

Minutes

SOCIAL SERVICES, HEALTH AND HOUSING POLICY OVERVIEW COMMITTEE

22 March 2012

Meeting held at Committee Room 5 - Civic Centre,
High Street, Uxbridge UB8 1UW



HILLINGDON
LONDON

	<p>Committee Members Present: Councillors Judith Cooper (Chairman) Peter Kemp (Vice-Chairman) Patricia Jackson John Major David Benson Sukhpal Brar Wayne Bridges Peter Curling</p> <p>Witness Present: Nigel Minto, Head of Housing and Planning, London Councils</p> <p>LBH Officers Present: Linda Sanders (Director, Social Care, Health and Housing) Neil Stubbings (Deputy Director, Social Care, Health and Housing) John Wheatley (Senior Policy Officer) Charles Francis (Democratic Services)</p>	
10.	<p>APOLOGIES FOR ABSENCE AND TO REPORT THE PRESENCE OF ANY SUBSTITUTE MEMBERS (<i>Agenda Item 1</i>)</p> <p>Apologies were received from Cllr Kuldeep Lakhmana substitute Cllr Peter Curling.</p>	
11.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>None.</p>	
12.	<p>TO RECEIVE THE MINUTES OF THE MEETING HELD ON 15 FEBRUARY 2012 (<i>Agenda Item 3</i>)</p> <p>The minutes of 15 February 2012 were agreed as an accurate record.</p>	
13.	<p>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED IN PART I WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART II WILL BE CONSIDERED IN PRIVATE (<i>Agenda Item 4</i>)</p> <p>All items were considered in Part 1.</p>	

14.	<p>POPULATION FLOWS (AND THE IMPACT ON HOUSING SERVICES) - BACKGROUND REPORT <i>(Agenda Item 5)</i></p> <p>The Policy Officer introduced a background report which provided information about changes in the population of Hillingdon.</p> <p>Key points arising from the report included:</p> <p>Population Data and Analysis</p> <ul style="list-style-type: none"> • Is derived from Census data (held every 10 years). The most recent data available is from 2001. 2011 Census data will begin to be available from later in 2012. • The Office for National Statistics (ONS) and the Greater London Authority (GLA) use Census data for annual estimates of population and to make projections of population change. Most data relates to national and regional levels. Some data is available at borough level and further information is available for wards and other census geographies within borough boundaries. • The differences in the methodology used by ONS and GLA has meant there has been some variation in the data, particularly in projecting population change. • Hillingdon (Council and NHS Hillingdon) produces and publishes a Joint Strategic Needs Assessment (JSNA) which includes population data and analysis and Hillingdon’s Local Economic Assessment which also includes demographic information. The following sources of information are used to provide this update for the Committee: <ul style="list-style-type: none"> • Office for National Statistics • Greater London Authority • Hillingdon Joint Strategic Needs Assessment <p>Limitations of the Data</p> <ul style="list-style-type: none"> • Census data becomes less useful over the ten year period between each census. To improve this data, projections based on census data are estimates are augmented by management information from council and other public services. <p>Hillingdon’s Population 2010</p> <ul style="list-style-type: none"> • The Office for National Statistics (ONS) ‘mid-year estimates’ (2010) for Hillingdon show: • There are 266,000 people estimated to be living in Hillingdon in 2010. The gender composition of the population in Hillingdon is 49% male, 51% female compared to London: 49.7% male, 50.3% female. • Hillingdon’s population has a slightly younger age profile when compared to London and nationally (Hillingdon: 0-15yrs 20.5%, 65+ 13%; London: 0-15yrs 19.6%, 65+ 11.5%; England / Wales: 0-15yrs 18.7%, 65+ 16.6%). 	
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Hillingdon's Population – Projections

- The projected population increase in Hillingdon between 2011 and 2031 is 18,400 persons, a rise of around 7%.
- Using GLA projections, the number of households in Hillingdon are forecast to rise from 106,800 in 2011 to 119,200 in 2031, an increase of 12,400 or 11.6%. This increase in households is also accompanied by a prediction that the average household size in Hillingdon will be smaller.

