

POPULATION FLOWS AND THE IMPACT ON HOUSING SERVICES IN HILLINGDON REVIEW - PROGRESS REPORT

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REASON FOR ITEM

To enable the Committee to review the progress made on the Population Flows and the Impact on Housing Services in Hillingdon review conducted during 2011/12.

OPTIONS AVAILABLE TO THE COMMITTEE

- To note the progress made on the review to date
- To consider Population Flows and the Impact on Housing Services in Hillingdon as a possible option for one of the Committee's major reviews during the municipal year 2012/13.

INFORMATION

Background

At 25 January 2012 meeting, the Committee undertook discussions about possible topics for their second major review in 2011/12. At this meeting, Officers explained that further information gathering was required before the Tenancy Strategy could be developed and population flows were suggested as a possible area of work which would add value to the development of the Strategy. On this basis, the Committee selected population flows as their second review topic and a summary of the progress made to date is provided here.

The aim of the review was to examine *population flows and its impact on housing supply and housing demand in Hillingdon*. The terms of reference sought to address the following four key areas. These were:

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

Reasons for the review

The Committee heard that recent changes to the housing benefits regime had resulted in the possible need for families to move to cheaper alternative properties across London. During March and April 2012, the evidence received highlighted that although this was expected, the proof had so far not been seen.

In year applications for school places had highlighted significant population flows were occurring within the London Borough of Hillingdon. However, this fluctuation in school numbers was separate to the demographic information used by the Local Authority to identify future requirements for school places. These expected changes and numerical changes prompted the following salient questions:

Key Issues

The review sought to address a number of key issues. These included:

- 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, the Committee heard that local population movements could 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
- 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 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 Committee heard that the remaining bullet points above could be identified from information collated from Council's back office systems.

The review was limited in scope and only concentrated on Housing and Education Services indicators of population movement.

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

To address a change in population in Hillingdon, the Committee were informed that Housing Services had already undertaken a number of work streams which included:

- 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 sector. The welfare reform 'goal posts' continue to move; it will be 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.

Methodology

To date, two witness sessions have been held. The evidence from these sessions is included as Appendix 1.

At the first meeting, the Committee had anticipated hearing from a representative from the Office for National Statistics (ONS) 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. As it transpired, an ONS representative was unable to attend Committee and so a senior Policy Officer provided a report which summarised the information ONS had provided. Nigel Minto, Head of Housing and Planning attended from London Councils.

At the second witness session, the Committee heard from April Southern, Housing Benefits Manager, Emma Humphrey, Housing Needs Manager and Anna Crispin, Chief Education Officer about the modelling work they were undertaking to plan future service provision.

Preliminary Conclusions

Based on the evidence received so far, the Committee's conclusions are as follows:

- 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.
- There is no robust evidence of established population flow at present.
- There is no evidence that the increase in in-year school places has been driven by benefits changes.
- Changes to the housing market and housing benefits system will have an impact on Hillingdon residents and housing will become less affordable.
- There has so far been no increase in homelessness presentations resulting from welfare reform.
- Anecdotal evidence from inner London Boroughs suggests there will be an inner to outward migration and cross borough population flows will increase within the next 18 months.
- The Private Rented sector is becoming more difficult to access and this situation will further deteriorate as further housing benefit changes are introduced in the next 6 months.
- The benefit cap and universal credit have the potential to create significant financial problems for households which may result in population flows.
- Based on the factors listed above, it is forecast there could be population movement in the second half of 2012/13.

APPENDIX 1

Evidence Sessions held on 22 March 2012 and 19 April 2012

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.
- 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.

Demand for housing

- 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.

Resolved –

1. **That the information be noted**
2. **That officers be requested to provide further information on:**
 - 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**

POPULATION FLOWS (AND THE IMPACT ON HOUSING SERVICES) - WITNESS SESSION 1 (*Agenda Item 6*)

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.

