

# Living in Havering

## Key Findings:

- Although overall Havering is not a highly deprived area, there are inequalities and pockets of deprivation, particularly within the Gooshays, Heaton and South Hornchurch Wards
- Unemployment levels in Havering estimated to be similar to national averages
- Gooshays and Heaton have the highest proportions of people claiming Job Seeker's Allowance in Havering
- The median annual salary for Havering residents is £26,025
- Overall, Havering is a safer place to live than other areas in London and is safer than the national average. However, there are differences within wards and Romford Town has the highest level of criminal offences for many types of crime
- Benefit dependent young families and single people in social housing are likely to be most worried about becoming a victim of crime
- It is more common for people to own their own home and less common for people to rent social/Council housing in Havering than is the average in London or England
- Pensioner households comprise the biggest proportion of households in Havering, making up nearly 30% of all households, 15.6% of which are lone pensioner households
- Lone pensioner households in Havering are most likely to belong to the social group manual workers and pensioners in rented accommodation, who often have low levels of income and are starting to express long term conditions



- Overcrowding is less common in Havering than the England and London average, although there are differences between wards, with residents of Gooshays and Heaton wards most likely to experience overcrowding
- The number of households in Havering is expected to increase by 10% by 2016, which is a slower rate of household growth than the London or England average
- Around 50% of people in Havering travel to work by car, although in Gooshays and Heaton wards, large proportions of residents do not have access to a car or van

## For Decision Makers to Consider:

- Continue to work with partners to ensure that the physical environment and housing enables helps local people to lead healthy lives
- Targeting interventions towards areas within Havering that are experiencing the most deprivation
- Co-ordinate action on drugs and alcohol to improve both health and community safety, particularly in hotspot areas

## Deprivation

The Indices of Multiple Deprivation<sup>1</sup> combine information about topics such as housing, health and economic circumstances to give an overall indication of the levels of deprivation experienced by people in a local area.

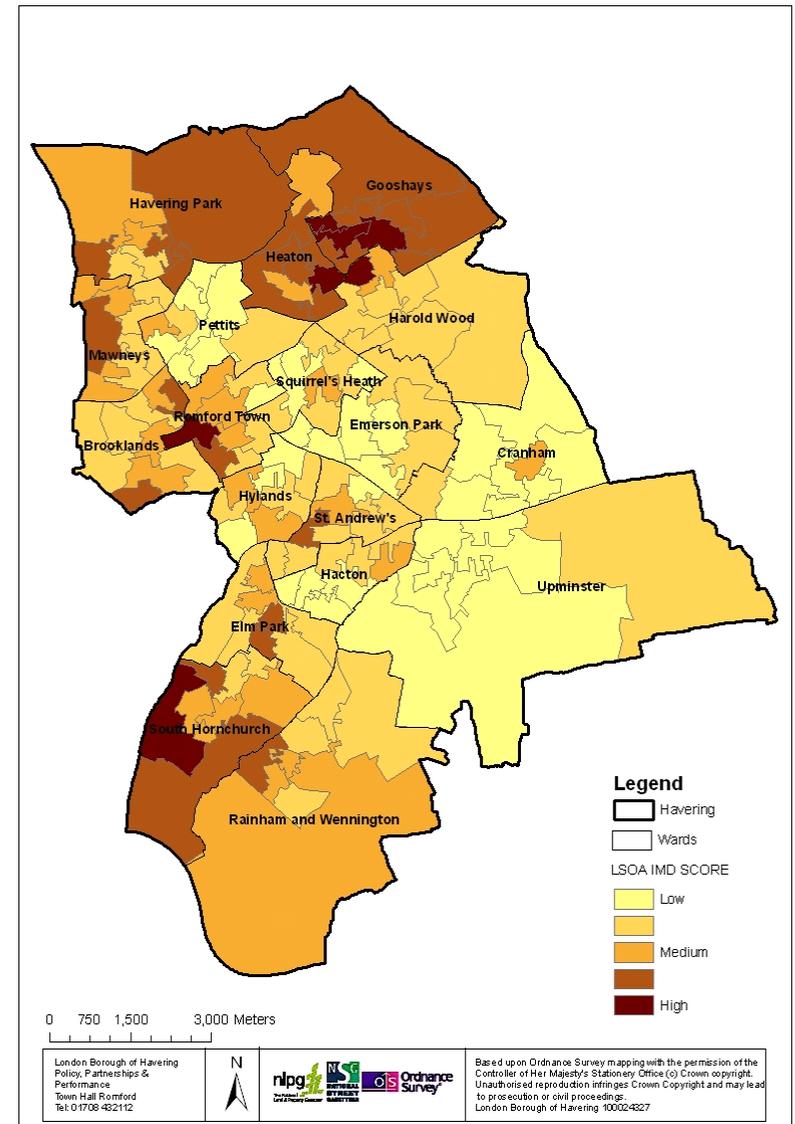
Havering is ranked as 200th most deprived out of 354 local authority areas. It does not therefore appear to be a highly deprived area when compared with other places nationally. However, when areas within Havering are examined, pockets of residents experiencing deprivation do emerge (see map).

Gooshays, Heaton and South Hornchurch emerge as the areas with the most residents experiencing deprivation, whereas Emerson Park, Cranham and Upminster emerge as the wards with the least residents experiencing deprivation.

