

Bow

Borough of Tower Hamlets

**A review of Evidence into Local Need for Affordable
Housing**

for

Roman Road Community Land Trust

Final Report

March 2020

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1. Introduction

1.1 arc4 Ltd was commissioned by the Roman Road Community Land Trust (CLT) to conduct a Housing Needs Assessment.

1.2 The Roman Road Community Land Trust brief reads:

“For the Roman Road Community Land Trust our objective for this commission is to demonstrate the localized housing need in the combined Bow East and Bow West wards. The report will be used to contribute to the proposed housing tenure and mix within future developments the Roman Road CLT wish to deliver.”

The study area

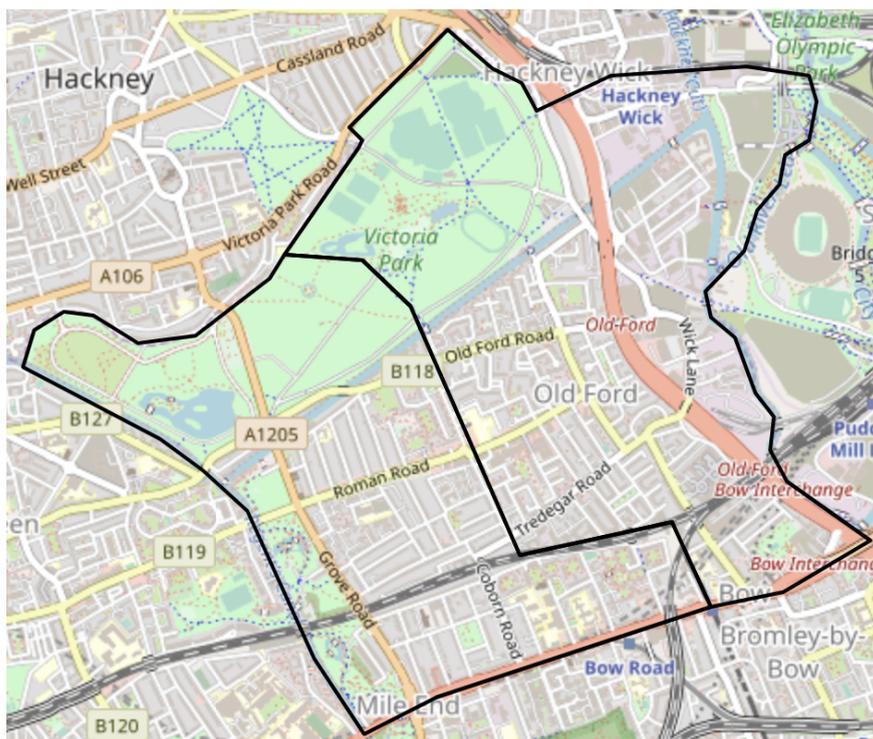
1.3 The study area comprises the following two census wards:

- Bow East
- Bow West

1.4 Map 1 depicts the study area. The data for the study area as described above will be compared to that of Tower Hamlets, London, and England as a whole. Map 2 shows the study area in its wider context.

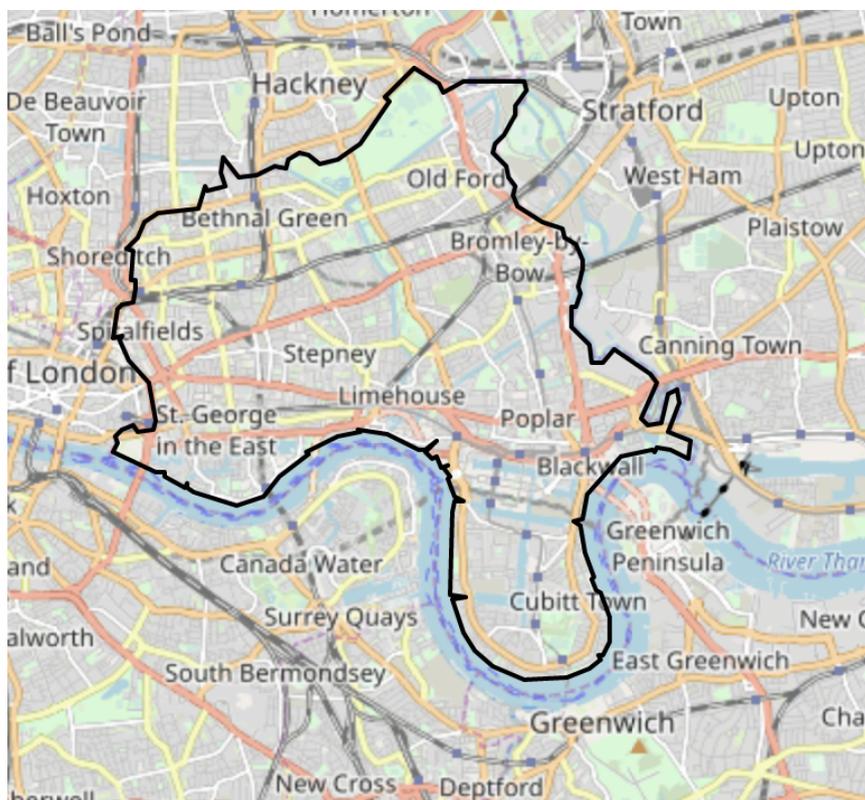
1.5 Although there are differences between Bow East and Bow West, for the purposes of this study they have largely been joined together and are described as Bow. The data is compared with the district of Tower Hamlets, the region of London and England throughout the study. However, where there are notable differences between the two wards, this will be noted within the narrative.

Map 1 Bow East and Bow West Wards



Source: Nomis

Map 2 The Borough of Tower Hamlets



Source: Nomis

Methodology

- 1.6 Several strands of information are used to estimate the size and quantity of housing needed in the study area. Overall the method defines the mismatch between housing and households.
- 1.7 Overall, information is brought together from a number of sources to form a long-term comprehensive description of local housing market area conditions that give rise to housing needs and requirements. This information is viewed in a local context:
 - official data from the census 2011 and other sources to profile housing and households in the study area;
 - population projections;
 - data from the local authority (the SHMA and other housing needs studies) including published data from the Housing Register; and
 - evidence from the Land Registry, Zoopla, Cameo and Rightmove.

2. The study area profile

- 2.1 Our aim in this section is to understand the extent to which the housing stock is physically suited to the needs of existing local households. In doing so we can understand what is driving the need for housing for current households and newly forming households in future.
- 2.2 The following figures profile the study area's housing, population and households. They are the proportions (percentages) of people or households compared to Tower Hamlets, London and England as a whole. All information is taken from the Census 2011 unless otherwise stated. The data is presented in the appendix.
- 2.3 Overall at Census Day 2011, 27,720 people lived in the study area in 11,604 households. This was comprised of 14,781 people in 6,595 households in Bow East, and 12,939 people in 5,009 households in Bow West.
- 2.4 The study area overall showed an average of 2.39 people per household. This was slightly less than Tower Hamlets and London, with an average of 2.51 and 2.5 respectively. The average throughout England is 2.4.
- 2.5 Figures 1-4 on the following page summarise the key parts of the profile.
- 2.6 Figure 1 shows that homes with 2-bedrooms make up the largest proportion of dwellings in the study area. At 38.8% this is a smaller proportion than that of the borough, but larger than London and England as a whole. The proportion of 3-bedroom dwellings (23.5%) is larger than that of the borough (20.3%), but significantly smaller than England as a whole at 41.2%. The proportion of houses with 4 or more-bedrooms in Bow is 9.2%, which is comparable to Tower Hamlets, but lower than London and England. Number of bedrooms is one area that highlights the differences between the two wards within the study area. Bow East showed a larger proportion of 1-bedroom and 2-bedroom dwellings (75.6% of dwellings in Bow East had either 1 or 2-bedrooms, some 20% higher than Bow West), whereas Bow West has a larger proportion of 3-bedroom dwellings compared to Bow East (31.6% compared to 17.4%).
- 2.7 Figure 2 shows that the majority of dwellings in the study area are flats or apartments (75.2%). This is slightly lower than the proportion of flats in the borough (84.6%), but significantly higher than the proportion in London and England as a whole (50.5% and 21.2% respectively). Flats and terraced houses combined make up 95% of the total dwelling stock in the study area and district, compared with 73.7% across London, and 45.6% across England. Comparing the two wards, Bow East has a larger proportion of flats than Bow West. 27% of dwelling stock in Bow West is terraced housing, whereas 14.2% of Bow East's dwelling stock is terraced housing.
- 2.8 Figure 3 reveals a higher proportion of social rented housing than that of the borough, London and England as a whole. 41.1% of dwellings in Bow are social rented, compared with 39.6% for Tower Hamlets, 24.1% for London and 17.7% across England. 70% of accommodation in Bow is rented (social and private combined). This is much higher than the London average of 50%. Breaking the study area into the two separate wards shows that 3% more dwellings are mortgaged in Bow West compared with Bow East. In Bow East however, social and private rent are 3% and 4% higher

than Bow West respectively, evidencing a clear difference between the two wards. Proportions of dwellings owned (either outright or mortgaged) are lower in the study area (26.4%) and borough (24.2%) compared with London (48.2%) and England as a whole.

