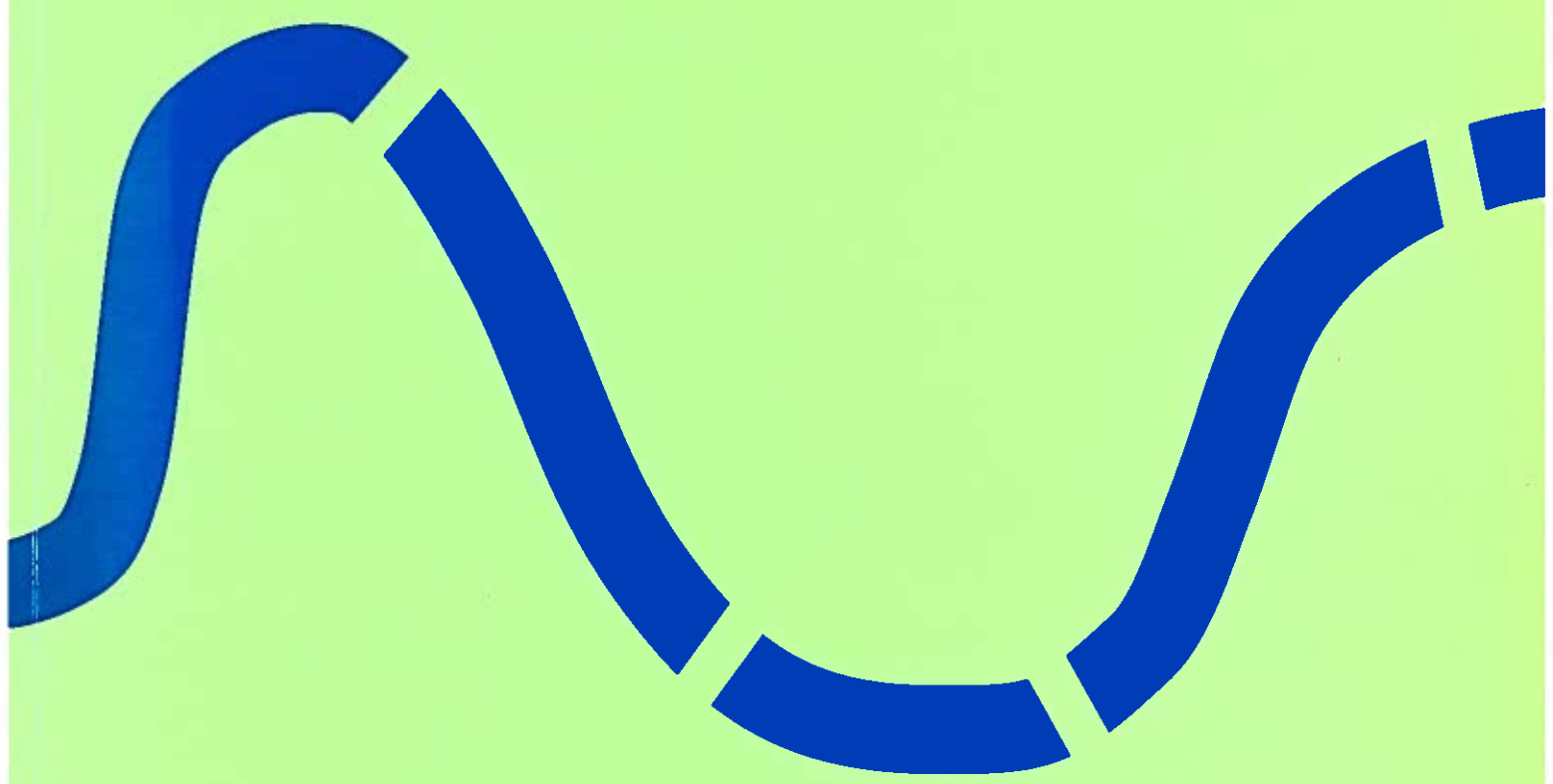


BOROUGH

PROFILE

1998



Hammersmith
& Fulham
Serving our Community

Environment

A Borough Profile of Hammersmith and Fulham

Policy Group,
Environment Department,
London Borough of Hammersmith & Fulham,
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Environment

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**BOROUGH
PROFILE
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FOREWORD

This Profile brings together a range of information that will provide an overall picture of the Borough's social, economic, demographic and other characteristics. It shows what the Borough is like today, how it has changed recently, and what are some of the likely changes in the future.

The major source of data for this is still the 1991 Census. This will remain as our principle information until the next Census in 2001. This is supplemented by information gathered by the Council itself and by other public agencies.

As the Profile shows, the Borough is an area of contrasts where many opposites sit side by side: wealth and poverty, new commercial development and industrial dereliction, good access to public transport and severe traffic congestion, etc. The Borough is also an area of social change and great cultural diversity which adds to the richness of life in the local community.

Understanding the extent and impact of these contrasts and changes on the social and economic fabric of the Borough is important if we are to plan and deliver high quality public services which reflect local needs. It is hoped that this Profile will be of assistance in this process as well as being of general interest to those who live and work in the Borough.



Sally Powell
Chair, Environment Committee.

The Borough In Context

The Borough of Hammersmith and Fulham is situated on the western edge of Inner London in a strategic location on the transport routes between the City and Heathrow. Excluding the City of London, it is the fourth smallest of the 33 London Boroughs in geographical area (1,639 hectares) and the fourth smallest in population (156,700 at mid-1996). The Borough measures five and a half miles from north to south and is one and a half miles at its widest.

The Borough exhibits many of the trends and problems common to other Inner City locations. Many of the traditional manufacturing activities of this part of London have left, with a consequent loss of manual jobs. Unemployment is high. Much of the housing stock was built in the nineteenth century and still needs extensive repair. Large, older, Council estates suffer from poor environments which exacerbate the social and economic problems of those who live there. Overall, the Borough has the fourth highest population density of any London Borough (91.9 persons per hectare). In addition, some of the busiest roads and junctions in London are located within the Borough and it suffers disproportionately from the effects of through traffic.

The Borough's strategic location has led to intense development pressures, which have materialised particularly in the demand for office development. New jobs have been created, but often local people have not had the appropriate skills to obtain them. In addition, office development has often displaced uses that have been important to the local community, including industrial space.

Another set of significant changes has been in the composition of the population. Although the Borough is densely built up, with a limited supply of public open space across most of its area, it has some very attractive residential environments including buildings of historical interest and an extensive riverside boundary. Owner occupation has greatly expanded

in the last 20 years and has been accompanied by considerable socio-economic change. A section of the population has clearly benefited from this; but at the same time another has seen little improvement in living conditions in recent years because of restrictions in public expenditure. The issue of the provision of 'affordable' housing has become very important, and the identification of areas of multiple deprivation, within a Borough which has been amongst the leaders in the league of average house prices, is still very much a live and important issue.

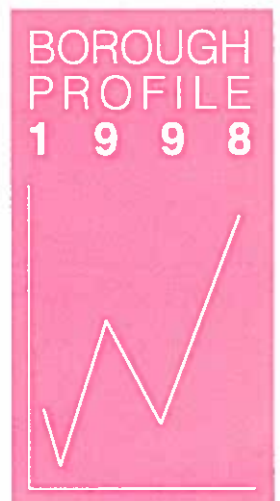
Historical Development of Hammersmith and Fulham

The history of the physical development of the area covered today by the Borough of Hammersmith and Fulham relates essentially to the last 120 years, because up to the late nineteenth century the area remained largely rural.

Referring briefly to its earlier history; there is evidence first of all of Roman and Saxon occupation of some riverside areas, and the Manor of Fulham is referred to in the Domesday Book. A Roman road ran westwards from Oxford Street along the line of the present Goldhawk Road.

For many centuries the appearance of the area was dominated by arable and woodland. Parts of it changed in the eighteenth century as market and nursery garden products began to be cultivated for the Metropolis, and there was a growth in brickmaking. Also, the riverside had become attractive for the residences of city merchants. Housing of lesser quality began to be built away from the river for tradesmen and market gardeners.

