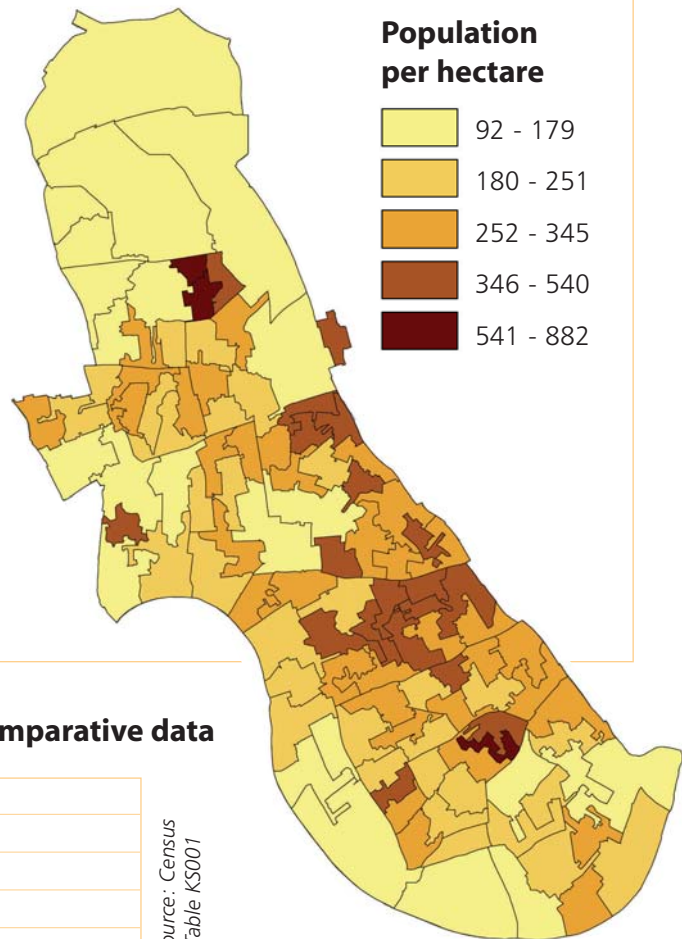




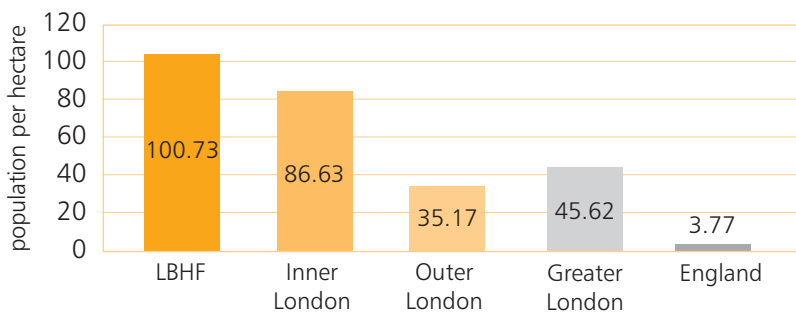
Population density

- Hammersmith & Fulham is the fourth most densely populated local authority in England and Wales, with density figures in the borough outstripping averages for inner and outer London and the rest of England.
- At the time of the census in 2001, the population density of the borough was measured at 101 persons per hectare compared to 46 persons per hectare for London.
- In general, the middle of the borough is more densely populated than the north and south of the borough, but densities vary greatly between individual wards and neighbourhoods.
- Addison ward is the most densely populated with 202 persons per hectare, this compares to College Park & Old Oak ward which has a density of just 22 persons per hectare.

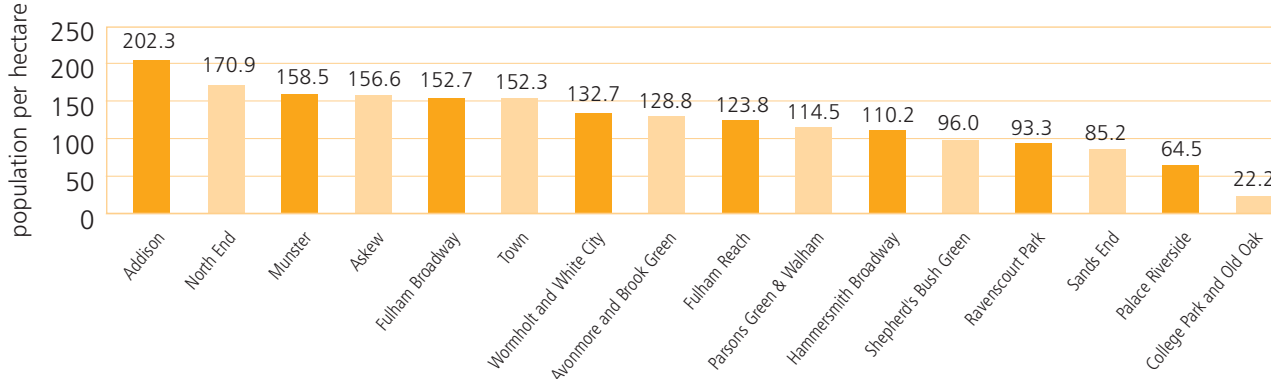
- The low density in College Park & Old Oak ward is due to the large areas of unpopulated land in this area of the borough – namely the Wormwood Scrubs common and nature reserve.



