# ENGLEFIELD GREEN VILLAGE NEIGHBOURHOOD PLAN

# DEMOGRAPHICS SECTION

# September 2020

# Final Approved Document (Jan 2024)

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## 1. Introduction

The information in this Section was taken from the Nomis 2011 census in England and Wales, a free service provided by The Office for National Statistics.

## 2. Socio – economic profile

Unless stated otherwise, the profile of the community has been taken from The Office of National Statistics 2011 Census.

## 3. Population

In 2011, the population of Englefield Green (combining the two wards East and West) was 10,607.

Females (53.3%) outnumbered males as they did in Runnymede Borough (51.4%) and in the South East Region (50.9%)

87% of the residents were over 16, just over half were single and 27% married.  Compared to the Borough 83% were over 16, 29% single and 39% married.

Englefield Green had more than three times the number of 18-24 year old residents compared to Runnymede and more than four times that shown for the South East Region.  To a considerable extent this was due to the large proportion of resident students attending RHUL and, it could be argued, this distorts the remaining figures when looking at comparisons in the analysis below.  The student population outside the Halls of Residence is difficult to assess as many are not included in the Electoral Register.

The Census showed the inactive student population of 2,905 in Englefield Green represented 27.4% of the 2011 population and 73.0% of the 18 – 24 age group.  The comparative data for Runnymede was 5476, 6.8% and 55.4%.

**Table 1.   Age profile % 2011 Census**

| Age | East Ward | West Ward | Englefield Green* | Runnymede Borough | South East Region |
|:---:|:---:|:---:|:---:|:---:|:---:|
| **0 - 17** | 11.9 | 17.4 | 14.6 | 19.3 | 21.5 |
| **18 - 24** | 49.3 | 25.2 | 37.5 | 12.3 | 8.7 |
| **25 - 44** | 17.2 | 21.1 | 19.1 | 26.4 | 26.5 |
| **45 - 59** | 10.4 | 15.6 | 12.9 | 19.5 | 19.9 |
| **60 - 64** | 2.6 | 4.8 | 3.7 | 5.7 | 6.2 |
| **65 +** | 8.6 | 15.9 | 12.2 | 16.8 | 17.2 |

Only in the 18 – 24 age group were higher numbers recorded in the East Ward when compared to the West Ward.  The much lower 65 + population in the East Ward pulls down the overall Englefield Green proportion in that group.

