

Real Estate, Renting and Business Activities Sector

1. Executive Summary

- This sector employs a total resident population of 15,668
- Employment in this sector is fairly balanced between the sexes 53.4% male, 46.6% female
- There is a large representation of the Black African and Other Mixed ethnic groups employed in this sector (19.8% and 19.7% compared to 15.8% British White representation)
- The age range with the most employees is 20-29 for females and 30-39 for males (16.1% and 18.3% respectively)
- This sector provides 11.4% of workplace¹ employment (a total of 6,891 jobs within the borough), the 3rd highest share out of all the industries
- There is a large deficit (-8,777) of those leaving the borough to work and those coming into the borough to work, due to the proximity to the City
- Professional and technical and administrative and secretarial occupations provide the most employment (35.3% and 20% respectively)
- Females dominate the administrative and secretarial occupations (79.7%) while males dominate the other occupational areas
- 21.4% of all females in this industry work part-time
- The highest qualification attainment for both sexes is Level 4/5 (19.6% male and 10.4% female) although there is quite a high proportion of employees with no qualifications (8.5% for both sexes)

¹ Workplace population are all those employed by a company located within Waltham Forest, therefore both those who live and work in Waltham Forest and those who inflow, commute, into the borough from outside to work in the industry.

2. Employment figures

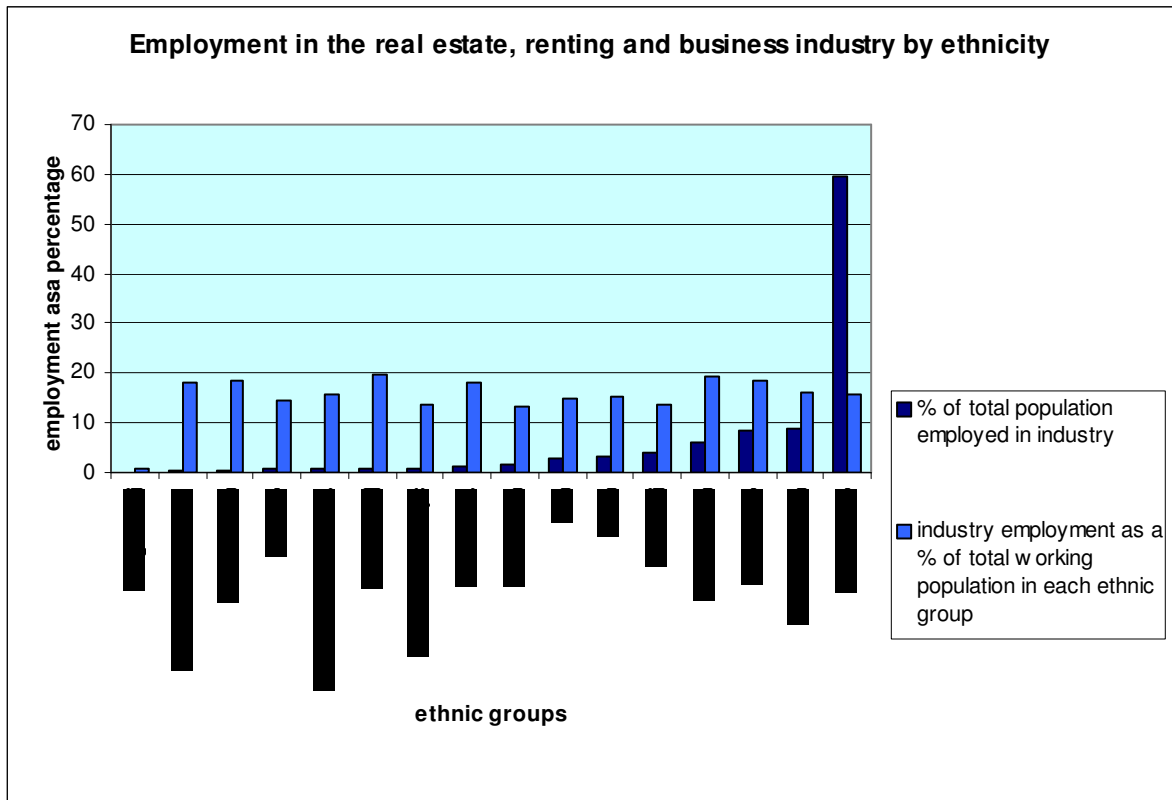
2.1 The real estate, business and renting sector in Waltham Forest employs a total of 15,668 people, of which (53.4% are male and 46.6% are female). As a whole the real estate, renting and business sector accounts for 16% of both the total male, and female resident employment².