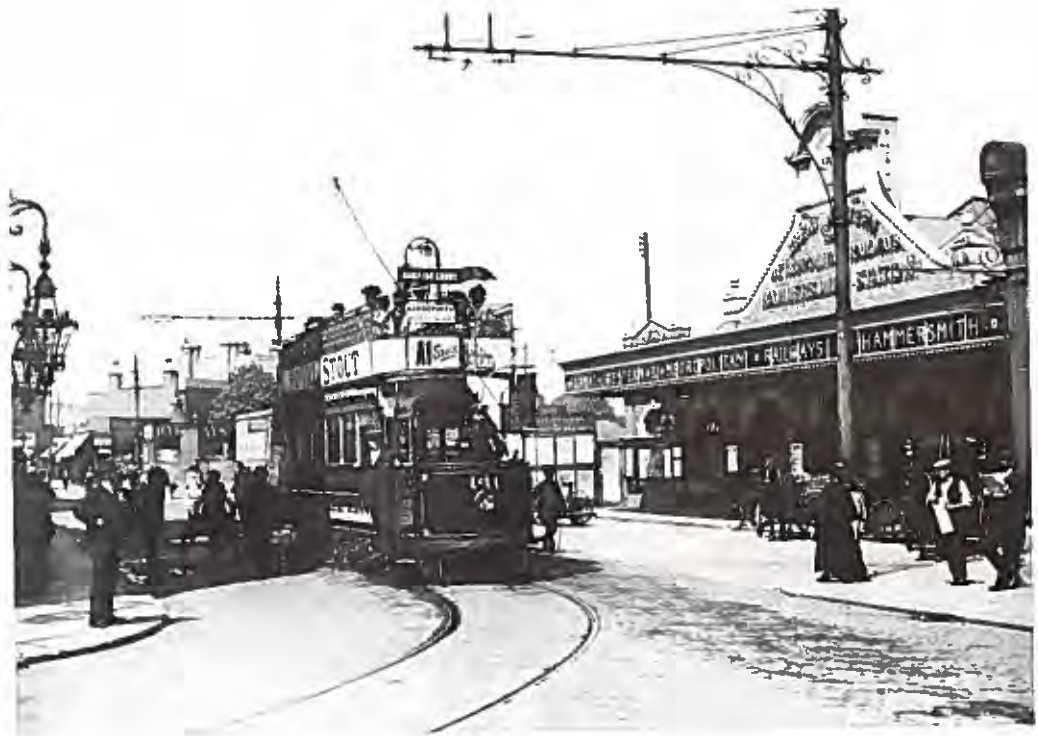
In the first half of the nineteenth century the three main routes of Goldhawk, Uxbridge and Hammersmith Roads were in use for public transport provided by horse buses. However, the major development of the Borough's area coincided with the arrival of the railways.



In 1864 the Metropolitan Railway was extended to Hammersmith via Shepherds Bush from Paddington. In 1874 the District Line was also linked to Hammersmith. This was a period of substantial house building, and the population of Hammersmith itself rose from 25,000 in 1861 to 112,000 in 1901 (peaking eventually at 136,000 in 1931). The railway arrived a little later in Fulham. In 1869 the District Railway was extended to West Brompton, and then to Putney Bridge in 1880. The main period of Fulham's development occurred between 1881 and 1901, when the population increased from 43,000 to 137,000.

With transport availability also came jobs, and the area prospered as an industrial and entertainment district as well as a residential area. Some of the industrial developments included laundries, breweries, the Osram lamp factory (originally opened in 1893, its successors finally closed in 1988), and J. Lyons at Cadby Hall. Much industry grew up around the Fulham riverside making use of cheap water transport. For example, there was a large margarine factory (closed 1934), the Manbre Sugar Factory and Lyons ice cream and preserves factory (closed 1986), and the largest municipal power station in Britain (opened

*Metropolitan
Railway Station,
Beadon Road,
Hammersmith circa 1907*



Later transport improvements included the opening of the Central London 'tube' from Shepherds Bush to Bank in 1900, and the extension of the Piccadilly Line to Hammersmith in 1906.

The population of Hammersmith and Fulham as a whole had increased from 10,000 in 1801 to 250,000 in 1901, peaking at 288,000 in 1921. By 1901 the area was almost entirely built over, save for public open spaces, as far north as Uxbridge Road.

1936, closed 1978) which was built near the extensive gasworks in Sands End, which itself dated from over a hundred years earlier (1824). The Lyons and Distillers sites, which are now being redeveloped for housing (the completed King Henry's Reach development) and offices (first phase under construction), were the last substantial remaining industrial sites on the river. Since the War the riverside has been transformed from industrial uses and working wharves to residential development (mostly private) and isolated commercial activity.

One significant new commercial activity has been the Sainsburys superstore in Sands End (opened 1989) which utilises part of the old power station site.

The Borough's development as an entertainments centre included the building of Olympia (opened 1886), the original Lyric (1888), Hammersmith Palais (1919), football clubs at Fulham (1879), Chelsea (1905) and Queens Park Rangers (1885, but occupying several different grounds) and the White City Exhibition which opened in 1908, the same year in which the White City Stadium was used as a venue for the Olympic Games. The exhibition site later became available in the 1930s for the development of public housing in the shape of the White City Estate, the Borough's largest housing estate. The stadium site has now been used by the BBC for the first phase of their new headquarters building, completed in 1990.

Other significant developments included Wormwood Scrubs prison (1874) and Hammersmith Hospital (1905).

As well as public housing developments by the LCC and the Borough Councils, road building was a feature of the inter-war period with the building of Westway, and of the Cromwell Road up to its junction with North End Road. This continued in the post-war period with the extension of the Great West Road to Chiswick, and the building of the Hammersmith flyover. Significant post-war landmarks in the development of the Borough have been the BBC TV Centre (opened 1960), the new Charing Cross Hospital (opened in 1973), the Centre West complex at Hammersmith Broadway (first phase completed 1993), and the adjoining "Ark" office building (1993).

Changes in total population

As described in the section on the historical development of the Borough, the population of Hammersmith and Fulham was at a peak in 1921 when it reached 288,000 [1]. It remained close to this figure until around 1931 after which it fell steeply before stabilising in the 1980s and 90s. The 1996 Mid-Year Estimate was 156,700.

This pattern of change is paralleled by that for Inner London as a whole, except that here, the maximum was reached ten years earlier. Development in Outer London followed later, a population peak being reached in 1951, by which time the total exceeded that of the Inner Boroughs. Population decline in outer areas has subsequently been less marked than in Inner London (Figure 1).

Figures for recent years are complicated by the fact that the population base definition for the last three Censuses, and for the annual Mid-Year Estimates from ONS, are all different. In 1991 the base used is the 'usually resident population' but with improved enumeration methods compared to those used in 1981. The Mid-Year Estimates use the Census as a base, but incorporate adjustments. Figures are also complicated by recent boundary changes. In 1994 the Borough lost an estimated 90 persons to Ealing, and in 1996 lost an estimated 920 persons to Kensington and Chelsea (net figures). Mid-Year Estimates for recent years are as follows (Table 1):

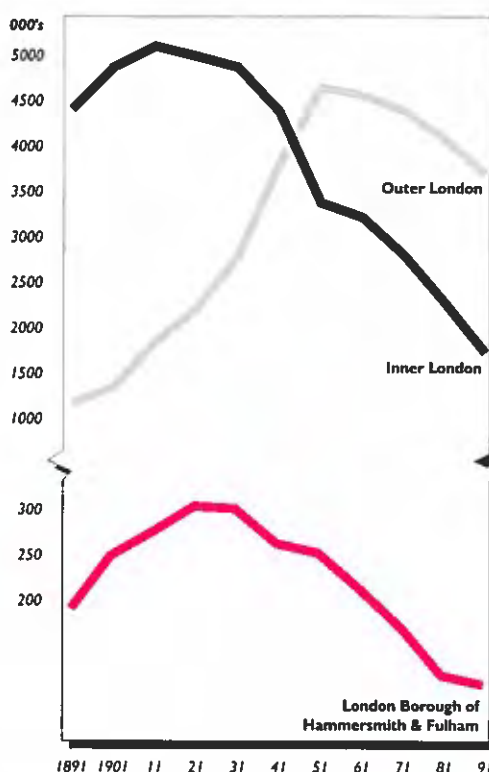
Table 1: Mid Year Estimates 1989 - 1996

000's	1989	1990	1991	1992	1993	1994	1995	1996
Hammersmith & Fulham	152.2	153.9	156.2	156.0	155.5	156.6	156.1	156.7

Source: ONS Mid Year Estimates

These figures illustrate the fact that the population of the Borough has been changing very little in total numbers over the last decade. The dramatic losses, which characterised most of the post-war period, have ended. It is projected by the London

Figure 1: Population of London 1891-1991



Source: Population Censuses

Research Centre [2] that the Borough population will steadily increase during the 1995-2016 period. On the most realistic projection, it will reach 165,000 by 2016 (Figure 2) [3].

Projected population figures for Inner London are similarly stable.