Population density (per hectare), 2001 - comparative data



Population density (per hectare), 2001 - by ward

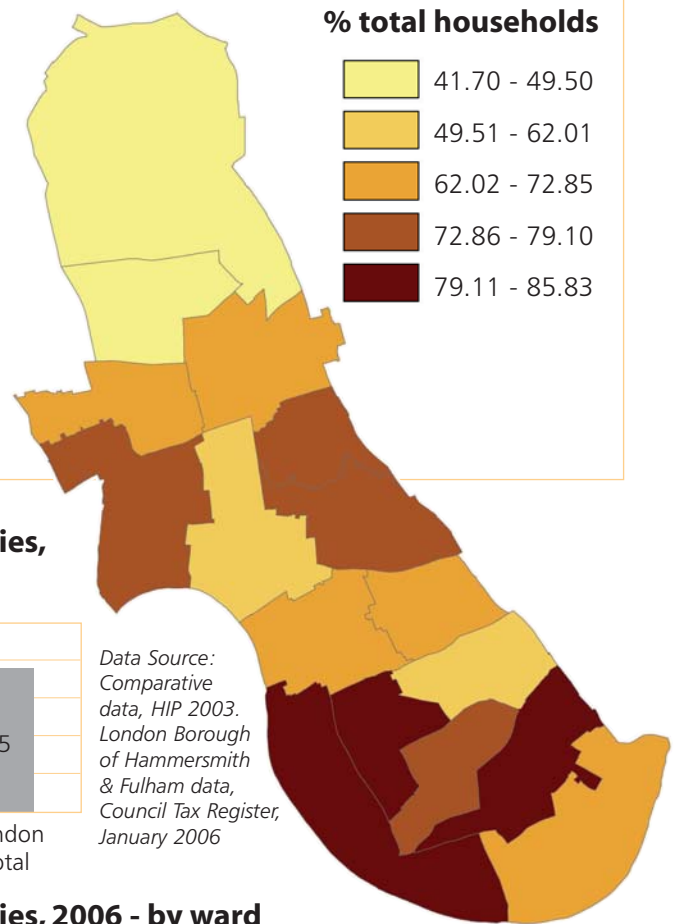


Tenure - owner occupied/private rented

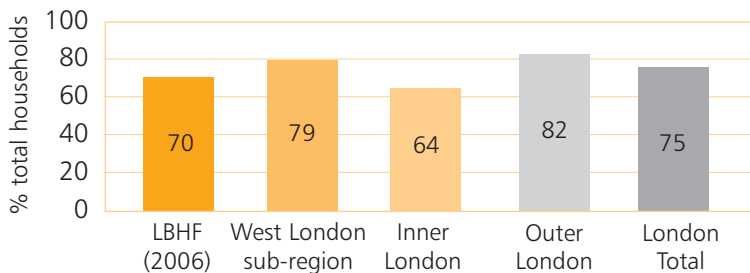
- Owner occupation in Hammersmith & Fulham has continued to rise in recent years. 44% of households owned their homes in 2001 compared to 41.9% in 1991 according to recent census data.
- The 2001 Census also showed that 23.4% of households in the borough lived in privately rented accommodation compared to 17.3% for London.
- The Housing Need Survey estimates that 44% of all owner occupiers have no mortgage.
- More households in the south of the borough own or privately rent their property with greater concentrations of social housing being found in the north of the borough.
- According to the Housing Need Survey 2003-04 the estimated annual turnover

rate in the owner occupied sector is around 8.3% which compares to 32.8% in the private rented sector and 9.7% in the social rented sector.

- Analysis of Land Registry data shows that the largest volume of sales in Hammersmith & Fulham is for flats and maisonettes (69.1%).

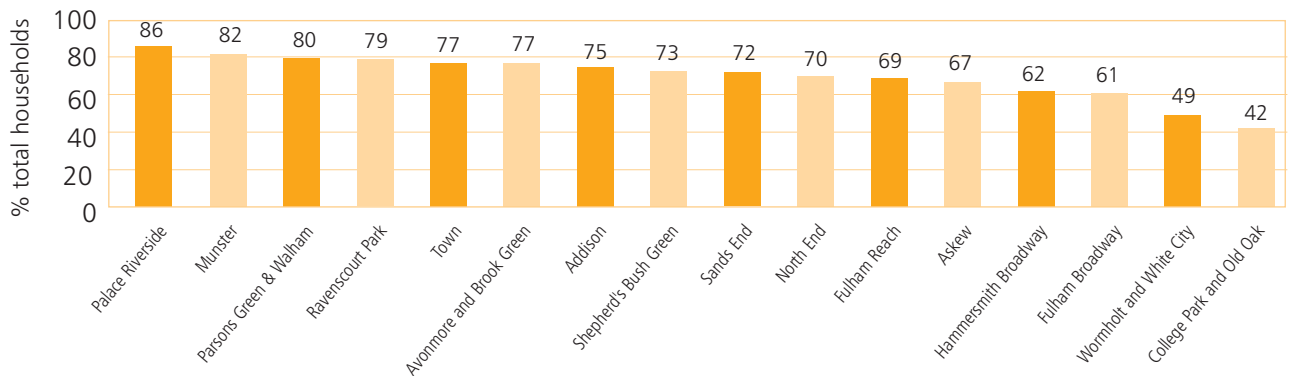


Owner occupied and private rented properties, 2003 - comparative data



Data Source: Comparative data, HIP 2003. London Borough of Hammersmith & Fulham data, Council Tax Register, January 2006

Owner occupied and private rented properties, 2006 - by ward



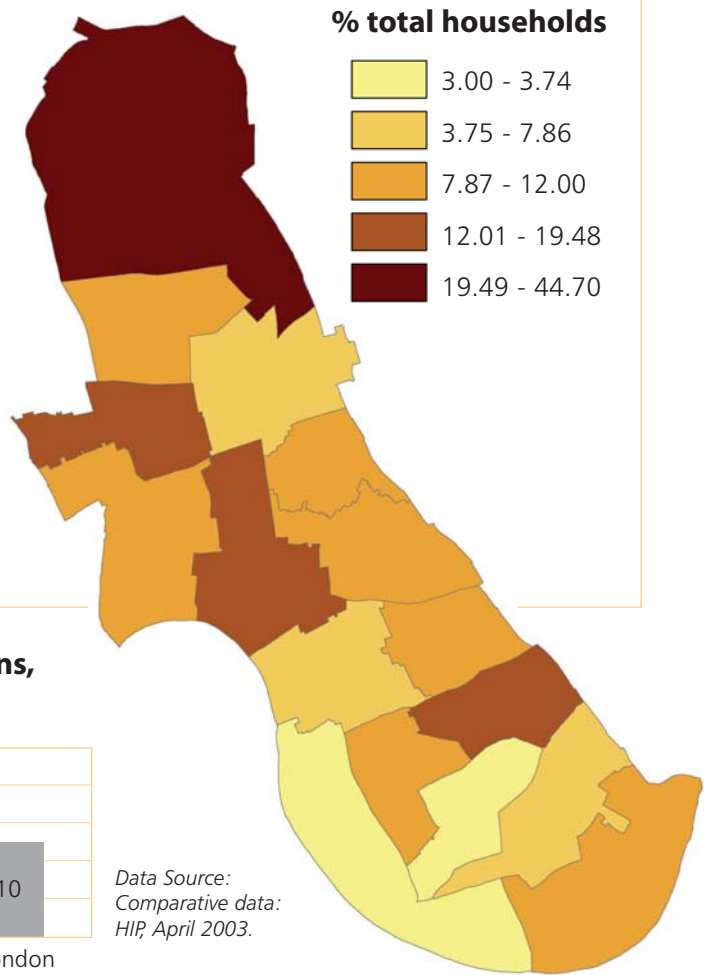
Data Source: Council Tax Register, January 2006.

