

Isle of Wight 2011 census atlas

Section 3

# Housing

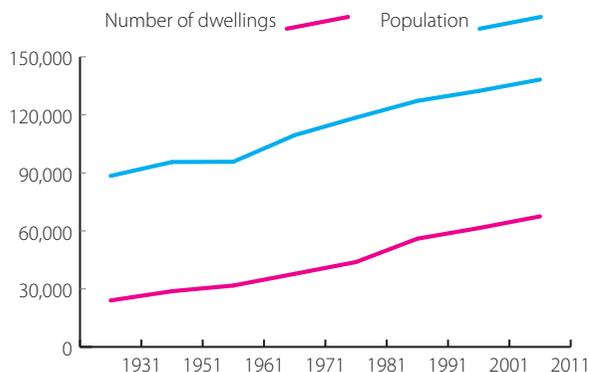


Information about the homes people live in can be of equal importance to population details. The census asked specific questions about dwelling type, size, available amenities and ownership, which, when combined with the population statistics, can give a comprehensive picture of differences between areas.

## Number of dwellings

| Year  | Number of dwellings | Population |
|-------|---------------------|------------|
| 1931  | 24,036              | 88,454     |
| 1941* | -                   | -          |
| 1951  | 28,796              | 95,625     |
| 1961  | 31,741              | 95,752     |
| 1971  | 37,780              | 109,512    |
| 1981  | 43,900              | 118,594    |
| 1991  | 55,975              | 127,232    |
| 2001  | 61,449              | 132,371    |
| 2011  | 67,506              | 138,265    |

\*There was no census in 1941



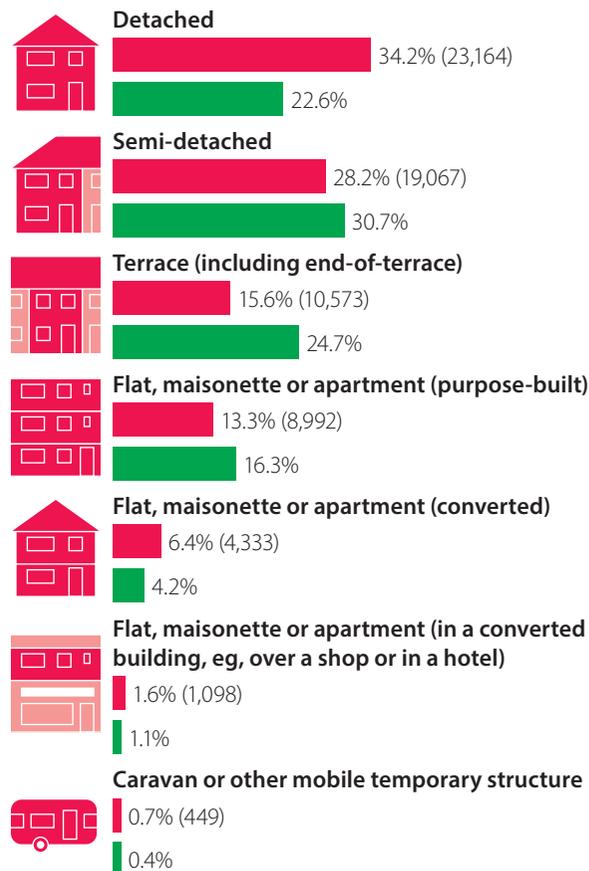
The number of dwellings on the Island has continued to increase more rapidly than the growth in population. There are now over 6,000 more dwellings than in 2001. In the last ten years there has been an average of 605 new properties built each year.



As the population and number of dwellings have risen, the number of people per dwelling has fallen. This is partly due to an increase in the number of properties and also because of the effect of divorce etc. Average family sizes are now far smaller than they were 50 years ago.

**Note: The maps in this section show the relative proportions of housing types, rather than overall numbers. This helps to distinguish between areas with different characteristics which would otherwise simply rank according to size.**

## Dwelling type



**Key**  
■ Isle of Wight ■ England & Wales

The largest proportion of homes on the Island are detached houses or bungalows, followed by semi-detached properties. This is a contrast to England and Wales where detached houses are less common and there are far more terraced properties.

The highest proportion of detached properties lies in rural areas of the Island including Arreton, Newchurch, Brighstone, Shorwell, Seaview and Nettlestone.