If the 18 – 24 age group statistics for Englefield Green* were adjusted to reflect the same inactive student ratio as Runnymede Borough, Table 1 would reveal;
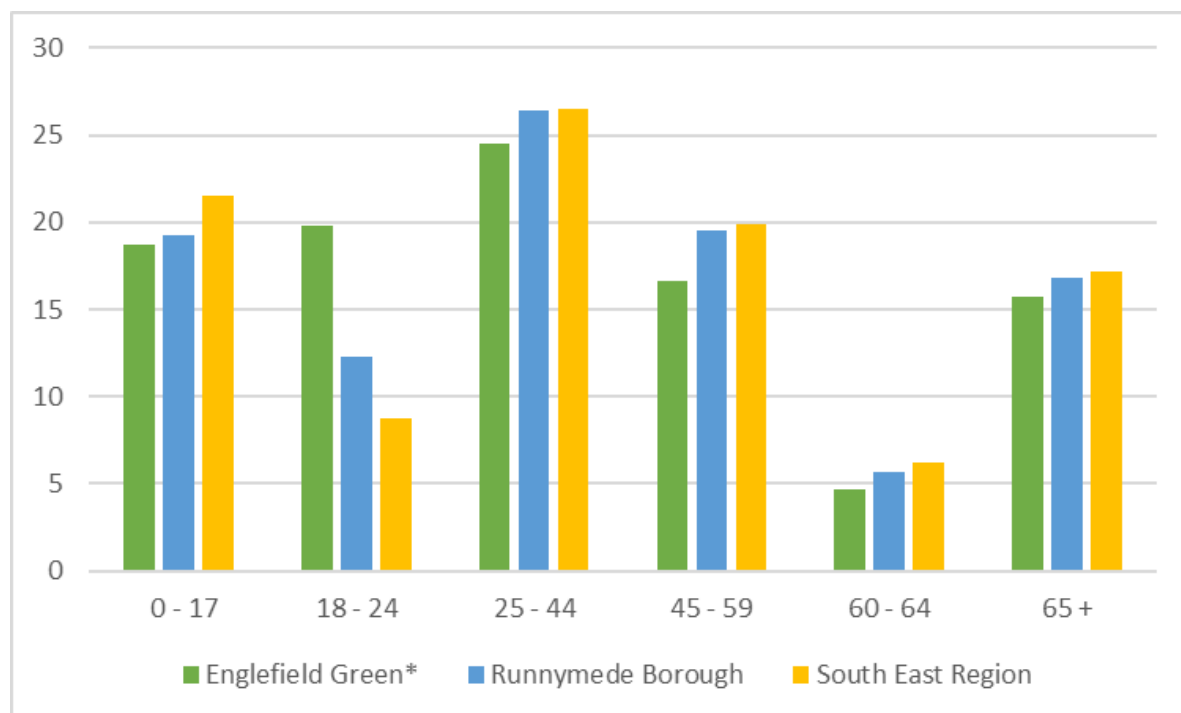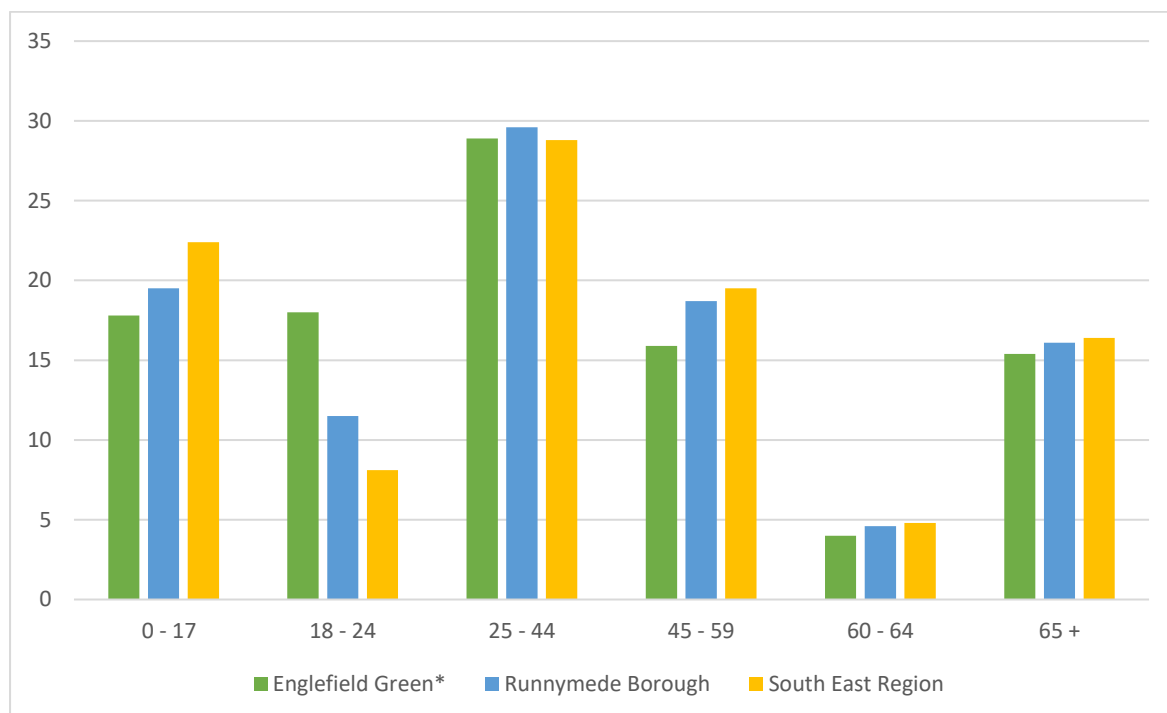


These adjusted figures show that Englefield Green had a relatively low population in the younger and older age brackets and higher 18 – 24 year old population when compared to the analysis of the Borough and Region populations.

