



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, 19 APRIL 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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Published: Wednesday, 11 April 2012

Contact: Charles Francis
Tel: 01895 556454
Fax: 01895 277373
Email: cfrancis@hillington.gov.uk

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<http://modgov.hillingdon.gov.uk/ieListDocuments.aspx?CId=247&Mid=1197&Ver=4>

Lloyd White
Head of Democratic Services
London Borough of Hillingdon,
3E/05, Civic Centre, High Street, Uxbridge, UB8 1UW
www.hillingdon.gov.uk



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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 22 March 2012 1 - 12
- 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) - Witness Session 2 13 - 26
- 6 Forward Plan 27 - 32
- 7 Work Programme 33 - 36

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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

	<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. **POPULATION FLOWS (AND THE IMPACT ON HOUSING SERVICES) - BACKGROUND REPORT** *(Agenda Item 5)*

The Policy Officer introduced a background report which provided information about changes in the population of Hillingdon.

Key points arising from the report included:

Population Data and Analysis

- 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:
 - Office for National Statistics
 - Greater London Authority
 - Hillingdon Joint Strategic Needs Assessment

Limitations of the Data

- 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.

Hillingdon's Population 2010

- 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%).

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

	<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 <ul style="list-style-type: none"> – 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 rented sector.
- **Is homelessness increasing as a result?** Yes, but the form of temporary accommodation is changing. Homeless applications

	<p>accepted between October and December 2011 show a <i>rise of 36% rise</i> since the same time the previous year.</p> <ul style="list-style-type: none"> • 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 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. 	Directorate Officers
17.	<p>WORK PROGRAMME (<i>Agenda Item 8</i>)</p> <p>This is a standard item.</p> <p>Resolved –</p>	

	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.

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REVIEW – POPULATION FLOWS

Contact Officer: John Wheatley
Telephone: 6449

Additional information requested at the meeting on 22 March

The Committee asked for further information on the following matters:

1. The differences between Office for National Statistics and Greater London Authority population projections;
2. The composition of the 'Other' category in household type used in analysis of census data;
3. Clarification of numbers of births in Hillingdon.

1. ONS and GLA population projections

Population change occurs over time due to births, deaths and net migration.

There are two sources of population estimates for London Boroughs:

- Greater London Authority (GLA)
- Office for National Statistics (ONS)

Both sets of estimates are based on Census data (the latest available is 2001), which is the most reliable data available as it is (or is intended to be) a 100 per cent sample of the population.

ONS census-based data is frequently used in population analysis, providing for example information on population density, mid-year estimates between decennial Census returns, age structures, and population turnover.

ONS and GLA methods of projection and data sources differ, resulting in differences that particularly affect long-term population projections, looking ten or twenty years ahead. The main reason for this is that the methodologies take net migration into account in different ways. The main differences in methodology are:

ONS

- Migration is constrained to national (England) assumptions about international and cross-border migration flows.
- Migration is based on average changes over the past five years in mid-year population estimates.
- Migration structures are based on survey data (GP registration data/International Passenger Survey).

GLA

- Migration is development-led, using housing capacity as a proxy to model net migration.
- Migration structures are based on 2001 Census.

The GLA longer-term population projections for London boroughs are generally considered more robust. This source provides a time-series of change and projections into future years, ethnic projections, and ward-level population projections.

Projection methods used by ONS may underestimate the population of London Boroughs because there is a higher rate of migration and population churn in London compared to the rest of the country. The underlying problem with ONS projections is the difficulty of measuring migration:

