



Census 2021 - Housing Briefing



Key Headlines

- There were 375,229 occupied households in Staffordshire at the time of the 2021 Census; an increase of 7,695 (+2%) since the 2011 Census.
- In 2021, almost 9 in 10 Staffordshire households live in houses or bungalows and just over 1 in 10 live in flats or apartments - very similar to 2011.
- The vast majority own their homes (71%), either outright or with a mortgage/loan; higher than national (62%) and similar to 2011.
- Despite accounting for a minority of Staffordshire households, there has been a notable increase in the number of privately rented homes (+14,541) since 2011. This cohort accounted for 11% of all households in 2011 and in 2021 accounts for around 15%.
- Data suggests the vast majority of Staffordshire homes are either at an ideal level of occupation or under-occupied (98%), with the number of over-occupied homes reducing by 1,589 (-18%) since 2011.
- Almost all households locally reported having central heating with just 1% (3,883) without – around half as many (-49%) reported in 2011.
- At the time of the Census there were 14,365 people living in Communal Establishments, such as Care Homes, Hospitals, Prisons in Staffordshire - a reduction of 1,172 (-8%) compared to 2011.
- Between 2011 and 2021 the Care Home population in Staffordshire reduced by 22% (-1,402). In contrast the Prison population increased by 66% (+2,209).

Introduction

Census Day took place on the 21st March 2021, with results providing a detailed snapshot of the population and its characteristics at a point in time. Housing data is part of a final wave of Census topic summaries, published by the Office for National Statistics (ONS) in January 2023.

This data release provides information on housing types and ownership, numbers of bedrooms, over and under occupancy, central heating, and numbers of people living in Communal Establishments.

Housing type

In Staffordshire in 2021 there were 375,229 households; an increase of 7,695 (+2%) since 2011.

The proportion of households living in different types of accommodation has remained very similar to 2011, with almost 9 in 10 Staffordshire households living in houses or bungalows (89% or 333,641 homes) and just over 1 in 10 living in flats or apartments (11% or 39,690 homes).

More detailed data on different types of homes shows that Staffordshire has a greater proportion of detached (34% Staffordshire, 23% England) and semi-detached (38% Staffordshire, 31% England) homes than national. With the differences accounted for by the larger proportion of flats/apartments seen nationally (11% of accommodation locally, compared to 22% across England).

The number of households locally living in detached and semi-detached accommodation has increased since 2011; by 5% (detached; 6,095) and 3% (semi-detached; 4,262) respectively – both in line with national increases. The number of households living in flat/apartments locally however has seen a 2% decrease (-840) since 2011, compared to a 2% increase nationally.

Figure 1 – House type as proportion of occupied accommodation, 2021

Geography	Total occupied dwellings	House	Flat or apartment	Mobile or temp
Cannock Chase	43,459	38,482 (89%)	4,923 (11%)	54 (0.1%)
East Staffordshire	51,293	45,088 (88%)	6,045 (12%)	160 (0.3%)
Lichfield	45,630	39,890 (87%)	5,480 (12%)	260 (0.6%)
Newcastle-under-Lyme	53,424	47,915 (90%)	5,440 (10%)	69 (0.1%)
South Staffordshire	46,125	41,270 (89%)	4,076 (9%)	779 (1.7%)
Stafford	60,048	52,571 (88%)	7,134 (12%)	343 (0.6%)
Staffordshire Moorlands	42,355	39,945 (94%)	2,319 (5%)	91 (0.2%)
Tamworth	32,895	28,480 (87%)	4,273 (13%)	142 (0.4%)
STAFFORDSHIRE COUNTY	375,229	333,641 (89%)	39,690 (11%)	1,898 (0.5%)
ENGLAND	23,436,075	18,128,591 (77%)	5,207,597 (22%)	99,887 (0.4%)

