



HILLINGDON
LONDON



Social Services, Health and Housing Policy Overview Committee

Councillors on the Committee

Judith Cooper (Chairman)
Peter Kemp (Vice-Chairman)
Patricia Jackson
John Major (Labour Lead)
David Benson
Sukhpal Brar
Wayne Bridges
Kuldeep Lakhmana

Date: THURSDAY, 22 MARCH
2012

Time: 7.00 PM

Venue: COMMITTEE ROOM 5
CIVIC CENTRE
HIGH STREET
UXBRIDGE
UB8 1UW

**Meeting
Details:** Members of the Public and
Press are welcome to attend
this meeting

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Policy Overview

About this Committee

This Policy Overview Committee (POC) will undertake reviews in the areas of Social Services, Health & Housing and can establish a working party (with another POC if desired) to undertake reviews if, for example, a topic is cross-cutting.

This Policy Overview Committee will consider performance reports and comment on budget and service plan proposals for the Council's Adult Social Care, Health and Housing Department.

The Cabinet Forward Plan is a standing item on the Committee's agenda.

The Committee will not consider call-ins of Executive decisions or investigate individual complaints about the Council's services.

Terms of Reference

To perform the following policy overview role:

1. conduct reviews of policy, services or aspects of service which have either been referred by Cabinet, relate to the Cabinet Forward Plan, or have been chosen by the Committee according to the agreed criteria for selecting such reviews;
2. monitor the performance of the Council services within their remit (including the management of finances and risk);
3. comment on the proposed annual service and budget plans for the Council services within their remit before final approval by Cabinet and Council;
4. consider the Forward Plan and comment as appropriate to the decision-maker on Key Decisions which relate to services within their remit (before they are taken by the Cabinet);
5. review or scrutinise the effects of decisions made or actions taken by the Cabinet, a Cabinet Member, a Council Committee or an officer.
6. make reports and recommendations to the Council, the Leader, the Cabinet or any other Council Committee arising from the exercise of the preceding terms of reference.

In relation to the following services:

1. social care services for elderly people, people with physical disabilities, people with mental health problems and people with learning difficulties;
2. provision of meals to vulnerable and elderly members of the community;
3. Healthy Hillingdon and any other health promotion work undertaken by the Council and partners to improve the health and well-being of Hillingdon residents;
4. asylum seekers;
5. the Council's Housing functions including: landlord services (currently provided by Hillingdon Homes), private sector housing, the 'Supporting People' programme, benefits, housing needs, tenancy allocations and homelessness and to recommend to the Cabinet any conditions to be placed on the exercise of the delegations by Hillingdon Homes.

Policy Overview Committees will not investigate individual complaints.

Agenda

CHAIRMAN'S ANNOUNCEMENTS

- 1 Apologies for Absence and to report the presence of any substitute Members
- 2 Declarations of Interest in matters coming before this meeting
- 3 To receive the minutes of the meeting held on 15 February 2012 1 - 4
- 4 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
- 5 Population flows (and the impact on Housing Services) - Background report 5 - 16
- 6 Population flows (and the impact on Housing Services) - Witness Session 1 17 - 30
- 7 Forward Plan 31 - 38
- 8 Work Programme 39 - 42

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Minutes

SOCIAL SERVICES, HEALTH AND HOUSING POLICY OVERVIEW COMMITTEE

15 February 2012



Meeting held at Committee Room 6 - Civic Centre,
High Street, Uxbridge UB8 1UW

	<p>MEMBERS PRESENT: Councillors: Judith Cooper (Chairman) Peter Kemp (Vice-Chairman) Patricia Jackson John Major David Benson Sukhpal Brar Kuldeep Lakhmana Richard Mills</p>
	<p>OFFICERS PRESENT: Linda Sanders (Director, Social Care, Health and Housing) Neil Stubbings (Deputy Director, Social Care, Health and Housing) Helen Miller (Head of Transformation) Charles Francis (Democratic Services)</p>
1.	<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 Wayne Bridges substitute Cllr Richard Mills</p>
2.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>None</p>
3.	<p>TO RECEIVE THE MINUTES OF THE PREVIOUS MEETING/S (<i>Agenda Item 3</i>)</p> <p>The minutes of 8 December 2011 and 25 January 2012 were agreed as accurate records.</p>
4.	<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>
5.	<p>MAJOR REVIEWS IN 2011/12 - FIRST REVIEW DRAFT FINAL REPORT (<i>Agenda Item 5</i>)</p> <p>The Democratic Services officer introduced the final report and reviewed the</p>

	<p>written and witness evidence the Committee had received.</p> <p>Since the last meeting it was noted the following amendments had been made: the inclusion of a Chairman's Foreword, Closing Word and an Appendix summarising the information from the witness sessions.</p> <p>The final report was discussed in detail and a number of minor amendments were requested prior to the report being considered by Cabinet.</p> <p>Resolved –</p> <ol style="list-style-type: none"> 1. That officers be requested to action these amendments (including the addition of a glossary of terms) and send the final report by email to the Chairman and Labour Lead for agreement. 2. That subject to these changes, the report be sent to Cabinet for consideration.
6.	<p>MAJOR REVIEWS IN 2011/12 - SECOND REVIEW SCOPING REPORT - TO FOLLOW (<i>Agenda Item 6</i>)</p> <p>The Deputy Corporate Director, Social Care, Health and Housing introduced the scoping report for the Committee's second review entitled 'population flows and the impact on Housing Services in Hillingdon.</p> <p>The scoping report was agreed subject to a number of minor amendments.</p> <p>Resolved –</p> <ol style="list-style-type: none"> 1. That the scoping report be agreed subject to the amendments proposed at the meeting. 2. That a copy of the amended scoping report be attached to papers of the next meeting.
7.	<p>FORWARD PLAN (<i>Agenda Item 7</i>)</p> <p>Members considered a condensed copy of the latest Forward Plan covering February 2012 to May 2012.</p> <p>Resolved –</p> <p>That the report be noted</p>
8.	<p>WORK PROGRAMME (<i>Agenda Item 8</i>)</p> <p>This is a standard item.</p> <p>Resolved –</p> <p>That the timetable of meetings and proposed work programme for 2011/12 be noted</p>
9.	<p>'SHAPING A HEALTHIER FUTURE' - NWL PROGRAMME TO IMPROVE HEALTHCARE - VERBAL REPORT (<i>Agenda Item 9</i>)</p>

	<p>The Democratic Services Officer provided an update on the <i>Shaping a healthier future</i> programme.</p> <p>It was noted that representatives from NHS North West London had been invited to make a presentation about the consultation and formation of a Joint Overview and Scrutiny Committee (JOSC) to the Members of the External Services Scrutiny Committee and Members of the Social Services, Health and Housing Policy Overview Committee at 5pm on 22 February 2012.</p> <p>Resolved –</p> <p>1. That the report be noted</p>
	<p>The meeting, which commenced at 7.00 pm, closed at 8.15 pm.</p>

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.

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REVIEW – POPULATION FLOWS

Contact Officer: John Wheatley / Dan Kennedy
Telephone: 6449 / 0495

REASON FOR ITEM

This paper provides the Policy Overview Committee with background information about changes in the population of Hillingdon. The paper will inform the Committee's review of population flows and how this may impact on housing.

OPTIONS AVAILABLE TO THE COMMITTEE

1. Members of the Committee discuss and comment on the information about Hillingdon's population and use the report to inform their overview activities.
2. Members of the Committee note the contents of the report.