Note: Comparative data should be viewed with caution as borough data is from 2006 and all other data is from 2003.

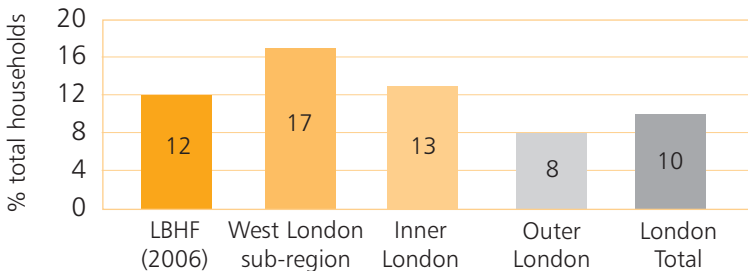
Tenure - housing association

- Households living in properties rented from housing associations in the borough have risen from 11.1% of households in 1991, to 13.5% in 2001 according to the latest census data.
- The proportion of housing stock in the borough owned by housing associations is roughly comparable with the proportion for inner London, but exceeds that of outer London.
- The highest concentration of housing association dwellings is in College Park & Old Oak ward where 45% of all households rent from a housing association. This high level can be explained by the fact that in 1999 the council transferred much of its stock in the ward to a housing association to facilitate improvements to the estate.

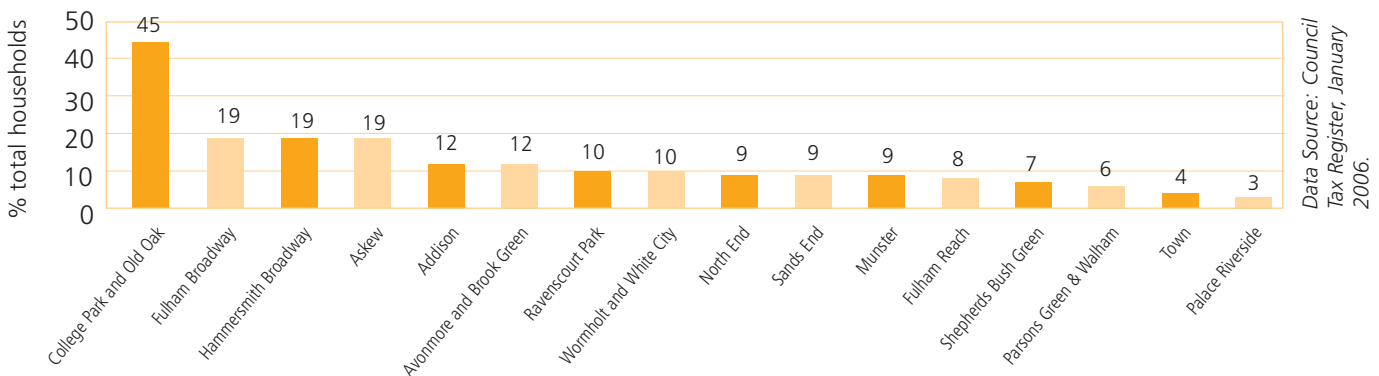
In general, more households in the north of the borough live in properties rented from housing associations than in the rest of the borough.



Properties rented from housing associations, 2003 - comparative data



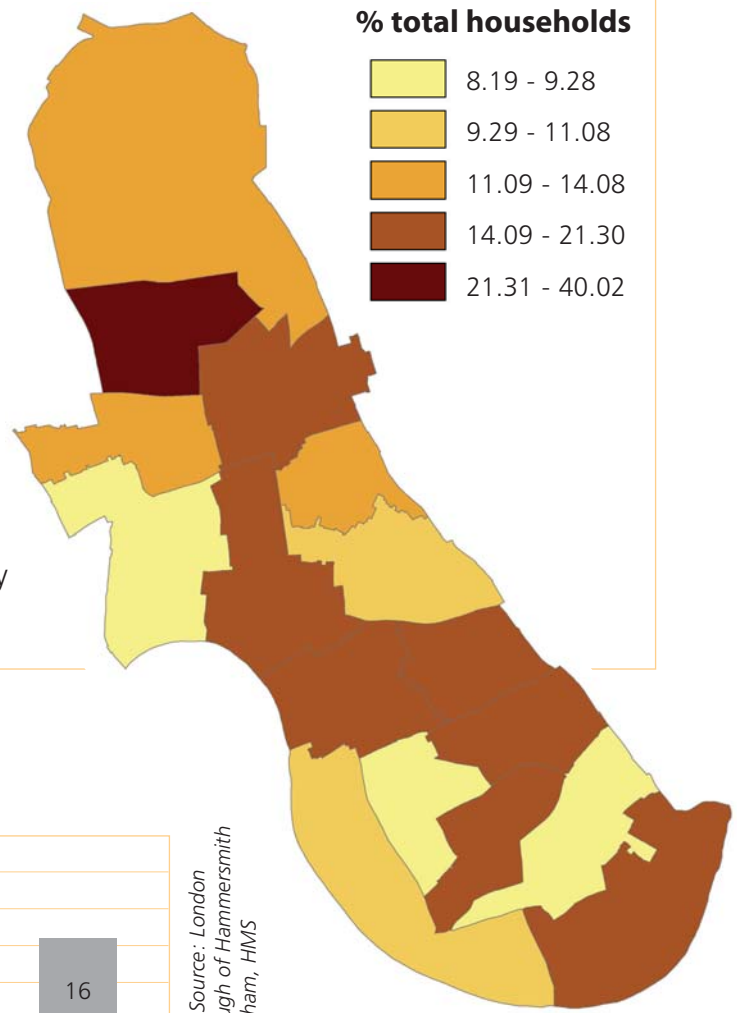
Properties rented from housing associations, 2006 - by ward



Note: Comparative data should be viewed with caution as borough data is from 2006 and all other data is from 2003. Council Tax data does not identify "bedsit" units separately so there will be disparities between Council Tax, Census and Housing Need Survey data.