**Table 2.   Age profile % 2001 Census**

| Age | East Ward | West Ward | Englefield Green* | Runnymede Borough | South East Region |
|---|---|---|---|---|---|
| **0 - 17** | 9.0 | 18.0 | 13.5 | 19.5 | 22.4 |
| **18 - 24** | 51.4 | 23.8 | 37.9 | 11.5 | 8.1 |
| **25 - 44** | 18.6 | 25.3 | 21.9 | 29.6 | 28.8 |
| **45 - 59** | 9.8 | 14.4 | 12.1 | 18.7 | 19.5 |
| **60 - 64** | 2.0 | 4.1 | 3.0 | 4.6 | 4.8 |
| **65 +** | 9.2 | 14.4 | 11.6 | 16.1 | 16.4 |

The considerably higher student population is evident in the East Ward 18 -24 age group.

If the 18 – 24 age statistics for Englefield Green* were adjusted to reflect the same student ratio as Runnymede Borough, Table 2 would reveal;



These adjusted figures show again that Englefield Green had a relatively low population in the younger and older age brackets and higher 18 – 24 year old population when compared to the analysis of the Borough and Region populations.

**Table 3.  Change in Age profile between 2001 Census and 2011 Census**

| Change % | East Ward | West Ward | Englefield Green | Runnymede Borough | South East Region |
|:---:|:---:|:---:|:---:|:---:|:---:|
| **0 - 17** | +2.9 | -0.6 | +1.1 | -0.2 | -0.9 |
| **18 - 24** | -2.1 | +1.4 | -0.4 | +0.8 | +0.6 |
| **25 - 44** | -1.4 | -4.2 | -2.8 | -3.2 | -2.3 |
| **45 - 59** | +0.6 | +1.2 | +0.8 | +0.8 | +0.4 |
| **60 - 64** | +0.6 | +0.7 | +0.7 | +1.1 | +1.4 |
| **65 +** | -0.6 | +1.5 | +0.6 | +0.7 | +0.8 |

In the East Ward there was a considerable growth in the below 18 year old population with a fall in the following two age brackets.  The West Ward showed a major reduction in the population in the 25 -44 age group and an increase in the over 65 population when compared to the Borough and Region.

The chart below shows the growth between age structures over the 2001 and 2011 period having adjusted the Englefield Green 18 – 24 age frame so the inactive student ratio was the same as Runnymede Borough.  Population in lower age bands grew faster while the fall in 25 – 44 age band was more pronounced than in both the Borough and the Region.
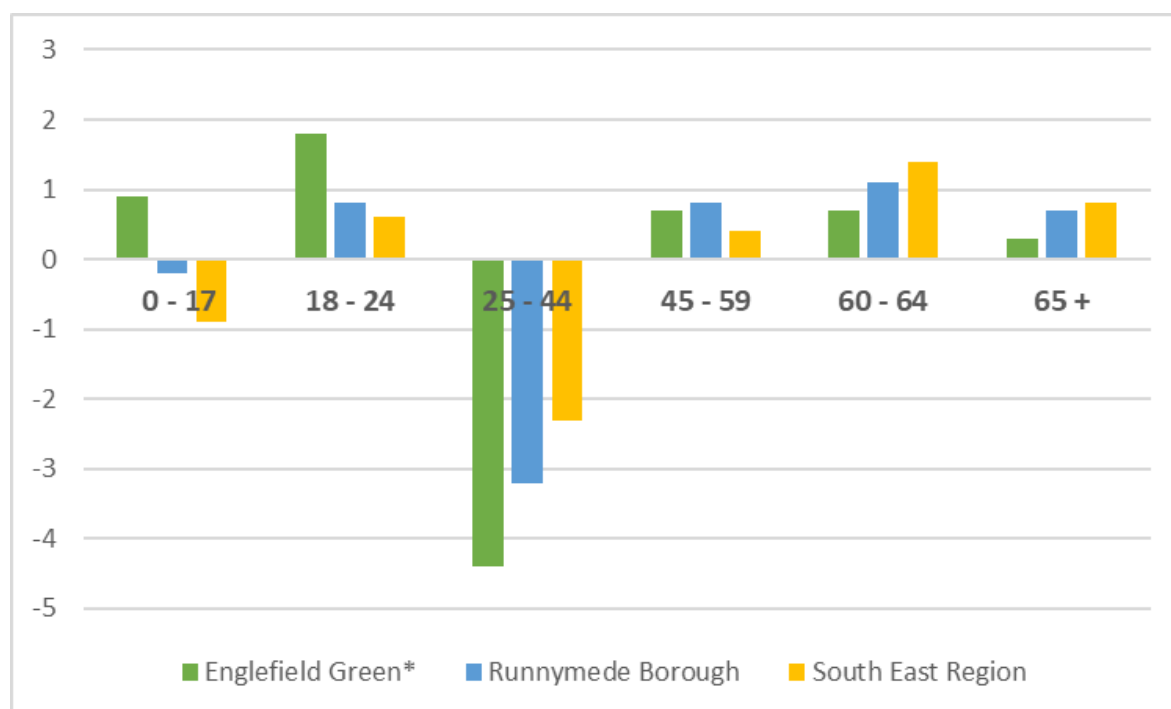


