

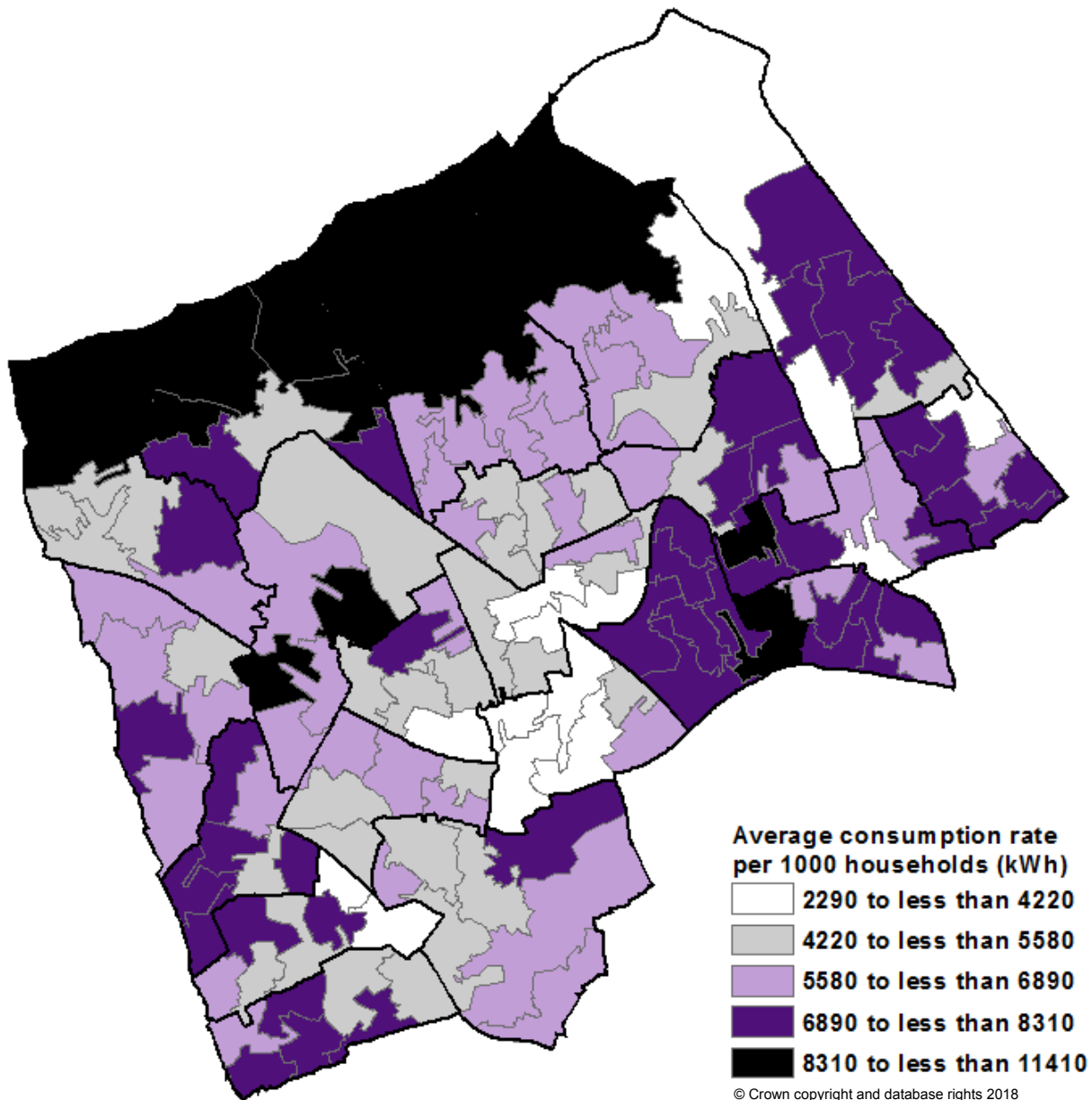
Harrow Vitality Profiles

2018 - 2019

Housing

Domestic Electricity Consumption

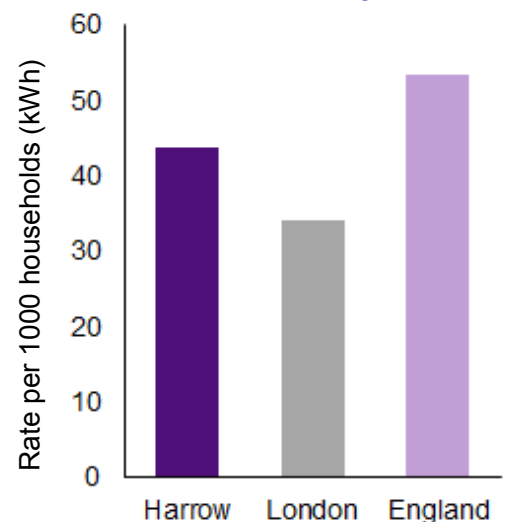
Source: Department for Business, Energy & Industrial Strategy (BEIS)



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Ordnance Survey 100019206

- Electricity consumption in Harrow (43.7 kWh per 1,000 households) is lower than the national average of 53.3 kWh per 1,000 households. However, Harrow's rate is higher than the London average of 34 kWh per 1,000 households
- Harrow is ranked 8th out of the 33 London boroughs and 237th in the country for domestic electricity consumption (with 1st having the highest usage)
- Higher electricity usage per household is in the LSOAs located across the north and in the south-east of the borough

National Comparison



Domestic Electricity Consumption, March 2018

Source: Department for Business, Energy & Industrial Strategy (BEIS)

The areas with the lowest electricity consumption are generally areas with the largest number of flats. This may be due to more cost/energy efficiency and newer housing stock, lifestyle for the younger residents living in the more central wards or a more conservative use of energy based on cost.

Since 2011 domestic electricity consumption has decreased in every ward in Harrow, the biggest change being in Pinner, a decrease of 814 kilowatt hours (kWh) per 1,000 households. The smallest change was in Harrow Weald, 387 kWh per 1,000 households.

In March, 2018 the lowest rates of electricity usage were in Greenhill (649 kWh per 1,000 households), Roxbourne (661 kWh) and Canons (717 kWh). Conversely, the highest rates were in Kenton West (1,164 kWh per 1,000 households), Headstone North (1,118 kWh) and Hatch End (1,117 kWh). Canons had the highest total electricity usage (23,237,218 kWh) and Kenton East had the lowest (13,291,261 kWh).

There were 12 LSOAs with a rate above 8,310 kWh per 1,000 households, with four in Hatch End ward, two in Headstone North and one each in Harrow Weald, Kenton East, Kenton West, Pinner, Queensbury and Stanmore Park. The LSOA with the highest rate was in Hatch End (11,403 per 1,000 households), and is one of seven high scoring LSOAs forming a distinctive cross-ward band running across the north of the borough.

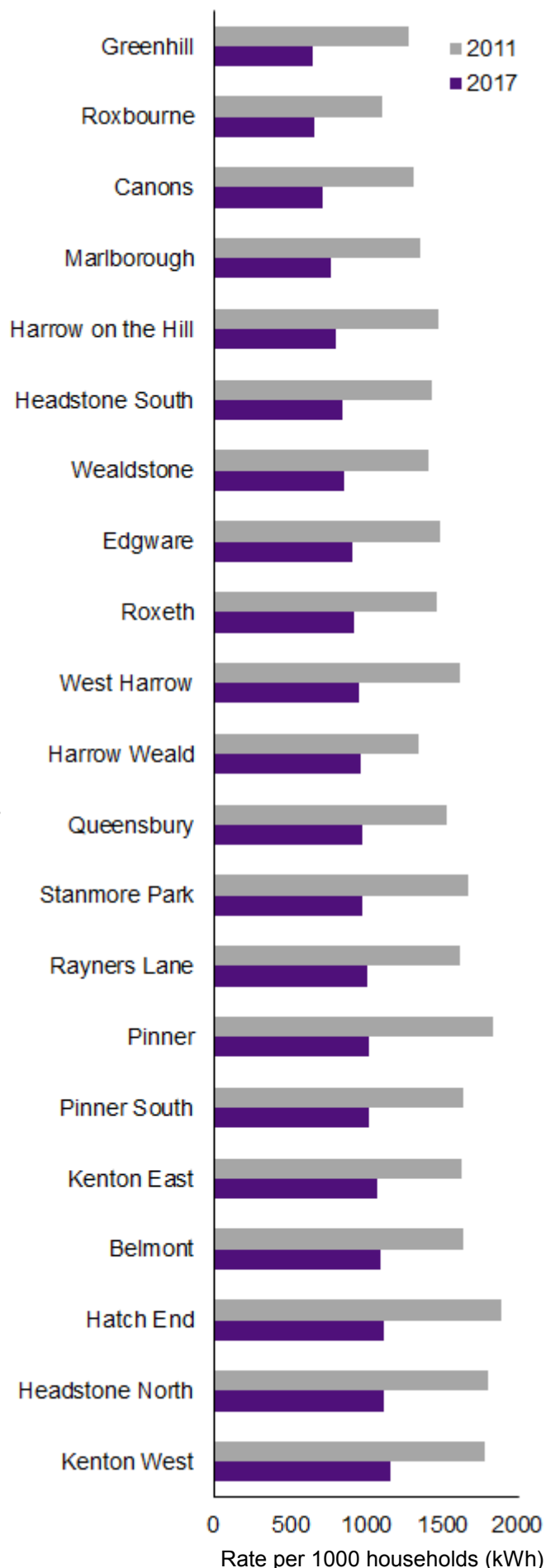
Kenton West had the most consistent clustering of high scoring LSOAs with the third highest LSOA (10,381 per 1,000 households) and all other LSOAs, in the ward, in the fourth quintile, between 6,890 kWh and 8,310 kWh per 1,000 households.