Tenure - local authority owned properties

- 17% of total borough households rented their property from the local authority in 2006.
- This is less than the proportion across inner London but more than the proportion across outer London.
- Wormholt & White City ward has the highest levels of households living in local authority owned properties, with 40% of all households in the ward falling into this category.
- The lowest level is in Ravenscourt Park ward, where only 8% of households live in properties owned by the local authority.

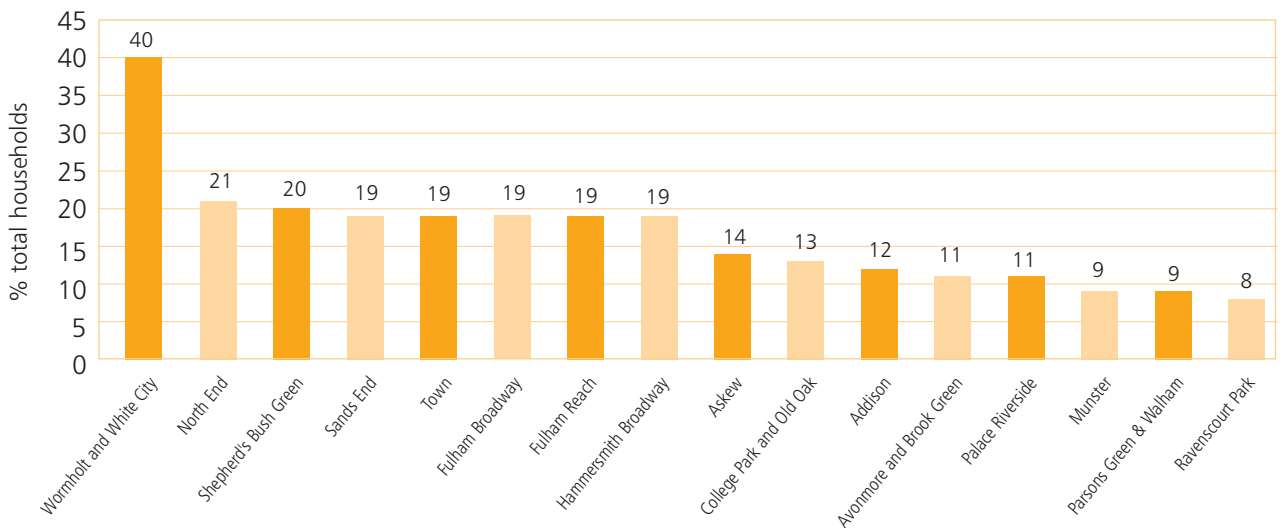


Local authority owned properties, 2005 - comparative data



Data Source: London Borough of Hammersmith & Fulham, HMS

Local authority owned properties, 2005 - by ward



Data Source: London Borough of Hammersmith & Fulham, HMS

Rents and house prices

- According to quarterly House Price Focus data available from the ODPM, average house prices in Hammersmith & Fulham are higher than average for both London and England.
- The average price for a property in the borough in 2004 was £377,406.
- The 2003-04 Housing Need Survey identified that between 1998 and 2003 average property prices in England and Wales rose by 100% and, for the London region, by 158%. In Hammersmith & Fulham prices rose by 217%. Indications are that since 2003 prices have plateaued, but remain high.
- The largest volume of sales in Hammersmith & Fulham in 2004 was for flats/maisonettes (three times the number of sales for houses). The most recent Land Registry data available (2004) indicates that the least expensive properties are in the NW10 area of the borough where the average price paid for a flat was £193,000.
- Rents in the private sector are also high compared to the rest of London. The Housing Need Survey 2003-04 identified that the minimum weekly rent for a one bedroom property was £176 per week and an average of £215 per week. The minimum rent for a four bedroom property was £393 per week with the average weekly rent being £457.
- The average council rent for 2006-07 is £74.80. The average rent for a two bedroom council dwelling is £74.93.
- Council rents are now set using a rent restructuring formula which will see council and Housing Association rents converge by 2011 -12. The table below illustrates this convergence.

House prices by house type, 2004 – by borough sub-division

	North LBHF	Central LBHF	South LBHF	LBHF in total
Detached property	no sales	no sales	£696,666	£696,666
Semi-detached property	£547,234	£785,222	£964,847	£769,637
Terraced property	£404,952	£568,343	£644,921	£576,125
Flat	£225,212	£262,576	£321,833	£280,861
Overall average	£290,841	£343,059	£440,927	£377,406

Data Source: Land Registry, 2004

Social rents, 2001-2005

	April 2001		April 2002		April 2003		April 2004		April 2005	
	Council	HA	Council	HA	Council	HA	Council	HA	Council	HA
Average Hammersmith & Fulham social rents	£61.34	£62.34	£62.68	£64.89	£65.47	£67.30	£67.99	£70.73	£71.20	£73.27
Average London social rents	£62.20	£62.61	£65.50	£69.34	£67.70	£71.68	£69.57	£74.07	£72.61	£74.54

Source: Housing Investment Plan returns & Housing Corporation

Note: Detached property data should be treated with caution as it relates to only three property sales in the year. HA = Housing Association. Rents include service charges