The following points were noted:

London Councils research

- 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

The London numbers - Findings

- 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%
 - One-in-six, face loss of over 30%
- The UC cap disproportionately impacts on larger families
 - Over 40% of couples with three children face loss greater than 10%
- Average loss across London £105 per week
- The Levels of tenants moved into unaffordability ranged from 33% (Brent) to 10% (Lambeth)
- In Hillingdon 17,704 records assessed, 2,580 (15%) applicants were expected to find their homes unaffordable
- Hillingdon 28th out of 33 boroughs in terms of the extent that claimants will find their accommodation unaffordable
- Boroughs which have least affordability near Hillingdon included:
 - Hounslow (19%)
 - Ealing (20%)
 - Brent (33%)

Estimating the impact on boroughs

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

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

- **What population flow is happening?** – This was ongoing at the moment.
- **Where is population flow happening?** – Across London as a whole. This is not always a clear inner/outer London split.
- **Who is moving?** – A range of households but this will increasingly be larger households.
- **Why are people moving?**- Of their own choice to avoid the change in housing benefit/UC. To secure cheaper or more appropriate accommodation because they are being 'moved' by boroughs. Or because their landlord is compelling them to move.
- **Are large families adversely impacted?** – Yes

- **What is the impact of this population flow on housing demand?** At this stage it is too early to say – Housing demand in some areas will increase as a result of population flows.
- **What is the impact on other council service such as education and social care?** Westminster, Kensington and Chelsea are seeing an impact on school numbers. Equally some outer London boroughs are seeing their school number increase.
- **The impact of the welfare reforms?** Welfare reform is central as a driver to this change, closing down lower cost supply in the private rented sector.
- **Is homelessness increasing as a result?** Yes, but the form of temporary accommodation is changing. Homeless applications accepted between October and December 2011 show a *rise of 36% rise* since the same time the previous year.
- In seven London boroughs, including Ealing, Bexley and Waltham Forest - the number of homeless households more than doubled over twelve months, with the biggest rise in Hounslow at 245%
- -Indirectly as a result of a decline in (cheaper) stock in the private rented sector, a situation potentially exacerbated by higher rents in some housing association homes
- **Is the use of temporary accommodation increasing?** 1680 people are in bed and breakfast. A **26% increase** on first quarter of last year, when 1330 people were in Bed & Breakfast in London.
- **Are other local authorities procuring properties in the borough?** Evidence suggests this is the case. The majority of London boroughs are placing households in other boroughs
- Is owner occupation decreasing?** Total number of mortgage loans increased by 22% between Q2 – Q3 2011. Average house prices now £351k. Expectations that sales will remain buoyant. Average income of borrowers was £59k. Median age 35 years old
- **Is the private rented sector increasing?** Yes, very variable, the issue is not overall but the price point that PRS is available.
- **How is the private rented sector reacting?**
- **What is the impact on private rented sector rents?** Overall increasing overall average rent level is £2075 per month.
- **Is there increased illegal eviction activity?** Ministry of Justice evidence was not available. Evidence from other agencies confirms this is the case.
- **Is there an Olympic factor?** Waiting lists have increased by 30% in the 5 Olympic boroughs.
- **Is the affordable rent model impacting population flow?** Yes and will do so to an increasing extent.

Resolved –

1. **That the information be noted**

POPULATION FLOWS (AND THE IMPACT ON HOUSING SERVICES) - WITNESS SESSION 2 (Agenda Item 5)

The second witness session for the review examined population flows in Hillingdon from a local, Hillingdon perspective. The following officers attended the meeting and provided their views:

- 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, PEECS.

The following points were noted:

Housing Benefit Information

Effects of April 2011 Local Housing Allowance changes

- From April 2011 restricting rents to 30th percentile of rent market had a clear and immediate effect on rental payments.
- In monetary terms the households feeling the greatest impact are 5 bed need claimants as these are also restricted to 4 bed rate (based on claim start date vs. April 2012 LHA rate).
- Local Housing Allowance (LHA) rates reduced in April 2011 to 30th rather than 50th percentile of market rents.
- LHA rates have been increasing over the last year, with rates for 2 and 3 beds now equal to, or higher than the rate in March 2011.
- From April 2012 LHA rates have been set for 12 months.

Transitional Protection

Current cases affected:

- Claims made prior to April 2011 receive transitional protection for nine months after they anniversary date.
- There are currently 2410 receiving transitional protection and depending on when the claim was initially made transitional protection will end between January and December this year.
- There are currently no 5 bed households receiving transitional protection as rents charged were similar to new LHA figures. However, all new claims from April 2011 were restricted to 4 bed rate.
- Due to LHA rate rises since April 2011 58% of cases currently receiving transitional protection (TP) will not face a loss when TP ends.
- There are currently 10 households that will face a loss of over £100 per week - 2 of these are large households with 9 family members. Of those losing £50 - £100 - 5 are large households with families of 7 to 10 members.
- An overall cap for bedroom size was also introduced in April 2011. A total of 113 cases are affected.