Stanmore Park and Hatch End had the highest total average electricity consumption with 4,690 kWh and 4,580 kWh per meter respectively. The lowest usage was in Roxbourne (3,253 kWh per meter) and Marlborough (3,591 kWh per meter). In Harrow, the average kWh per meter was 3,954 kWh, greater than the London average of 3,653 kWh.

National & London Rank

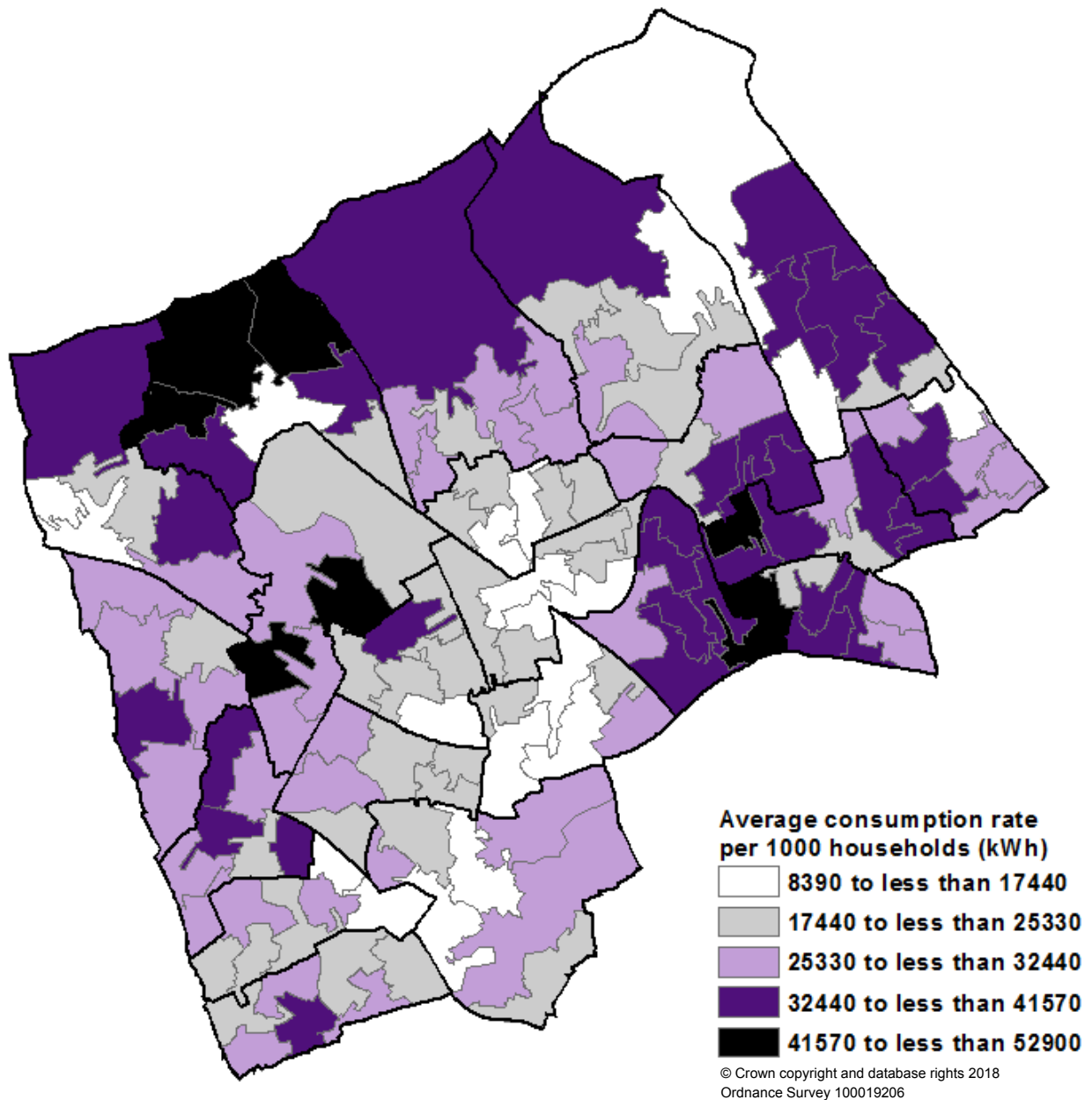
Source: BEIS

8/33 London
237/326 England



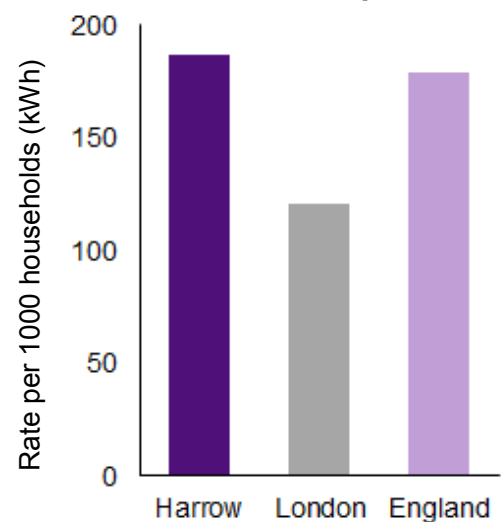
Domestic Gas Consumption

Source: Department for Business, Energy & Industrial Strategy (BEIS)



- Average gas consumption per 1,000 households is higher in Harrow, compared to the London and National averages
- The areas with high rates of gas consumption are similar to those with high consumption of electricity. Interestingly, located in Hatch End ward the LSOA with the highest gas usage is also the same LSOA with the highest usage of electricity.
- The wards with the lowest gas consumption per 1,000 households are Roxbourne, Harrow Weald and Roxeth

National Comparison



Domestic Gas Consumption, March 2018

Source: Department for Business, Energy & Industrial Strategy (BEIS)

Most households in Harrow use gas for central heating, therefore it provides a good representation of fuel consumption in general.

There is a solid band of LSOAs with high levels of gas consumption across the north and south-east of the borough. The highest scoring LSOA is in Hatch End ward with a rate of 52,898 kilowatt hours (kWh) per 1,000 households. Whilst the LSOA with lowest gas usage is in Greenhill (8,394 kWh per 1,000 households).

On a ward scale, gas consumption per household is generally spread across the borough with the exception of the first and third lowest wards being Roxbourne and Roxeth, adjacent wards in the south-west corner of the borough.

The ward with the highest consumption of gas is Pinner (5,597 kWh per 1,000 households), a higher rate than in 2011 when the rate for Pinner was 4,876 kWh per 1,000 households. There are only two other wards that have increased their gas consumption since 2011, Greenhill and Harrow on the Hill. Other wards with a high levels of gas usage are Belmont, Pinner South, Headstone North and West Harrow, all above 4,500 kWh per 1,000 households.

Canons had the highest total gas usage (88,161,485 kWh) and Kenton East had the lowest (55,604,669 kWh).

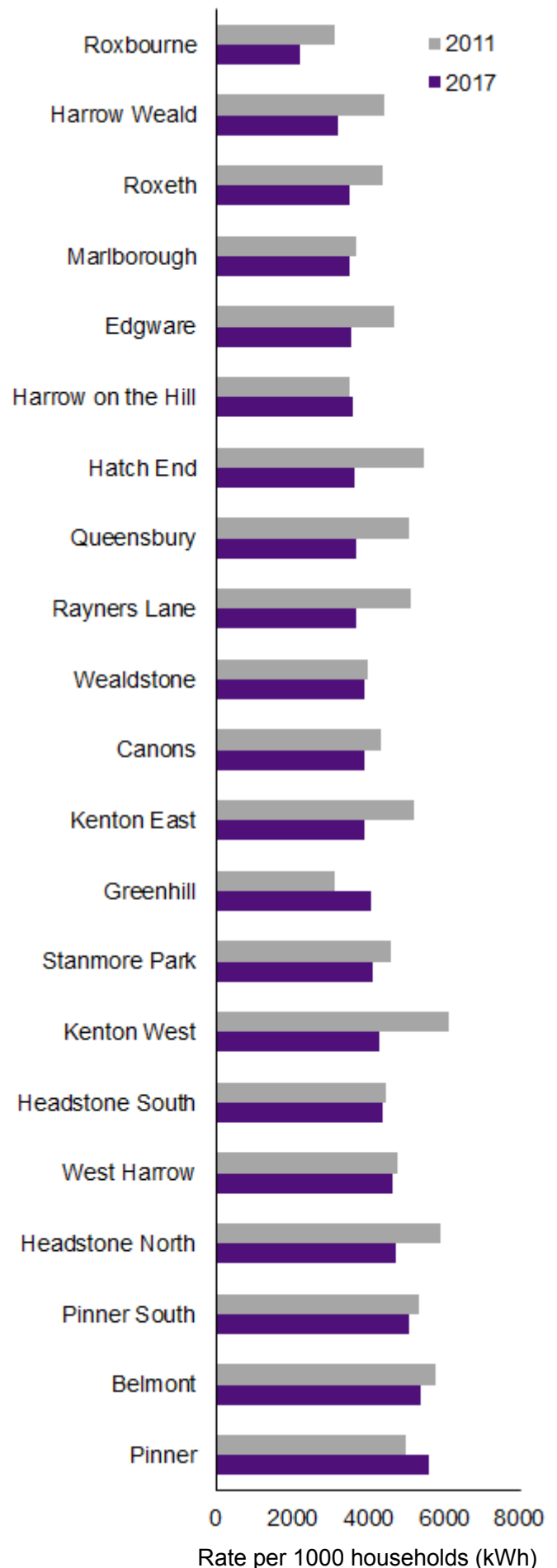
In Harrow the average domestic gas usage per meter was 16,913 kWh and 15,576 kWh per household.

