London Borough of Hammersmith & Fulham

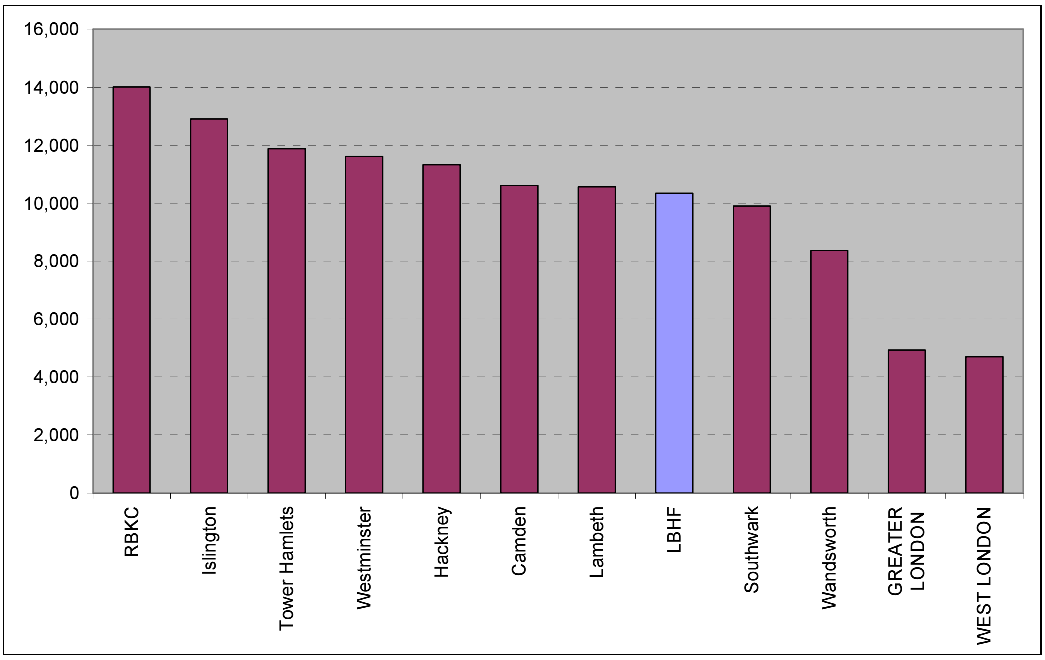
Borough Investment Plan Annexes

Annex A - Evidence Base

1 Demographic Context

1.0.1 Hammersmith & Fulham is the country's eighth most densely populated area, with density of 10,349 people per square kilometre. It is more than twice densely populated as both West London and London.

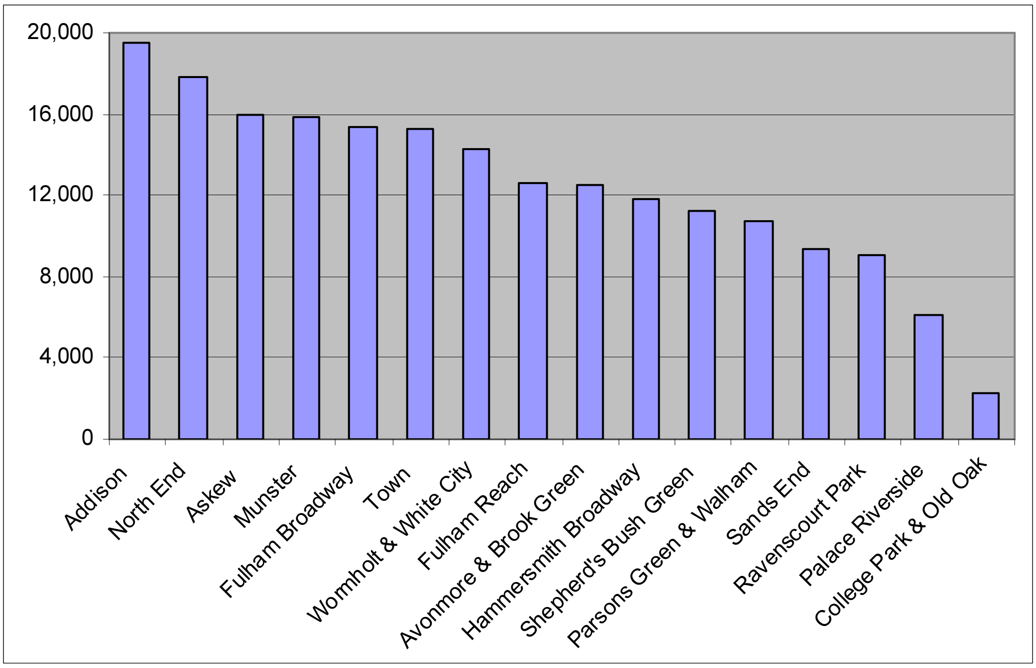
Chart 1 – Population Density of London Boroughs



Source : 2009 ONS Mid Year Estimates

1.0.2 In general, the borough's central sub area is more densely populated than the north and south sub areas, but densities vary greatly between individual wards and neighbourhoods. The most densely populated wards are Addison and North End, with density of 19,512 people per km2 and 17,790 people per km2 respectively.

Chart 2 – Population Density by ward



Source : GLA Ward level projections 2009

2.1 2009 Mid Year Population Estimates

2.1.1 The 2009 figure, based on the ONS mid-year population estimates for Hammersmith & Fulham shows a total population of 169,729 people, compared with 169,374 for mid 2001. This represents a very small increase of 0.2% or 355 people, a lower rate of increase than those for both West London (3.4%) and London as a whole (5.9%).

Table 1: Population trends comparison, 2001-09

	2001	2005	2009	2001-2009 % change
LBHF	169,374	169,066	169,729	0.2%
West London	1,417,906	1,426,041	1,466,724	3.4%
London	7,322,403	7,484,931	7,753,555	5.9%

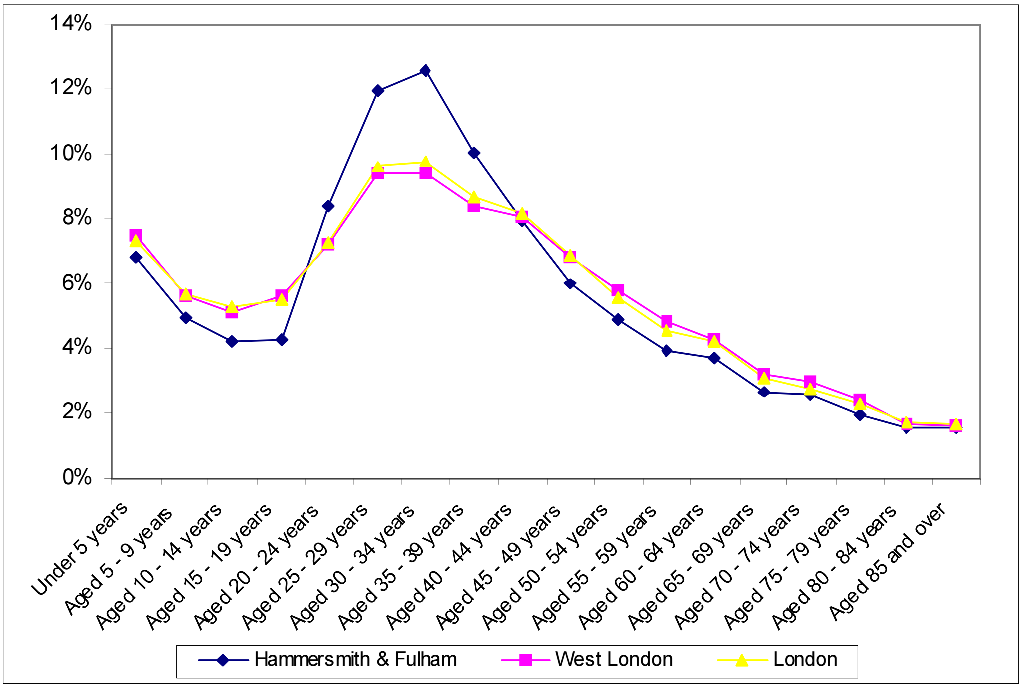
Source: ONS mid-year population estimates

2.1.2 The total population of the Borough is projected to continue rising in future years, though projections will be revised in the light of the recent adjustments to the population estimates. The currently projected increase in 2009-2018 is 2%, and the further projected increase between 2018 and 2033 is 5%.

2.1.3 There are slightly more males (50.2%) then females (48.2%) in Hammersmith & Fulham

2.1.4 The age profile in the borough is typical of an affluent urban population. There are fewer people near the retirement age and a corresponding lower level of younger children. The proportion of children and predominantly dependent young population in the 0-15 age group (16.8%) is lower than both West London (19.3%) and London (19.3%). 120,450 (71.0%) people are of working age (16 to 64 age group). This compares to 66.5% in West London and 66.9% in London. 10.2% of H&F residents are aged 65 and over, lower than the average for West London (11.9%) and lower than the average for London as a whole (11.5%).

Chart 3 – Age profile of Hammersmith and Fulham



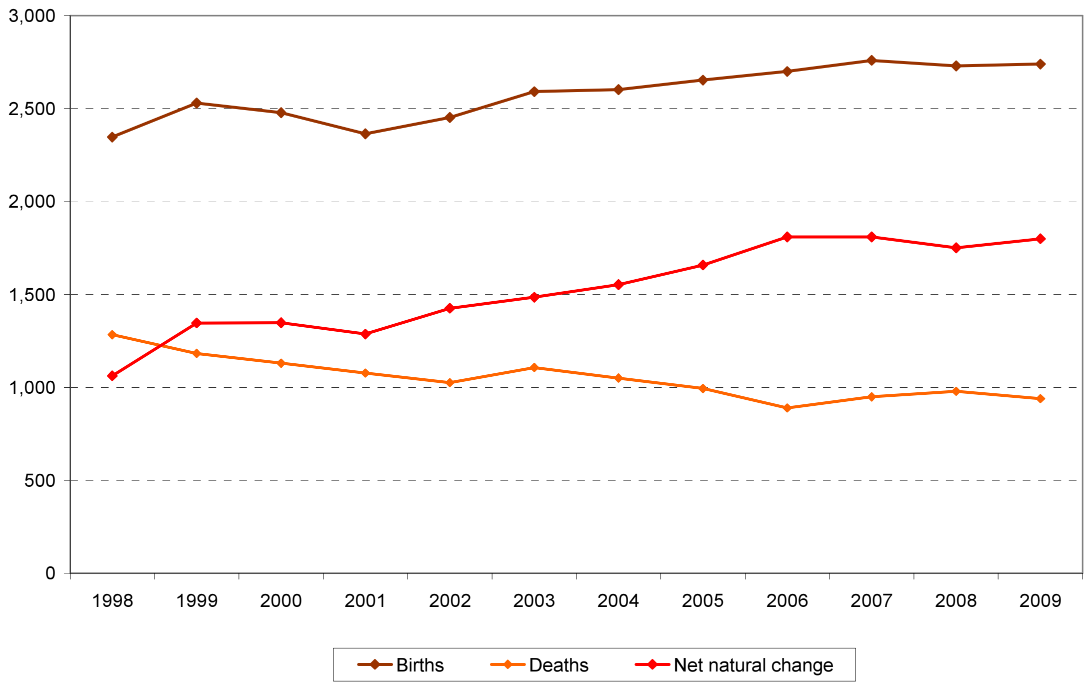
Source : 2009 Mid Year Estimates, ONS

2.2 Components of Change

2.2.1 The reason for a net population increase has been the process of natural change (the excess of births over deaths) whereby Hammersmith & Fulham gained 1,800 people. The number of births in the Borough is at a higher level now than the average for the 1990s, and the number of deaths is at a lower level.

2.2.2 There were estimated to be a net loss of 700 people through migration from the Borough in the year 2008-09.

Chart 4: Natural change, 1998-2009



Source: Office for National Statistics (MYE)

2.2.3 The Census shows that in year 2001, one in five residents in the Borough moved address. This mobility rate was the sixth highest of any local authority in England and Wales. Of 32,000 residents who had moved into the Borough during this time, over 22,000 (13.4%) had arrived from the UK and 5,600 (3.4%) had arrived from outside the UK.

2.2.4 The borough's Central Sub Area (Hammersmith) has seen the highest level of migrants (15,000). Two thirds of those had moved into the Borough from elsewhere inside the UK.

2.2.5 Increase in migration in Hammersmith & Fulham between 2001 and 2006 was mainly due to a rise in the number of 'short-term migrants' coming from Australia and from ten accession countries that joined the EU in May 2004.

2.2.6 The latest (Sep 09) ONS report on short-term migration shows that H&F has the 7th largest estimates of short-term migration as a proportion of its population (some 15,200 in total or 9% of population).

2.2.7 The 2009 mid-year estimates show nearly a quarter less international migrants coming into the Borough while around 15% more left the Borough than in previous years which means overall lower net gain in international migrants.

2.2.8 There were 6,800 non-UK nationals registered for National Insurance Number (NINo) in the borough in 2009/10. This is around a quarter less compared to the previous years. According to those figures, 2,230 (33%) are coming from the EU (excluding accession countries), while 1,540 (23%) of migrants are coming from Australia and New Zealand. In 2009/10, some 720 (11%) people from EU Accession countries were registering for NINo, reduction of 60% compared to 2005/06.

2.2.9 The data from the GP Patient Register Data Service (PRDS) about Flag 4 registrations shows that between 2001 and 2009 Hammersmith & Fulham had the fourth largest rate of people registering with GPs (whose previous address was abroad) per 1,000 population in Great Britain.

2.2.10 Since 2005, H&F had one of the largest increases in rate (19%) of any local authority in London of GP registration per 1,000 population which shows evidence of short term migration. Between mid-year 2008 to 2009, the borough's rate of GP registration was 45 per 1,000 population.

