Exploring the geographical distribution of wealth using the output area classification

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Summary

The results of the first wave of the Wealth and Assets Survey were published in the report, *'Wealth in Great Britain'* in December 2009 with datasets released in March 2010. However, apart from the presentation of the aggregate results on a Government Office Region basis, no more disaggregated geographical analysis of the data has so far been carried out, not least because of the potential disclosivity of the data when presented for low level geographies. This paper aims to provide an understanding of the geographical distribution of wealth and its components by areas with common socio-economic and demographic characteristics from relatively high to low levels of aggregation while overcoming the disclosivity problem. This is achieved by using the Output Area Classification (OAC) groupings, based on the 2001 Census.

Introduction

The Wealth and Assets Survey (WAS) commenced its first, two-year wave in July 2006, and gathered responses from a sample of approximately 30,000 private households from across Britain¹. Information was collected at both at household and personal level on the property, physical², financial and pension wealth and indebtedness as well as attitudinal aspects and classificatory data. Although the second wave of the survey was completed in June 2010, and the third wave is now underway, data have only been released for wave 1, so it is on these that the article will focus.

The Output Area Classification (OAC) taxonomy was devised as a means of presenting Census outputs for areas exhibiting common characteristics. First published in 2005 (Vickers *et al*, 2005) based on average values (proportions) for 41 demographic, housing and socio-economic Census outputs, OAC areas are first divided into seven clusters or 'supergroups' termed by Vickers *et al*

(2005), 'blue collar', city living', 'countryside', 'prospering suburbs', 'constrained by circumstances' 'typical traits' and 'multicultural'. As **Table 1** and **Annex 1** indicate, these supergroups are next split into 21 groups (such as, 'terraced blue collar', 'younger blue collar', 'transient communities', 'accessible countryside'...) and further subdivided into 52 subgroups. An example of the geographical distribution of these groupings is illustrated in **Map 1**.

Table 1 **OAC hierachy¹**

OAC Supergroup and Label	OAC Group and Label
1 - Blue Collar Communities	1a - Terraced blue collar
	1b - Younger blue collar
	1c - Older blue collar
2 - City Living	2a - Transient communities
	2b - Settled in the city
3 - Countryside	3a - Village life
	3b - Agricultural
	3c - Accessible countryside
4 - Prospering suburbs	4a - Prospering younger families
	4b - Prospering older families
	4c - Prospering semis
	4d - Thriving suburbs
5 - Constrained by circumstances	5a - Senior Communities
	5b - Older Workers
	5c - Public Housing
6 - Typical traits	6a - Settled households
	6b - Least divergent
	6c - Young families in terraced homes
	6d - Aspiring households
7 - Multicultural	7a - Asian communities
	7b - Afro-Caribbean communities

Note

1. OAC subgroups were not named

An introduction to OAC has been published by Vickers and Rees (2006). Populations of the OAC supergroups as well as an explanation of the cluster summaries can be found in Williams and Botterill (2006). Readers should be aware that names attached to the OAC supergroups (1 to 7) and groups (1a to 7b) are not part of the National Statistics Classification and should be used in conjunction with the cluster summaries provided by ONS (Vickers and Rees, 2006; ONS 2005).

Area classification of output areas: South and West Yorkshire supergroup

Source: Office for National Statistics

The report, '*Wealth in Great Britain*' (ONS, 2009), estimated that total wealth in Great Britain for the period 2006–2008 was £9.0 trillion with net property wealth and private pension wealth each accounting for 39 per cent of total wealth and net financial wealth and physical wealth 11 per cent each. However, the distribution of wealth, in all four categories, was shown to be highly skewed. Thus, although mean total household wealth (including private pension wealth) was calculated to be £367,000, 50 per cent of households had total wealth of less than £200,000 while the most wealthy 5 per cent held wealth in excess of £1.1 million (**Table 2** and **Figure 1**). Because of this skewness, any one measure of central tendency of the data is inadequate and even misleading so in such circumstances, the form of the distribution of the data must be borne in mind.

Table 2 **Wealth by component**

	Property Wealth	Pension Wealth	Financial Wealth	Physical Wealth ¹	Total Wealth ¹
Weighted Households	24,583,701	24,583,701	24,583,701	13,901,282	13,901,282
Mean	£143,214	£141,890	£39,432	£39,666	£367,125
Median	£95,000	£29,145	£5,140	£29,900	£204,607

Source: Wealth and Assets Survey

1. Refers to the half sample only

Figure 1 **Total Wealth distribution**

Households (1,000s)

Source: Wealth and Assets Survey

When considering the geographical distribution of wealth it is important to appreciate the multiplicity of underlying factors which determine or are at least associated with wealth. As the report shows, wealth varies over the lifecycle, rising as savings and entitlements are built up, to a peak for those in the 55–64 age-group, and falling thereafter as wealth is drawn upon or distributed. As **Figure 2** shows, this pattern is repeated at supergroup level, with rankings remaining more or less the same over the life-cycle. Wealth also varies by household type, household structure, economic activity and socio-economic status. Thus, on the latter, across Britain the median total wealth ranges from £532,500 for household reference persons classified in the ‘large employers and higher managerial’ group to £15,000 for those in the ‘never worked/long-term unemployed’ group (ONS, 2009).

The OAC categories do, in fact, take account of many of the socio-economic and demographic differences, and these groupings represent clusters of households having certain of these characteristics in common, but differing significantly from other groups. This does not mean, however, that there are not overlaps between categories and variations within them. Neither does it mean that all of the underlying determinants and characteristics are covered by OA classifications. Nevertheless, analysing the extent to which mean and median values for supergroups, groups and subgroups diverge or converge does help in understanding some of the underlying factors associated with the geographical distribution of wealth.