In London the average rate of gas usage was 120.5 kWh per 1,000 households and in England the average was 178.5 kWh per 1,000 households. Harrow with a rate of 186.8 kWh per 1,000 households was the third highest in London after the City of London and Kingston upon Thames.

National & London Rank

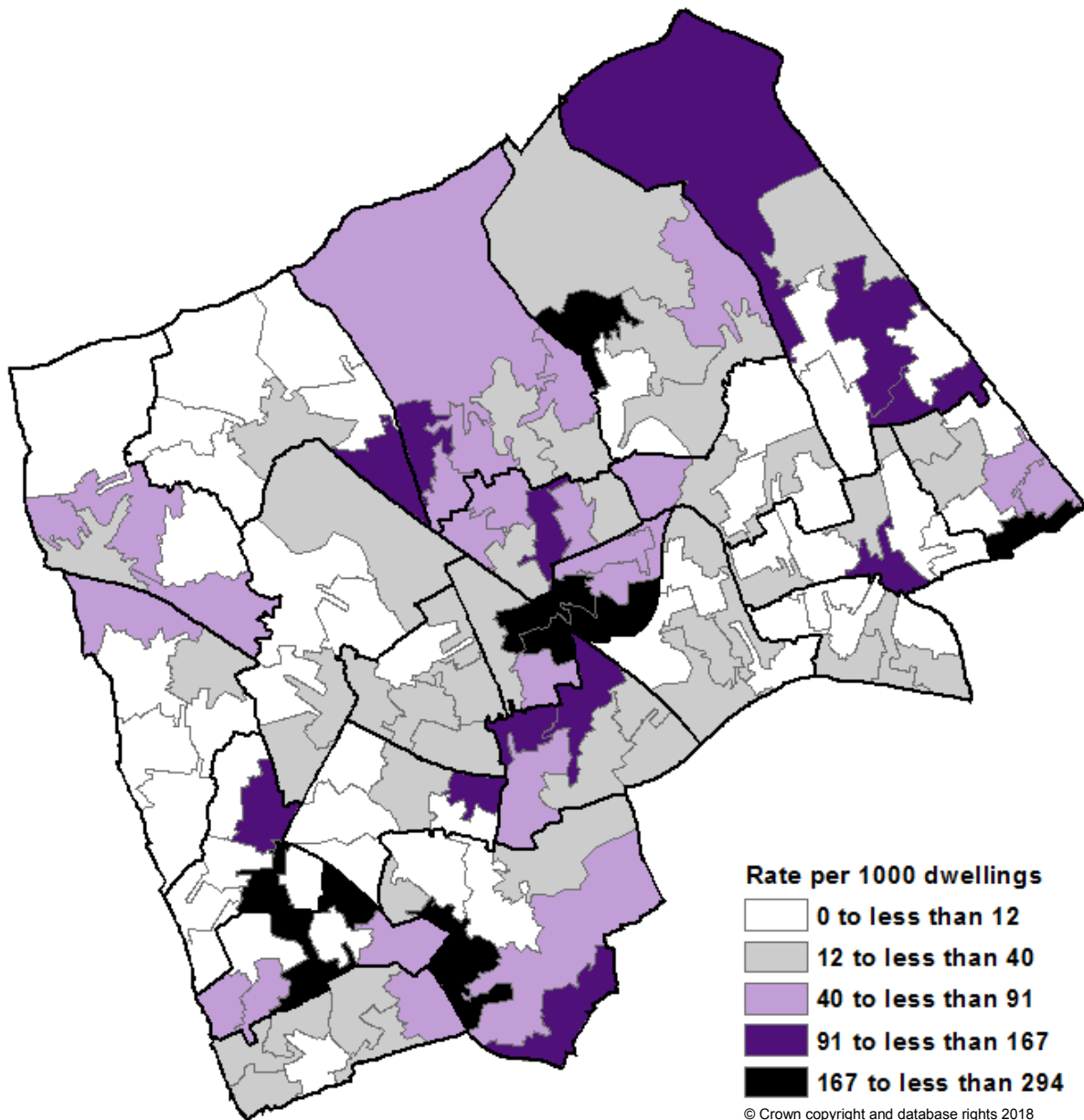
Source: BEIS

3/33 London
197/326 England



Council Tax Bands A & B

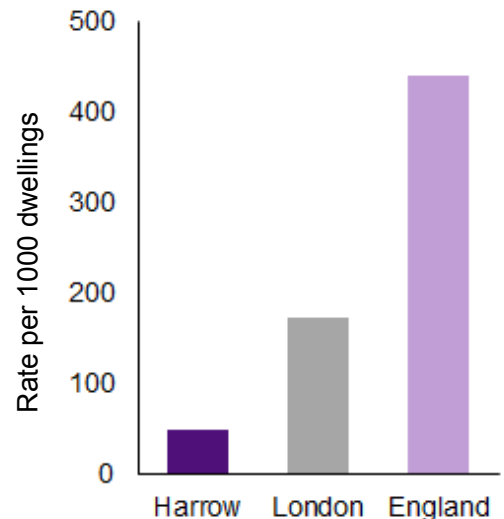
Source: Valuation Office Agency (VOA)



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Ordnance Survey 100019206

- In 2017 there were 4,320 properties in Council Tax Bands A and B, 306 more than in August 2013. Combined they comprise 4.8% of total dwellings in the borough.
- London and Harrow vary enormously from the national average - in England 441.1 per 1,000 dwellings are in Bands A and B, whilst Harrow has 47.7 per 1,000 dwellings and London has 172.4 per 1,000 dwellings
- The majority of Council Band A & B properties are found in the centre or south-west of the borough

National Comparison



Council Tax Bands A & B, September 2017

Source: Valuation Office Agency (VOA)

Harrow's lower banded properties are concentrated mainly in the centre and south-west of the borough. Notably in Marlborough, Roxbourne and Harrow on the Hill wards where 95 or more dwellings per 1,000 are in Bands A & B. Marlborough has the highest rate at 104.9 per 1,000 dwellings. However, all of these areas generally have a mixture of both large and small properties.

Headstone North, Kenton East, Kenton West and Pinner South have the lowest rates of dwellings in Bands A & B, all below 15 per 1,000 dwellings. Headstone North is the lowest, with a rate of 8.1 per 1,000 dwellings.

Within the wards, LSOA rates for dwellings Bands A & B differ greatly. In Harrow on the Hill, the LSOA rates range from 293.5 dwellings per 1,000 (the highest rate for any LSOA in the borough) to 0 per 1,000 dwellings. This highlights the large variation in residential property types in this ward.

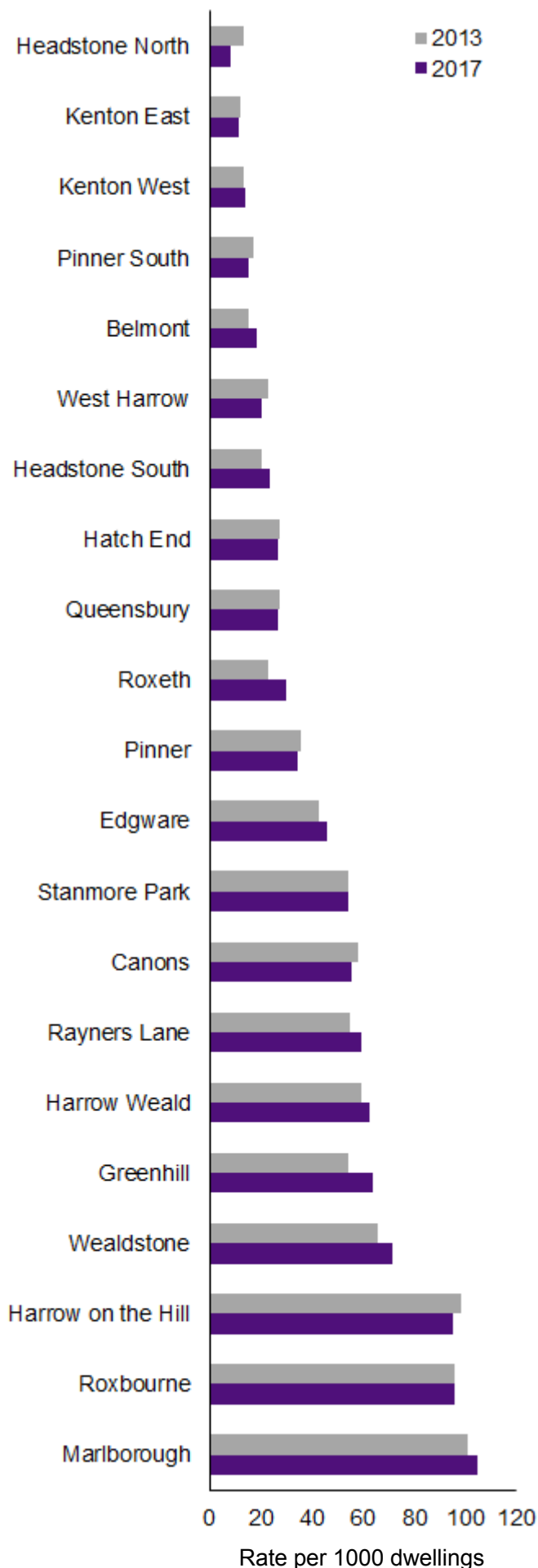
In total there are five LSOAs where over one in five dwellings are banded A & B, two in Roxbourne and one in Harrow on the Hill, Rayners Lane and Stanmore Park. 47 LSOAs have no properties in these bandings, Hatch End and Rayners Lane having the highest number, with five LSOAs each.