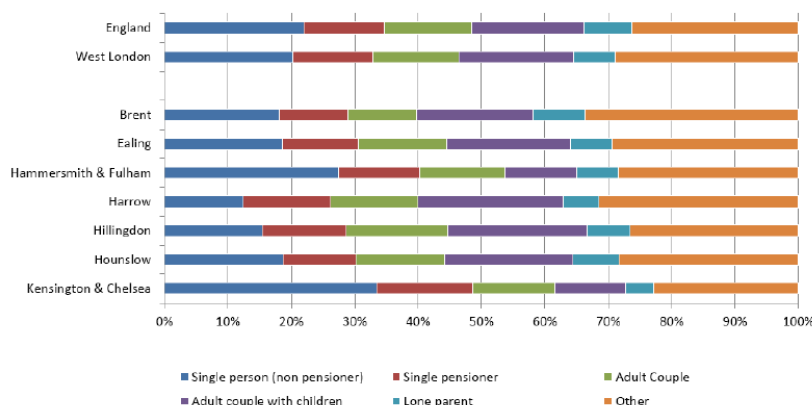
- Internal (within UK) migration based on changes of GP registration (delayed re-registration and non-registration). It is also difficult using the ONS methodology to assign usual area of residence to some groups of people: e.g. students, overseas students, contract workers, those with second homes and those who live and work away from the family home in the week, homeless people and those living in communal establishments.
- International migration is measured using sample surveys based on interviews with people passing through ports and on routes into and out of the UK. There is insufficient confidence in estimates of international migration for London, as it receives some 40% of net UK international migration, and results do not clearly show the area of the UK or London where migrants will settle.

GLA population projections for Hillingdon from 2006-2031 were shown in the Committee's report for 22 March agenda item 5.

2. Household types for West London Boroughs

Members asked about the composition of the 'other' category in the chart showing household type. The chart was taken from the West London Housing Market Assessment 2010.

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



The 2001 Census used the following definition of a 'household':

- one person living alone, or
- a group of people (not necessarily related) living at the same address with common housekeeping - sharing either a living room or sitting room, or at least one meal a day.

The 'Other' category in the chart includes multi-adult households that do not fit elsewhere in the categories. Hillingdon and Harrow have the highest proportions of adult couples and adult couples with children, at around 37% of households. Hillingdon has around 26% of 'other' multi-adult households.

Households consisting of one family and no other people are classified according to the type of family and the number of dependent children. Other households are classified by the number of dependent children or whether all student or all pensioner.

A family comprises a group of people consisting of a married or cohabiting couple with or without child(ren), or a lone parent with child(ren). It also includes a married or cohabiting couple with their grandchild(ren) or a lone grandparent with his or her grandchild(ren) where there are no children in the intervening generation in the household. Cohabiting couples include same sex couples. Children in couple families need not belong to both members of the couple.

3. Hillingdon Births

The Office for National Statistics publishes annual data for births by area of usual residence of mother, England and Wales.

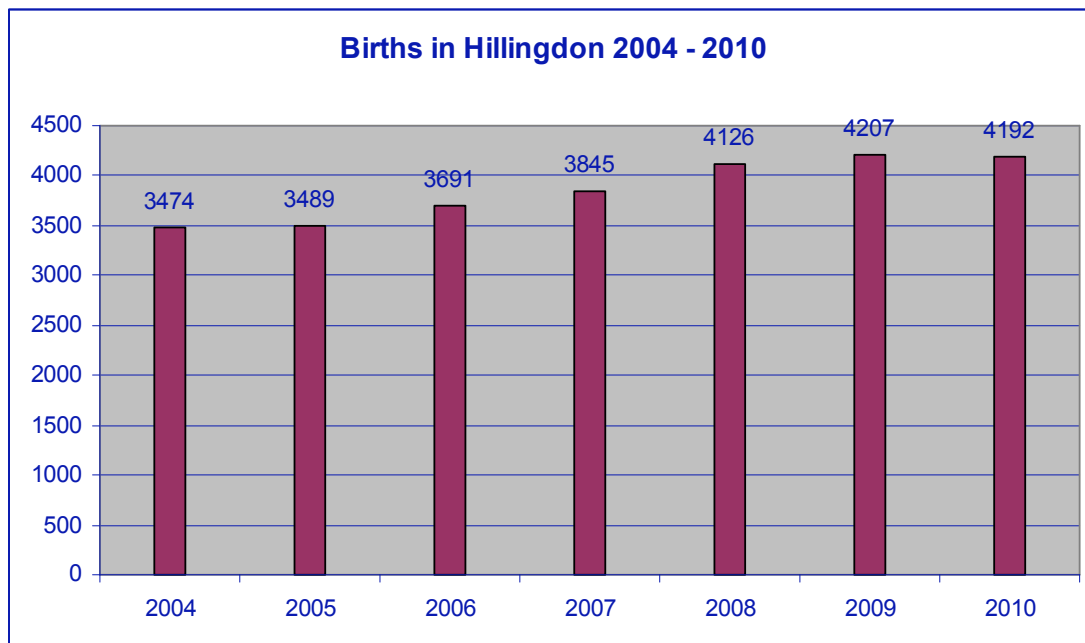
The most recent births data for 2009 and 2010 may be accessed at:

<http://www.ons.gov.uk/ons/publications/all-releases.html?definition=tcm%3A77-210644>

The following page includes further information and mapping tools:

<http://www.ons.gov.uk/ons/rel/vsob1/births-by-area-of-usual-residence-of-mother--england-and-wales/2010/index.html>

The chart below updates the information previously provided to the Committee:



Source: ONS - Live births by mother's usual area of residence

Agenda Item 5

POPULATION FLOWS AND THE IMPACT ON HOUSING SERVICES – WITNESS SESSION 2

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 local level, concentrating on those changes occurring in Hillingdon. (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 second witness session for the review. This will provide an overview of what population flows are occurring locally, where specifically these changes are occurring and aim to establish the likely impacts of population flows on Housing services. It will also look at the financial modelling work officers undertake to plan future service provision.
5. The following will be attending to give evidence to the Committee:
 - Steve Cross, Head of Finance, Social Care, Health and Housing
 - April Southern, Housing Benefits Manager, Social Care, Health and Housing

- Emma Humphrey, Housing Needs Manager, Social Care, Health and Housing
 - Anna Crispin, Chief Education Officer
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

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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.		

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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.

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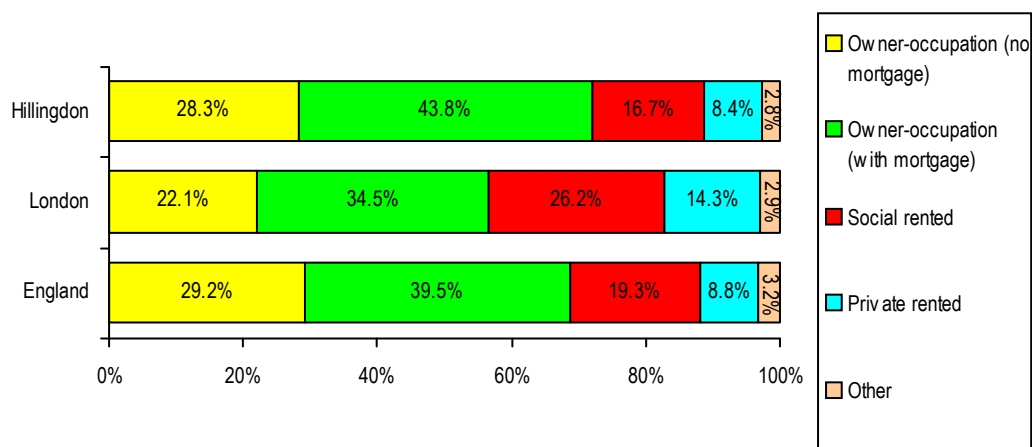
The potential range of costs at which intermediate housing (whether to rent or buy) could be provided is shown in the table below. The mid-point of the intermediate range is termed the 'usefully affordable' point, at which it is feasible to produce intermediate housing that will be affordable to a reasonable 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