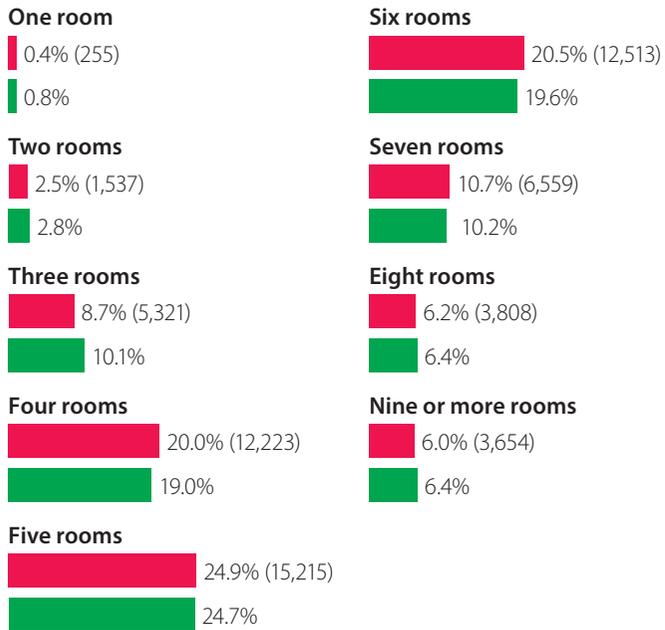
In contrast the highest concentration of terraced houses and flats is in the towns of Cowes, Newport, Ryde and Ventnor



## Dwelling size

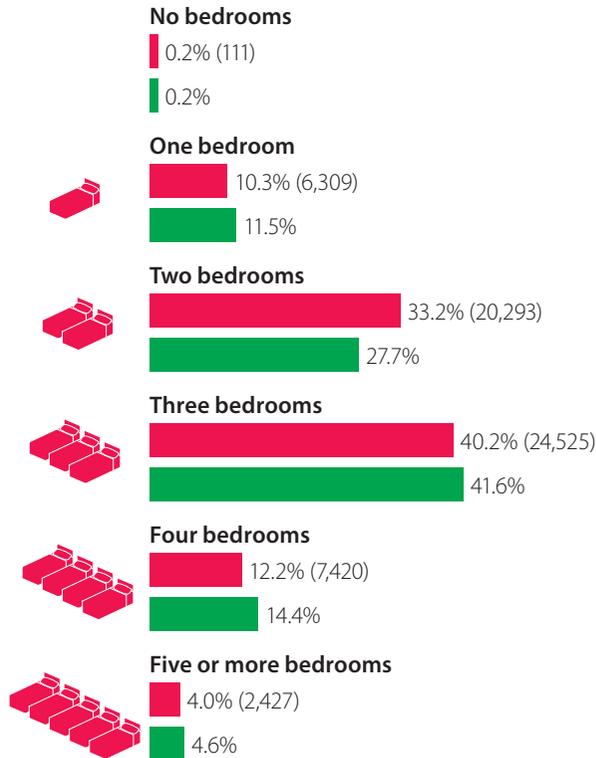
### Number of rooms

The Census asked people to count the number of rooms they had, excluding bathrooms, toilets, halls or landings and store cupboards. Most Island homes are of a reasonable size, having at least four 'living' rooms.



### Number of bedrooms

The Census also asked how many of those rooms were bedrooms.



**Key**



## Housing tenure

Residents were asked in the Census who owned the properties they lived in. A very high proportion of people on the Island own their own homes. Many of these are owned outright, reflecting the high proportion of retired people who have paid off their mortgages.

| Tenure   | 2011                  |                 | 2001                  |                 | England & Wales % |
|--|-----------------------|-----------------|-----------------------|-----------------|-------------------|
|  | Isle of Wight Numbers | Isle of Wight % | Isle of Wight Numbers | Isle of Wight % |                   |
| <b>Owner occupied:</b>   |                       |                 |                       |                 |                   |
| <b>Owns outright</b>   | 42,817                | 70.1            | 43,803                | 76.2            | 68.3              |
| Mortgaged or Loan  | 25,091                | 41.1            | 23,966                | 41.7            | 29.5              |
|  | 17,726                | 29.0            | 19,837                | 34.5            | 38.8              |
| <b>Shared Ownership (part owned/part rented)</b>   | 362                   | 0.6             | 0.8                   | -               | -                 |
| <b>Rented from:</b>  |                       |                 |                       |                 |                   |
| Housing Association/ local authority/ social landlord  | 17,906                | 29.3            | 13,716                | 23.8            | 31.7              |
| Private landlord or letting agency   | 6,523                 | 10.7            | 6,248                 | 10.8            | 19.8              |
| Other (includes employer of a household member, relative or friend of a household member and living rent free) | 10,639                | 17.4            | 5,725                 | 10.0            | 8.7               |
|  | 744                   | 1.2             | 1,743                 | 3.0             | 3.2               |



