

APPENDIX 1

Housing Changes Review – Cabinet Report Supporting Evidence

This is an extract from the full Evidence Base which can be found at:

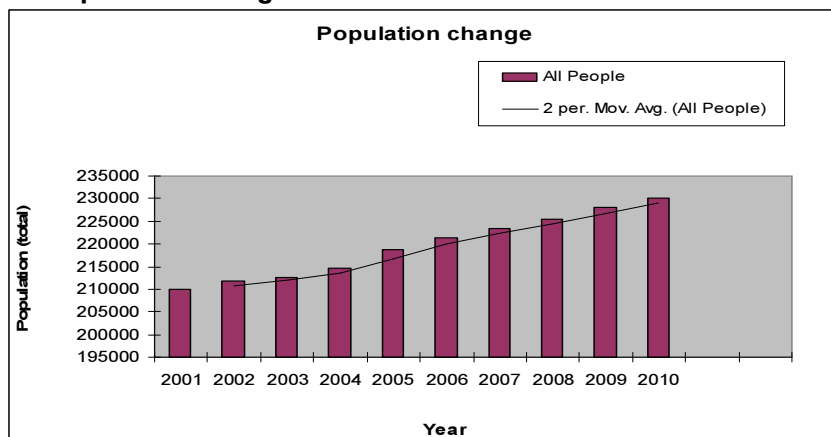
<http://www.harlow.gov.uk/housingchanges>

Population Increase

Harlow's population has been steadily increasing over the last 10 years (fig 1.1). In the period 2001-2011 the population in Harlow grew by almost 10% overall to approximately 230,000. Population projections take into account the number of births and deaths estimated within each year, and also migrations of existing residents out of, and new residents into the borough. According to Government estimates, if Harlow's population growth continues on the same trajectory this will increase further to around 236,000 by 2031. Harlow's average household size was estimated to be 2.61 in 2011 (higher than the London average of 2.37 and the highest level in London), and the number of households, currently around 86,000 is expected to reach 94,000 by 2031 (fig 1.2).

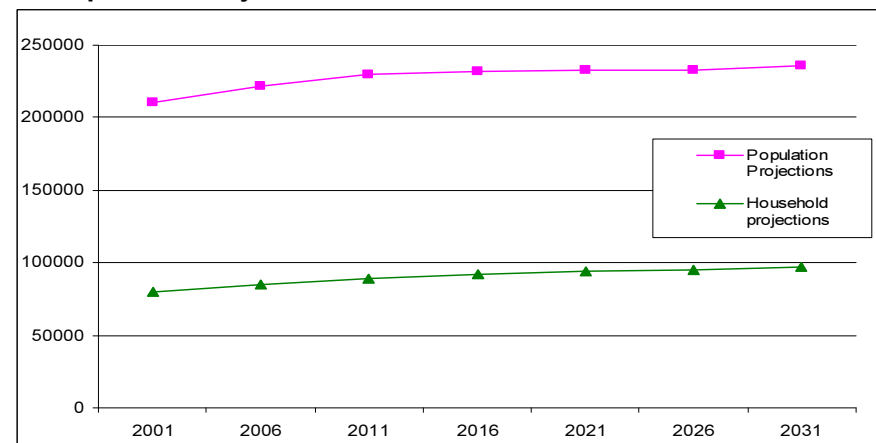
Since 2001 (as estimated by the Office for National Statistics) there have been increases in all age groups within Harlow, except the 15-19 age group, which has seen a fall in numbers (it is possible that this is due to errors in recording nationally). The 0-14 age group has increased by 18% due to a significant number of births within the borough within the last 10 years and those aged 70+ have increased by 17% within the same period (fig 1.3).

1.1 Population Change 2001 - 2011



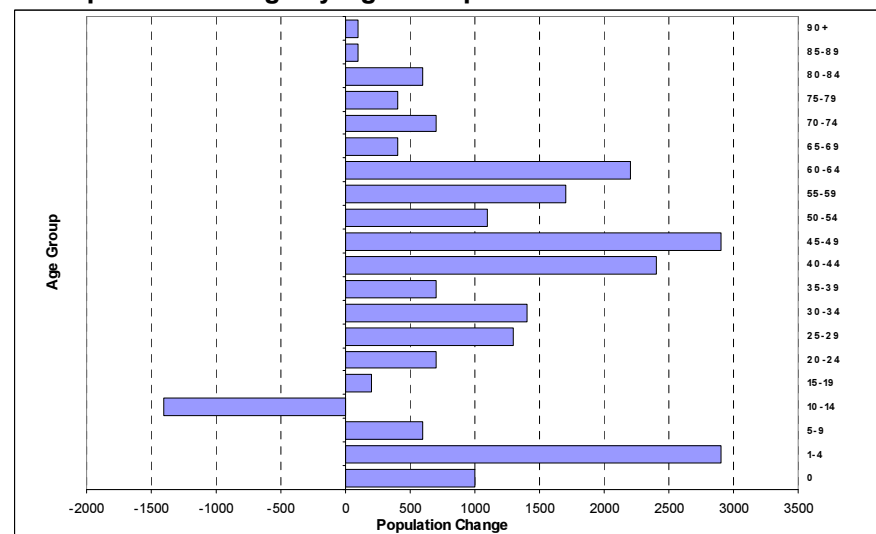
Source: ONS Mid-Year Population Projections 2011