Figure 2 Wealth by age of household head 2006/08

Source: Wealth and Assets Survey

The article proceeds by discussing the OAC-based distribution of each wealth category – property, pension, financial and physical as well as total wealth³, for supergroups, groups and subgroups, compares the patterns for each of these wealth types and then draws conclusions regarding the wealth distribution patterns and the use of OAC for such studies.

As mentioned previously, means and medians are referred to in the discussion that follows; readers may refer to the Annexes for values for each of the groupings. Standard errors of the means for each of the wealth categories are also been presented in **Annex 2**. Although the standard error calculations have taken account of some of the nuances of the survey design, they have not done so completely, so they should be used to provide an indication only.

Property Wealth

Mean property wealth at all levels of OAC depends not only on the value of properties, but the proportion of households owning property. Cluster summaries of OAC provide an insight into some of the factors that may contribute to mean property wealth. For example, the supergroup with proportions of public rented tenancy far above the national average⁴ are 1, 5 and 7 (ONS, 2005), while those with proportions of privately rented tenants far above the national average are supergroups 2 and 7. Other variables in the OAC clusters that may be associated with variations in property wealth are: Terraced Housing, Detached Housing and All Flats which each relate to the percentage of households of that size and type in an OAC cluster summary.

Mean net property wealth was highest in supergroup 3 at £258,182 and 4 at £223,443⁵ while the lowest was in supergroups 1 at £63,037 and 5 at £43,806. All supergroups had positive mean net property wealth with groups 2, 6 and 7 lying between the highest and lowest supergroups. Supergroups 3 and 4 exhibit highest values for median property wealth: £188,000 and £180,000 respectively. This contrasts with the zero median property wealth of supergroups 5 and 7.

At group level, supergroups 3 and 4 tend to include those with higher values for mean and median property wealth but there are exceptions: 4c, with a mean of £160,445, is lower than 6d, £204,414. The lowest group means are found mostly in supergroups 1, 5 and 7. At supergroup level, the median reveals some categories with zero property wealth, namely groups 1a, 5a, 5b, 5c and 7b. There was also very low median property wealth in 1b, £11,700 and 2a, £5,000. All of these groups have relatively high proportions of renting households with either flats or terraced housing being predominant.

As **Figure 3** shows, mean property wealth at subgroup level tends to reflect the distribution at group and supergroup level. The highest values are in the 3 and 4 supergroups with 3b1, 3b2, 3c2, 4b3 and 4d1 having the highest mean property wealth. Just over half of the subgroups had property wealth above the average for Great Britain: but apart from all subgroups belonging to supergroup 3 and 4 (except 4c1 which was below average), only 2a2, 2b1, 2b2, 6b2, 6d1, 6d2 and 7a3 meet this criterion. All subgroups within supergroups 1, 5 and 7 (except 7a3) fall well below the mean.

Figure 3 Property Wealth by OAC groups, 2006/08

Source: Wealth and Assets Survey

Median property wealth at subgroup level reveals the wide variation in values, not only between subgroups belonging to different supergroups but also between subgroups within the same supergroup. 5b2 had a median of £40,000 but was the only subgroup within supergroup 5 that did not have zero median property wealth. Similarly, 7a3 had median property wealth of £102,000 but the other subgroups in supergroup 7 had very low or zero property wealth. In all, 14 subgroups had zero median property wealth, whereas all subgroups within supergroups 3 and 4 had such wealth in excess of £150,000.

Pension Wealth

'Wealth in Great Britain' reported differences in levels of pension wealth by some of the characteristics that were used to develop OAC cluster summaries. Pension wealth tended to be highest in households whose household reference person (HRP) was educated to degree level or above, aged 55–64, married/cohabiting and owning the property (ONS, 2009). As detailed before, supergroups 1, 5 and 7 have high proportions of tenants, while the first two are well below the national average for the variable Higher Education (HE) Qualification.

The mean pension wealth was highest for supergroups 3 at £224,241 and 4 at £237,058. This was also true for the medians of 3 and 4 which were £68,631 and £103,772 respectively. The lowest mean pension wealth was in supergroups 1, 5 and 7 – ranging from £60,128 in 5 to £70,443 in 7, and only the first of these has a median substantially greater than zero.

Examining pension wealth by OAC group gives a similar picture to that at supergroup level, but with a few exceptions. Mean pension wealth was generally highest in the groups within supergroups 3 and 4, lowest for 1, 5 and 7, with 2 and 6 in between. 6d – which has low proportions of publicly rented tenants – is noteworthy as it had a reasonably high level of mean pension wealth at £203,004. Group 4c also breaks from other groups within supergroup 4 with a mean of £170,307, close to the mean of £169,819 for 2b.

As **Figure 4** shows, high values for pension wealth subgroups were mostly concentrated in those belonging to the 3 and 4 supergroups with 4b3 having the highest mean and median: £359,356 and £200,671. 4b3 has characteristics which may explain the high level of pension wealth – above average proportions of workers in the finance industry and persons with a degree level education, comparatively older HRP's, as well as low proportions of tenants and the unemployed. Subgroups of supergroups 1, 5 and 7 exhibit the lower pension wealth means. In particular subgroups 5c3, 7a1 and 5c2 had low mean pension wealth at £17,257, £27,429 and £29,130 as well as zero median pension wealth. 5a1, 5c1 and 7b2 also had zero median pension wealth. These six subgroups contain high proportions of tenants (some private, some public or both) and some have high proportions of lone parents, students, the unemployed and economically inactive.