2.3 Population projections

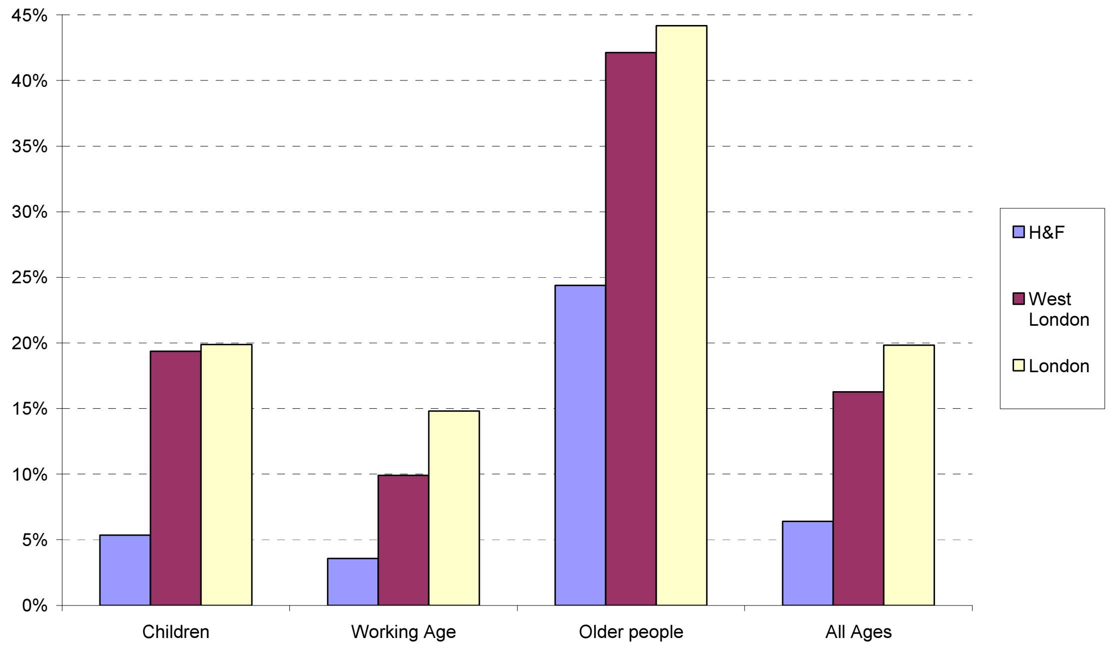
2.3.1 The future population projections suggest that H&F's population will continue to grow, but at a slower pace than West London and London as a whole. The currently projected increase in population between 2009-2018 is 2%, with a further projected increase between 2018 and 2033 ranges of 5%. This is the third slowest population growth rate in London (Newham and Brent with the slowest rates).

2.3.2 While there is a growth in the Borough population in all age groups, the main growth occurs at ages between 65 and 74. The population of that age group is expected to increase by 2,200 by 2033, equivalent to 25%. The population aged 55 to 64 is expected to grow by 21% during the same period, and population aged 75+ to grow by 26%.

2.3.3 According to the GLA Ward population projections, four wards (Askew, Avonmore & Brook Green, Wormholt & White City, and North End) have the highest number of adults aged 18-64, while Palace Riverside and College Park & Old Oak wards have the lowest number.

2.3.4 The majority of population aged 65+ is concentrated in the Boroughs' Central sub area (Ravenscourt Park, Hammersmith Broadway and Fulham Reach ward), as well as in Wormholt & White City ward. The population aged 85+ also spread out across Palace Riverside, Avonmore & Brook Green, and Munster ward.

Chart 5: % Population growth by broad age groups, 2008-2033



Source: Subnational population projections, ONS 2008

2.4 General Health and Limiting long term illness (LLTI)

2.4.1 Residents in H&F have better general health compared to West London and London as a whole, as 73% of all people reported good health. Parsons Green & Walham and Town ward show the highest rate of good health, while College Park & Old Oak shows the lowest.

2.4.2 7.2% of population aged 16-64 in H&F reported not to have good health (West London 7.1% and London 7.5%). Over a quarter of older residents in the borough have reported the same; this compares to 23.1% in West London and 23.3% in London.

2.4.3 Limiting long term illness is often used as a proxy for disability. Limiting long term illness is defined as any long-term illness; health problem or disability that limits daily activities or work. The percentage of H&F residents suffering from limiting long-term illness (14.7%) was lower compared to London (15.5%) but higher compared to West London (15.0%). North and Central parts of the Borough have generally higher proportion of residents suffering from LLTI, with College Park & Old Oak ward 19.4% and Wormholt & White City 16.9%.

2.4.4 30.2% of all Irish residents in H&F reporting to suffer from LLTI, while 21.2% of residents from Black Caribbean ethnic group reported the same.

2.4.5 The proportion of H&F working age population suffering from limiting long-term illness (11.6%) was lower compared to West London (12.0%) and London

(12.4%). Conversely, a half of H&F older residents reported to suffer from LLTI; this compares to 48% in both West London and London as a whole.

Table 2 : Self reported health and limiting long term illness by ward

	Good Health (%)	Fairly Good Health (%)	Not Good Health (%)	People with LLTI (%)
Addison	73.0	18.7	8.3	14.0
Askew	72.5	18.9	8.6	14.7
Avonmore & Brook Green	73.6	18.9	7.5	14.0
College Park & Old Oak	64.5	24.9	10.6	19.4
Fulham Broadway	71.2	19.3	9.5	16.1
Fulham Reach	71.7	19.6	8.7	15.5
Hammersmith Broadway	70.5	20.3	9.3	16.5
Munster	76.4	17.1	6.5	12.2
North End	73.7	18.5	7.8	13.9
Palace Riverside	76.9	16.0	7.1	13.4
Parsons Green & Walham	78.4	15.3	6.3	11.4
Ravenscourt Park	74.5	17.6	7.8	14.6
Sands End	73.6	18.2	8.3	14.8
Shepherd's Bush Green	70.6	19.9	9.5	16.3
Town	77.5	16.5	6.0	11.4
Wormholt & White City	69.2	21.2	9.6	16.9
Hammersmith & Fulham	**73.0**	**18.8**	**8.2**	**14.7**
West London	**71.3**	**20.8**	**8.0**	**15.0**
London	**70.8**	**20.9**	**8.3**	**15.5**

Source: 2001 Census

2.5 Household composition

2.5.1 There are estimated 80,600[1] households in Hammersmith & Fulham, compared with 75,500 in 2001. Analysis of Census data by the GLA indicates that the number of households is expected to grow by 3,000 over the period to 2016. As household growth is projected to be in line with population growth, the average household size will fall from 2.21 in 2001 to only 2.10 by 2021.

2.5.2 40.3% of all households in the Borough are single person households (London 34.7% and England 30.1%). Single elderly accounts for 12.9% of all households in H&F (London 12.7% and England 14.4%). The highest proportion of single person households are in Shepherd's Bush Green, North End and Addison ward, while Palace Riverside and College Park & Old Oak wards have the highest proportion of single elderly residents.

2.5.3 The borough has the second highest proportion (54.7%) of any local authority in England and Wales of **single people** in the adult population. On the other hand, the borough has the third lowest proportion (26.0%) of adults who are married or re-married. Some 13.1% of adults in Hammersmith & Fulham are living as cohabiting couples.

2.5.4 Of all households in the borough, just over 30% are couple households and 10% are lone parent households. Only one fifth of all households in the borough are 'family' households consisting of one or more dependent children. Some 6% consist of family households with non-dependent children.

2.5.5 One in five households (20.1%) had a different address one year before the Census date, a **mobility rate** which is seventh highest rate of any local authority in England and Wales. Of those who have moved, 3.4% had arrived from outside the UK.

2.5.6 The most recent household projections released by the Government in 2006 indicate that the number of household in Hammersmith & Fulham will grow by 520 per annum up to 2026 (total increase of 14%).

2.5.7 A combination of smaller average household sizes and the growing population have seen the projected growth in household numbers accelerate. It is estimated that in H&F by 2026 the main growth will occur in 'one person' households (32%), while the number of 'couple' households will decrease by nearly 8%.

2.6 Deprivation

2.6.1 According to the index of Multiple Deprivation (IMD) 2007, Hammersmith & Fulham is within the top 50 most deprived in England (ranked 38th from 354 local authorities and 13th out of the 33 London boroughs).

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[1] GLA Household Projections 2011

2.6.2 Seven (6%) of the borough's LSOAs are within the top 10% most deprived nationally compared to 10% of London's LSOAs. These LSOAs comprise major public sector estates: White City, Wormholt, Edward Woods, Charecroft and Clem Attlee. A further 21% of the borough's LSOAs are in the 10-20% worst nationally (London 18%). Most of these areas are in the north of the borough but also extend down into parts of Hammersmith and North Fulham.

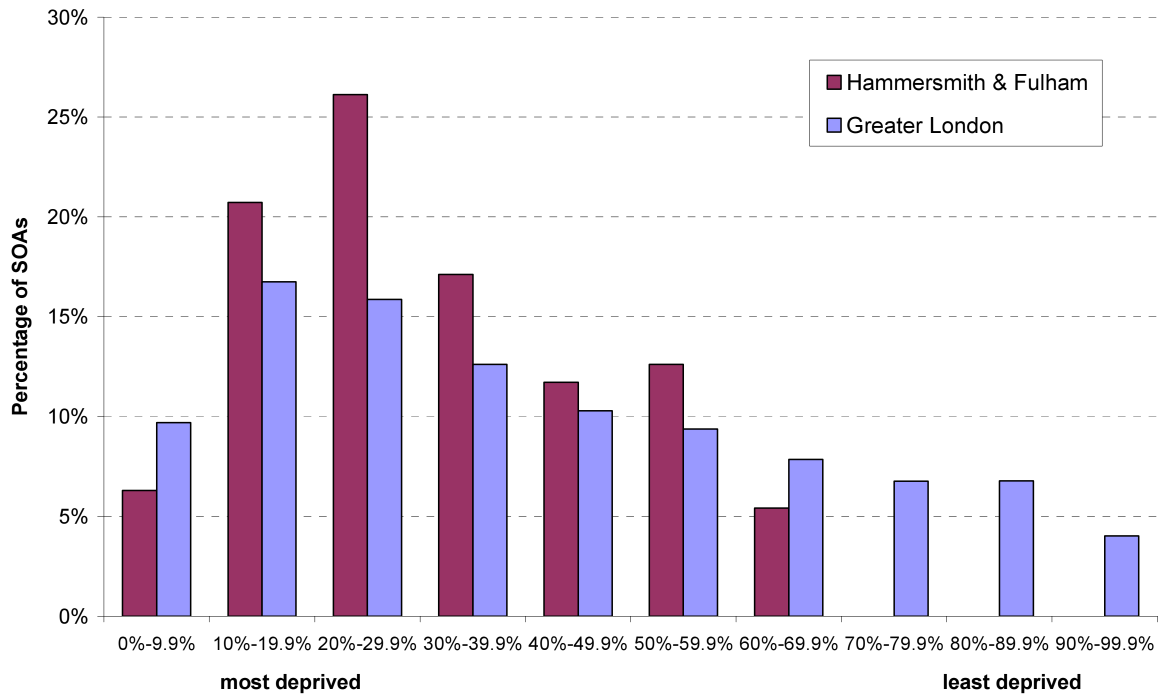
2.6.3 A further 21% of the borough's SOAs are in the 10-20% worst nationally (London 17%). Most of these areas are in the north of the borough but also extend down into parts of Hammersmith and North Fulham.

2.6.4 Within the Index there are seven 'domains' and the highest scores for Hammersmith & Fulham are in the Living Environment, Crime, Income, Employment and Barriers to Housing and Services Domains, in that order.

2.6.5 Deprivation levels are also relatively high in a sub-domain of Income, Income Deprivation Affecting Children, where more than a quarter (27%) of the borough's SOAs fall within the worst 10% nationally.

2.6.6 Figure above shows that Hammersmith & Fulham has a greater proportion of SOAs on the left-hand side (most deprived) of the graph, showing that its deprivation is more spatially concentrated than London as whole.

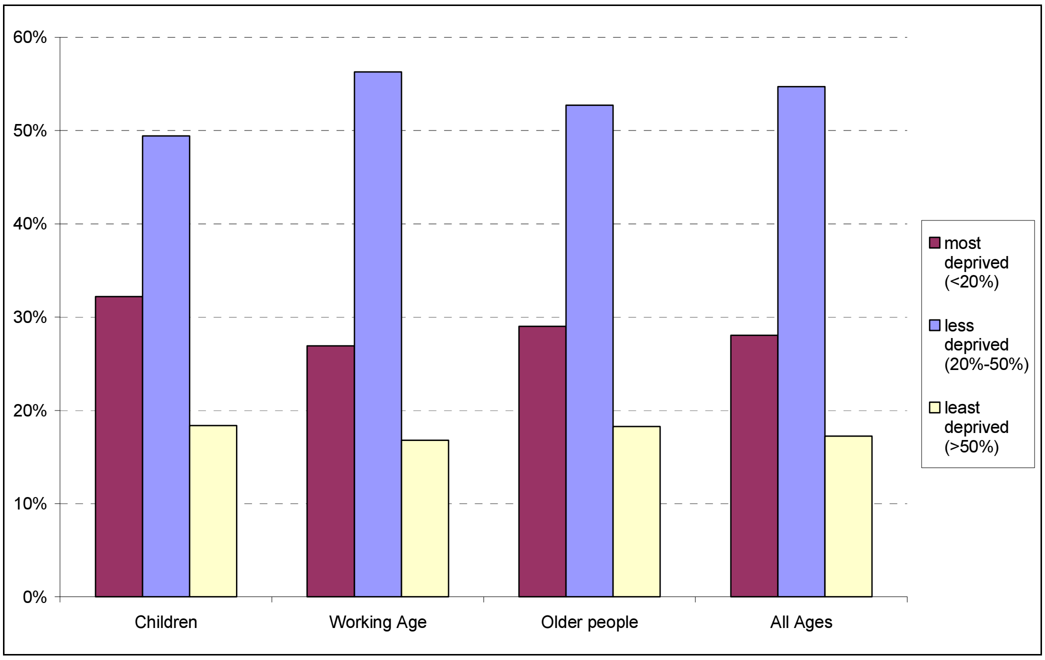
Chart 6 : Proportion of deprived SOAs by 10% National bands, IMD 2007



Source: The Index of Multiple Deprivation, CLG 2007

2.6.7 Some 47,277 (28%) of H&F residents live in the LSOAs that are classified as being in the 20% most deprived areas in England. This increases to 32% for children and 29% for older people.