Council Tax is a local tax and uses the relative value of homes to determine each household's contribution. A home is placed in one of eight valuation bands on the basis of its value as at 1st April 1991. New homes are assigned a band on the basis of what they would have been valued in 1991. A dwelling falls into Band A when it is valued up to £40,000 and Band B consists of dwellings valued from £40,001 up to £52,000.

National & London Rank

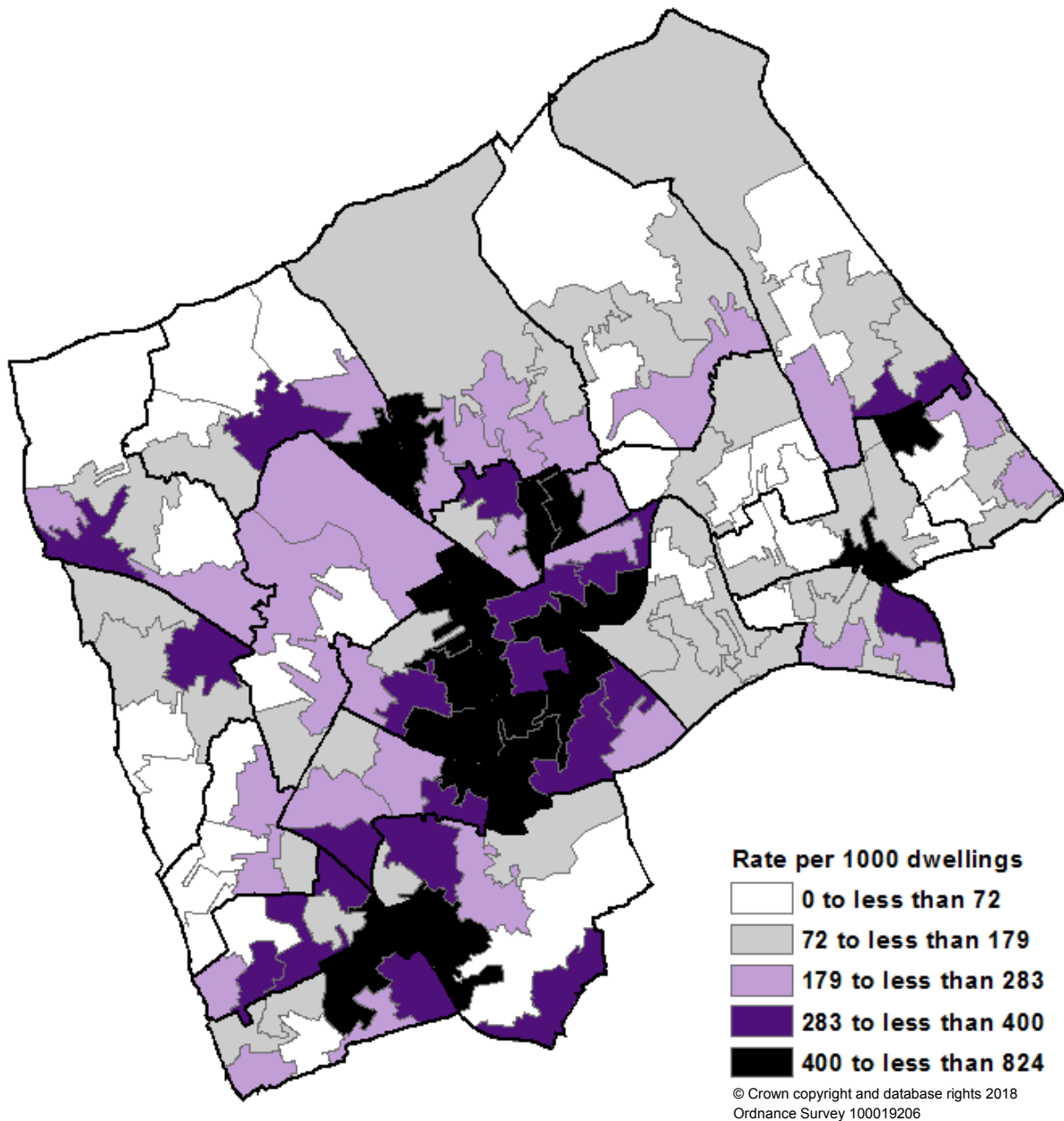
Source: VOA

31/33 London
322/326 England



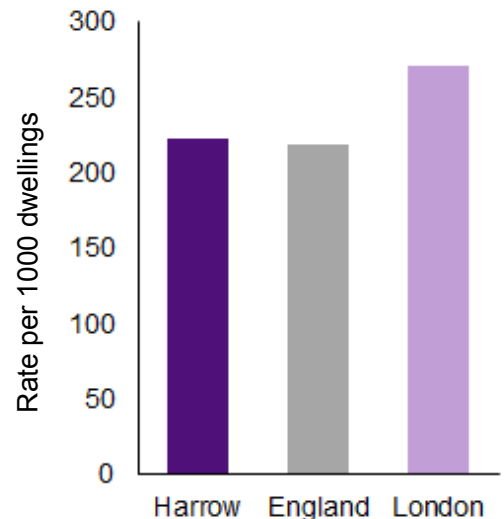
Council Tax Band C

Source: Valuation Office Agency (VOA)



- 22.3% of Harrow’s dwellings are in Council Tax Band C, this is similar to the national level (21.8%) and below the London rate of 27%
- There are 919 more dwellings in Band C compared to August 2013, an increase of 4.8%
- The central wards of Greenhill, Marlborough, Headstone South and Wealdstone wards have the highest rates of dwellings in Band C. Belmont has the lowest rate in the borough.

National Comparison



Council Tax Band C, September 2017

Source: Valuation Office Agency (VOA)

In September 2017 there were 20,170 dwellings in Band C in the borough, a rate of 222.8 per 1,000 dwellings.

The central wards of the borough have the highest concentrations of dwellings in Band C. Greenhill, Marlborough, Headstone South and Wealdstone all have a rate above 300 per 1,000 dwellings. Greenhill has the highest rate at 411.1 per 1,000 dwellings. Belmont has by far the lowest level of dwellings in Band C, at 55.9 per 1,000 dwellings.

Within the wards, LSOA rates for dwellings in Band C differ greatly. In Harrow Weald, the LSOA rates range from 823.5 dwellings per 1,000 (the highest rate for any LSOA in the borough) to 100 per 1,000 dwellings. This highlights the variation in residential property types in this ward.

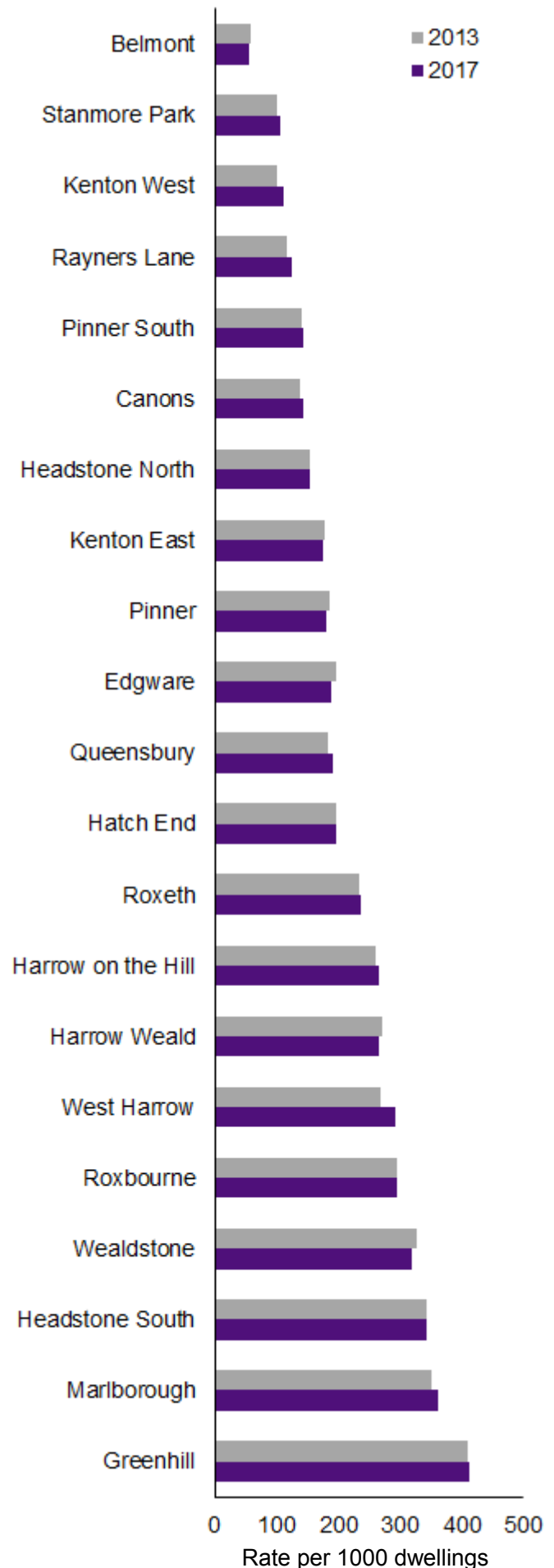
Four other LSOAs have a rate higher than 500 per 1,000 dwellings, these are in Queensbury, West Harrow, Greenhill and Roxbourne wards. There are seven LSOAs which have no Band C properties, these are in Belmont, Canons, Hatch End, Pinner, Pinner South (2) and Rayners Lane.