Figure 4 Pension Wealth by OAC groups, 2006/08

Source: Wealth and Assets Survey

More than half of the subgroups had pension wealth below the national average: from 88 per cent below in 5c3 to 8 per cent below in 6b3. Of those with above average pension wealth, this ranges from 1 per cent above in 4c1 up to 153 per cent above in 4b3. All subgroups belonging to supergroups 1, 5 and 7 are below the national average.

Financial Wealth

As indicated in Table 2, the mean net financial wealth in Great Britain was £39,432 in 2006/08 whereas the median was £5,140. At the OAC supergroup level, mean financial wealth was highest in supergroups 3 and 4 which were 92 per cent and 71 per cent respectively above the mean for Great Britain. These supergroups also had the highest median financial wealth but with the order reversed: supergroup 4 having a median of £24,200 and supergroup 3, £18,750.

Supergroups 5 and 1 had the lowest mean financial wealth: £10,454 and £13,059 respectively, constituting only 27 per cent and 33 per cent of the overall mean. The medians for these two supergroups as well as supergroup 7 are extremely low: less than £1,000 in all cases. Between these upper and lower classes are supergroup 2 with mean and median values of £48,561 and £6,045 and also supergroup 6 whose mean and median was £34,976 and £6,900.

At the OAC group level, the highest mean and median groups tend to come from the wealthiest supergroups (3 and 4), but groups 2b and 6d also had relatively high average financial wealth at £54,645 and £58,226 respectively.

Similarly, many, but not all, of the lowest financial wealth groups are encompassed by supergroups 1 and 5. However, the groups with labels indicating them as 'older' tended to have somewhat higher wealth.

Figure 5 Financial Wealth by OAC groups, 2006/08

Source: Wealth and Assets Survey

Figure 5 shows that there are noticeable differences in the level of financial wealth at supergroup level, but subgroups show more extremes. Supergroups 3 and 4 again contained the highest mean financial wealth subgroups. However, supergroup 4 exhibits some extremes in the subgroups as 4b3 had very high mean financial wealth, £136,336, while 4c1 was much lower at £36,411 – around the same level as some of the subgroups from supergroups 6 and 7. Nevertheless, most subgroups had median financial wealth that was fairly close to the median of the supergroup, although for 4c1, the median of £10,500 remains the exception in supergroup 4. At the other extreme, 4b3, £64,370 was well above the median for the supergroup.

All of the subgroups within supergroups 1 and 7, as well as most of those within 5 and 6 as along with 4c1 and 4c3 had financial wealth means below the national average.

Physical Wealth

Physical wealth is made up of the contents of the main residence of a household and of any other property which the household owns, collectables, valuables, vehicles and personalised number plates (ONS, 2009). For households which owned a vehicle⁶, the '*Wealth in Great Britain*' report indicated that vehicles and personal number plates account for about 16 per cent of household physical wealth (ONS 2009).

The size and value of a specific property and of properties common to a location/area are likely to influence levels of physical wealth. Larger properties would be expected to hold more contents and thus, *ceteris paribus*, tend to have higher physical wealth. It should be also considered whether: households owning expensive properties are likely to hold higher value collectables such as antiques; city dwellers less likely to own vehicles such as cars; tenants are likely to report lower values for contents if they rent furnished accommodation. The answers to these may seem obvious but would be better supported by more detailed analysis not covered in this paper.

Car ownership is at present in the variables of OAC as '2+ Car household' and this may be a contributing factor to higher levels of average physical wealth depending on the proportion of this variable in an area. OAC supergroups 3 and 4 are far above average for this variable while supergroup 5 is far below.

Mean physical wealth was the highest in supergroups 3 and 4 at £56,861 and £53,145 respectively. Median values were also highest in 3 and 4 at £44,700 and £44,500. There was not a great difference in the physical wealth held by the other five supergroups (**Figure 6**). Means ranged from £25,124 in 5 to £39,037 in 6 while median physical wealth showed a similar distribution: £15,500 in 5 to £31,900 in 6. Supergroups 3 and 4 are the only categories which had above-average physical wealth although supergroup 6 is just below the average.

At group level, the distribution of physical wealth compared to the national average remains generally the same as at supergroup level.

The highest mean physical wealth in subgroups belonged to 4b3 at £74,067, followed by 3c2 at £68,319 and 3b1 at £67,965. The extra detail at the lowest level of OAC shows some subgroups

diverging from their group or supergroup: 5b2 had a mean of £38,128, much higher than others in supergroup 5 and the same can be said of 7a3, with £36,070.

The median physical wealth was lowest in 5c3 at £10,500 and highest in 4b3 at £55,500. For all of the other three components of total wealth – financial, property, pension – at OAC subgroup level, some categories have medians of zero. However, this is not the case for physical wealth as for the other types of wealth it would be much more feasible for a household to have no wealth either by not having financial wealth, not owning a property, or not having a pension. Physical wealth refers to material possessions and more households had at least some wealth of this type. Furthermore, financial and property wealth may be zero in many instances because liabilities cancel out assets leaving zero net wealth for those types.

Figure 6 **Physical Wealth by OAC groups, 2006/08**

Source: Wealth and Assets Survey

Total Wealth

All OAC supergroups had positive mean and median net total wealth. The wealthiest OAC supergroups were 3 and 4 with mean wealth of £622,271 and £576,748 and median wealth of £386,242 and £420,839 respectively. The least wealthy supergroups are 5, 1 and 7 with mean wealth ranging from £135,526 to £212,694 and median wealth ranging from £44,379 to £104,400. The mean wealth in supergroup 2, £388,722 was higher than 6, £349,400, but the median in 2, £146,375, was substantially lower than the median of £223,770 in supergroup 6.