1.2 Population Projections



Source: AMR 2010 (p25)/GLA Demographic Projections (PLP Low) 2010

1.3 Population Change by Age Group



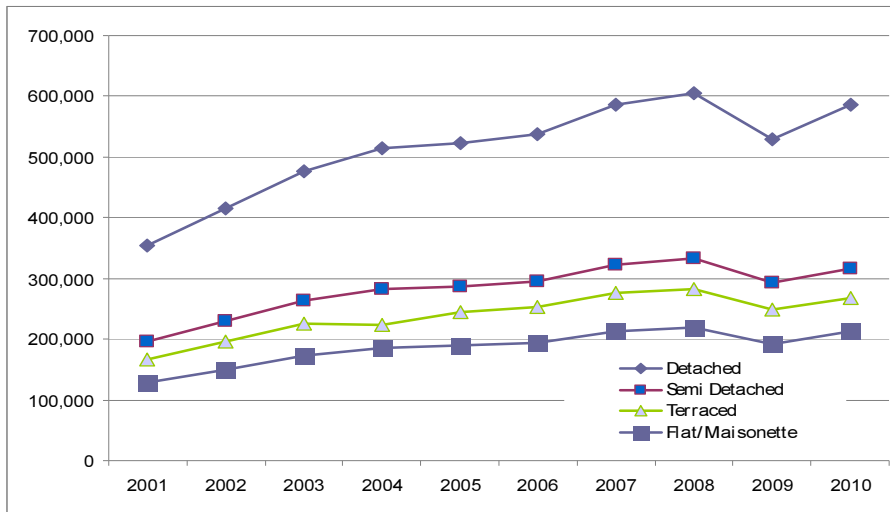
Source: ONS Mid-Year Estimates

Private Sector Housing Affordability

Despite a drop in 2008/09, largely due to a slowing down of the economy nationally, house prices in Harrow have been on an upward trajectory for the last 10 years. The average price of a detached property in 2010 was £586,979 and for a flat/maisonette was £212,623. The average property price, overall in Harrow in 2010 was £288,114 (fig 2.1). The growth and fall of property prices in Harrow has followed that of London over the ten year period 2001-2010. Both experienced a dip in property prices in late 2008 followed by a rise in 2009. Harrow property prices in 2010 were lower in relation to London prices than they were in 2001.

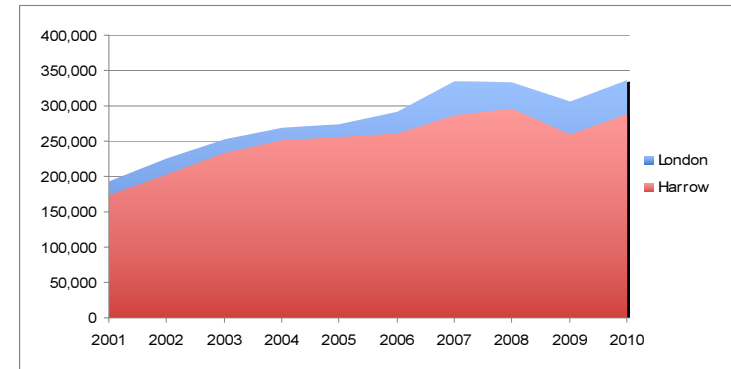
Nationally housing affordability is calculated by comparing the earnings of someone in the lowest quarter of average earnings, with property prices within the lower quarter of the market. The average mortgage would be granted on 3.5 times household income and the graph in fig 2.3 shows that in Harrow in 2010, the average lower quartile house price was 12 times more than the average lower quartile wage. In comparison to the rest of West London, Harrow is one of the most expensive places to live (fig 2.4).