The individual indicators can also be looked at to see how wards in Havering score on specific domains e.g. income, employment and crime. Gooshays is the most deprived ward for five of the seven areas (income deprivation, employment, health and disability, education skills and training and barriers to housing and services). Emerson Park is the most deprived ward for issues relating to crime and Romford Town is the most deprived ward for living environment.

Separate deprivation scores are calculated for young people and older people. Gooshays, Heaton and South Hornchurch are the wards with the most young people experiencing deprivation

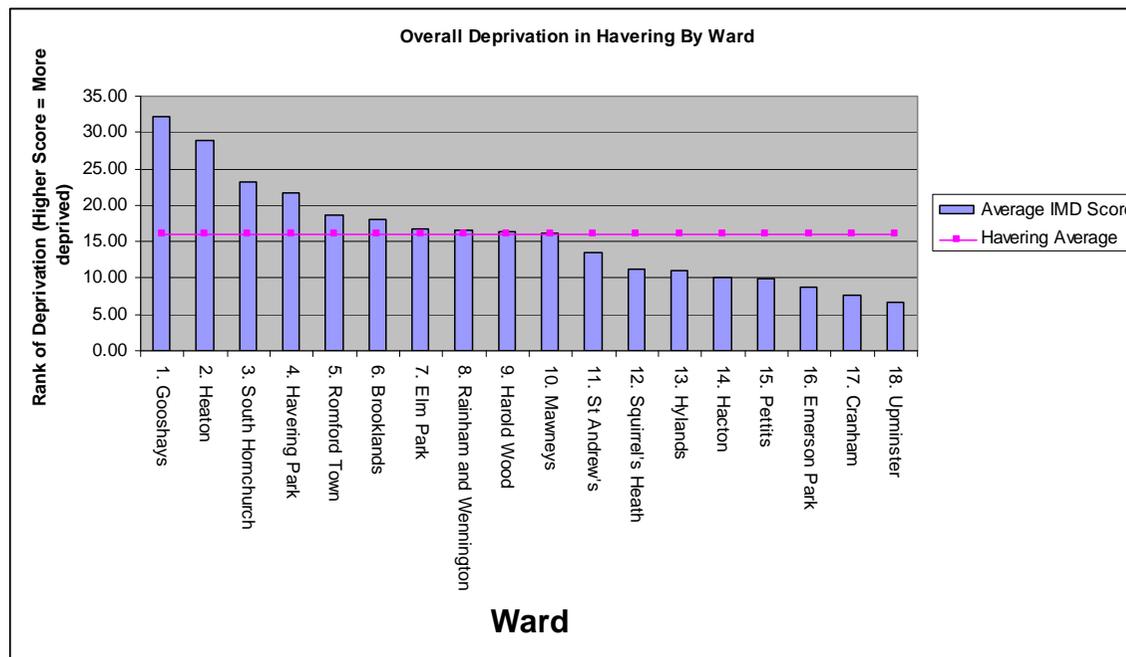
<sup>1</sup> The English Indices of Multiple Deprivation, Communities and Local Government, 2007



The map suggests that overall; much of Havering has low levels of deprivation. However, there are pockets of the population who experience deprivation, particularly residents within the Gooshays and South Hornchurch wards, but also in some areas of Heaton and Romford Town (The English Indices of Multiple Deprivation, Communities and Local Government, 2007).

For older people, Gooshays, Heaton and Brooklands are the wards with the most people experiencing deprivation.

However, it should be noted that the Indices of Multiple Deprivation have not been updated since 2007. It is possible that there may have been changes in the levels of deprivation experienced by people since this time, particularly in light of changes to the national economic situation since 2007.



## Employment

Job Seeker's Allowance (JSA) is paid to people who are of working age who are not currently in employment, but are looking for and available to work. 3.3% of people in Havering claim JSA, which is lower than London or England. In line with national trends, the proportion of people claiming JSA in Havering has generally increased over the last four years<sup>2</sup>.

There were twice as many males claiming JSA in Havering compared to females in July 2010, and this is similar to the London and England position. Most of those claiming JSA in Havering were aged between 25 and 49 (55.6% of all claimants) and the majority (65%) have been claiming JSA for less than six months<sup>3</sup>.

In July 2010, Gooshays and Heaton wards had the highest proportion of residents claiming JSA (6.2% Gooshays, 5.7% Heaton) and Upminster and Cranham had the lowest proportions of residents claiming JSA (both 1.5%)<sup>4</sup>.

MOSAIC data suggests that in Havering the following social groups are most likely to claim Job Seeker's Allowance:  
 1) transient deprived young people not claiming benefit, who often have high levels of deprivation and unemployment and  
 2) benefit dependent young families and singles, who also have high levels of deprivation and unemployment  
 (Experian and London Borough of Havering, 2010).