Groups 3b, 3c, 4b and 4d are extremely wealthy with means of: £694,364, £748,910, £713,978 and £732,586, perhaps reflecting, *inter alia*, older HRP's and more expensive housing. The net wealth of these groups was up to 104 per cent above the national average. 3a, 4a, and 4c stand out as groups which are noticeably lower than others in the wealthiest supergroups with means of £484,549, £529,607 and £414,573 respectively. Households in 4a tend to be younger as this subgroup has well below average proportions of persons aged over 65, whereas this variable was close to average for supergroup 4.

Groups in supergroups 1, 5 and 7 are the least wealthy with 5c standing out as having the lowest mean, £68,509 and median, £20,595. 5c has high proportions of lone parent households and low proportions of persons qualified to degree level and, as '*Wealth in Great Britain*' reported, the lowest mean and median total wealth was held by lone parent households with dependent children whereas those headed by a person educated to degree level or above were the wealthiest (ONS, 2009).

As has been seen with the components of wealth, total wealth remains highest in the subgroups belonging to supergroups 3 and 4, with the 4b3 mean exceeding £1 million (**Figure 7**). However, some of these subgroups (such as 4a2, 4b1 and 4c1) did have mean wealth that was a good deal closer to the national average.

Figure 7 **Total Wealth by OAC groups, 2006/08**

Source: Wealth and Assets Survey

Subgroups show massive differences in mean wealth holdings across output areas. These large differences exist within categories as well: in supergroup 4, for instance, 4b3 had the most wealth of all the subgroups and was 185 per cent above the mean yet 4c1, within the same supergroup, was just below the national average. On the other hand supergroups 1 and 5 show consistently low wealth at subgroup level.

Relationship between wealth components

As might be expected, the ranks of subgroups for each of the four wealth types and for total wealth are similar, with the Spearman's rank correlation coefficients all very close to 1 (**Table 3**).

Ranking the wealth components reveals the differences between the rank of a component in relation to that subgroup's total wealth rank. Some subgroups tend to rank higher or lower in terms of specific wealth types than their overall wealth rank would suggest, thus for physical wealth 1a3 and 2a1 are both 13 ranks apart from their total wealth rank, but in opposite directions: negative for 1a3 and positive for 2a1. Similarly, for pension wealth, 3b2 was 9 ranks higher than its total wealth position and 5b4 was 11 ranks lower. In terms of financial wealth, the two subgroups that stand out are 2a2 for being 10 ranks lower, and 4a1 for being 9 ranks higher than their total wealth ranks. 4a1 had property wealth that was 8 ranks higher than its total wealth; while subgroup 2a2 is 6 ranks lower than its total wealth rank.

Table 3 Spearman's rank correlations between wealth components

N=52		Property Wealth	Pension Wealth	Financial Wealth	Physical Wealth	Total Wealth
Property Wealth	Correlation Coefficient	1.00				
	Sig. (2-tailed)	.				
Pension Wealth	Correlation Coefficient	0.94**	1.00			
	Sig. (2-tailed)	0.000	.			
Financial Wealth	Correlation Coefficient	0.98**	0.95**	1.00		
	Sig. (2-tailed)	0.000	0.000	.		
Physical Wealth	Correlation Coefficient	0.94**	0.95**	0.93**	1.00	
	Sig. (2-tailed)	0.000	0.000	0.000	.	
Total Wealth	Correlation Coefficient	0.98**	0.98**	0.98**	0.96**	1.00
	Sig. (2-tailed)	0.000	0.000	0.000	0.000	.

** Correlation is significant at the 0.01 level (2-tailed test)

The relative rankings of the different wealth types for each supergroup are also revealing: for supergroups 3 and 7, their property ranking tends to be higher than that for other wealth types, whereas this tends to be low for 1 and 5, for whom physical wealth ranking is more to the fore. For supergroup 4, particularly groups a and b, pension wealth is important, as it is for some of the older subgroups, such as 1c3 and 5b4.

Conclusion

The foregoing analysis provides an illustration of the use of Output Areas in providing a geographic representation of the distribution of wealth across 'zones of similarity' progressing from aggregate to relatively disaggregated levels, whilst simultaneously avoiding disclosivity.

Although there is a good deal of variation within the OAC groupings and the extreme skewness of the data needs to be borne in mind, the presentation of wealth statistics by classification into the supergroups, groups and subgroups by demographic, housing and socio-economic criteria does provide helpful insight.

Across the four wealth types and for total wealth supergroups 3 and 4, Countryside and Prospering Suburbs, consistently exhibited the highest mean and median wealth while supergroups 5, 1 and 7, Constrained by Circumstances, Blue Collar Communities and Multicultural, had the lowest levels of wealth. Disaggregation to group and subgroup levels generally presents a similar picture with a few notable exceptions. Thus groups and subgroups within supergroups 3 and 4 tended to have the highest means and medians and those within 5, 1 and 7 the lowest. Those few groups and subgroups which do not follow the trend for lower wealth supergroups tend to be those with relatively older and better qualified households, while from the higher wealth supergroups, it is the younger and more transient households which tend to be the exceptions. The divergence between the high and low wealth OAC categories is considerable. Thus, the median total wealth for supergroup 4 is about nine times that of supergroup 5, which is magnified at subgroup level - the median for subgroup 4b3 is fifty times that of subgroup 5c3.