**Table 4.   Population – a more recent comparison**

|  | Englefield Green | | Runnymede Borough | | South East Region | |
|---|---|---|---|---|---|---|
| **ONS estimate mid-2018** | 12,769 | +20% | 89,400 | +11% | 9,133,625 | +6% |
| **2011 Census** | 10,607 | -5% | 80,510 | +3% | 8,634,750 | +8% |
| **2001 Census** | 11,180 | | 78,033 | | 8,000,645 | |

 In slightly over 7 years from 2011 to mid-2018 the estimated population of Englefield Green surged 20% while that of the Borough increased 11% and the South East Region rose a fraction under 6%.  It is interesting to note that the population of Englefield Green fell by 5% between in the ten years to 2011 due mainly to a recorded large fall in the 18-24 year olds in the East Ward and the 25-44 year olds in the West Ward.

However, over the longer period 2001-18 the populations of Englefield Green, Runnymede Borough and the South East Region each increased by 14%.  During the same time frame the East Ward population grew by 27% due to a steep rise in the 18-29 year old range while the West Ward registered no increase in population.

**Table 5.   Health as proportion of population %**

|  | East Ward | West Ward | Englefield Green | Runnymede Borough | South East Region |
|---|---|---|---|---|---|
| **Very good** | 61 | 52 | 56 | 51 | 49 |
| **Good** | 32 | 33 | 33 | 34 | 35 |
| **Fair** | 6 | 11 | 8 | 11 | 12 |
| **Bad** | 1 | 3 | 2 | 3 | 3 |
| **Very bad** | <1 | 1 | 1 | 1 | 1 |

On the whole, the Census suggested Englefield Green is a relatively healthy community but the slightly fewer residents in the older age bracket and high student ratio may have had an impact on the result.

## 4. Work

**Economic Activity**

The 2011 Census records 72% of the 16 – 74 year olds in the Borough and in the Region were economically active.  The corresponding figure for Englefield Green which would include a high proportion of students in that age group was 53%.

In Table 6 student numbers for Englefield Green* have been adjusted to the same proportion of the population as in the Borough.   On that basis, 71% of the 16 – 74 year old workforce was economically active and the retired population was lower than both the Borough and the Region.