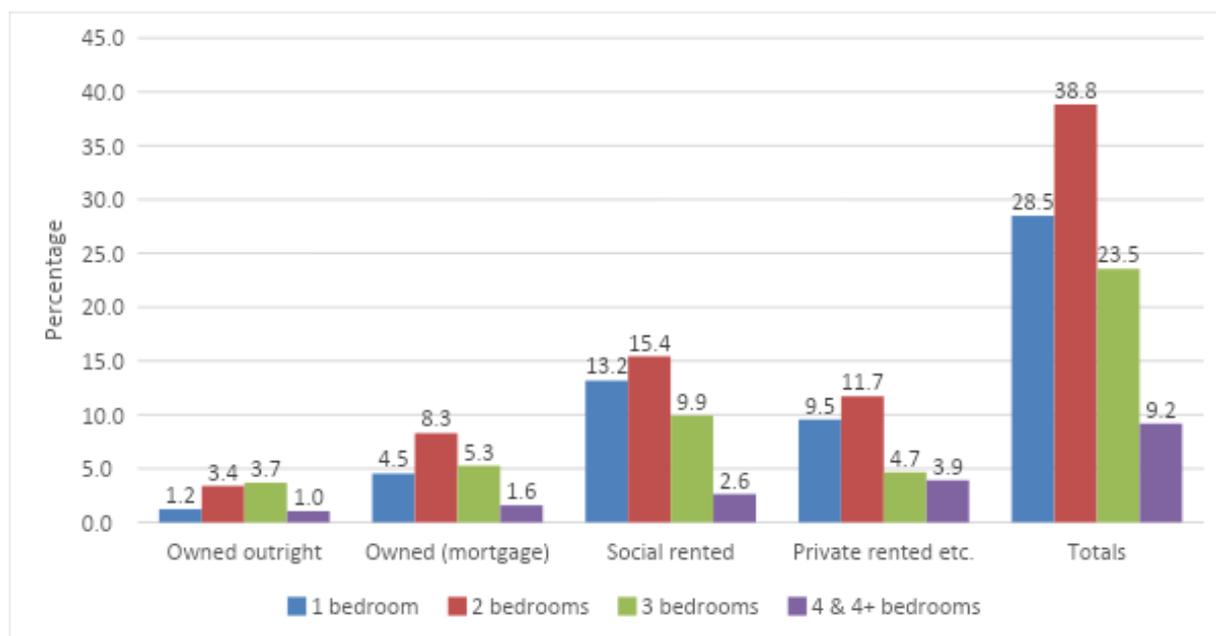
2.9 Figure 4 shows population projections for Tower Hamlets (the lowest level that these figures are available) and estimated change in population by age group over a 25-year period from 2016 to 2041. Overall, the population was estimated to rise by 103,538 – 34.4%. Splitting this into age group reveals that all age groups are predicted to increase, with the 65+ group set to rise the most, by 147.5%.



Source: Census 2011 and Nomis

- 2.10 Figure 5 shows a cross tabulation of **tenure and number of bedrooms** for the study area only. This shows that the largest component of housing in the study area was 2-bedrooms. Of all 2-bedroomed dwellings in Bow, 39.7% are social rented.
- 2.11 4 or more-bedroom dwellings are the only instance where the highest proportion is private rented rather than social rented. 42.7% of 4 or more-bedrooms are rented privately, compared with the 28.7% that are social rented.

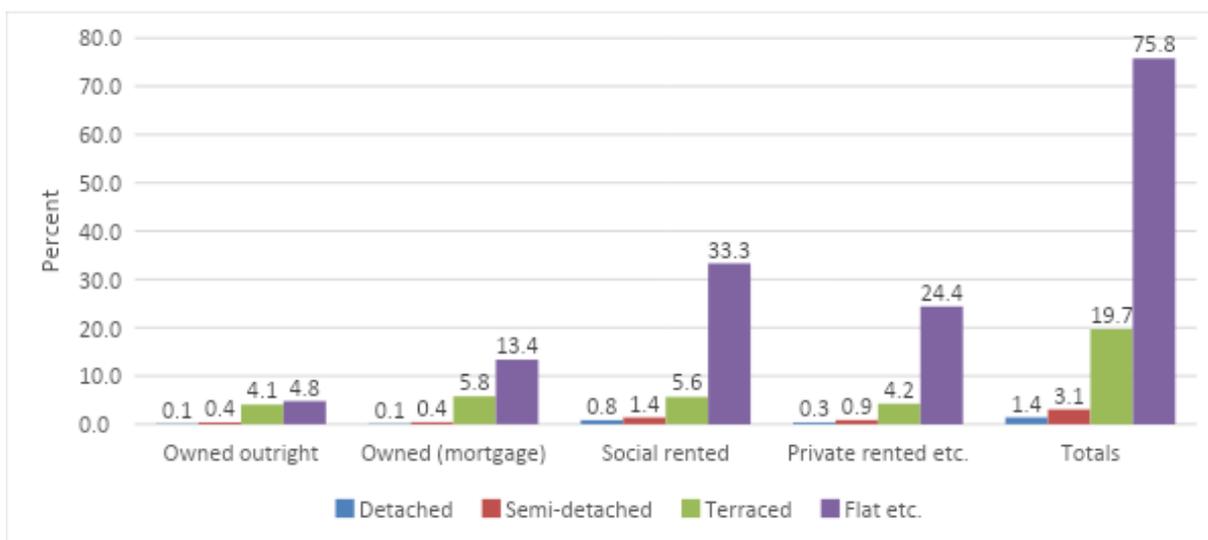
Figure 5 Tenure by number of bedrooms (study area only)



Source: Census 2011. Proportions are of the study area total housing stock.

- 2.12 Figure 6 shows a cross tabulation of **house type and tenure**. Of the 75.8% of dwellings that were flats (the largest proportion of house type overall), 57.7% were rented as either private rent or social rent.

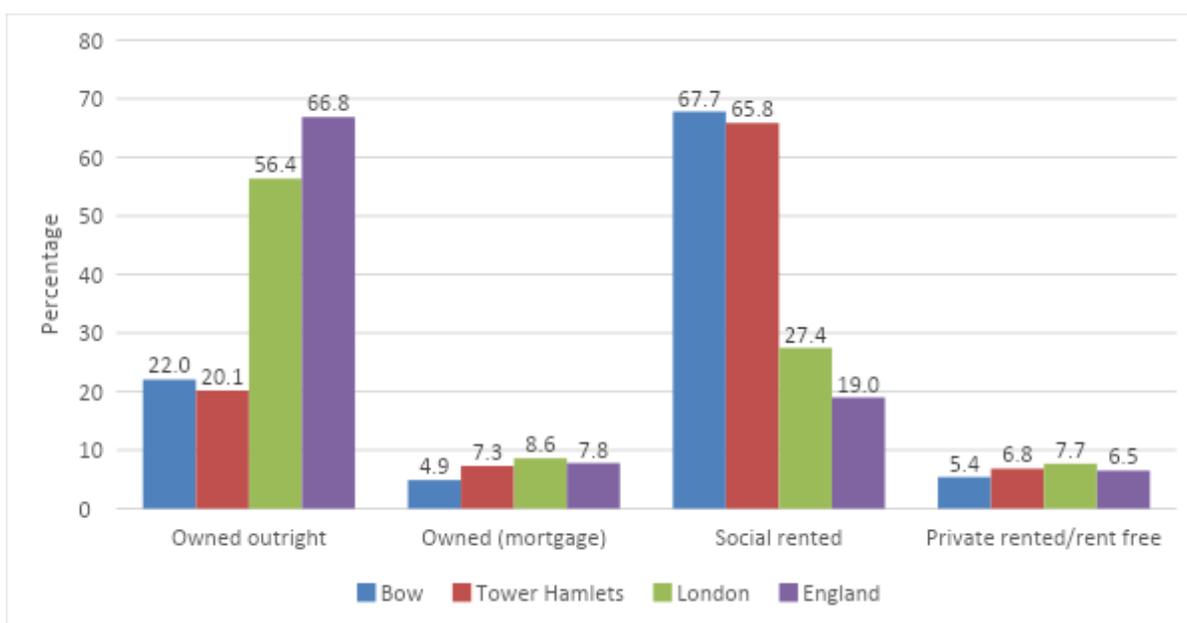
Figure 6 House type by tenure (study area only)



Source: Census 2011. Proportions are of the total housing stock for both wards

2.13 Figure 7 shows the tenure of housing where the household representative person (HRP) was aged 65 or over. The social rented tenure houses the largest proportion of these households (67.7%). This is close to the borough average but is significantly higher compared to London (27.4%) and England as a whole (19%). The second highest proportion for over 65s are dwellings owned outright (22%), which is significantly lower than London (56.4%) and the England (66.8%). Comparing the two wards inside the study area reveals that Bow West has a larger proportion of dwellings owned outright and Bow East has more social rented stock where the HRP is 65 years or older. Of all owned properties (mortgaged and owned outright), the proportion in Bow East is 20.4%, and in Bow West is 34.1%.

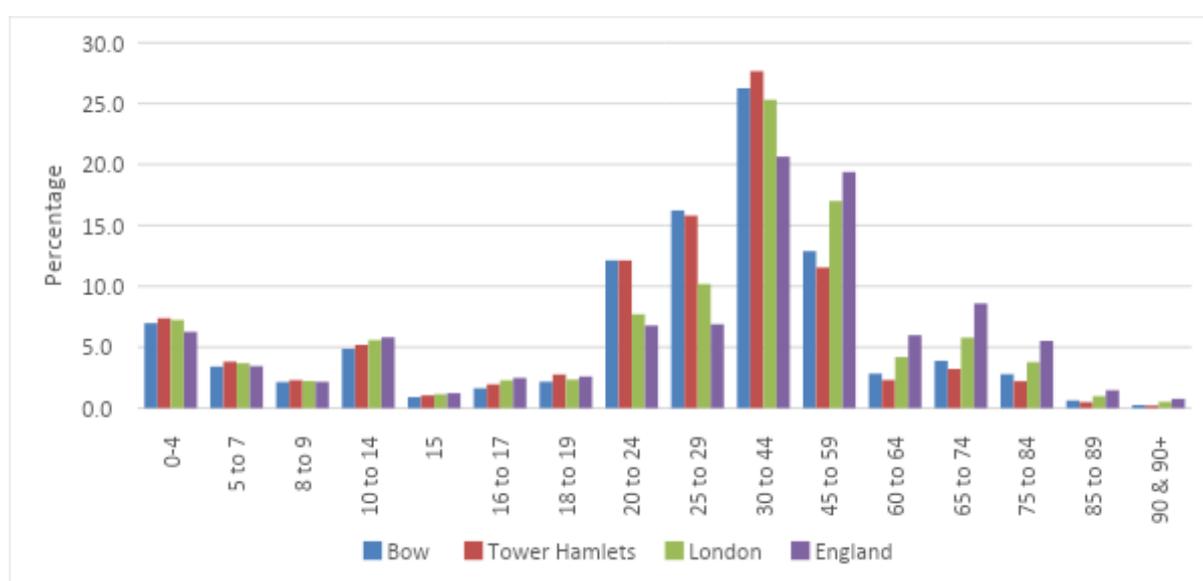
Figure 7 Tenure (HRP 65 years or older)



