



Newham London

NHS
Newham

Joint Strategic Needs Assessment 2010
The London Borough of Newham

18th January 2011

11.0 Housing Newham

11.1 Introduction

Unless otherwise stated all data in this chapter comes from Newham’s Strategic Housing Market Assessment, 2010. As at 2009 there were over 101,000 dwellings in Newham, an increase of over 7,500 or 8% since 2001. GLA population estimates show an increase of 7% in population in this time, however local estimates suggest the increase is far higher. This will have a continuing impact in overcrowding in the borough. During 2008-09 almost two thirds of housing completions were in the private sector and close to half of housing starts were in the social sector. 1,157 dwellings were completed during the year but only 507 were started reflecting the slowdown in the market. 52% of completed dwellings were classified as affordable¹.

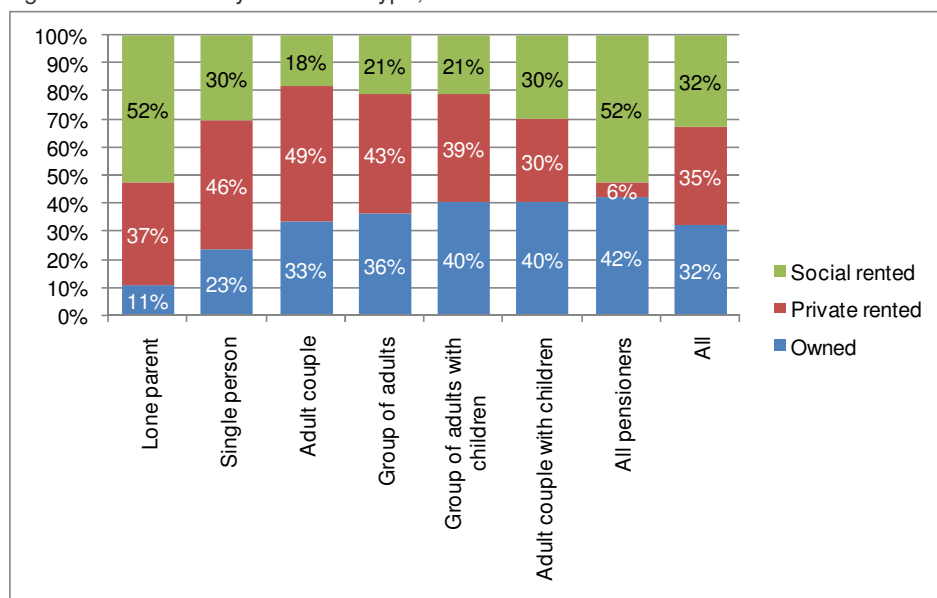
Data from the Newham Household Survey, 2009; show a high degree of turnover of churn in the Newham housing market with 21% of households having moved within 12 months and another 9% within 2 years. The majority of the housing churn occurred in the private rented sector with 44% of private rented tenants having lived in their property for less than a year.

11.2 Housing Tenure

Newham has a lower proportion of owner occupied housing than the national average. For example at the time of the National Census in 2001, as shown in the following chart, 44% of households were owner occupied compared with an average of 57% for London and 69% for England.

More recent data show that 32% of housing in Newham is owner occupied, 35% is privately rented and 32% is social rented. This varies considerably by household type with only 11% of lone parents as owner occupiers and only 6% of pensioner households in private rented accommodation.

Figure 11.1: Tenure by household type, 2009



Source: Newham Household Survey 2009

¹ Affordable housing is housing provided to specified households whose needs are not met by the market. It should meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices. It should also include provision for the home to remain at an affordable price for future eligible households or if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision (Planning Policy Statement 3, DCLG 2010)

In 2009, over twice as many private houses in Newham were designated unfit (15% compared to 6% in London) and 50% of social housing stock in Newham was below Decent Homes Standard². All homes will be of a 'decent' standard as defined by the Government's Decent Homes Standard by 2012.

There is significant regeneration activity underway in Newham around Stratford and Canning Town. And there is further planned regeneration for the Royal Docks and West Ham. Between 50,000 and 80,000 new homes will be built in Newham by 2030.

Data from Newham's Household Survey in 2009, indicates that 52% of the population lives in a house, 31% in a purpose built flat and 17% in a flat in a converted dwelling.