Chart 7 - Proportion of population groups by deprivation in H&F



Source: The Index of Multiple Deprivation 2007 CLG, Mid Year estimates 2008, ONS

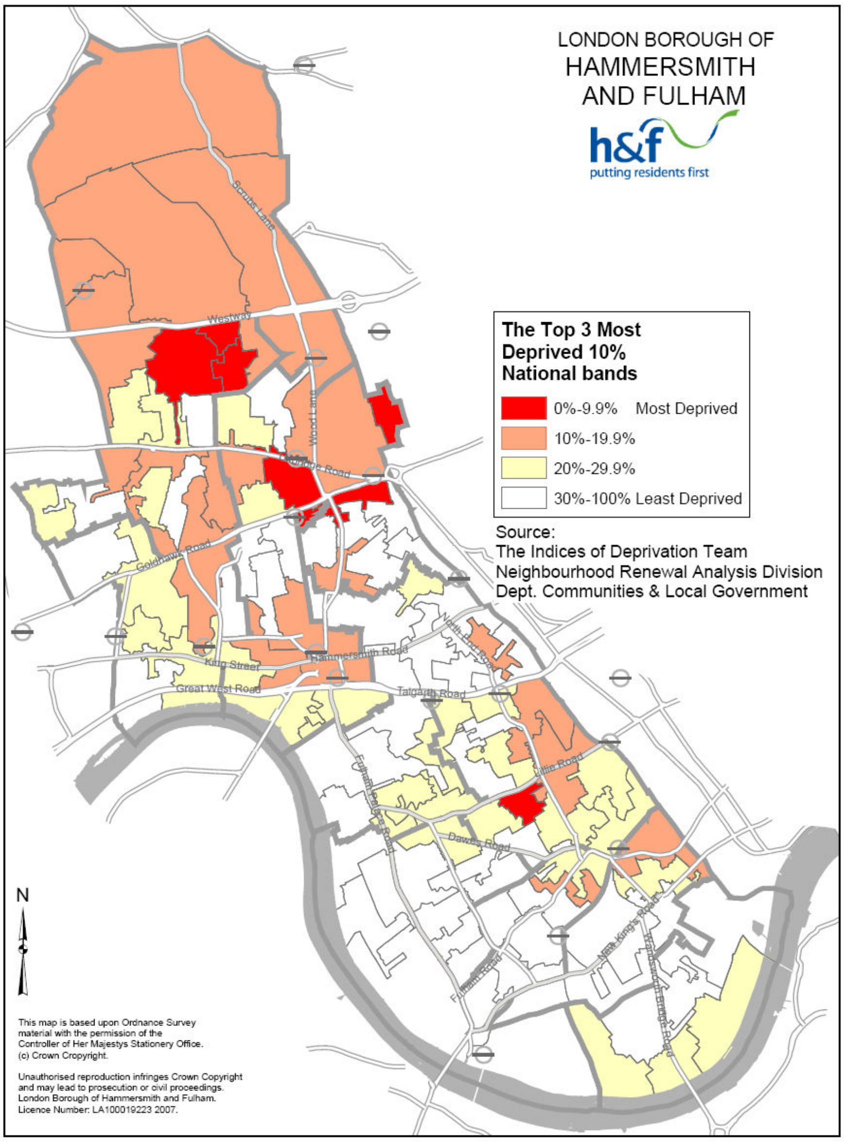
2.6.8 17% of residents live in the areas that are classified as being in the 50% least deprived in the country.

2.6.9 The Indices of Deprivation 2007 included a child poverty measure. This measures the proportion of children in LSOAs living in income deprived households.

2.6.10 Nearly a half of all H&F's children were living in the areas where child poverty levels were amongst the 20% most deprived nationally.

2.6.11 Within the Index there are seven 'domains' and the highest scores for Hammersmith & Fulham are in the Living Environment, Crime, Income, Employment and Barriers to Housing and Services Domains, in that order. Deprivation levels are also relatively high in a sub-domain of Income, Income Deprivation Affecting Children, where more than a quarter (27%) of the borough's LSOAs fall within the worst 10% nationally.

Map 3: IMD 2007, LSOAs falling in the 30% most deprived nationally



Source: The Index of Multiple Deprivation, CLG 2007

2.7 Child Poverty

2.7.1 Poverty has been defined as a family with an income less than 60% of the national average. According to 2001 Census data, some 9,303 or 32.1% of all children in the Borough were living in households in poverty.

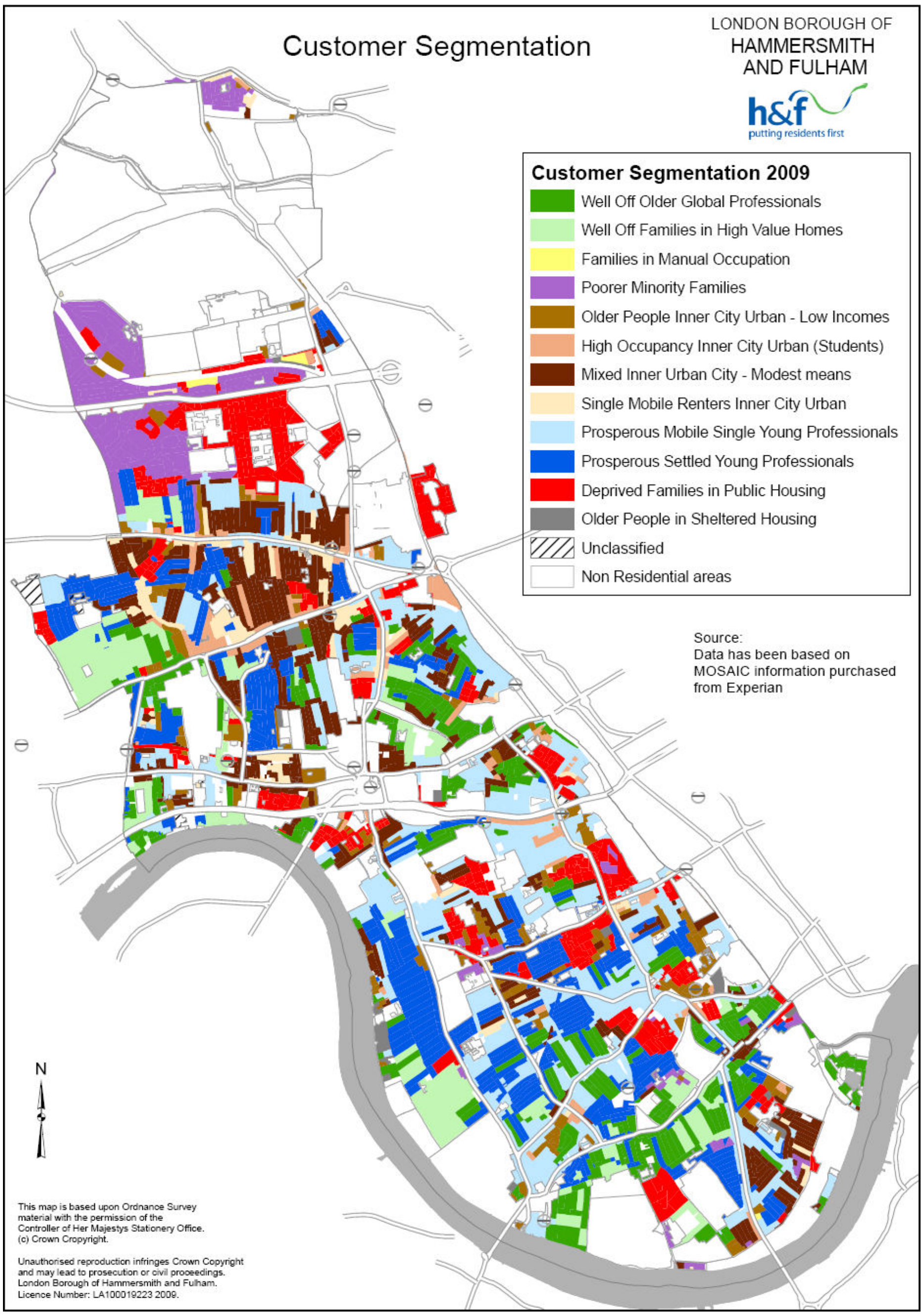
2.7.2 In 2010, the GLA has published "Children in Poverty" report which shows the proportion of children living in families in receipt of out of work benefits or of tax credits where their reported income is less than 60% of median income. According to that measure, 36% of children in the borough were in poverty in 2008; this is the 10th highest level within London.

2.7.3 The highest levels (50-60%) of child poverty are in those LSOAs that covers most of the council estates in the borough. The proportion of dependent children in poverty is slightly lower than the proportion of under 16s in poverty.

2.8 Mosaic segmentation

2.8.1 In 2005/06 the council undertook an exercise to help it to understand more fully the make up of the resident population of the borough, classifying them into one of 12 groups or segments. The classification into segments allows assumption to be drawn about the preferred behaviour of the segment groups and helps the council understand where to focus its service provision to meet the needs and preferences of its residents.

Map 4: Resident segmentation



Source: LBH&F Customer Segmentation, Experian 2009

2.8.2 The three predominant resident segmentations in the North Sub Area are Deprived Families in Public Housing, Mixed Inner City Urban – Modest means, and Poorer Minority Families. 30% of the residents in the Central Sub Area are classified as Prosperous Mobile Single Young Professionals and 17% as Deprived Families in Public Housing. The three predominant resident segmentations in the South Sub Area are Prosperous Mobile Single Young Professionals, Prosperous Settled Young Professionals, and Well off Older Global Professionals. Less than 14% of residents are classified as coming from Deprived Families in Public Housing, and Poorer Minority Families.

3 Economic Context

3.1 General Economic Strength

The local economy is a strong and resilient one, and has remained in the top 6 most competitive since the development of the local index. The level of JSA claimants has decreased and recovered well since entering and leaving recession.

3.1.1 There is little data on economic strength produced by the Government at a local authority level (for London boroughs). Hammersmith and Fulham is considered to be part of Inner London West[2] in terms of national economic figures.

3.1.2 This area has the highest level of Gross Value Added (GVA) out of all regions in the country and makes up almost 9% of the UK's total GVA. The major strength of this area is in business services and finance, with comparatively low levels of employment and activity in the public sector.

3.1.3 In 2010, the BBC commissioned Experian to develop a measure of local authorities' resilience to "economic shocks". Hammersmith and Fulham came out as the 65th most resilient authority in the country, and 8th most resilient in London.

3.1.4 Similarly, the Huggins Competitiveness Index (2010) shows that the borough is the 5th most economically competitive in the country. The local economy is very stable, and has remained in the top 6 most competitive since the beginning of the index.

[2] The Nomenclature of Units for Territorial Statistics (NUTS) considers Inner London West to comprise of Camden, City of London, Hammersmith and Fulham, Kensington and Chelsea, Wandsworth and Westminster.

3.2 Employment and Economic Activity

Employment rate

Despite the strength and resilience of the local economy, the borough has one of the lowest employment rates in the capital. Much of the strength of the local economy rests with the physical location of the borough and business strength and not necessarily with people who live in the borough.

4.2.1 This economic strength and resilience hides a large degree of economic polarisation in the borough.

4.2.2 Despite having one of the most resilient and stable economies in the country, the borough has one of the lowest rates of employment. The borough has the 12th lowest employment rate in the Capital with only 64.6% of the working age population aged 16-64 in employment.

4.2.3 The employment rate data also shows significant variances between the genders. The borough has the 4th lowest rate of employment for males in London, and the 14th lowest for females.

4.2.4 Furthermore, data from the Annual Population Survey shows that Hammersmith and Fulham has the lowest rate of people of working age from ethnic minorities that are in employment.

4.3 Job Seekers Allowance claimant count

The JSA claimant count has recovered well since recession, further evidence of a stable and competitive economy. Despite this there are marked variations in the borough between the genders, ethnicities and locations. The North of the borough has a claimant rate twice has high as the South of the borough.

4.3.1 The borough has the 16th highest Job Seekers Allowance claimant rate in London (at 3.9%) compared to a London rate of 4.0% and an England rate of 3.6%.

4.3.2 The number and rate of the working age population claiming Job Seekers Allowance is improving. Since the UK officially entered recession in December 2008, the claimant numbers have increased in the borough by 24% (to July 2010) which was one of the lowest increases in London.

4.3.3 Since officially leaving recession in December 2009, the claimant count has fallen by 9.6% within the borough, with only five Outer London boroughs having a larger decrease.

4.3.4 There has been an 11% decrease in the claimant count between July 2009 and July 2010.

4.3.5 Within these figures there are marked differences between the level of claiming JSA between genders (with males at twice the rate of females), by ethnicity (ranging from 1.3% for those from Chinese backgrounds, to 14% for those from Caribbean backgrounds); and by ward of residence (from 6.3% in Wormholt and White City to 1.4% in Palace Riverside).

4.3.6 The North of the Borough has a claimant rate of almost twice that of the South of the borough.

Table 3—JSA Claimants and rates by ward

Ward	July 2009 number	July 2009 rate	July 2010 number	July 2010 rate	Annual change (%)
Addison	346	4.2	275	3.3	-20.5
Askew	512	5.7	481	5.3	-6.1
Avonmore and Brook Green	333	3.8	279	3.2	-16.2
College Park and Old Oak	325	6.2	288	5.5	-11.4
Fulham Broadway	297	3.6	293	3.6	-1.3
Fulham Reach	277	3.3	247	3.0	-10.8
Hammersmith Broadway	437	4.8	371	4.1	-15.1
Munster	225	2.8	178	2.2	-20.9
North End	353	3.8	311	3.4	-11.9
Palace Riverside	97	2.0	71	1.4	-26.8
Parsons Green and Walham	172	2.3	172	2.3	0.0
Ravenscourt Park	343	4.6	289	3.9	-15.7
Sands End	380	5.0	309	4.1	-18.7
Shepherd's Bush Green	488	5.4	460	5.1	-5.7
Town	241	2.9	233	2.8	-3.3
Wormholt and White City	543	6.5	529	6.3	-2.6
Hammersmith and Fulham	5,411	4.4	4,823	3.9	-10.9
North	1,868	6.0	1,758	5.7	-5.9
Central	2,089	4.2	1,772	3.6	-15.2
South	1,412	3.3	1,256	2.9	-11.0

Source : NOMIS, July 2010 JSA Claimant data

4.4 Commuting data

The borough has a comparatively low percentage of the working age, residential population that live and work in the borough. Across West London, with the exception of Brent, the borough has the lowest percentage of the resident, working age population that live and work in the borough. The borough is in a similar position to Wandsworth, Sutton and Merton who have comparatively low percentages. LBHF's position (of 29%) is low compared to the average across all London boroughs of 33.7%.

4.4.1 Table 4 below shows the percentage of the working age resident population that live and work within the same borough.

4.4.2 Hammersmith and Fulham has one of the lowest percentages of residents that live and work within the borough. Croydon has the highest percentage with over 46% of residents living and working in the borough, with Newham having the lowest at just over 23%.

4.4.3 Conversely, Hammersmith and Fulham has a comparatively low proportion of workers in the borough that live in the borough. Almost 32% of workers in the borough live in the borough. City of London has the lowest percentage, with Sutton having the highest with almost three quarters of all workers also living in the same borough.