3. Employment by ethnicity

3.1 As graph 1 below highlights White British workers are the largest population in the real estate, business and renting sector and make up 59.7% of the total number employed in this industry. The Black Caribbean and Other White (8.7% and 8.4% respectively) represent the next largest percentage of this sector. This contrasts with the UK figures where 89.9% of those employed in this industry are White British.

3.2 However when the numbers employed are taken as a percentage of the total working population of each ethnic group, employment in real estate, renting and business activities looks less dominated by the White British ethnic group. In fact it is the Black African and Other Mixed ethnic groups (19.8% and 19.7% respectively) that have the highest representation. The British White ethnic group only have a 15.8% share in this sector. The fact that all the ethnic groups share of employment in this sector has a small range (13.6-19.7%) shows the diversity and equal opportunities for employment provided by this sector. However there is one exception to these equal opportunities. The Bangladeshi ethnic group only has a 0.9% share of this sector, further research would have to be undertaken to ascertain if this lack of involvement in this sector was one of choice, or of exclusion from this sector.

Graph 1 Source ONS Crown Copyright Census 2001

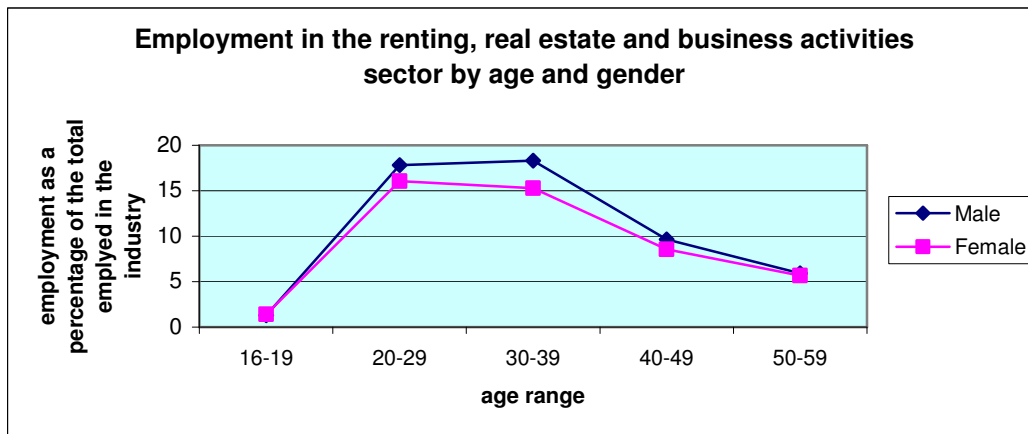


² Figures ONS Crown Copyright Census 2001

4. Employment by age

4.1 As graph 2 highlights there are very low numbers of young people (aged 16-19) entering the real estate, renting and business activities sector, this could be primarily due to the need for qualifications, or experience to gain a job in this sector, and the need for investment capital if entering into the renting aspect of this sector. However there is a dramatic increase after the age of 19 for both male and female workers. The height of employment for male workers is 30-39, and female workers is 20-29 (18.3% male and 16.1% female). There is a sharp decline for workers from 39-49 and a slight levelling off thereafter. There are more males in the workforce than females at every age, especially in the 30-39 age range.

Graph 2 Source ONS Crown Copyright Census 2001



5. Workplace population

- 5.1 All the above figures have been related to those of the population who are residents in Waltham Forest and work in the real estate, renting and business activities sector. However of the population of real estate, renting and business workers who are residents in Waltham Forest 11,608 of them (74% of the total resident workers in this sector) commute out of the borough to work in the renting, real estate and business activities sector elsewhere.
- 5.2 4,060 workers both work and live in Waltham Forest. In addition 2,831 workers commute in from other areas into Waltham Forest to work in the real estate, renting and business activities sector based in Waltham Forest. This gives a total workplace³ population for this industry of 6,891, a share of 11.4% of the total workplace population (a high share – 3rd out of 13 industries).
- 5.3 There is a very large deficit (-8,777) of those leaving the borough to work in this sector elsewhere. This large deficit could be accounted for by the large number of real estate, renting and especially business activity occupations available in the City, and the ease of commuting from Waltham Forest to these jobs.

