



**Greater Norwich Housing Market  
Assessment**

**Housing Requirements of BME Communities**

**3 July 2007**

## **1 SUMMARY AND CONCLUSIONS**

### **1.1 SUMMARY**

This report looks at the housing requirements of BME groups in Greater Norwich.

The Black and Minority Ethnic (BME) population of Greater Norwich is relatively small. The Office for National Statistics (ONS) 2004 mid year estimates provide population breakdowns. These show BME communities make up 5.6% of the Greater Norwich population. This compares with 10.7% for the East of England and a 14.8% for England.

Within this relatively small BME population there are a diverse range of BME communities. This presents two related problems when we seek to identify the housing requirements of the BME population.

1. Each BME community is distinct and has requirements that may differ to other BME communities and to the population as a whole.
2. It is difficult to get statistically reliable data because of the relatively small numbers in each BME group.

In section 2 of this report we consider the main data sources and the limitations of the data. In particular we consider the Fordham Research report – the Housing and Support Needs of BME Communities in Norfolk and Waveney.

Section 3 of the report looks at the demographic and economic background as it affects BME communities in the sub-region.

Section 4 of the report focuses on current housing and housing aspirations. This section uses the economic and demographic background to help explain current housing issues within the BME communities.

### **1.2 CONCLUSIONS**

#### Diversity

The BME population of the sub-region is small and diverse. Some communities have a similar socio-economic profile to the population as a whole. Perhaps the most obvious example is the White Irish community. By contrast some other BME groups have a quite distinct profile. Recent migrants from Eastern Europe, who now form a majority of the White Other population, are younger on average than the rest of the population and mostly work in low paid industries.

#### Age Profile

The BME population is relatively young. Two main factors explain the young age structure...

- BME students at the UEA.
- Migrant workers.

The UEA attracts students from around the UK as well as a large number of international students. Both groups contain a higher proportion from BME communities than exist in the Greater Norwich population.

### Migrant Workers

Migrant workers are contributing to the growth of BME communities. The available evidence suggests that the numbers of migrant workers are more significant in the areas of Norfolk outside of the Greater Norwich sub-region. But migrant workers are a factor in Greater Norwich. This is important because migrant workers have particular housing issues that are not always common to the rest of the BME population.

Migrant workers are more likely to live in poor quality shared housing than for the population as a whole. Some of this accommodation is 'tied' to employment. It is difficult for workers in tied accommodation to move home without changing job and vice versa.

### Employment

People from BME communities are more likely to work in particular industries. The manufacturing industry (including food processing), hotels and restaurants and health and social work all employ a high proportion of BME staff. Many of the jobs in these industries are poorly paid. But they attract migrant workers. Many of the jobs do not require fluency in English.

It is possible that the differences in employment patterns between the BME population and the population as a whole are largely due to migrant workers. Although Fordham Research found evidence to suggest that Black workers are more likely to work in Health and Social Work than is general for the population.

The over representation of BME workers in low wage industries clearly restricts housing choice and the ability to obtain suitable housing in the market.

### Household Types

Over 50% of the BME population live in adult only (non-pensioner) households. This contrasts with the population for Greater Norwich as a whole where a little over 20% live in adult only households. The difference reflects of the relatively young ages of people in the BME population. Other factors are the high proportion of students and migrant workers. The evidence suggests quite high levels of dissatisfaction with the quality of shared housing.

### Housing Tenure and Housing Mobility

The BME population is more likely than the rest of the population to live in privately rented housing. Again this reflects the relative youth of the population, the high proportion of students and large number of migrant workers. For the same reasons the BME population is more mobile. In data obtained by Fordham Research over 40% of the BME population has lived in their current home for less than a year. This contrasts with less than 10% for the population as a whole.

For many private renting is a default rather than a positive choice. Many people from BME communities lack the income to buy a home and have insufficient priority for social housing.

### Problems with Existing Housing

People from the BME population (28%)<sup>1</sup> are nearly as likely as the Greater Norwich population as a whole (33%)<sup>2</sup> to report that their home is too small. By contrast more people from the BME population...

- Want to live closer to their work and other facilities (27% compared with 10% for the population as a whole).
- Want to live in a better environment (27% compared with 14%).
- Want cheaper accommodation (20% compared with 2%).
- Want to live independently (19% compared with 1%).

## **2 DATA SOURCES**

We rely on four sources of data...

1. The 2001 census.
2. The Housing and Support Needs of Black and Minority Ethnic Communities in Norfolk and Waveney – a piece of research undertaken by Fordham Research in 2007 (Fordham).
3. The Study of Housing Need and Stock Condition undertaken by Opinion Research Services in 2006 (ORS).
4. BME Communities Inclusion Project 2006 a report prepared by the Norwich and Norfolk Racial Equality Council with support from the County Council (NNREC).

### **2.1 THE 2001 CENSUS**

The census is the only available data source that provides a 100% sample. This has the advantage of providing reliable information even for BME communities with very small populations.

The 2001 census is now six years old. In the last six years there has been significant international migration into Norfolk from eastern European countries. This and other changes mean that the census is not necessarily a reliable source of information for the current situation.

### **2.2 FORDHAM BME RESEARCH 2007**

This research looked at the housing and support needs of black and minority ethnic communities in the seven Norfolk districts plus Waveney district in Suffolk.

---

<sup>1</sup> The Housing and Support Needs of Black and Minority Ethnic Communities in Norfolk and Waveney – a piece of research undertaken by Fordham Research in 2007 (Fordham).

<sup>2</sup> The Study of Housing Need and Stock Condition undertaken by Opinion Research Services in 2006 (ORS).