[1] Historical population data is taken from 'The Changing Population of the London Boroughs': GLC Statistical Series No. 39 (1985)
 [2] 1997 Round of Demographic Projections: LRC 1998
 [3] More detailed information on issues in this chapter is contained in "Population Estimates, Trends and Projections at Borough and Ward Level": Environment Department (forthcoming).

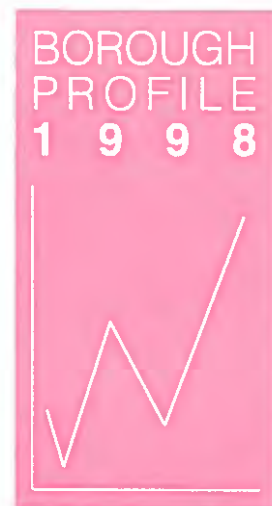
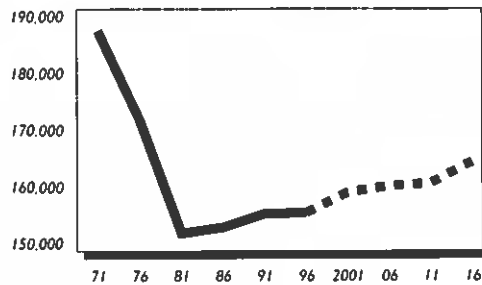


Figure 2: Borough Population 1971-2016

Source: Mid year estimates (ONS) and LRC 1997 Demographic Projections

Components of population change

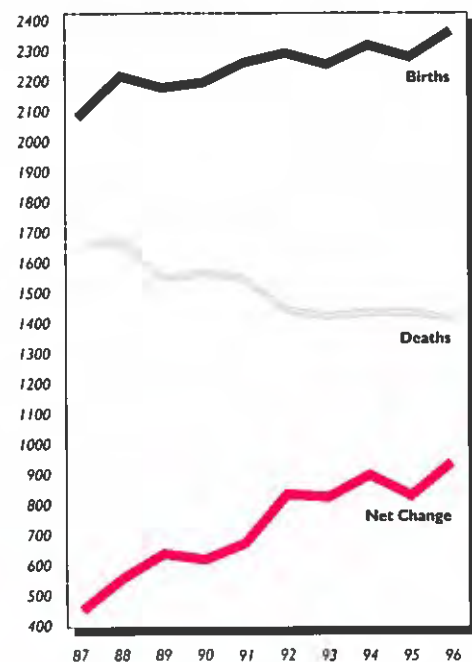
The three main components of population change are births, deaths and net migration. Usually, migration has the greatest effect on population change but in recent years natural change has had more effect (Table 2).

Since the 1980s the contribution from natural change (the difference between births and deaths) has been increasing due to a rise in births and a fall in deaths (Figure 3).

These trends are, in part, the result of increases in the proportion of women of childbearing age in the population, and decreases in the proportion of people of pensionable age. There has also been a rise in the general fertility rate (live births per thousand women aged 15-44) in the 1988-90 period, although this has subsequently fallen again (Figure 4). The result of the trend in births is that the estimated number of 0-4s in the population in 1996 from the Mid-Year Estimate was over 35 per cent above the figure for 1981.

There are two further significant points about birth trends in the Borough. Firstly, the average age of mothers at childbirth is increasing, as it is nationally. In 1992 the median age group of women giving birth in the Borough was 30-34 (the England and Wales mean was 27.9 years).

Secondly, over a third of births in the Borough occur outside marriage. In 1996 the proportion was 33 per cent (in England and Wales it was 36 per cent). The proportion has increased a little over the last thirteen years: figures for 1983 and 1984 were 31 per cent and 34 per cent respectively.

Figure 3: Natural Change 1987-1996 in Hammersmith & Fulham

Source: Vital Statistics (VSI), OPCS

Table 2: Components of Population Change 1991-1996

	Natural change	Net migration and other changes	Net change	% change
Hammersmith & Fulham	4,000	-3,500	500	0.3
Inner Boroughs	90,700	-10,300	80,400	3.1
Outer Boroughs	97,200	-6,700	103,900	2.4
Greater London	187,900	-36,000	184,300	2.7

Source: ONS Monitor PPI 97/1, August 1997

Note: 'Net migration and other changes' includes effects of boundary change

The demographic health of the Borough

Death rates in Hammersmith and Fulham compare unfavourably with those in other London Boroughs and the country as a whole. Three commonly used measures, the infant and perinatal mortality rates [4] and the Standardised Mortality Ratio [5] for the Borough are consistently above those for the region (Figures 5 and 6). In fact, the latter has been above the national ratio for

the last six years (Figure 7).

The mortality ratio for males in the Borough is a particular cause for concern. In the 1989-93 period it was 49 per cent above the England average and was the second highest figure among all English local authorities [6]. The female figure was 24 per cent above the national average and ranked nineteenth in the country.

Figure 4: General Fertility Rate 1987-96

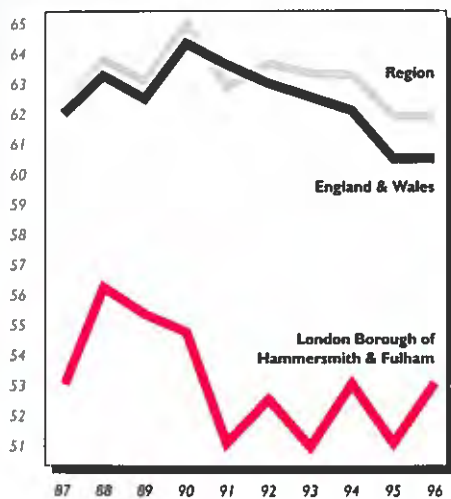


Figure 5: Infant Mortality Rate 1987-96

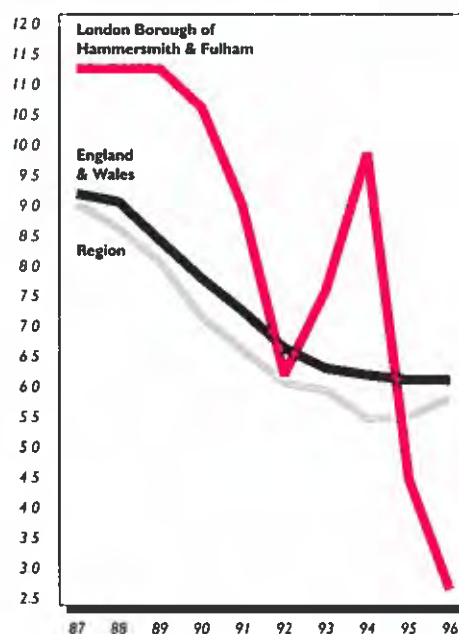


Figure 6: Perinatal Mortality Rate 1987-1996

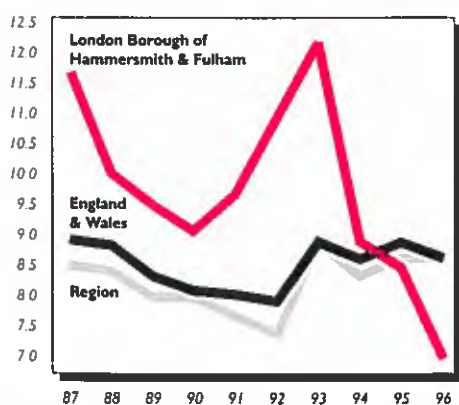
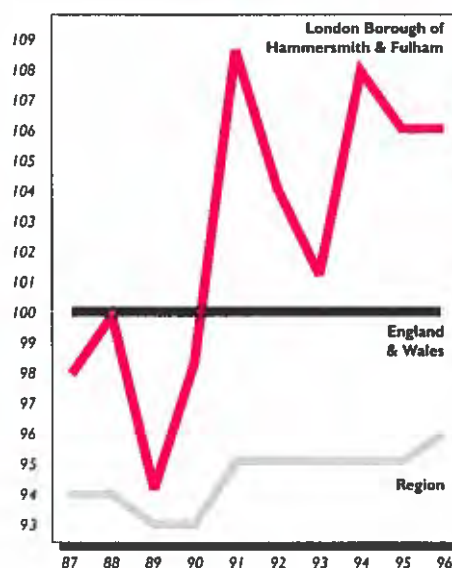


Figure 7: Standardised Mortality Ratio



[4] The infant mortality rate relates to deaths under one year, per thousand live births. The perinatal mortality rate relates to stillbirths and deaths under one week per thousand live and still births.

[5] The Standardised Mortality Ratio relates to deaths as a proportion of 'expected' deaths assuming national sex/age mortality rates.