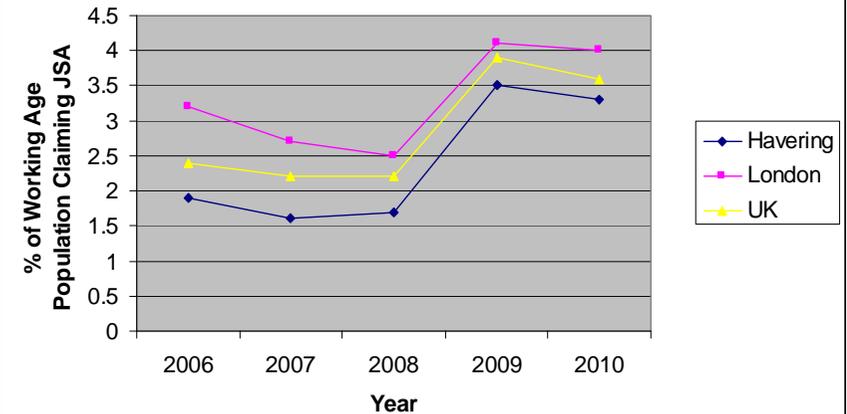
In 2009, 71.2% of Havering's working age population were employed, 7.8% were unemployed and 22.3% were economically inactive. The "economically inactive" group

<sup>2</sup>Claimant count with rates and proportions, Office of National Statistics, 2010

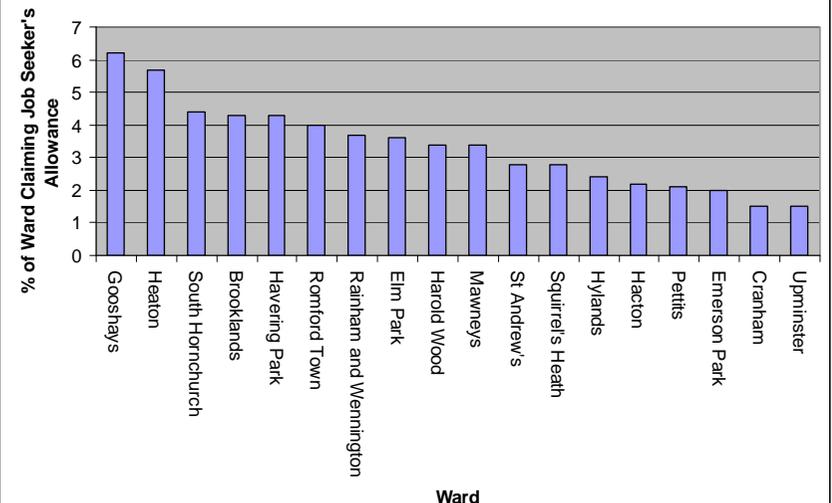
<sup>3</sup>Claimant count: age and duration, Office of National Statistics, 2010

<sup>4</sup> Claimant count with rates and proportions, Office of National Statistics, 2010

**Proportion of Working Age Population Claiming Job Seeker's Allowance (JSA) 2006-2010 (Office of National Statistics, 2010)**



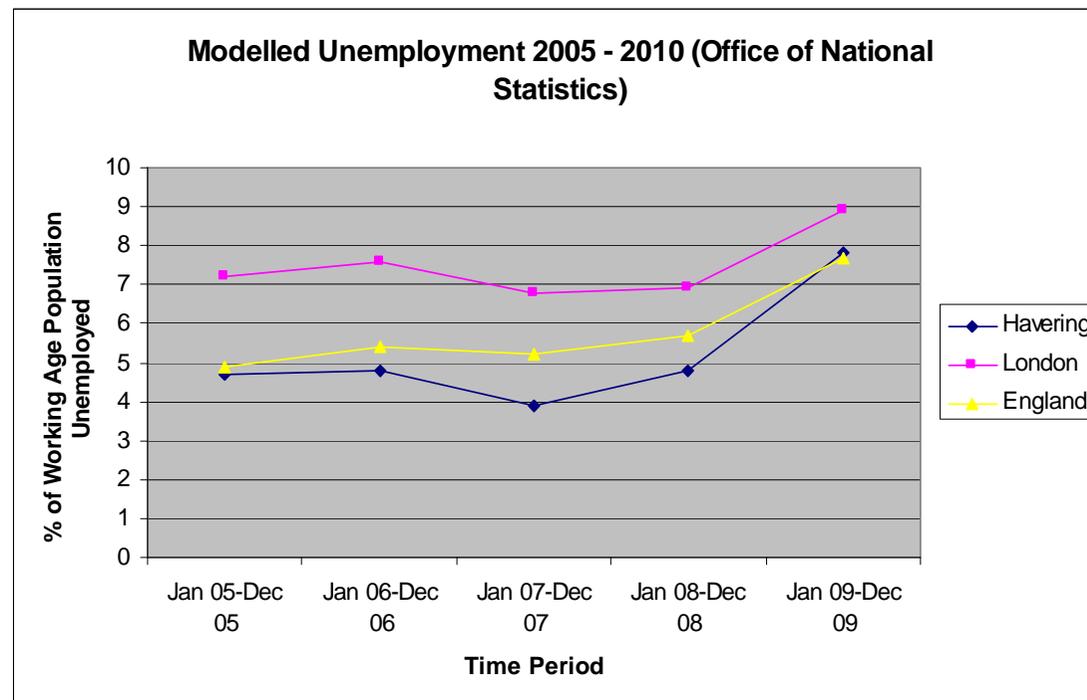
**Job Seeker's Allowance Claims by Ward July 2010**



refers to people who are out of work, but are either not seeking work or are unavailable to start work<sup>5</sup>.