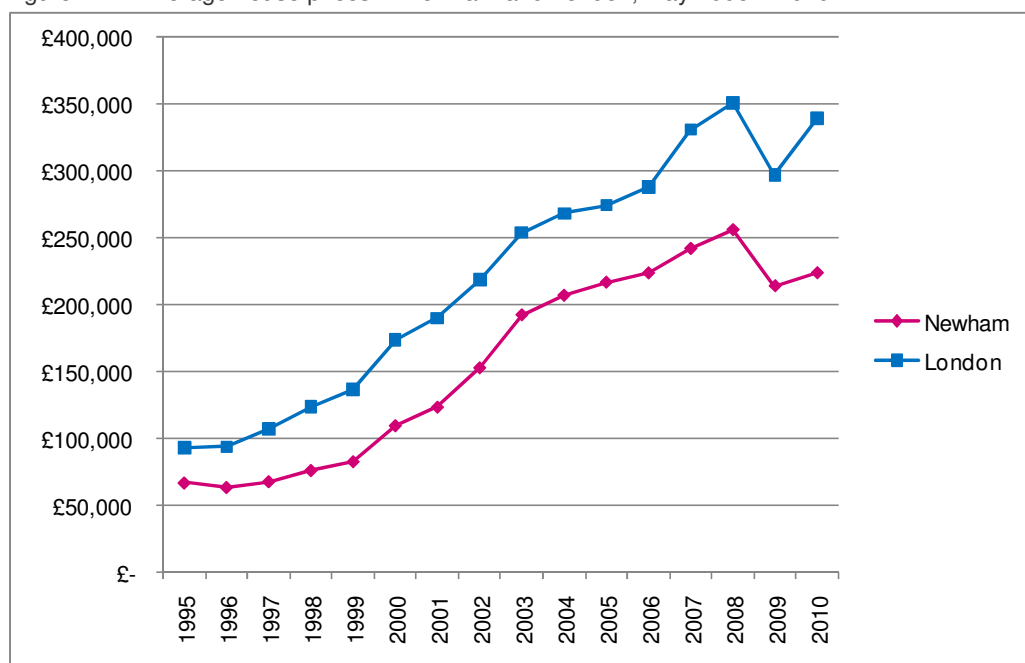
11.3 Property prices

Housing in Newham is one of the most expensive in relation to income in London. Since 2000, house prices in Newham have doubled. The increase in house prices has impacted on the local population's ability to buy houses.

Since 1995, House prices in Newham have been consistently lower than those in London. From 2000 to 2005, house prices in Newham rose at a faster rate than those of Greater London, from 63% to 79% of the London average. Since 2005 the average house price in Newham has dropped again back down to 66% of the London average in May 2010.

House prices within the borough ranged from £110,000 to £430,000 in 2009. The majority Newham's housing stock is priced below £220,000.

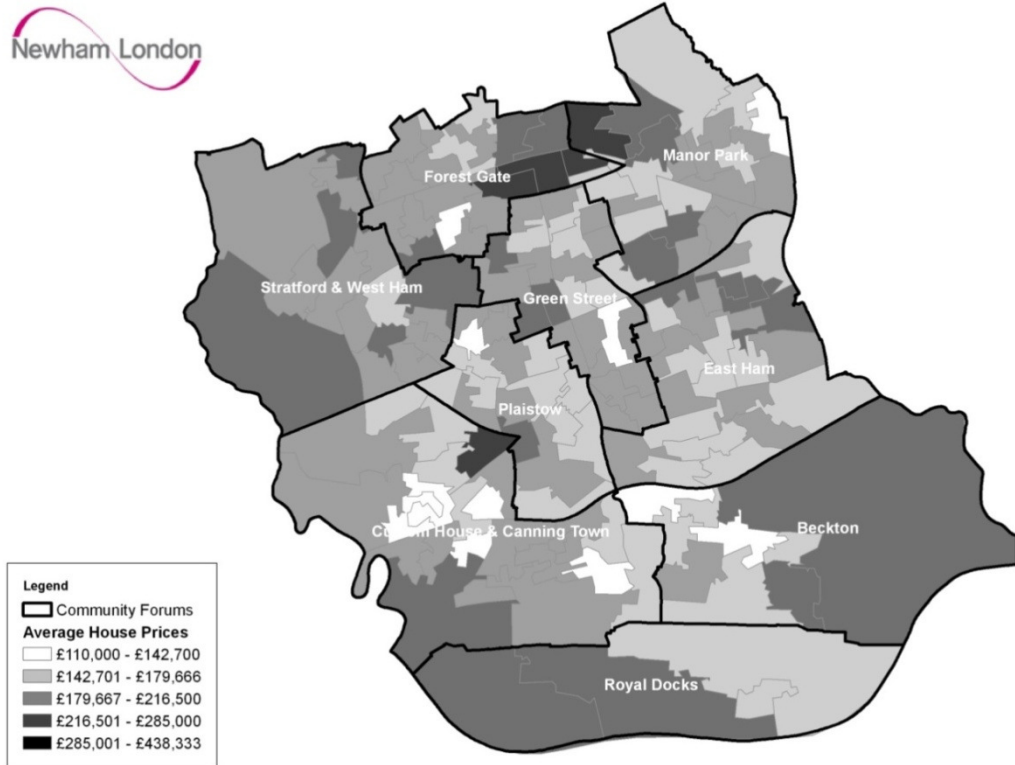
Figure 11.2: Average house prices in Newham and London, May 1995 – 2010