2.1 House Prices per Property Type



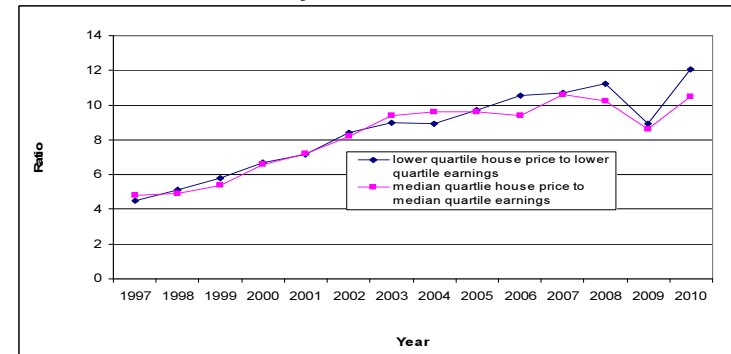
Source: HM Land Registry 2010

2.2 London to Harrow Price Comparison



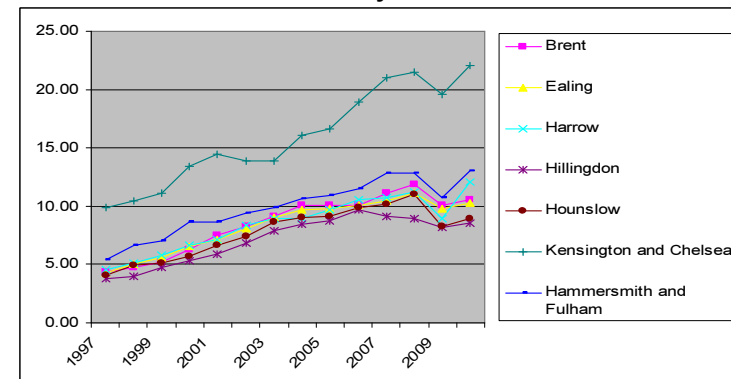
Source: HM Land Registry 2001-2010

2.3 Harrow Affordability Ratio



Source: GLA

2.4 West London Affordability Ratio

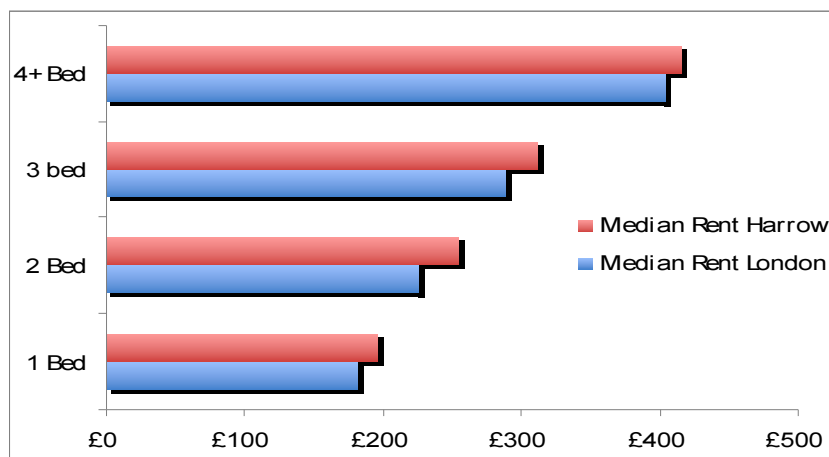


Source: GLA

Private Rent Levels

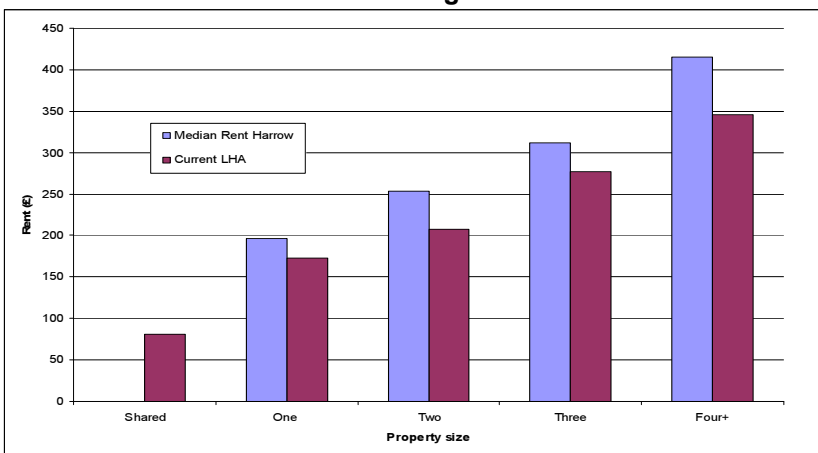
Rents in the private sector in Harrow are higher than the London averages for all property sizes, making it an expensive place to live (fig 3.1). The average rent in Harrow is also higher than the highest rate of Local Housing Allowance for every property type, indicating potential issues with benefit claiming households not being able to cover the shortfall and potentially falling into difficulty (fig 3.2)