INFORMATION

1. This report provides the Committee with information about population changes in Hillingdon using recognised, published data.

Population Data and Analysis

2. The population analysis is derived from Census data. The Census is held every ten years; the most recent data available is from 2001. Data from the 2011 Census will begin to be available from later in 2012.
3. The Office for National Statistics (ONS) and the Greater London Authority (GLA) use 2001 Census data as the basis for annual estimates of population and to make projections of population change. Most data relates to national and regional levels – England and Wales, and London. Data is also available at borough level. Some data is available for wards and other census geographies within borough boundaries. Differences in the methodology used by ONS and GLA mean there can be some variation in the data, particularly in projecting population change.
4. Hillingdon (Council and NHS Hillingdon) produces and publishes a Joint Strategic Needs Assessment (JSNA) which includes population data and analysis. Hillingdon's Local Economic Assessment also includes demographic information. The following sources of information are used to provide this update for the Committee:
 - Office for National Statistics
 - Greater London Authority

- Hillingdon Joint Strategic Needs Assessment

Limitations of the Data

5. Census data is the most reliable available, but because it is collected once every ten years (at present) it becomes less useful over the ten year period between each census. Projections based on census data are estimates which may be supplemented by management information from council and other public services.

Hillingdon's Population – Supporting Information

Hillingdon's Population 2010

6. The Office for National Statistics (ONS) publishes population data for Hillingdon showing the make up of the population. The 'mid-year estimates' are produced for every Borough. For Hillingdon the following mid-year data (2010) shows:
 - There are 266,000 people estimated to be living in Hillingdon in 2010
 - The gender composition of the population in Hillingdon is very similar to London and England / Wales (Hillingdon: 49% male, 51% female; London: 49.7% male, 50.3% female; England / Wales: 49.3% male, 50.7% 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%).

(see next page for chart)

Broad area London
Local area Hillingdon (00AS)

The population			
	males	females	persons
Hillingdon	130,400	135,700	266,100
London	3,894,500	3,930,700	7,825,200
England and Wales	27,228,500	28,011,900	55,240,500

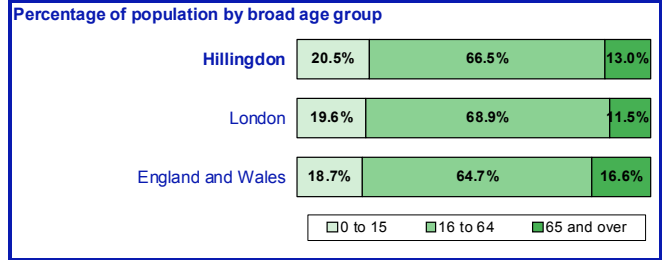
Population by broad age group (figures)			
	0 to 15	16 to 64	65 and over
males	28,000	87,500	15,000
females	26,500	89,400	19,700
persons	54,500	176,900	34,700

Population by selected age group			
Amend selected age group		ages 0 to 90	percentage of total population
from	to		
		males	130,400
		females	135,700
0	90	persons	266,100
			100.0
			100.0
			100.0

Population by broad age group (percentages)			
	0 to 15	16 to 64	65 and over
males	21.5	67.0	11.5
females	19.5	65.9	14.5
persons	20.5	66.5	13.0

The population of Hillingdon :

- has increased by 3,600 (1.37%) since last year
- has increased by 17,900 (7.20%) over the last 8 years
- has a median age of 35.8 years
- has the mode quinary age group of 20-24
- is split 49% male to 51% female
- has a population density of 2,300 persons per square kilometre
- experienced turnover of 139 people per 1,000 population since last year
- is ranked 71st¹ for growth (%) in England and Wales mid-05 to mid-10
- is ranked 13th² for growth (%) in London mid-05 to mid-10



¹ Ranking out of 376 local/unitary authorities, where rank 1 is the highest and rank 376 the lowest

² Ranking out of 33 local/unitary authorities, where rank 1 is the highest and rank 33 the lowest

Hillingdon's Population – Projections

7. It should be noted that estimating the size of the future population at national, regional or borough level is not an exact science and caution should be exercised. There are two sources of population estimates for London: the GLA and the ONS. Both sets of estimates are based on the census data (2001). Projection methods and data sources differ producing different estimates. For London, GLA estimates are generally considered to be more robust.
8. The table below shows projected population increase in Hillingdon. The expected increase between 2011 and 2031 is 18,400 persons, a rise of around 7%.

GLA population projections 2006-2031 (thousands)						
	2006	2011	2016	2021	2026	2031
Hillingdon	248.4	261.7	266.5	271.3	276.1	280.1

Source: GLA Population Projections

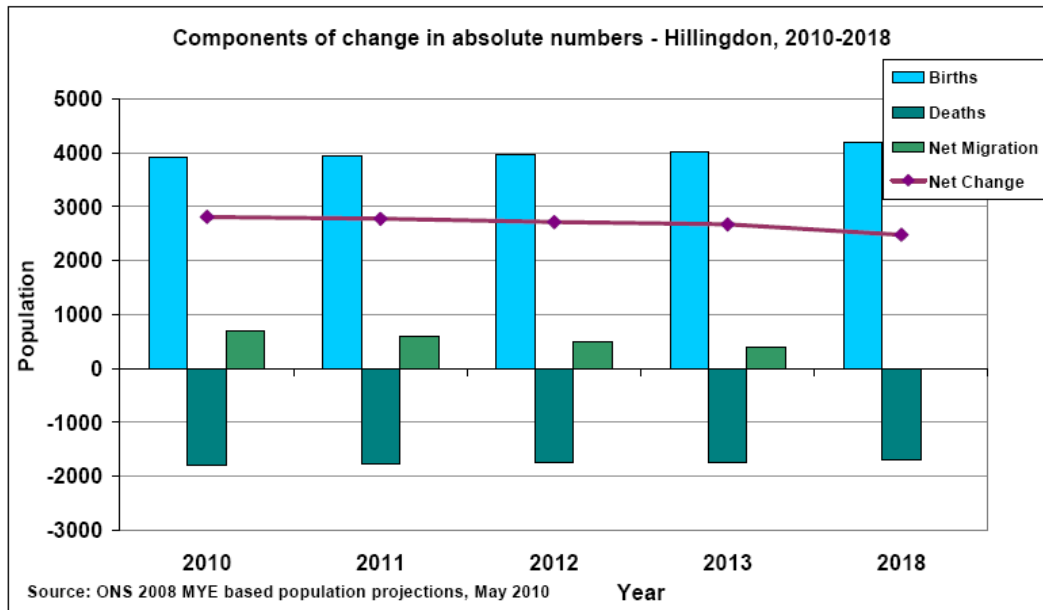
9. Again using GLA projections, the number of households in Hillingdon are forecast to rise from 106,800 in 2011 to 119,200 in 2031, an increase of 12,400 or 11.6%. This increase in households is also accompanied by a prediction that the average household size in Hillingdon will be smaller. The GLA household projections estimate that the average household size in Hillingdon in 2001 was 2.5 persons per household. By 2026 this is estimated to be 2.34 persons per household on average.