Birth Rates

- The population changes in Hillingdon are mostly due to an increase in birth rates, with some increase from net migration.
- The number of live births has risen in Hillingdon over the last five years, with record highs seen in 2006, 2007 and 2008. The 2008 figure was exceptionally high at 4,126 children (see chart below).

Age Structure

- Hillingdon is expected to have the highest increase in the population of children and the working age group from 2010 to 2015 compared to London and England averages.

Population in Hillingdon Wards and Constituencies

- Distribution of the Hillingdon population within the 22 wards is fairly uniform
- Wards in the north of the borough have a higher proportion of older people than those in the south
- Hillingdon's total population is expected to increase from 262,243 in 2011 to 270,485 in 2016 (+ 3.1%) and to 274,339 by 2021 (+ 4.6%).
- Inward migration - Based on GLA information, 2006 and 2010, more students and fewer workers have been entering the borough.

West London Housing Market Assessment

- The West London Housing Market Assessment November 2010 found the following:
 - At the national level, international migration has overtaken natural change in driving population growth.
 - International migration into West London has been high in the last five years, although this has been balanced by net out-migration to the rest of the UK.
 - As the households that move to the region tend to be younger than those that leave, migration has tended to lower the average age in West London and indirectly increase the rate of natural change, that is, births minus deaths.
 - Household size has been reducing at the same time as the total population has been growing
 - The West London population rose by 10.5% from 1981 – 2007, from 1,459,500 to 1,612,300. This compares with a rise in population of 11% for Greater London and 9.1% for England.
 - The age structure of West London shows far more young

	<p>adults and young families with children aged 0-4 years than England and Wales.</p> <ul style="list-style-type: none"> The household structure of Greater London follows from its slightly younger than average population. In 2001, 22% of all households were comprised of a single, non pensioner person, while 8% were lone parents. The proportion of single non-pensioner households has decreased, while the proportion of adult couple households has increased. <p><u>Demand for housing</u></p> <ul style="list-style-type: none"> The demand for housing is driven by the resident population and the local labour market. There are numerous characteristics of the resident population which may also have an influence on the demand for housing. This includes age and household composition as well the health and well-being characteristics of the population. <p>Resolved –</p> <ol style="list-style-type: none"> 1. That the information be noted 2. That officers be requested to provide further information on: <ol style="list-style-type: none"> I. The differences between Office for National Statistics and Greater London Authority population projections; II. The composition of the ‘Other’ category in household type used in analysis of census data; III. Clarification of numbers of births in Hillingdon. - see Appendix 1 	
15.	<p>POPULATION FLOWS (AND THE IMPACT ON HOUSING SERVICES) - WITNESS SESSION 1 (<i>Agenda Item 6</i>)</p> <p>Nigel Minto, Head of Housing and Planning, London Councils attended the meeting and provided a presentation on population flows and the impact on housing services from a pan London perspective.</p> <p>The following points were noted:</p> <p><u>London Councils research</u></p> <ul style="list-style-type: none"> Looked at the period between 2013 – 2016 and explored the implications for existing workless households in London of Universal Credit cap changes The research looked at over 200,000 Housing Benefit (HB) records in London from 12 Boroughs, used HB information from a further 12 boroughs. The sample covered over 70% of workless households to assess the impact of the cap in London <p><u>The London numbers - Findings</u></p> <ul style="list-style-type: none"> Over 130,000 households were impacted by either London Housing Allowance (63,000) or UC (70,000) caps Two-thirds of those affected by UC cap face shortfall of over 10% <ul style="list-style-type: none"> – One-in-six, face loss of over 30% 	

- The UC cap disproportionately impacts on larger families
 - Over 40% of couples with three children face loss greater than 10%
- Average loss across London £105 per week
- The Levels of tenants moved into unaffordability ranged from 33% (Brent) to 10% (Lambeth)
- In Hillingdon 17,704 records assessed, 2,580 (15%) applicants were expected to find their homes unaffordable
- Hillingdon 28th out of 33 boroughs in terms of the extent that claimants will find their accommodation unaffordable
- Boroughs which have least affordability near Hillingdon included:
 - Hounslow (19%)
 - Ealing (20%)
 - Brent (33%)