[6] Population Trends 82, Winter 1995 (ONS)

From data relating to the 1990-1992 period life expectancy at birth for both males and females in the Borough ranks fourth lowest among all 33 London Boroughs. For males, life expectancy is 69.8 years (Greater London 72.6 years) and for females 77.7 years (Greater London 78.8 years).

Differences in mortality rates are very much linked to variations between boroughs in degrees of deprivation as measured in terms of living conditions and unemployment [7]. Mortality rates also have relationships with birthplace, for example among Irish-born people, and with social class [8]. At ward level, the highest Standardised Mortality Ratios in 1991 within the Borough were in Broadway and White City and Shepherds Bush [9].

The Composition of the population

Age structure

The most recent data on age structure of the Borough's population is available from the 1996 Mid-Year Estimate, as shown below (Table 3).

The Borough's population contains smaller proportions of children (0-14s) than do Inner, Outer or Greater London, although the numbers of children in the local population grew during the 1980s. Conversely, the Borough has a higher proportion of young adults (aged 15-44) than Inner, Outer or Greater London: over half the population (54%) is within this age range. Those aged 30 to 44 have increased in numbers by an estimated 22 per cent during the 1980s. Much of this increase is due to net migration. The highest rate of movement, both in and out of the Borough, is in the younger 20 to 29 age group. The 15 to 29 age group, although it marginally decreased in numbers in the 1980s, comprised the second highest proportion in the population (26%) of any London Borough in 1996.

The proportions in the population of those in age groups of 45 or over tend to be lower than in the wider sub-region, and indeed numbers in these groups have also fallen significantly. The exception is those aged 45 to pensionable age, where numbers increased by an estimated 7 per cent during the 1980s.

Table 3: Age Structure 1996

Age	LBH&F		Inner London	Outer London	Greater London	LBH&F % change 1991-1996
	no.	%	%	%	%	
0 - 4	10,300	7	7	7	7	+9
5 - 14	14,900	9	12	13	12	+10
15 -29	41,100	26	24	21	22	-18
30 - 44	43,600	28	27	24	25	+22
45 - PA	26,100	17	16	19	18	+7
PA - 75	12,100	8	9	9	10	-10
75+	8,600	5	5	7	6	-8
Total	156,700	100	100	100	100	-

Sources: ONS mid-year estimate

Notes: PA = Pensionable age. This is taken as 60 for women, 65 for men

[7] Poverty and Labour in London P.Townsend 1987, p.37.

[8] Mortality in London An analysis by Cause, Birthplace and Social Class: PAN 95-3 (LRC Nov. 1995)

[9] Standardised Mortality Ratios for 1981, 1986 and 1991: PAN 96-4 (LRC Jan. 1997)

Table 4: Household Composition

Household Type	Hammersmith & Fulham			Inner London %	Outer London %	Greater London %
	1981 %	no.	1991 %			
Lone pensioner	16	9887	14	14	14	14
Other lone adult	19	19180	27	24	13	17
One adult with 1 + person 0-15	3	3901	6	6	4	5
Couple with 1 + person 0-15	12	7046	10	12	17	15
3+ adults with 1 + person 0-15	6	2729	4	5	6	6
Couple with no person 0-15	30	19175	27	27	31	29
3+ adults with no person 0-15	13	7834	11	11	14	13
Total	100	69823	100	100	100	100

Sources: 1991 Census Inner London County Report Parts 1 and 2, vol. 2 Tables 32, 42
1981 Census Greater London County Report Part 1 Table 34

Household composition

The composition of households resident in Hammersmith and Fulham is shown in Table 4.

It is clear from this that the composition of households in the Borough has changed significantly over the ten year period between Censuses, and also that some of the characteristics of households differ from other parts of London.

Two types of household have increased as proportions of the total: single person households (other than people of pensionable age) and single parent families.

The biggest increase has been in the former category: single person households (other than people of pensionable age) increased from 19 per cent to 27 per cent of all households. The figure for 1991 ranked fifth highest among the London Boroughs, as did the overall proportion of one person households (42%). Among all the local authority areas in England the figure for single person households again ranks fifth. In contrast to this, the Borough has a comparatively low proportion of families among its households, apart from single

parent families. The proportion of households consisting of two or more adults with a child 0-15 (14%) ranks 30th among the London Boroughs. On a national comparison, the proportion of households with one or more children aged under five (10%) ranks 339th out of 366 districts.

However, the proportion of households consisting of one adult plus child(ren) aged 0-15 has risen from three per cent in 1981 to six per cent in 1991. Although the Borough figure is only 11th among London Boroughs, it is 19th among all districts in the country, and so is relatively highly ranked. The ten per cent sample data in the 1991 Census provides more detail on family composition. In the Borough, of all families with dependent children [10], only 55 per cent consist of married couples with children. A further seven per cent are cohabiting couples with children, and as many as 38 per cent are single parent families with children.

The proportion of people of pensionable age in the population (15%) is not particularly high compared to other local authority areas. Although the proportion of households consisting of single pensioners

[10] Those aged 0-15 plus those aged 16-18 who are not married, in full time education, and economically inactive.

living alone is significant (14%), it is no higher than the Inner London or Greater London averages. The proportion of households which include one or more pensioners (26%) ranks 355th of all 366 districts in England and Wales.

The Ethnic Composition of the Population

Information on ethnic origin is available from the 1991 Census [11]. This shows that 18 per cent of the population of Hammersmith and Fulham was within ethnic groups other than White. This figure is the 25th highest proportion of all local authority districts in England [12]. However, 21 of the top 26 districts in the country are London Boroughs, so in fact within London, the Borough only ranks 20th. The breakdown of groups is shown in Table 5.

This table also shows data for 1998 taken from the most recent projections produced by the LRC. Trends beyond that date are shown in Figure 8. This shows that the proportion of the Borough's population which consists of ethnic minorities is not expected to change up to 2011, whereas those in other parts of London will marginally increase.

The largest ethnic minority group in the Borough is the Irish who in 1991 made up nine per cent of the population (measured in this instance on the basis of birthplace of head of household). This figure was third highest of all London Boroughs.

The next largest group is Black Caribbean, six per cent of the population, which is the tenth highest figure both in London and in England as a whole [13].

Table 5: Ethnic Groups in Hammersmith and Fulham 1991 and 1998

Ethnic Group	Borough		Inner London		Outer London		Greater London		
	1991	1998	1991	1998	1991	1998	1991	1998	
	%	No.	%	%	%	%	%	%	
White	82	125600	80	74	70	83	79	80	76
Black: Caribbean	6	8800	6	7	2	3	3	4	5
Black: African	3	4500	3	4	6	1	2	2	4
Black: Other	2	3600	2	2	3	1	1	1	2
Indian	2	2700	2	3	3	7	7	5	6
Pakistani	1	1400	1	1	2	1	2	1	2
Bangladeshi	-	1000	-	3	4	-	-	1	2
Chinese	1	1400	1	1	1	1	1	1	1
Other Asian	1	2500	2	2	2	2	2	2	2
Other	2	5700	3	2	3	2	2	2	2
TOTAL	100	157200	100	100	100	100	100	100	100

Irish 9

Source: 1991 Census: Inner London County Report Part 1, Volume 1, Table 6 and Part 1, Volume 2, Table 50 also LRC ethnic minority population projections 1997.

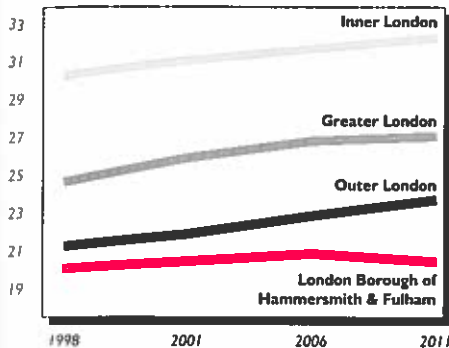
Note: "Irish" refers to persons in households whose head was born in Irish Republic or Northern Ireland. Irish people are also included within the White ethnic group.

[11] A fuller account of the data is available from 'Ethnic Groups in Hammersmith and Fulham' 1991 Census Report 4 LBHF 1993.

[12] Data on national rankings is from 'People and Places a 1991 Census Atlas of England' SAUS 1993.

[13] All rankings quoted in this section are based on 1991 Census data.

Figure 8: Ethnic Minority Population as a Percentage of total Population 1998-2011



Source: LRC Ethnic Minority Projections, 1997 Round

Black Africans comprise three per cent, and 'other Black' people (mostly of Caribbean origin, of whom half refer to themselves as 'Black British') comprise two per cent, a figure which is 8th highest among London Boroughs and 9th highest among all districts in England.