Table 4 – Commuting patterns of residents and workers by London Borough

	Percenatge of residents who work in same borough Where do residents work ?				Percentage of workers who live in the same borough Where do workers live ?			
London Borough	2001	2008	2001 rank	2008 rank	2001	2008	2001 rank	2008 rank
Barking and Dagenham	33.5	31.4	15	15	40.9	42.3	13	14
Barnet	37.8	44.4	23	32	56.5	61.4	27	32
Bexley	38.7	37.5	25	23	61.4	57.9	30	27
Brent	31.4	28.4	11	7	41.9	42.4	14	15
Bromley	32.5	30.9	13	13	50.4	50.9	23	22
Camden	37.8	33.7	23	19	18.2	22.4	4	5
City of London	88.5	40.9	33	26	0.5	0.5	1	1
Croydon	50.4	46.3	31	33	62.4	58.2	31	28
Ealing	35.2	33.7	17	19	48.7	51.7	20	23
Enfield	46.1	43.1	29	30	57.2	58.9	28	29
Greenwich	32.9	35.7	14	22	52.6	50.2	24	21
Hackney	28.3	28.4	7	7	38.1	47.5	12	18
Hammersmith and Fulham	33.6	29.0	16	9	35.9	31.8	11	11
Haringey	27.5	26.2	5	4	43.4	49.1	16	19
Harrow	35.9	31.1	20	14	50.2	45.8	22	16
Havering	47.1	42.9	30	29	62.8	60.3	32	30
Hillingdon	50.4	43.2	31	31	35.7	31.2	10	10
Hounslow	36.4	31.5	21	17	29.8	29.8	8	8
Islington	29.2	29.5	9	11	22.8	30.0	6	9
Kensington and Chelsea	38.7	34.9	25	21	27.2	28.6	7	6
Kingston upon Thames	41.8	42.6	27	28	49.7	47.0	21	17
Lambeth	25.8	23.6	2	3	30.1	28.7	9	7
Lewisham	25.2	29.2	1	10	47.9	60.7	19	31
Merton	28.2	27.1	6	6	45.0	56.2	18	26
Newham	30.2	23.3	10	1	42.7	34.7	15	12
Redbridge	31.7	31.7	12	18	53.9	52.2	25	24
Richmond upon Thames	36.5	37.9	22	24	54.1	49.4	26	20
Southwark	35.7	39.8	19	25	18.2	12.0	4	3
Sutton	27.1	26.9	4	5	72.0	74.4	33	33
Tower Hamlets	28.3	30.7	7	12	15.3	15.3	3	4
Waltham Forest	35.3	31.4	18	15	60.4	52.6	29	25
Wandsworth	26.2	23.4	3	2	43.9	41.7	17	13
Westminster	44.5	41.0	28	27	9.4	10.3	2	2

Source : Annual Population Survey (Jan – Dec 2008)

4.5 Current Vacancies in the Labour Market

There are high vacancies in the borough compared to other London Boroughs, and there is a low ratio of JSA claimants to vacancies. Well over 50% of all current vacancies are in the lowest paid 6 occupational areas. This has been the case for the last three years. These areas tend to be in the health and social care sector, sales and customer service and in elementary administration and occupations. The borough has had consistently high vacancies in these areas and a reducing / stable employment rate – this does suggest that a proportion of the lower paid jobs in the borough are filled by people who do not live in Hammersmith and Fulham. With the exception of health and social care jobs, the vacancies do not remain unfilled for long.

Comparatively few people per vacancy are seeking work in the lower paid occupations. The lower paid occupations remain relatively unattractive to those living and seeking work in the borough. This includes some key workers in health and social care.

Table 5 – vacancies as a rate per thousand working age population and per thousand JSA claimants

London borough	Total vacancies	working age population	vacancies / 1000 working	rank	Total JSA claimants	vacancies per thousand JSA claimants	rank
Barking and Dagenham	869	112,200	7.75	11	5,932	146.49	22
Barnet	932	226,400	4.12	32	6,615	140.89	25
Bexley	652	144,500	4.51	28	4,404	148.05	21
Brent	1,455	171,500	8.48	9	9,168	158.70	17
Bromley	1,122	198,300	5.66	20	5,273	212.78	12
Camden	1,779	175,100	10.16	4	5,517	322.46	6
City of London	865	9,500	91.05	1	87	9942.53	1
Croydon	2,282	227,300	10.04	5	9,567	238.53	10
Ealing	1,345	221,000	6.09	18	8,705	154.51	19
Enfield	1,693	189,700	8.92	8	9,087	186.31	15
Greenwich	786	152,600	5.15	24	7,451	105.49	28
Hackney	650	151,000	4.30	30	9,791	66.39	32
Hammersmith and Fulham	1,220	123,800	9.85	7	4,857	251.18	7
Haringey	803	160,000	5.02	25	9,729	82.54	31
Harrow	812	152,700	5.32	22	4,134	196.42	14
Havering	1,038	149,000	6.97	14	4,920	210.98	13
Hillingdon	1,900	174,900	10.86	3	5,443	349.07	4
Hounslow	1,219	164,600	7.41	12	5,042	241.77	9
Islington	1,013	144,800	7.00	13	7,165	141.38	24
Kensington and Chelsea	490	118,900	4.12	31	3,350	146.27	23
Kingston upon Thames	743	117,300	6.33	17	2,029	366.19	3
Lambeth	1,027	211,400	4.86	26	11,030	93.11	30
Lewisham	610	187,200	3.26	33	9,414	64.80	33
Merton	860	144,800	5.94	19	3,665	234.65	11
Newham	1,608	161,400	9.96	6	10,144	158.52	18
Redbridge	784	177,100	4.43	29	6,806	115.19	27
Richmond upon Thames	700	128,200	5.46	21	2,088	335.25	5
Southwark	1,457	210,500	6.92	15	9,823	148.33	20
Sutton	808	127,400	6.34	16	3,293	245.37	8
Tower Hamlets	1,407	172,700	8.15	10	10,244	137.35	26
Waltham Forest	792	151,700	5.22	23	8,401	94.27	29
Wandsworth	1,028	213,400	4.82	27	6,123	167.89	16
Westminster	2,766	191,200	14.47	2	4,996	553.64	2
Greater London	**37,515**	**5,362,100**	**7.00**		**214,293**	**175.06**	

Source: vacancies and JSA claimants (Aug 2010). 2009 Mid Year Estimates

4.5.1 Table 5 above shows that LBHF has the 7th highest rate of vacancies per thousand residents of working age population across London. Likewise, the borough has the 7th highest rate of vacancies per thousand Job Seekers Allowance claimants.

4.5.2 As at August 2010, there were 1,220 vacancies advertised in local Job Centres. This is the highest number of vacancies in a single month since November 2008. With 4,857 people claiming JSA, this gives a rate of almost 4 people seeking work per vacancy available.

4.5.3 This is the 7th lowest in London, with only Camden, City of London and Westminster having a lower ratio in Inner London.

4.5.4 54% of the current vacancies as at August 2010 for Hammersmith and Fulham were in the lowest paid occupations (61,62,71,72,91 and 92). Over the last three years, on average, these low paid occupations have made up 52% of all vacancies in the borough.

4.5.5 The following graph shows (as at August 2010) the current number of vacancies by occupation and the number of Job Seekers Allowance claimants who are seeking work in that sector. There is an almost perfect negative correlation in that as the number of vacancies in a sector goes up the number of people seeking that work per vacancy goes down.

4.5.6 For example in the Elementary Administration and Service Occupations, there were 308 vacancies as at August 2010 and 645 claimants seeking that occupation (therefore 2.09 claimants per vacancy). At the other extreme, there were 4 vacancies in culture, media and sports occupations and 240 claimants seeking that occupation (60 people per vacancy).

4.5.7 54% of all claimants would seek jobs in the lowest paid occupations. This is contrasted to the data from the Annual Population Survey which shows that the borough has one of the lowest proportions of people working in these occupations.

4.5.8 This does suggest that whilst claimants would seek work in that occupational area, that often the vacancies are filled by a person from outside of Hammersmith and Fulham.

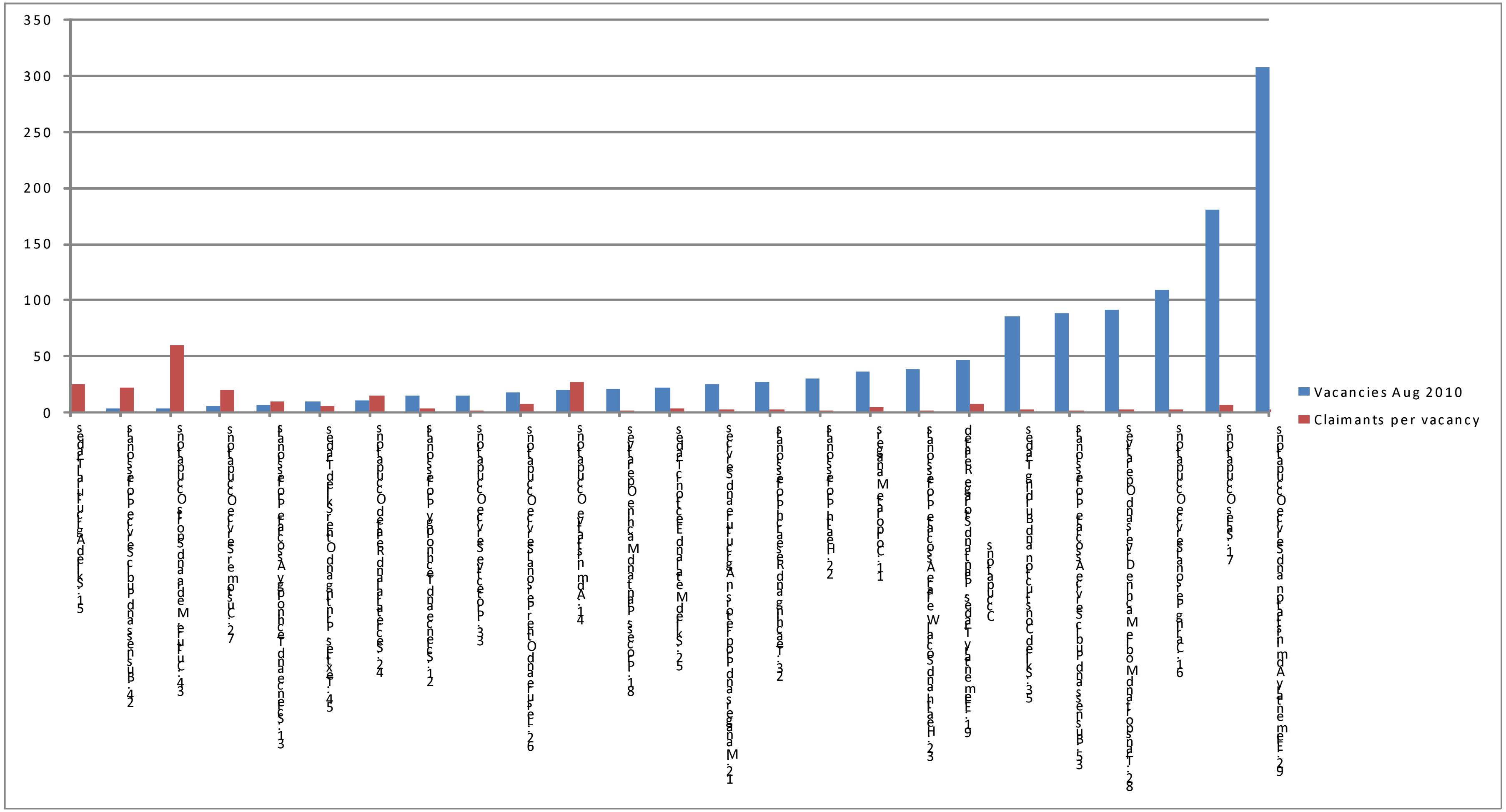
4.5.9 Vacancies in the borough do not appear to be left vacant for a long period of time, further developing the hypothesis that the low paid jobs based in Hammersmith and Fulham are filled by people who do not live in the borough.

4.5.10 The Housing Needs Survey (2002) identified that a large number of employers regarded housing as the main stumbling block in recruiting staff.

4.5.11 Local research identifies that the main priorities for key workers are stability of tenure, affordability of accommodation, and reasonable access to work.[3]

[3] LBHF Key People, Key Homes

Chart 8 – Current vacancies by occupation against number of JSA claimants seeking work in those occupations (Aug 2010 – NOMIS)



5 Income profile

Hammersmith and Fulham has a comparatively high average income compared to the rest of London. As with other data highlighted above, there is large scale economic polarisation with 21% having incomes less than 20k per annum, and 19% having incomes of £60k or more per annum.The wards in the North of the borough have the lowest incomes in the borough. 8 out of the 20 biggest estates have over 40% of their households earning less than 20k pa. 18 of the 20 estates have 10% or more households with an income of 40k or more per annum.

5.1 Income data comes from CACI paycheck for 2009. This data is used as it considers income at a household level, and includes savings and benefits.

5.2 The borough has a mean income of £41,045 pa, and a median income of £34,821, both ranked 12th highest in London.

Table 6 – Mean and Median Income of LBHF compared to London, Inner London and Outer London

Area	Mean Income	Median Income
London	£39,384	£33,430
Inner London	£38,959	£32,825
Outer London	£39,686	£33,850
Hammersmith and Fulham	£41,045	£34,821

Source : CACI Paycheck data 2009

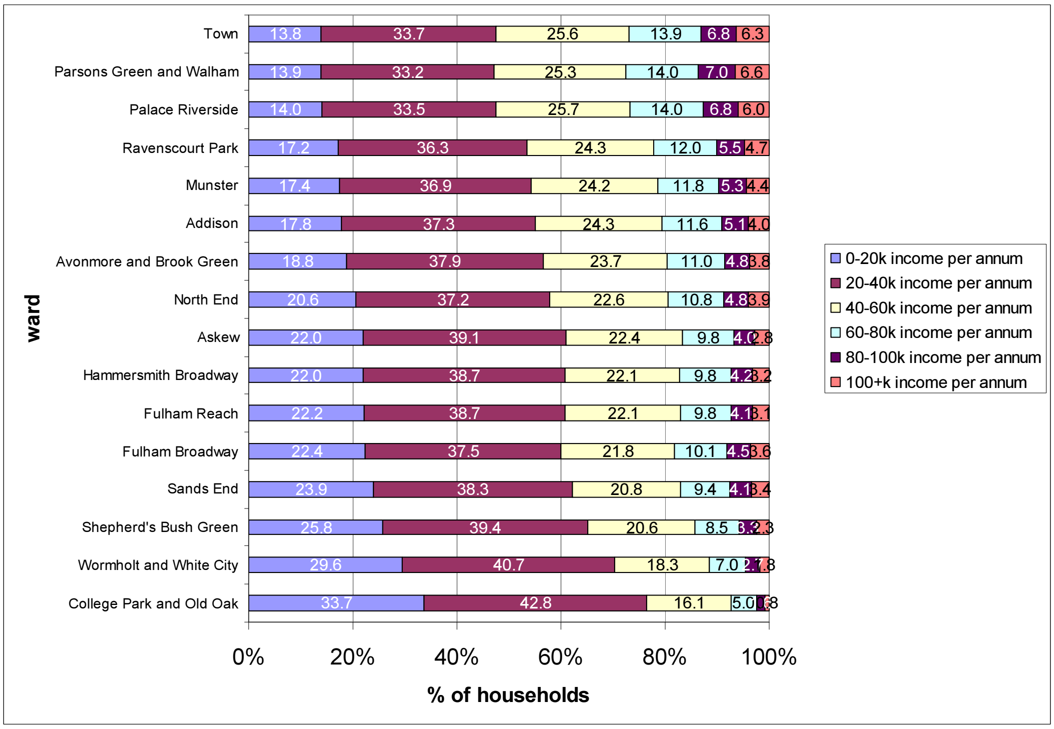
5.3 The borough shows a degree of polarisation in terms of income with 21% of all households having an income of less than £20k per annum, and 19% having an income of £60k per annum or more.