**Table 6.   Employment**

| % | Englefield Green | Runnymede Borough | South East Region |
|---|---|---|---|
| **Of those in employment** |  |  |  |
| **Full - time** | 64 | 64 | 62 |
| **Part - time** | 19 | 19 | 21 |
| **Self employed** | 17 | 17 | 17 |
| **Unemployed as ppn of workforce** | 2.8 | 2.7 | 3.4 |
| **Retired as ppn of population \*** | 7.6 | 8.8 | 9.9 |
| **Students as ppn of population \*** | 6.8 | 6.8 | 3.8 |

**% of residents aged 16 -74 employed by industry type**
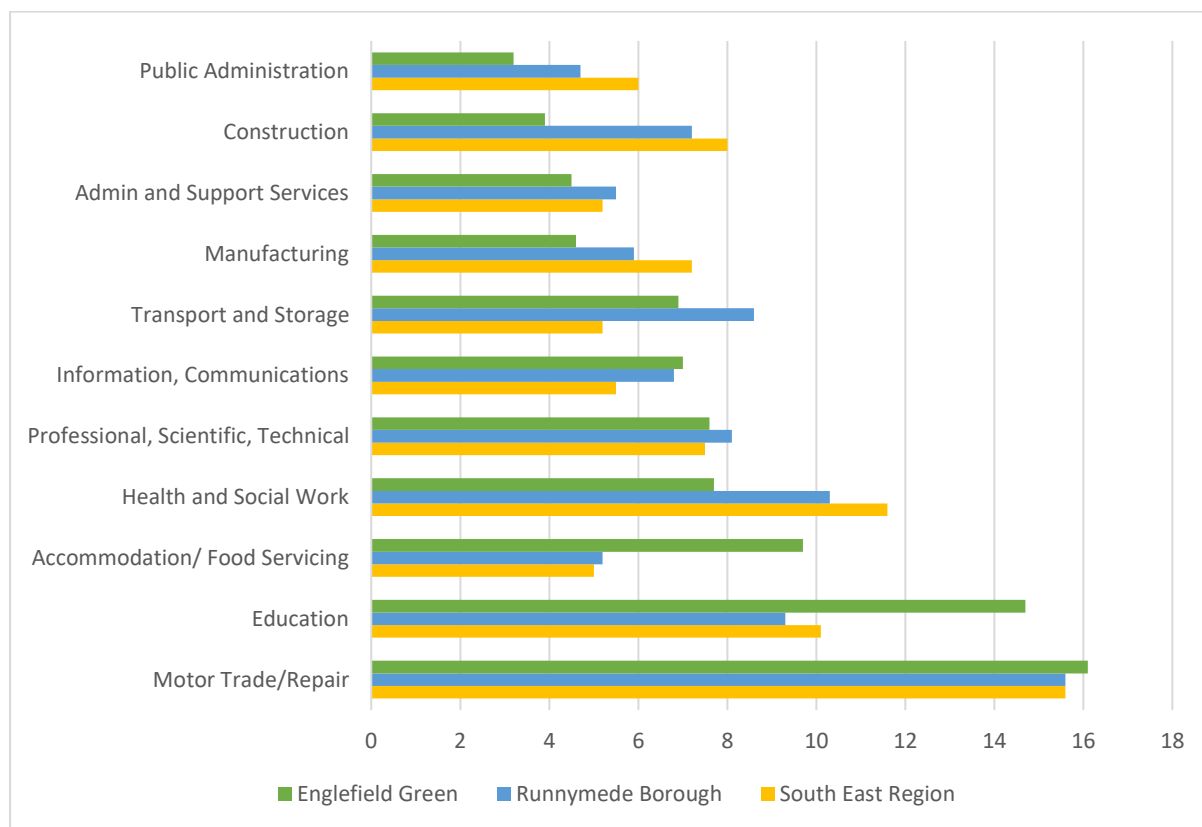


The top two industries employed more than 30% of residents available for work. A far greater proportion of resident's work in Education and Accommodation/food servicing compared to the same industries shown by the Borough or Region. The Construction industry was a relatively low employer.