We rely on the results of this research. However, the Fordham research is not broken down by sub-region. We need to take account of differences between the Greater Norwich sub-region and the rest of Norfolk and Waveney. To understand these differences we compare...

1. The proportions in each BME community.
2. International Migrants.
3. The Fordham sample and BME communities in Greater Norwich.

Results in Brief from the Comparisons

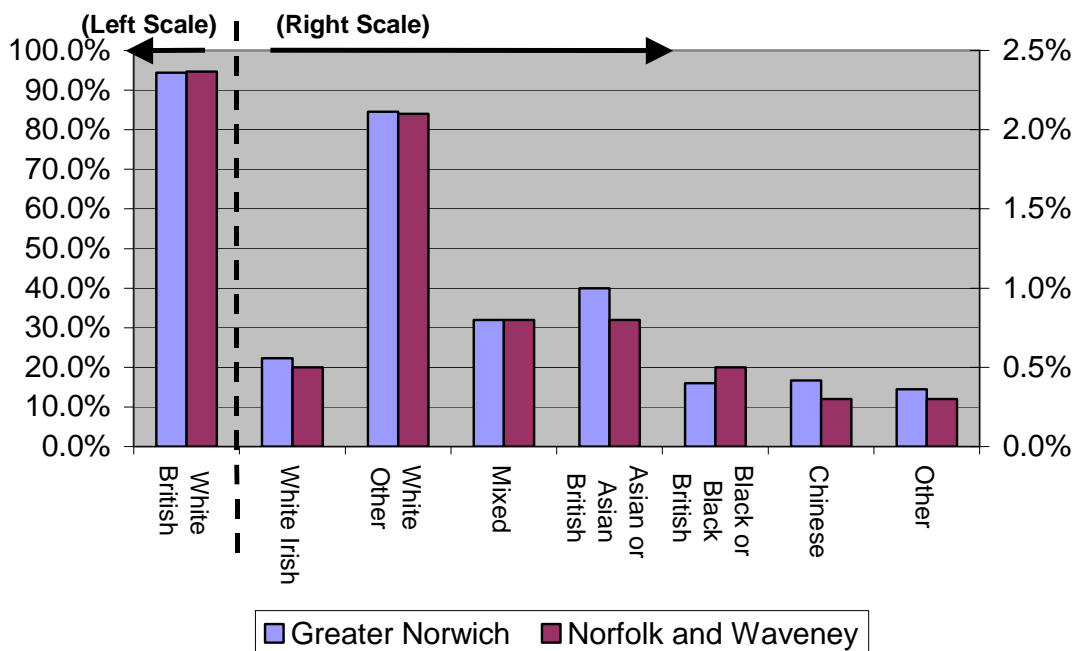
The proportions in each BME community in Greater Norwich are very similar to those in Norfolk and Waveney as a whole. However, patterns of recent international migration are not similar. In Greater Norwich most migration is into Norwich city and many nationalities are represented. The only nationality making up more than 10% of migrants are Poles. By contrast in the remainder of Norfolk and Waveney four nationalities – Poles, Lithuanians, Portuguese and Latvians – together represent nearly 70% of migrants.

If these patterns of migration continue than we would expect the proportions in each BME community in Greater Norwich to begin to diverge from the remainder of Norfolk and Waveney.

The Fordham sample is not – and was not intended to be – representative of the BME populations in Greater Norwich. So we need to use the results carefully when drawing conclusions about BME communities as a whole.

BME Communities in the Sub-region Compared with Norfolk and Waveney

Estimated 2004 mid Year Populations



Source: ONS 2004 mid year estimates.

Fordham use figures from the Office of National Statistics mid year estimates to break down the population into BME communities. The graph (next page) compares the Norfolk and Waveney results with the Greater Norwich sub-region. It is clear that the Greater Norwich sub-region has similar proportions for each of the BME communities as Norfolk and Waveney.

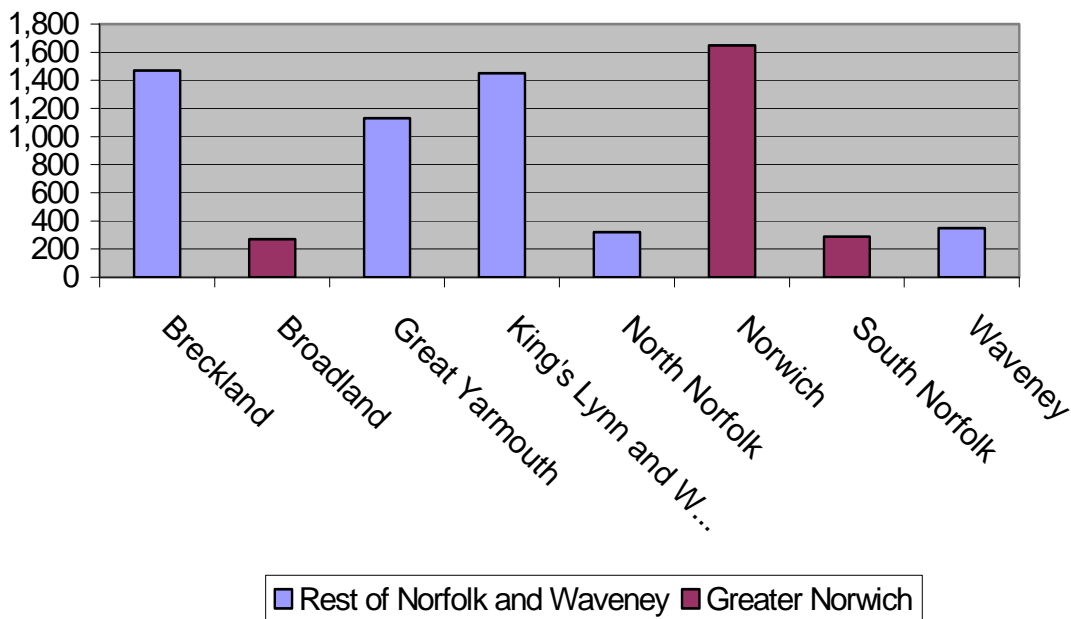
International Migrants

As part of their research Fordham looked at National Insurance number allocations to foreign nationals. This dataset provides information about the nationality of recent migrants. Fordham point out that this data has limitations...