5.4 There are large variances between the wards, with the ward having the largest income being 60% higher than the ward with the lowest.

5.5 The pattern of income tends to follow deprivation, with the wards in the North tending to have lower incomes than the wards in the Central and South regions. Sand End ward in the South is the one exception and has the 4th highest percentage of households with an income of less than £20k per annum.

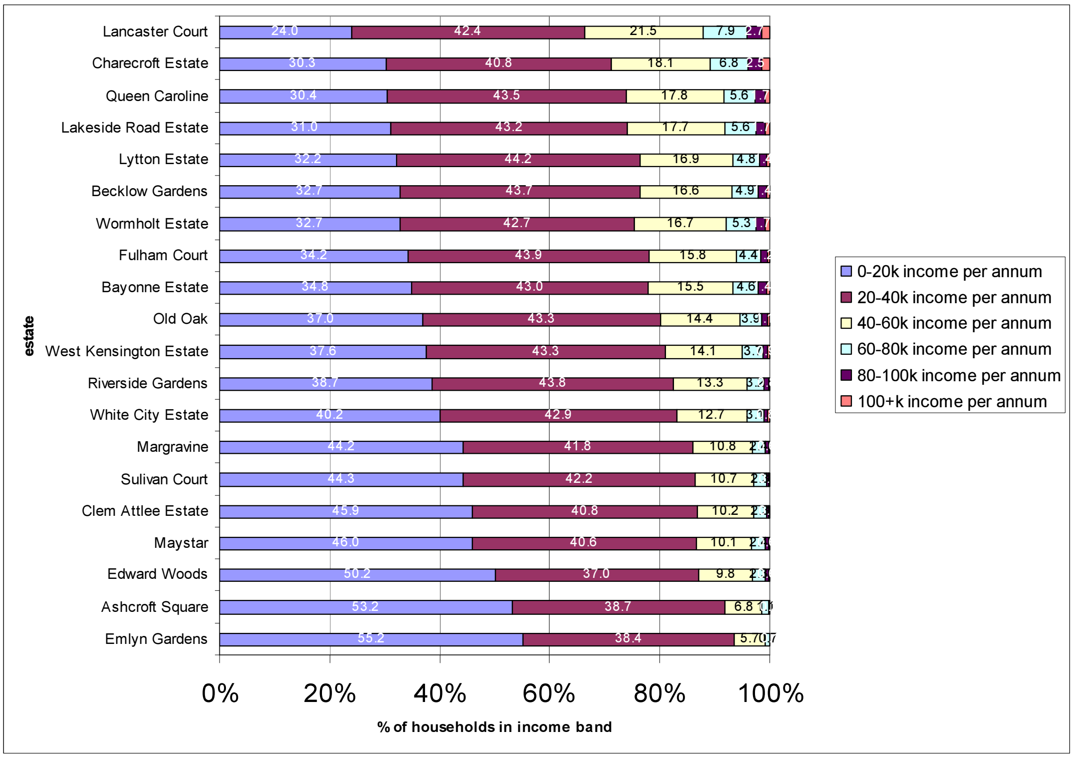
5.6 The graph below shows the mean income of the 20 largest estates in the borough (in terms of households). 8 estates have over 40% of households with an income of less than 20k per annum. Despite this, there are a number of estates where over 10% have an income over 40k per annum. This data does include leaseholders.

Chart 9 – income distribution by wards



Source : 2009 CACI Paycheck data

Chart 10 – Income distribution of households living in the largest 20 estates in the borough



Source : CACI 2009 Paycheck data

6 House Prices, Sales and Affordability

6.1 Estimates of current tenures and room sizes

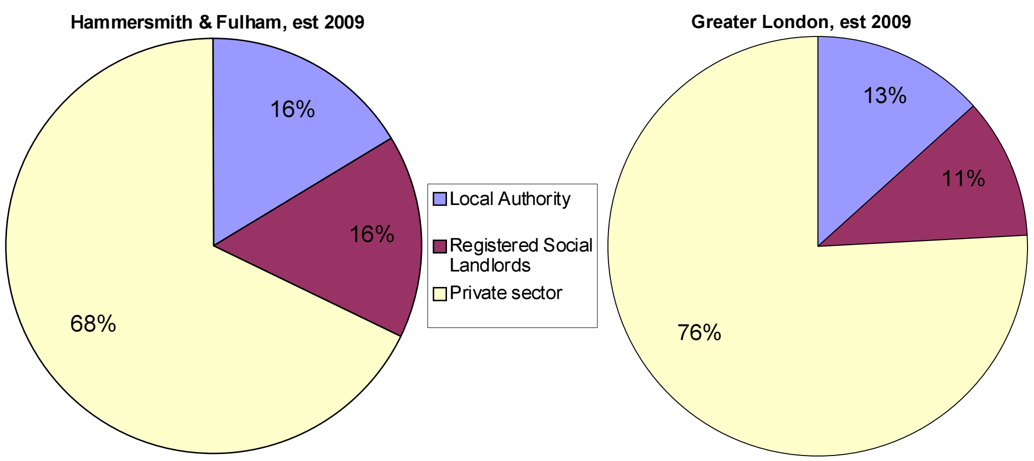
The borough continues to have a higher proportion of households in the social housing sector (either Local Authority or RSL) than Greater London as a whole (32% compared to 24%). Owner Occupation increases the further South you go in the borough with the South having over 13% more owner occupiers (by proportion). Nearly a third of all properties in the borough are one bedroom properties. The largest proportion of one-bed properties is in the Central sub area (38%), compared to 35% in the North, and 26% in the South sub area. Family sized dwellings tend to be in the South of the borough, with smaller dwellings in the North / Central areas.

6.1.1 According to 2001 Census, 44% of households in Hammersmith & Fulham were owner occupier, 33% rented their home from a social housing landlord and 23% of households were in private rented accommodations.

6.1.2 There were 81,566 dwellings in April 2010 in Hammersmith & Fulham, some 4,500 more than in April 2001. Just over two thirds of housing stock or 55,741 dwellings in the borough are in the private sector while less than a third or 26,224 dwellings are from the public/RSL stock. This compares to 76% and 24% in London.

6.1.3 There are 13,159 Local Authority dwellings in the borough; this represents 16.1% of all dwellings. RSL properties accounts for further 15.5% or total of 12,613 dwellings.

Chart 11 - Estimated tenure split

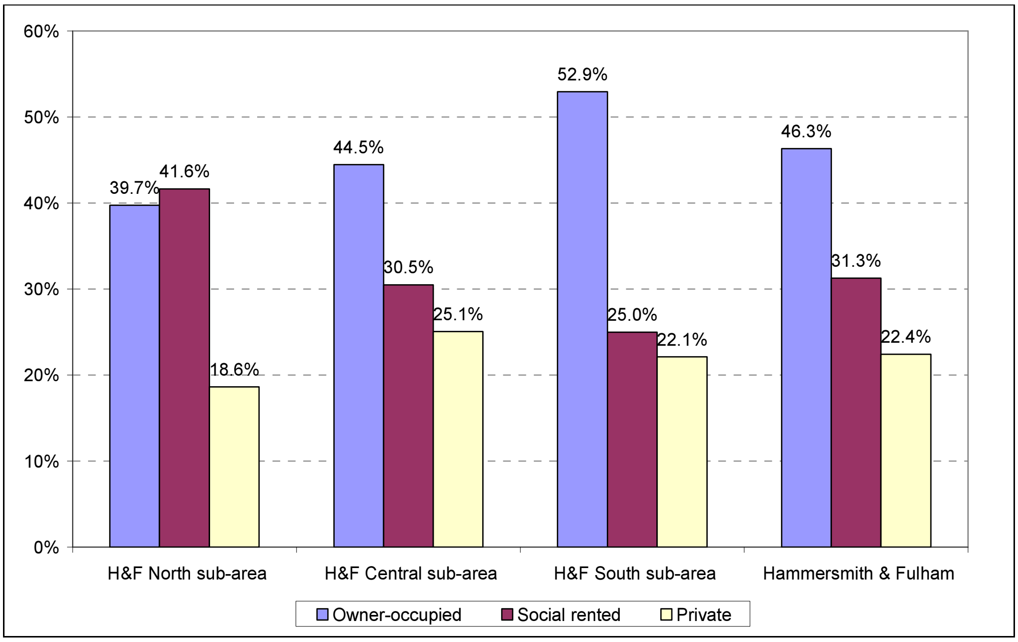


Source: CLG HIP Data, 2009

6.1.4 The 2009/10 tenure estimates for H&F's sub areas have been derived by applying the number of new build homes, conversions and demolitions, and sold properties to the 2001 Census tenure figures.

6.1.5 The highest concentration of social rented housing dwellings is estimated to be in the borough's North sub area where nearly 42% of all households rent from the LA or RSL. The highest proportions of owner-occupied dwellings are estimated to be in the South sub area (53%), although Sands End Ward also has concentrations of social rented housing.

Chart 12 - Current estimated tenure mix by sub-areas, 2009/10



Source: LBHF estimates based on newly built and sold properties, 2001 Census

6.1.6 Nearly a third of all properties in the borough are one bedroom properties. The largest proportion of one-bed properties is in the Central sub area (38%), compared to 35% in the North, and 26% in the South sub area. The highest proportions of smaller properties (studio, 1 bedroom) are in the social rented sector 47% (Council 40% and RSL 53%).

6.1.7 Overall, 44% of properties in the South sub area with three or more bedrooms, compared to 34% in the North sub area.

Table 7 - Current estimated bedsize by sub-areas, 2009/10

Sub areas	1-bed		2-bed		3-bed		4+ bed		**Total**	
	#	%	#	%	#	%	#	%	**#**	**% of all**
North	7,209	35.2	6,188	30.2	5,287	25.8	1,775	8.7	**20,459**	**25.1**
Central	12,032	37.8	9,658	30.3	4,894	15.4	5,284	16.6	**31,868**	**39.1**
South	7,530	25.8	8,988	30.7	6,901	23.6	5,820	19.9	**29,239**	**35.8**
LBHF	**26,770**	**32.8**	**24,834**	**30.4**	**17,081**	**20.9**	**12,881**	**15.8**	**81,566**	**100.0**

Source: LBHF estimates based on newly built and sold properties, H&F Housing Needs Survey 2004

Table 8 - Current estimated bedsize of Council owned properties, 2009/10

Council only

	1-bed		2-bed		3-bed		4+ bed		**Total**	
Sub areas	#	%	#	%	#	%	#	%	**#**	**% of all**
North	1,390	30.7	1,938	42.8	1,031	22.7	172	3.8	**4,531**	**34.4**
Central	1,989	44.7	1,440	32.3	912	20.5	112	2.5	**4,452**	**33.8**
South	1,332	31.9	1,607	38.5	1,074	25.7	162	3.9	**4,176**	**31.7**
Council All	**4,711**	**35.8**	**4,984**	**37.9**	**3,017**	**22.9**	**447**	**3.4**	**13,159**	**100.0**

Source : Housing Needs Survey and local data of new build

6.2 House Prices and Sales

House prices have recovered well since the recession and are close to their peak (pre recession) in November 2007. The majority of properties sold in the borough are flats / maisonettes. House sales show a degree of stability when compared to London and have shown significant increases since entering and leaving recession. The property market in the borough remains dynamic.

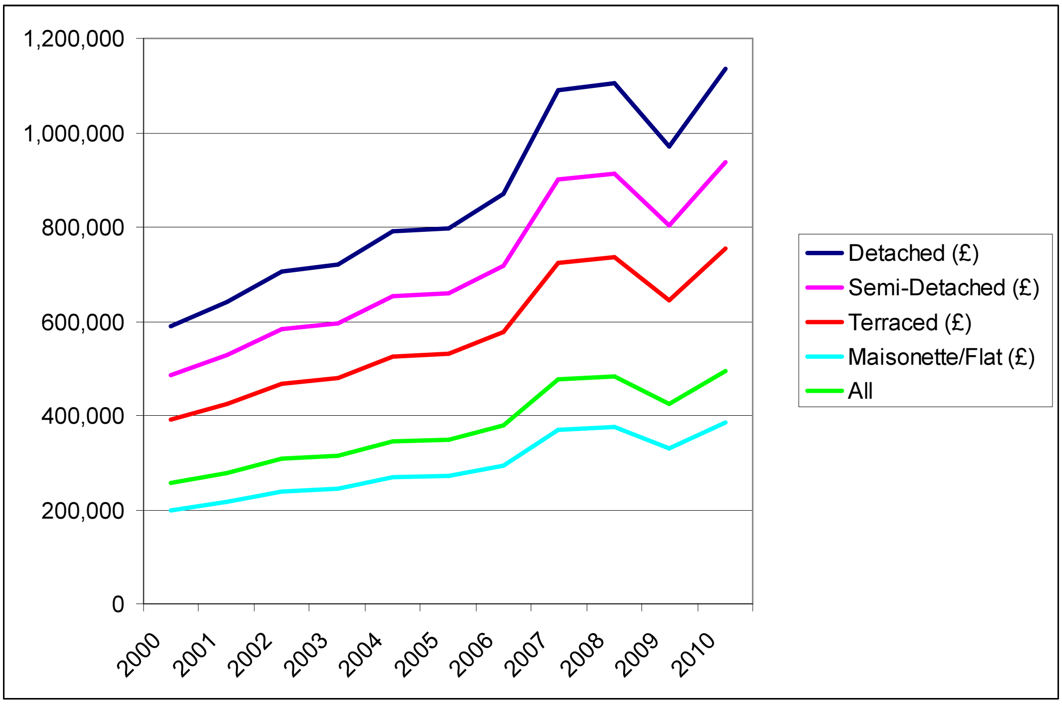
6.2.1 As at July 2010 the average house in the borough would cost £495k. This is the 4th highest in London.