Asian groups collectively constitute five per cent of the Borough's population, the largest category of which is Indian (2%).

Finally, there is a residual group of 'Other' ethnic origins which amounts to two per cent of the population (3 percent in 1998): here the Borough has the 8th highest proportion both of any London Borough and any district in the country as a whole. The group contains people from a variety of origins, including Arabs, Iranians and people of 'mixed' ethnic origins.

By Ward, the proportion of people in ethnic groups other than White was in 1991 highest in White City & Shepherds Bush (35%) and lowest in Palace (6%). The range for the proportions of people whose head of household was born in Ireland is from 14 per cent in Coningham to four per cent in Palace.

About half of Indian and Pakistani households in the Borough are owner occupiers compared to 40 per cent for White people. Proportions are much lower among

Black, Bangladeshi and Irish groups : around two thirds of Black and Bangladeshi people live in public rented housing (Council or Housing Association).

The non-White groups have younger age structures than the White population. Among the White group (including Irish), 0-15s comprise 16 per cent of the population, but this proportion is much higher for Black groups (27%).

The incidence of single parent families is higher among Black groups than others, and among Indian, Pakistani and Bangladeshi groups a third of families with children are extended families containing three or more adults. One result of this is a higher than average household size among Asian groups, and this contributes to higher rates of overcrowding. Among Bangladeshi households, 50 per cent live at over one person per room : among Pakistanis, 27 per cent, and among Black Africans, 18 per cent. The comparative figure for White households is four per cent. Among the Irish a relatively high proportion of households lack central heating (36%, compared to a Borough average for all households of 26%).

Unemployment rates among several of the ethnic groups are twice that of the White group. The rate for White men, as shown in the 1991 Census, is 14 per cent, but for Black Caribbean and African men it is 29 per cent, for 'Other Black' men 33 per cent, Bangladeshis 27 per cent, Pakistanis 25 per cent, and for men of the 'Other' ethnic group category 28 per cent.

The relative lack of material resources among some of the ethnic groups is reflected in the figures for car ownership, which are lower among Black groups and the Irish than among the White population as a whole. Also, the rates of 'limiting long-term illness' as shown by the Census are higher among Black Caribbeans (14%) and the Irish (20%) than the White group generally (13%).

Languages

The issue of languages spoken is not covered by the Census but recent research carried out by the Council indicated that more than 80 languages are used in the Borough [14]. Languages other than or in addition to English are used by 12 per cent of households. The most common language among all people who have difficulties with English is Polish. This is followed (in rank order) by Spanish, Portuguese, Gujarati, Arabic and French, and Farsi and Serbo-Croat.

Six out of ten people who have difficulties with English are women. There are various reasons why this should be so, which relate to migration patterns, social networks, employment situation, etc.

Although difficulties with English did not vary significantly with age there were important differences in the age structures of individual language groups. For example, almost six out of ten of those whose main language is from a European country outside the European Union are aged 60 and over. In contrast, those whose main language is from Asia or the Middle East are associated with younger age groups (and more recent migration).

There is no clear cut relationship between length of residence and language ability. Although the most acute difficulties are often experienced by new arrivals and most people improve their abilities in English with time, a significant number of people with the greatest difficulties have been living here since the 1940s and 1950s.

Interviews with community groups suggest that although language difficulties are experienced by all sections of the local population, two groups predominate: refugees and the elderly.

When households with language difficulties need information in English translated or interpreted they tend to rely on their own informal networks. Half the households concerned use someone within the household for translating or interpreting, and 40 per cent use other family and friends. Informal networks are also the most important means by which households obtain information in their own languages - six out of ten obtain this through relatives, friends and neighbours.

In at least one in four households where language difficulties are experienced, no other member of the household or family is able to translate or interpret for them.

Table 6: Socio-Economic Change 1971, 1981 and 1991

Socio-Economic Group %	1971		1981		1991		
	Total	Males	Female	Total	Males	Female	Total
Employers, Managers, Professionals	10	21	11	17	32	23	27
Other Non-manuals	38	21	56	36	24	51	37
Skilled Manual	21	27	5	18	19	5	12
Semi-Skilled Manual	17	16	17	17	13	11	12
Unskilled Manual	9	8	6	7	4	5	5
Others	5	7	5	6	2	2	2
TOTAL	100	100	100	100	100	100	100

Source: 1971 Census, SAS Table 23. 1981 Census, SAS Table 50. 1991 Census, Local Base Statistics Table 92

Notes: "Others" include people with inadequately described occupations, and armed forces.

Data relates to all economically active people and is based on occupation.

[14] Getting the Message: A survey of language use and language needs in Hammersmith and Fulham. 1994. Research and Urban Regeneration Group, LBH&F.

Socio-Economic Change

One of the most significant changes in the population of the Borough in the last twenty years has been in the socio-economic composition of the Borough (Table 6).

The proportion of people in the population who are employers, managers or professionals has risen from 10 per cent in 1971 to 27 per cent in 1991, while the proportion in the manual groups has fallen from 47 per cent to 29 per cent over the same period.

As Table 6 shows, there are marked differences in socio-economic composition between men and women. A much smaller proportion of women are employers, managers or professionals compared to men. Although the proportions of both have increased since 1981, the gap between men and women is unchanged. A much higher proportion of women fall into the 'Other Non-Manual' category, which includes clerical and shop work. There are similar proportions of men and women in semi-skilled and unskilled manual groups, but far fewer women are skilled manual workers.

Socio-economic change is associated with the considerable increase in owner occupation in the Borough, as well as with changes in the nature of available jobs. Among owner occupiers in the Borough, 43 per cent are employers, managers or professionals compared to only 10 per cent of public sector renters (Council and Housing Association).

Conversely, 35 per cent of public sector renters are in semi-skilled or unskilled manual occupations or in the residual 'other' category compared to only seven per cent of owner occupiers (Table 7).

Much of the increase in the proportions of people in upper income occupation categories is due to people in these groups moving into the Borough. The 1991 Census shows that, of all households who had moved into the Borough in the year preceding the Census, 36 per cent were within the 'employers, managers and professionals' category, and a further 43 per cent were in the 'other non-manual' group. Only a fifth were in manual occupations.

Table 7: Housing Tenure and Socio-Economic Group

Socio-Economic Group of Households	% Owner Occupiers	% Private Renters	% Local Authority	% Housing Association	% Households who moved into the Borough 1990-91
Employers, Managers, Professionals	43	32	8	13	36
Other Non-manuals	35	39	25	37	43
Skilled Manual	13	11	26	24	9
Semi-Skilled Manual	5	12	27	16	9
Unskilled Manual	1	4	12	7	3
Others	1	2	3	2	1
TOTAL	100	100	100	100	100

Source: 1991 Census Local Base Statistics Table 86.

Ward population totals

Estimates of the total population in each Ward in the borough at 1996 are shown in Table 8. The total Borough population corresponds to the ONS Mid Year Estimate for that year, and the figures are based on work done by the LRC.

Table 8: Estimated Ward populations at 1996

Ward	Population
Addison	7500
Avonmore	6500
Broadway	5000
Brook Green	7800
Colehill	6000
College Park and Old Oak	7700
Coningham	11100
Crabtree	5100
Eel Brook	6100
Gibbs Green	7400
Grove	6500
Margravine	6000
Normand	5900
Palace	5600
Ravenscourt	5900
Sands End	6900
Sherbrooke	4700
Starch Green	6200
Sullivan	5900
Town	6500
Walham	7400
White City and Shepherds Bush	10700
Wormholt	8300
BOROUGH TOTAL	156700

Source: based on LRC Ward Population Projections

Introduction

The past few years have seen a sustained decrease in national unemployment within the UK which has been reflected locally. The economy of the Borough has continued to change rapidly during the 1990s. The decline in the manufacturing sector has continued, together with the compensating increase in service sector activity, although this growth has been more patchy than was the case during the 1980's. Changes in the type of business activity in the Borough have had an impact on the type and range of jobs available to Borough residents. In one sense the Borough is booming: a number of well-known large international firms have moved to or expanded within the Borough, but this should not be allowed to deflect attention from a worrying deterioration in the underlying ability of the local economy to generate and retain employment relative to the rest of London.

This section considers several aspects of the local economy including economic activity among Borough residents and the size and structure of the labour market.