Housing development summary

- Between December 1994, when the borough's Unitary Development Plan was first adopted and March 2004, 69% of all new dwellings in the borough have been deemed 'affordable' lets, regardless of market recessions and booms (3,039 out of 4,422 properties).
- The table below shows the net gain in housing development (ie the new supply of homes less those demolished) in the borough between 2000 -2006. Most of the properties demolished, particularly on council sites, were in poor condition and have been replaced by new high quality affordable housing. Between 2000-01 and 2004-05 there was a net gain of new affordable housing of 656 units. In addition to the 2,275 affordable homes completed, planned or under construction shown in the table, the council has had or will have access to access to 138 nominations in other boroughs, giving a total of 2,413 new affordable homes available to borough residents. Of the new affordable housing, about a third (830 homes) have been or will be for low cost home ownership.
- Of the affordable housing dwellings built in Hammersmith & Fulham over the last five years, 82 are wheelchair accessible.
- The council signed its current Joint Commissioning Partnership Agreement with seven housing associations in July 2003. The agreement sets out arrangements for the delivery of new social housing by these housing associations. The agreement is due for review in 2006.
- In 2003 the council, in partnership with Shepherd's Bush Housing Association, established a key worker and intermediate housing unit 'Interhousing' and published the first local authority Key Worker Housing Strategy in London.
- The Housing Corporation now funds the development of social housing on a sub-regional basis. The London Borough of Hammersmith & Fulham is part of the West London Sub-Region which includes the London boroughs of; Brent, Ealing, Harrow, Hillingdon, Hounslow, and Kensington & Chelsea. The housing developed is intended to meet both individual borough, sub-regional and regional needs. Allocation of housing is undertaken on a needs basis and is also related to the number of dwellings developed in any one borough.

New build housing development by ward, 2000 - 2006 (net gains) - summary

	Units built		Units built		Units built		Units built		Units built		Units planned		Under construction	
	Affordable	Private	Affordable	Private	Affordable	Private	Affordable	Private	Affordable	Private	Affordable	Private	Affordable	Private
	2000 - 2001		2001 - 2002		2002 - 2003		2003 - 2004		2004 - 2005				Jan 2006	
Addison	-	-	-	-	-	-	-	-	-	-	-	3	-	-
Askew	66	-	-	1	44	-	10	-	-	-	375	126	-	-
Avonmore & Brook Green	-	1	-	-	-	-	-	-	-	14	-	12	-	-
College Park & Old Oak	-40	-	-	4	20	-	23	-	-	-	1	30	330	-
Fulham Broadway	-	2	3	5	-13	27	65	-	-13	5	14	12	-	-
Fulham Reach	-	-	-	-	-	2	-	-	4	4	12	21	11	-
Hammersmith Broadway	12	-	-	-	-	-	-	-	-	-	-	-	58	-
Munster	-	-	-	-	-	-	-	-	-	1	-	1	-	4
North End	7	-	-	2	-34	-	-	-	-	-	-	-	12	-
Palace Riverside	18	6	-	-	-	-	-	-	-	-	27	23	-	-
Parsons Green	-	-	-	-	-	-	-	2	31	1	-	6	-	3
Ravenscourt Park	10	-	-	-	16	2	3	59	146	1	37	57	-	2
Sands End	9	4	-	32	-	-	164	87	-	114	677	595	59	145
Shepherd's Bush Green	32	-	-	-	-22	16	42	45	1	1	-	1	78	-
Town	18	2	-	3	-	6	-	9	-	-	-	9	-	-
Wormholt	-	-	-	-	-	-	-	-	34	1	-	2	128	-
Total	132	15	3	47	11	53	307	202	203	142	1,143	898	676	154

Data Source: London Borough of Hammersmith & Fulham, environment department

Homelessness & temporary accommodation

- In 2004-05 there were 1,284 homelessness applications in Hammersmith & Fulham. The council accepted a duty to help 646 of these households - 50% of all households who applied.
- 65% of applicants where a duty was accepted identified themselves as being black or from an ethnic minority group.
- The focus of attention has shifted towards a greater emphasis on prevention of homelessness over the last five years. In 2004-05, 226 cases of homelessness in Hammersmith & Fulham were prevented by active casework.
- The borough no longer routinely uses bed & breakfast (B&B) for families even where it has discretion to do so. B&B accommodation, which housed 312 households in 2000, has now been reduced to 139 households in 2005.
- The average length of stay in B&B has reduced from 28 weeks in 2000 to less than a week in 2005.
- The number of family placements into temporary accommodation has dropped from 10 per week in 2004 to just six in the second half of 2005. This is a significant achievement and a contribution to the Office of the Deputy Prime Minister's (ODPM) key objective of reducing family placement in temporary accommodation. There were 1,687 homeless households in temporary accommodation at December 2005. This compares to 1,810 households in December 2004.

Homelessness applications, 2001-2005

Bedroom requirement	2000 - 01	2001 - 02	2002 - 03	2003 - 04	2004 - 05
1 bed	508	511	546	605	526
2 bed	590	545	692	481	604
3 bed	183	198	157	154	131
4 bed	66	43	25	33	16
5+ bed	27	24	8	10	7
Total	1,374	1,321	1,428	1,283	1,284

Data Source: London Borough of Hammersmith & Fulham, housing department records

Homelessness acceptances, 2001- 2005

Bedroom requirement	2000 - 01	2001 - 02	2002 - 03	2003 - 04	2004 - 05
1 bed	319	276	299	230	180
2 bed	383	334	341	335	315
3 bed	155	139	118	101	111
4 bed	41	39	39	32	36
5+ bed	15	17	14	11	4
Total	913	805	811	709	646