6.2.2 The graph below shows the average house price as at every July since 2000. With the exception of July 2009 there have been continuous increases in average house prices for all types of accommodation.

6.2.3 The graph also shows the position as at July 2010 and highlights how quickly house prices have recovered since the recession.

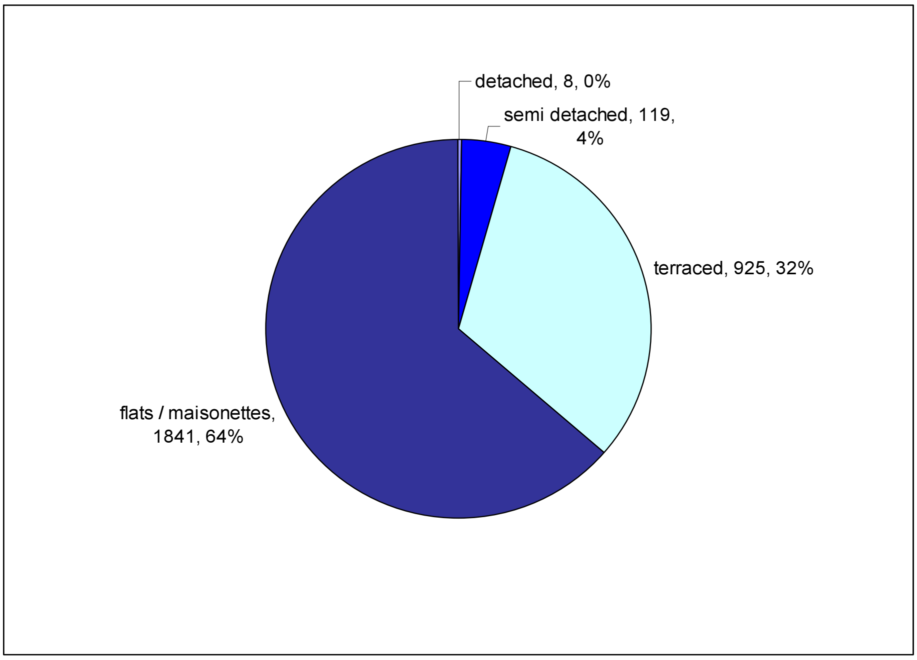
6.2.4 Using data provided to LBHF from the Land Registry at postcode sector level, almost 65% of all sales are for flats / maisonettes, with the vast majority of the remainder being terraced houses.

Chart 13 – Average house prices by type of property – LBHF 2000-2010



Source : Land Registry

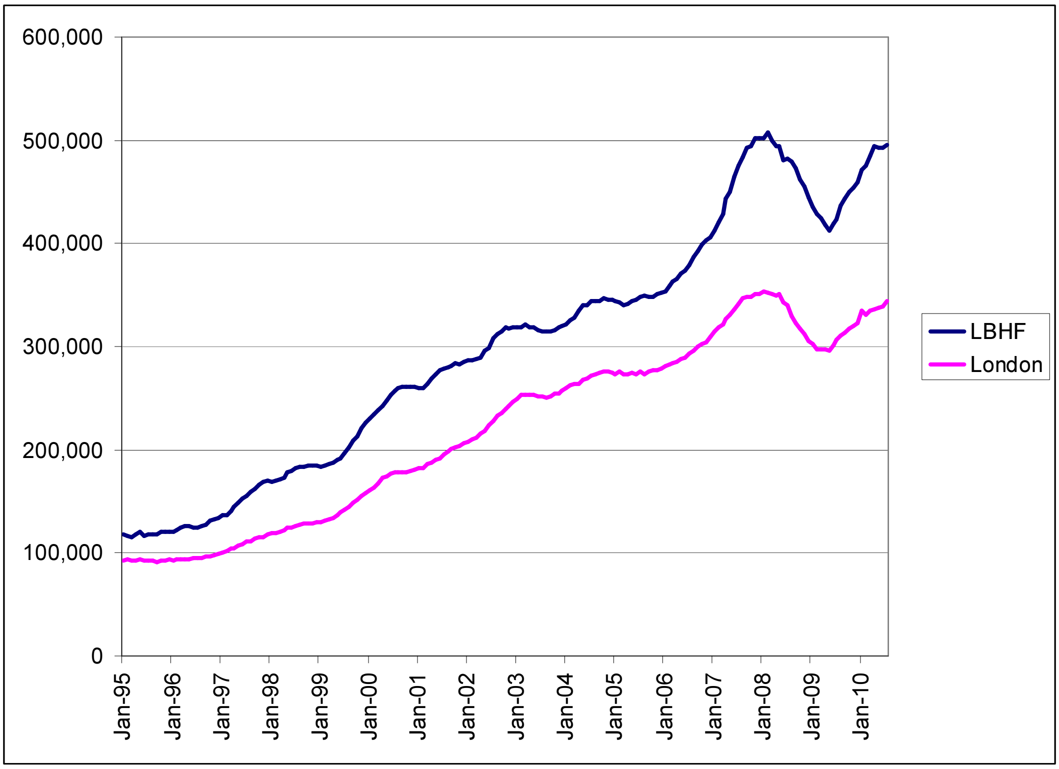
Chart 14 – house sales by type of property sold – LBHF 2009



Source : Land Registry data

6.2.5 The graph below shows the long term trend in average house prices compared to London as a whole. House Prices in the borough are now near to their peak in November 2007 (£495k compared to £502.5k)

Chart 15 – long term trend in house prices – LBHF against London



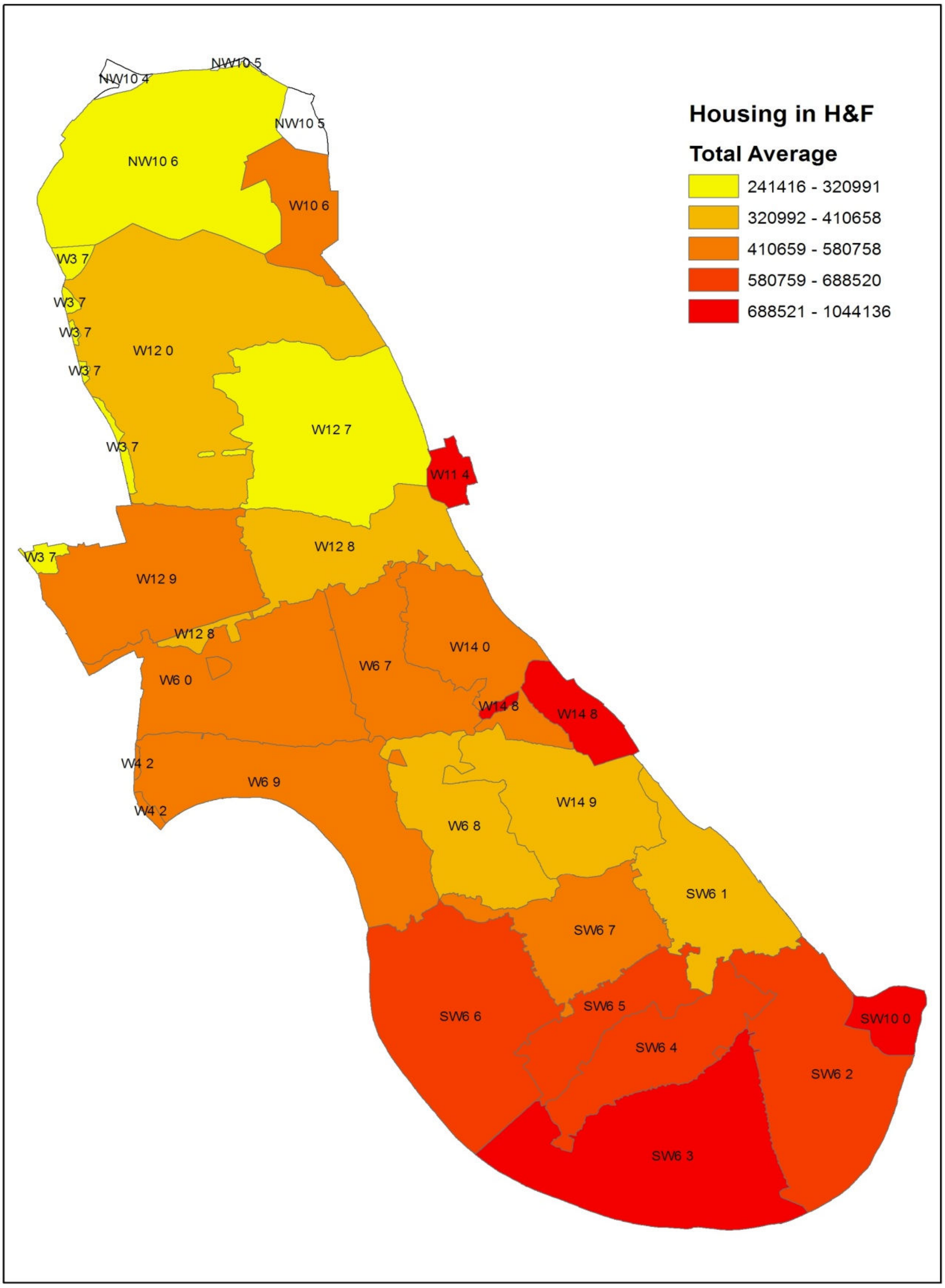
Source : Land Registry data

6.2.6 House sales have shown comparative stability compared to London as a whole. In May 2010 there were 187 sales, compared to 134 in May 2009 (an increase of 39%). Compared to May 2008 (pre-recession) there was the same 39% increase.

6.2.7 For London as a whole, there has been a smaller 29% increase in sales between May 2009 and May 2010; but a decrease in sales between May 2008 and May 2010 (of 15%)

6.2.8 The data provided by the Land Registry does shed light on some variances within the borough in terms of house prices and sales. The further north you go in the borough the cheaper properties tend to become. The areas in the South tend to be by far the most expensive properties in the borough. Sales tend to follow a similar level, with the most occurring in the postcodes in the south, and the least in the north.

Map 5 – Average 2009 house prices by postcode sector (Land Registry data)



6.3 Affordability measures

Property in Hammersmith and Fulham is prohibitively expensive and the vast majority of people (93%) who live in the borough have incomes beneath the level required even for an “entry level” property. The borough has one of the highest lower quartile house prices and one of the highest lower quartile income / lower quartile house price ratios.The only properties that are sold beneath the current lower quartile house price are flats / maisonettes. Given the data in the vacancies section it is difficult to see how the borough can fill positions in the lower income occupations with its own residents given the high entry level house prices and the low average incomes of those occupations. At postcode sector level, there is only one area in the borough which has an average house price less than £300k – that is NW10 6, in College Park and Old Oak. Affordability worsens the further south you go in the borough.

6.3.1 Examining the data in sections 3 and 4 it is apparent that there are significant problems with the affordability of properties within the borough, especially given the economically polarised nature of the borough.

6.3.2 Taking the lower quartile house price to be “entry level” it is clear to see how difficult it is to afford a property within Hammersmith and Fulham. The graph below shows the trends in lower quartile prices for the borough, compared to Inner London, London as a whole, and England.

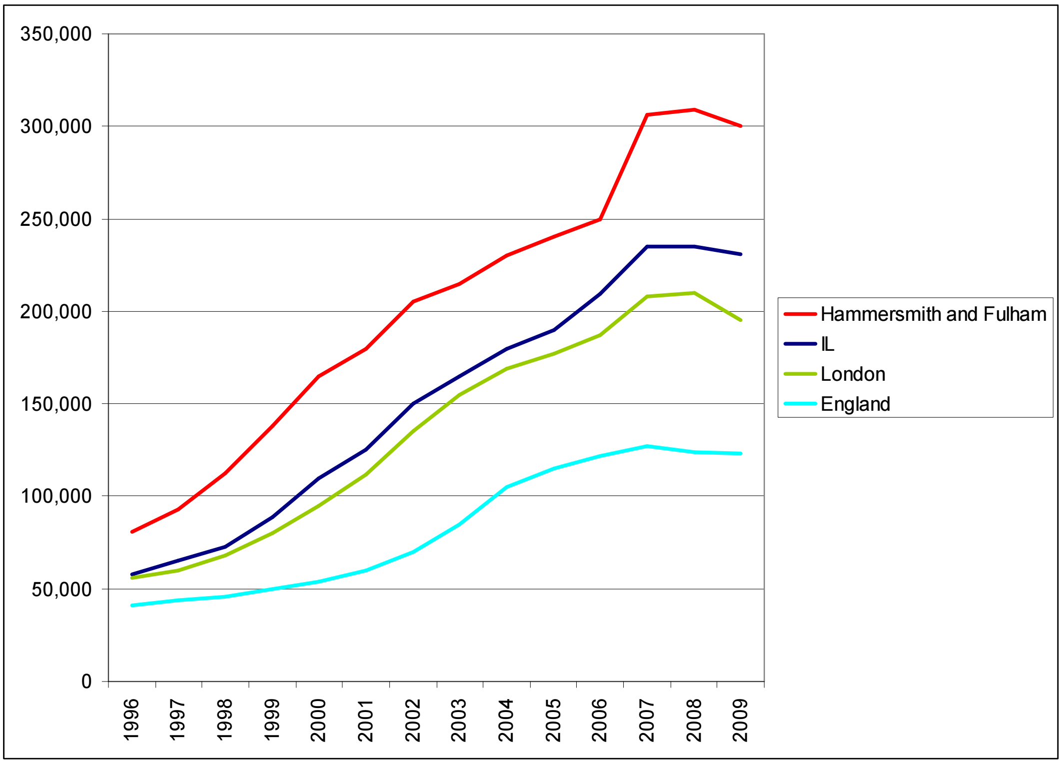
6.3.3 The lower quartile house price in the borough is now £300k. Only Kensington and Chelsea and Westminster have a high lower quartile house price (City of London has the same at £300k).

6.3.4 Over the last 5 years there has been a 25% increase in the lower quartile house price within the borough (from £240k to the current position of £300k). For the same time period Inner London has seen a 22% increase in lower quartile house prices, with London seeing a 10% increase and England a 7% increase.