GLA household projections 2006-2031 (thousands)						
	2006	2011	2016	2021	2026	2031
Hillingdon	100.2	106.8	109.9	113.0	116.1	119.2

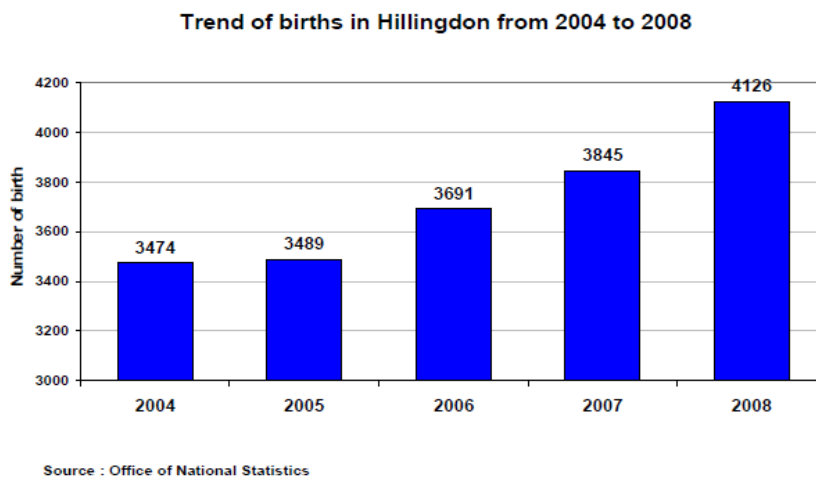
Source: GLA Population Projections

Birth Rates

10. The population changes in Hillingdon are mostly due to an increase in birth rates, with some increase from net migration. In the year 2009 to 2010, Hillingdon's total population rose by 3,600. This was as a result of 2,400 natural change (births minus deaths) and 1,200 net migration and other changes.

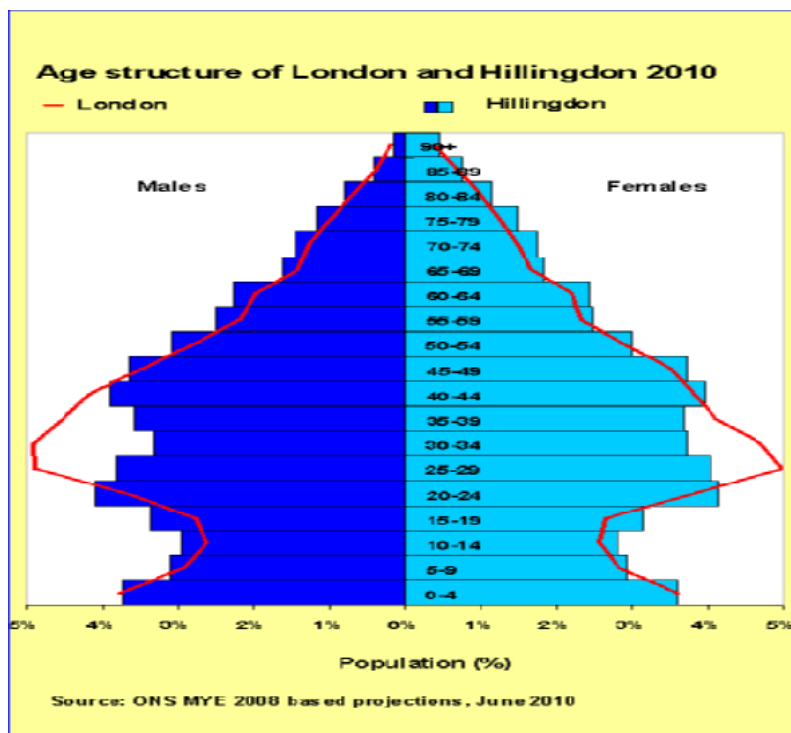


11. The number of live births has risen in Hillingdon over the last five years, with record highs seen in 2006, 2007 and 2008. The 2008 figure was exceptionally high at 4,126 children (see chart below).



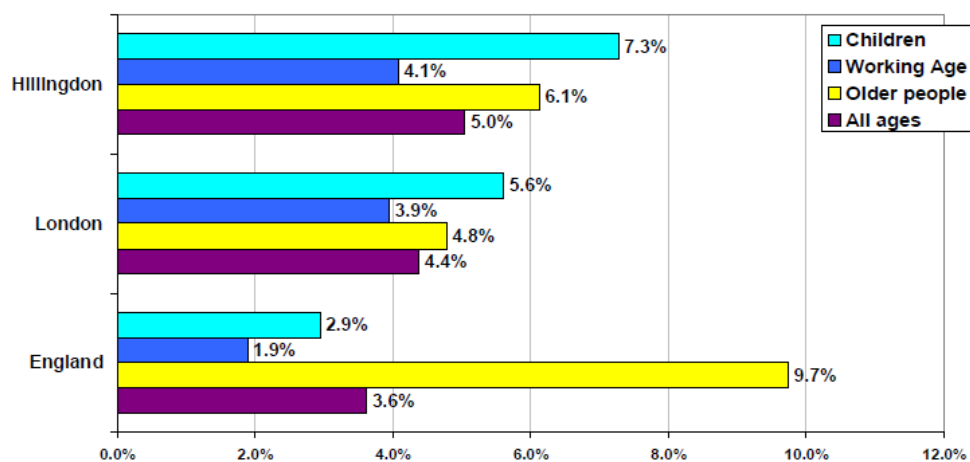
Age Structure

12. The population of children 0-15 years, adults 20-39 years and older people (65+) are expected to increase whilst the population aged 40-44 is expected to decrease in the next 5 years. Hillingdon has a significantly larger proportion of people in younger age groups (5-19) when compared with England and London. Over the next 5 years Hillingdon is expected to see an 11% increase in those people aged 85+; people who will be frailer with more complex needs and more likely to be in need of health and social care services.



13. 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.

Hillingdon - % Change in Population 2010 - 2015



Source: ONS MYE 2008 based population projection, May 2010

Population in Hillingdon Wards and Constituencies

14. Distribution of the Hillingdon population within the 22 wards is fairly uniform, in that each ward contains around 4-5% of the total population, with the exceptions of Harefield (3%) and Brunel (6%). Projections for parliamentary constituencies indicate that :

- Ruislip and Northwood is expected to show an increase in the population of children aged between 5 to 9 years, and adults aged over 50 years.
- Uxbridge and West Drayton will show an increase in the population of children aged between 0 to 9 years, and the adult population over 45 years.
- Hayes and Harlington is expected to show a more uniform increase across several age bands; including children 5 to 9 years, and adults age bands 35-39, 45-49, 50-59 and 65-69 years (5 years age band).

15. Wards in the north of the borough have a higher proportion of older people than those in the south, which show a higher proportion of younger population groups. Ickenham has the highest over 65 years population and Pinkwell has the highest under 19 years population.

16. The tables below show ward level population projections to 2021. 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%).

17. Over the period most wards are expected to see either modest growth or small declines in population over the period. Several wards are expected to see substantial growth – Uxbridge North, Botwell, West Ruislip, Uxbridge South and West Drayton.