Source: Census 2011

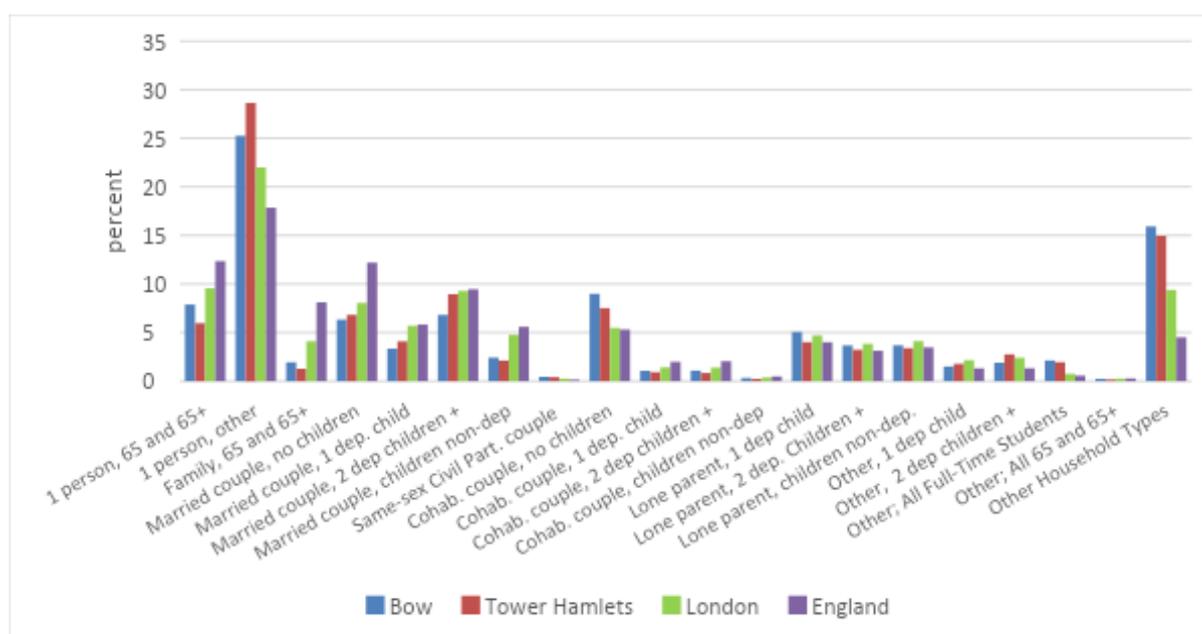
- 2.14 Figure 8 shows a snapshot of the age structure of the population on census day in 2011. This shows that the population in the study area largely reflects that of the wider population. It also shows that there is a larger proportion of 20 to 29-year old people compared to the London and England as a whole. This is similar to the borough as a whole. There is a lower percentage of over 45-year olds compared with the wider geographies, with the largest difference being the 45 to 59 age group. Comparing this to the population projections at figure 4, it suggests that the older age groups are set to increase the most. The age structure is comparable with the two wards in the study area.

Figure 8 Population age structure



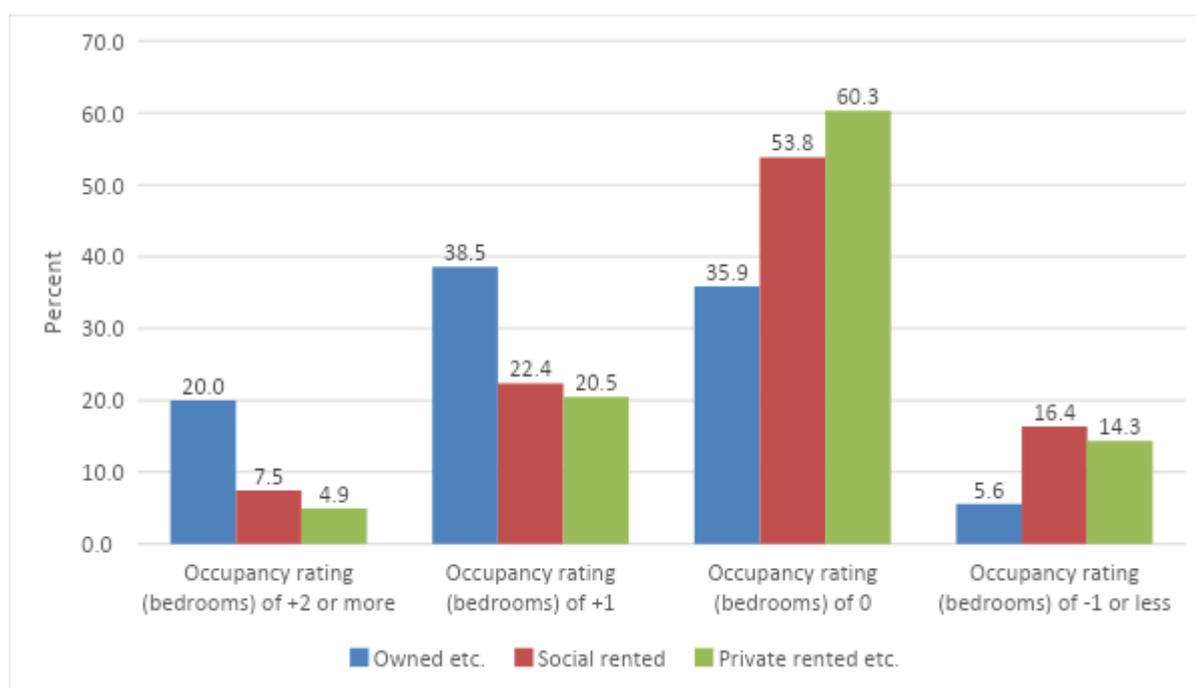
Source: Census 2011

- 2.15 Figure 9 shows household composition. The largest proportion in the study area was for households of '1 person, other'. This was followed by 'other household types' and 'cohabitating couples with no children'. The largest proportion for all of the geographies is '1 person, other'. The 'other household types' section is likely to include households made up of more than one family, and HMOs housing unrelated adults.
- 2.16 The proportion of families aged 65 and over is significantly lower in Bow compared with England as a whole. 57% of all households have no dependent children in Bow, which is close to the proportions for England at 57.9%.

Figure 9 Household composition

Source: Census 2011

- 2.17 Figure 10 shows the occupancy rating for the study area by each tenure, which is a measure of whether a household's accommodation is overcrowded or under occupied.
- 2.18 The occupancy rating is based upon the number of rooms in a household's accommodation. The ages of the household members and their relationships to each other are used to derive the number of rooms/bedrooms they require, based on a standard formula. The number of rooms required is subtracted from the number of rooms in the household's accommodation to obtain the occupancy rating. An occupancy rating of -1 implies that a household has one fewer room than required, whereas +1 implies that they have one more room than the standard requirement.
- 2.19 The figure shows that over-occupied dwellings are not common in the study area, particularly with owned tenures, although there is a small amount of overcrowding in each. Housing that is privately owned or rented is 'open market' housing and it is clear that some households either buy or rent more space than they need, or their households have reduced in size over time. Private renters were more likely to occupy housing that was more closely matched to their household size, shown here with 60.3% of this group having no spare room – the largest proportion among the tenures.
- 2.20 The small amount of overcrowding in all tenures, especially in the private rented sector, may indicate the presence of housing need due to growth in household size or the presence of a second household coupled with an inability to secure suitable accommodation that can be afforded.

Figure 10 Occupancy rating by tenure (study area only)

Source: Census 2011. Proportions are for each tenure category

Homeless households

2.21 We have obtained the following information from the Tower Hamlets' housing register. As at February 2020, the number of households resident in the wards, assessed as being homeless and in priority need were:

- Bow East 23 households; and
- Bow West 19 households.

2.22 There were 197 households borough wide. Tower Hamlets has twenty electoral wards and this would suggest that Bow East and Bow West have a higher proportion of residents assessed as homeless than the other 18 wards.

Key findings from the area profile

2.23 The majority of dwellings in the study area are flats or apartments (75.2%). This is slightly lower than the proportion of flats in the borough (84.6%), but significantly higher than the proportion in London and England as a whole. The two wards had different mixes of flats and terraced houses, but the overall profile was similar.

2.24 The largest proportion of dwellings in the study area had 2-bedrooms. At 38.8% this is a smaller proportion than that of the borough. The proportion of 3-bedroom dwellings (23.5%) is larger than that of the district (20.3%), but significantly smaller than England as a whole at 41.2%. Bow East showed a larger proportion of 1-bedroom and 2-bedroom dwellings (75.6% of dwellings in Bow East had either 1 or 2-bedrooms, some 20% higher than Bow West), whereas Bow West has a larger

- proportion of 3-bedroom dwellings compared to Bow East (31.6% compared to 17.4%).
- 2.25 There was a higher proportion of 25-49 age group in the study area compared to London and England. Population projections for the borough show the over 65 age group will grow by 147.5% between 2016 and 2041, a total of 26,790 people. The general population in Tower Hamlets is due to increase by 34.5% and all age groups are set to increase.
- 2.26 Within the over 65's population, the proportion owning their own home outright was 22%, which is much lower than other geographies.
- 2.27 The profile of the social rented sector is noteworthy. There is a significantly higher proportion of social rented housing in the study area and borough, compared to London and England as a whole. Whilst the proportion of households in shared ownership is small at 2.5% it is almost twice the proportion than for London and England as a whole.
- 2.28 The proportion of households owning their own home outright was 26.4%, similar to that of the Borough, but much lower than the London average (48.2%) and England.
- 2.29 The proportion of private rented housing was lower than for the borough but higher than for London and England as a whole.
- 2.30 There was evidence of under-occupancy amongst home-owners, with 58.5% having one or more spare rooms, whilst over-occupancy was significant in the social and private rented sectors.
- 2.31 The largest proportion of household composition for the study area was for households of 'single people', or 'cohabiting couples with no children'. Overall, household composition mirrors that of the larger geographies.