6.3.5 Up until the point of recession, the lower quartile price in the borough was increasing at a sharper rate that the other areas considered. Given the element of recovery seen it is possible that the lower quartile position will begin to increase again making affordability even more problematic.

6.3.6 As a simple measure of affordability the ratio between lower quartile income and lower quartile house prices is used. Over the same time period used above, there is a similar pattern appearing, with Hammersmith and Fulham having a significantly higher ratio than Inner London, London and England as a whole.

Chart 16 – lower quartile house prices – LBHF against Inner London, London and England



Source : CLG Live tables

Table 9 – Trend in the ratio of lower quartile income against lower quartile house price

Area	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
Hammersmith and Fulham	5.63	6.82	7.68	8.85	8.96	9.87	9.84	10.69	10.91	11.51	12.85	12.85	10.75
Inner London	-	-	-	-	-	-	-	-	-	8.55	9.50	9.60	8.67
London	3.99	4.34	4.93	5.58	6.30	7.31	7.73	8.26	8.51	8.71	9.09	9.32	8.04
England	3.65	3.65	3.84	3.98	4.22	4.72	5.23	6.28	6.82	7.15	7.25	6.97	6.28
Camden	5.72	6.34	7.70	9.03	8.94	10.01	9.72	9.92	10.56	10.66	12.15	12.16	10.57
City of London	5.44	6.30	6.40	6.75	7.27	7.60	9.15	8.91	8.08	8.34	10.17	10.31	8.24
Hackney	3.46	3.43	4.40	5.66	6.61	7.48	7.40	7.78	7.95	7.79	9.67	9.32	7.96
Haringey	4.54	5.16	5.47	6.12	7.00	8.38	8.47	8.90	9.48	9.53	10.44	10.64	9.62
Islington	4.82	5.47	6.51	7.20	7.43	7.71	7.58	8.43	8.80	9.08	10.49	11.03	9.44
Kensington and Chelsea	10.42	10.44	12.02	13.77	14.93	14.14	13.88	16.05	16.67	18.90	21.00	21.44	19.57
Lambeth	3.70	4.11	4.67	5.85	6.69	7.98	7.89	8.04	8.14	8.25	9.37	9.58	7.98
Lewisham	3.50	3.88	4.00	4.79	5.33	6.91	7.22	8.35	7.95	7.93	8.65	9.11	7.40
Newham	3.11	3.53	4.03	4.71	5.51	6.68	8.25	8.56	8.89	9.87	9.72	10.16	7.54
Southwark	3.54	4.17	4.57	5.57	5.71	6.13	6.22	7.79	8.45	7.82	8.45	9.41	8.75
Tower Hamlets	3.66	4.04	4.97	5.52	5.77	6.69	6.39	6.59	6.94	7.04	7.57	8.02	7.57
Wandsworth	5.25	5.63	6.80	8.10	9.36	10.22	10.16	10.67	10.75	11.30	12.52	13.04	12.30
Westminster	6.41	7.08	8.48	9.86	10.16	11.31	11.60	11.36	11.42	12.51	13.19	13.61	12.80

Source : CLG Live Tables

6.3.7 Using the 3.5x earnings as a measure of affordability and the current lower income house price for the borough (at £300k), a household would need an income of £86k per annum to purchase an "entry level" property in the borough.

Table 10 – affordability at different income bands - LBHF

	Percent of households priced out of market		
	3x income	3.5x income	4x income
FTB households - Flats	86.07%	79.20%	69.27%
FTB households - Terraced houses	100.00%	100.00%	100.00%
FTB households - Semi-detached houses	100.00%	95.86%	92.41%
FTB households - Detached houses	100.00%	100.00%	94.94%
Owner occupier - Flats	79.20%	69.27%	62.91%
Owner occupier - Terraced houses	100.00%	100.00%	94.94%
Owner occupier - Semi-detached houses	95.86%	92.41%	88.62%
Owner occupier - Detached houses	100.00%	94.94%	90.71%

6.3.8 The Land Registry data in Chart 13, shows that the only properties that are ever beneath £300k are flats or maisonettes.

6.3.9 The table above from HomeTrack confirms the difficulties in affordability in the borough. For first time buyers (FTB), only flats appear as a viable purchase, with almost all first time buyers priced out of the markets for terraced, semi detached and detached houses.

6.3.10 The percentage of households that are already owner occupiers priced out of the market is also high for terraced and detached houses. Some owner occupiers however are not priced out of the market due to their existing levels of capital with flats again being the most affordable type of property.

6.3.11 The table below shows calculated estimates of mean income to house price ratios at a local level within the borough. Ignoring W11 4 and W10 6 which both are being skewed by bordering Kensington and Chelsea, all the postcode areas which have the highest ratios are in SW6 and in the south of the borough.

Table 11 – affordability at postcode sector level in LBHF

postcode area	Total Averages	Total Sales	average income	ratio
W11 4	£959,648	65	26,130	36.7
W10 6	£546,520	91	22,054	24.8
W14 8	£864,829	126	39,104	22.1
SW6 3	£1,044,136	137	47,573	21.9
SW6 2	£637,069	190	39,362	16.2
SW10 0	£863,603	86	55,387	15.6
SW6 7	£555,718	153	38,724	14.4
SW6 5	£688,520	102	48,796	14.1
SW6 6	£629,427	154	45,707	13.8
W6 7	£569,145	67	43,112	13.2
SW6 4	£658,525	110	49,907	13.2
W12 9	£500,052	149	40,260	12.4
W6 9	£487,078	76	41,314	11.8
W14 0	£506,702	140	43,825	11.6
W6 0	£489,129	99	42,607	11.5
W4 2	£580,758	110	53,669	10.8
W6 8	£391,128	66	36,317	10.8
W12 7	£320,991	46	31,205	10.3
W12 0	£350,337	77	34,488	10.2
SW6 1	£410,658	74	42,132	9.7
W14 9	£409,213	141	41,992	9.7
W12 8	£370,338	75	39,943	9.3
W10 5	£429,910	52	47,398	9.1
W3 7	£310,528	172	37,291	8.3
NW10 6	£241,416	18	30,694	7.9

Source : Land Registry data, CACI 2009 Paycheck data

6.3.12 Table 12 below shows, for selected occupations, the percentage of income required to purchase an entry level property, and updates the Wilcox work for the Joseph Rowntree Foundation.[4]

6.3.13 Key workers such as social workers have 39.1% of the income required to purchase an entry level property in the borough. Those in teaching professions have 43.9% of the required income, and nurses have 35.7%.

6.3.14 For those in elementary occupations, this percentage is significantly lower, at 24.1% and 14% (for those in elementary administration positions).

Table 12 – Income of key occupations as % of income required to purchase an entry level property in LBHF

[4] Can't Work, Can't Buy, Steve Wilcox, Joseph Rowntree Foundation, 2003

Occupation	Average Annual Income	Income as % of income required to purchase
Managers and senior officials	£51,099	59.4%
Professional occupations	£44,298	51.5%
Key workers	£34,751	40.4%
Nurses	£30,676	35.7%
Police officers	£46,213	53.7%
Social workers	£33,621	39.1%
Teaching Professionals	£37,764	43.9%
Prison service officers	£30,701	35.7%
Probation officers	£33,883	39.4%
Fire service officers	£33,087	38.5%
Town planners	£42,811	49.8%
Associate professional / technical occupations	£33,871	39.4%
Skilled trades occupations	£28,617	33.3%
Administrative and secretarial occupations	£20,954	24.4%
Personal service occupations	£16,062	18.7%
Customer service occupations	£17,578	20.4%
Sales occupations	£11,638	13.5%
Elementary occupations	£20,742	24.1%
Elementary administration	£12,068	14.0%

Source: Annual Survey of Hours and Earnings (ASHE) - 2009

Link
http://www.statistics.gov.uk/StatBase/Product.asp?vlnk=15313

Note: Figures weighted to reflect the Inner London wages

7 Rental levels in Hammersmith and Fulham

7.1 Unlike house prices, private sector rents have risen since 1994 at the same rate as earnings growth and so are significantly lower than mortgage costs for an equivalent size local property (Can't Supply: Can't Buy: Hometrack 2008). Average rents in H&F are 65% of average monthly mortgage costs but they are still high compared to the rest of London. Other data sources indicate higher lower quartile local rents. Average rents are 37% of average household earnings; 49% of younger working households (under 40 age group) can afford private rents, compared to 30% that can afford owner occupation but still only 5% of families in the same age group can afford private rents.[5]

7.2 The unmet demand for homeownership has been displaced to the private rented sector which has expanded to meet this demand. The private rented sector also provides housing of relatively easy access (and exit) for young and mobile

[5] Evaluating requirements for market and affordable housing NHPAU 2010

households, such as young professional singles, couples and students. Some households occupy private rented housing through choice for at least a period of their lives and there are other households who cannot afford owner occupation and are unable and/or unwilling to access social rented housing. Households who cannot afford private sector rents are supported by the payment of housing benefit or through private sector leasing. There are estimated to be over 5000 of these tenancies in H&F or 18% of the private rented sector.[6]

7.3 The private rented sector is characterised by high levels of mobility and the majority of tenants (over 50%) are in the 25-34 age band[7] in 2001. This is the age group where many will be expecting to become first buyers. The tenants in the private rented sector are also very mobile with most tenancies for periods of 6 months. In 2001 only 58% of households living in the private rented sector nationally were living at the same address as one year earlier compared with over 86% of all households in all tenures. There are clearly some advantages in young people being able to move relatively easily, but there can also be some disadvantages for the local area where there are concentrations highly mobile residents. People do not establish links or a responsibility to the local community and the types of goods and services that they require are different from longer term residents.

7.4 It also impacts on the provision of a wide range of essential services because many of the younger people who live in rented accommodation are key workers and they move out of the borough and possibly out of London when they want to but a house. The London Assembly Report Key Issues for Key Workers Feb 2001 highlighted the problems that lack of affordable housing for key workers raises.

7.5 A MORI survey conducted for the GLA showed that 87% of private renters wanted to own their own home.[8]

7.6 Table 13 below shows the entry level (or market rent thresholds) for properties to rent in the private rented sector.

Table 13 – Entry level market rents and required incomes LBHF and West London

[6] West London Strategic Housing Market Assessment
[7] The Modern Private Rented Sector, David Rhodes, Joseph Rowntree Foundation, University of York. 2006
[8] Housing in London. The Evidence Base for the London Housing Strategy. Nov 2009

		Bedsit	1 bed	2 beds	3 beds	4+ beds
West London	Threshold price	£100.00	£185.00	£250.00	£292.50	£353.75
	Required income	£20,900.00	£38,600.00	£52,100.00	£61,000.00	£73,800.00
Hammersmith and Fulham	Threshold price	£107.55	£198.96	£268.87	£314.58	£380.45
	Required income	£22,400.00	£41,500.00	£56,100.00	£65,600.00	£79,400.00

Source : ORS data in West London SHMA

7.7 Lowest quartile rents are significantly higher in Hammersmith and Fulham than in much of West London. Kensington and Chelsea is the only area which has higher entry level rents.

7.8 To rent a bedsit in the private sector a minimum income of £22.4k per annum is required. This increases rapidly with the number of bedrooms required to a required income of £79.4k per annum for a 4 bed property in the private rented sector.

7.9 Of those on the housing register, it is estimated that 25.7% have an annual income of more than £19k per annum, and 7% have an annual income of £30k per annum or higher, and could seek alternative housing opportunities in the private rented sector.

Annex B Infrastructure Investment Tables

Scheme	Need for scheme	Requirements of scheme	Cost	Lead Delivery Agency	Indicative Delivery Phasing	Funding Arrangements	Area of Borough	Priority
Transport								
Improvements to northbound access from Fulham Palace Road to the Hammersmith Gyratory	To improve the bus priority measure for Bus Route 220	Road improvements	£2.5m	TFL	Ongoing	Funded through TFL	Hammersmith Town Centre	Medium
Improvements to District Line	To increase capacity, comfort and reliability	New trains, new signalling, renewed track and a new centralised service control centre	Unknown	TFL	2010-2018	Funded thorough TFL	Hammersmith Town Centre and N Fulham Regeneration Area	High
Improvements to Piccadilly Line	To increase capacity, comfort and reliability	New trains, new signalling system and a new control centre	Unknown	TFL	to be finalised	Funded through TFL	Hammersmith Town Centre and N Fulham Regeneration Area	High
Improvements to the West London Line	To increase access to the line and increase the frequency of trains on the line	Increases to platform lengths, and possible new stations at Chelsea Football Club and North Pole Road	Unknown	TFL	Ongoing	Developer contributions	White City, N Fulham, S Fulham regeneration areas	High

Scheme	Need for scheme	Requirements of scheme	Cost	Lead Delivery Agency	Indicative Delivery Phasing	Funding Arrangements	Area of Borough	Priority
New Crossrail station	To support development at Old Oak and Hythe Road Area	Construction of new station on Crossrail Line	Unknown	Crossrail Ltd	2017 onwards	Crossrail Ltd, LBHF and developer contributions	Old Oak and White City Regeneration Areas	Medium
High Speed 2 Hub	To link with proposed new Crossrail station and provide link to Heathrow	Construct a station/terminus at Old Oak to link with Crossrail	Unknown	HS2 Ltd	2017 onwards	Central Government, National Rail and HS2 Ltd	Old Oak and White City Regeneration Areas	Medium
Chelsea-Hackney Line	To improve public transport access in the south of the borough	Improvements to the track between Parsons Green and Wimbledon and construction of new line between Parsons Green and Chelsea	Unknown	TFL	2017-2030	Likely to be funded by Central Government and TFL	N Fulham, S Fulham regeneration areas	Medium
Upgrade to existing Chelsea Harbour Pier	To improve transport accessibility in the South Fulham Riverside Area	To increase the capacity for water based traffic	Unknown	LBHF/TFL	2012-2020	S106 contributions	S Fulham regeneration area	Medium
Additional need from Regeneration Areas	To meet the needs of the increasing population in Regeneration Areas	Provide additional transport capacity in the form of new roads, buses, cycleways and other public transport	Unknown	TFL	Ongoing	TFL and S106	All regeneration areas	High