Council Tax is a local tax and uses the relative value of homes to determine each household's contribution. A home is placed in one of eight valuation bands on the basis of its value at 1st April 1991. New homes are assigned a band on the basis of what they would have been valued in 1991. A dwelling falls into Band C when it is valued between £52,001 and £68,000.

National & London Rank

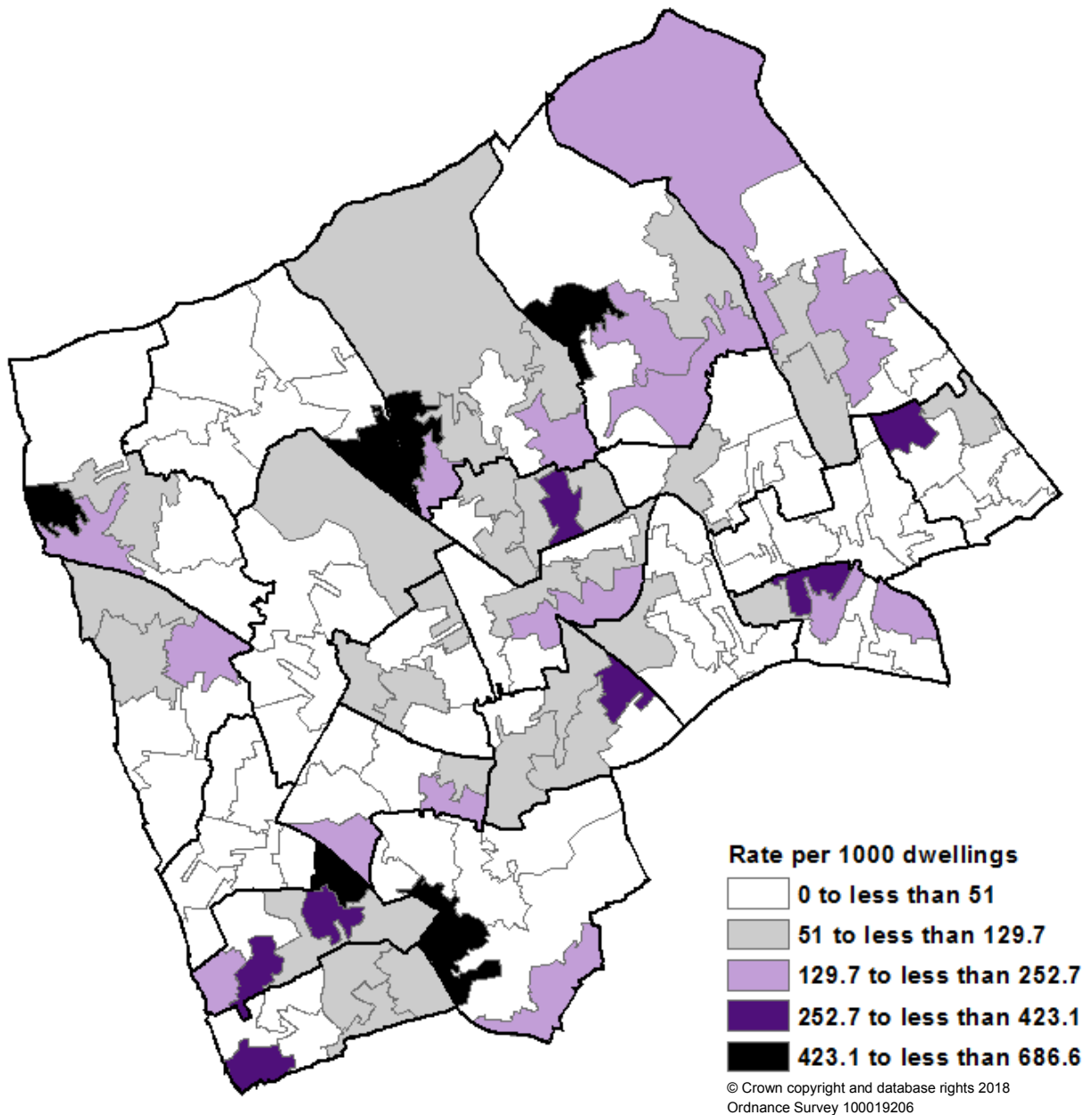
Source: VOA

24/33 London
151/326 England

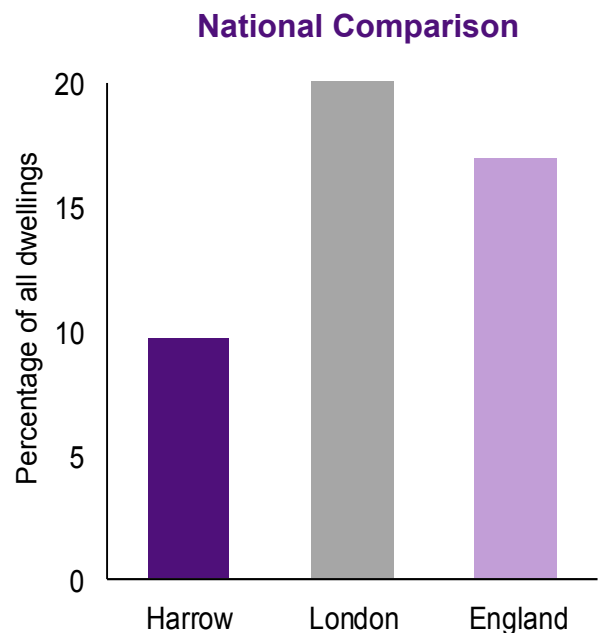


Social Rented Housing

Source: Harrow Council



- At 9.7% Harrow has the second lowest proportion of social rented housing in London, which averages 21%. The England average is 16.9%.
- Harrow is ranked 287th out of 326 local authority areas (where 1st has the highest percentage of social rented housing)
- Social rented property numbers in Harrow have remained fairly consistent from 2001 to 2018 at between 8,800 to 9,000 dwellings. However, as a proportion of all housing in Harrow there was a relative decline over the same period.



Social Rented Housing, 2018

Source: Harrow Council

In 2018 there were 90,580 dwellings in Harrow, with 9.7% of these being social rented housing - the second lowest proportion of all London boroughs.

Social rented properties are either owned and managed by the council (53.8%), or housing associations (46.2%). In recent years there has been a small increase in housing association properties but a reduction in council properties due to tenants' 'Right to Buy'. 82 have been bought in the last three years, and 4,179 since RTB was introduced in 1980. This situation will improve over the next few years as 50 new council homes are being built on 'infill sites' on existing estates and one entire estate is being redeveloped, with a net increase in the number of homes. Tenants with spare bedrooms who wish to downsize and those choosing to leave social housing are offered incentives. These schemes freed up 189 family properties in the five years to March 2018.

Roxbourne has the highest rate of social rented properties at 234.6 per 1,000 dwellings, a total of 1,154 homes. The LSOA with the highest rate of social rented properties is in this ward, which contains the Rayners Lane Estate, and has just over 686 per 1,000 i.e. two-thirds of homes are social rented. The lowest rate is in the neighbouring Rayners Lane ward where there are 13.4 social rented dwellings per 1,000 - a total of 52 homes.