Source: HM Land Registry House Price Index Comparison

² The Decent Homes Standard has four criteria, which are: it meets the current statutory minimum standard for housing (i.e. the dwelling should be free of category 1 hazards under the Housing Health and Safety Rating System); it is in a reasonable state of repair; it has reasonably modern facilities and services; it provides a reasonable degree of thermal comfort.

Figure 11.3: Average House Prices in Newham, 2009, by SOA

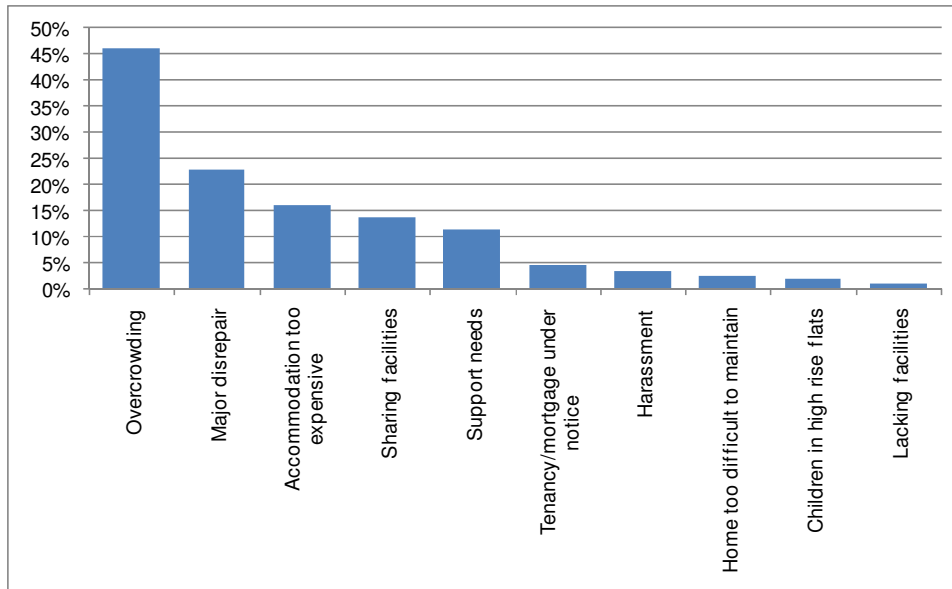


Source: London Borough of Newham

11.4 Unsuitable Housing

The Newham Household Survey, 2009, identified 38,800 households living in unsuitable housing due to one or more factors. The most common factor was overcrowding