Data Source: London Borough of Hammersmith & Fulham, housing department records

Condition of council housing stock

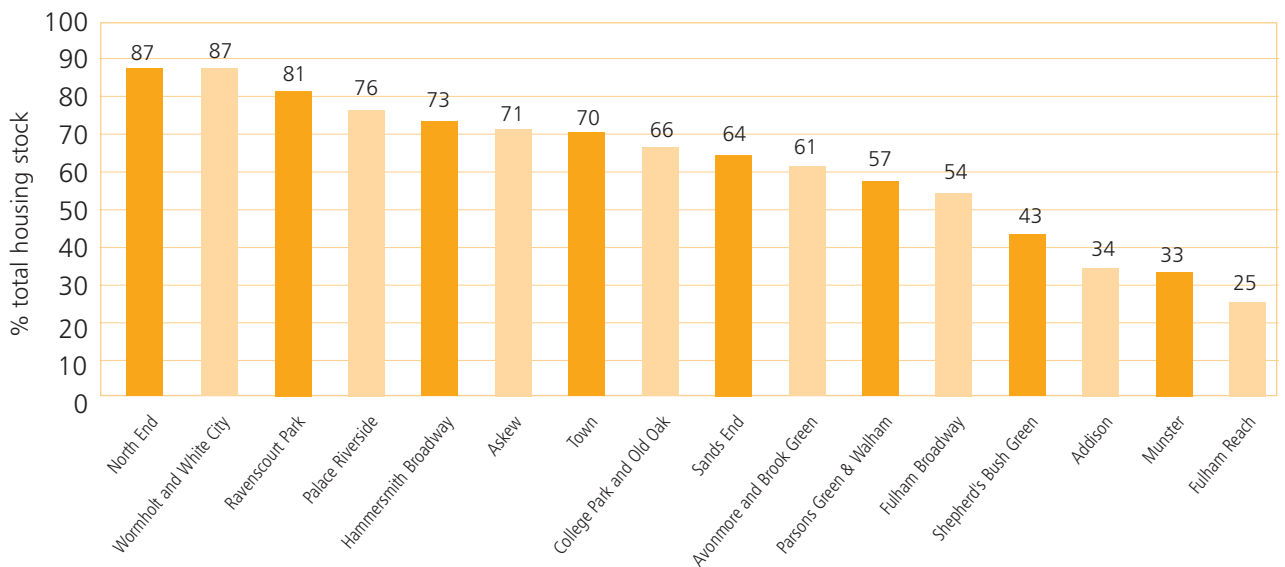
- There is a fairly even geographical split of non-decent council homes in the borough, with 49% of non-decent homes situated in the north of the borough and 51% in the south in 2005.
- Non-estate properties make up 30% of the housing stock but 38% of non-decent homes. This is due to the higher than average age of these properties.
- The Decent Homes Programme has been informed by the priorities identified in the Stock Condition Survey and its completion will ensure all properties meet the Decent Homes Standard by the Government deadline of 2010.
- The initial two years of the programme will see levels of non-decency falling across all wards, housing areas, and property types, although the pace of change will vary across the borough.

Condition of council housing stock, 2005 – by ward

Condition of total council stock					Condition of total council stock				
Ward	%		Number		Ward	%		Number	
	Decent	Non-Decent	Decent	Non-Decent		Decent	Non-Decent	Decent	Non-Decent
Addison	34	66	247	472	North End	87	13	961	143
Askew	71	29	592	239	Palace Riverside	76	24	285	90
Avonmore & Brook Green	61	39	393	256	Parsons Green	57	43	248	185
College Park and Old Oak	66	34	274	141	Ravenscourt Park	81	19	310	74
Fulham Broadway	54	46	516	431	Sands End	64	36	667	372
Fulham Reach	25	75	211	646	Shepherd's Bush Green	43	57	465	626
Hammersmith Broadway	73	27	711	265	Town	70	30	649	280
Munster	33	67	140	288	Wormholt and White City	87	13	1,680	259
					Total - LBHF	63	36	8,349	4,767

Data Source: Public Stock Condition Survey, October 2005

Decent council housing stock, 2005 - by ward



Data Source: Public Stock Condition Survey, October 2005

Condition of private housing stock

- The Private Sector Stock Condition Survey 2003-04 estimated that 4.7% of private sector housing in the Borough was unfit for human habitation this compares to an unfitness rate of 4.2% nationally and 5.6% in London. The cost of making an unfit dwelling fit was estimated to be £5,278 in 2004.
- The numbers of unfit private sector dwellings in Hammersmith & Fulham have been reduced to a third of 1998 levels.
- The Private Sector Stock Condition Survey estimated that 24.5% of dwellings failed to meet the decent standard in 2003-04. The main reason for failure was thermal comfort with 62.4% of non decent homes failing under this criterion. The same survey estimated that the cost of remedying non decent private sector homes is £65.3m.
- The council is part of a west London scheme called Heatstreets which provides vulnerable households living in the private sector with help to improve heating and insulation. The scheme, that is part funded by the Office of the Deputy Prime Minister (ODPM) and an energy provider, has seen 400 dwellings improved in the borough over the last two years.
- There are an estimated 9,000 buildings that could be characterised as Houses in Multiple Occupation (HMOs) in the borough. 85.2% of these buildings are converted flats with the other 14.8% being predominantly bedsits (2.6%), shared houses (9.1%) and lodgings (2.0%). Over one third of all high risk HMOs (those above three floors or with more than six occupants) have been improved since 1998 in terms of fire safety, facilities and amenities to meet the Decent Homes Standard.
- At 1 April 2005 there were estimated to be 800 private sector (excluding RSL properties) dwellings that had been empty for more than six months (1.5% of all private sector stock).
- Empty properties have been reduced to half the 1998 level. The work to achieve this has been recognised by the ODPM as some of the best in the country.

Condition of private housing stock, 2004 – by tenure type

Tenure	Condition, % of total stock	
	Decent	Unfit
Owner occupied	79	3
Private rented	70	8
Housing association	73	4
Overall - LBHF	76	5

Data Source: LBHF Private Sector Stock Condition Survey 2004. Columns do not total 100% as the 'Unfit' classification is sub-set of the greater Non-decent classification of properties, data for which has not been provided here.

Condition of private housing stock, 2004 – by borough sub-division

Borough	Condition, % of total stock	
	Decent	Unfit
North	68	5
South	74	4
Central	82	5

Data Source: LBHF Private Sector Stock Condition Survey 2004

Accommodation for special needs groups

- Launched on 1 April 2003, the supporting people programme aims to help vulnerable people with housing related support needs to achieve a better quality of life by enabling them to live more independently and improve their life chances.
- The programme brought together several historical funding streams into a 'single pot' under the direction of the Commissioning Body Partnership comprising local housing and social services & Health and Probation services, and is administered and underwritten by the local authority.
- The programme has enabled a more strategic focus to be taken on housing related support services in the borough, providing strategically relevant and quality services based on identified needs through service-user consultation.
- An element of the programme required all councils to map the existing provision of supported housing (including sheltered accommodation for the elderly) and floating support schemes available. This has provided the council with robust information for a range of support services and supported housing schemes in the borough.
- The programme currently funds 245 individual housing related support services in the borough for a range of vulnerable client groups, including homeless families, young people, refugees, people with learning disabilities, older people, and people with mental health problems.