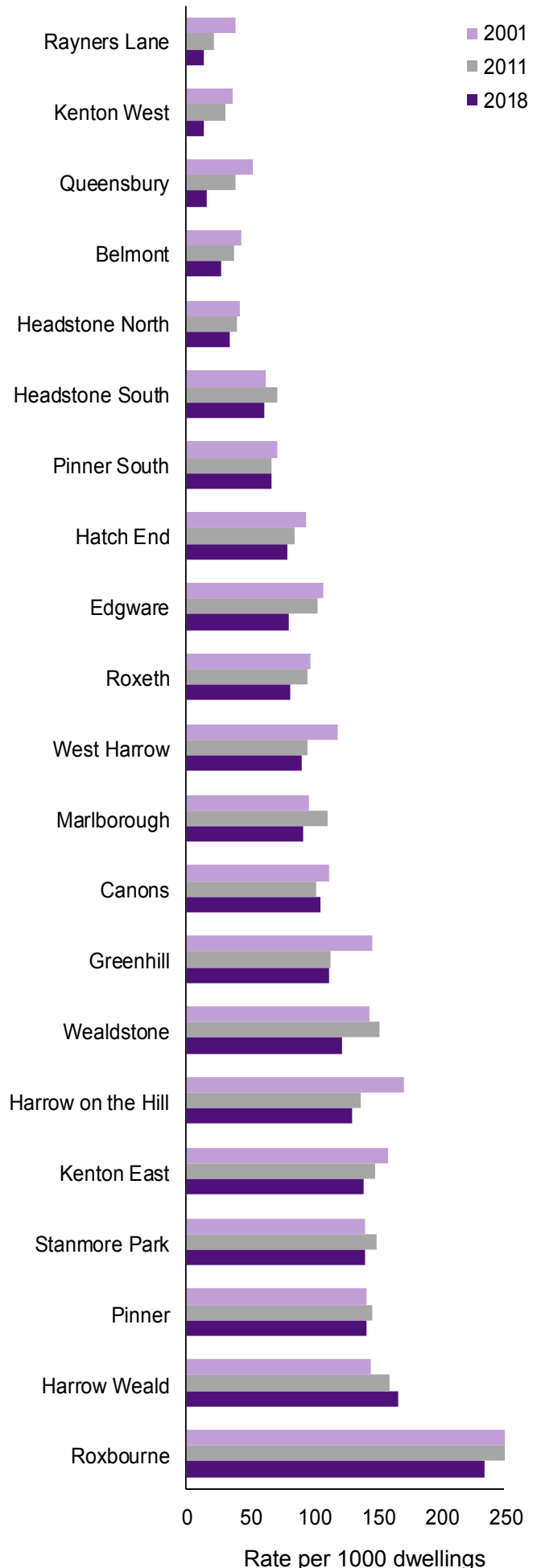
10 LSOAs have no social rented housing: four of these are in Hatch End ward, two in Harrow on the Hill ward and one each in Pinner, Canons, Belmont and Kenton West wards.

Harrow Weald is the only ward where there has been a consistent increase in social housing per 1,000 dwellings from 2001 to 2018, rising from 144.8 to 167.1. The rates for Pinner, Stanmore Park and Headstone South have remained fairly level, whilst all other wards have seen a decline in their social housing as a proportion of the total. However, significant investment is being made redeveloping existing social housing at the Grange Farm Estate, with high quality new dwellings and facilities.

National & London Rank

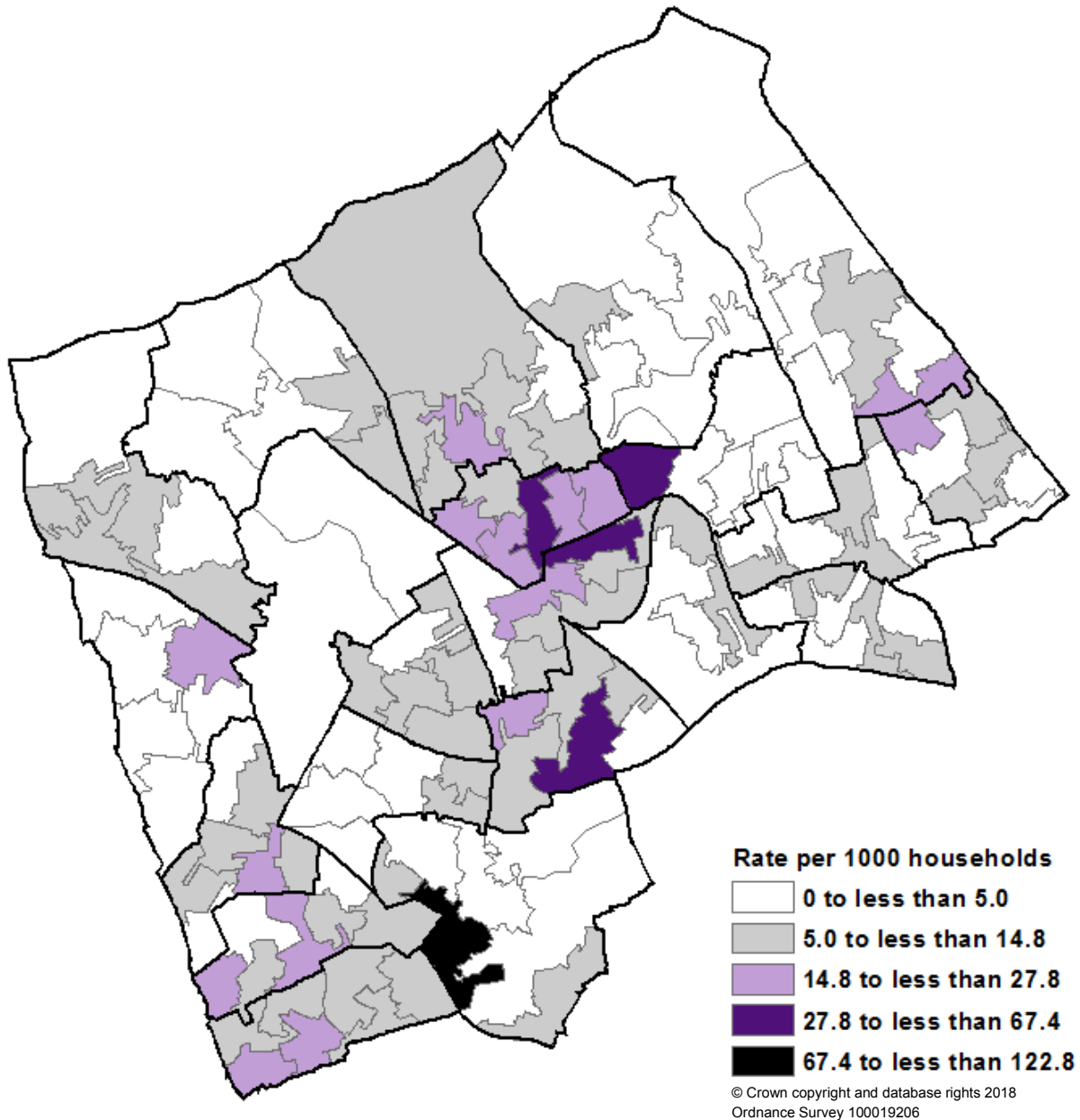
Source: Ministry of Housing, Communities & Local Government

32/33 London
287/326 England

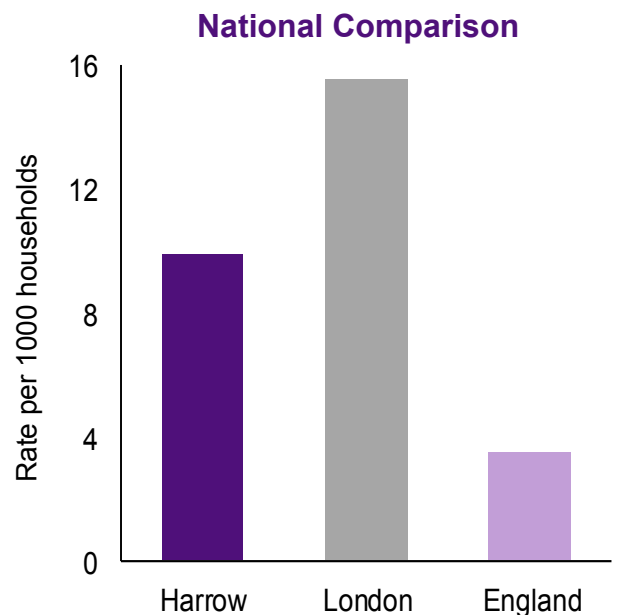


Temporary Accommodation

Source: Harrow Council



- In June 2019 1,200 households were registered as homeless, eligible for assistance and living in temporary accommodation, a rate of 9.9 per 1,000 households
- Harrow has a low rate of temporary accommodation compared with the London rate of 15.5 per 1,000 households. However it is much higher than the national average rate of 3.5 per 1,000 households.
- Of those Harrow households living in temporary accommodation, 69.3% are living within the borough and 30.7% are in accommodation outside the borough. Across London as a whole 36% of households in temporary accommodation are living outside their home borough.



Temporary Accommodation, June 2019

Source: Harrow Council

Homelessness has been increasing nationally over the past few years. Loss of private tenancies has soared since welfare reforms were introduced in 2011. A very limited supply of social housing and a buoyant private rental market have added to the pressure.

Harrow's Housing Needs Team works to reduce the need for temporary accommodation by providing housing advice, mediation services, resolving financial issues and negotiation or legal advocacy.

The map shows where people are living in temporary accommodation within the borough i.e. it is not the location where they became homeless. Despite all efforts to secure more properties in Harrow, families often have to be housed elsewhere, most commonly in Aylesbury, Brent, Ealing, Hillingdon and Watford.

Around 40% of accommodation is leased from private landlords, 18% is bed and breakfast and the remainder is council housing, housing association and hostel accommodation.

Harrow on the Hill ward has the highest rate of temporary accommodation at 31.8 per 1,000 households. This ward contains the LSOA with the highest rate in the borough of over 120 per 1,000 households. This is where Grange Farm Estate is located. The rate here has increased rapidly recently due to much of Grange Farm Estate being used as temporary accommodation before regeneration work at the estate starts later in 2019.