3.1 Median Rents in the Private Sector



Source: <http://www.home.co.uk>

3.2 Private Rents and Local Housing Allowance



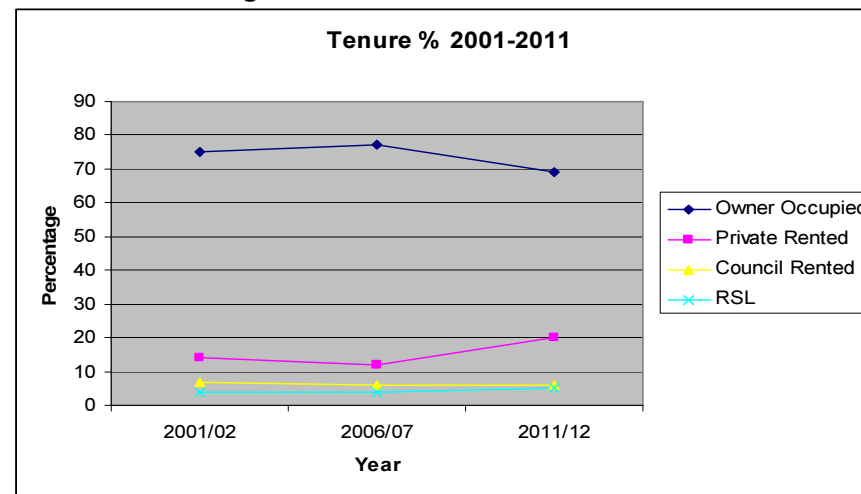
Source: <http://www.home.co.uk> & <http://www.direct.gov.uk>
West London Strategic Housing Market Assessment 2010

Harrow Housing Stock

There are approximately 85,000 residential properties in Harrow. Census information from 2001 illustrated that the majority of the housing stock was owner occupied (75%), followed by private rented (14%), Council rented (7%) and RSL (5%). Estimates from 2006 reflected the impact of the property boom on the housing market, with owner occupation levels increasing to around 77%, and levels of private renting falling to around 12% of the overall stock. However, since that time the characteristics of the housing stock in Harrow have changed and it is estimated that owner occupation has decreased to 69% and the private rented sector has increased to 20%. The council and RSL rented stock have remained relatively stable in comparison during this period (fig 4.1). A more accurate picture will be available when new Census information is released in 2012.

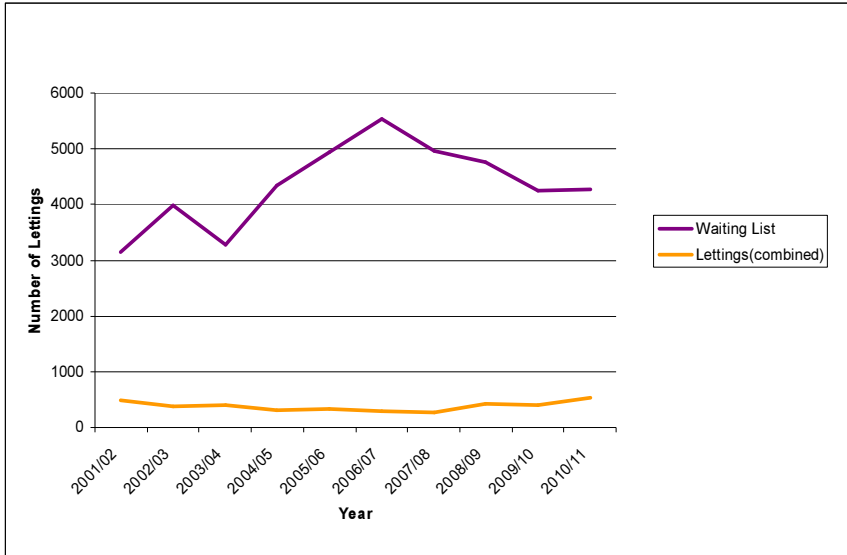
Although demand for Council and Housing Association properties is high, the number of actual lettings is very low (fig 4.2). In 2010/11 there were only 276 Council and 246 Housing Association lettings, 522 in total. Turnover in Harrow's social housing stock has slowed in recent years, with lettings as a percentage of overall stock numbers falling since 2001 (fig 4.3). One main reason for the fall in turnover is that fewer tenants are moving out of social housing so fewer properties are available for new tenants. Since 2009 there has been a slight upturn in the number of lettings but it is possible that this is the result of new social rented properties being built.