Modelled estimates suggest that unemployment has been increasing in Havering since 2007, and the unemployment rate is now similar to the national average<sup>6</sup>.

A number of different sources of information can be combined to look at overall levels of worklessness. This combines information about people claiming jobseeker's allowance, lone parents on income support, incapacity benefits customers and others on income related benefits to produce an overall percentage of working age people who are claiming out of work benefits (excluding people who are carers, disabled or bereaved). 10.3% of Havering's working age population are claiming these out of work benefits which is below the London and England figures (12.5% and 12.7% respectively)<sup>7</sup>.



### Income

The median annual salary for people in Havering was £26,025 in 2009<sup>8</sup>.

MOSAIC data suggests that in Havering, the group which is most likely to have a household income under £7,499 annually are benefit dependent young families and singles, who have high levels of deprivation and unemployment (Experian and London Borough of Havering, 2010).

Ward level information about the income of people in Havering is available for 2002 and shows that at this time, the average weekly income in Havering was £687. Those in Emerson Park has the highest incomes (£840 a week), whereas those in Gooshays had the lowest incomes (£500 a week)<sup>9</sup>.

<sup>5</sup> Labour Market Statistics Regional Monthly Data, Office of National Statistics, 2010

<sup>6</sup> Modelled estimates based on Annual Population Survey, Office of National Statistics, 2009

<sup>7</sup> Work and Pensions Longitudinal Study, The National Health Service Information Centre for Health and Social Care, 2009

<sup>8</sup> Median average income for all earners: Annual Survey of Hours and Earnings, Office of National Statistics, 2009

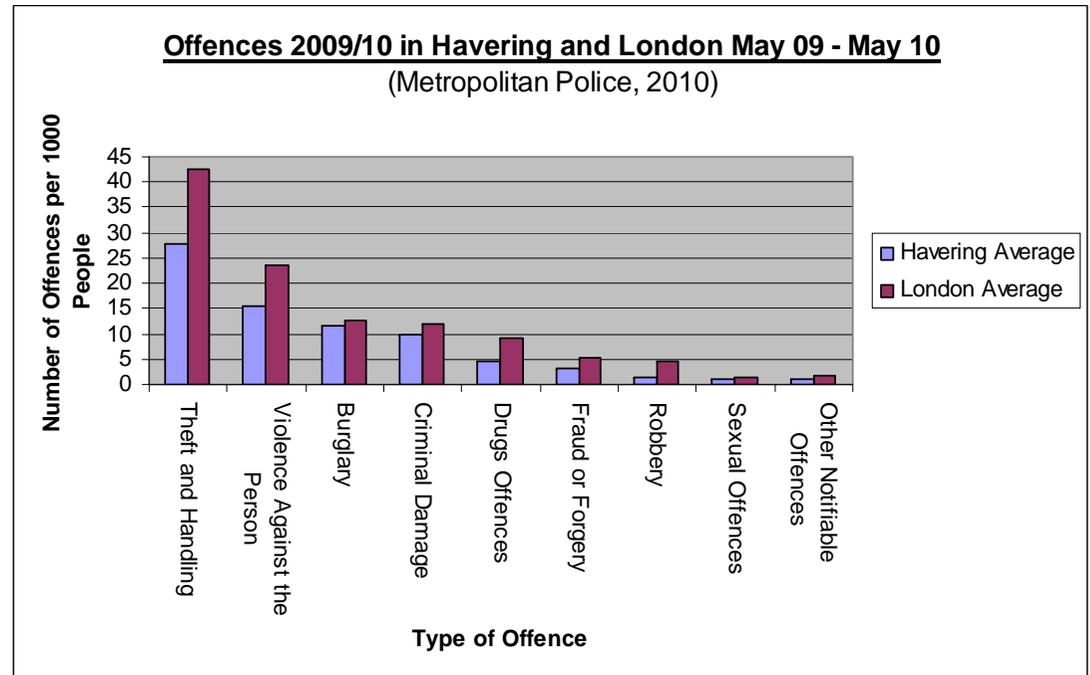
<sup>9</sup> Office of National Statistics, 2002

## Community Safety

Feeling safe in the areas where you live and work is important to health. For example, studies suggest that those who have a high fear of crime are more likely to show symptoms of depression and have a lower quality of life than those with a lower fear of crime<sup>10</sup>.