# Housing tenure

## Owner-occupied properties

Dwellings most likely to be owner-occupied are those in areas near to the main towns; however, rates of owner-occupation are lower in the town centres of Cowes, Newport and Ryde.

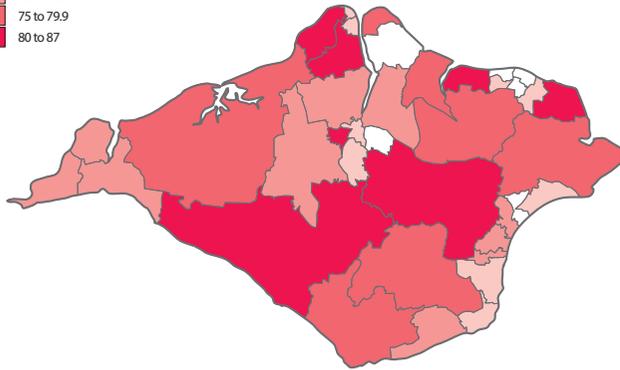
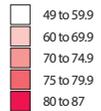
## Privately rented properties

The number of privately-rented dwellings has increased on the Island since the last 2001 Census. Private renting is concentrated in the towns and holiday areas of Sandown, Shanklin and Ventnor, which reflects the large number of properties which are used as holiday lets in the summer and as residential renting at other times.

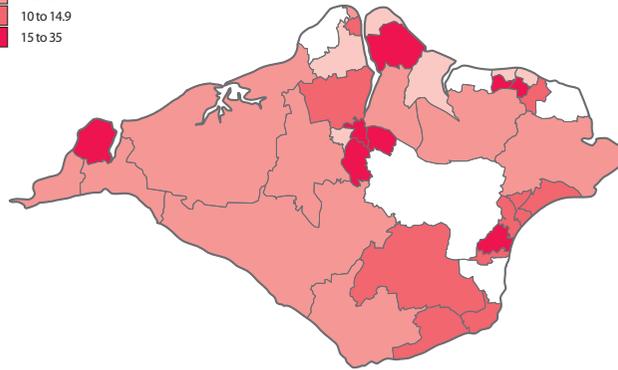
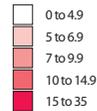
## Social-rented properties

Not surprisingly, the distribution of social rented accommodation directly contrasts with that for owner-occupation. Concentrations of housing association renting are found in Newport, Ryde and Whippingham.

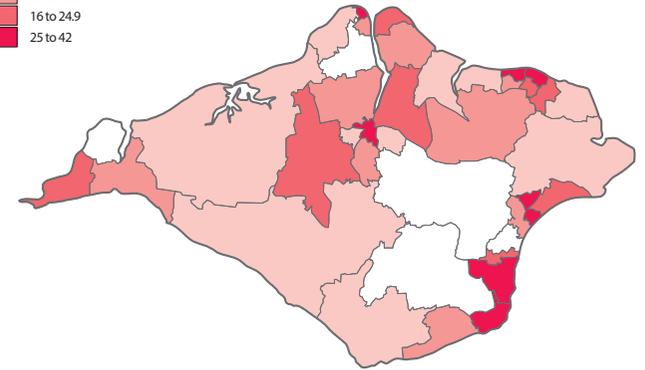
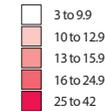
Owner-occupied (percentage of household in ward)



Privately rented properties (percentage of household in ward)



Social-rented properties (percentage of household in ward)