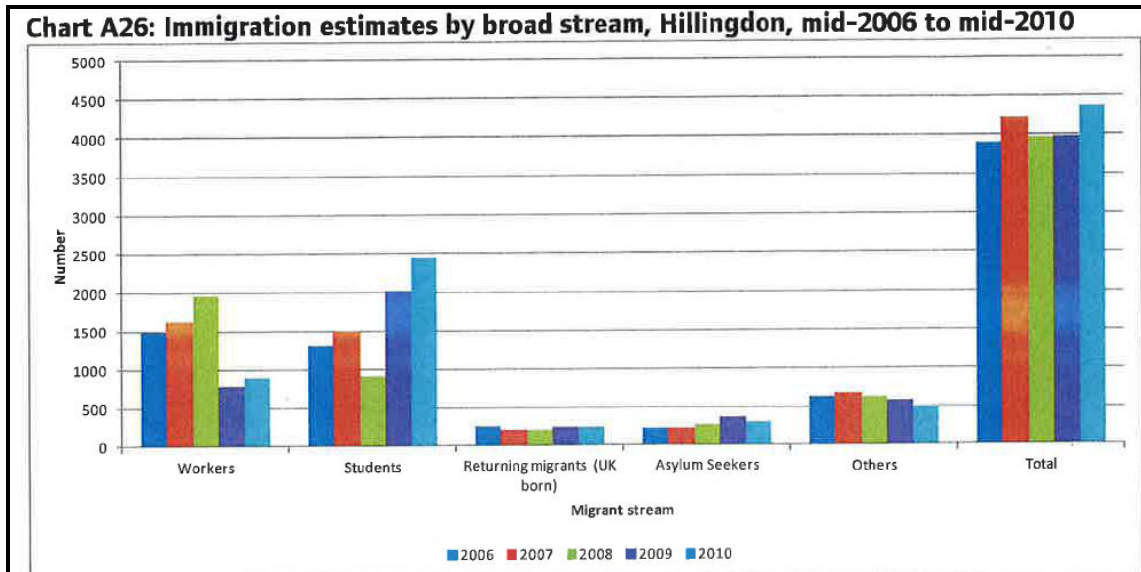
2009 Ward Population Projections

	Population 2011	Natural Change	Net Migration	Population 2021	% change
HILLINGDON	262,243	22,855	-10,759	274,339	4.6%
Barnhill	12,526	1,649	-1,885	12,290	-1.9%
Botwell	13,636	2,334	164	16,134	18.3%
Brunel	15,424	1,092	-1,225	15,291	-0.9%
Cavendish	11,414	546	-880	11,081	-2.9%
Charville	11,947	711	-986	11,672	-2.3%
Eastcote and East Ruislip	11,608	97	648	12,354	6.4%
Harefield	7,358	221	-103	7,476	1.6%
Heathrow Villages	10,820	1,647	-1,898	10,568	-2.3%
Hillingdon East	12,187	693	-453	12,427	2.0%
Ickenham	10,009	-150	-40	9,819	-1.9%
Manor	11,226	630	-781	11,075	-1.3%
Northwood	11,228	321	-336	11,214	-0.1%
Northwood Hills	11,320	221	-409	11,132	-1.7%
Pinkwell	13,096	1,721	-1,976	12,842	-1.9%
South Ruislip	11,459	834	-853	11,440	-0.2%
Townfield	12,307	1,399	-1,491	12,215	-0.8%
Uxbridge North	12,475	1,251	3,350	17,077	36.9%
Uxbridge South	13,284	1,812	465	15,561	17.1%
West Drayton	13,724	1,670	-109	15,285	11.4%
West Ruislip	10,688	903	961	12,552	17.4%
Yeading	12,555	1,527	-1,886	12,196	-2.9%
Yiewsley	11,951	1,723	-1,036	12,639	5.8%

Source: GLA

Inward migration

18. The chart overleaf shows the broad make-up of inward migration into Hillingdon between 2006 and 2010. It indicates that in recent years more students and fewer workers have been entering the borough. (Source: GLA.)



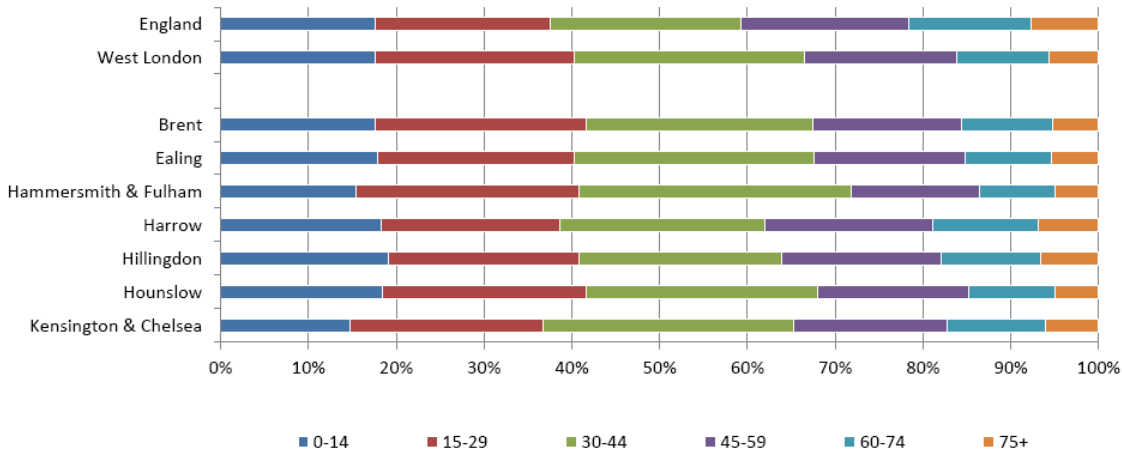
West London Housing Market Assessment

19. The West London Housing Market Assessment November 2010 considered the population and other factors driving the housing market.

- 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 adults and young families with children aged 0-4 years than England and Wales.

20. Age distribution in West London Boroughs is shown in the following diagram from the West London Housing Market Assessment.

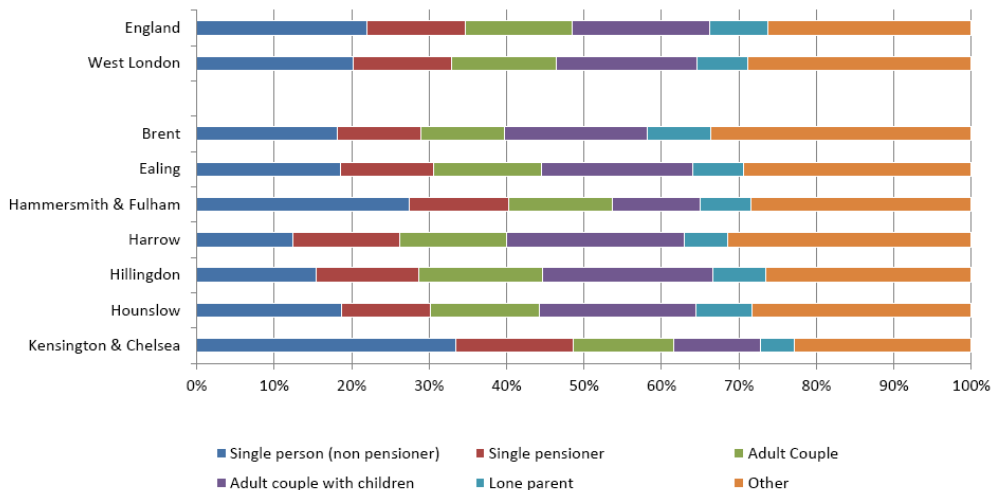
Age Distribution of Population by Borough (Source: UK Census of Population 2001)



- 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.

Household type for West London Boroughs

Household Type by Borough (Source: UK Census of Population 2001)



Demand for housing

21. 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.

SUGGESTED COMMITTEE ACTIVITY

Members of the Committee discuss and comment on the population data and use the report to inform their overview activities.