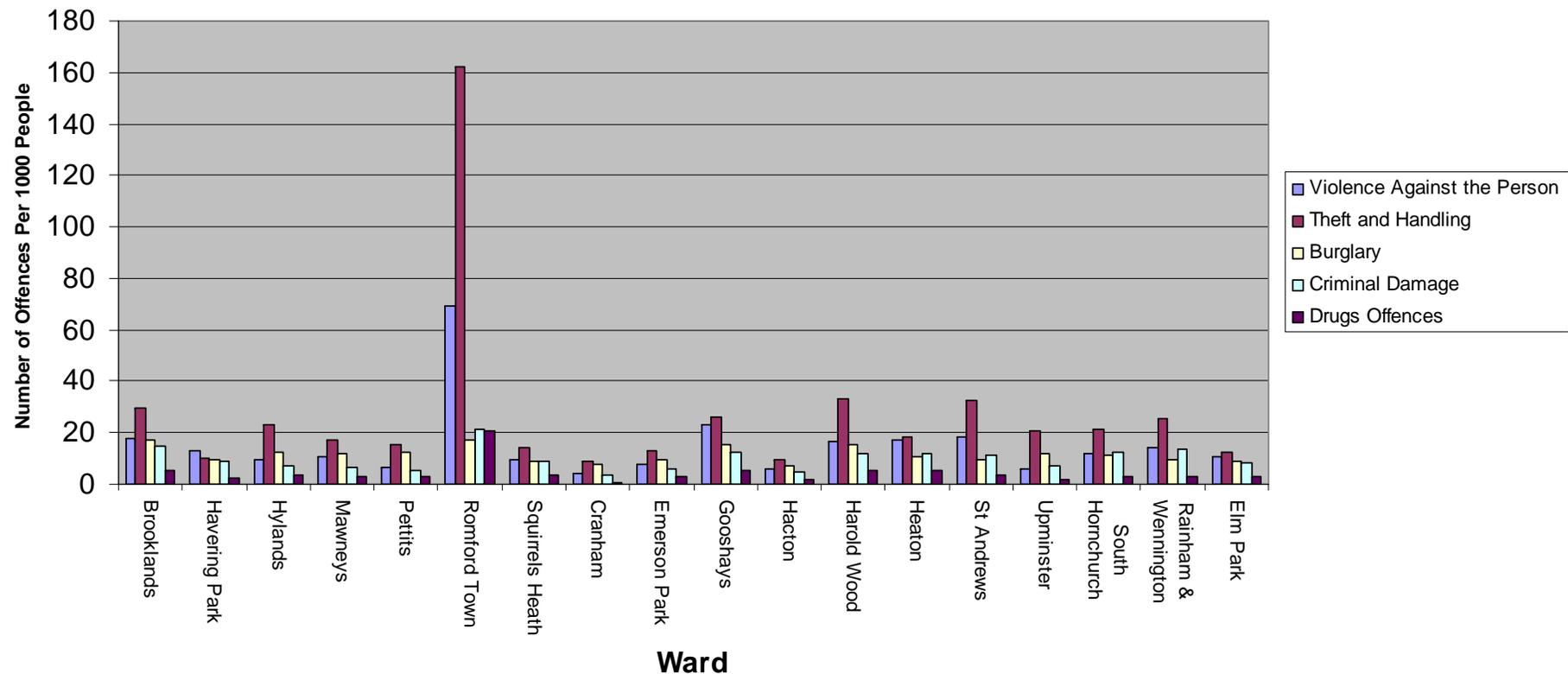
Overall, Havering is a safe place to live when compared with other areas of London. 2009/10 data suggests that Havering has fewer offences per 1000 people for all of the nine main categories of offence (criminal damage, drugs offences, robbery, theft and handling, violence against the person, sexual and offences, fraud or forgery and burglary and other notifiable offences).

The most common type of offence recorded in Havering in 2009/10 was theft and handling of stolen goods, followed by violence against the person and burglary. However there are substantial differences in offence rates between Havering's wards. Romford Town has the highest rate of offences for seven of the nine types of offence (criminal damage, drugs offences, robbery, theft and handling, violence against the person, sexual and offences and other notifiable offences). Pettits has the highest level of fraud or forgery and Brooklands has the highest levels of burglary.



<sup>10</sup> Association between Fear of Crime and Mental Health and Physical Functioning, Stafford, Chandola and Marmot, American Journal of Public Health, Vol 97, No 11, 2007

**Offences by Ward 2009/10 in Havering**  
(Metropolitan Police, 2010)



Theft and handling, burglary, criminal damage, fraud or forgery and robbery offences in Havering all reduced between 2008/09 and 2009/10. However, violence against the person, drugs offences and sexual offences increased in the same period and the levels of other notifiable offences have stayed the same.

MOSIAC data suggests that, in Havering, the social groups who are most worried about being a victim of crime are benefit dependent young families and singles in social housing. This is likely to be because MOSAIC data suggests crime and anti-social behaviour is more common in the areas where this group tend to live. (Experian and London Borough of Havering, 2010).