Economic Activity of Borough Residents

Of the 124,781 Borough residents aged 16 or over in 1991, 67 per cent were participating in the job market in some way. Most (73%) of these economically active residents were employees, 12 per cent were self-employed and a further 13 per cent were unemployed. One per cent were on Government training schemes.

Of the total of 71,173 residents in employment three-quarters were working full-time, and almost half (49%) were women (Table 1). Of the 60,786 employees (i.e. excluding the self-employed) about half (51%) were women, but women were almost four times as likely to be working part-time than men. The rate for self-employment amongst men was almost double that for women.

Change in Economic Position of residents 1981-1991

Census data indicate that between 1981 and 1991 the number of residents of working age increased by more than 8,200 (8%). The majority of these were women (6,300) accounting for three quarters of the growth during the ten year period. The proportions of residents who were respectively employed, unemployed or economically inactive remained fairly stable over this period.

Working Borough Residents - Industry and Employment

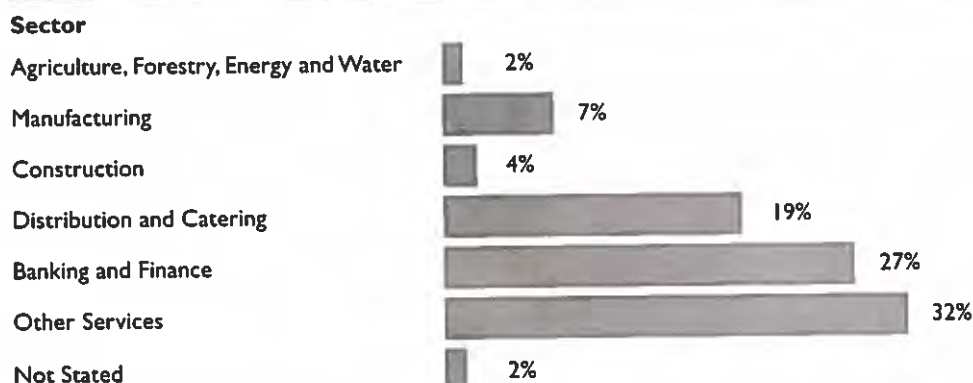
in 1991 approximately 85 per cent of the 71,173 residents in employment (employees and self-employed) worked in service industries, principally in Banking & Finance; Distribution & Catering and "Other Services". Relatively few people worked in Manufacturing (Figure 1).

Table 1: Economically Active Residents 1991

	Men		Women		Total	
	No.	%	No.	%	No.	%
Employees	29613	67.3	31173	79.7	60786	73.1
Self - employed	6983	15.9	3404	8.7	10387	12.5
Unemployed	6936	15.8	4154	10.6	11090	13.3
Government scheme	466	1.1	392	1.0	858	1.0
Total	43998		39123		83121	

Source: 1991 Census, ONS



Figure 1: Employed Residents by industrial Sector 1991

Source: 1991 Census, ONS

Of the 10,387 self-employed residents, most worked in Banking & Finance (30%) and "Other Services" (29%), where they accounted for 15 per cent and 12 per cent of all residents employed in those sectors. More than a third (34%) of residents working in construction were self-employed.

Male residents were more likely than women to be employed in the Transport, Construction and to a lesser extent Manufacturing sectors. Women were almost twice as likely as men to be working in "Other Services" such as education, health, business, cultural and personal services. This sector accounted for two in every five working women residents.

The Occupations of Working Borough Residents in 1991

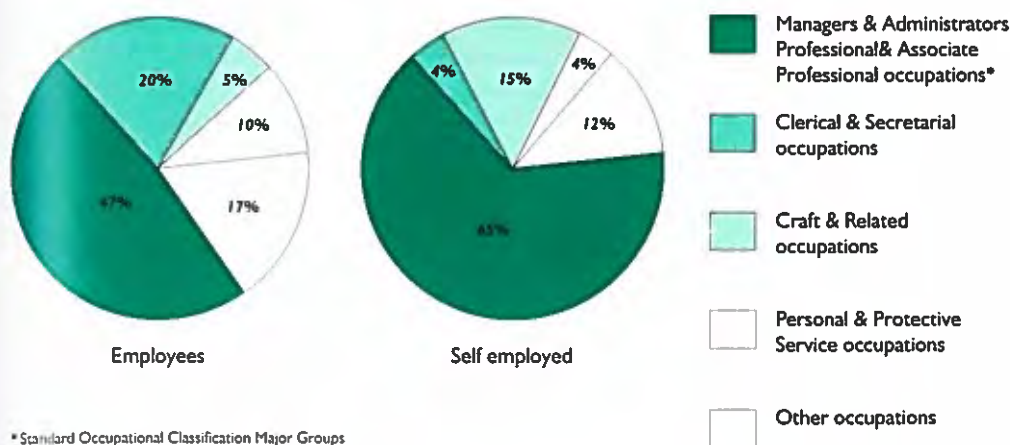
Forty-seven per cent of employees worked in the Managerial, Professional and Semi-Professional occupations (SOC [1] Major Groups 1, 2 and 3) and a further twenty per cent were working in Clerical and Secretarial occupations (Figure 2). By comparison, self-employed residents were more likely to be working in the first group of occupations than employees, and almost two thirds did so. The only other occupations to attract a significant proportion of self-employed were the Craft and Related Occupation groups (SOC 5) which include skilled manual workers, construction and engineering trades.

Women residents in the Borough tended to be over-represented in the Clerical and Secretarial Occupation groups (SOC 4): twenty-seven per cent of all economically active women residents were employed in these occupations compared with only nine per cent of men.

In 1991, women were less likely to be employed in Managerial, Professional and Technical occupations than their male counterparts, and were also under-represented in occupations traditionally dominated by men, such as manual trades, i.e. Craft and Related occupations and Machinery Operatives.

The continuing decline in the Borough's traditional sectors was reflected in the changing occupational composition of the local labour market. These changes also reflected changes elsewhere, as only 37 per cent of Borough residents worked in the Borough. In 1981, 39 per cent of all economically active residents in the Borough were employed in manual occupations, particularly jobs associated with the engineering, transport and communications industries. By 1991, only 26 per cent of economically active residents aged sixteen and over were employed in manual occupations (SOC Major Groups 5, 6 & 8), reflecting, in part, the decline in manufacturing employment over the decade. By contrast the proportion of residents employed in Managerial, Professional and Technical occupations rose from 38 per cent

[1] Standard Occupational Classification 1990, HMSO

Figure 2: Occupation of borough Residents 1991

* Standard Occupational Classification Major Groups

Source: 1991 Census, ONS

in 1981 to 47 per cent in 1991 as a result of a significant growth in office-based employment during the eighties.

Total Employment in the Borough in 1996

The previous section was concerned with working residents, most of whom work outside the Borough. Similarly, most of the jobs in the Borough are occupied by people who live elsewhere. This section considers the local workforce, i.e. those people who work in the Borough, irrespective of where they live. Some 78,200 people were working in the Borough in 1996 according to the Annual Employment Survey 1996. This data source excludes self-employed people. Based on estimates derived from the Census of Population, and subsequent trend data from the Labour Force Survey, the number of self-employed people working in the Borough in 1996 is estimated as 11,050, giving a total workforce of 89,250.

Men and Women in Employment

Slightly more than half of the borough's jobs (51%) were taken by men in 1996. Relative to men, women tend to be under-represented in Manufacturing; Construction; and in Transport, Storage & Communication;

and over-represented in Education; and in Health & Social Work. (Table 2).

Full and Part-Time Employment

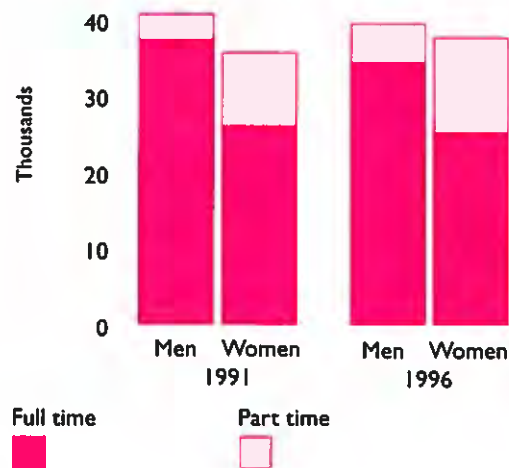
Almost one in four (23%) of employees worked part-time in 1996. Approximately one in eight men worked part-time (13%) compared with one in three women (33%) (Figure 3). This proportion has increased significantly since 1991 when one in six (17%) did so (men 9%; women 27%).