4.1 Harrow Housing Stock



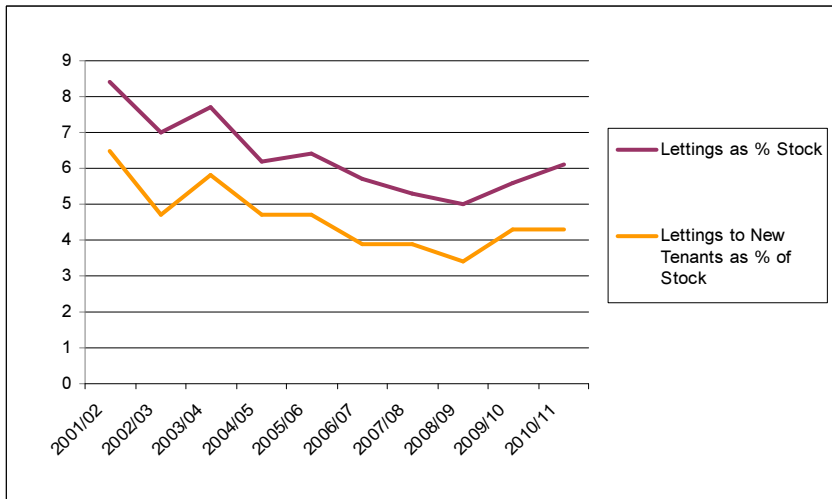
Source: HSSA/BPSA, Census 2001, West London SHMA

4.2 Council and HA Lettings Compared to Waiting Lists



Source: P1E Data

4.3 Lettings as a Percentage of Stock



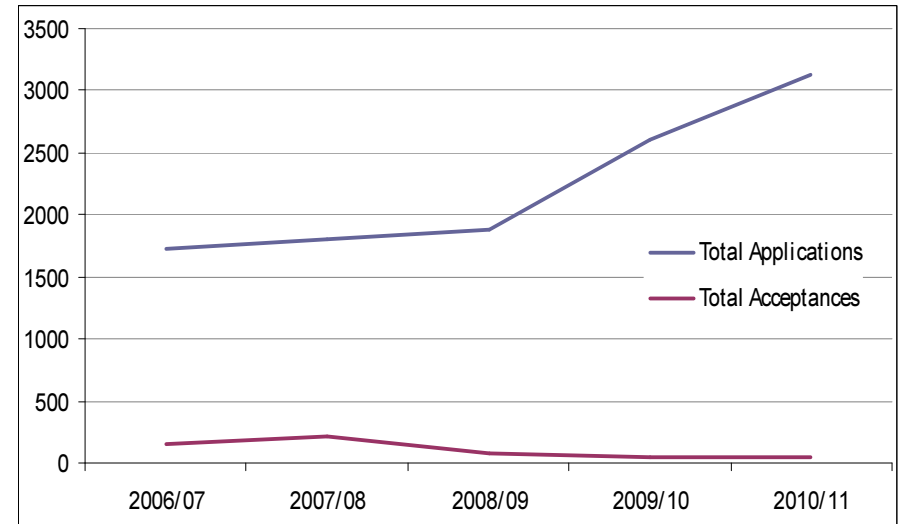
Source: Housing Needs and Supply Report

Homelessness and Housing Need

The number of households approaching the Council on homeless grounds has been increasing since 2006/7 and has grown more rapidly since 2008/09, which may be attributed to the financial downturn, and the increased cost of living. In 2010/11 3,127 households approached the Council for help with their housing (fig 5.1). However due to homeless prevention work carried out by the Council, only 335 homeless applications were taken and assessed, of which 45 households were dealt with as being eligible, unintentionally homeless and in priority need of housing (fig 5.2). This represents a significant drop in the number of acceptances from 12% of all presentations in 2007/08 to less than 2% in 2010/11.

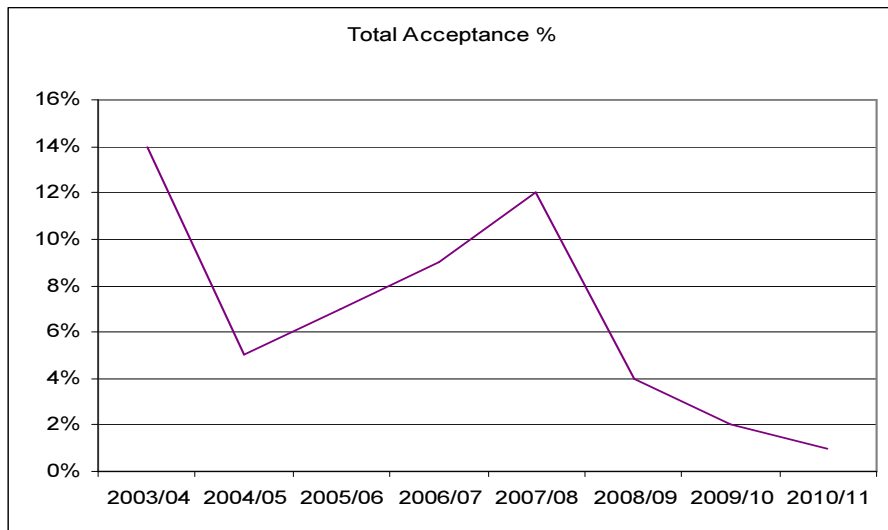
However, since changes to Local Housing Allowance in April 2011 there has been an increased need for emergency accommodation to house homeless households. Comparisons with the first two quarters of other years historically has shown a very sharp increase in the numbers of households in bed and breakfast accommodation (fig 5.3)