3. House prices, affordability and market appraisal

House prices

- 3.1 The aim of this section is to explore the affordability of local market housing, whether for sale or rent, and to define the affordable housing threshold in terms of local house prices and incomes. This will enable us to consider the options that local households can afford when needing to move home.
- 3.2 The Land Registry provides basic information about every sale at ward level. Information is provided for both Bow East and Bow West separately, in addition to comparison to the wider geographies.
- 3.3 Table 3.1 shows selling price key percentiles. According to these data, there were 455 sales in 2018 in Bow East and Bow West, 77% of which were in Bow East, against a total of 3,207 sales in the Tower Hamlets. The value of the 25th percentile is particularly important as it is widely regarded as the price of entry level housing that is of reasonable quality and is in reasonable supply. The 50th percentile or ‘median’ price is the price of the dwelling at halfway through the 455 sales recorded by the Land Registry. The median is generally preferred as a measure as the arithmetical average (sum of prices divided by number of sales) can be skewed by dwellings that have abnormally high or low selling prices).
- 3.4 The figures displayed below reveal a significant difference in house prices between the two wards. Sale prices in Bow West are higher than Tower Hamlets at each percentile, whereas Bow East prices are lower.

<i>Percentile</i>	<i>Bow East</i>	<i>Bow West</i>	<i>Tower Hamlets</i>
75th	£555,000	£890,000	£620,000
50th	£439,950	£475,000	£470,000
25th	£350,000	£395,000	£378,280

Source: Land Registry

Household income and the affordability of market housing

- 3.5 The most recent TransUnion UK CAMEO segmentation (Cameo) household income data for the wards and borough is shown in Table 3.2 below. Table 3.2 reveals that Bow East has the same level of income as Tower Hamlets. The 25th percentile income is consistent in both wards, however income at 75th percentile in Bow West is higher than the borough.

<i>Percentile</i>	<i>Bow East</i>	<i>Bow West</i>	<i>Tower Hamlets</i>
75th	£45,000	£62,500	£45,000
50th	£25,000	£35,000	£15,000
25th	£15,000	£15,000	£15,000

Source: TransUnion UK CAMEO segmentation

- 3.6 The income of newly forming households is likely to be lower than existing households as few will have reached their full income potential.
- 3.7 Table 3.3 shows estimates of the mortgage required and income needed to purchase housing at the prices stated in the previous table, at lower quartile (25th percentile) and median (50th percentile) prices in Bow East and Bow West. We are advised that lenders may lend up to 3.5 times gross income for low risk households with a good credit rating, so we have calculated spending power on this basis, assuming a 10% deposit. This is a 'best case' lending scenario; for some applicants the ratio could be lower depending on their financial status.
- 3.8 The table below also illustrates the impact the difference on house prices between the two wards has on the affordability of housing in terms of the income required to service a mortgage.

<i>Bow East</i>		
	<i>Price Level</i>	
	<i>Lower quartile</i>	<i>Median</i>
Purchase price	£350,000	£439,950
Minimum deposit (10%)	£35,000	£43,995
Mortgage required	£315,000	£395,955
Annual gross household Income required (factor 3.5)	£90,000	£113,130
<i>Bow West</i>		
	<i>Price Level</i>	
	<i>Lower quartile</i>	<i>Median</i>
Purchase price	£395,000	£475,000
Minimum deposit (10%)	£39,500	£47,500
Mortgage required	£355,500	£427,500
Annual gross household Income required (factor 3.5)	£101,571	£122,143

Sources: HM Land Registry data 2018 and TransUnion UK CAMEO segmentation

- 3.9 Average prices for the Tower Hamlets as a whole are:
- lower quartile: £378,280
 - median: £470,000
- 3.10 Looking at these figures side by side, shows that although prices in Bow East are lower than the borough averages, prices in Bow West are higher. Lower quartile

prices are around 13% more expensive in Bow West compared to Bow East. This means that to fund a mortgage of a typical dwelling at the lower quartile price point in Bow West, a household would have to have an income of around £68,000 more than the Tower Hamlets average. The gap between median house prices in the two wards is 8%.

- 3.11 The information in tables 3.2 and 3.3 shows that more than 75% households would be significantly short of being able to afford lower quartile house prices if only a 10% deposit can be funded. Existing homeowners may be able to offer a larger deposit funded by equity in their present home, reducing the size of the mortgage required. Some first-time movers may have not accrued any equity due to market conditions. There is no information on value of savings or equity that we could apply to provide a more accurate assessment of the affordability or spending power of residents in the study area. We note from an earlier SHMA undertaken by DCA in 2009, that 77% of existing households with a single income and 82% with a double income could not afford entry level house prices.
- 3.12 Information on Rightmove shows that of the 488 sales across the study area in the past 12 months, 111 were under £350,000 – the 25th percentile price in Bow East. This would be completely unaffordable to a 25th percentile earner on £15,000 per annum. To enable a buyer on a 25th percentile income of £15,000 to purchase a dwelling with a mortgage around 3.5 times gross income and with a 10% deposit, the price would need to be around £52,500. In the last 12 months, no sales were completed in Bow under that price. A search on Rightmove in November 2019 shows that there no dwellings currently on offer for sale under this price in the area.
- 3.13 Table 3.4 shows data from Zoopla for market rents in 2018 and a similar exercise can be undertaken to assess affordability.

<i>Percentile</i>	<i>Bow East £pcm</i>	<i>Bow West £pcm</i>
75th	£1,712	£2,102
50th	£1,551	£1,599
25th	£1,352	£1,200

Source: 2018 Zoopla Limited

- 3.14 The government considers that rents at 25% of gross income can reasonably be afforded by households. Table 3.5 shows the monthly income required to service local rents on this basis.

<i>Percentile</i>	<i>Bow East</i>	<i>Bow West</i>
75th	£6,848	£8,408
50th	£6,204	£6,396
25th	£5,408	£4,800

Sources: 2018 Zoopla Limited and TransUnion UK CAMEO segmentation

- 3.15 This shows that using the data that is available to us, most households would not be able to afford market rental prices.
- 3.16 Younger newly forming households tend to be at a disadvantage when seeking home ownership options. Young people generally have relatively low income as they begin their working lives and have limited ability to save for a deposit. New households forming as a result of a relationship breakdown may also be at a disadvantage if they have a single income and have shared any savings with any former partner. Key workers (e.g. nurses, teachers etc.), tend to be priced out of being able to rent in the area they work. Low cost home ownership products are particularly important to these groups.
- 3.17 Table 3.6 overleaf, shows the costs of products aimed at assisting households getting onto the housing ladder. These have used the previously stated local house prices and income data.
- 3.18 Shared Ownership is an affordable housing product as designated within the National Planning Policy Framework 2019 (NPPF). 25% shared ownership is the most affordable of the low-cost options which would require a household income of £54,065 in Bow East, and £60,831 in Bow West in order to service mortgage and rental costs.
- 3.19 Regarding the following table, an income multiplier of 3.5 has been used in all cases but it is important to note that mortgage lending for shared ownership is more specialised and there are fewer lenders. The two wards are displayed side by side in order to offer comparison.
- 3.20 The term ‘starter home’ used here is a generic term rather than alluding to the Government’s starter home initiative. Nevertheless, the illustration demonstrates the effect on affordability of low-cost home ownership discounted sale products as well as shared ownership.

Table 3.6 Comparison of income required for low cost housing products		
Starter Home (20% discount)	Costings/income required	
	Bow East	Bow West
<i>Full price (based on 25th percentile)</i>	£350,000	£395,000
<i>Starter home price (20% off full price)</i>	£280,000	£316,000
<i>10% deposit on equity share</i>	£28,000	£31,600
<i>Mortgaged amount</i>	£252,000	£284,400
<i>Income required for mortgage</i>	£72,000	£81,257
Starter Home (30% discount)	Bow East	Bow West
<i>Full price (based on 25th percentile)</i>	£350,000	£395,000
<i>Starter home price (30% off full price)</i>	£245,000	£276,500
<i>10% deposit on equity share</i>	£24,500	£27,650
<i>Mortgaged amount</i>	£220,500	£248,850
<i>Income required for mortgage</i>	£63,000	£71,100
Shared ownership 50%	Bow East	Bow West
<i>Full price (based on 25th percentile)</i>	£350,000	£395,000
<i>Equity 50%</i>	£175,000	£197,500
<i>10% deposit on equity share</i>	£17,500	£19,750
<i>Mortgaged amount</i>	£157,500	£177,750
<i>Service charge (monthly)</i>	£30	£30
<i>Rent (per month based on 2.75% on remaining equity pa)</i>	£401	£453
<i>Income required for mortgage</i>	£45,000	£50,786
<i>Income required for rent/service charge</i>	£20,690	£23,165
TOTAL	£65,690	£73,951
Shared ownership 25%	Bow East	Bow West
<i>Full price (based on 25th percentile)</i>	£350,000	£395,000
<i>Equity 25%</i>	£87,500	£98,750
<i>5% deposit on equity share</i>	£4,375	£4,938
<i>Mortgaged amount</i>	£83,125	£93,813
<i>Service Charge (monthly)</i>	£30	£30
<i>Rent (per month based on 2.75% on remaining equity pa)</i>	£602	£679
<i>Income required for mortgage</i>	£23,750	£26,804
<i>Income required for rent/service charge</i>	£30,315	£34,028
TOTAL	£54,065	£60,831
Help to buy	Bow East	Bow West
<i>Full price (based on 25th percentile)</i>	£350,000	£395,000
<i>Equity 75%</i>	£262,500	£296,250
<i>Loan 20%</i>	£70,000	£79,000
<i>Deposit 5%</i>	£17,500	£19,750
<i>Mortgaged amount</i>	£262,500	£296,250
<i>Income required for mortgage</i>	£75,000	£84,643
<i>Loan fee (1.75% in year 6)</i>	£1,225	£1,383