Employment by Industry (Employees in Employment)

More than twelve in every thirteen jobs (92%) of those employed in the Borough in 1996 were in a service industry. Within the service sector itself 'Real estate, renting and business activities' [2], which employed 19,200 people was of particular note. Other major employing activities were 'Wholesale/retail trade, repair etc' (11,300) and 'Other community, social and personal services' (12,800). Manufacturing employed a further 4,300 (Table 2).

[2] This excludes 'Financial Intermediation' (SIC Sector J) which represents too few firms to be represented in Table 2 and Figure 4 for confidentiality reasons

Figure 3: Full-Time and Part-Time Employees 1991 - 1996



Source: Census of Employment 1991, Annual Employment Survey 1996, ONS

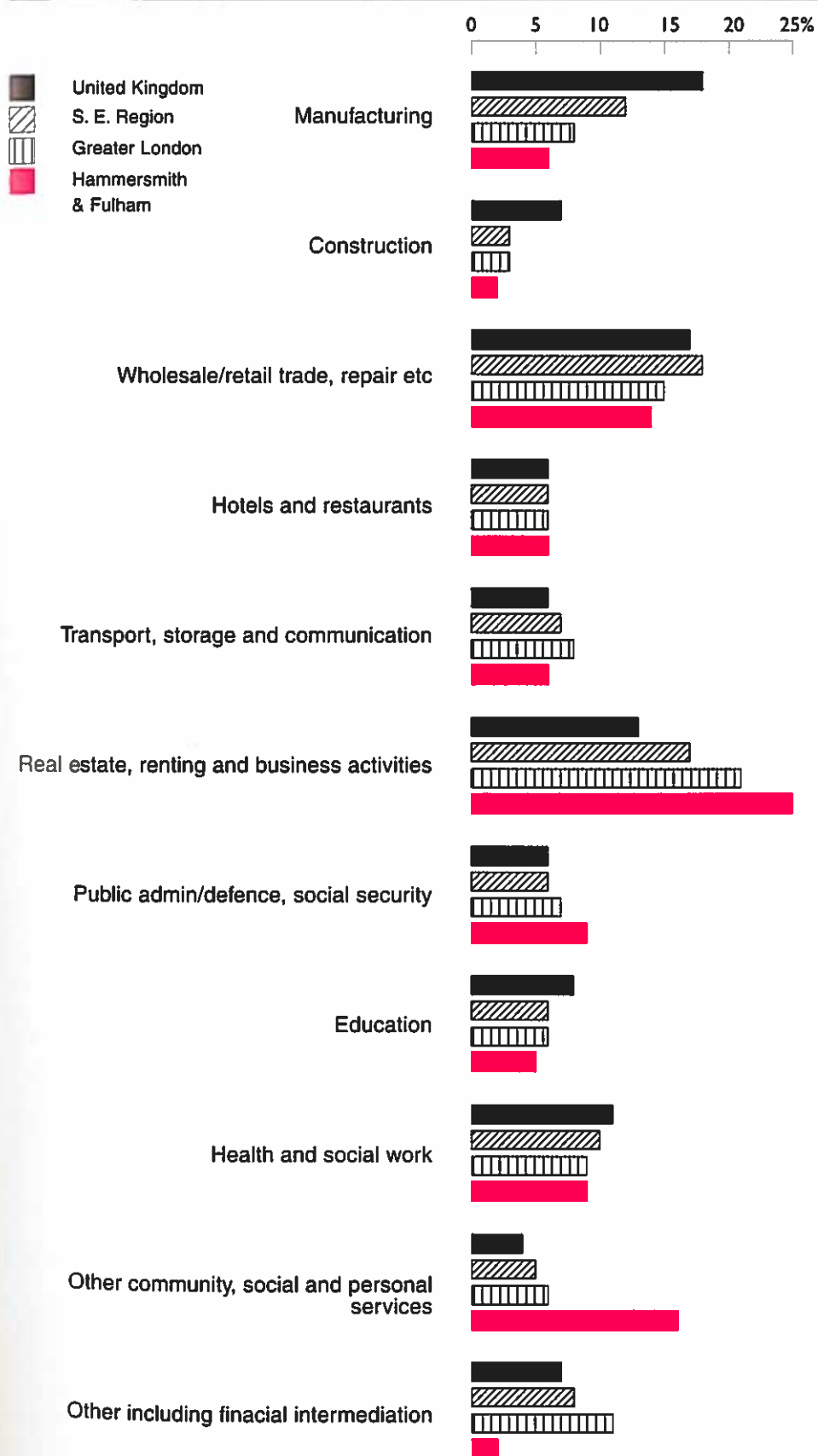
The proportion of jobs in the Borough in Manufacturing industry in 1996 (6%) was lower than in Greater London (8%), and considerably lower than in either the South East Region as a whole (12%), or the United Kingdom 18%) (Figure 4). On the other hand, in comparison with the London labour market in general, the borough is specialised in "Other community, social & personal services" (SIC Sector O), which reflects the strength of media activities within the borough. This sector accounts for 16% of employees in the borough, compared with 6% in London generally and 4% in the United Kingdom as a whole.

Table 2: Industrial Structure of Employment 1996 (Employees in employment)

Sector	Men		Women		Total	
	No.	%	No.	%	No.	%
Manufacturing	2900	7	1400	4	4300	6
Construction	1400	4	400	1	1700	2
Wholesale/retail trade, repair etc.	6300	16	4900	13	11300	14
Hotels, Catering	2300	6	2500	7	4800	6
Transport and Communications	3100	8	1500	4	4600	6
Real estate, renting, business activities	10000	25	9200	24	19200	25
Public Administration	3200	8	3600	9	6900	9
Education	1400	4	2600	7	4000	5
Health and Social Work	2000	5	5200	14	7200	9
Other community, social/personal services	6400	16	5900	15	12800	16
Other	900	2	800	2	1800	2
TOTAL	40000	100	38200	100	78200	100

Source: Annual Employment Survey 1996. Note: All AES data must be rounded to nearest hundred.

Figure 4: Industrial Structure of Employment, 1996



Source: Annual employment survey 1996, ONS

Employment Change

There is a considerable degree of turnover in firms in the Borough. For example, in 1992 there were 6,230 VAT registered organisations within the borough, of which 975 (16%) had been registered for a year or less. In the same year there were 1,245 de-registrations for VAT purposes.

Similarly, more than a third (35%) of the mainly small & medium-sized firms surveyed in 1997 in the White City SRB Programme Area (accounting for a similar proportion of employment) had moved to their present address in the preceding five years [3].

Despite these considerable changes, the total number of employees working in the Borough (after taking into account boundary changes) was almost exactly the same in 1996 as in 1991 at 78,200, a fall of 0.1%. During this period the number of employees in London as a whole increased slightly (by 0.4%) to 326,7700 (Table 3).

This overall stability masks considerable changes in the industrial composition of employment.

By far the fastest growing sector in employment terms was 'Real estate, renting & business activities', which increased by 5600 (42%) over the five year period 1991 - 1996. Other notable growth sectors were 'Wholesale & retail; repairs' (+2,500; 29%) and 'Hotels and restaurants' (+1,000; 29%). This was counterbalanced by falls in the number of employees in 'Health and social work' (-2,700; -27%); 'Construction' (-1,800; -51%) and "Education" (-1,800; -31%) (Table 3).

While the borough lost jobs in a variety of public and community services, employment in these sectors actually increased in London as a whole. the decline in local construction employment was much more severe than in the rest of London. It is the growth in employment in some aspects of distribution; hotels & restaurants, and some which maintained the overall level of

Table 3: Employment Change by Sector 1991 - 1996 LBH&F and Greater London

	Hammersmith and Fulham		Greater London	
	Number	%	Number	%
Manufacturing	-400	-9	-48600	-15
Construction	-1800	-51	-35000	-29
Wholesale and retail repairs	2500	29	14600	3
Hotels and restaurants	1000	29	24500	15
Transport and Communications	-500	-9	-35800	12
Real estate, renting and business activities	5600	42	132200	24
Public Administration, Sanitary Services and Defence	-700	-9	-34500	-13
Education	-1800	-31	4500	2
Health and social work	-2700	-27	-3300	1
Other community, social and personal services	-1300	-9	1700	1
Other	-100	-3	-7400	-2
Total	-100	-	13000	-

Source: Census of Employment/Annual Employment Survey ONS

Note: Changes are based upon frozen 1991 boundaries

[3] White City Single Regeneration Budget (SRB) Area Survey of Employers 1998, LBH&F, Policy and Administration Department

employment relative to that of the remainder of London.