Units of accommodation for special needs groups, 2005 – by client group

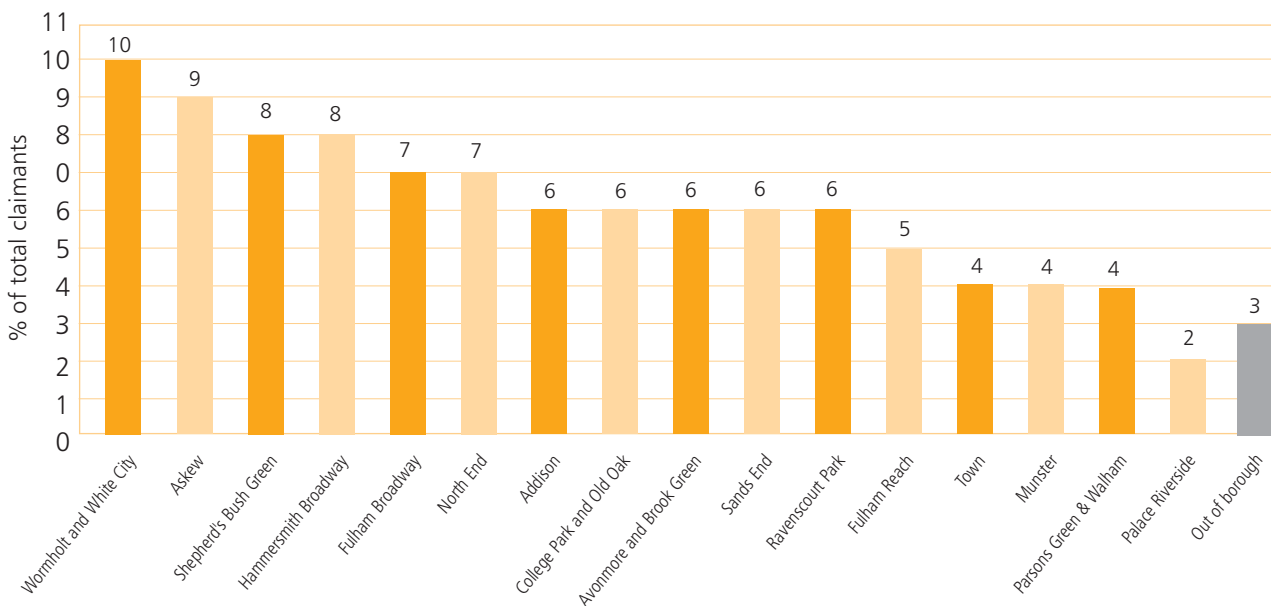
Client group	Accommodation	Floating or visiting support	Total units
Generic	0	183	183
Homeless families with support needs	24	0	24
Offenders/ or people at risk of offending	33	0	33
Older people-sheltered, alarms and HIAs	1,511	907	2,418
Older people with mental health problems/dementia	4	0	4
People with mental health problems	216	127	343
People with learning disabilities	83	29	112
People with physical/ sensory disabilities	214	0	214
People with HIV/AIDS	57	21	78
People with drug/alcohol problems	27	0	27
Teenage parents	0	10	10
Young people leaving care	23	7	30
Young people at risk	131	13	144
Women at risk of domestic violence	34	30	64
Refugees	46	67	113
Rough sleepers	41	0	41
Single homeless with support needs	499	48	547
Total	2,943	1,442	4,385

Data Source: London Borough of Hammersmith & Fulham

Housing and Council Tax Benefit

- The total number of claimants claiming Housing Benefit and Council Tax Benefit in Hammersmith & Fulham has increased from 19,428 claimants in 2000, to 22,499 claimants in 2005. Approximately half of this increase has occurred in the last two years.
- The 728 applicants that are outside the borough are mainly people living in private sector properties leased by the council in boroughs other than Hammersmith & Fulham.
- The distribution of benefit claimants mirrors the distribution of the council's properties, with Askew, Wormholt & White City, Shepherd's Bush Green and Hammersmith Broadway wards having the largest number of applicants.