5.1 Homeless Approaches



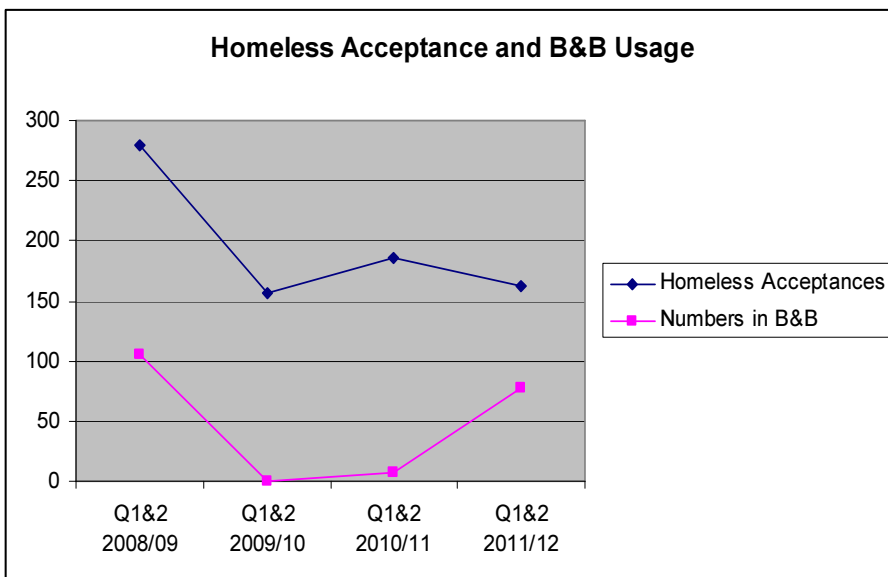
Source: P1E Data

5.2 Homeless Acceptances



Source: P1E Data

5.3 Households in B&B Accommodation



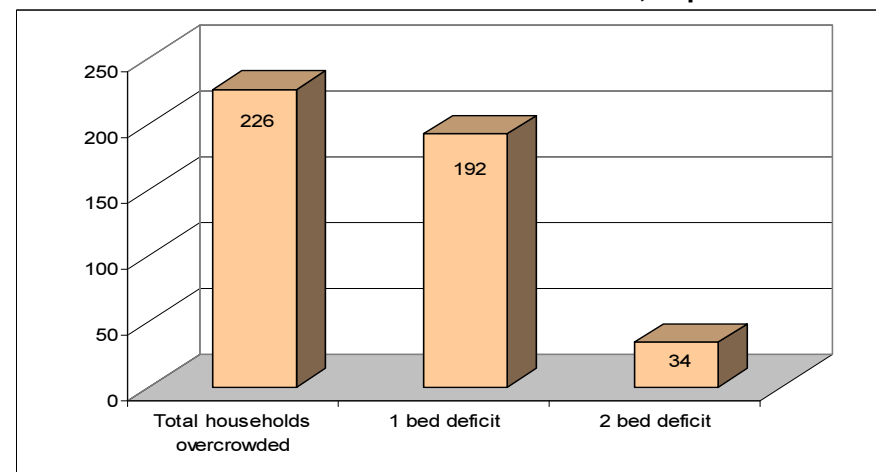
Source: P1E data

Overcrowding and Under-Occupation

At September 2011, 226 Council and HA households were identified as being overcrowded. 85% had 1 bedroom less than the 'Bedroom Standard' but 15% (34 households) were severely overcrowded, defined as having at least 2 bedrooms less than the 'Bedroom Standard' (fig 6.1). White tenants make up the highest proportion of overcrowded Council and HA households at 33.9% of known ethnicity. They are closely followed by Black tenants at 33.3%, and then Asian tenants at 23.4%. The picture is different when considering severely overcrowded households, where Black tenants make up 44.8% of these households. The next largest group is White at 34.5% and then Asian at 13.8% (fig 6.2).