1. Not all people who register will remain in the country. So at best it measures new workers.
2. Some migrant workers are undocumented and work illegally in the country.

But this data is useful to illustrate some of the differences between Greater Norwich and the remainder of Norfolk and Waveney.

National Insurance Number Allocations to Foreign Nationals 2005/06 by District



Source: Department of Work and Pensions

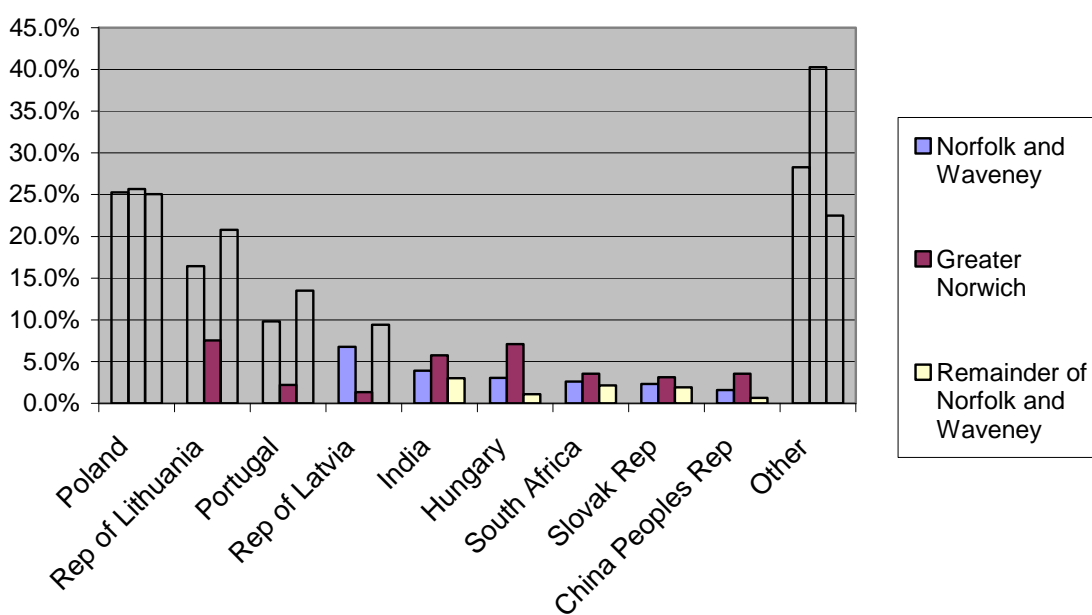
There is wide variation in the number of National Insurance number allocations to foreign nationals by district in Norfolk and Waveney. The numbers range from 1,650 in Norwich city to 270 in Broadland district.

The nationality of people applying for national insurance numbers varies by district. A clear difference is apparent between Greater Norwich and the remainder of Norfolk and Waveney.

In the remainder of Norfolk and Waveney four nationalities accounted for nearly 70% of national insurance allocations...

- Poles
- Lithuanians
- Latvians
- Portuguese

National Insurance Number Allocations to Foreign Nationals 2005/06 by Nationality and District



Source: Department of Work and Pensions

In Greater Norwich the allocation of National Insurance numbers is not predominantly to people from a few nations. The proportion of Polish allocations is similar to the remainder of Norfolk at 25%. No other group represents more than 10% of allocations. Only three nationalities represent more than 5% of allocations - Lithuania, India and Hungary.

The Fordham Research Sample and BME communities in Greater Norwich

As part of their research Fordham interviewed 507 people from BME communities. Fordham used a stratified proportional sample built up from Census data, the National Insurance database and taking into account the advice of stakeholders and councils. We refer to this sample as the Fordham sample.

The Fordham methodology results in a sample that does not fully reflect the composition of the Greater Norwich BME communities as estimated in the ONS 2004 mid year estimates. This has the advantage of providing statistically more