The consistency of ranking of supergroups for all wealth types follows through into the more disaggregated groupings: in general those with low wealth had low wealth for all types and vice versa, although, again there are a few exceptions. However, it is notable that different types of wealth appear to take precedence for different supergroups.

As the introduction suggested, the geographical distribution of wealth is the outcome of a multiplicity of factors, although indicators for some of these are used in the determination of the OAC grouping. Further study could analyse the impact of these on the geography of wealth. The approach taken here could also be useful for both gauging the geodemographic effects of current policies as well as for the development of geographically focussed future policy initiatives.

Additionally, the WAS dataset is of such a richness, that much more study could be carried out on the different components of wealth and indebtedness, and as datasets from wave 2 and further

waves become available, OAC analysis should further enhance our understanding of the geography of changes in wealth.

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Notes

1. With the exception of the Scotland north of the Caledonian Canal, the Scottish Islands and the Isles of Scilly.
2. Only half of the sample was asked about physical wealth.
3. Because physical wealth figures are based on a half sample, total wealth is also calculated on that basis. Nevertheless, comparison of the wealth distributions for the half and full sample suggests that the conclusions would not be markedly different.
4. For a variable to be far above average it must have a difference of more than 0.15 above the UK mean. For a variable to be far below average it must have a difference of more than 0.15 below the UK mean (see ONS, 2005 for details of cluster summaries).
5. Some figures quoted in this article are based on data deposited at the UK Data Archive after the publication of 'Wealth in Great Britain'. Any differences in figures quoted for mean and median wealth – as a component of wealth or total wealth – are explained by corrections made during quality assurance checks prior to the deposit of data at UKDA.
6. Households without this type of asset were excluded (zeros).
7. For a variable to be 'far above average' it must have a difference of more than 0.15 above the UK mean (see ONS, 2005 for details of cluster summaries)

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Annex 1: Wealth total and components, 2006/08

Output Area Classification	Weighted Households	Property Wealth		Pension Wealth		Financial Wealth		Weighted Households *	Total Wealth*		Physical Wealth*	
		Mean	Median	Mean	Median	Mean	Median		Mean	Median	Mean	Median
1 - Blue Collar Communities	3,951,681	£63,037	£34,000	£70,443	£9,754	£13,059	£893	2,181,845	£180,437	£104,400	£32,056	£25,500
1a - Terraced blue collar	924,083	£45,472	£0	£59,756	£7,500	£8,427	£411	515,651	£141,175	£70,750	£30,492	£25,000
1a1	362,111	£32,729	£0	£49,405	£2,000	£4,006	£100	193,907	£113,209	£58,964	£25,943	£21,300
1a2	255,341	£63,175	£60,000	£77,282	£20,000	£12,197	£1,400	140,211	£194,662	£131,754	£33,159	£28,000
1a3	306,630	£45,779	£0	£57,385	£7,436	£10,507	£388	181,532	£129,734	£55,553	£33,290	£25,000
1b - Younger blue collar	1,597,426	£49,861	£11,700	£50,745	£3,807	£7,681	£400	884,508	£139,975	£73,737	£30,034	£25,000
1b1	934,339	£49,247	£0	£48,701	£2,770	£7,486	£290	511,662	£139,229	£64,134	£30,267	£25,000