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Agenda Item 6

POPULATION FLOWS AND THE IMPACT ON HOUSING SERVICES – WITNESS SESSION 1

Contact Officer: Neil Stubbings
Telephone: x 7269

REASON FOR ITEM

To hear from witnesses as part of the Committee's 2011/12 review examining *Population flows and the impact on Housing Services in Hillingdon*.

OPTIONS AVAILABLE TO THE COMMITTEE

To question the witnesses about population flows and the impact on housing at a pan-London level, concentrating on those changes occurring in North West London and to identify any further key issues for future witness sessions. (Suggested questions attached as **Annex A**).

INFORMATION

1. The Committee is responsible for undertaking the 'policy overview' role in relation to Social Services, Health and Housing. This role is outlined at the start of the agenda.
2. Previous experience from both Hillingdon and other Councils indicates that the Committee can have the greatest impact by focusing on a particular topic at one or several meetings.
3. Following discussion at the Committee's meeting on 25th January 2012, Members decided to review the population flows and the impact on Housing Services in Hillingdon.
4. This is the first witness session for the review. This will provide an overview of what population flows occurring across London, where specifically these changes are occurring and aim to establish the likely impacts of population flows on Housing services, the socio-demographic profile of occupants and existing and new housing stock
5. The following will be attending to give evidence to the Committee:
 - Nigel Minto, Head of Housing and Planning, London Councils
 - Daniel Kennedy, Performance and Intelligence Team Manager / John Wheatley, Senior Policy Officer

Social Services, Health & Housing POC

22nd March 2012

PART 1 – MEMBERS, PRESS & PUBLIC

6. Questions (attached as Annex A) have been sent to the witnesses in advance. Members are not constrained by these and may wish to ask supplementary questions. A copy of the amended Scoping Report is attached as Annex B.

Attachments:

Annex A: Questions for the witnesses

Annex B: Copy of the amended scoping report

SUGGESTED COMMITTEE ACTIVITY

Question the witnesses, adding supplementary questions as appropriate.

Annex A

SUGGESTED QUESTIONS FOR THE WITNESSES

1. Are trends in births, deaths and inward and outward migration occurring in Hillingdon and, if so, why are population flows occurring?
 2. What are the geographical locations of where population flows are occurring within the borough and across Hillingdon's Borough boundaries?
 3. What are the likely impacts of population flows on Housing services, the socio-demographic profile of occupants and existing and new housing stock
-



HILLINGDON

LONDON

Social Services, Health & Housing Policy Overview & Scrutiny Committee Short Review Scoping Report 2011/12

OBJECTIVE

To examine population flows and the impact on Housing Services in Hillingdon

Aim of review

To examine population flows and its impact on housing supply and housing demand in Hillingdon

The review will inform the development of the Tenancy Strategy which is due to be published at the start of 2013 as a requirement of the Localism Act.

Terms of Reference

1. To establish trends in births, deaths and inward and outward migration in Hillingdon if and why population flows are occurring?
2. To determine the geographical locations of where population flows are occurring within the borough and across our Borough boundaries
3. To establish the likely impacts of population flow on Housing services, the socio-demographic profile of occupants and existing and new housing stock
4. To highlight those areas to Cabinet requiring further investigation

Annex B

Reasons for the review

Recent changes to the housing benefits regime has resulted in the possible need to move to cheaper alternative properties for families across London. Although this is expected, the evidence has so far not been seen. In year applications for school places has highlighted significant population flows within the London Borough of Hillingdon. This fluctuation in school numbers is separate to the demographic information used by the Local Authority to identify future requirements for school places. These expected changes and numerical changes have prompted the following salient questions:

Key Issues

Key issues requiring further investigation include:

- What is the evidence of population flow?
- What population flow is happening (e.g. Brunel Students, student nurses at Hillingdon hospital)
- Where is population flow happening?
- Who is moving?
- Why are people moving?
- Are large families adversely impacted?
- Are single family households a factor?
- What is the impact of this population flow on housing demand?
- What is the impact on other council service such as education and social care?
- The impact of the welfare reforms?
- Is homelessness increasing as a result?
- Is the use of temporary accommodation increasing?
- Are other local authorities procuring properties in the borough? – out of borough agencies
- Is owner occupation decreasing?
- Is the private rented sector increasing?
- How is the private rented sector reacting?
- What is the impact on private rented sector rents?
- Is there increased eviction activity, legal or illegal?
- The turnover of properties in the Private rented sector
- Hidden families (including homes in back gardens)
- Is there an Olympic factor?
- Is the affordable rent model impacting population flow?

Internal Migration - How is this measured?

Notwithstanding the variances highlighted by in year applications for school places, local population movements can be measured through the following indicators:

- School Census (or Pupil Level Annual School Census/PLASC)
- Local surveys and administrative data
- NHS central register/Flag 4

Annex B

- National Insurance Number (NINO) registrations
- Electoral Register (ER)
- Housing Benefit applications
- Applications for homelessness
- Temporary accommodation or private sector placements by one borough in other boroughs

School Census (or Pupil Level Annual School Census/PLASC) – This provides an annual comprehensive count of all children in maintained schools in the UK. Available on national basis since 2002, it includes address, age, ethnicity and first language. This count does not include data on nationality but the question about first language provides a reasonable proxy.

Pupils are recorded when they enter the system but not when they leave. Year on year comparison can provide a strong indicator of migration by families with children using the variables described and by identifying children who join the system at an age above the start of schooling, although this will not capture children arriving and leaving during the year.

Local surveys are important to inform local service planning, and some regular **surveys**, such as the London Housing Survey, can provide data on migration or be adapted to do so. **Administrative data** – there is a variety of data available. Most of these sources are concerned with registrations rather than de-registrations and so are more valuable for measuring arrivals rather than those currently resident.

NHS central register – There is no compulsory system within the United Kingdom to record the movement of the population. It is, therefore, necessary to use proxy data to estimate internal migration. The most reliable and updated source of data is the NHS Central Register (NHSCR). The NHSCR is based on people transferring to a new GP practice and informing their doctor as they change residential address. The accuracy of the data is therefore dependent on individuals informing their doctor when they move.

Its limitations are that there is a time lag between entering the UK and registering and some, particularly young men, are known not to register, or to delay registration unless and until they have a medical need; the flag is lost when a patient moves within the UK and registers with another GP; and no date is held for the registration.

The NHSCR data provides insights into patterns of inter-regional migrants within the UK.

National Insurance Number (NINO) registrations – National insurance numbers are a necessary first step for employment/self employment and for claiming benefits and tax credits. NINOs provide a record of residential postcode, arrival and registration date, country of origin and age. The data is available at local level and provides valuable information about migrants who have come to work in a particular area (although the

Annex B

individual may live in one and work in another neighbouring authority, depending on housing availability and transport links).

Electoral Register (ER) – Each local authority is required to keep a register of all those entitled to vote. An annual form is sent to every household and there is a rolling revision throughout most of the year. The ER form records nationality in order to determine in what, if any, elections the registrant is entitled to vote. If the nationality has no voting rights then the name is not added to the register and if this applies to the whole household then the register will show no elector.

Housing indices mentioned above

The remaining bullet points above can be identified from information collated from Council's back office systems.

This review will only concentrate on Housing and Education Services indicators of population movement.

Background information on Hillingdon's Housing Environment

See Appendix A

What is the Council already doing in relation to Housing Services?