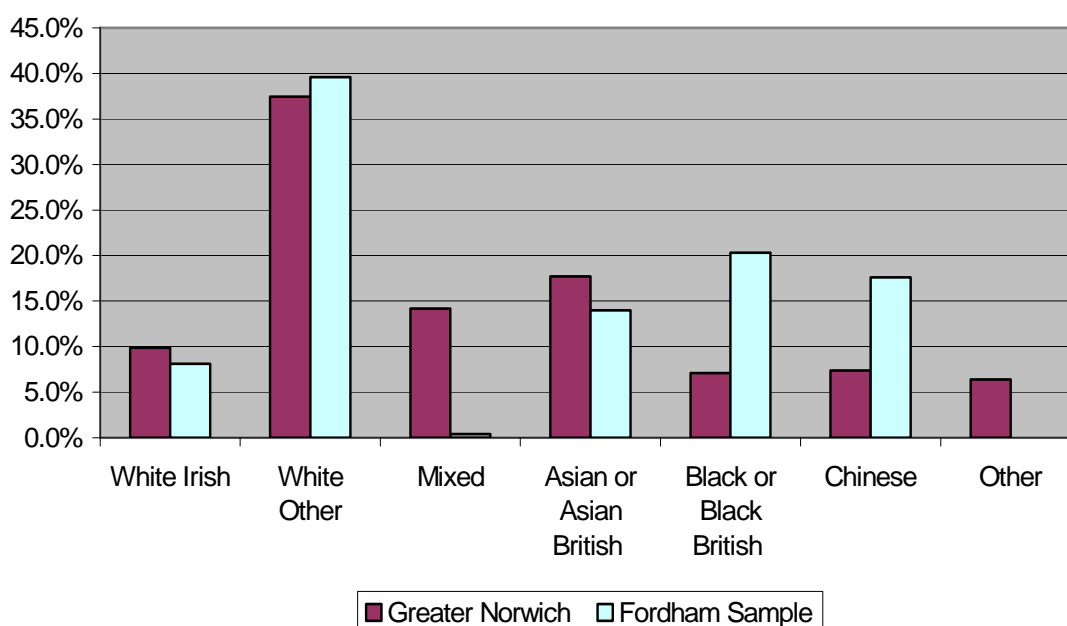
reliable information for BME communities that are ‘over represented’ particularly if these communities make up a relatively small proportion of the BME population.

The following graph shows the BME proportions in...

1. The ONS 2004 mid year estimates for Greater Norwich.
2. The Fordham sample survey.

We exclude the ‘White British’ population from the ONS figures to allow comparison with the Fordham sample.

Comparison of BME Population Proportions with Fordham Sample Proportions



Source: ONS 2004 mid year estimates and Fordham 2007.

**2.3 ORS STUDY OF HOUSING NEED AND STOCK CONDITION (2006)**

The ORS study is based on interviews with 5,279 people of whom 4.1% or 216 were from BME communities. The ORS study found that 2.1% of the population were white non-British and 2.0% non-White. Using these two broad sub groups of the BME population ORS were able to use the sample data to identify tenure differences between the white British, white non-British and non-White populations. But the sample was too small for more detailed analysis of BME communities.

**2.4 BME COMMUNITIES INCLUSION PROJECT (2006)**

The BME Communities Inclusion Project research looked at two issues...

1. How can the support and resources available for the voluntary sector improve the services available to members of the BME communities?

2. What is the ethnicity profile of Norfolk and how has this changed since the census of 2001.

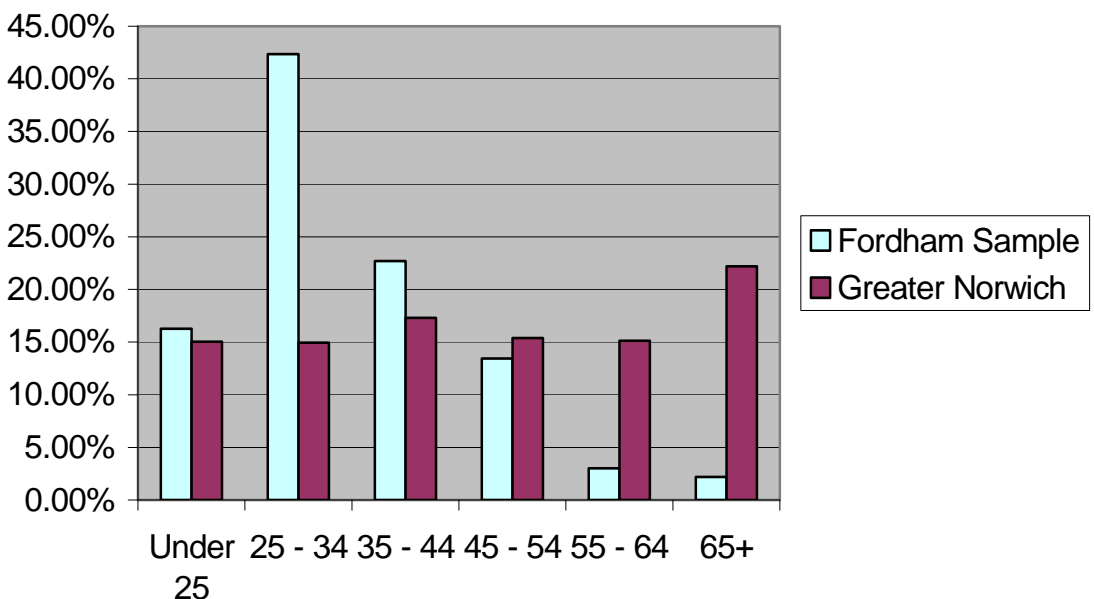
The research is not directly related to housing issues but it does provide some insights into the services provided by voluntary organisations most needed by BME communities. Some of these services are housing related.

**3 SOME KEY ISSUES THAT AFFECT THE HOUSING REQUIREMENTS OF BME COMMUNITIES**

**3.1 AGE OF BME POPULATIONS**

The average age of the participants in the Fordham sample is 35. The sample is younger than for the population of Greater Norwich and reflects the younger age groups within the ethnic minority communities.