Source: Office for National Statistics – Census 2021



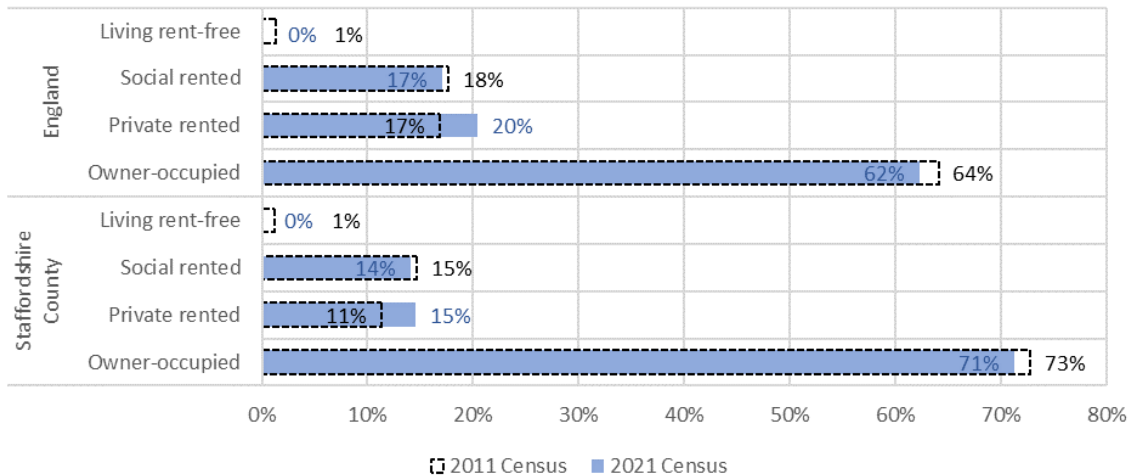
Tenure

'Tenure' describes whether a household rents or owns (either outright or with a mortgage/loan) the accommodation they live in. As part of the Census, those who rented their accommodation were also asked what type of landlord owned or managed it.

The vast majority (71%) in Staffordshire owned their own accommodation (267,332); an increase of 8,659 households (+3%) since 2011 and the same increase seen nationally. In comparison to England (62%), this represents a larger proportion of owned accommodation - similar to the 2011 position.

It should be noted that whilst the number of households that owned their own accommodation has increased locally since 2011, proportionally owner-occupied homes accounted for a slightly smaller percentage of all households locally than in the previous Census (73% in 2011, 71% in 2021).

Figure 2 – Proportion of households by tenure type, 2011 and 2021



Source: Office for National Statistics – Census 2021

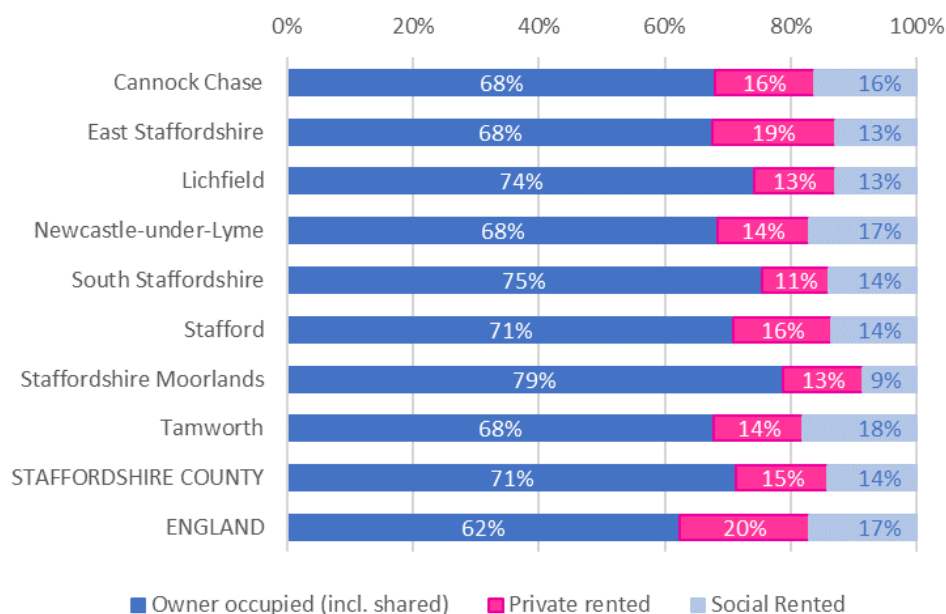
There have been minor changes in the number of households in the social rented sector (+784) since 2011. It should be noted that changes in the levels of social housing are affected by constraints such as social housing availability and building of new social housing.

Although accounting for a minority of Staffordshire households, there has been a notable increase in the number of privately rented homes (+14,541) since 2011. This cohort accounted for 11% of all households in 2011 and now account for around 15% of all local households in 2021. The increase in private rented households is likely the result of a broad range of factors which are difficult to quantify in terms of impact.

Across our districts and boroughs, the proportion of owner-occupied homes varies from 79% in Staffordshire Moorlands to 68% in Cannock Chase, East Staffordshire, Newcastle and Tamworth. Further variety is evident within the rental market with districts like East Staffordshire seeing a notably larger proportion of privately rented properties (19%) compared to socially rented

(13%) whereas Tamworth Borough for example, has a larger proportion of socially rented properties (18%) compared to privately rented (14%).

Figure 3 – Proportion of households by tenure type, 2021



Source: Office for National Statistics – Census 2021

Further detail on tenure by district and borough and the change from 2011 can be found in appendices 1 to 3.