Figure 10.4: Reasons for housing being unsuitable



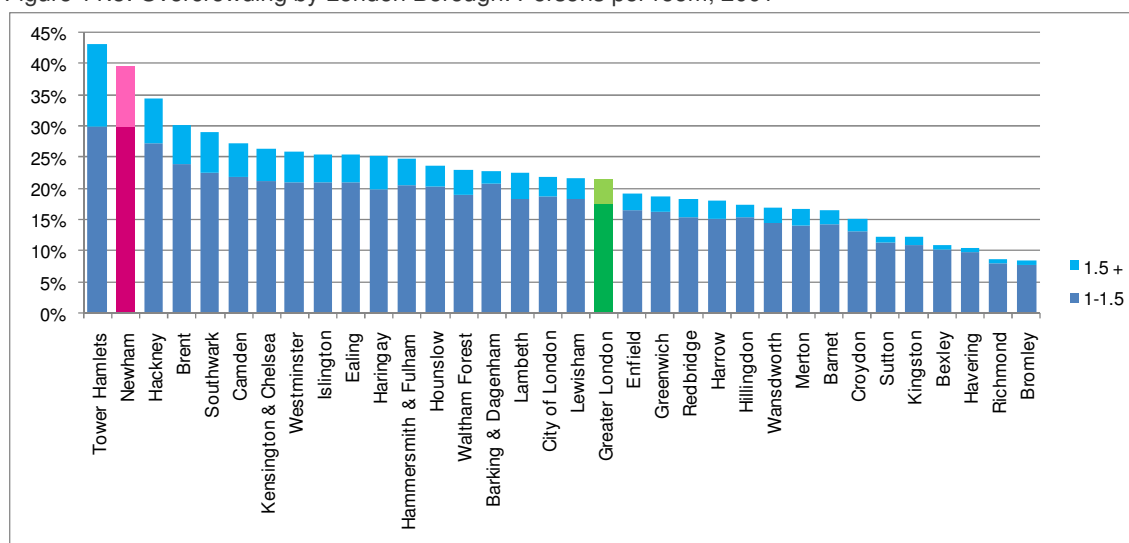
Source: Newham Household Survey 2009

Join Strategic Needs Assessment, Newham 2010

Overcrowding is an important health issue as, amongst other things, it is associated with TB³. The category “Home too difficult to maintain” relates to a person with a limiting long term illness or condition meaning that they have difficulty maintaining the home or garden. The category “Support needs” also relates to long term illnesses or conditions.

The 2001 census defined households with over 1 person per room as overcrowded and those with over 1.5 per room as severely overcrowded. The 2001 Census shows the level of overcrowding in Newham is considerably higher than the average for London with 40% of people living in overcrowded or seriously overcrowded housing. Of these 10% of Newham residents were living in severely overcrowded households with over 1.5 people per room, compared with 4% for London and 1% nationally. The following graph sets out the detailed data on overcrowding in all London boroughs.

Figure 11.5: Overcrowding by London Borough: Persons per room, 2001



Source: ONS, 2001 Census

The Housing Needs Assessment states that a total of 17.5% of all households across Newham live in overcrowded conditions. Whilst 12.3% of households in owner occupied accommodation were overcrowded 16.2% of those in social rent and 23.3% of those in private rent were overcrowded. Overcrowding is highest in Manor Park, Plaistow and East Ham⁴.

The table below shows that demands for housing have been increasing year on year. It also suggests that with the growing population as mentioned earlier, more demands are placed on accommodations which have more capacity i.e. number of rooms.

Table 11.1: Newham housing waiting list: as at 1st April, 2010

No. Of Bedrooms	2005	2006	2007	2008	2009	% increase 2005-2009
Household requiring 1 bedroom	13,074	15,356	11,636	13,929	13,704	5%
Household requiring 2 bedrooms	7,531	8,703	7,502	8,793	8,867	18%
Household requiring 3 bedrooms	3,541	4,163	3,752	4,430	4,642	31%
Household requiring 4+ bedrooms	1,171	1,352	1,269	1,427	1,436	23%
Total	25,317	29,574	24,159	28,579	28,649	13%

Source: Housing Investment Programme 2008/ 9; HSSA return 2008-9

³ Health Protection Agency; *HPA releases new regional figures for world TB day*; Health Protection Agency, March 2009: <http://www.hpa.org.uk/ProductsServices/LocalServices/EastOfEngland/EastOfEnglandNewsArchive/eeng090324HPAreleasesnewregionalfiguresforWorldTB/>