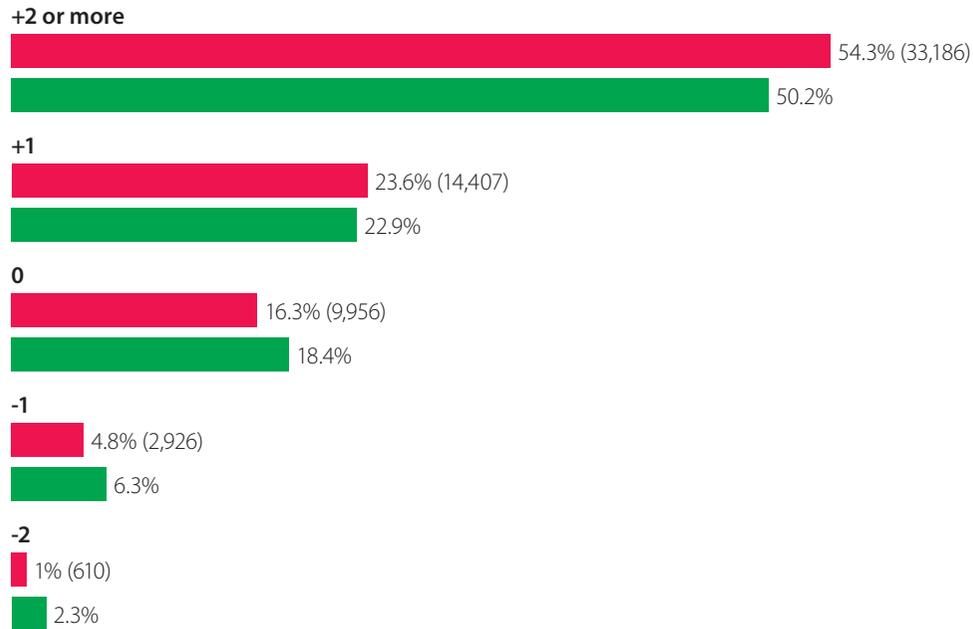


# Overcrowding

Occupancy rating (OR) provides a measure of under-occupancy or overcrowding. For example, an OR value of -1 implies that there is one room too few and that there is overcrowding in the household. The OR assumes that every household, including one-person households, requires a minimum of two common rooms (excluding bathrooms).

Few dwellings on the Island can be described as overcrowded. Those which have more than one person per room are concentrated in the main urban areas where a high proportion of properties are of smaller size.

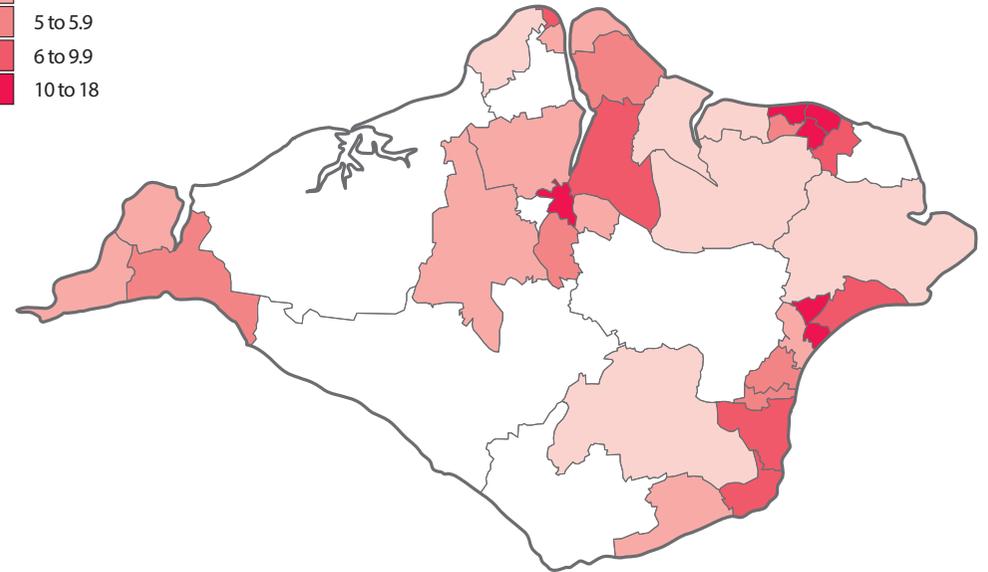
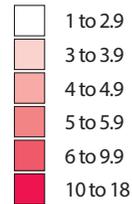
## Occupancy rating



### Key



## Occupancy rating less than zero (percentage of households in ward)



Compared with England & Wales, the Isle of Wight does not suffer badly from overcrowding, with only 5.8% (3,536) of properties having one or more rooms too few for the amount of people living there. There are, however, local concentrations in the urban areas where the smaller flats and terraced houses are generally located.