# Housing

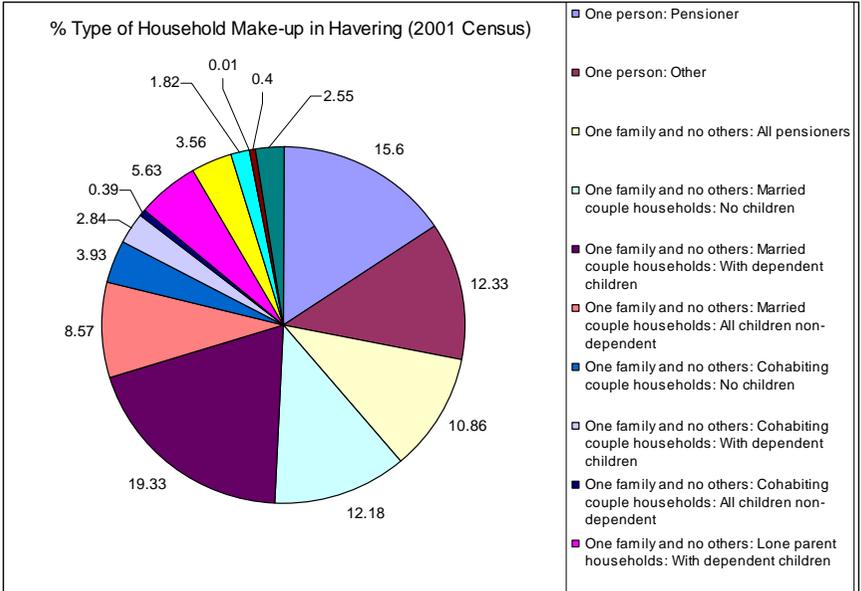
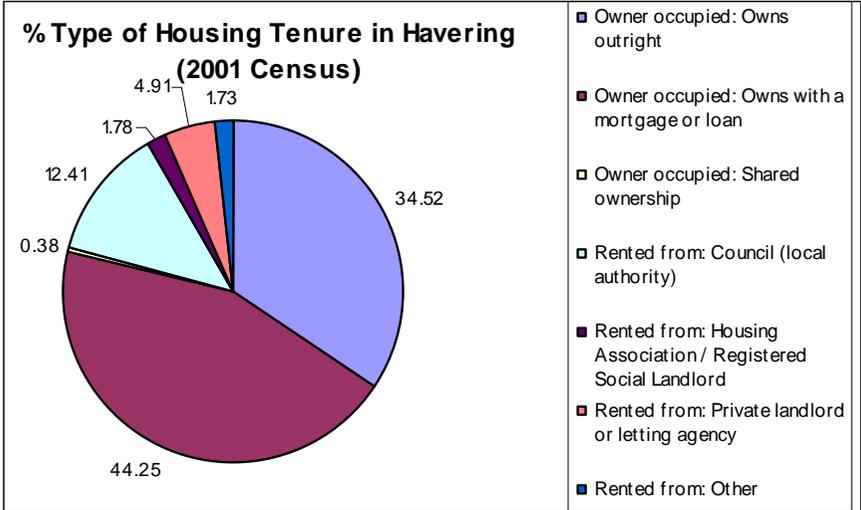
## Tenure

It is most common for people in Havering to own their own home with a mortgage, with nearly half of Havering households falling in to this category. A large proportion of Havering households also own their home outright (35%). Households in Havering are more likely to own their home either with a mortgage or outright than the average household in London or England.

Renting from a private landlord is less common in Havering than is the case in London or England overall. Households in Havering are also less likely to rent social housing (either from the Council or from a Housing Association or registered social landlord). Havering Council owns around 10,195 dwellings within Havering, of which around 57% were non decent in 2010<sup>11</sup>.

However, it should be noted that the above information on housing tenure is based on the 2001 census. The next census in 2011 will be an opportunity to update these and many other indicators about local people and living conditions.

MOSAIC data suggests that in Havering, active older people nearing retirement with private pensions are most likely to own their homes outright. This group typically have good health and a comfortable income. The group most likely to live in public rented properties are benefit dependent young families and singles in social housing who often have high levels of debt, low levels of savings and poor health. (Experian and London Borough of Havering, 2010).



<sup>11</sup> Business Plan Statistical Appendix, Communities and Local Government, 2009/10

### Household Make-Up<sup>12</sup>

Married couples with dependent children make up the largest proportion of households in Havering, accounting for nearly 20% of all households. The second largest group are one person pensioner households, accounting for 15.6% of all households. When lone pensioner households, households with one pensioner family in them and “other” pensioner households are added together, pensioner households make up nearly 30% of all households in Havering.

Havering has a greater proportion of pensioner households (both lone pensioner and one pensioner family households) than the London and England average. The borough also has a greater proportion of married couples with dependent children and married couples with non dependent children than London and England. Lone parent households with dependent children and student households are under-represented in Havering when compared with London and England.

### Council Tax Band<sup>13</sup>

The majority of houses in Havering fall into Council Tax band C or D, which are houses valued between £52,001 and £88,000. This information is from 2008 and reflects the value of houses if they had been sold on the open market in 2001, rather than their current market value.