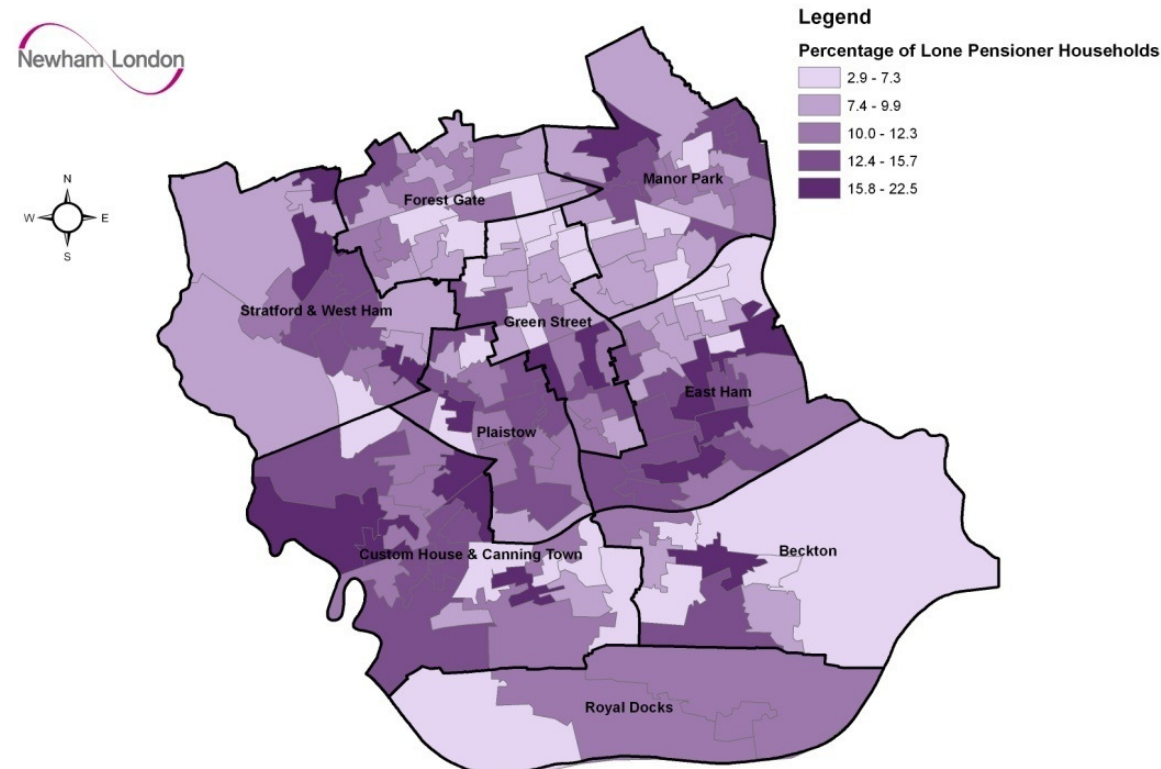
⁴ Housing SNA

11.5 Households

11.5.1 Lone pensioners

Approximately 35% of individuals over the age of 65 years live alone. And the proportion living alone is expected to remain at this level, according to the Projecting Older Peoples Population Information System. There are proportionately fewer lone pensioners in Newham, due to its young population structure. The distribution of lone pensioner households from the 2001 Census can be seen in the following map.