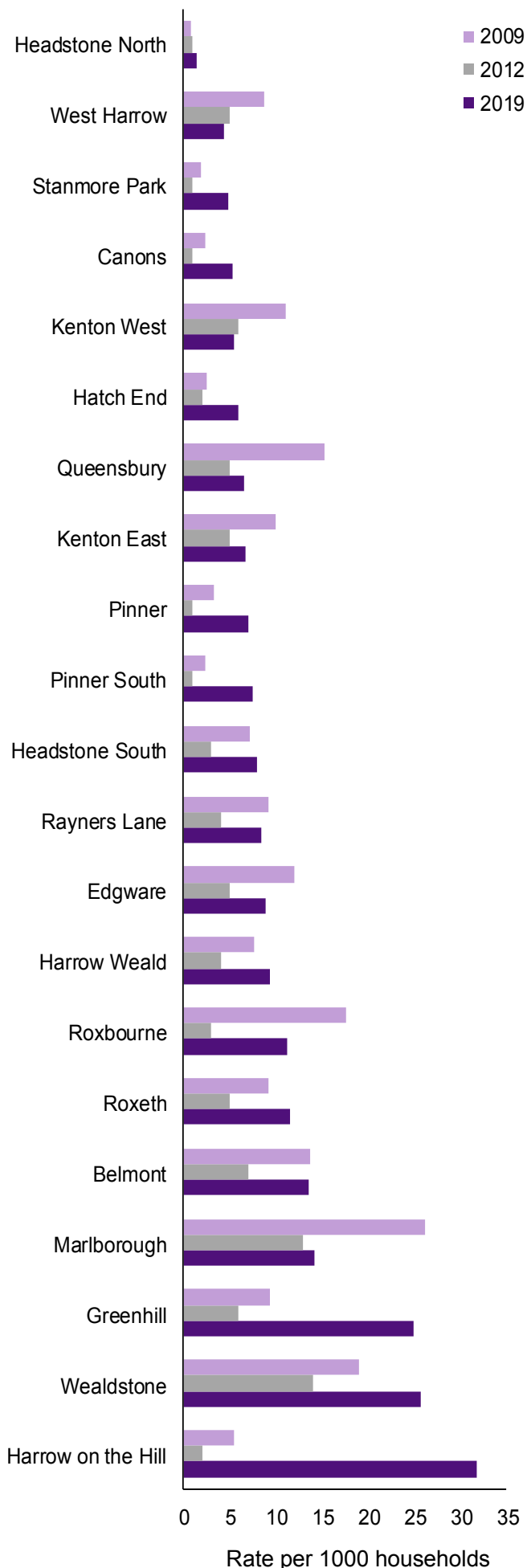
With increasing numbers of families in housing need, Harrow Council has bought 100 properties for use as temporary accommodation and additional funding has been approved for a further 32 properties.

National & London Rank

Source: Ministry of Housing, Communities & Local Government

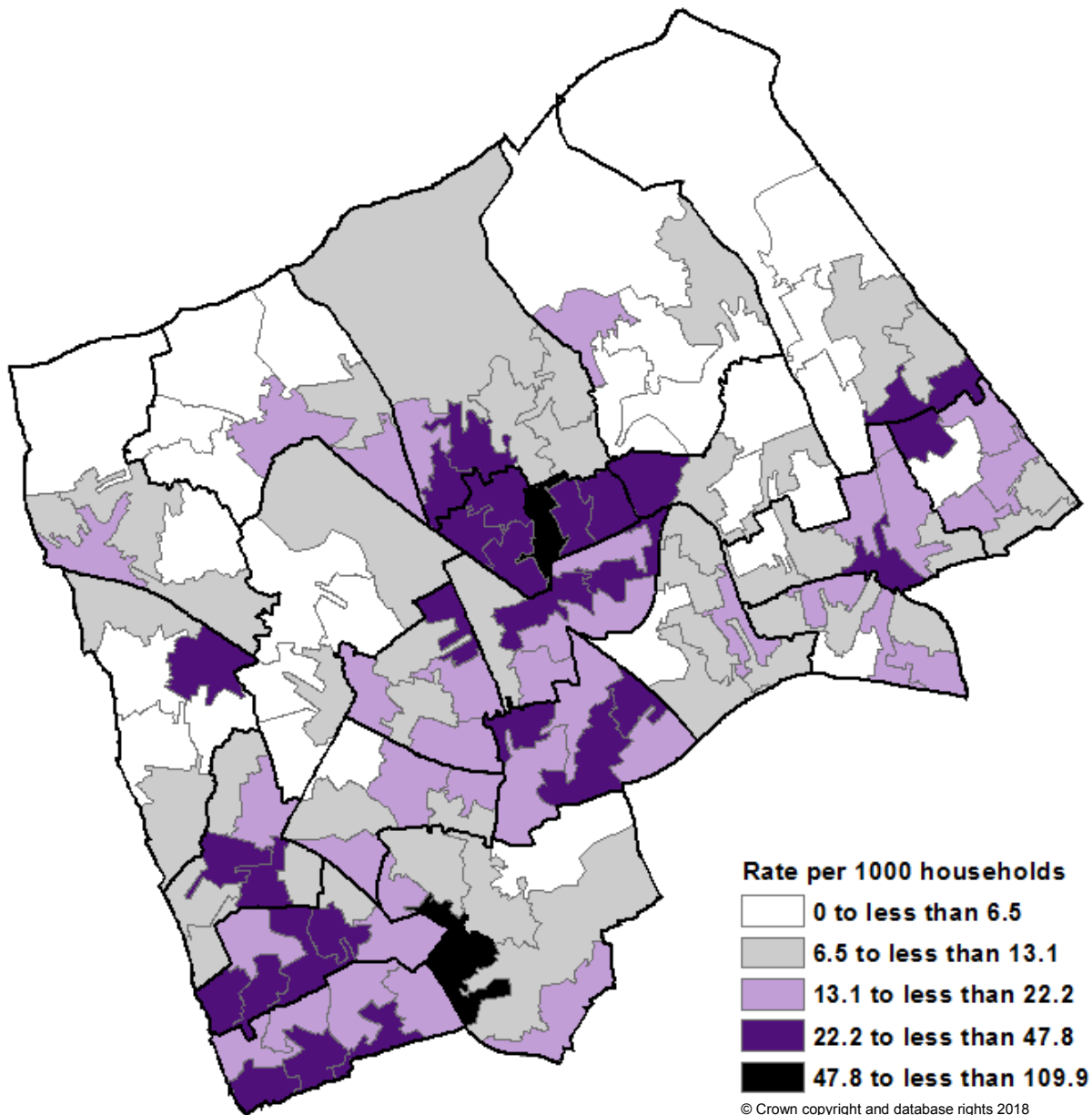
20/28 London (data not available for five boroughs)

23/299 England (data not available for 27 local authorities)

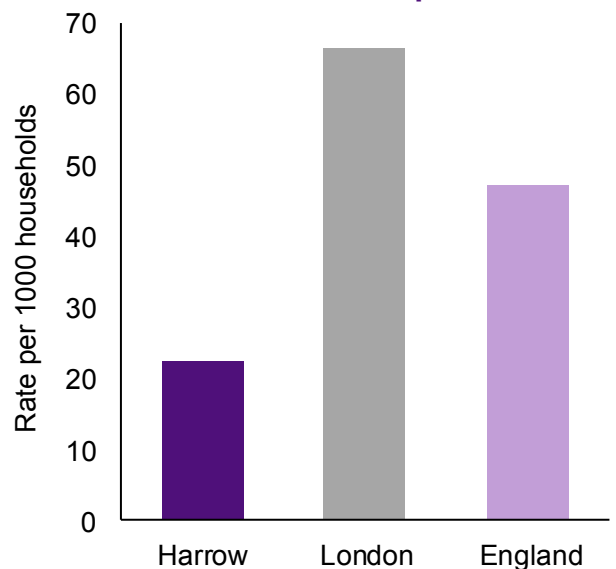


Housing Need

Source: Harrow Council



National Comparison



- In April 2019 there were 2,012 Harrow households registered for social housing as 'Homeseekers', categorised in priority bands A+ to C-. This figure excludes those already living in social housing that need to move somewhere more suitable ('Transfer' tenants) and anyone without a recognised 'priority need'.
- The number of eligible 'Homeseekers' has increased by 250% over the last 4 years
- Harrow has 22.2 households per 1,000 that are 'Homeseekers' eligible for re-housing. This is considerably lower than the London rate of 65.9 and national rate of 46.5.

Housing Need, April 2019

Source: Harrow Council

Eligible households in housing need and registered with the council are allocated a priority band from A+ to C-.

Ward and LSOA calculations are based on records where the postcode is known (some housing customers have no fixed abode). Out of borough 'Homeseekers', representing 30% of the total, have been excluded from ward and LSOA analysis.

At ward level the highest rates of households registered as 'Homeseekers' are in Wealdstone and Harrow on the Hill at 29.9 and 28.9 per 1,000 respectively. Harrow on the Hill is the only ward to have a higher rate in 2019 than in 2009, affected by temporary accommodation in the Grange Farm Estate, which is being regenerated and construction expected to start in 2019. Headstone North has the lowest rate of 'Homeseekers' at 5.4 per 1,000 households. There are two other wards with a rate below 8 per 1,000 households, Stanmore Park (7.9) and Hatch End (7.8). All of Harrow's wards are below the national rate.