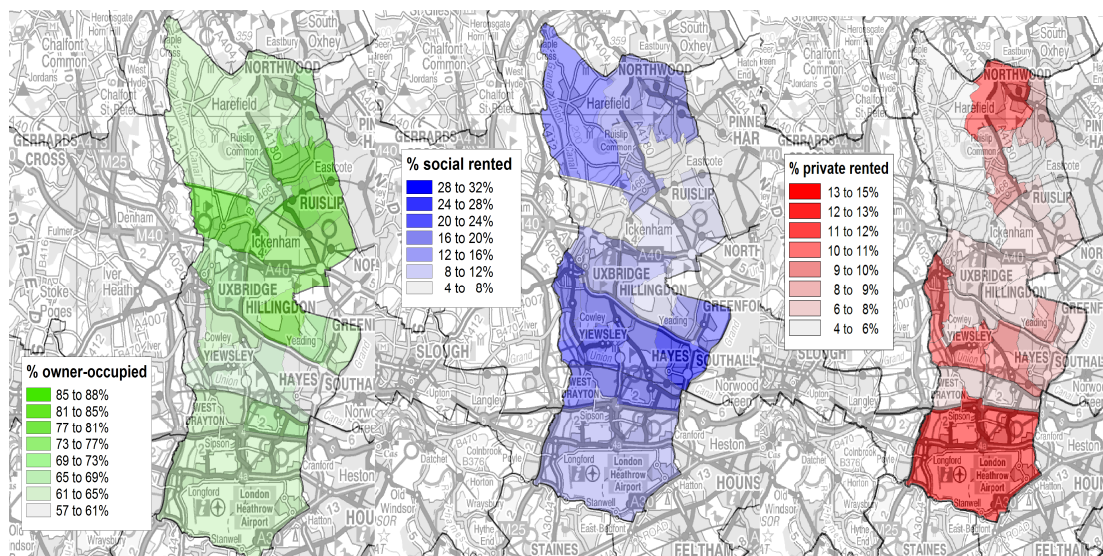
Tenure



Source: 2001 Census

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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

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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

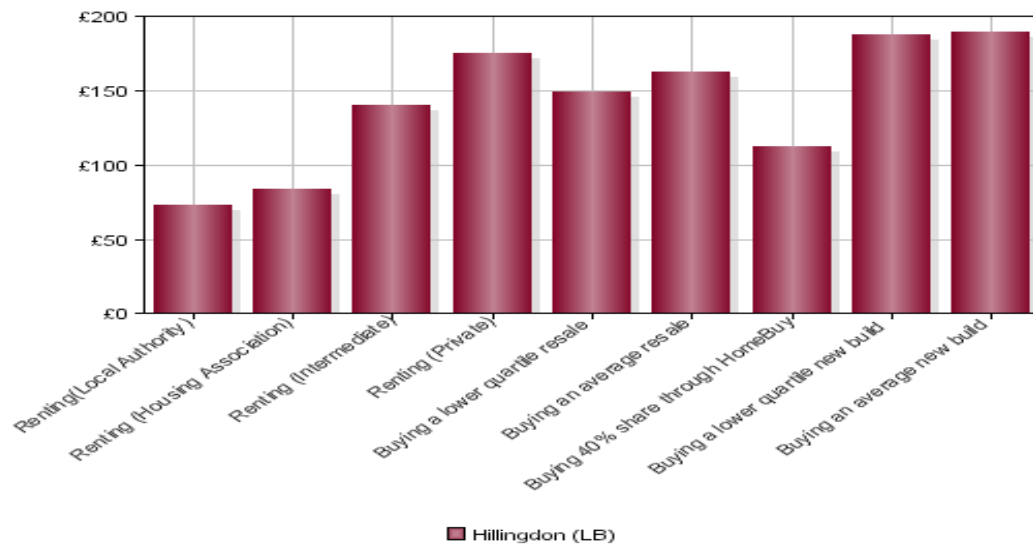
Age restricted or elderly sheltered lets	Number of Lets	% of all lets
	94	22.49%

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

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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: April to July 2012

Ref	Report Title	Advance information	Ward(s)	Report to Full Council	Cabinet Member(s) Responsible	Officer Contact	Consultation	Background Documents	NEW ITEM
<p>SCH&H = Social Care, Health & Housing; CS = Central Services; PEECS = Planning, Environment, Education & Community Services</p> <p>Cabinet - 26 April 2012</p>									
749	Award of contract: Minet Drive care and support service for people with learning disabilities	Minet Drive is a 12 bed supported housing development which will enable people with high needs currently living in residential care to move back into the community with care and support. This report recommends the award of a care and support contract following a competitive tendering process. The Disabilities Commissioning Plan approved by Cabinet on the 26th January 2012 identified the development of supported housing as critical to ensuring that people with learning disabilities are able to live independently in the community and to reduce the reliance of the Council on institutional care provision.	All		Cllr Philip Corthorne / Cllr Scott Seaman-Digby	SCH&H - Paul Feven			NEW
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		

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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									
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	
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
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SCH&H = Social Care, Health & Housing; CS = Central Services; PEECS = Planning, Environment, Education & Community Services

Cabinet - 21 June 2012

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.		
SI	Reports from Policy Overview Committees	Major Policy Review recommendations for consideration by the Cabinet as and when completed.	TBC		as appropriate	Democratic Services			

Cabinet Member Decisions - June 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 Member Decisions - July 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									
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	

Agenda Item 7

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