1b2	663,087	£50,725	£26,000	£53,626	£6,265	£7,957	£585	372,847	£140,999	£84,468	£29,715	£25,000
1c - Older blue collar	1,430,172	£89,104	£74,000	£99,350	£22,186	£22,059	£3,000	781,686	£252,122	£167,882	£35,377	£28,750
1c1	582,016	£91,255	£72,000	£101,152	£19,329	£26,997	£2,500	327,567	£275,350	£176,085	£36,586	£30,000
1c2	285,913	£76,640	£62,000	£83,099	£20,035	£11,796	£2,000	163,525	£209,196	£123,220	£32,874	£27,000
1c3	562,243	£93,215	£84,000	£105,748	£26,246	£22,166	£3,850	290,594	£250,094	£182,396	£35,423	£29,000
2 - City Living	1,585,629	£169,420	£51,000	£144,620	£15,250	£48,561	£6,045	893,490	£388,722	£146,375	£36,015	£25,000
2a - Transient communities	586,599	£130,418	£5,000	£101,705	£5,468	£38,199	£3,600	321,316	£296,666	£88,335	£30,306	£17,000
2a1	254,648	£89,588	£7,000	£72,381	£5,000	£18,534	£2,350	130,500	£242,800	£71,750	£23,131	£15,000
2a2	331,951	£161,740	£0	£124,200	£6,500	£53,284	£7,000	190,816	£333,504	£104,696	£35,213	£23,000
2b - Settled in the city	999,030	£192,321	£85,000	£169,819	£22,000	£54,645	£7,958	572,174	£440,419	£213,000	£39,220	£25,500
2b1	377,315	£146,580	£81,000	£151,744	£26,596	£46,897	£5,300	224,628	£395,741	£169,690	£35,470	£25,000
2b2	621,715	£220,081	£90,000	£180,788	£20,456	£59,348	£9,400	347,546	£469,295	£237,667	£41,644	£26,000
3 - Countryside	2,828,953	£258,182	£188,000	£224,241	£68,361	£75,845	£18,750	1,616,912	£622,271	£386,242	£56,861	£44,700
3a - Village life	1,198,879	£202,313	£154,768	£188,598	£59,208	£62,155	£13,400	697,775	£484,549	£324,455	£49,027	£39,000
3a1	610,710	£183,161	£150,000	£197,090	£68,000	£56,995	£13,000	353,506	£457,407	£320,300	£47,226	£39,000
3a2	588,169	£222,198	£160,000	£179,780	£52,632	£67,513	£13,800	344,269	£512,419	£327,550	£50,877	£38,500
3b - Agricultural	659,511	£304,151	£200,000	£233,845	£60,351	£83,796	£23,002	372,168	£694,364	£411,764	£63,133	£47,300
3b1	335,966	£302,213	£220,000	£271,783	£69,712	£81,992	£24,499	188,701	£693,651	£406,887	£67,965	£49,500
3b2	323,546	£306,163	£200,000	£194,451	£49,639	£85,668	£22,700	183,468	£695,098	£422,742	£58,163	£43,000
3c - Accessible countryside	970,563	£295,958	£202,000	£261,744	£85,000	£87,353	£26,000	546,969	£748,910	£485,951	£62,587	£47,500
3c1	556,398	£276,186	£200,868	£283,170	£92,118	£81,098	£26,445	314,829	£735,341	£492,170	£58,362	£47,800
3c2	414,165	£322,520	£208,000	£232,959	£73,931	£95,755	£22,851	232,140	£767,312	£470,971	£68,319	£47,500
4 - Prospering suburbs	5,287,073	£223,443	£180,000	£237,058	£103,772	£67,466	£24,200	2,957,792	£596,748	£420,839	£53,145	£44,500
4a - Prospering younger families	1,020,743	£185,331	£156,870	£226,455	£101,829	£51,553	£18,460	576,267	£529,607	£389,883	£49,874	£42,250
4a1	366,865	£174,527	£150,000	£259,998	£151,176	£47,494	£17,000	207,799	£589,706	£450,290	£51,896	£44,300
4a2	653,879	£191,393	£160,000	£207,635	£90,670	£53,830	£19,260	368,468	£495,715	£339,904	£48,734	£41,000
4b - Prospering older families	1,586,949	£270,835	£222,000	£284,668	£137,169	£85,644	£37,548	916,105	£713,978	£507,636	£58,084	£49,000
4b1	444,737	£222,102	£200,000	£200,021	£97,541	£66,452	£27,367	263,623	£529,337	£417,515	£49,734	£46,000
4b2	427,299	£208,496	£190,000	£286,133	£129,991	£58,989	£29,535	238,044	£564,348	£428,332	£51,726	£48,000
4b3	335,729	£401,610	£307,000	£359,356	£200,671	£136,336	£64,370	193,629	£1,045,497	£788,875	£74,067	£55,500
4b4	379,183	£282,455	£235,000	£316,171	£153,451	£93,308	£43,320	220,809	£805,020	£562,920	£60,893	£48,000
4c - Prospering semis	1,561,917	£160,445	£150,000	£170,307	£78,369	£41,216	£14,650	841,987	£414,573	£318,407	£46,301	£38,000