- The Council have an established Local Housing Partnership, with whom the Council have already worked with to develop and deliver Area Based Housing Plans (2009 and 2010) specifically to reduce homelessness and make better use of housing across the Borough. This work has enabled a deeper understanding of the local housing market.
- The Registered Providers working in the area have told the Council their plans in respect of tenure and affordable rents. Business decisions have been taken to participate in affordable rent and the process of implementing this provides an opportunity for the council to influence decision making by other providers. The impact of these decisions will need to be tracked to identify which families access affordable rent properties.
- The Council are working on a definition of affordability, based on the GLA definition but taking into consideration the local impacts of this. This is expected to be in place by early December 2012
- The Council already have a better-than-average knowledge of current tenants and applicants for housing, but acknowledge the need to improve knowledge of tenants' financial circumstances and occupancy levels so that this can be used to inform choices around affordable rents and tenure length.
- Some work has also been undertaken to understand the impact of welfare reform, particularly proposals relating to under-occupation in the social housing

Annex B

sector. The welfare reform 'goal posts' continue to move; it will necessary to consider the impacts throughout this review.

The Council has reviewed its allocations policy and the housing register within the last few months, so the Council's knowledge of people seeking housing is up-to-date. This information can be provided to POC as part of its evidence gathering.

Methodology

The review proposes two witness sessions.

It is anticipated that at the first meeting the Committee will have an opportunity to question a representative from the Office for National Statistics and a representative from London Councils to gain a national and then regional perspective about the evidence for and impact of local population flows on Housing services.

At the second witness session, the Committee will have the opportunity to hear from Housing and Education Officers about the modelling work they undertake to plan future service provision

Proposed timeframe & milestones

Meeting	Milestone	Outcomes
15 February 2012	Agree scoping report	
22 March 2012	Witness Session Potential witnesses include: ONS London Councils	(Possible written submissions from: <ul style="list-style-type: none"> • Job Centre Plus • Shelter) To examine national population flows To examine regional population flows
19 April 2012	Witness Session Potential witnesses include: Head of Finance SSHsg Education Officer/s	Enquiries to residential developers / estate agents about new developments To examine local population flows and the impact on Housing services To agree the conclusions and recommendations of the final report
That authority be delegated to officers to agree the final report in conjunction with the Chairman and Labour Lead by email.		

Annex B

Intelligence

A number of reports since 2010 have suggested that policy changes affecting housing costs may lead to population movements away from Inner London towards Outer London, as properties in the centre become less affordable.

London's Poverty Profile 2011, published by the New Policy Institute (October 2011)¹ suggested that “services in Outer London, which are already stretched, such as GP surgeries and schools, may come under increasing pressure as people relocate there”. Housing benefit changes could make rents unaffordable for low income families in Inner London. The report analysed London population flows, including flows from Inner to Outer London, finding that each more people move from inner to outer London.

The report estimated that 104,000 households in London would be affected by changes to the housing benefit system starting in 2011, which will mean their levels of benefit will no longer be sufficient to cover their rent. The authors noted that the biggest shortfalls in weekly rent were likely to affect households in the Inner West of London, as well as larger households throughout the capital.

Research by London Councils published in September 2010 claimed that 82,000 households across the capital would be at risk of losing their homes under changes to housing benefit.²

The Commons Work and Pensions Committee published a report on ‘*Changes to Housing Benefit announced in the June 2010 Budget*’ in December 2010.³

London Councils published a paper in November 2011 examining pressure on school places in London.⁴

In 2011 the Greater London Authority published ‘*Focus on London, Housing - a growing city*’, which included:

- Details on London rent levels
- Length of time at address by borough
- Estimated distribution of losses from LHA changes.⁵

¹ <http://www.londonpovertyprofile.org.uk/downloads/povertyreport2011-web.pdf>

² [London Councils Housing Benefit](#)

³ [Work & Pensions Committee housing benefit changes](#)

⁴ [London Councils school places](#)

⁵ [GLA London Housing](#)

Key facts about Hillingdon & Housing

The following background information provides an overview of the current Housing environment in Hillingdon.

Households and Families

There were 99,449 households in Hillingdon in 2006, a rise of almost 2.8% since 2001. However, the number of households is expected to increase to 114,011 by 2026, which will represent a rise of 17.8% on the 2001 figure.

Housing (2011)

Table 6: Housing tenure	
Total number of households	102,129
Local authority	10,549
Registered social landlord	6,127
Other public sector	1,310
Private sector	84,143
Total public sector	18%
Total private sector	82%

House prices

According to data from the Land Registry, the mean house price in Hillingdon in Q1 of 2009 was £243,908. This had risen to £261,960 by October 2010. The average price in Hillingdon has more than doubled over the past ten years, although prices have decreased in the last year, in line with the regional and national trend.

Entry-level prices (for home ownership and private renting) were obtained by bedroom size across the borough via a survey of properties advertised for sale and to let during April 2009. These costs were qualified by the qualitative research with estate and letting agents in the area. Entry-level prices are crucial to the assessment of affordability used in the model to assess housing need in the Borough.

The survey estimates that around 26% of private rented sector households are recipients of Local Housing Allowance (LHA). Almost three quarters of these households contain children, compared to only a quarter of non-LHA private rented sector households.

The HMA2 results suggest that entry-level market housing is more than double the cost of social rented accommodation, indicating that intermediate housing could be beneficial to a number of households in ascending the housing ladder. Intermediate housing is affordable housing to rent or to buy which is available at a cost above that of social rented housing and below entry level market housing. Many shared ownership schemes fall into the intermediate housing category.

Annex B

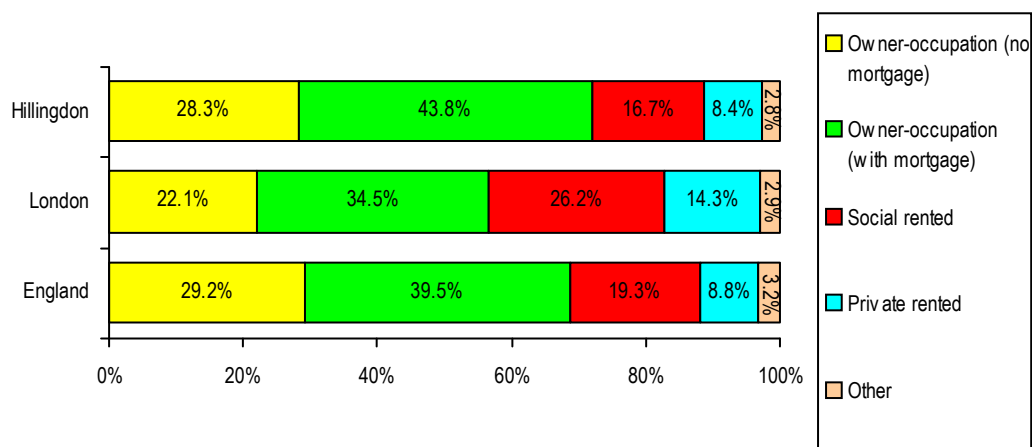
The potential range of costs at which intermediate housing (whether to rent or buy) could be provided is shown in the table below. The mid-point of the intermediate range is termed the 'usefully affordable' point, at which it is feasible to produce intermediate housing that will be affordable to a reasonable proportion of households unable to access the market, therefore providing a genuine step on the housing ladder. The cost of new build shared ownership housing currently

available in the borough lies towards to the top of the intermediate range - intermediate housing currently on offer in the borough in the form of shared ownership is of a higher cost than the 'usefully affordable' point.