Housing benefit and council tax benefit claimants, 2005 - by ward

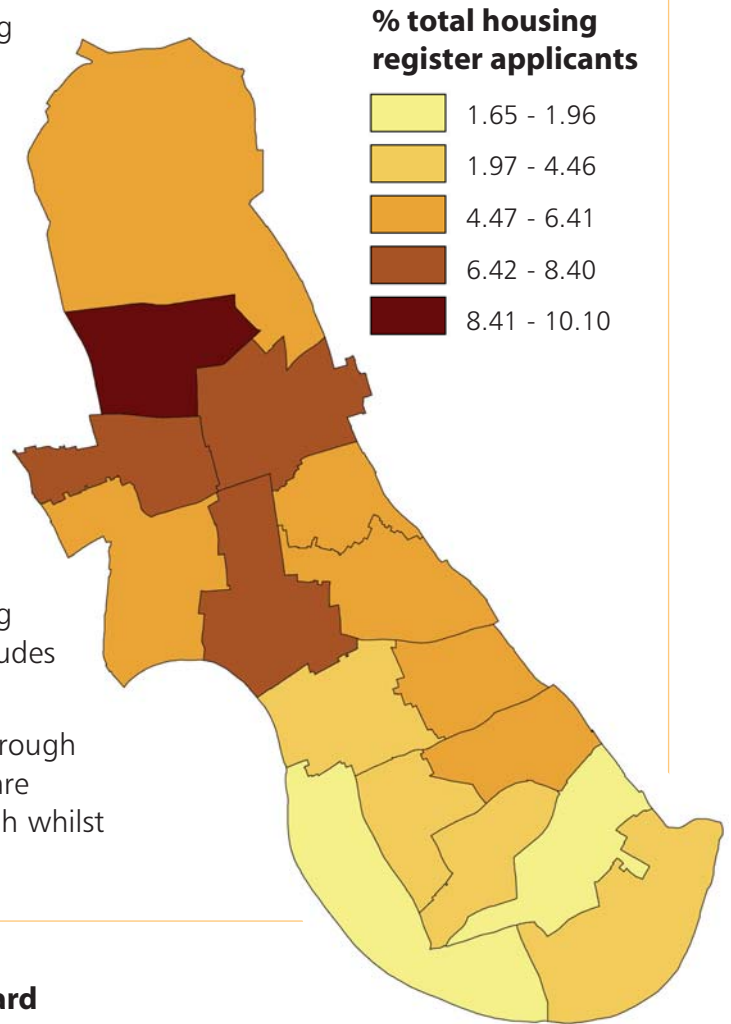


Data Source: London Borough of Hammersmith & Fulham, Benefits Service

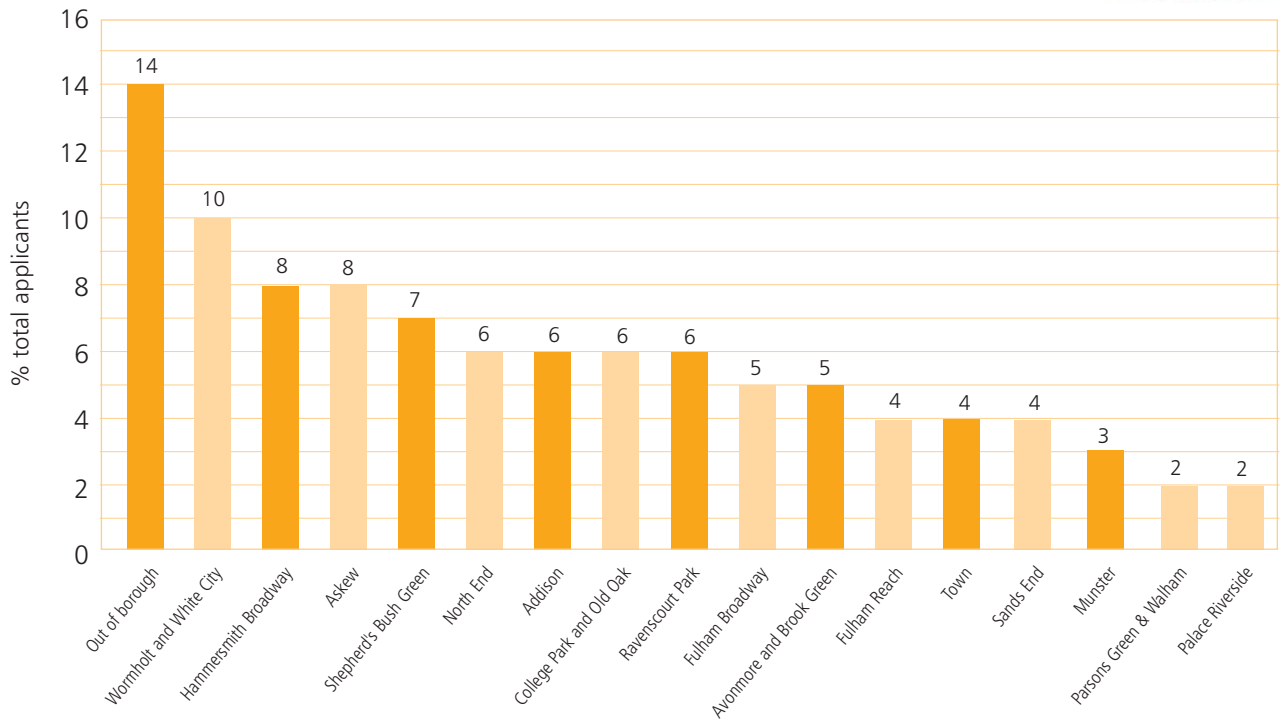
Note: Claimants include individual claims for council tax benefit and housing benefit. Individuals claiming both housing benefit and council tax benefit are counted as having made one claim. As such there is no double counting in the data.

Housing register applicants

- The number of people on the Housing Register has increased slightly from 7,389 in 2002 to 8,108 in 2005.
- There are 793 applicants on the low cost home ownership register, maintained by Interhousing, a joint venture with Shepherd's Bush Housing Association to provide low cost home ownership.
- LOCATA, the choice based lettings system went live in September 2005.
- Wards that have the highest number of council properties have correspondingly high levels of housing register applicants as the register includes tenants awaiting transfer.
- 14% of applicants live outside the borough possibly reflecting the fact that they are unable to afford to live in the borough whilst awaiting social housing.



Housing register applicants, 2005 - by ward



Data Source: London Borough of Hammersmith and Fulham – Housing register data.

Overcrowding and under-occupation

- The Housing Needs Survey 2003 - 04 (HNS) identified a household as being overcrowded if it lacked the required number of bedrooms as defined by criteria set down by the English House Condition Survey.
- Under-occupied households are classified as those households who have more than one spare room.
- The HNS estimated that 8% of households (6,000 households) were overcrowded in Hammersmith & Fulham and 20% of households (15,200 households) were under-occupied.
- Overall 6.8% of all London households are overcrowded and 23.2% of London households are under-occupied.
- The percentage of overcrowded households is highest in the social rented sector and lowest in the owner-occupied sector.
- Conversely the proportion of households under-occupying is lowest in the social rented sector and highest in the owner-occupied sector.
- By borough sub-area, the north of the borough demonstrates the highest levels of overcrowding with 11.8% of all households living in overcrowded conditions.
- In contrast, the south of the borough shows the highest levels of under-occupation with 24.2% of households under-occupying.

Overcrowding and under-occupation, 2003

Number of bedrooms required	Number of bedrooms in home				TOTAL
	1	2	3	4+	
1 bedroom	21,662	<i>13,113</i>	<i>5,971</i>	<i>3,032</i>	43,778
2 bedrooms	<i>1,568</i>	<i>8,108</i>	<i>4,978</i>	<i>4,932</i>	19,586
3 bedrooms	<i>80</i>	<i>2,227</i>	<i>4,168</i>	<i>3,083</i>	9,557
4+ bedrooms	<i>282</i>	<i>373</i>	<i>1,375</i>	<i>1,255</i>	3,285
TOTAL	23,592	23,821	16,492	12,302	76,206

Data Source: London Borough of Hammersmith & Fulham – Housing Needs Survey, 2003-04. Italicised figures in the table refer to overcrowded households. Bold figures in the table refer to under-occupied households

Note: The bottom two cells of the 4+ bedroom column in the table contain some households that are either overcrowded or under-occupied – for example they may require three bedrooms but live in a five bedroom property or may require five bedroom property but currently be occupying four bedroom property.