4c1	512,280	£140,454	£140,000	£143,382	£70,027	£36,411	£10,500	269,605	£361,313	£284,780	£42,432	£38,000
4c2	680,490	£173,238	£162,000	£180,243	£82,569	£45,922	£16,000	348,316	£446,274	£329,183	£48,596	£37,000
4c3	369,147	£164,605	£150,000	£189,356	£86,890	£39,211	£18,300	224,066	£429,377	£340,779	£47,389	£41,000
4d - Thriving suburbs	1,117,464	£279,009	£220,000	£272,430	£105,518	£92,879	£31,400	623,433	£732,586	£512,500	£58,153	£47,000
4d1	375,657	£341,626	£280,000	£268,247	£97,042	£110,136	£32,820	202,613	£834,227	£561,831	£63,321	£50,700
4d2	741,807	£247,300	£200,000	£274,548	£116,214	£84,140	£30,950	420,820	£683,649	£477,458	£55,664	£45,000
5 - Constrained by circumstances	3,094,081	£43,806	£0	£60,128	£2,000	£10,454	£500	1,766,079	£135,526	£44,379	£25,124	£15,500
5a - Senior Communities	426,303	£29,524	£0	£54,676	£1,437	£7,750	£677	241,873	£110,469	£34,830	£19,747	£15,000
5a1	270,767	£15,972	£0	£39,660	£0	£3,258	£247	156,413	£68,755	£25,624	£18,710	£15,000
5a2	155,536	£53,117	£0	£80,817	£10,023	£15,571	£2,500	85,460	£186,817	£55,127	£21,645	£15,000
5b - Older Workers	1,956,523	£55,556	£0	£73,516	£5,059	£13,449	£880	1,118,678	£165,238	£71,730	£28,272	£18,000
5b1	372,503	£46,912	£0	£68,349	£14,522	£12,747	£1,291	213,611	£150,152	£79,642	£28,150	£18,800
5b2	444,939	£90,092	£40,000	£84,688	£12,000	£25,401	£2,549	258,406	£254,495	£143,194	£38,128	£25,000
5b3	677,576	£46,083	£0	£52,352	£2,290	£7,575	£450	377,323	£132,226	£52,210	£25,224	£16,500
5b4	461,505	£43,142	£0	£97,987	£1,803	£11,115	£465	269,339	£137,816	£49,456	£23,184	£15,000
5c - Public Housing	711,256	£20,043	£0	£26,568	£0	£3,839	£40	405,528	£68,509	£20,595	£19,648	£15,000
5c1	245,628	£22,796	£0	£36,409	£0	£5,359	£110	140,450	£84,390	£27,754	£21,354	£15,000
5c2	161,596	£24,333	£0	£29,130	£0	£5,064	£100	88,963	£83,441	£19,510	£18,277	£15,000
5c3	304,032	£15,540	£0	£17,257	£0	£1,960	£0	176,115	£48,300	£15,801	£18,980	£10,500
6 - Typical traits	5,134,247	£136,594	£106,400	£139,852	£41,443	£34,976	£6,900	2,911,111	£349,400	£223,770	£39,037	£31,900
6a - Settled households	1,431,177	£125,671	£111,000	£129,041	£50,392	£30,083	£7,576	801,901	£328,319	£238,129	£40,710	£35,000
6a1	889,857	£119,897	£106,000	£129,151	£48,375	£30,532	£7,800	513,434	£314,407	£234,907	£40,874	£35,300
6a2	541,320	£135,162	£120,000	£128,860	£53,063	£29,345	£7,422	288,467	£353,080	£251,970	£40,418	£35,000
6b - Least divergent	1,406,729	£140,662	£112,000	£145,467	£41,134	£38,620	£8,300	809,758	£359,402	£245,600	£40,635	£33,500
6b1	384,042	£141,366	£100,000	£146,896	£25,460	£45,219	£7,580	215,401	£348,927	£215,610	£40,318	£27,700
6b2	520,980	£149,174	£115,000	£158,488	£49,000	£40,060	£9,501	311,432	£388,459	£254,847	£41,486	£35,000
6b3	501,707	£131,283	£120,000	£130,851	£41,134	£32,072	£7,292	282,925	£335,391	£240,288	£39,938	£33,000
6c - Young families in terraced homes	1,231,481	£86,344	£70,000	£91,395	£17,650	£16,395	£2,000	719,955	£223,465	£147,927	£29,516	£25,000
6c1	590,784	£89,429	£76,500	£99,053	£19,686	£16,122	£2,020	331,477	£236,639	£156,587	£30,427	£25,000
6c2	640,698	£83,499	£57,000	£84,334	£15,847	£16,647	£1,970	388,478	£212,224	£136,248	£28,739	£25,000
6d - Aspiring households	1,064,860	£204,014	£159,434	£203,004	£69,050	£58,226	£16,000	579,497	£521,055	£352,975	£46,317	£37,000
6d1	541,000	£196,392	£150,000	£200,782	£69,314	£55,302	£14,200	288,369	£503,389	£335,356	£44,634	£35,500
6d2	523,860	£211,885	£165,000	£205,300	£67,695	£61,246	£18,500	291,128	£538,553	£365,568	£47,984	£38,800
7 - Multicultural	2,702,036	£94,155	£0	£69,841	£400	£21,313	£750	1,574,053	£212,694	£71,513	£26,772	£16,300
7a - Asian communities	1,565,070	£108,294	£45,000	£76,357	£4,050	£22,051	£1,100	902,948	£243,707	£111,799	£29,627	£20,000
7a1	379,082	£60,776	£6,000	£27,429	£0	£6,881	£440	215,278	£121,273	£66,400	£23,128	£15,000
7a2	506,258	£71,231	£3,000	£69,508	£5,000	£14,185	£520	300,445	£185,387	£82,050	£25,979	£19,000
7a3	679,729	£162,398	£102,000	£108,744	£18,000	£36,369	£4,050	387,225	£357,025	£228,769	£36,070	£25,000
7b - Afro-Caribbean communities	1,136,966	£74,693	£0	£60,872	£0	£20,296	£400	671,105	£170,967	£33,000	£22,931	£15,000
7b1	681,931	£102,183	£0	£80,236	£1,264	£29,736	£1,100	410,726	£224,731	£61,660	£25,885	£15,000
7b2	455,035	£33,495	£0	£31,851	£0	£6,150	£50	260,378	£86,159	£17,186	£18,271	£12,500
Great Britain	24,583,701	£143,214	£95,000	£141,890	£29,145	£39,432	£5,140	13,901,282	£367,125	£204,607	£39,666	£29,900

