and Adult Social Care - Housing Policy Team  
Updated: Annually

### NUMBERS OF HOUSEHOLDS WAITING TO BE RE-HOUSED (COMMON HOUSING REGISTER)

The data on the numbers of properties that are available for re-letting can be compared against the numbers of households waiting to be re-housed. As of April 2008 there were 6,284 households waiting to be re-housed in the borough, where as there were only 855 properties available for re-letting in 2006/07.

Source: The Royal Borough of Kensington and Chelsea, Housing Health and Adult Social Care - Housing Policy Team  
Updated: Annually

### NUMBERS OF HOUSEHOLDS IN TEMPORARY ACCOMMODATION

Table 5.2 illustrates the numbers of households that were in temporary accommodation as of the 31st March each year. There are three main reasons for people to be in temporary accommodation; people who have been accepted as homeless and in priority need, people who have applied for homelessness assistance and are awaiting a decision and those who have applied for homelessness assistance but have had a negative decision and are therefore due to vacate the temporary accommodation imminently. An average of 1,000 homeless applications are made to the Council each year, a quarter of which are accepted as being homeless and in housing priority need.

**TABLE 5.2**  
Number households in temporary accommodation in Kensington and Chelsea 2004/05 - 2007/08

2004/05	1,207
2005/06	1,105
2006/07	Data unavailable
2007/08	1,146

Source: The Royal Borough of Kensington and Chelsea, Housing Health and Adult Social Care - Housing Policy Team  
Updated: Annually

### OVERCROWDING

Data from the 2001 Census ranked Kensington and Chelsea fourth of all local authorities in England and Wales for the proportion of household that were deemed overcrowded. This figure was 29.5 per cent.

Source: Census 2001, [www.neighbourhood.statistics.gov.uk](http://www.neighbourhood.statistics.gov.uk)  
Updated: Every 10 years

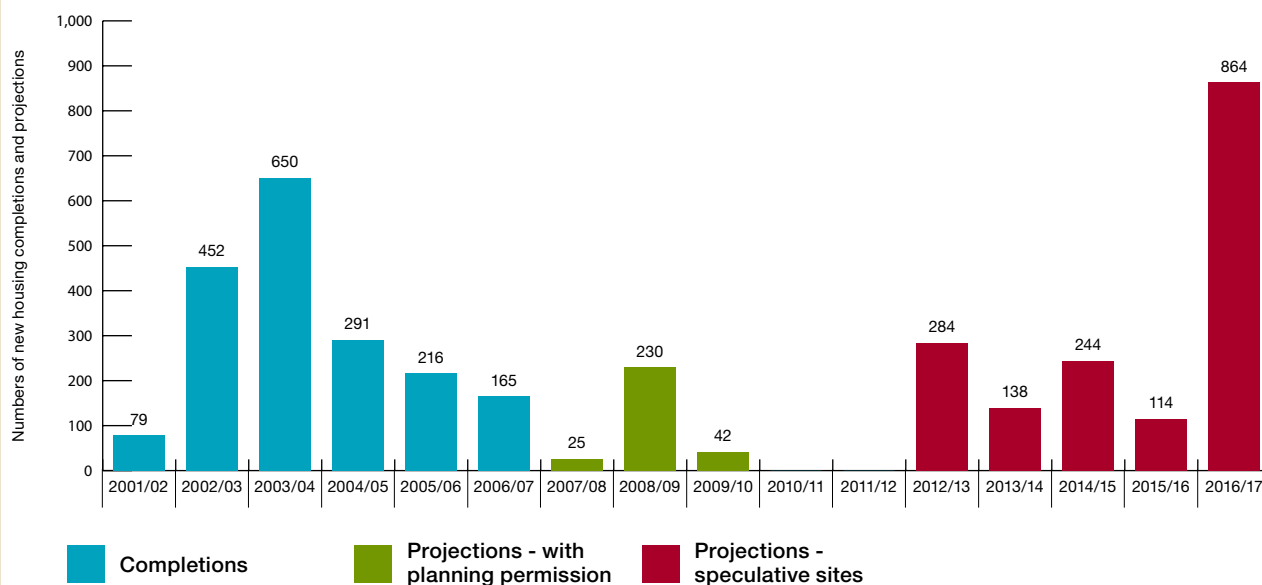


## Housing development

Figure 5.5 shows the number of new completed dwellings in Kensington and Chelsea from 2001/02 to 2006/07 across all tenures. The graph also illustrates new housing projections showing the number of dwellings that have been given planning permission and also the number of speculative sites.

### FIGURE 5.5

New housing completions and projections in Kensington and Chelsea 2001/02 - 2016/17



Source: The Royal Borough of Kensington and Chelsea, Planning and Borough Development - Local Development Framework Annual Monitoring Plan 2007

Updated: Annually