Evidence from Rightmove

- 3.21 Rightmove publishes up to date information on local housing markets. Information for Bow is as follows (as at October 2019):
- *Bow, with an overall average price of £481,973, was similar in terms of sold prices to nearby South Bromley (£480,702) and Old Ford (£484,719) but was cheaper than Mile End (£540,853).*
 - *Overall sold prices in Bow over the last year were similar to the previous year and 3% up on the 2016 level of £467,550.*
- 3.22 Examining the data available for Bow on Rightmove revealed some discrepancies on the boundaries, and some dwellings listed as being in Bow actually seemed to be in Bromley by Bow. Analysis showed that there were 488 dwellings sold in Bow in the last 12 months. Of these, 90% were flats, 9.8% terraced, and 0.2% (1 dwelling) was semi-detached. No detached dwellings were sold in the period investigated. 90.2% of sales were on leasehold dwellings in the last 12 months, and 35.7% were specified as 'New Build' on Rightmove.
- 3.23 Analysing the sold prices on Rightmove revealed that the lowest sold price was £95,000 for a 1-bedroom flat and the highest was £1,999,999. The only semi-detached dwelling sold for £1,637,500.

Key findings

- 3.24 There is a premium on house prices (particularly in Bow West) compared to the borough as a whole.
- 3.25 Based on the affordability calculations above, a household would require an income of circa £100,000 in order to afford a dwelling in Bow West at the 25th percentile average house price. Based upon the available data we suggest that more than 75% of households are unlikely to be able to afford to purchase a dwelling at that price point unless they had access to savings or equity in an existing dwelling that would reduce the amount of a mortgage.
- 3.26 Shared ownership, which is defined as an affordable housing product under the NPPF 2019, at 25%, would require significantly less household income to service than entry level (25th percentile) market prices. Searching on shareto buy.com, there is a small number of local shared ownership properties available, although at the time of searching, only three properties were in Bow itself. All of these were available in Bow East, with open market asking prices of up to £575,000.

4. Information from L.B. Tower Hamlets

Information from the Tower Hamlets' SHMA 2017

- 4.1** The Strategic Housing Market Assessment (SHMA) contains the following statements that are relevant to this HNA. The key findings of the SHMA in relation to quantity and mix of housing that is needed across the borough are summarised below.
- 4.2** One of the justifications for undertaking ward level HNA studies is that strategic, borough level data is not detailed enough to provide any real sense of locally specific need. A SHMA methodology is effectively based upon average values which mask local differences. Therefore, it is not appropriate to apportion borough level findings to a particular ward. All figure references are that of the SHMA.
- 4.3** SHMA figure 28 reveals the quantity and components of affordable need across the housing market area (HMA). This shows a significant degree of overcrowding especially in the social rented sector. There is also a significant number of households that are homeless and that are in temporary accommodation.

Figure 28: Assessing current unmet gross need for affordable housing for Tower Hamlets (Source: ORS Housing Model)

	Affordable Housing		Increase in Overall Housing Need
	Gross Need	Supply	
Homeless households in priority need (see Figure 17)			
Currently in temporary accommodation in communal establishments (Bed and breakfast, Annexes or Hostels)	685		685
Currently in temporary accommodation in market housing (Private sector leased or Private landlord)	1,038		362
Currently in temporary accommodation in affordable housing (Local Authority or RSL stock)	249	249	
Households accepted as homeless but without temporary accommodation provided	0		0
Concealed households (see Figure 18)			
Growth in concealed families with family representatives aged under 55	371		371
Overcrowding based on the bedroom standard (see Figure 23)			
Households living in overcrowded private rented housing	1,606		
Households living in overcrowded social rented housing	5,684	5,684	
Other households living in unsuitable housing that cannot afford their own home (see Figure 26)			
People who need to move on medical or welfare grounds, including grounds relating to a disability	496	134	
People who need to move to a particular locality in the district of the authority, where failure to meet that need would cause hardship (to themselves or to others)	0	0	
TOTAL	10,129	6,067	1,418

- 4.4** SHMA Figure 30 shows a growth across Tower Hamlets of 2,474 households per annum from 2016 to 2031. The 2017 SHMA did not reveal any breakdown into sub-areas or wards.

Figure 30: Components of average annual household growth for Tower Hamlets by 5-year projection period (Source: ORS Housing Model. Note; Figures may not sum due to rounding)

	Annual average for 5- periods			Annual average 2016-31
	2016-21	2021-26	2026-21	
New household formation	4,875	5,308	5,495	5,226
Household dissolution following death	870	899	951	907
Net household growth within Tower Hamlets	4,006	4,409	4,544	4,320
Household migration in	11,660	11,847	12,115	11,874
Household migration out	12,937	13,761	14,459	13,719
Net household migration	-1,278	-1,914	-2,344	-1,845
Total household growth	2,728	2,495	2,200	2,474

- 4.5 SHMA Figure 32 reveals the number of households not already resident in the borough unable to afford current housing costs in Tower Hamlets.

Figure 32: Affordability of new households for Tower Hamlets over the initial 5-year period 2016-21 (Source: ORS Housing Model)

	All households (annual average)	Households able to afford housing costs	Households unable to afford housing costs	% unable to afford housing costs
Newly forming households	4,875	3,306	1,570	32%
Households migrating in to the area	11,660	7,763	3,897	33%
All new households	16,535	11,069	5,467	33%

- 4.6 SHMA Figure 46 provides information on the suggested mix of tenure and size of housing. The 2017 SHMA suggests a majority of market and affordable housing, with a focus on 2-bedroom dwellings. Nearly 70% of the future requirement across all tenures is for 1 and 2-bedroom housing. However, for social housing this factor falls to around 54% with a larger proportion of 3 and 4-bedroom homes needed.

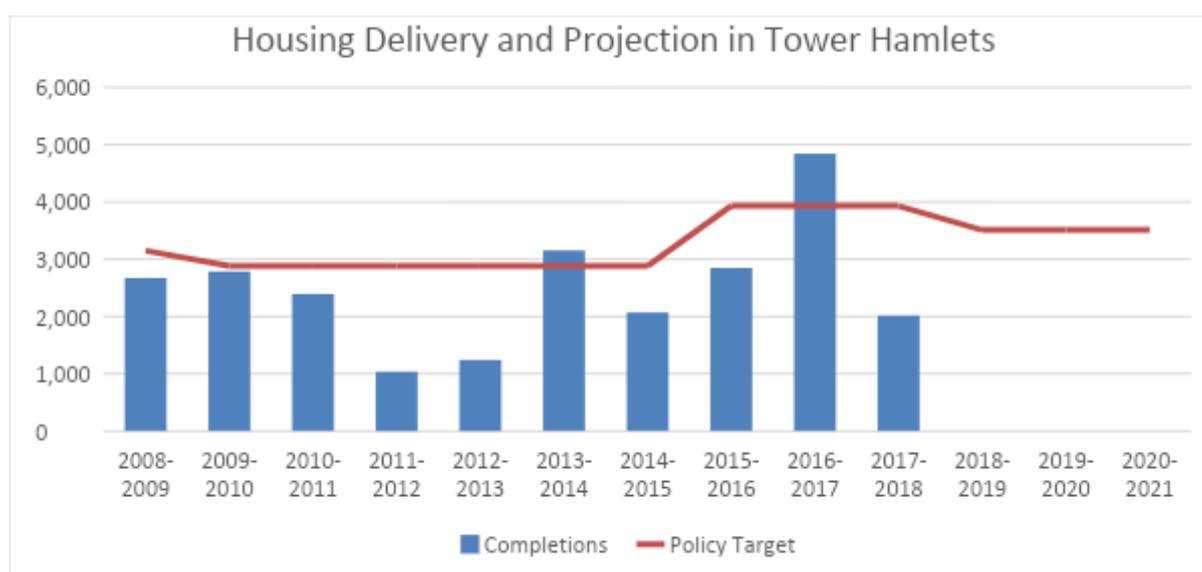
Figure 46: Full Objectively Assessed Need for Housing; Size and Tenure Mix across Tower Hamlets for 2016-31 (Figures rounded to avoid giving a spurious impression of precision and totals may not sum for that reason)²⁵

	MARKET HOUSING	AFFORDABLE HOUSING	INTERMEDIATE HOUSING e.g. LCHO	TOTAL CHANGE 2016-31
TYPE OF HOUSING				
1 bedroom	7,800	4,500	300	12,600
2 bedrooms	12,300	5,800	800	18,900
3 bedrooms	6,000	5,600	700	12,300
4+ bedrooms	-700	3,200	200	2,700
TOTAL	25,400	19,100	2,000	46,500
	MARKET HOUSING	AFFORDABLE HOUSING	INTERMEDIATE HOUSING e.g. LCHO	TOTAL CHANGE 2016-31
TYPE OF HOUSING				
1 bedroom	30.7%	23.56%	15%	27.1%
2 bedrooms	48.4%	30.37%	40%	40.6%
3 bedrooms	23.6%	29.32%	35%	26.5%
4+ bedrooms	-2.8%	16.75%	10%	5.8%
TOTAL	100.0%	100.00%	100.00%	100.0%

Information regarding Tower Hamlets' housing delivery

- 4.7 Figure 4.1 shows Tower Hamlets' housing delivery in the borough against policy targets.
- 4.8 As stated in the five-year Housing Land Supply and Housing Trajectory Statement of June 2018, over the years 2018-2022 the borough puts forward a deliverable housing supply of 18,011 new homes, an average of 4,502 homes per year. If this level of delivery is reached, the borough will have delivered 27,720 new homes between 2015 and 2022, an average of 3,960 per year and in line with the London Plan target.