Scheme	Need for scheme	Requirements of scheme	Cost	Lead Delivery Agency	Indicative Delivery Phasing	Funding Arrangements	Area of Borough	Priority
Water and Drainage Infrastructure								
Upgrade of Counters Creek Sewer	To update ageing infrastructure and increase capacity	Replacement and enlargement of sewer	Unknown	Thames Water	2015-20	Funded by OFWAT.	Borough-wide	Medium
Thames Wall Improvements	To ensure that the Thames Wall is an effective barrier to flood risk	Regular upkeep of wall defences	Unknown	Environment Agency	Ongoing	Riparian landowner / Environment Agency	S Fulham N Fulham and Hammersmith Town Centre regeneration areas	Medium
Secondary Education								
Hammersmith Academy	To meet demand for secondary school places	Construction of new secondary school	Unknown	DCSF	2010-2012	DCSF and Mercers	Borough-wide	High
Sacred Heart High School	To meet demand for secondary school places	New build/ refurbishments	£7.5m	LBHF	2012-2015	LBHF/S106	Borough-wide	High
Lady Margaret School	To meet demand for secondary school places	New build/ refurbishments	£4.8m	LBHF	2012-2015	LBHF/S106	Borough-wide	High
Fulham Cross / Henry Compton	To facilitate operational requirements for federation	Refurbishments	£4m	LBHF	2012-2015	LBHF/S106	Borough-wide	High
William Morris	Expansion to meet	New build/	£2.5m	LBHF	2012-2015	LBHF/S106	Borough-wide	High

Scheme	Need for scheme	Requirements of scheme	Cost	Lead Delivery Agency	Indicative Delivery Phasing	Funding Arrangements	Area of Borough	Priority
	space requirements	refurbishments						
Additional need from Regeneration Areas	To meet the needs of the increasing population in Regeneration Areas	To provide additional secondary school capacity	Unknown	LBHF	2010 onwards	LBHF/S106/ DCSF	All regeneration areas	Medium
Special Education								
Cambridge School	To deliver objectives of 2008 SEN Review	New build on Bryony Centre Site	£8.5m	LBHF	2011/2012	LBHF	Borough-wide	High
Bridge Academy	To deliver objectives of 2008 SEN Review	New build on Cambridge Site	£8.5m	LBHF	2012/2013	LBHF	Borough-wide	High
Queensmill	To deliver objectives of 2008 SEN Review	New build/refurbishments on Finlay Street Site	£9m	LBHF	2013/2014	LBHF	Borough-wide	High
Primary Education								
John Betts	Replacement of hutted classroom	Construction of solid structure classroom	£250,000	LBHF	2010-11	LBHF/PCP	Local area	High
Langford Primary School	Relocation of Gibbs Green School	Major new build	£1m	LBHF	2009-2010	LBHF/PCP	Local area	High
St Thomas of Canterbury	Expansion to meet space requirements	New build/ refurbishments	£1.5m	LBHF	2010-2011	LBHF/PCP	Local area	High
Old Oak	Expansion to two form entries	New build/ refurbishments	£1m	LBHF	2011/2012	LBHF/PCP	Local area	High

Scheme	Need for scheme	Requirements of scheme	Cost	Lead Delivery Agency	Indicative Delivery Phasing	Funding Arrangements	Area of Borough	Priority
Holy Cross	Expansion to two form entries	Major new build/ remodel	Unknown	LBHF	2012-2015	LBHF/PCP	Local area	High
St Peters	Improvements to teaching facilities	Amalgamation of school on single site with possible expansion	Unknown	LBHF	2012-2015	LBHF/PCP	Local area	High
Bentworth	Expansion to meet space requirements	New build/ refurbishments	Unknown	LBHF	2012-2015	LBHF/PCP	Local area	High
Additional need from Regeneration Areas	To meet the needs of the increasing population in Regeneration Areas	To provide additional primary school capacity within Regeneration Areas	Unknown	LBHF	2010 onwards	LBHF/S106	All regeneration areas	Medium
Early Years								
Additional need from Regeneration Areas	To meet the needs of the increasing population in Regeneration Areas	Creation of new daycare centres as part of any proposed new primary school	Unknown	LBHF	2010 onwards	LBHF/S106	All regeneration areas	Medium
Healthcare								
Expansion of Hammersmith Hospital	To accommodate new research facility	New build and consolidation of existing facilities	£100m	Imperial College Healthcare (ICH)	2009-2014	ICH/ Department of Health	White City Regeneration area and N of Borough	Medium
White City Collaborative	Creation of new health centre	New build in association with residential	£11.6m	HFPCT	2010-2013	HFPCT/LBHF	White City Regeneration area and N of	High

Scheme	Need for scheme	Requirements of scheme	Cost	Lead Delivery Agency	Indicative Delivery Phasing	Funding Arrangements	Area of Borough	Priority
Care Centre		development					Borough	
Fulham Centre for Health	Creation of new polyclinic	Works at Charing Cross Hospital to create a new polyclinic	£3.56m	HFPCT	2010-2012	HFPCT	Hammersmith Town Centre and S of borough	High
Consolidation of Wandsworth Bridge GPs	Consolidate facilities and increase capacity	Refurbishment and new build and closure of obsolete facilities	£750,000	HFPCT	2010-2013	HFPCT/LBHF	S Fulham RA	Medium
Cassidy Road	Create a 2nd tier health centre	Expand existing facility	£350,000	HFPCT	2011-13	HFPCT	Local area	Medium
Richford Gate	Create a 2nd tier health centre	Expand existing facility	£600,000	HFPCT	2011-13	HFPCT	Local area	Medium
Upgrading GP Premises	To increase GP capacity in the vicinity of the borough's hospitals	Creation of GPs at Hammersmith and Charing Cross Hospitals	£1.2m	HFPCT	2010 onwards	HFPCT/ICH	Borough-wide	Medium
Additional need from Regeneration Areas	To meet the needs of the increasing population in Regeneration Areas	To provide additional healthcare facilities within Regeneration Areas	Unknown	HFPCT	2010 onwards	HFPCT/S106	All regeneration areas	Medium
Police								
Expansion of Hammersmith Police Station	Current facilities are unsuitable	Expansion of existing facilities	Unknown	Metropolitan Police	2010 onwards	Metropolitan Police	N of borough	Low

Scheme	Need for scheme	Requirements of scheme	Cost	Lead Delivery Agency	Indicative Delivery Phasing	Funding Arrangements	Area of Borough	Priority
Expansion of Shepherd's Bush Police Station	Population increases around Shepherd's Bush	Expansion of existing facilities and creation of 24 hour custody suites	Unknown	Metropolitan Police	2010 onwards	Metropolitan Police	S of borough	Medium
Leisure and Sport								
Additional need from Regeneration Areas	To meet the needs of the increasing population in Regeneration Areas	To provide additional leisure and sports provision within Regeneration Areas	Unknown	LBHF	2010 onwards	LBHF/S106	All regeneration areas	Low
Meeting Halls and Spaces								
Additional need from Regeneration Areas	To meet the needs of the increasing population in Regeneration Areas	To provide additional meeting halls and spaces within Regeneration Areas	Unknown	LBHF	2010 onwards	LBHF/S106	All regeneration areas	Low
Libraries								
Hammersmith Library	Offer a better service to residents	Relocate the library in central Hammersmith	Unknown	LBHF	2010 onwards	LBHF	Borough-wide	Medium
Fulham Library	Offer a better service to residents	Improvements to the library including self service terminals, IT improvements and new furniture	£100,000	LBHF	2010-2013	LBHF	S of borough	Medium
Sands End Library	Offer a better service to residents	Relocate the facility	Unknown	LBHF	2010 onwards	LBHF	S of borough	Medium

Scheme	Need for scheme	Requirements of scheme	Cost	Lead Delivery Agency	Indicative Delivery Phasing	Funding Arrangements	Area of Borough	Priority
Voluntary Sector								
Creation of 3rd sector hubs	To consolidate 3rd sector facilities	Identification of suitable sites for third sector hubs and redevelopment	Unknown	LBHF	2010 onwards	LBHF	Borough-wide	Low
Open Space								
Shepherd's Bush Green	To improve the quality of the open space	Re-modelling of the open space	£4.6m	LBHF	2009-2011	LBHF/S106	White City Regeneration area and N of Borough	High
Bishop's Park	To improve the quality of the open space	Re-modelling of the open space	£7m	LBHF	2011-2015	LBHF/National Lottery	S of borough	Medium
Other park improvements	Improve the attractiveness of the borough's commons and key open spaces	Minor re-modelling and refurbishment works	£1.5m	LBHF	2009-2015	LBHF	Borough-wide	Medium
Additional need from Regeneration Areas	To meet the needs of the increasing population in Regeneration Areas	Create new open spaces (including new playspaces and biodiversity) to meet the needs of the expanding population and to address deficiencies	Unknown	LBHF	2010 onwards	LBHF/ National Lottery/ S106	All regeneration areas	Medium

Scheme	Need for scheme	Requirements of scheme	Cost	Lead Delivery Agency	Indicative Delivery Phasing	Funding Arrangements	Area of Borough	Priority
Thames Path								
Re-alignment of Thames Path	To create an attractive riverside walk	Where development occurs, require the provision of a publicly accessible walkway along the riverfront	Unknown	Developer	2010 onwards	S106	Hammersmith Town Centre, S Fulham and S of Borough	Medium
The Grand Union Canal and Towpath								
Wheelchair access at Scrubs Lane	To increase accessibility to the canal towpath	Redevelop the access ramp	£612,000	LBHF	2010-2012	TFL/PRP	Old Oak Common and White City regeneration area	Medium
Outdoor Sports Provision								
School Sports Zones	To allow educational facilities to have access to public outdoor sports pitches and courts	Minor alterations to upgrade outdoor sports facilities	Unknown but not likely to be large	LBHF	2010-2013	LBHF	Borough-wide	Medium
Hammersmith Academy sports pitch access	Provide accessible sports provision for Hammersmith Academy in Ravenscourt Park	Minor improvements to current pitches and courts	Unknown but rent will likely outweigh costs	LBHF	2010-2011	LBHF	Borough-wide	High
Playspaces								
Improvements	To upgrade the quality	Minor refurbishments	£1.1m	LBHF	2010-2015	DCSF	Borough-wide	High

Scheme	Need for scheme	Requirements of scheme	Cost	Lead Delivery Agency	Indicative Delivery Phasing	Funding Arrangements	Area of Borough	Priority
to playspaces	of existing playgrounds							
Trees								
Mayor's Street Tree Programme	To improve the attractiveness and ecology of areas identified as being deficient in street trees	Identification of suitable locations and planting of trees	Roughly £100,000	GLA	2009-2013	GLA	Borough-wide	Medium
Affordable Housing								
White City Opportunity Area	Meet affordable housing aspiration and need plus any social housing re-provision requirements	Intermediate housing and affordable rent housing plus social housing re-provision if required	NK	LBHF / Developer	2012-2032	Developer	White City Opportunity Area	High
Hammersmith Town Centre and Riverside	Meet affordable housing aspiration and need plus any social housing re-provision requirements	Intermediate housing and affordable rent housing plus social housing re-provision if required	NK	LBHF / Developer	2012-2022	Developer	Hammersmith Town Centre and Riverside	High
Fulham Regeneration Area	Meet affordable housing aspiration and need plus any social housing re-provision requirements	Intermediate housing and affordable rent housing plus social housing re-provision if required	NK	LBHF / Developer	2012-2032	Developer	Fulham Regeneration Area	High

Scheme	Need for scheme	Requirements of scheme	Cost	Lead Delivery Agency	Indicative Delivery Phasing	Funding Arrangements	Area of Borough	Priority
South Fulham Riverside	Meet affordable housing aspiration and need	Intermediate housing and affordable rent housing	NK	LBHF / Developer	2012-2032	Developer	South Fulham Riverside	High
Park Royal Opportunity Area	Meet affordable housing aspiration and need	Intermediate housing and affordable rent housing	NK	LBHF / Developer	2022-2032	Developer	Park Royal Opportunity Area	High
Rest of Borough	Meet affordable housing aspiration and need	Intermediate housing and affordable rent housing	NK	LBHF / Developer	2012/2022	Developer	Borough-wide	High

Annex C Glossary

Affordable Rent – "Rented housing provided by registered providers of social housing, that has the same characteristics as social rented housing except that it is outside the national rent regime, but is subject to other rent controls that require it to be offered to eligible households at a rent of up to 80% of local market rents." Source: CLG. Planning Policy 3: Planning for Housing – Technical change to Annex B, Affordable Housing Definition. CLG, 2011

Greater London Authority (GLA) – The statutory strategic authority responsible for supporting the Mayor produce the London Plan and the London Housing Strategy

Homes and Communities Agency (HCA) – The national housing and regeneration agency responsible for administering funding for new housing and regeneration in England and overseeing the borough investment planning process. *Note: The HCA's London (and London Development Agency's) functions are planned to be merged into the Mayor's new Housing and Regeneration Directorate by April 2011*

Intermediate Housing – Affordable housing for rent and/or ownership for working households on low to medium incomes who are ineligible for social housing and unable to afford market housing

Local Development Framework (LDF) – The is the suite of planning documents that comprises the local spatial development strategy for the borough, including the Core Strategy and Development Management Plan policies

Registered Providers – Organizations formerly known as Registered Social Landlords (and also housing associations) who provide affordable housing

Social Housing – Affordable housing let on secure or assured tenancies for households in necessitous need.

Strategic Housing Land Availability Assessment (SHLAA) – Assesses the availability and timing of housing site delivery in an area over a fifteen year timeframe and is intended to guide housing delivery 'trajectories' in the LDF

Strategic Housing Market Assessment (SHMA) – A research tool designed to help inform and provide housing market evidence for planning and housing strategies and policies

Tenant Services Authority – Responsible for regulating the work of Registered Providers

Transport for London (TfL) – The Mayor's transport agency responsible for strategic investment and coordination of service delivery

Annex D Key Reference Documents

1. LBHF Local Development Framework – Core Strategy Post Submission Amendments arising during Examination (June 2011)
2. LBHF Local Development Framework – Development Management Plan Policies (Aug 2011 Version)
3. Hammersmith and Fulham Community Strategy 2007/14 (September 2007)
4. Mayor of London's London Plan (July 2011)
5. Mayor of London's Housing Strategy (Feb 2010)
6. LBHF Housing Strategy 2007/14 – A Housing Ladder of Opportunity for All
7. Mayor of London's A Revised London Housing Strategy – Initial Proposals (Aug 2011)
8. CLG A Fairer Future for Social Housing
9. HCA Single Conversation: A better way to achieve positive outcomes for people and places (2009)
10. HCA Single Conversation: Further Information Local Investment Plan (Jan 2010)
11. LBHF Cabinet Briefing – Effect of the HRA Reform on LBHF and Proposed Response to CLG Consultation 1 July 2010
12. LBHF Cabinet Report – Housing Estates Investment Plan
13. LBHF LDF Strategic Housing Land Availability Assessment (Oct 2010)

14. LBHF LDF Background Paper: Affordable Housing (Oct 2010)

Annex E - Key Borough Contacts

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