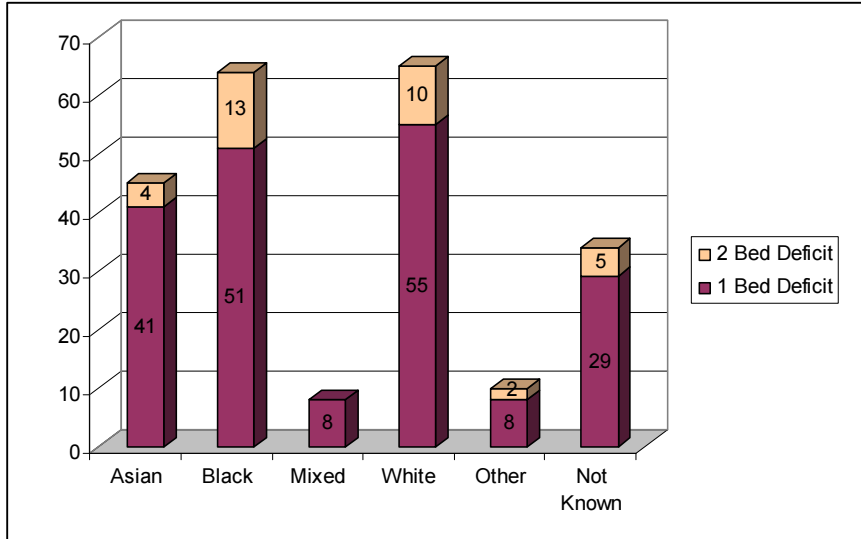
Despite high demand for social housing and many overcrowded households, there are those who have more rooms than they need. At 1 April 2011, there were 12 Council tenants waiting to be rehoused in smaller Council properties, freeing up larger properties for households who require additional bedrooms. However, this number only represents those who requested a move to a smaller property. At September 2011, 151 Council and Housing Association households were identified as under-occupiers. This is 1.5% of social housing stock. 80% were under-occupied by 1 bedroom, with a further 13% having 2 extra bedrooms and nearly 7% were under-occupying by 3 bedrooms. White tenants are by far the largest group by known ethnicity of Under-Occupiers, at 69%. This is likely to reflect the number of long-term tenants whose dependents have moved out of the family home (fig 6.3).