Payments and Cases

- Local Housing Allowance was introduced for Private Rented Sector claims in April 2011.
- Overall Housing Benefit payments to claimants have increased by £34,318,502 or 32.97%, from £104,094,256 in 2007/08 to £138,412,762 in 2011/12.
- Temporary Accommodation is the only area (by tenure) to reduce claimant payments; payments to residents in temporary accommodation have reduced by £14,969,010 or 61.31%, from £24,412,552 to £9,443,542.
- Rent Allowance payments to Private rented sector and Registered Social Housing claims increased by £45,768,858 or 89% from £51,322,652 to £97,091,510.
- Between March 2008 and March 2012 Private rented sector and Registered Social Housing cases increased by 5,108 (63.52%), from 8,041 to 13,149.
- The main increase is in the private rented sector, an increase of 3,837 or 84% since 2007/08.
- The decline in payments to claimants in Temporary Accommodation reflects the continued reduction in the use of temporary accommodation by L.B.
- Hillingdon, -229 households in temporary accommodation over the course of 2011.
- Nationally and regionally local authorities have been reporting increases in approaches and increases in the use temporary accommodation.
- In Hillingdon we have seen the increase in approaches but to date have been able to provide alternative private sector solutions to households threatened with homelessness. Private sector tenancies offer a more economically efficient solution to threats of homelessness than temporary accommodation and accepting homelessness duty;
- In “Protecting The Public Purse – November 2011” the Audit Commission calculated the cost of managing and maintaining a household in temporary accommodation at £18,000 p.a.

Discretionary Housing Payments

- Discretionary Housing Payments (DHP) are additional help that can be given to help people who qualify for housing or council tax benefit, but are having trouble paying their rent or council tax.
- There is an overall cap (set by Government) on payments that can be made in any financial year and once the fund for the year runs out, no more payments can be made. Government makes a contribution, any spend above this has to be funded by the Authority.
 1. Overall permitted cap £426,660
 2. Government contribution £170,664
 3. Total payments made £90,285
- Normally any ‘unspent’ Government contribution has to be returned at the end of the financial year, however, due to the ending of transitional protection

between January and December 2012 for claims made prior to April 2011 changes, Government are allowing a 'one off' carry over to 2012/13.

Migration

- Based on this limited information there is no evidence of migration from Inner London yet. However, staff are identifying a large proportion of new claims from people moving from Ealing, Newham and Lewisham.

Housing Needs Information (April 2012)

Service Demand:

Homelessness

- The number of households approaching the Council for help with housing during the last 3 years has been roughly consistent.

Source of approaches to L.B. Hillingdon – 2011/12

- In 2009/10 7.5% of approaches to housing needs came from outside the borough. This dropped to 5.7% of approaches in 2011/12.

Out of borough households - Reasons for approach:

The principle reasons for homelessness have been grouped into 4 rough categories

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1. Private sector tenancies ending, which account for 27%
2. Risk of Violence, which account for 17%
3. Having to leave the family home due to overcrowding/unsuitability, which accounts for 33%
4. And “unresolvable” homelessness reasons such as leaving prison, returning from abroad, illegal eviction, eviction for rent arrears etc, which account for 23%

Known Housing Migration:

Households placed in to Hillingdon – inward migration:

- In response to concerns about population flow, London boroughs have started recording temporary accommodation placements into other boroughs
- During 2011/12 other boroughs placed 220 households into Hillingdon, 84.5% of these (186 households) were placed into temporary B&B accommodation & the remaining 15.5% (34 households) were placed into private sector accommodation.
- The number of households placed into Hillingdon are broadly in keeping with those placed into our neighbouring boroughs from across London, Brent having taken in 127 households, Ealing 131 households, and Hounslow 166 households.