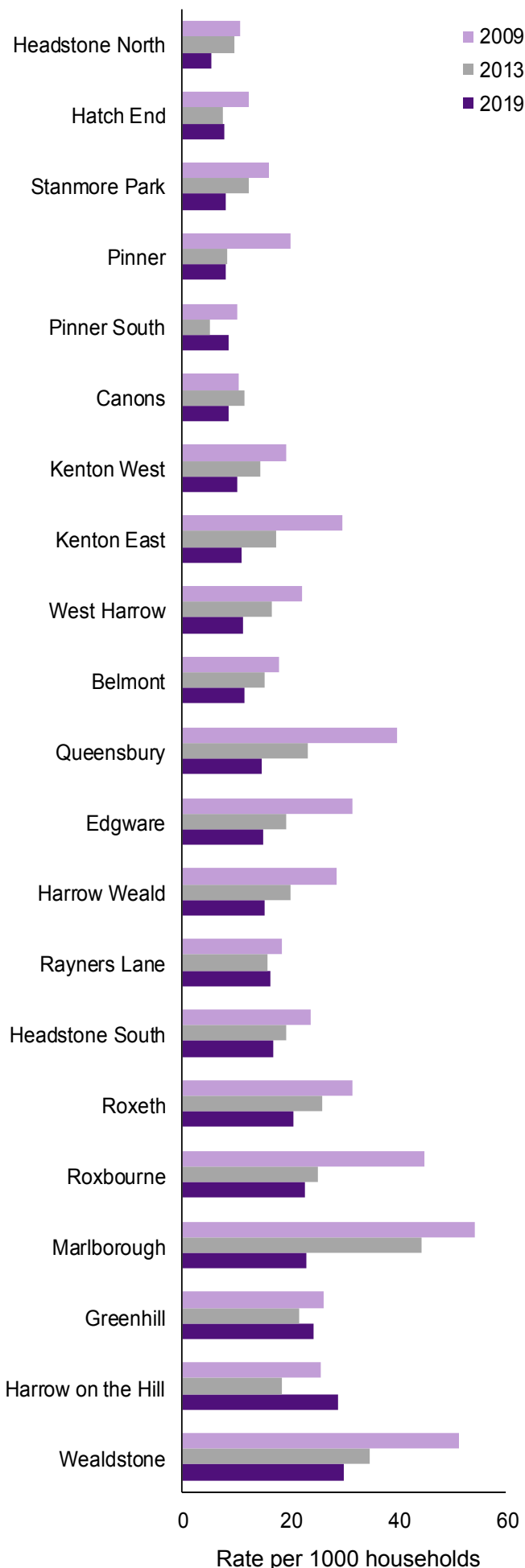
The LSOA with by far the highest rate is in Harrow on the Hill, predominantly clustered around the Grange Farm Estate, with 109.8 'Homeseekers' per 1,000 households. The next highest LSOA is in Wealdstone ward with a rate of 47.8 per 1,000 households. These are the only two LSOAs in the borough that have a higher rate than the national average. Three LSOAs have no households in need of rehousing; one located in Headstone North and two in Pinner.

London Rank

Source: Ministry of Housing, Communities & Local Government

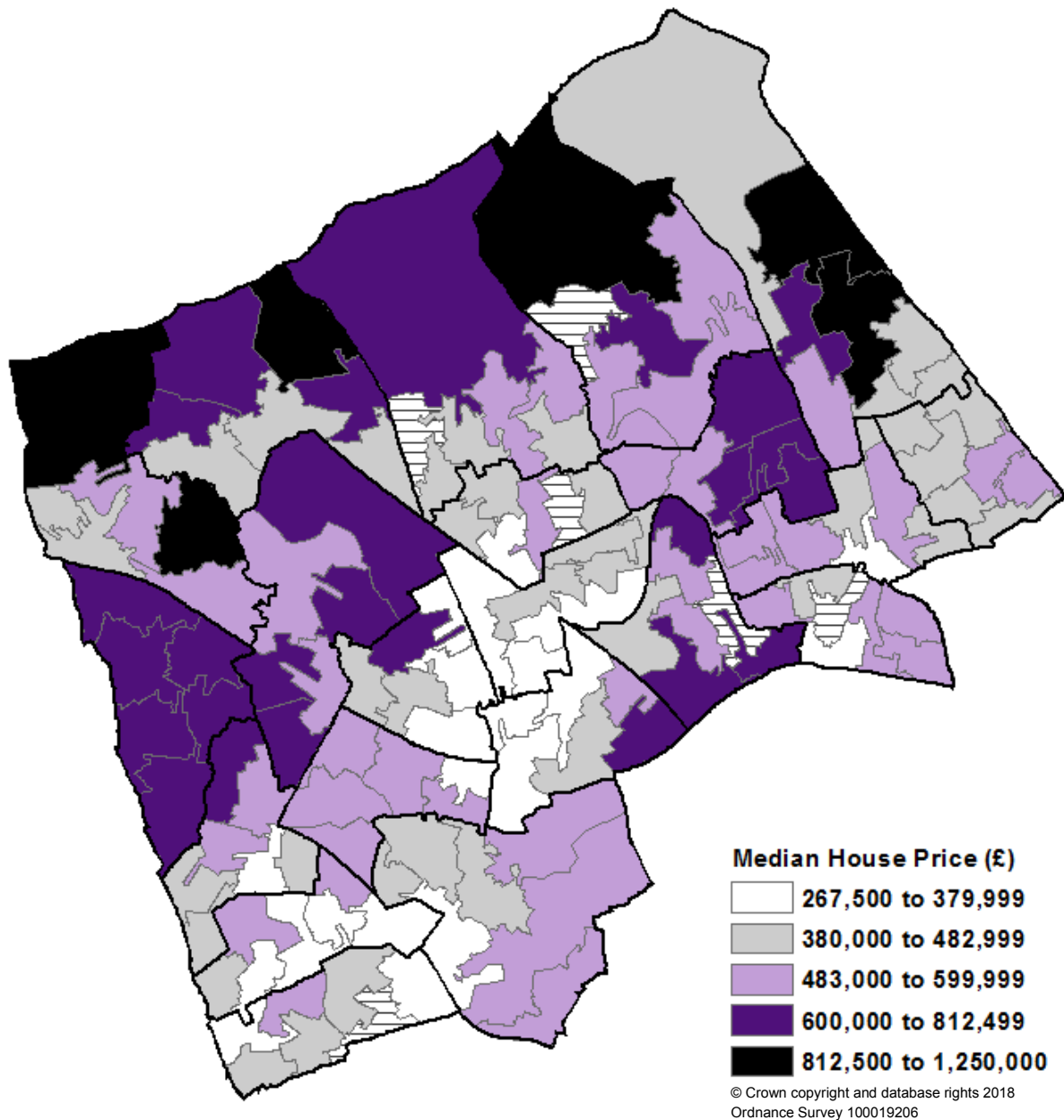
28/32 London (data not available for Royal Borough of Kingston upon Thames)

It should be noted that direct comparisons between authorities' housing waiting lists can be misleading; authorities have different arrangements for checking that applicants continue to require housing and their policies and practices can change over time.

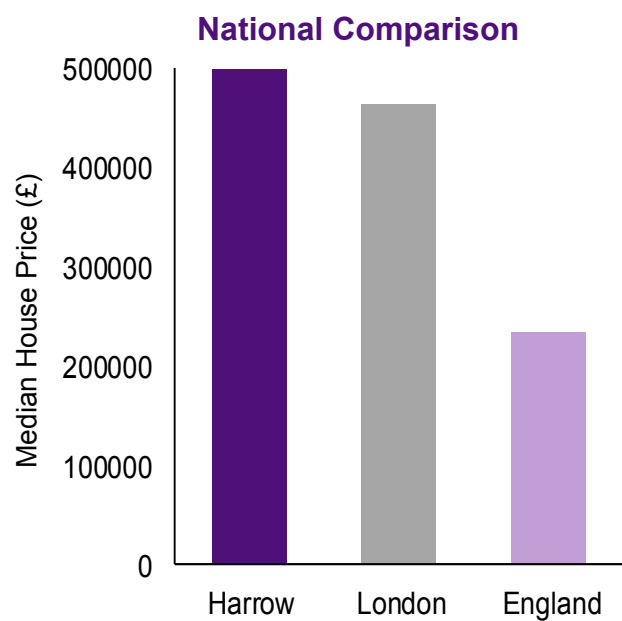


House Prices

Source: Land Registry



- The median house price in Harrow for year ending December 2017 is £500,000. This is slightly above the London median price of £465,000, and over twice as much as the national median of £234,000.
- Harrow is ranked 18 out of 326 local authority areas in England for median house price, where 1 represents the most expensive area
- Pinner South has the highest median sale price of £650,000, whilst Roxbourne is the most affordable ward at £365,000
- The median house price in Harrow is more than five times greater than it was in 1997



Median House Prices, 2017

Source: Land Registry

Sales at less than market price (e.g. Right To Buy), sales below £1,000 and sales above £20 million are excluded. The median property price is determined by ranking the price of properties sold in 2017 in ascending order. The median is the mid-point of this ranking with 50 per cent of prices below the median and 50 per cent above.

Six LSOAs do not have data available for the year ending December 2017; these areas are displayed on the map with hatched lines.

Harrow remains an expensive place to purchase a property, with a median house price of over twice the national average.

The most affordable LSOA in 2017 is located in Roxbourne - this area has a median price of £267,500 which is still higher than the national median house price. The most expensive LSOAs in 2017 are located in Stanmore Park and Hatch End wards, both areas having a median price of over £1 million at £1.25 million and £1.05 million respectively.

From 1997 to 2017 the median house price in Harrow increased five-fold. Wealdstone ward experienced the greatest percentage growth rate over this period with the median price shooting up from £78,500 to £437,000.

In the 10 years from 2007 to 2017 median price increases in Harrow have been in line with that for London as a whole, with Harrow increasing by 78.6% and London by 77.1%. This is well above the average national increase of 31.5% over the same period.

National & London Rank

Source: Land Registry

14/33 London
18/326 England