Estimating the impact on boroughs

- Initial estimates suggest average of £306 (33%) per capita loss arising from inner London to outer London migration
- 25% of children live in overcrowded homes
- Full time child care on average £22,1100 pa
- Predicted to be 70,000 shortfall on school places in London
 - As a result a significant number of people will find their existing housing is unaffordable and may be forced to move to find cheaper accommodation.
 - As the housing costs increase, this will impact upon on living standards and additional money will be required to cover shortfalls in benefit.
 - Some existing social tenants, especially those with larger families will not be able to cover their rent.

In response to the 18 key questions cited in the review scoping report, the Committee were informed:

- **What population flow is happening?** – This was ongoing at the moment.
- **Where is population flow happening?** – Across London as a whole. This is not always a clear inner/outer London split.
- **Who is moving?** – A range of households but this will increasingly be larger households.
- **Why are people moving?**- Of their own choice to avoid the change in housing benefit/UC. To secure cheaper or more appropriate accommodation because they are being 'moved' by boroughs. Or because their landlord is compelling them to move.
- **Are large families adversely impacted?** – Yes
- **What is the impact of this population flow on housing demand?** At this stage it is too early to say – Housing demand in some areas will increase as a result of population flows.
- **What is the impact on other council service such as education and social care?** Westminster, Kensington and Chelsea are seeing an impact on school numbers. Equally some outer London boroughs are seeing their school number increase.
- **The impact of the welfare reforms?** Welfare reform is central as a driver to this change, closing down lower cost supply in the private

	<p>rented sector.</p> <ul style="list-style-type: none"> • Is homelessness increasing as a result? Yes, but the form of temporary accommodation is changing. Homeless applications accepted between October and December 2011 show a <i>rise of 36% rise</i> since the same time the previous year. • In seven London boroughs, including Ealing, Bexley and Waltham Forest - the number of homeless households more than doubled over twelve months, with the biggest rise in Hounslow at 245% • -Indirectly as a result of a decline in (cheaper) stock in the private rented sector, a situation potentially exacerbated by higher rents in some housing association homes • Is the use of temporary accommodation increasing? 1680 people are in bed and breakfast. A 26% increase on first quarter of last year, when 1330 people were in Bed & Breakfast in London. • Are other local authorities procuring properties in the borough? Evidence suggests this is the case. The majority of London boroughs are placing households in other boroughs Is owner occupation decreasing? Total number of mortgage loans increased by 22% between Q2 – Q3 2011. Average house prices now £351k. Expectations that sales will remain buoyant. Average income of borrowers was £59k. Median age 35 years old • Is the private rented sector increasing? Yes, very variable, the issue is not overall but the price point that PRS is available. • How is the private rented sector reacting? • What is the impact on private rented sector rents? Overall increasing overall average rent level is £2075 per month. • Is there increased illegal eviction activity? Ministry of Justice evidence was not available. Evidence from other agencies confirms this is the case. • Is there an Olympic factor? Waiting lists have increased by 30% in the 5 Olympic boroughs. • Is the affordable rent model impacting population flow? Yes and will do so to an increasing extent. <p>Resolved –</p> <ol style="list-style-type: none"> 1. That the information be noted 	
16.	<p>FORWARD PLAN (<i>Agenda Item 7</i>)</p> <p>Members considered a copy of the latest Forward Plan covering March to May 2012.</p> <p>Resolved –</p> <ol style="list-style-type: none"> 1. That officers be requested to provide a briefing note on Cabinet Item 668 - Contract Award: Framework Agreement for support planning and brokerage outside the meeting 2. That Cabinet Item 668 be discussed at the next meeting. 	
17.	<p>WORK PROGRAMME (<i>Agenda Item 8</i>)</p> <p>This is a standard item.</p>	

	Resolved – That the timetable of meetings and proposed work programme for 2011/12 be noted	
	The meeting, which commenced at 7.00 pm, closed at 9.00 pm.	

These are the minutes of the above meeting. For more information on any of the resolutions please contact Charles Francis on 01895 556454. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.