Figure 11 Tower Hamlets' housing delivery and projection 2008 to 2022



Source: Tower Hamlets Annual Monitoring Reports

Key findings from council information.

- 4.9 The Council's SHMA provides a context to this HNA in that it reveals that across the borough there is significant overcrowding in the rented housing sectors and a large number of households are homeless and living in temporary accommodation.
- 4.10 Future accommodation needs for market housing is mostly 1 and 2-bedroom housing. Affordable housing need is also mainly 1 and 2-bedroom homes but with larger proportions of 3 and 4-bedroom homes.
- 4.11 Tower Hamlets' performance in meeting its housing delivery targets has been consistently below target but the council believes that its overall targets will be met by 2022.

5. Affordable supply and demand

Introduction

- 5.1 According to the national planning policy framework (NPPF) 2019, Annexe 2, housing need is defined as ‘*the quantity of housing required for households who are unable to access suitable housing without financial assistance*’.
- 5.2 The government has issued planning practice guidance over many decades to ensure that investment in affordable housing reflects the need for it, whether from developer and registered provider contributions or public subsidy. Our project methodology reflects this guidance where relevant and is based upon the following model.
- 5.3 The model used to assess the level of affordable need in the study area is derived from the government’s planning practice guidance and consists of 4 steps:
- Stage 1: current gross housing need and affordable need;
 - Stage 2: future gross housing need and affordable need;
 - Stage 3: affordable housing supply; and
 - Stage 4: estimate of net affordable need (gross need minus supply).
- 5.4 The council’s housing register has been used as a principal source for quantifying affordable need for existing households. Quantifying household members that are planning to find a place of their own (newly forming households) is calculated using a demographic method. Government practice guidance recognises that numbers of existing and newly forming households in affordable need have to be expressed as an annual ‘flow’ of households, reflecting the fact that household circumstances are constantly changing and new households are constantly forming and dissolving due to death or relationship breakdown. These events happen across the population over time and it is important to recognise that although the rate of flow may increase or decrease it will always be there.
- 5.5 Table 5.1 summarises the data findings for stages 1 and 2 of the affordable need model.

Ref	Step	Bow East	Bow West	Total
1	<i>Level of need from existing households that are in affordable need according to the housing register</i>	834	730	1,564
2*	<i>Annualised level of affordable need (level of affordable need above divided by 5)</i>	167	146	313
3	<i>Level of affordable need from newly forming households annually</i>	51	52	103
4	<i>Therefore, the annual gross flow of households in affordable need (sum of rows 3 and 4)</i>	218	198	416

Source: Housing Register and Survey of English Housing, Cameo, Land Registry and Zoopla.

- 5.6 Row 2* of table 5.1 is necessary because it is standard practice, consistent with planning practice guidance, to summarise the overall level of household need according to the housing register into annual flow of households. We have assumed that the annual flow of households is equivalent to one fifth of the need recorded by the register. This means that the needs of households currently on the register would, on average be met over a 5-year period. It is worth reiterating the point made in paragraph 5.4, that need is not finite. Even though it is expected that the need of individual households on the register might be met over a 5-year period according to the priority they are assessed as having under council policy, the list would still be a similar length. This is because new households would join the list as and when households fall into housing need and new households form as children move into adulthood.
- 5.7 In summary, table 5.1 estimates a total gross flow of 416 households per annum across the two wards as being in affordable need and the level of need is very similar within the 2 wards, Bow East and West. We say gross flow because we have to take the annual supply from lettable affordable units into account to arrive at the net need.
- 5.8 Estimating supply is not straightforward as there will be supply from existing affordable housing that becomes vacant and is available for letting. However additional to that, the impact of first lettings of new build affordable homes must be taken into account. We must also factor in that in subsequent years, new build letting will create an additional supply of further lettings moving forward.
- 5.9 Tables 5.2 and 5.3 examine the impact of supply for Bow East and Bow West wards over a 5-year period. We have obtained estimates of new build affordable housing and relets from the council and these are added together to become gross supply on a year by year basis. The relet supply will grow due to the impact of the new build housing. As and when the new build becomes vacant the number of relets will increase.
- 5.10 A key question is what proportion of relets does the affordable housing capacity generate on an annual basis? Table A3 in the appendix states that in 2011, there were around 4,700 units of affordable housing occupied across the 2 wards (rented from the council and rented from other social housing providers combined). We have rounded this up to 5,000 to take account of new build since 2011. We know from the council that the average annual supply of affordable relets is 155 dwellings across the 2 wards. 155 as a percentage of 5,000 is 3.1%. This means that the affordable housing capacity of the 2 wards generates 3.1% relets every year on average. In tables 5.2 and 5.3, 3.1% of 42 new build first lettings is around one relet per annum and the relet supply therefore increases by approximately 1 every year as a consequence.
- 5.11 We estimate the average annual rate of supply, taking into account first lettings of new build affordable housing, as 243 affordable dwellings per annum (132 Bow East and 101 Bow West).

- 5.12 Step 4 of the model deducts gross supply (tables 5.2 and 5.3) from gross need (table 5.1) and the net annual requirement for additional affordable housing is arrived at. This net requirement will reduce annually slightly as explained above. The estimate is valid for a 5-year period. This housing needs assessment should be conducted every 5-years with fresh data on the size of the housing register, the average number of re-lets produced and a new estimate of the level of new build housing.

Table 5.2 Stage 3 and 4, estimate of supply 2020-2024 BOW EAST						
<i>Row No.</i>	<i>Year</i>	<i>First Letting</i>	<i>Relet supply (*)</i>	<i>Gross supply</i>	<i>Gross annual need</i>	<i>Net requirement</i>
1	1	42	88	130	218	88
2	2	42	89	131	218	87
3	3	42	90	132	218	86
4	4	42	91	133	218	85
5	5	42	92	134	218	84

Table 5.3 Stage 3 and 4, estimate of supply 2020-2014 BOW WEST						
<i>Row No.</i>	<i>Year</i>	<i>First Letting</i>	<i>Relet supply (*)</i>	<i>Gross supply</i>	<i>Gross annual need</i>	<i>Net requirement</i>
1	1	32	67	99	198	99
2	2	32	68	100	198	98
3	3	32	69	101	198	97
4	4	32	70	102	198	96
5	5	32	71	103	198	95

Source: LB Tower Hamlets and Core Lettings

- 5.13 Tables 5.2 and 5.3 show that unless there is an increase in the vacancy rate, the flow of unmet affordable need is an average of 86 dwellings per annum in Bow East and an average of 97 dwellings per annum for Bow West over the 5-year period to 2024.

Is the gross affordable need of 416 a reasonable estimate?

- 5.14 From arc4s national database we are able to define prevalence rates for households likely to be in affordable need, whether existing households falling into need or newly forming households.
- 5.15 arc4 is the only national housing consultancy that offers household surveys as a component of large-scale district, borough or city wide SHMA or HNA studies. The database contains anonymous weighted data representative of over 1,000,000 households. This enables arc4 to understand the demographic and socio-economic characteristics and housing history of respondents by household type. Findings based upon this database have been found sound at local plan inquiries.

- 5.16 Table 5.4 summarises the impact of prevalence rates on the household population at ward and study area levels. The table shows that this affordable need is made up of need from existing and newly forming households.

Table 5.4 Estimate annual affordable need using arc4 prevalence rates				
		<i>Prevalence rate or factor</i>	<i>Households in area</i>	<i>Source</i>
			14,969	<i>Based upon 2011 census number of households updated to 2020</i>
1	Existing households in need	10%	1,497	<i>Based on national arc4 estimate</i>
2	% in affordable need	88%	1,323	<i>Same assumption as used in the affordable need model</i>
3	Divide to convert to annual need	5	265	<i>Assume clearance over a 5-year period</i>
4	Newly forming households per annum	1.55%	232	<i>Based on national gross household formation rate from the Survey of English Housing</i>
5	Newly forming household % in affordable need	81%	189	<i>Same assumption as used in the affordable need model</i>
6	Total GROSS annual need (3+5)		453	

Sources as stated

- 5.17 Note that we have updated the number of households in the ward as the data we have used as a baseline number was according to the census in 2011 which is 9 years out of date. We have calculated the growth in the borough level population by comparing the census baseline to the 2016 population projection for 2020. Comparing the two numbers we find that the population has increased by 29%. We have applied this factor (29% uplift) to the number of households in the wards as at the census and estimate that there are currently 14,969 households resident in the 2-wards.
- 5.18 Estimates of gross need as stated in table 5.1 and 5.4 are similar (416 and 453). We believe that because the estimates are similar numbers based upon different methodologies, our key finding that the annual flow of affordable need of 416 households is robust.

How much additional housing needs to be built?

So far, across the 2 wards we have estimated that:

- the gross flow of households in affordable need is 416 households per annum (table 5.1);
- the average flow of affordable housing supply is estimated to be 233 (table 5.2 and 5.3 (132+101)) units per annum; and

- the flow of households in affordable need is greater than the supply by 183 households per annum.
- 5.19 So how much additional housing needs to be built to accommodate a flow of 183 households in unmet affordable need? This is difficult to assess because of the combination of first lettings of new supply and the supply of relets from the existing stock.
- 5.20 It is noteworthy that the capacity of social housing needed to produce 183 relets on an annual basis at the current relet rate would be 183/3.1% which is 5,900 additional homes – doubling the capacity of social housing in the 2 wards.
- 5.21 We are not realistically suggesting that 5,900 additional affordable homes are built across the 2 wards, we are just drawing attention to the scale of the challenge were a policy target set to accommodate all locally arising need within the wards.