Figure 11.6: Lone pensioner households, 2001 by SOA

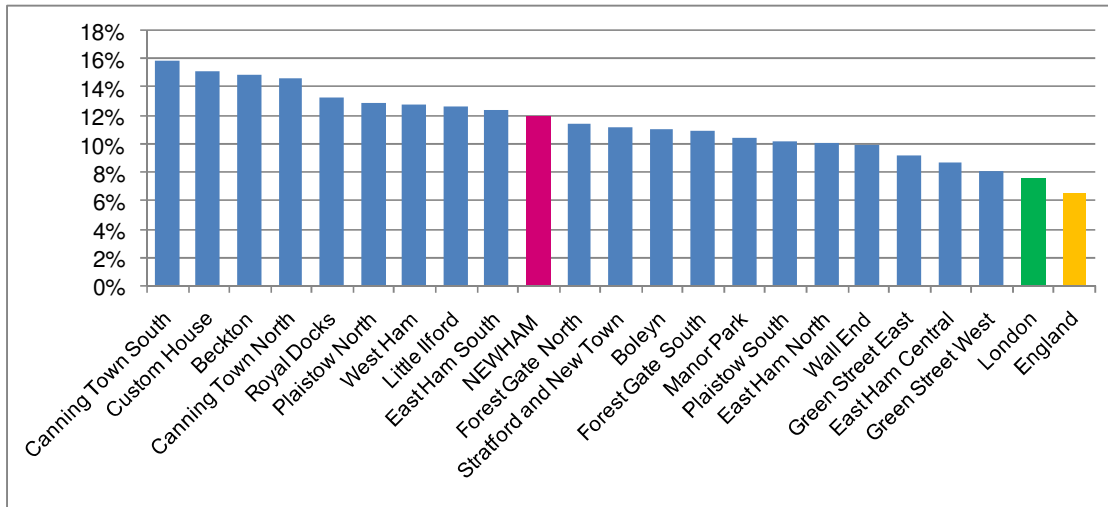


Source: ONS Census 2001

11.5.2 Lone parent households

As shown in the following chart, Newham has a much higher proportion of lone parent households with dependent children (12%) than the average for London (7.6%) or England & Wales (6.5%). Wards with higher levels of deprivation (Canning Town South, Canning Town North, and Custom House) have the highest proportion of lone parents. Green Street West, the ward with the lowest proportion of lone parent households in Newham, still has a higher proportion than the London and England averages.

Figure 11.7: Percentage lone parent households with dependent children, 2001



Source: ONS Census 2001

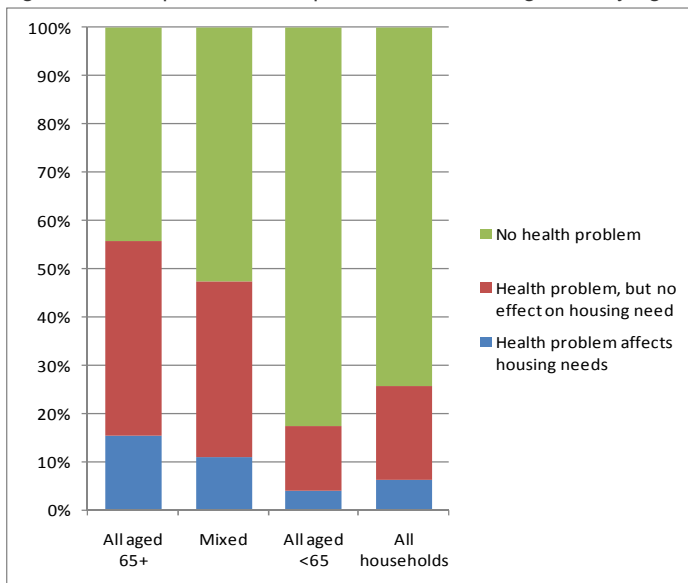
11.5.3 Houses in multiple occupation

Houses in multiple occupation (HMOs) are properties that have multiple households living in them, for example properties that are rented out by room. The Housing Strategy 2009 estimates that there were 5,000 HMOs in the borough (based on an estimate of 15,000 dwellings in the private rented sector). The Newham Household Survey, 2009, shows that most HMOs are in Stratford, East Ham, Manor Park and Canning Town.

11.6 Health and housing

The Newham Household survey data show 56% of older households, 47% of households with some older members and 17% of households with no older members as having a self-reported health problem. Some of these impact on housing need. The Figure below shows the percentage of households where at least one member has a health issue, and how many impact on housing need. As would be expected, households where all members are aged 65 and over are most likely to have someone with a health issue that impacts on housing need, and households where all members are under 65 are least likely.

Figure 11.8: Impact of health problems on housing need by age of household, 2009



Source: Newham Household Survey, 2009

11.7 Extra care housing

Extra Care Housing is housing designed with the needs of frailer older people in mind and with varying levels of care and support available on site. People who live in Extra Care Housing have their own self contained homes, their own front doors and a legal right to occupy the property. Extra Care Housing is also known as very sheltered housing, assisted living, or simply as 'housing with care'. It comes in many built forms, including blocks of flats, bungalow estates and retirement villages.

Detailed statistical modelling of Extra Care Housing in Newham estimates a total of 310 units will be needed by 2012. At the end of 2010 there were a total of 234 units. Recent and planned extensions of extra care provision in Newham are:

- In 2008/09 two schemes have extended their provision through conversion of ordinary sheltered housing into extra care, thereby extending provision of extra care by 37 units
- Economic recession & a failed funding bid meant that progress was halted on 2 proposed schemes in 2009-10
- In 2010-11 plans are in place for a further 65 units of extra care provision.

11.8 Key issues and gaps

This chapter does not include information on the types and range of properties in regeneration and new build schemes (including shared ownership, social housing etc). Further work needs to be done to identify the impact of the transformation of the Olympic village post 2012 on housing and homelessness in Newham.

Housing and the quality of housing has a major impact on health and wellbeing. Investment in improving poor, overcrowded or inappropriate housing will improve the quality of life of residents and have a preventative affect on future health and social care need.