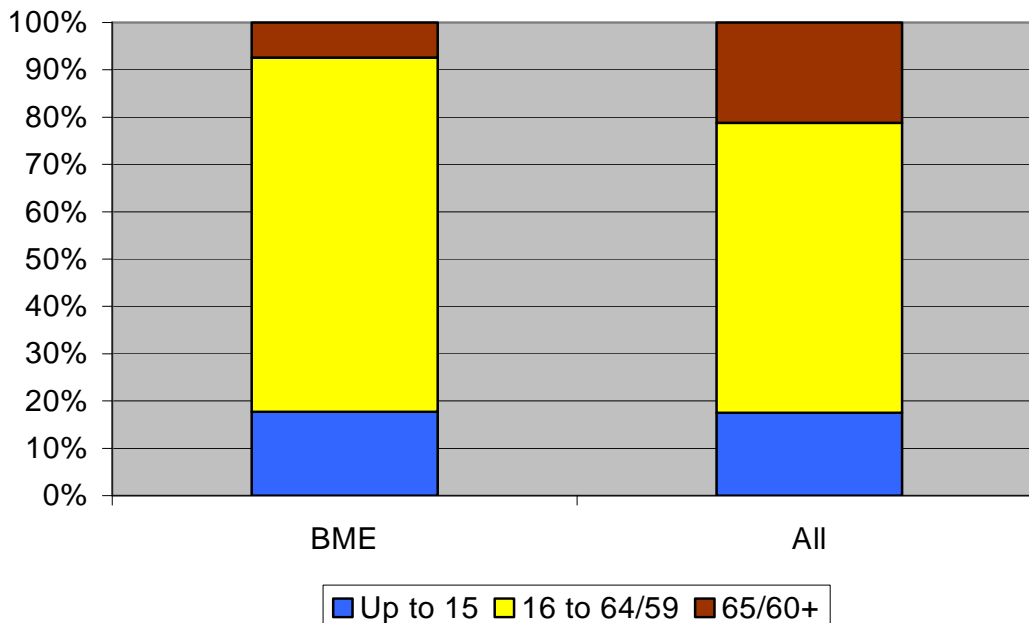
Comparison of Age Groups in the Fordham Sample with Age Groups in the Whole of the Sub-regions Population



Source: ONS 2004 mid year estimates and Fordham.

The comparison for under the under 25s is slightly problematical. The Fordham sample is for adults only, whereas the ONS statistics include all ages to 24. We have excluded from the ONS figures children aged 0 to 15 in order to provide a more meaningful comparison.

Greater Norwich Population by Broad Age Band



Source: ONS 2004 mid year estimates.

We can see the Fordham sample is broadly in line with the ONS 2004 mid year estimates. Older ages 65/60+ represent a smaller proportion of the BME population than for the population as a whole.

**3.2 ECONOMIC ACTIVITY AND EMPLOYMENT**

Amongst the Fordham sample employment rates are high – 78.3% are employed full or part time.

In the year to June 2006 the rates of economic activity in the three Greater Norwich districts were...

- Broadland - 83.8%.
- Norwich – 76.3%.
- South Norfolk – 81.4%.

The figures for economic activity include...

- Those working full or part time.
- Unemployed people actively seeking work.
- Students who are economically active.

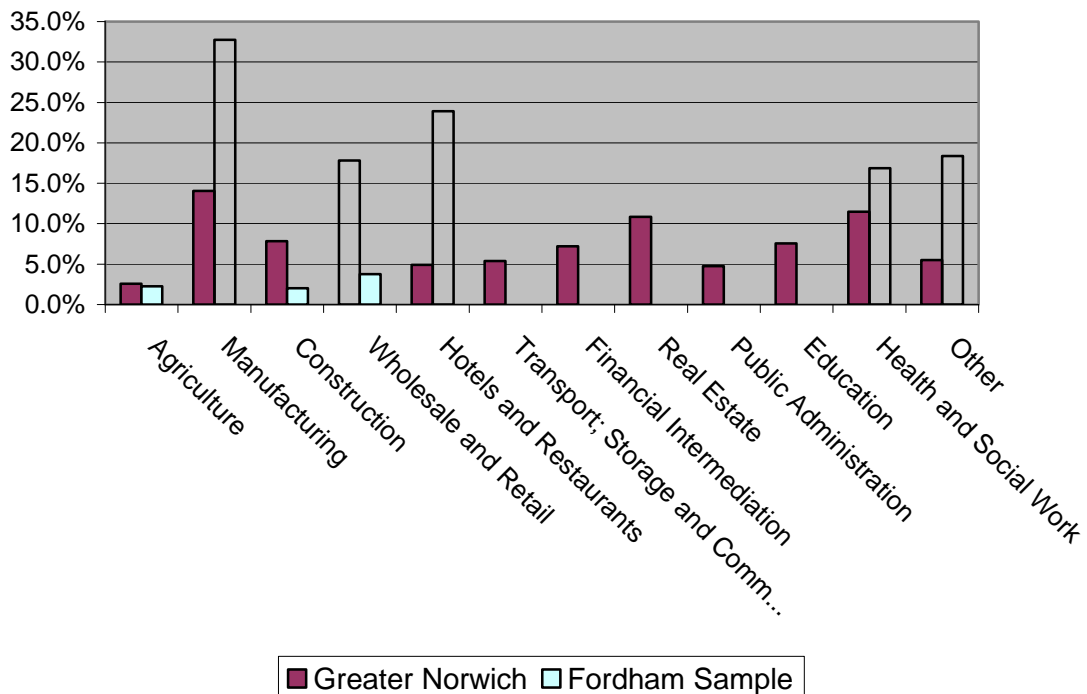
We know that of the Fordham sample includes 7.9% unemployed and 9.7% students. Some of the students and unemployed people in the Fordham sample would be counted as economically active.

So it is likely that the Fordham sample have economic activity rates close to – or above – economic activity rates for the sub-region.

Fordham provide a breakdown of employment type for the sample. Four employment types account for nearly ¾ of the sample...

1. Hotels and Catering – 23.9%
2. Food processing – 17.1%
3. Healthcare staff and Social Workers – 16.9%
4. Manufacturing – 15.6%

Comparison of Employment Type for Fordham Sample with 2001 Census for Greater Norwich



Source: 2001 Census and Fordham.