Table 7: Weekly costs by tenure

Bedrooms	Social rent	Intermediate range	'Usefully affordable' Intermediate housing	Shared ownership	Entry-level private rent	Entry-level purchase*
1 bed	£74	£75 - £164	£120	£149	£165	£193
2 bed	£88	£89 - £194	£142	£176	£195	£258
3 bed	£102	£103 - £262	£183	£208	£263	£343
4 bed	£118	£119 - £418	£268	-	£419	£482

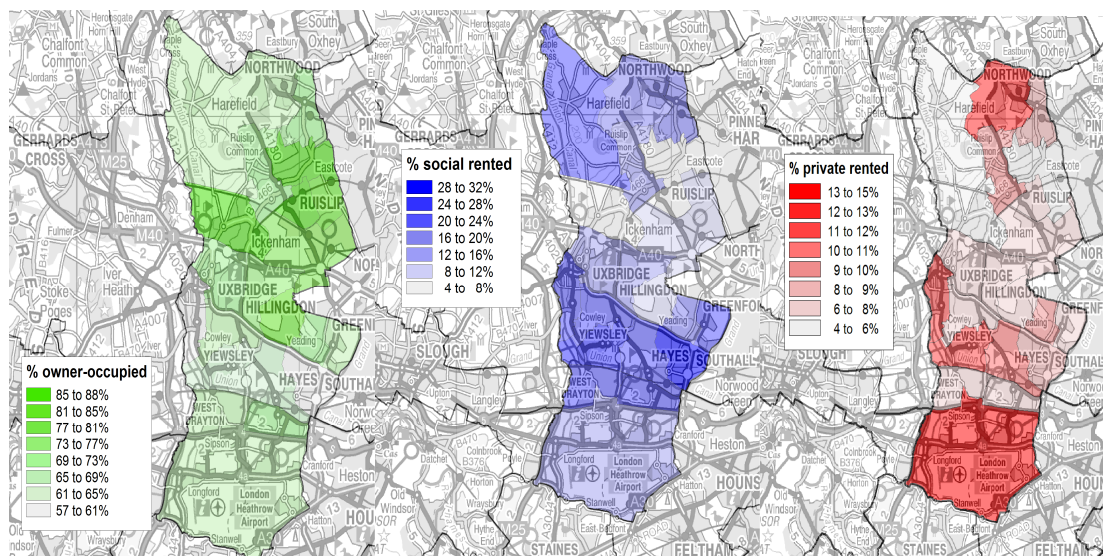
Tenure



Source: 2001 Census

Annex B

Tenure By Ward



Source: 2001 Census

Social Housing 2011

Social Stock Levels – 2011 Housing Register - 2011 Lettings 2010-11

Total Social Stock	16731	Band A	99 (1.3%)	Local Authority	560
of which Sheltered	1370 (8.2%)	Band B	284 (3.7%)	Registered Provider	235
Hillingdon Housing Services	10319	Band C	2869 (37.1%)	Total Social Lettings	795
of which Sheltered	838 (8.1%)	Band D	4483 (57.9%)	Private Sector (Housing Needs Assisted)	374
Registered Provider	6412	Total	7735		
of which Sheltered	532 (8.3%)				

Source: TSA & L.B. Hillingdon Housing Register Profile

Annex B

Social Housing Demand

Priority band	A - C	Non Priority	D
0 & 1 Bed Need	611	0 & 1 Bed Need	2352
2 Bed Need	1074	2 Bed Need	1369
3 Bed Need	933	3 Bed Need	595
4 Bed+ Need	634	4 Bed+ Need	167

Source: LB Hillingdon Housing Register Profile 01.04.2011

Current Social Lettings (1st April 2011-1st Nov 2011)

	Estimated Demand (Total Household)	Current annual % of lettings	Current annual count of lettings
1. Homeless households	1000	34.21%	143
2. Overcrowded	1470	20.81%	87
3. Under occupiers	190	8.61%	36?/?
4. Freeing up supported or residential accommodation (includes care leavers)	125	7.18%	30
5. Transferring tenants	1476	7.18%	30
6. Medical Need To Move	157	9.09%	38
7. Others	700	12.92%	54
Total			418

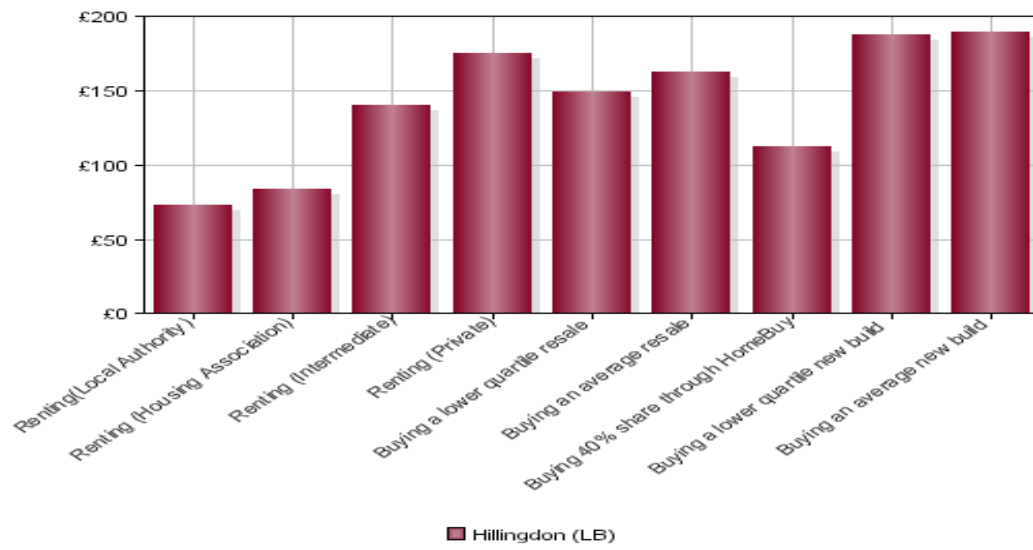
Age restricted or elderly sheltered lets	Number of Lets	% of all lets
	94	22.49%

Adapted lets	Number of Lets	% of all lets
	35	8.37%

Annex B

Cross Tenure affordability (weekly cost)

Weekly cost (1 bed property)



Source: LB Hillingdon Housing Market News Report Nov 2011

CABINET FORWARD PLAN

Contact Officer: Charles Francis
Telephone: 01895 556454

REASON FOR ITEM

The Committee is required to consider the Forward Plan and provide Cabinet with any comments it wishes to make before the decision is taken.

OPTIONS OPEN TO THE COMMITTEE

1. Decide to comment on any items coming before Cabinet
2. Decide not to comment on any items coming before Cabinet

INFORMATION

1. The Forward Plan is updated on the 15th of each month. An edited version to include only items relevant to the Committee's remit is attached to this report. The full version can be found on the front page of the 'Members' Desk' under 'Useful Links'.