6. Occupation distribution

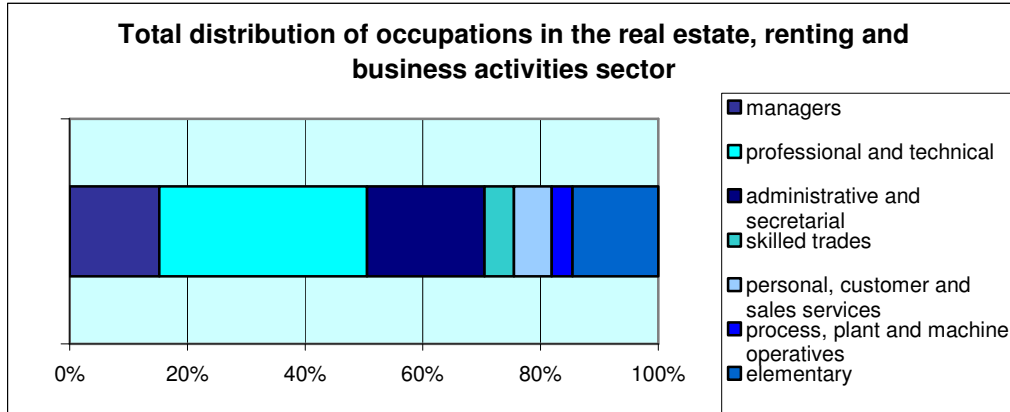
6.1 Using workplace population statistics on the real estate, renting and business activities industry, graphs 3 and 4 below show which occupations are most

³ Workplace population are all those employed by a company located within Waltham Forest, therefore both those who live and work in Waltham Forest and those who inflow, commute, into the borough from outside to work in the industry.

prominent in this sector, and how the different sexes take up different roles within the industry.

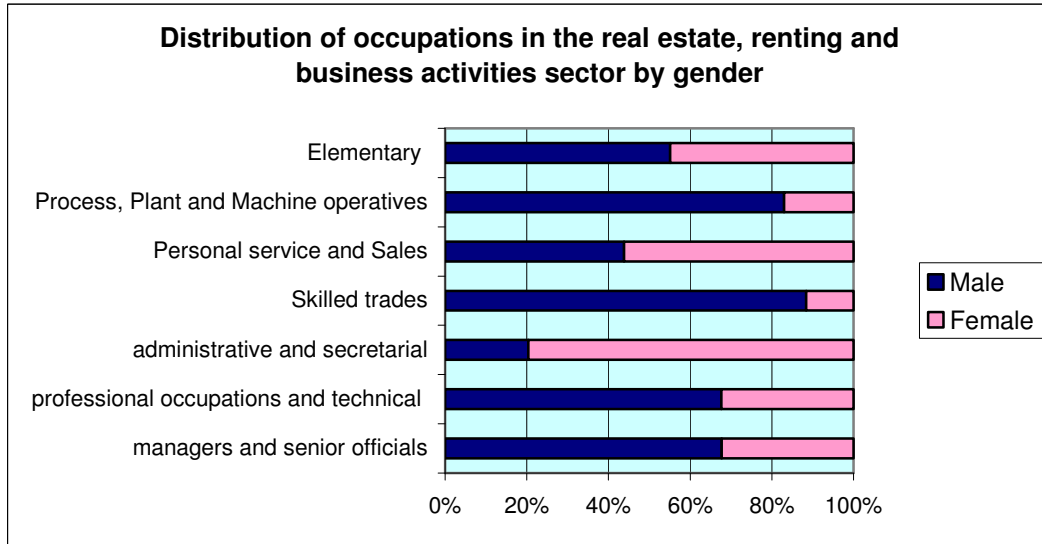
- 6.2 As Graph 3 highlights it is professional and technical, and administrative and secretarial occupations (35.3% and 20% respectively) that provide the most employment within this sector.