Source: Wealth and Assets survey

* Refers to half the sample only

Annex 2: Standard errors for mean values

		Property Wealth	Pension Wealth	Financial Wealth		Physical Wealth*	Total Wealth*
Output Area Classification	Weighted Households	S.E	S.E	S.E	Weighted Households*	S.E	S.E
1 - Blue Collar Communities	3,951,681	1,297	2,625	712	2,181,845	625	5,318
1a - Terraced blue collar	924,083	1,989	3,813	1,036	515,651	1,170	7,231
1a1	362,111	2,865	5,535	823	193,907	1,406	10,276
1a2	255,341	3,601	7,741	1,638	140,211	2,305	16,449
1a3	306,630	3,725	6,938	2,615	181,532	2,356	11,395
1b - Younger blue collar	1,597,426	1,902	3,159	742	884,508	1,096	6,573
1b1	934,339	2,692	4,019	1,018	511,662	1,618	8,916
1b2	663,087	2,557	5,085	1,060	372,847	1,351	9,638
1c - Older blue collar	1,430,172	2,470	5,800	1,633	781,686	953	11,614
1c1	582,016	4,303	10,776	3,114	327,567	1,400	21,793
1c2	285,913	4,627	10,585	1,526	163,525	2,402	20,800
1c3	562,243	3,728	7,984	2,478	290,594	1,498	15,215
2 - City Living	1,585,629	9,350	13,308	3,389	893,490	1,621	22,930
2a - Transient communities	586,599	17,145	17,065	5,814	321,316	2,553	32,577
2a1	254,648	24,137	12,111	3,508	130,500	3,561	56,434
2a2	331,951	23,768	28,697	9,876	190,816	3,502	38,804
2b - Settled in the city	999,030	10,675	18,569	4,120	572,174	2,074	30,382
2b1	377,315	10,806	15,247	5,450	224,628	2,760	37,430
2b2	621,715	15,722	28,376	5,717	347,546	2,905	43,584
3 - Countryside	2,828,953	5,971	10,948	2,656	1,616,912	1,378	20,005
3a - Village life	1,198,879	6,626	16,009	3,768	697,775	1,660	19,145
3a1	610,710	6,877	28,754	5,333	353,506	1,804	23,815
3a2	588,169	11,512	13,194	5,312	344,269	2,817	30,303
3b - Agricultural	659,511	14,271	23,197	5,251	372,168	3,489	48,276
3b1	335,966	15,421	42,288	7,506	188,701	5,886	81,303
3b2	323,546	24,242	17,406	7,310	183,468	3,565	50,782
3c - Accessible countryside	970,563	11,763	19,403	5,011	546,969	2,496	42,269
3c1	556,398	11,782	30,832	5,817	314,829	2,920	58,266
3c2	414,165	22,362	18,704	8,308	232,140	4,323	60,652
4 - Prospering suburbs	5,287,073	2,901	5,260	1,674	2,957,792	718	11,090
4a - Prospering younger families	1,020,743	6,303	13,026	3,001	576,267	1,378	24,955
4a1	366,865	8,510	27,222	5,207	207,799	2,526	51,488
4a2	653,879	8,606	13,437	3,681	368,468	1,616	25,938
4b - Prospering older families	1,586,949	6,498	10,540	3,345	916,105	1,376	21,660
4b1	444,737	5,460	13,462	4,391	263,623	1,751	20,866
4b2	427,299	7,500	21,951	4,521	238,044	2,125	30,669
4b3	335,729	23,667	22,244	11,274	193,629	4,290	67,292
4b4	379,183	12,072	25,941	6,223	220,809	2,756	48,994
4c - Prospering semis	1,561,917	2,688	6,168	1,809	841,987	1,250	11,348

4c1	512,280	4,398	10,111	3,150	269,605	1,718	17,755
4c2	680,490	4,121	9,294	2,989	348,316	2,306	19,013
4c3	369,147	5,741	13,624	3,099	224,066	2,221	22,237
4d - Thriving suburbs	1,117,464	6,847	13,348	5,027	623,433	1,705	30,088
4d1	375,657	14,126	20,573	10,879	202,613	3,295	52,246
4d2	741,807	7,295	17,259	5,206	420,820	1,953	36,789
5 - Constrained by circumstances	3,094,081	1,543	6,705	744	1,766,079	1,163	6,117
5a - Senior Communities	426,303	3,098	11,834	1,374	241,873	1,038	19,299
5a1	270,767	2,054	10,363	1,532	156,413	1,207	7,372
5a2	155,536	7,360	26,882	2,562	85,460	1,918	52,060
5b - Older Workers	1,956,523	2,106	10,230	1,095	1,118,678	1,778	8,137
5b1	372,503	3,396	7,223	2,500	213,611	1,997	16,772
5b2	444,939	5,965	8,803	3,393	258,406	7,118	21,107
5b3	677,576	3,571	5,182	1,200	377,323	1,285	11,086
5b4	461,505	3,053	41,417	1,840	269,339	1,293	16,868
5c - Public Housing	711,256	2,593	2,616	804	405,528	1,023	7,637
5c1	245,628	3,332	5,676	1,533	140,450	1,485	12,209
5c2	161,596	9,584	5,406	1,763	88,963	2,051	26,284
5c3	304,032	1,821	2,721	885	176,115	1,747	5,378
6 - Typical traits	5,134,247	2,195	4,199	1,086	2,911,111	628	7,957
6a - Settled households	1,431,177	2,674	5,183	1,748	801,901	1,089	10,153
6a1	889,857	3,209	6,623	2,151	513,434	1,226	11,767
6a2	541,320	4,660	8,319	2,977	288,467	2,098	18,837
6b - Least divergent	1,406,729	4,072	8,972	2,093	809,758	1,353	14,049
6b1	384,042	9,538	25,188	5,292	215,401	3,211	29,053
6b2	520,980	6,862	12,353	2,879	311,432	1,805	24,341
6b3	501,707	5,152	9,751	3,017	282,925	2,248	20,222
6c - Young families in terraced homes	1,231,481	2,867	8,458	1,529	719,955	1,004	15,423
6c1	590,784	3,857	15,139	2,581	331,477	1,735	27,975
6c2	640,698	4,211	8,303	1,729	388,478	1,133	15,685
6d - Aspiring households	1,064,860	7,310	10,931	3,256	579,497	1,510	24,228
6d1	541,000	9,736	15,118	4,122	288,369	2,173	30,887
6d2	523,860	10,960	15,804	5,062	291,128	2,102	37,262
7 - Multicultural	2,702,036	3,592	4,760	1,643	1,574,053	888	10,185
7a - Asian communities	1,565,070	4,253	6,921	1,761	902,948	1,144	14,383
7a1	379,082	4,910	3,772	1,712	215,278	2,077	10,647
7a2	506,258	5,190	16,365	2,346	300,445	1,307	30,737
7a3	679,729	8,212	9,885	3,471	387,225	2,133	21,762
7b - Afro-Caribbean communities	1,136,966	6,165	5,639	3,095	671,105	1,375	13,819
7b1	681,931	9,382	8,703	5,001	410,726	1,929	21,164
7b2	455,035	5,836	5,258	1,783	260,378	1,804	11,031
Great Britain	24,583,701	631	2,386	1,372	13,901,282	355	4,520

Source: Wealth and Assets survey

* Refers to half the sample only