

# Freedom of Information request 2013-5447

Date received 5<sup>th</sup> November 2013

Date of response 3<sup>rd</sup> December 2013

## Information request

I would like to know the average income for tenants of social housing in the Greater London area.

## DWP response

In response to your query, estimates of the average net equivalised household income for tenants of social housing in London are given in the table below, based on data from the Households Below Average Income (HBAI) series.

HBAI household incomes include income from all sources: earnings from employment and self-employment, state support, income from occupational and private pensions, investment income and other sources, and all members of the population including children, working age adults and pensioners.

The median income for tenants of social housing (council and housing association properties) in London is £335 per week, Before Housing Costs are deducted. This can be compared to the national median income of social housing tenants of £317 per week.

### Net equivalised household income of London social housing tenants (council and housing association), compared to incomes of social housing and all housing tenures in London and the whole UK (3-year averages of 2009/10, 2010/11 and 2011/12), 2011/12 prices

£ per week	Before Housing Costs		After Housing Costs	
	Mean	Median	Mean	Median
<b>Social housing London</b>	<b>366</b>	<b>335</b>	<b>263</b>	<b>230</b>
All housing tenures London	678	488	565	387
Social housing UK	342	317	265	242
All housing tenures UK	545	440	477	381

Notes:

1. These statistics are based on Households Below Average Income (HBAI) data sourced from the 2009/10, 2010/11 and 2011/12 Family Resources Survey (FRS). This uses disposable household income, adjusted using modified OECD equivalisation factors for household size and composition, as an income measure as a proxy for standard of living.
2. Equivalisation adjusts incomes for household size and composition, taking an adult couple with no children as the reference point. For example, the process of equivalisation would adjust the income of a single pensioner upwards, so that we can use income to directly compare their standard of living with a pensioner couple.
3. Net disposable incomes have been used to answer the question. This includes earnings from employment and self-employment, state support, income from occupational and private pensions, investment income and other sources. Income tax payments, National Insurance contributions, council tax / domestic rates and some other payments are deducted from incomes.
4. In the HBAI and FRS a household is defined as a single person or group of people living at the same address as their only or main residence, who either share one meal together or share the living accommodation. A household will consist of one or more benefit units. A benefit unit (family) is defined as a single adult or a married or cohabiting couple, plus any dependent children. From January 2006 same-sex partners (civil partners and cohabittees) are also included in the same benefit unit. The figures above are based on household income.
5. Median net equivalised household income divides the number of people when ranked by household income, into two equal-sized groups. Mean net equivalised income for each person and dividing the result by the number of people.
6. Figures have been presented on a Before Housing Cost and an After Housing Cost basis. For Before Housing Costs, housing costs (such as rent, water rates, mortgage interest payments, buildings insurance payments and ground rent and service charges) are not deducted from income, while for After Housing Costs they are.
7. All estimates are based on survey data and are therefore subject to a degree of uncertainty. Small differences, particularly at the bottom of the income distribution, should be treated with caution as these will be affected by sampling error and variability in non-response.
8. The reference period for HBAI figures is the financial year.
9. All figures have been adjusted for inflation using Retail Price Index (RPI) and are in 2011/12 prices. Figures have been rounded to the nearest £1.
10. Regional statistics are always presented in three-year averages as single-year regional estimates are considered too volatile. Therefore London estimates are taken from FRS 2009/10, 2010/11, 2011/12. For comparability all figures presented above are 3-year averages. This will mean the United Kingdom totals will differ from the single year estimates published in the "Households Below Average Income 1994/95-2011/12" report.