SUGGESTED COMMITTEE ACTIVITY

1. Members decide whether to examine any of the reports listed on the Forward Plan at a future meeting.

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The Cabinet Forward Plan

Period of Plan: March to June 2012

Ref	Report Title	Advance information	Ward(s)	Report to Full Council	Cabinet Member(s) Responsible	Officer Contact	Consultation	Background Documents	NEW ITEM
SCH&H = Social Care, Health & Housing; CS = Central Services; PEECS = Planning, Environment, Education & Community Services									
Cabinet - 29 March 2012									
SI	Progress Report on the Disabled People's Plan	This report provides Cabinet with a performance update on the delivery of the Disabled People's Plan.	All		Cllr Philip Corthorne	SCH&H - Dan Kennedy	Engagement of Disabled People is integral to the development and delivery of the Plan.		
SI Page 33	Older Peoples Plan - Update	This report provides an update to Cabinet of the Older Peoples Plan.	All		Cllr Philip Corthorne / Cllr Ray Puddifoot	SCH&H - Dan Kennedy	Engagement of Older People is integral to the development and delivery of the Plan.		

Ref	Report Title	Advance information	Ward(s)	Report to Full Council	Cabinet Member(s) Responsible	Officer Contact	Consultation	Background Documents	NEW ITEM
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SCH&H = Social Care, Health & Housing; CS = Central Services; PEECS = Planning, Environment, Education & Community Services

Cabinet Member Decisions - March 2012

SI	Standard Items taken each month by the Cabinet Member	Cabinet Members make a number of decisions each month on standard items - details of these standard items are listed at the end of the Forward Plan.	Various		All	Democratic Services	Various	Various	
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Ref	Report Title	Advance information	Ward(s)	Report to Full Council	Cabinet Member(s) Responsible	Officer Contact	Consultation	Background Documents	NEW ITEM
SCH&H = Social Care, Health & Housing; CS = Central Services; PEECS = Planning, Environment, Education & Community Services									
Cabinet - 26 April 2012									
671	Award of contract: Supply of plumbing fittings and materials	Hillingdon Housing Repairs Service spends approximately £300,000 each year on the purchase of plumbing fittings and materials - these need to be sourced from a specialist plumbing wholesaler. This report will seek Cabinet approval to the award of a contract for the supply of plumbing fittings and materials to the Hillingdon Housing Repairs Service.	All		Cllr Philip Corthorne / Cllr Scott Seaman-Digby	SCH&H - Grant Walker	Corporate Procurement		
668	Contract Award: Framework Agreement for Support Planning and Brokerage	<p>This report to Cabinet relates to Direct Payments, which enable social care service users to access and control their own fund with which to pay for care services. The Direct Payment Support Service provides independent advice, support and assistance for recipients of Direct Payments to ensure that service users are able to fully benefit from this option.</p> <p>The contract award for this service follows a collaborative tender process across four London boroughs. A framework agreement has been developed with the London Boroughs of Brent, Kensington ad Chelsea and Hammersmith & Fulham. The tender process, being led by Hammersmith & Fulham.</p>	All		Cllr Philip Corthorne & Cllr Seaman-Digby	SCH&H - Paul Feven	Service users, carers and SCHH staff have been consulted in drawing up the service specification and in developing questions to submit to prospective providers at the interview stage.		

Page 35

Ref	Report Title	Advance information	Ward(s)	Report to Full Council	Cabinet Member(s) Responsible	Officer Contact	Consultation	Background Documents	NEW ITEM
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SCH&H = Social Care, Health & Housing; CS = Central Services; PEECS = Planning, Environment, Education & Community Services

Cabinet Member Decisions - April 2012

SI	Standard Items taken each month by the Cabinet Member	Cabinet Members make a number of decisions each month on standard items - details of these standard items are listed at the end of the Forward Plan.	Various		All	Democratic Services	Various	Various	
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Cabinet - 24 May 2012

741	Hillingdon Housing Strategy 2012 - 2015 POLICY FRAMEWORK	Hillingdon's Housing Strategy outlines the Council's proposals for responding to the key national and local issues for housing including public sector housing, the use of the private rented sector as well as home ownership. The priorities and key issues for the strategy were presented to Cabinet in 2011 and approved for consultation with partner organisations. This report will present the draft strategy for formal consultation. It will be reported back to Cabinet and, if agreed, submitted to Council for adoption.	All	08-Nov-12	Cllr Philip Corthorne	SCH&H - Paul Feven	A range of partner organisations, SCHH staff and other stakeholders. Social Services, Health and Housing POC	Cabinet report - 28 July 2011	NEW
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Page 36

Ref	Report Title	Advance information	Ward(s)	Report to Full Council	Cabinet Member(s) Responsible	Officer Contact	Consultation	Background Documents	NEW ITEM
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SCH&H = Social Care, Health & Housing; CS = Central Services; PEECS = Planning, Environment, Education & Community Services

Cabinet Member Decisions - May 2012

SI	Standard Items taken each month by the Cabinet Member	Cabinet Members make a number of decisions each month on standard items - details of these standard items are listed at the end of the Forward Plan.	Various		All	Democratic Services	Various	Various	
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Agenda Item 8

WORK PROGRAMME AND MEETING DATES IN 2011/12

Contact Officer: Charles Francis
Telephone: 01895 556454

REASON FOR ITEM

This report is to enable the Committee to review meeting dates and forward plans. This is a standard item at the end of the agenda.

OPTIONS AVAILABLE TO THE COMMITTEE

1. To confirm dates for meetings
2. To make suggestions for future working practices and/or reviews.

INFORMATION

All meetings to start at 7.00pm unless otherwise indicated.

Meetings	Room
21 June 2011	CR 5
6 July 2011	CR 5
31 August 2011	CR 5
12 October 2011	CR 5
8 November 2011	CR 5
8 December 2011	CR 6
25 January 2012	CR 5
15 February 2012	CR 5
22 March 2012	CR 5
19 April 2012	CR 5

Social Services, Health & Housing Policy Overview Committee

2011/12 DRAFT Work Programme

Meeting Date	Item
21 June 2011	Aims & Challenges
	Review Topics 2011/12
	Cabinet Forward Plan
	Work Programme for 2011/12

6 July 2011	Major Reviews in 2011/12 - Scoping Report and Discussions (Work Programme)
	Quarterly Performance and Budget Report
	Cabinet Forward Plan
	Work Programme for 2011/12

31 August 2011	Major Reviews in 2011/12 – Scoping Report and Discussions (Work Programme)
	Personalisation - update
	Cabinet Forward Plan
	Work Programme

12 October 2011	Major Reviews in 2011/12 – First Review Witness Session 1
	Annual Complaints Report - SSH&H
	Cabinet Forward Plan
	Work Programme

8 November 2011	Major Reviews in 2011/12 – First Review Witness Session 2
	Update on previous review recommendations
	Cabinet Forward Plan
	Work Programme

8 December 2011	Major Reviews in 2011/12 – First Review Witness Session 3
	Major Reviews in 2011/12 – Possible review options for second review
	Personalisation – Stakeholder Presentation – verbal report
	Cabinet Forward Plan
	Work Programme

25 January 2012	Budget
	(ASCHH Annual Performance Assessment) – Local Account
	Major Review – Draft report
	Major Reviews in 2011/12 – Second Review - Verbal Update
	Cabinet Forward Plan
	Work Programme

15 February 2012	Major Reviews in 2011/12 – Second Review Scoping report
	Major Reviews in 2011/12 – First Review Final Report
	Cabinet Forward Plan
	Work Programme

22 March 2012	Major Reviews in 2011/12 – Second Review Witness session 1
	Cabinet Forward Plan
	Work Programme

19 April 2012	Major Reviews in 2011/12 – Second Review Witness Session
	Cabinet Forward Plan
	Work Programme