Households placed outside Hillingdon – outward migration:

- Until recently, LB Hillingdon has been able to procure and provide enough accommodation within the borough to meet local need. This means that before 2010/11 we did not place people into accommodation outside Hillingdon.
- In recent years the supply of affordable private sector and temporary accommodation has reduced and so there has been a need for LB Hillingdon to look outside of the borough for accommodation for our homeless families.
- During 2011/12, Hillingdon placed 60 households out of borough. 75% (45 households) of these were short term placements in B&B and 25% (15 households) were placed in private sector tenancies in other boroughs.
- The L.B. Hillingdon housing register has 1142 (11.62%) out of borough applicants. The numbers and percentages of out of borough applicants to the housing register has grown steadily over the past three years from 750 (10.03%) in April 2010 to 1142 (11.62%) in April 2012. The majority (1098) of out of borough applicants have no priority need for social housing (Band D).

Net Migration:

- Households approaching Hillingdon to join the housing register from outside the borough who do not have a local connection here are usually awarded the lowest priority band (band D). This means that they have very little likelihood of being offered a property through choice based lettings.
- The net migration into private sector accommodation during 2011/12 was 19 households – a sum of 34 households placed into Hillingdon by other boroughs and 15 households placed into other boroughs by Hillingdon.
- It is expected that the forthcoming changes in welfare benefits - the application of a universal credit cap and the LHA cap will increase the number of households migrating from one borough to another.
- As a result of this increase it is expected that Hillingdon will expand its use of private sector accommodation outside the borough.

3) Welfare reform & Recession impacts:

Household size:

- The changes to Local Housing Allowance (LHA) and new and proposed caps on benefits will affect large families (those with a 4-bed need and greater) and single person households the most.
- From a demand side, single person households represent almost 50% of approaches for housing assistance. Whilst large families comprise only 5.8% of overall demand, the number of these households has increased in recent years.
- It is known that changes to LHA rental payments will/have most heavily impacted large households (5 bed +). LHA rent payments for these households have declined some 27.5%, within the last 2 years while private sector rentals for 4 bed + properties over the same period have increased at an annual rate of 10.3%.

4) The bigger picture:

Housing tenure:

- Demand for social housing has been increasing since 2007/8, this is in line with increases in the number of households renting (private sector)

Population flows:

- In the 2011 London Councils report "Does the cap fit" the authors concluded: "Significant migration between London boroughs and, in particular, significant net migration to more affordable areas within the capital may have significant impacts on the households themselves and on the provision of local services and on the wider community."
- Pre LHA caps and changes to welfare benefits inner London to outer London migration was at a ratio of 1.5/1.0. This is more likely to increase with the introduction of universal caps and LHA caps.
- It is expected that the migration from inner to outer London and other parts of the country will gather pace, although there is no evidence of this happening as yet.
- As the Westminster Council Housing Options Service state to clients visiting their website for renting advice "Remember - the cost of living in Central London is outside most budgets. You should be flexible and consider accommodation in the outer parts of London, which is often cheaper."

Chief Education Officer

The Chief Education officer provided her views on population flows as experienced from the perspective of class numbers.

During the course of discussions the following points were noted:

- The Local Authority holds the statutory responsibility to ensure that there are sufficient school places for all children and young people. This is irrespective of whether the school is maintained by the LA, a Foundation or Voluntary Aided School or Academy / Free School.
- The January census for 2012 shows an approximate 700 child increase in Hillingdon schools when compared to the 2011 census.
- The annual forecast - an analysis of the number of places required in future years - is published in July and contains an analysis of the following factors:
- Birth rates, ONS/GLA information, local housing developments and any other local factors that may impact on the numbers of children requiring education in Hillingdon. The demography demonstrates that the south of the Borough requires more additional places than the north.
- The pressure for places is also having an impact on places in Special Schools and Specialist Resource Provision for those children with Special Educational Needs.

- At present, based on monitoring of applications since September 2011, reasons for new (in-year) applications are split into three key areas, they are pupils arriving from another country, pupil mobility within LBH and pupils moving from other parts of London and further afield.
- There have been over 2500 in year applications across all year groups during this academic year.

Resolved –

- 1. That the information be noted**
- 2. That Officers be requested to provide a short summary report to the 19 June 2012 meeting detailing the progress made on the Population Flows review to date**
- 3. That ‘Population Flows in Hillingdon’ be included as an option for the Committee to consider as a possible review topic for 2012/13.**