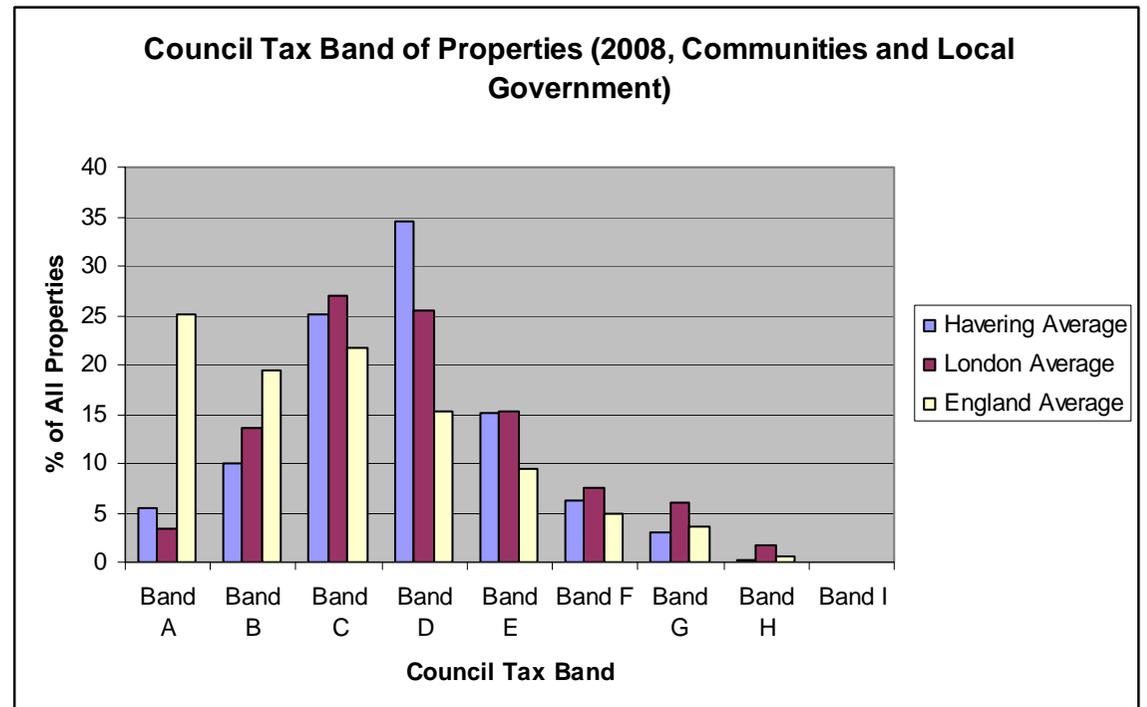
<sup>12</sup> Census, Office of National Statistics, 2001

<sup>13</sup> Dwelling Stock by Council Tax Band, Communities and Local Government, 2008

MOSAIC data suggests that in Havering, single pensioner households are most likely to belong to the social group “middle aged manual workers and pensioners in rented accommodation” who often have low incomes, reliance on state pension and are of an age where long term conditions are starting to be exhibited.

Lone parent households are most likely to belong to the group “benefit dependent young families and singles”, who often have high levels of deprivation and poor health.

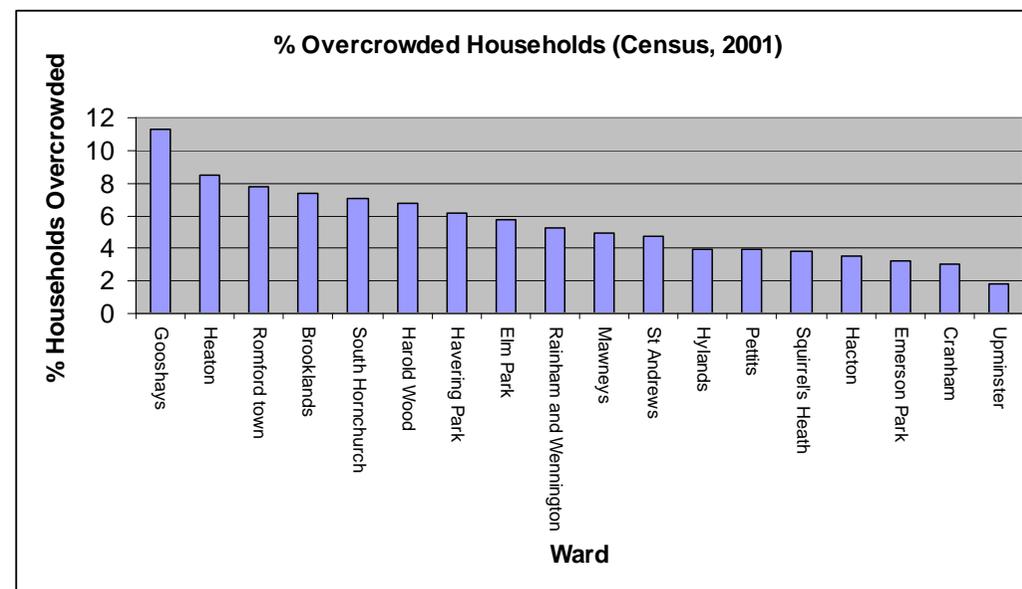
Couples with dependent children are most likely to belong to the group “families with young children, mid to high earners”, who often have comfortable incomes and high levels of educational attainment (Experian and London Borough of Havering, 2010).



Havering has fewer households in Council tax bands A and B (valued up to £50,000) than England and a much greater proportion of households that fall into band D (valued from £68,001 to £88,001). This suggests that on average houses are valued more highly in Havering than the England average. House prices in Havering are more similar to the London average house valuations, but houses in Band D are still over represented in Havering, and there are fewer properties in Bands F, G and H in Havering (valued at £120,001 or more) than the London average. Within Havering, Emerson Park followed by Upminster have the largest proportion of properties in Council Tax Bands F, G and H (valued at £120,001 or more) than the London average. Within Havering, Emerson Park followed by Upminster have the largest proportion of properties in Council Tax Bands F, G and H, and Gooshays followed by Heaton have the largest proportion of properties in Council Tax Bands A or B (£52,000 or below)<sup>14</sup>.