The census records employment type by industry of occupation. The employment type breakdown for the Fordham sample does not have as much detail. However, it is clear that the Fordham sample are over represented in...

- Manufacturing (food processing plus manufacturing).
- Healthcare and social work.
- Hotels and restaurants.

In the Fordham sample it is likely that the 'other' category includes industries such as financial intermediation and real estate, which the census identifies separately.

The Fordham sample does not have information about salaries. But it is likely, given the high rates of employment in traditionally low paid industries such as food processing and hotels and restaurants that the wage rates for the Fordham sample are below the average for the sub-region.

In the Fordham sample 56% were migrant workers<sup>3</sup>. Less than one in five (19%) were employed in the field in which they had been trained. The two reasons given in explanation were...

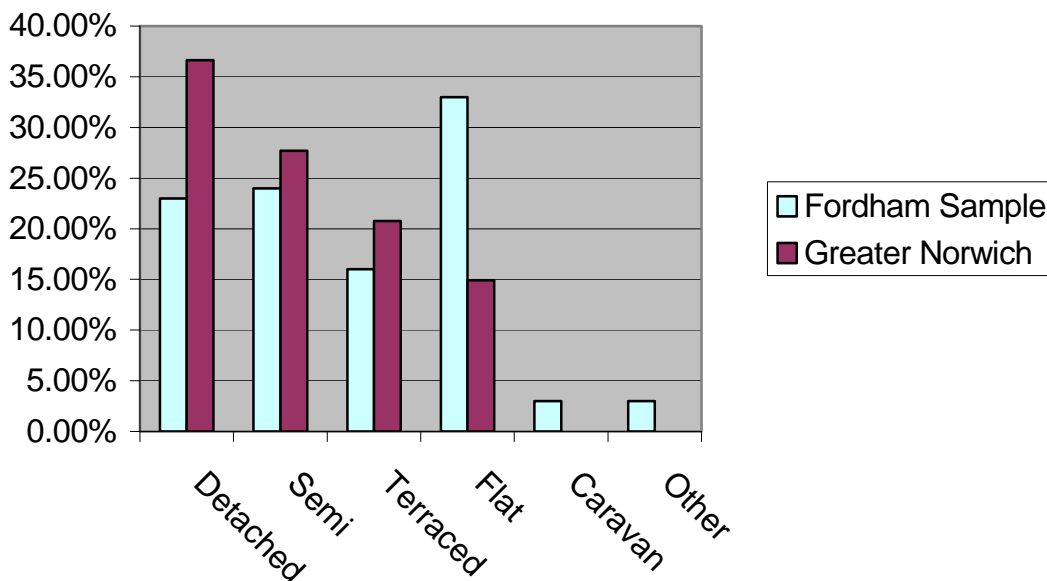
1. The skills were not transferable.
2. Their English language skills were not sufficiently good.

#### 4 HOUSING ISSUES FOR BME COMMUNITIES

##### 4.1 PROPERTY TYPES, TENURE, HOUSEHOLD TYPES AND LENGTH OF RESIDENCE

The 507 people in the Fordham sample provided information about their home. The ORS Housing Need and Stock Condition Study provided comparative information for the Greater Norwich sub-region.

Type of Property Occupied by Fordham Sample and Comparison with Greater Norwich

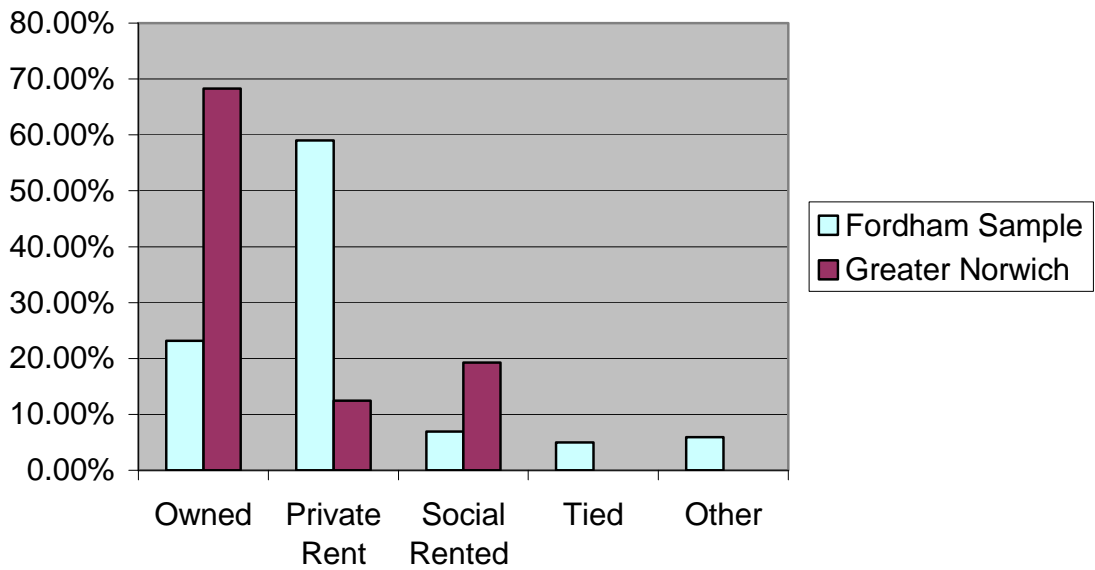


Source: ORS and Fordham.

The people represented in the Fordham sample are far more likely to live in a flat and far less likely to live in a detached house. About 3% of the Fordham sample lives in Caravans and 'Other' types of housing.