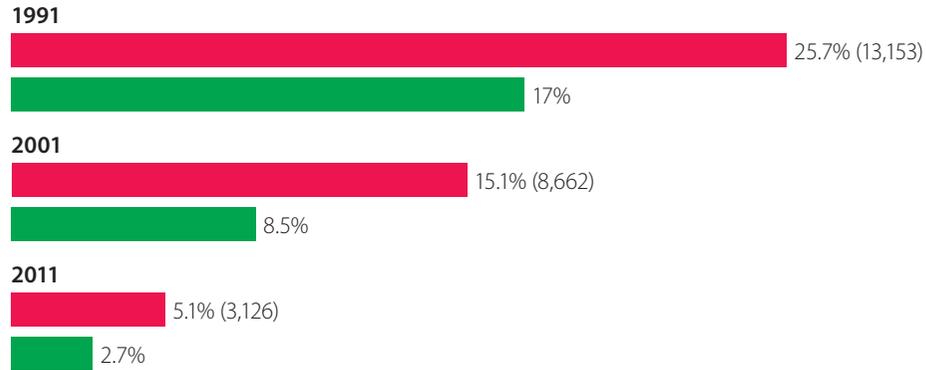


# Housing amenities

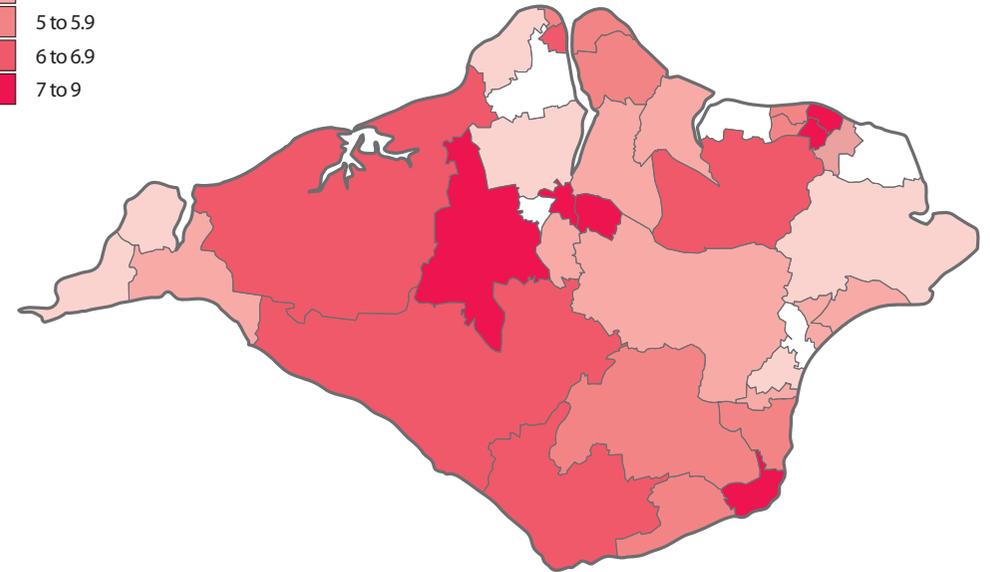
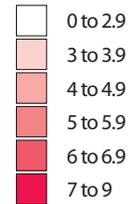
In the 1991 Census, people were asked for the first time whether or not they had central heating. This was considered an effective way of measuring the level of modernisation of dwellings. In the past, other criteria, such as the provision of an inside toilet, have been used.

Between the 1991 and 2001 Censuses, the proportion of Island households with no central heating decreased by over 10%. However, it remained double the proportion in England and Wales as a whole.

The numbers without central heating in 2011 are 10% lower than 2001, however they are still almost double the figures in England and Wales.



Houses without central heating (percentage of household in ward)



The Island's relatively mild climate means central heating is not as essential as in other parts of the country. Nevertheless, higher proportions of properties without central heating occur in Ryde, Newport, Cowes and Ventnor. This will be related to the age of these properties and the tenure of the households living there.

Key