**Qualifications of residents aged 16 +**
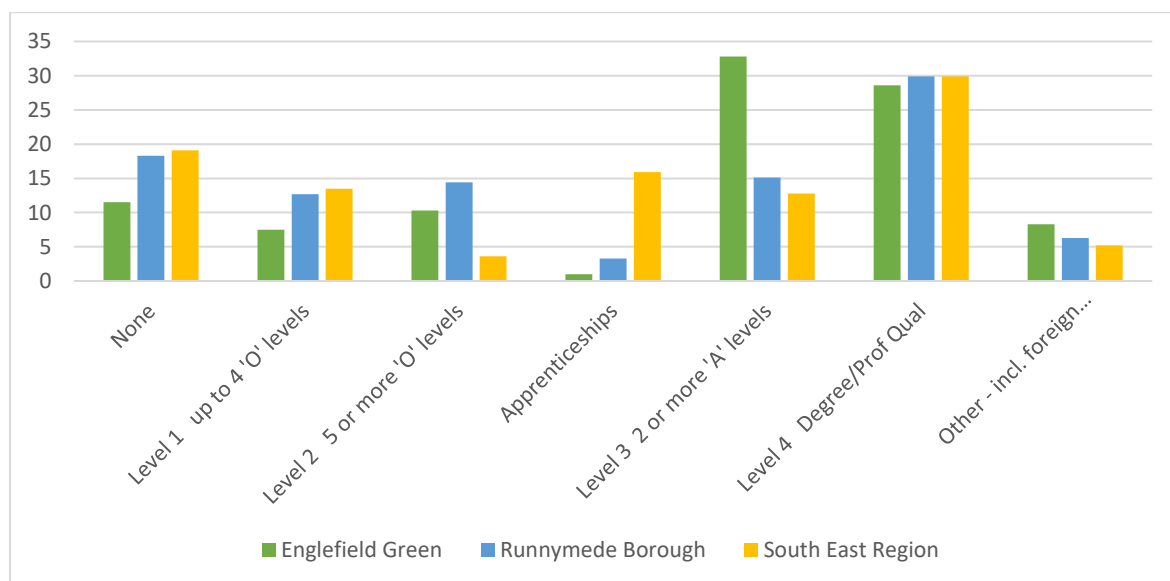
It is likely that this analysis is biased by the high proportion of students attending RHLU included in Level 3.

## 5. Households (H/H)

**Table 7.  Dwellings**

|  | East Ward | West Ward | Englefield Green | Runnymede Borough | South East Region |
|---|---|---|---|---|---|
| **Area sq km** | 2.51 | 6.70 |  |  |  |
| **Population sq km** | 2162 | 773 |  |  |  |
| **Number %** | 36 | 64 |  |  |  |
| **Detached %** | 48 | 17 | 28 | 28 | 28 |
| **Semi-detached %** | 18 | 31 | 26 | 34 | 29 |
| **Terraced %** | 14 | 27 | 23 | 16 | 22 |
| **Flats %** | 20 | 25 | 23 | 22 | 21 |

The West Ward is almost three times the area of the East Ward and has much lower density of population per sq. km. mainly caused by the West Ward having a large area of sparsely populated Green Belt land.

36% of the dwellings were in the East Ward of Englefield Green. There was great disparity between the two Wards with big bias towards detached houses in East Ward and over 80% of other types of dwellings in the West Ward.

While in Englefield Green in total compared to the Borough and Region, the proportion of detached houses and flats was a close match, there was a marked difference in the number of terraced and semi-detached dwellings

**Table 8.  Tenure %**

|  | East Ward | West Ward | Englefield Green | Runnymede Borough | South East Region |
|---|---|---|---|---|---|
| **Owned outright** | 32 | 21 | 25 | 33 | 33 |
| **With mortgage** | 34 | 21 | 26 | 36 | 35 |
| **Social Rent** | 4 | 29 | 20 | 13 | 14 |
| **Private Rent** | 28 | 26 | 27 | 15 | 16 |

A significant proportion of Englefield Green dwellings were socially or privately rented. Socially rented properties were considerably higher in the West Ward which includes the large Forest Estate.

During the 1980's many of the Estate houses were sold under the right to buy and a significant proportion are now student lets. It is estimated that only one-third of the houses on the Estate remain social housing directly owned by Runnymede Council.

More than one-quarter of all housing stock in both East and West Wards was privately rented against around 15% in the Borough and the Region.