<sup>3</sup> A migrant worker is defined as someone who has travelled to the UK of work purposes in the last five years.

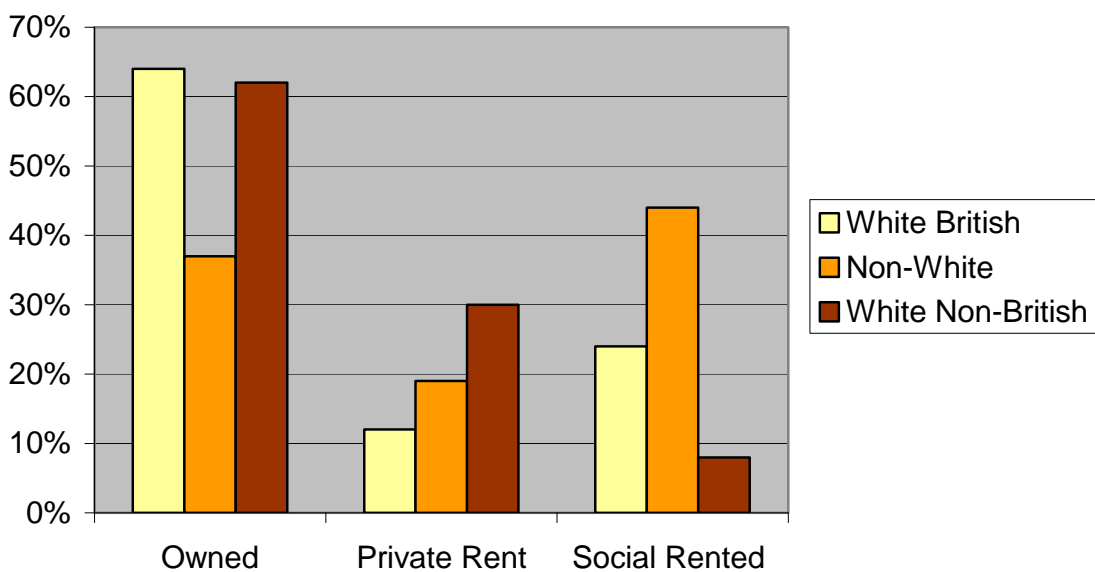
Tenure of Property Occupied by Fordham Sample and Comparison with Greater Norwich



Source: ORS and Fordham.

The Fordham sample has a very different tenure pattern to the population of the sub-region. Nearly 60% the Fordham sample rent privately. In addition tied accommodation is a form of privately rented accommodation. ORS did not provide separate information about tied accommodation. Relatively small numbers of people in the Fordham sample are owner-occupiers or rent from a social landlord.

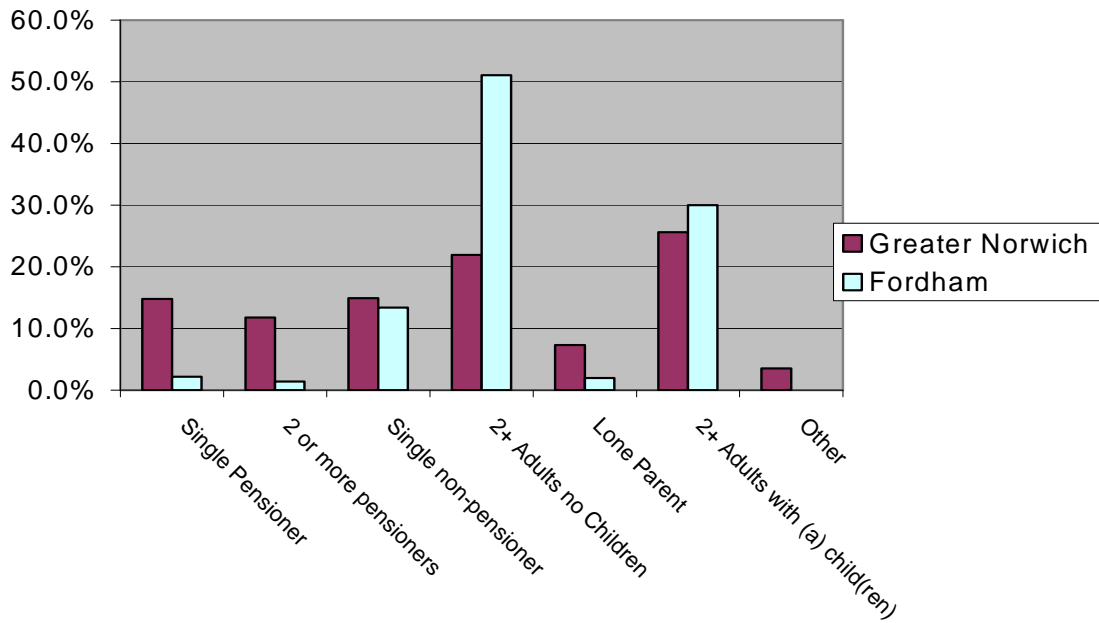
Tenure by Broad Ethnic Group - ORS



Source: ORS

ORS looked at tenure by broad ethnic group. The ORS sample was not sufficiently large to provide reliable information for each BME community. ORS found relatively high rates of private renting for both White Non-British and Non White groups. ORS attributed this to ‘a natural result of many students living in private rented accommodation.’

Household Type of Fordham Sample and Comparison with Greater Norwich



Source: 2001 Census and Fordham (2007).

The Fordham sample has a relatively large number of adult only houses. It also has small numbers of pensioner households. The small number of pensioner households reflects the relatively young ages of people in the sample.