Number of bedrooms and occupancy levels

The 2021 census asked about the number of bedrooms available to the household, with data showing that locally the proportion living in properties with 4 or more bedrooms has increased over the last decade (+2%), whereas the proportion living in 1 bed homes has remained static, and the proportion living in 2 and 3 beds has fallen (-1% for both).

Staffordshire has a lower proportion of smaller 1 and 2 bedroom households than national (32% compared to 39%), with the most common house size in the area being 3 bedroom; 169,740 homes or 45% of households - notably higher than national (40%).

The proportion of larger homes in Staffordshire, with 4 or more bedrooms (23%), is fairly similar to national (21%).

Figure 4 – Households by number of bedrooms, 2021

Geography	1 bedroom	2 bedrooms	3 bedrooms	4 or more bedrooms
Cannock Chase	4,423 (10%)	10,818 (25%)	20,744 (48%)	7,472 (17%)
East Staffordshire	3,981 (8%)	13,050 (25%)	21,833 (43%)	12,429 (24%)
Lichfield	3,003 (7%)	10,249 (22%)	19,922 (44%)	12,456 (27%)
Newcastle-under-Lyme	4,358 (8%)	15,052 (28%)	24,777 (46%)	9,236 (17%)
South Staffordshire	2,604 (6%)	11,046 (24%)	20,012 (43%)	12,459 (27%)
Stafford	4,762 (8%)	13,476 (22%)	26,040 (43%)	15,769 (26%)
Staffordshire Moorlands	2,628 (6%)	11,174 (26%)	19,768 (47%)	8,785 (21%)
Tamworth	2,728 (8%)	7,080 (22%)	16,644 (51%)	6,443 (20%)
STAFFORDSHIRE COUNTY	28,487 (8%)	91,945 (25%)	169,740 (45%)	85,049 (23%)
ENGLAND	2,723,175 (12%)	6,394,719 (27%)	9,373,474 (40%)	4,944,715 (21%)

Source: Office for National Statistics – Census 2021

Those living in Lichfield and South Staffordshire are the most likely to be living in houses with four or more bedrooms (27% compared to 23% countywide).

Occupancy ratings provide a measure of whether a household's accommodation is overcrowded, ideal or under-occupied. The majority of households (locally and nationally) are under-occupied; 78% (290,950) in Staffordshire compared with national a 69%. In 2011 76% of homes locally were under-occupied in Staffordshire representing an increase of 20,241 (+7%) in under-occupied households in Staffordshire.

Figure 5 – Bedroom-based occupation level, 2021

Geography	Under-occupied	Ideal	Over-occupied
Cannock Chase	31,753 (73%)	10,757 (25%)	949 (2%)
East Staffordshire	38,367 (75%)	11,388 (22%)	1,538 (3%)
Lichfield	36,736 (81%)	8,229 (18%)	664 (1%)
Newcastle-under-Lyme	40,260 (75%)	12,063 (23%)	1,100 (2%)
South Staffordshire	37,442 (81%)	8,017 (17%)	661 (1%)
Stafford	47,968 (80%)	11,244 (19%)	835 (1%)
Staffordshire Moorlands	34,250 (81%)	7,484 (18%)	620 (1%)
Tamworth	24,174 (73%)	7,923 (24%)	798 (2%)
STAFFORDSHIRE COUNTY	290,950 (78%)	77,105 (21%)	7,165 (2%)
ENGLAND	16,132,741 (69%)	6,278,655 (27%)	1,024,692 (4%)

Source: Office for National Statistics – Census 2021

In 2021 a total of 7,165 (2% of households) were over-occupied in Staffordshire, lower than the proportion (4%) seen nationally. Since the last Census (2011) numbers of over-occupied households in Staffordshire decreased by 18% (-1,589) compared to England overall, which has seen no (0%) change.

Central heating

The vast majority of Staffordshire homes (99%) reported that they did have central heating in 2021.

The 1% without central heating represents 3,883 households, a fall of almost half (-49%, -3719 households) since 2011 compared to a fall of 41% nationally.

The only district or borough where more than 1% of households have no central heating is East Staffordshire reported at 2% (823). However, this a fall of more than half (-56%) compared to 2011 and represents 1,037 fewer houses without central heating.