**Table 9. Composition %**

|  | East Ward | West Ward | Englefield Green | Runnymede Borough | South East Region |
|---|---|---|---|---|---|
| **One Person H/H** | 25 | 34 | 30 | 30 | 29 |
| **Over 65** | 9 | 18 | 15 | 13 | 13 |
| **One Family H/H** | 59 | 47 | 51 | 61 | 64 |
| **All over 65** | 8 | 6 | 7 | 8 | 9 |
| **Other types H/H** | 16 | 18 | 18 | 9 | 7 |
| **Students** | 9 | 12 | 11 | 2 | 1 |

One person households, and within them, those over 65 were in line with the other comparisons but have a higher instance in the West Ward. It is evident that student accommodation in both Wards is considerably higher than in the Borough and the Region.

**Table 10. One Family Household %**

|  | East Ward | West Ward | Englefield Green | Runnymede Borough | South East Region |
|---|---|---|---|---|---|
| **All over 65** | 14 | 13 | 14 | 14 | 14 |
| **Married couple** | 66 | 59 | 61 | 58 | 56 |
| **No children** | 20 | 19 | 19 | 21 | 21 |
| **Dependents** | 38 | 28 | 32 | 28 | 27 |
| **No dependents** | 8 | 10 | 9 | 9 | 8 |
| **Co-habiting** | 13 | 14 | 13 | 15 | 15 |
| **No children** | 7 | 8 | 8 | 9 | 9 |
| **Dependents** | 5 | 5 | 5 | 5 | 6 |
| **Lone parent** | 6 | 16 | 12 | 13 | 14 |
| **Dependents** | 4 | 10 | 7 | 8 | 9 |
| **All non-depn't** | 2 | 6 | 5 | 5 | 5 |

Fairly high figures are shown for married couples and for married couples with dependent children in the East Ward. A considerable contrast between the two Wards was recorded in

the lone parent statistics.  In other aspects Englefield Green appears to be in line with normal for the Borough and Region.

**Table 11.   Cars/vans per Household %**

|  | East Ward | West Ward | Englefield Green | Runnymede Borough | South East Region |
|---|---|---|---|---|---|
| **None** | 15 | 24 | 21 | 15 | 19 |
| **1** | 35 | 41 | 39 | 40 | 41 |
| **2** | 39 | 25 | 30 | 33 | 30 |
| **3+** | 11 | 10 | 10 | 12 | 10 |

A surprisingly small 15% of the East Ward households are without a vehicle when 20% of the residents are students.  The Borough records the same ratio of no vehicles per household but less than 7% of residents are students.

Over one-third of households in the East Ward have two vehicles.

The higher level of retired/over 65 residents may account for the no-vehicle households in the West Ward.

## 6. Summary – Profile of Englefield Green Demographics

Englefield Green consists of two very diverse Wards, East and West.

The East Ward is three times smaller and was far more densely populated with a large 18-24 year old age group distorted by the Royal Holloway University of London student population living in rented accommodation in the Ward. Just over one-third of the properties were in the East Ward where almost half were detached. Half the households in the Ward had two or more motor vehicles.

A considerable part of the land area of the West Ward is Green Belt including part of the Crown Estate and Savill Gardens. The number of 18-24 year old residents in the Ward remained relatively high during the ten years to 2011 which included a proportion of RHUL students. There was a significant rise in the over 65 year old population during that period. Over half the dwellings were social and private rented. Single over-65 year old households and lone parent households with dependent children were above average. Almost a quarter of households had no motor vehicle.

Looking at Englefield Green as a whole, a high proportion of the residents are single and in the 18-24 year old age group. In part, this is likely to be due to the substantial RHUL student population which will distort some of the comparative statistics. Overall a lower population was recorded compared with the Borough and the Region for younger and older age groups which may have resulted in more than the average of residents indicating they were in good health. The Office of National Statistics estimated a sizable jump in population from the 2011 Census to mid-2018. Two of every 5 employed residents worked in the motor trade, education or accommodation industries and a greater than average proportion had a high level qualification. A little under half the properties were for social and private rent. Considering the high proportion of students, it was surprising that the number of motor vehicles per household was in line with the Borough and Region.