Graph 3 Source ONS Crown Copyright Census 2001



- 6.3 Graph 4 shows the distribution of these occupations by sex. Female workers dominate the administrative and secretarial occupations (79.7%). It is predominantly males in the other occupation areas, especially process, plant and machine operatives, managers, professional and technical and skilled trade occupations.

Graph 4 Source ONS Crown Copyright Census 2001



7. Hours worked

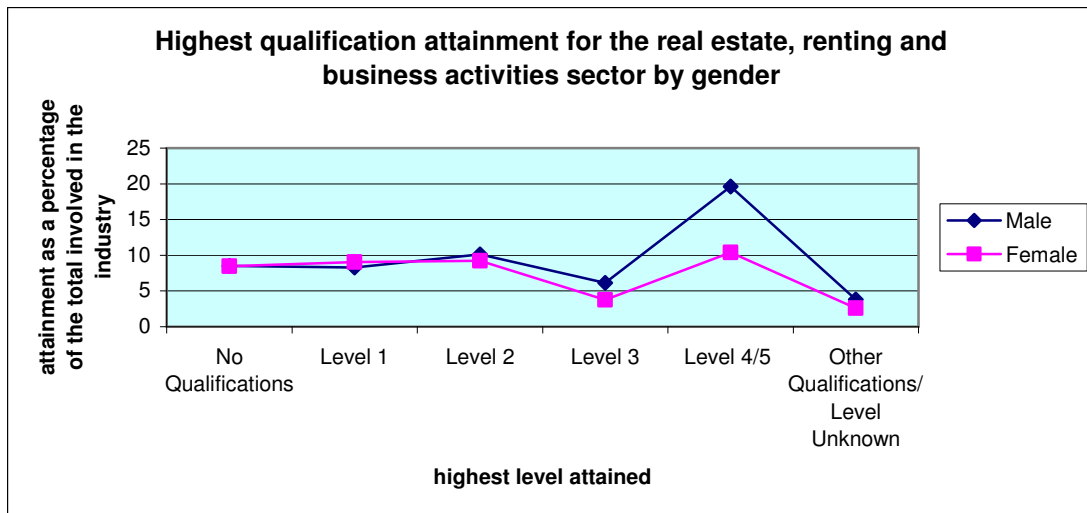
- 7.1 The majority of people in the real estate, renting and business activities sector are employees (88.1%). Of the self-employed the majority (57.6% male and 14.7% female) have at no employees. Many of these self-employed people will either have a consultancy practice, or will be renting out properties, neither of which necessarily need additional staff.

7.2 Of the part-time employees females make up the largest proportion (72.6%). 21.4% of all females in this sector work part-time (30 hours or less per week). This figure is on par with other office-based industries.

8. Qualification attainment

8.1 Graph 5 below shows that females achieve lower qualifications than males in the real estate, renting and business activities sector, this could be due to their dominance in secretarial and administrative occupations which do not demand as high levels of qualifications, however the highest level of attainment for both sexes is Level 4/5⁴ (19.6% male and 10.4% female). There are quite a high number of employees in this sector who do not have any qualifications (8.5% for both sexes).

Graph 5 Source ONS Crown Copyright Census 2001



Box 1

Qualification Definitions Census 2001

- Degree or Professional Qualification - Higher Degree, Degree or Professional Qualification
- Teaching, Nursing, HND or Equivalent - Teaching Qualification, Nursing Qualification, HND or Equivalent
- NVQ Level 3 or Equivalent - BTEC National Certificate, RSA Advanced Diploma, City and Guilds Advanced Certificate
- NVQ Level 2 or Equivalent - BTEC First or General Diploma, RSA Diploma and City and Guilds Craft
- NVQ Level 1 or Equivalent - BTEC First or General Certificate, Other RSA Qualifications, Other City and Guilds

For further information on this report please contact Sam Weiss, Economic Research Officer, Planning Policy Team, Environmental Services Ext 6379
 e-mail samantha.weiss@walthamforest.gov.uk

⁴ See box 1 for definitions