6.1 Number of Overcrowded LA & HA Households, September 2011



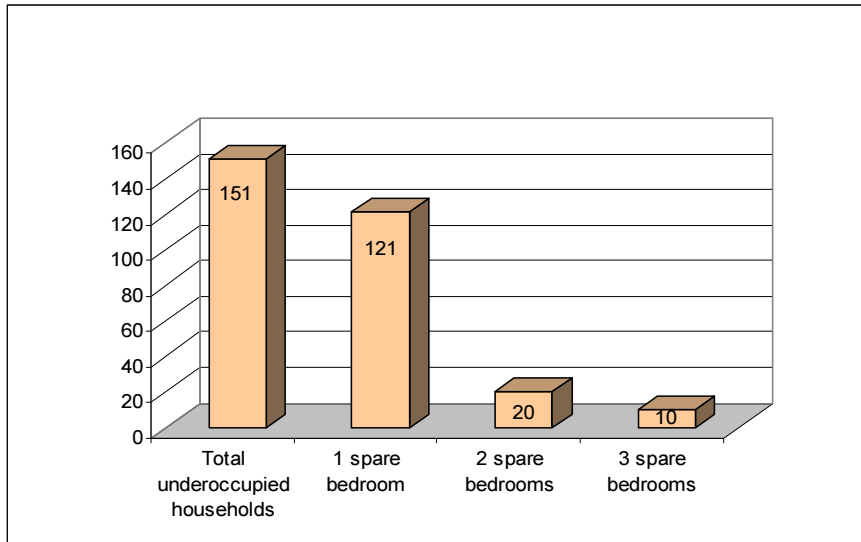
Source: Northgate

6.2 LA and HA overcrowding by Ethnicity



Source: Northgate

6.3 Number of Under-Occupied LA & HA Households, Sep 2011

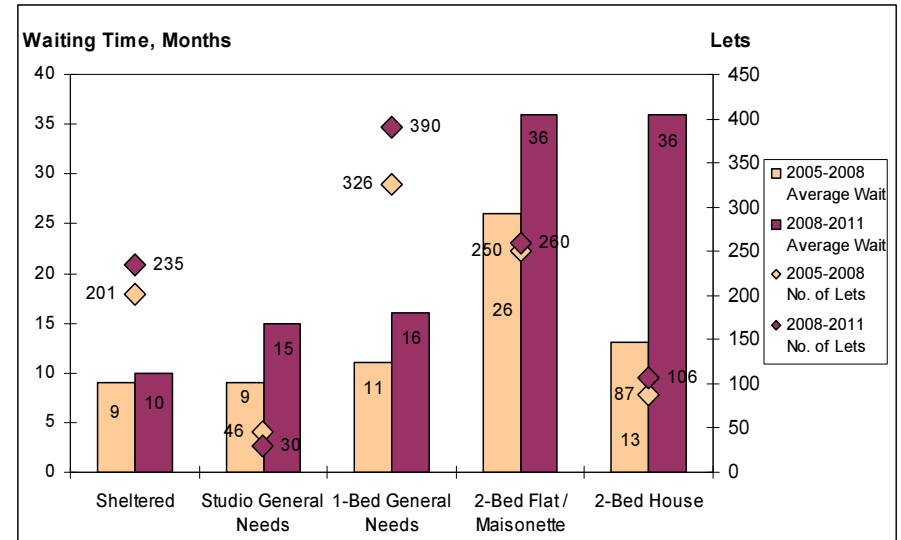


Source: Locata

Waiting Time

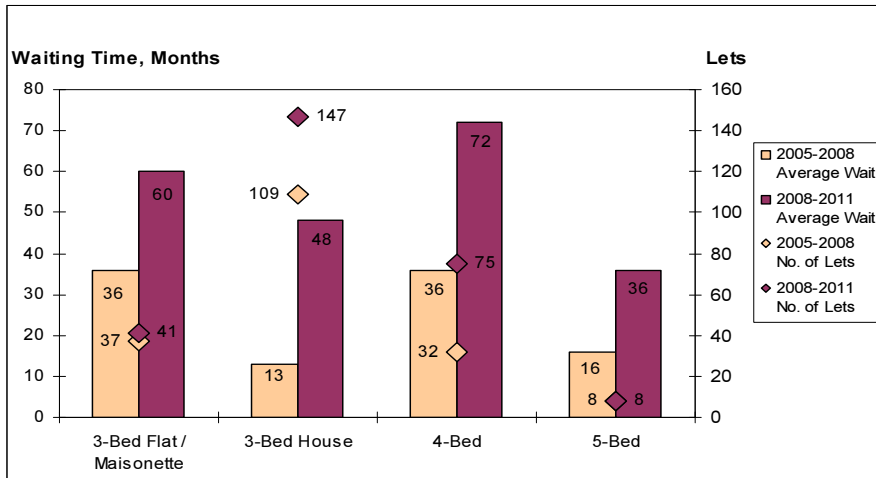
Of those offered social housing, the average waiting time between April 2008 and March 2011 was 29 months, and for a property with 2 or more bedrooms it was 45 months. The average waiting time has increased significantly in comparison with the 3 year period April 2005 to March 2008, doubling across 2+ bedroom properties. These figures only include those who have been successful, and exclude all those still waiting to move. Many in the lower bands will wait much longer, and there is little likelihood that those in Band D will be offered a social housing property at all. The number of lettings of larger properties is low, with only 17 lettings being made for 5 bedroom properties since April 2005, reflecting the small number of larger properties available and the shortage of affordable, larger, family-sized housing within the borough (figs 7.1a & 7.1b).

7.1a Average Waiting Times & Number of Lets for Those Housed, 2004/05 to 2010/11



Source: Locata

7.1b Average Waiting Times & Number of Lets for Those Housed, 2004/05 to 20010/11

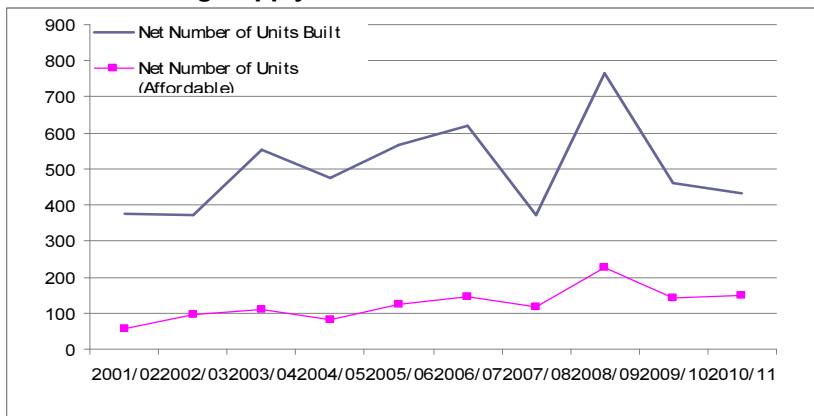


Source: Locata

New Affordable Housing

In the period 2001/02 to 2009/10 4,563 net new properties were built within Harrow. Of these 1,102 were affordable housing (fig 7.1). In 2011/12 434 net additional units were built, of which 149 were affordable housing. At 34.3% this is the highest percentage of affordable housing built as a proportion of all new housing developments since 2001/02.

7.1 New Housing Supply



Source: Harrow UDP 2009/10 (additional 2010/11 information from Matthew Paterson)