The Fordham sample includes 49 students/trainees. It is likely that many of these students live in shared (student) households.

Many migrant workers live in shared housing. Fordham use research results from the Rural East Anglia<sup>4</sup> housing market assessment to illustrate how migrant workers find housing. Many new migrants obtain housing arranged by gang masters. This housing is shared and often overcrowded.

The evidence<sup>5</sup> suggests that migrant workers from Eastern Europe mostly live in the Rural East Anglia districts.

<sup>4</sup> The Rural East Anglia sub-region contains the three districts of Breckland, North Norfolk and Kings Lynn and West Norfolk.

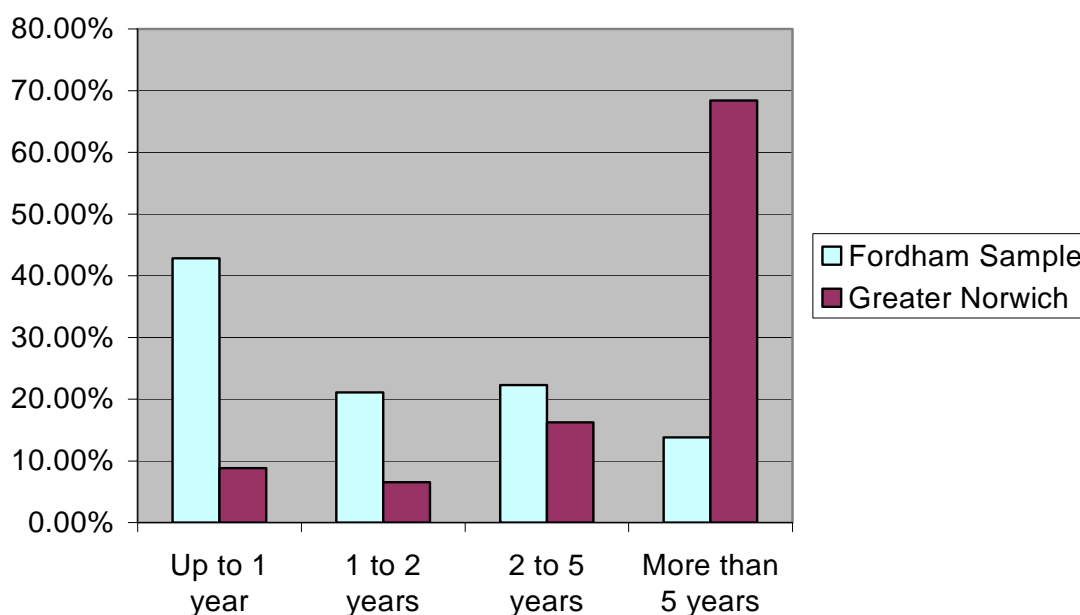
<sup>5</sup> Allocation of national insurance numbers to foreign nationals.

For Greater Norwich the proportion of the BME population in shared housing is likely to be...

- More concentrated in 'student' households because of the UEA.
- Less concentrated in shared migrant worker households.

It is not possible to say which has the greater affect. So we do not know if the Fordham sample over or understates the number of shared adult only households.

Length of Residence in Property Occupied by Fordham Sample and Comparison with Greater Norwich



Source: ORS and Fordham.

In the Fordham sample only 14% have lived in their current home for more than five years. This compares with 68% for the population of Greater Norwich.

Factors associated with the Fordham sample go some way to explaining this difference...

- The Fordham sample includes a high proportion of migrant workers – who by definition have moved to the UK in the last five years.
- Most of the Fordham sample rent privately. People in private rented housing move more frequently than the rest of the population.
- The Fordham sample includes very few people aged 55 or over. It is people in older age groups who are most likely to have lived in the same home for a long time.

## 4.2 CURRENT HOUSING AND HOUSING ASPIRATIONS

The Fordham sample reported that their homes were in generally good condition.

‘Over 90% had a bath or shower, inside toilet and hot water that were in good working order.’ (Fordham)

But 10% reported problems with dampness and heating.

It is not easy to compare the housing conditions of the Fordham sample with households in Greater Norwich. The Fordham research for stock condition is limited and based on the self-diagnosis of the people in the sample.

It is likely that a detailed survey of stock condition would identify more extensive problems than identified by the Fordham sample. There are a number of factors that point in this direction...

1. Most live in privately rented housing and it is this tenure that has the highest rates of non-decency. (ORS)
2. Over 90% had a bath or shower, inside toilet and hot water that were in good working order. This leaves a small proportion - less than 10% - lacking at least one basic facility.
3. 10% report problems with dampness and heating.

The most significant housing problems reported by the Fordham sample were...

- Accommodation too expensive – 30%
- Need to share basic facilities with other households – 11%.
- Need to be closer to employment – 18%.

Of the Fordham sample 137 (27%) expect to move in the next two years. The table shows the most important reasons for wishing to move. For comparison the table shows the results from the ORS survey. For the ‘home is too small’ reason ORS has a direct comparison question. For other questions we have combined reasons. For example ORS asked specific questions about the need to be near schools, and shops as well as employment, etc. We combine these to give a comparison score for ‘to move closer to employment or facilities’.

| <b>Reason for Wishing to Move</b>          | <b>Fordham</b> | <b>ORS</b> |
|--|----------------|------------|
| Home is too small                          | 28%            | 33%        |
| To move closer to employment or facilities | 27%            | 10%        |
| To move to a better environment            | 27%            | 14%        |
| To move to cheaper accommodation           | 20%            | 2%         |
| To live independently                      | 19%            | 1%         |
| To move to live with a partner             | 10%            | 1%         |

Source: ORS and Fordham.