What type of affordable housing and number of bedrooms are needed?

- 5.22 The following is based upon analysis of the housing register.

<i>Number of bedrooms</i>	<i>BOW EAST (%)</i>	<i>BOW WEST (%)</i>	<i>Average (%)</i>
One	47.4	48.8	47.9
Two	20.9	26.8	23.7
Three	26.1	19.1	22.9
Four	4.8	4.9	4.9
Five or more	0.7	0.5	0.6
Total	100.0	100.0	100.0

Source: housing register 2020

- 5.23 A re-analysis of information in table A5 in the appendix allows us to compare the profile of affordable housing across the wards to the findings in table 5.5.

<i>Bedrooms required</i>	<i>Existing stock (2011) %</i>	<i>Future requirement %</i>
1-bedroom	32.0	47.9
2-bedrooms	37.5	23.7
3-bedrooms	24.1	22.9
4 or more-bedrooms	6.4	5.5
All categories	100.0	100.0

Source: housing register 2020 and census 2011

- 5.24 Table 5.6 shows that the flow of households in affordable need differs significantly from the profile of the affordable stock with a significantly greater proportion of 1-bedroom homes needed.

Table 5.7 Annual affordable housing need by dwelling type and size			
<i>Dwelling type and number of bedrooms</i>	<i>BOW EAST WARD</i>	<i>BOW WEST WARD</i>	<i>Average%</i>
1 or 2-bedroom house	6.0	8.2	7.1
3-bedroom house	26.1	19.1	22.9
4 or more-bedroom house	5.6	5.4	5.5
1-bedroom flat	45.7	47.3	46.3
2 or 3-bedroom flat	14.6	17.9	16.2
1 or 2-bedroom bungalow	2.1	2.1	2.1
3 or more-bedroom bungalow	0.0	0.0	0.0
Other	0.0	0.0	0.0
TOTAL	100.0	100.0	100.0

Source: Analysis of the housing register

Implications of the unmet need for affordable housing

- 5.25 If the flow of affordable need is not met the options facing households are:
- to leave the area in order to find suitable housing they can afford;
 - to stay put and endure unsuitable housing, and
 - in the case of newly forming households, do not form or continue to share housing.

Key findings of the affordable supply and demand analysis

- 5.26 A 4-stage model has been used to arrive at an estimate of the gap between the annual flow of households in affordable need and the current rate of supply allowing for new build housing over the 5-year period to 2024. We estimate that:
- the flow of households across the two wards is at the rate of 416 per annum (218 Bow East and 198 Bow West); and
 - the average annual rate of supply taking into account first lettings of newbuild affordable housing as 243 affordable dwellings per annum (132 Bow East and 101 Bow West).
- 5.27 We conclude that unless there is an increase in the vacancy rate, the flow of unmet affordable need is an average of 86 dwellings per annum in Bow East and an average of 97 dwellings per annum in Bow West. This gives a total of 183 dwellings per annum across the 2 wards.
- 5.28 The affordable housing capacity of the 2 wards would have to almost double to balance the rate of flow of households in affordable need and the flow of supply.

- 5.29 The scale of the gross flow of households in affordable need has also been assessed using a different method based upon prevalence rates and this has produced a similar estimate, supporting the findings of this HNS.
- 5.30 Further analysis of the data suggests that half of the above affordable need is for 1-bedroom flats. There is a smaller requirement for 2 and 3-bedroom houses and flats. A small percentage of 4-bedroom houses are also needed.
- 5.31 When compared to the profile of the affordable housing capacity across the 2 wards, it is apparent that there may be an oversupply of 2-bedroom homes if more are built.
- 5.32

6. Bringing the evidence together and conclusion

- 6.1 Caution should be given to comparisons of the housing profile of Tower Hamlets to London and England as a whole as the profile of the inner London Boroughs are unique to London as a global city.
- 6.2 The study area consists mainly of 1 and 2-bedroom flats and apartments that are mostly social rented and private rented.
- 6.3 There are differences between the wards with Bow East having a greater proportion of 1-bedroom and 2-bedroom dwellings whereas Bow West has a greater proportion of 3-bedroom houses and flats.
- 6.4 The wards are mostly populated by younger people living as ‘single people’, or ‘cohabiting couples with no children’ households. However, population projections show that the older person population is set to more than double by 2041.
- 6.5 Average house prices in Bow East and particularly Bow West can be shown to be more expensive than the average for Tower Hamlets. A comparison of house prices and rents across the wards to resident household income levels shows that the vast majority of households are unable to afford market housing of any kind whether private rent or home ownership. By ‘vast majority’ it is clear from the data that this is more than 75% and likely to be much higher. We cannot define this more accurately due to limitations of the data, in particular the number of households that have savings or equity that would enable them to require a smaller mortgage than the 90% loan to value that we have assumed.
- 6.6 Whilst households seeking more suitable housing that they can afford may consider migrating to other parts of London or beyond it is clear that if these households and their offspring are to be retained in the local community an additional supply of affordable housing is urgently needed, some of which will need to be suited to the needs of older people. This is a key finding which is why the focus of this HNS is on affordable rather than market housing.
- 6.7 Unless there is an increase in the vacancy rate from the existing affordable housing stock, the flow of unmet affordable need is an average of 86 dwellings per annum in Bow East and an average of 97 dwellings per annum in Bow West over the 5-year period to 2024, a total of 183 per annum. The capacity of affordable housing in the wards would need to double in approximate terms to generate sufficient supply on an annual basis to meet this requirement.
- 6.8 Nearly half of this requirement would need to be in the form of 1-bedroom flats and apartments. 3 and 4-bedroom affordable homes should also be built in smaller quantities. Building of 2-bedroom homes should be resisted as the existing capacity of 2-bedroom homes in the wards is significantly higher than the requirement.
- 6.9 Although developer proposals for new build market housing within the wards may occur, they might be supported provided developer contributions are made for affordable housing within the wards. Although the market housing provided would

be unaffordable to most local residents, the supply of affordable rented housing and affordable build to rent housing would be needed locally.

Appendix A: Profile data

The figures presented in Chapter 3 are based upon the data in the following tables. All data is taken from the Census 2011 unless otherwise stated. Figure and table reference number correspond.

Table A1 Number of bedrooms								
	Bow		Tower Hamlets		London		England	
	No.	%	No.	%	No.	%	No.	%
<i>No bedrooms</i>	40	0.3	572	0.6	14,466	0.4	54,938	0.2
<i>1-bedroom</i>	3,266	28.1	30,169	29.8	705,556	21.6	2,593,893	11.8
<i>2-bedrooms</i>	4,503	38.8	41,799	41.3	1,030,968	31.6	6,145,083	27.9
<i>3-bedrooms</i>	2,731	23.5	20,587	20.3	1,022,872	31.3	9,088,213	41.2
<i>4-bedrooms</i>	811	7.0	6,049	6.0	348,537	10.7	3,166,531	14.4
<i>5 or more bedrooms</i>	253	2.2	2,081	2.1	143,774	4.4	1,014,710	4.6
<i>Total</i>	11,604	100	101,257	100	3,266,173	100	22,063,368	100

Table A2 House type								
	Bow		Tower Hamlets		London		England	
	No.	%	No.	%	No.	%	No.	%
<i>Detached</i>	163	1.4	1,199	1.2	205,088	6.3	4,949,216	22.4
<i>Semi-detached</i>	352	3.0	2,560	2.5	617,324	18.9	6,889,935	31.2
<i>Terraced</i>	2,289	19.7	10,742	10.6	756,596	23.2	5,396,459	24.5
<i>Flat etc.</i>	8,721	75.2	85,635	84.6	1,649,118	50.5	4,668,839	21.2
<i>Caravan etc.</i>	7	0.1	98	0.1	2,539	0.1	80,964	0.4
<i>Shared dwelling</i>	72	0.6	1,023	1.0	35,508	1.1	77,955	0.4
<i>Total</i>	11,604	100	101,257	100	3,266,173	100	22,063,368	100

Table A3 Tenure (study area)								
	Bow		Tower Hamlets		London		England	
	No.	%	No.	%	No.	%	No.	%
<i>Owned outright</i>	1,084	9.3	8,648	8.5	689,898	21.1	6,745,584	30.6
<i>Owned with mortgage</i>	1,989	17.1	15,904	15.7	886,309	27.1	7,229,440	32.8

<i>Shared ownership</i>	295	2.5	2,383	2.4	42,108	1.3	173,760	0.8
<i>Rented from council</i>	1,486	12.8	17,548	17.3	439,727	13.5	2,079,778	9.4
<i>Other social rented</i>	3,289	28.3	22,558	22.3	346,266	10.6	1,823,772	8.3
<i>Private rented</i>	3,336	28.7	32,964	32.6	819,085	25.1	3,715,924	16.8
<i>Living rent free</i>	125	1.1	1,252	1.2	42,780	0.9	295,110	1.3
<i>Total</i>	11,604	100	101,257	100	3,266,173	100	22,063,368	100

Table A4 (a) Population projections (number)