### Overcrowding

Overcrowding occurs when there is not adequate space or rooms in a house for the number of people living within that property. Many studies have found a relationship between overcrowding and poor health, and experiencing overcrowding in childhood may even increase the likelihood of poor health in adulthood<sup>15</sup>. Census 2001 data<sup>16</sup> suggests that 5.6% of houses in Havering are overcrowded. This is below the England average of 7.1% and well below the London average of 17.3%. However, there are differences between wards in Havering. Gooshays, followed by Heaton were the wards with the most overcrowded households at the time of the Census in 2001, and Cranham was the ward with the least number of overcrowded households.



<sup>14</sup> Ward level Dwelling Stock by Council Tax Band, Communities and Local Government, 2008

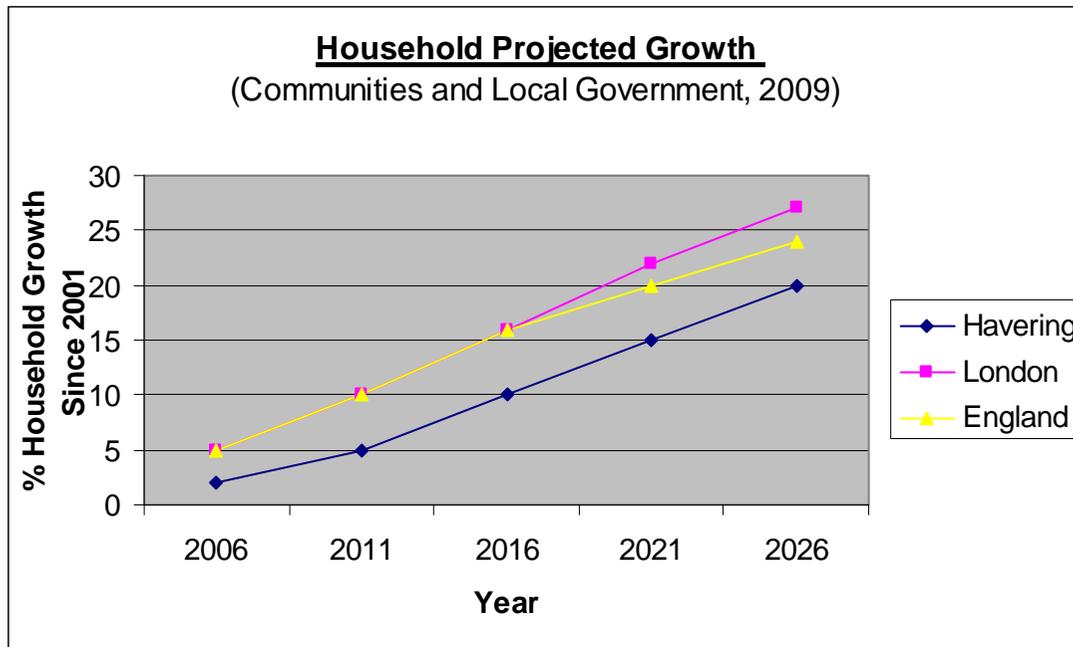
<sup>15</sup> The Impact of Overcrowding on Health and Education: A Review of the Evidence and Literature, Office of the Deputy Prime Minister, 2004

<sup>16</sup> Occupancy rating of -1 or -2, Office of National Statistics, Census 2001

MOSAIC data suggests that in Havering, the social group that is most likely to experience overcrowding is “transient, deprived young people not claiming benefits”. This group often experiences unemployment and a range of health conditions including mental health issues. (Experian and London Borough of Havering, 2010).

### Household Projections

The number of households (groups of people that live together) in Havering are expected to increase by 10% by 2016 (to 101,000) and by 20% by 2026 (to 110,000). This is a slower predicted rate of household growth than London (27% by 2026) or England (24% by 2026)<sup>17</sup>.



<sup>17</sup> Housing Projections and Estimates by District, Communities and Local Government, 2009

## Use of Transport

Havering residents have less access to a car or van than in England or London overall, with around 23% of Havering residents not having a car or van. The wards where households are least likely to have access to a car or van are Gooshays (38% do not have a car or van) and Heaton (35%). Those most likely to have access to a car or van are Emerson Park residents (12% lacking access) and Upminster (15%).

It is likely that there will be higher demand for public transport in areas with low vehicle ownership and those who do not own vehicles may find it more difficult to travel to access services. Again, more recent information about vehicle ownership would be beneficial as this data is from 2001.

It is most common for people in Havering to travel to work by car (more than 50% do so). Public transport is used by nearly 33%, while only 7% of people travel to work by foot or bicycle. A further 2% travel by taxi or motorbike.

When travel to work methods are looked at by ward<sup>18</sup>, residents of Elm Park are the most likely to travel to work by public transport, residents of Brooklands are most likely to walk or cycle to work and residents of Havering Park are the most likely to travel to work by car. Residents of Havering Park are the least likely to use public transport to get to work and residents of Cranham are least likely to walk or cycle.

MOSAIC data suggests that in Havering the groups “benefit dependent young families and singles in social housing” are least likely to have access to a car, possibly due to their low income levels  
(Experian and London Borough of Havering, 2010).

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<sup>18</sup> Census, Office of National Statistics, 2001