Figure 6 – Occupied households with no central heating, 2011 and 2021

Geography	Number as at 2021 Census	Number as at 2011 Census	Change
Cannock Chase	417	652	-235 (-36%)
East Staffordshire	823	1,860	-1,037 (-56%)
Lichfield	404	669	-265 (-40%)
Newcastle-under-Lyme	474	958	-484 (-51%)
South Staffordshire	405	824	-419 (-51%)
Stafford	568	1,055	-487 (-46%)
Staffordshire Moorlands	437	994	-557 (-56%)
Tamworth	355	590	-235 (-40%)
STAFFORDSHIRE COUNTY	3,883	7,602	-3,719 (-49%)
ENGLAND	351,622	67,167	-242,939 (-41%)

Source: Office for National Statistics – Census 2021

Communal Establishment occupants

At the time of the Census, there were 14,365 individuals living in Communal Establishments¹ within Staffordshire, equivalent to 1.6% of the local population (876,109) and in line with the proportion seen nationally (1.7% of the population). This was an 8% (1,172 individuals) decrease in Staffordshire compared to 2011, while nationally the Communal Establishment population has increased (+3%).

Of those in Communal Establishments in Staffordshire, by far the largest proportion (39% of all) were in Prison establishments, compared to 6% nationally – although it should be noted that around half of the region’s prison estate falls within Staffordshire.

Between 2011 and 2021 the numbers in Prisons in Staffordshire increased by 66% (+2,209) compared to a reduction of -2% nationally.

Just over a third (36%) of those in Communal Establishments were in Care Homes, similar to national at 33%. There was a notable decrease in those living in Care Homes locally (-22%, -1,402) compared to national (-10%)

¹ A communal establishment is an establishment providing managed residential accommodation. 'Managed' in this context, means full-time or part-time supervision of the accommodation. As an example, this includes places such as; hospitals, care homes, prisons, children’s homes, secure mental health facilities, hostels and half-way houses, military barracks, and university halls of residence and accommodation.

between 2011 and 2021. It is possible that this figure has been impacted by the Coronavirus pandemic given the timing of the 2021 Census.

A notably smaller proportion of those in Communal Establishments locally are in education settings; 18% locally, compared to 46% across England.



Useful Links

The ONS data is available to explore and use now, with a number of helpful resources made publicly available.

- Access to the ONS data tables can be found [here](#).
- ONS Local Authority interactive guide is available [here](#).

For more information contact the Insight Team at:
insight.team@staffordshire.gov.uk.

Appendix

Appendix 1 - Owned accommodation by district/borough, 2011 and 2021

Geography	Owner-occupied		
	2021	2011	Change
Cannock Chase	29,453	28,354	1,099 (4%)
East Staffordshire	34,635	33,139	1,496 (5%)
Lichfield	33,875	31,397	2,478 (8%)
Newcastle-under-Lyme	36,501	36,558	-57 (0%)
South Staffordshire	34,761	33,918	843 (2%)
Stafford	42,532	40,159	2,373 (6%)
Staffordshire Moorlands	33,305	33,415	-110 (0%)
Tamworth	22,270	21,733	537 (2%)
STAFFORDSHIRE COUNTY	267,332	258,673	8,659 (3%)
ENGLAND	14,605,008	14,148,784	456,224 (3%)

Source: Office for National Statistics – Census 2021

Appendix 2 - Social rented households by district/borough, 2011 and 2021

Geography	Social rented		
	2021	2011	Change
Cannock Chase	7,031	6,880	151 (2%)
East Staffordshire	6,634	6,367	267 (4%)
Lichfield	5,932	5,446	486 (9%)
Newcastle-under-Lyme	9,142	9,840	-698 (-7%)
South Staffordshire	6,471	6,193	278 (4%)
Stafford	8,146	7,618	528 (7%)
Staffordshire Moorlands	3,653	3,699	-46 (-1%)
Tamworth	5,926	6,108	-182 (-3%)
STAFFORDSHIRE COUNTY	52,935	52,151	784 (2%)
ENGLAND	4,005,647	3,903,550	102,097 (3%)

Source: Office for National Statistics – Census 2021

Appendix 3 - Private rented households by district/borough, 2011 and 2021

Geography	Private rented		
	2021	2011	Change
Cannock Chase	6,862	4,938	1,924 (39%)
East Staffordshire	9,992	7,152	2,840 (40%)
Lichfield	5,817	3,932	1,885 (48%)
Newcastle-under-Lyme	7,735	5,511	2,224 (40%)
South Staffordshire	4,873	3,772	1,101 (29%)
Stafford	9,336	7,206	2,130 (30%)
Staffordshire Moorlands	5,373	4,103	1,270 (31%)
Tamworth	4,643	3,476	1,167 (34%)
STAFFORDSHIRE COUNTY	54,631	40,090	14,541 (36%)
ENGLAND	4,794,876	3,715,924	1,078,952 (29%)

Source: Office for National Statistics – Census 2021