	Aged 0 to 15	Aged 16 to 24	Aged 25 to 49	Aged 50 to 64	Aged 65+	All Ages
2016	60,768	39,501	151,735	30,781	18,158	300,943
2017	62,429	40,294	154,682	32,272	18,878	308,553
2018	63,903	41,023	157,278	33,777	19,604	315,590
2019	65,106	41,620	159,658	35,258	20,355	321,996
2020	66,213	42,179	161,641	36,697	21,123	327,850
2021	67,232	42,596	163,190	38,208	21,934	333,157
2022	67,922	43,096	164,638	39,581	22,784	338,020
2023	68,474	43,592	165,689	40,995	23,665	342,418
2024	68,975	44,104	166,505	42,450	24,567	346,599
2025	69,392	44,829	166,922	43,948	25,525	350,624
2026	69,669	45,716	167,228	45,384	26,515	354,511
2027	69,836	46,812	167,157	46,976	27,527	358,304
2028	69,597	48,197	167,107	48,497	28,613	362,007
2029	69,373	49,454	166,996	50,065	29,755	365,644
2030	69,404	50,410	166,766	51,808	30,868	369,255
2031	69,391	51,119	166,839	53,466	32,023	372,831
2032	69,379	51,656	167,025	54,981	33,303	376,344
2033	69,352	52,015	167,400	56,446	34,574	379,789
2034	69,312	52,374	167,738	57,903	35,854	383,179
2035	69,320	52,552	168,151	59,390	37,104	386,521
2036	69,348	52,550	168,765	60,674	38,425	389,761
2037	69,412	52,200	169,704	61,893	39,695	392,906
2038	69,509	52,006	170,353	63,093	40,992	395,949
2039	69,655	52,002	170,868	64,078	42,294	398,896
2040	69,855	51,953	171,409	64,892	43,641	401,746
2041	70,099	51,872	171,874	65,685	44,948	404,481
Difference 2016-2041	9,331	12,371	20,139	34,904	26,790	103,538

Table A4 (b) Population projections (%)						
Projected Year	Aged 0 to 14	Aged 15 to 24	Aged 25 to 49	Aged 50 to 64	Aged 65+	Totals
2016	57.8	42.5	151.7	30.8	18.2	301.0
2017	59.3	43.4	154.8	32.2	18.9	308.6
2018	60.6	44.4	157.4	33.8	19.6	315.8
2019	61.7	45.0	159.6	35.3	20.3	321.9
2020	62.9	45.6	161.7	36.7	21.0	327.9
2021	63.6	46.3	163.2	38.3	22.0	333.4
2022	64.2	46.9	164.7	39.6	22.7	338.1
2023	64.7	47.3	165.7	41.0	23.7	342.4
2024	65.2	48.0	166.4	42.5	24.6	346.7
2025	65.4	48.8	167.0	43.9	25.5	350.6
2026	65.5	49.8	167.2	45.3	26.5	354.3
2027	65.4	51.3	167.2	47.0	27.6	358.5
2028	65.2	52.6	167.1	48.5	28.6	362.0
2029	65.3	53.6	167.1	50.0	29.8	365.8
2030	65.1	54.6	166.6	51.8	30.8	368.9
2031	65.2	55.3	166.9	53.4	32.0	372.8
2032	65.2	55.9	167.1	55.0	33.3	376.5
2033	65.1	56.3	167.4	56.4	34.5	379.7
2034	65.1	56.6	167.8	57.9	35.9	383.3
2035	65.0	56.8	168.1	59.3	37.1	386.3
2036	65.1	56.8	168.7	60.7	38.3	389.6
2037	65.2	56.5	169.7	61.9	39.7	393.0
2038	65.3	56.3	170.3	63.1	41.0	396.0
2039	65.4	56.3	170.8	64.1	42.2	398.8
2040	65.6	56.2	171.4	65.0	43.6	401.8
2041	65.9	56.1	171.8	65.7	45.1	404.6
Difference 2016-41	8.1	13.6	20.1	34.9	26.9	103.6
% difference 2016-41	14%	32%	13.2%	113.3%	147.8%	34.4%

Source: ONS

Table A5 Tenure by number of bedrooms (study area only)										
	Owned outright		Owned (mortgage)		Social rented		Private rented etc.		Totals	
	No.	%	No.	%	No.	%	No.	%	No.	%
1-bedroom	142	1.2	526	4.5	1,530	13.2	1,108	9.5	3,306	28.5
2-bedrooms	393	3.4	963	8.3	1,789	15.4	1,358	11.7	4,503	38.8
3-bedrooms	428	3.7	611	5.3	1,151	9.9	541	4.7	2,731	23.5
4 or more-bedrooms	121	1.0	184	1.6	305	2.6	454	3.9	1,064	9.2
All categories	1,084	9.3	2,284	19.7	4,775	41.1	3,461	29.8	11,604	100

Table A6 House type by tenure (study area only)										
	Owned outright		Owned (mortgage)		Social rented		Private rented etc.		Totals	
	No.	%	No.	%	No.	%	No.	%	No.	%
Detached	13	8.0	13	8.0	97	59.5	40	24.5	163	100
Semi-detached	45	12.7	49	13.8	161	45.5	99	28.0	354	100
Terraced	471	20.6	670	29.3	655	28.6	493	21.5	2,289	100
Flat etc.	555	6.3	1,552	17.6	3,862	43.9	2,829	32.2	8,798	100
Totals	1,084	8.0	2,284	8.0	4,775	59.5	3,461	24.5	11,604	100

Table A7 Tenure: Household Representative Person (HRP) aged 65 or over									
	Bow		Tower Hamlets		London		England		
	No.	%	No.	%	No.	%	No.	%	
Owned outright	344	22.0	2,221	20.1	342,090	56.4	3,822,366	66.8	
Owned (mortgage)	76	4.9	802	7.3	52,112	8.6	444,300	7.8	
Social rented	1,058	67.7	7,257	65.8	166,337	27.4	1,084,460	19.0	
Private rented/rent free	84	5.4	751	6.8	46,527	7.7	370,598	6.5	
Totals	1,562	100	11,031	100	607,066	100	5,721,724	100	

Table A8 Population age structure								
	Bow		Tower Hamlets		London		England	
	No.	%	No.	%	No.	%	No.	%
0-4	1,933	7.0	18,750	7.4	591,495	7.2	3,318,449	6.3
5 to 7	945	3.4	9,697	3.8	301,095	3.7	1,827,610	3.4
8 to 9	593	2.1	5,834	2.3	181,714	2.2	1,145,022	2.2
10 to 14	1,352	4.9	13,202	5.2	456,865	5.6	3,080,929	5.8
15	250	0.9	2,660	1.0	93,599	1.1	650,826	1.2
16 to 17	452	1.6	4,953	1.9	186,626	2.3	1,314,124	2.5
18 to 19	601	2.2	7,010	2.8	191,434	2.3	1,375,315	2.6
20 to 24	3,363	12.1	30,818	12.1	629,972	7.7	3,595,321	6.8
25 to 29	4,499	16.2	40,157	15.8	832,966	10.2	3,650,881	6.9
30 to 44	7,280	26.3	70,245	27.6	2,070,954	25.3	10,944,271	20.6
45 to 59	3,573	12.9	29,337	11.5	1,389,882	17.0	10,276,902	19.4
60 to 64	785	2.8	5,863	2.3	342,590	4.2	3,172,277	6.0
65 to 74	1,077	3.9	8,169	3.2	473,058	5.8	4,552,283	8.6
75 to 84	772	2.8	5,611	2.2	308,661	3.8	2,928,118	5.5
85 to 89	174	0.6	1,256	0.5	80,574	1.0	776,311	1.5
90 & 90+	71	0.3	534	0.2	42,456	0.5	403,817	0.8
Total	27,720	100.0	254,096	100.0	8,173,941	100.0	53,012,456	100

Table A9 Household composition								
	Bow		Tower Hamlets		London		England	
	No.	%	No.	%	No.	%	No.	%
One person aged 65 & 65+	915	7.9	6,038	6.0	312,022	9.6	2,725,596	12.4
One person other	2,930	25.2	29,009	28.6	718,536	22.0	3,940,897	17.9
Family all aged 65 and 65+	225	1.9	1,295	1.3	134,063	4.1	1,789,465	8.1
Married couple no children	734	6.3	6,908	6.8	262,771	8.0	2,691,927	12.2
Married couple 1 dependent child	388	3.3	4,145	4.1	186,219	5.7	1,285,267	5.8
Married couple >=2 dependent children	791	6.8	9,062	8.9	303,367	9.3	2,087,738	9.5
Married couple all children non-dependent	281	2.4	2,148	2.1	155,554	4.8	1,233,748	5.6
Same-sex civil partnership couple	51	0.4	411	0.4	8,496	0.3	30,775	0.1
Cohabiting couple no children	1,043	9.0	7,606	7.5	178,845	5.5	1,173,172	5.3
Cohabiting couple 1 dependent child	124	1.1	932	0.9	46,341	1.4	438,750	2.0
Cohabiting couple >= 2 dependent children	126	1.1	850	0.8	45,433	1.4	452,030	2.0
Cohabiting couple all children non-dep	37	0.3	225	0.2	12,288	0.4	108,486	0.5
Lone parent, 1 dependent child	588	5.1	4,059	4.0	153,648	4.7	883,356	4.0
Lone parent >=2 or dependent children	427	3.7	3,268	3.2	125,338	3.8	689,899	3.1
Lone parent all children non-depnt.	428	3.7	3,432	3.4	134,478	4.1	766,569	3.5
Other; one dependent child	175	1.5	1,799	1.8	70,468	2.2	290,816	1.3
Other; >= 2 dependent children	220	1.9	2,789	2.8	78,575	2.4	293,200	1.3
Other; all full-time students	247	2.1	1,974	1.9	24,384	0.7	124,285	0.6
Other; all aged 65 and over	26	0.2	162	0.2	8,660	0.3	61,715	0.3
Other; household types	1,848	15.9	15,145	15.0	306,687	9.4	995,677	4.5

<i>All households</i>	11,604	100	101,257	100	3,266,173	100	22,063,368	100
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Table A10 Occupancy rating by tenure (study area only) (proportion for each tenure)								
	<i>Owned or shared ownership</i>		<i>Social rented</i>		<i>Private rented or living rent free</i>		<i>All categories: Tenure</i>	
	No.	%	No.	%	No.	%	No.	%
2 & 2+ bedrooms	674	20	356	7.5	170	4.9	1,200	10.3
1+ bedrooms	1,298	38.5	1,068	22.4	708	20.5	3,074	26.5
0 bedrooms	1,208	35.9	2,570	53.8	2,087	60.3	5,865	50.5
-1 bedrooms	188	5.6	781	16.4	496	14.3	1,465	12.6
Total	3,368	100	4,775	100	3,461	100	11,604	100