In terms of job creation/retention, local economic performance was slightly inferior to that of Greater London as a whole during the early 1990s. If local industries had matched the performance of those in London in terms of their growth or decline in employment then about 700 more local jobs would have been created. During the 1980's the local economy performed well in employment terms relative to London as a whole. This no longer seems to be the case, however.

Recruitment

A recent survey of Jobcentres in Central London [4] found no clear evidence of recruitment difficulties. Jobcentres reported that vacancies were still very common in retail, support services activities such as clerical and administration; and in the hospitality sector, especially catering. There was, however, a generally good match between candidates and actual jobs on offer, with workers being prepared to commute considerable distances. Some skills, qualifications and experience were still lacking: poor attitude, communication, presentation skills, literacy, job-specific skills and experience were mentioned.

Vacancies in retail and hospitality are notoriously hard to fill because they are particularly numerous and offer low wages, but in addition the survey identified driving jobs requiring HGV and PSV licences; specialised IT skills linked to the Millennium Bug; and craft trades (builders, plumbers, electricians). Some employers are offering more pay and/or training to deal with their recruitment difficulties, although wages in Hammersmith reportedly remained stable during last Winter.

Commuting Flows

Hammersmith and Fulham is a Borough which is a net importer of workers. The 1991 Census of Population (10% sample data) recorded 80,270 jobs within the borough and 64,440 working residents working in the

borough and beyond; a net in-commuting flow of 15,830. This net flow was the overall result of very large flows of both residents and workers. Six in every ten working residents (40,680; 63%) commuted to jobs outside the borough, while almost seven in ten of the borough's jobs were taken by in-commuters (56,190; 70%) (Table 4).

A very high proportion, 86%, of working residents work within Inner or Central London. Of all those people who work within the Borough, 36% live in Outer London and 15% live outside London altogether.

Women tend to work more locally than men. In 1991, 40% of resident working women worked within the Borough compared to 35% of men. Further, higher proportions of women than men travel to work by bus or on foot.

Unemployment

In January 1998 some 6,714 Borough residents were unemployed according to the official count: of these 4,831 were men and 1,883 women. The Employment Department does not publish unemployment rates for London boroughs, but estimates prepared by the London Research Centre suggest that 8.1% per cent of economically active residents were unemployed. For men and women the data were 11.0% and 4.8% respectively.

Table 4: Commuting Flows 1991

Jobs in Borough	80270
Residents in employment	64760
Residents working in Borough	24080
Residents commuting to jobs outside Borough	40680
Non - residents commuting to jobs in the Borough	56190
Net (in) commuting	15510
Net flow as a percentage of jobs in Borough	19%
Net flow as a percentage of employed Borough residents	24%

Source: Census of Population 1991 (10% sample data)

[4] FOCUS Central London Business Quarterly Review, Winter 1997/98, March 1998

The borough is too small to permit an accurate estimate of unemployment rate from the Labour Force Survey, but data for Inner London as a whole suggest that borough unemployment calculated on this alternative basis would be 20%-25% higher.

Table 5: Ward Unemployment in Hammersmith and Fulham for January 1998

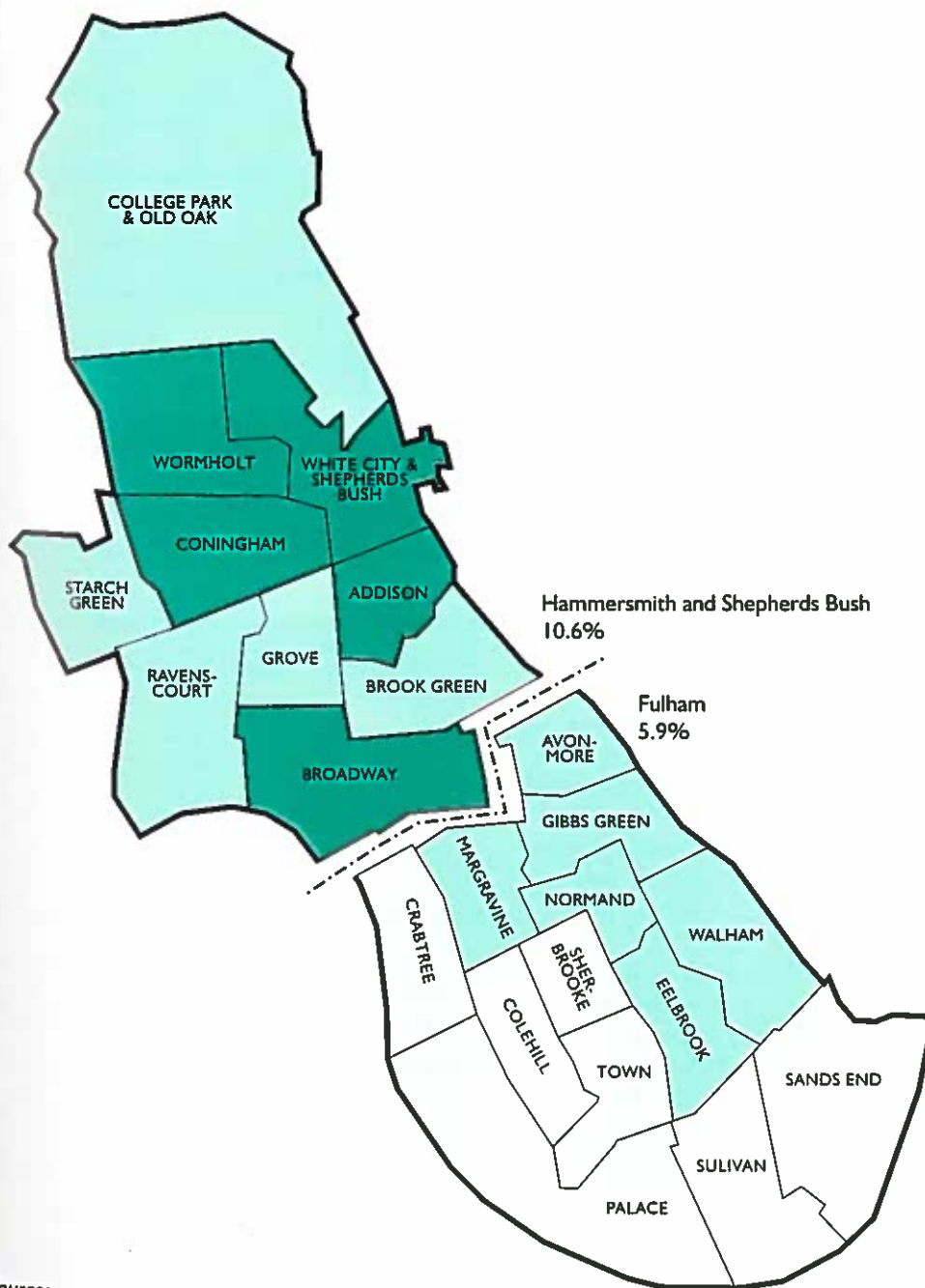
Hammersmith Ward	Men		Women		Total	
	No.	%	No.	%	No.	%
Addison	318	14.4	104	5.6	422	10.3
Broadway	212	15.8	67	5.9	279	11.3
Brook Green	228	10.2	98	4.7	326	7.6
College Park and Old Oak	271	12.9	124	6.5	395	9.8
Coningham	582	18.3	192	7.4	774	13.4
Grove	233	12.2	67	4.0	300	8.3
Ravenscourt	147	9.2	59	4.1	206	6.8
Starch Green	141	8.4	54	3.6	195	6.1
White City and Shepherds Bush	594	23.3	213	10.3	807	17.5
Wormholt	339	14.3	122	6.7	461	11.0
HAMMERSMITH	3065	14.3	1100	6.1	4165	10.6
Fulham						
Avonmore	228	11.8	88	5.1	316	8.7
Colehill	107	6.1	54	3.0	161	4.6
Crabtree	90	6.2	42	3.2	132	4.7
Eel Brook	144	8.6	68	4.3	212	6.5
Gibbs Green	267	12.6	102	5.2	369	9.0
Margravine	146	9.4	75	4.5	221	6.9
Normand	142	8.6	64	4.2	206	6.5
Palace	41	2.6	34	2.7	75	2.6
Sands End	133	6.9	52	3.1	185	5.2
Sherbrooke	112	7.7	37	2.8	149	5.4
Sullivan	98	5.9	40	2.9	138	4.5
Town	89	4.7	64	3.5	153	4.1
Walham	169	8.6	63	3.6	232	6.2
FULHAM	1766	7.8	783	3.8	2549	5.9
BOROUGH TOTAL	4831	11.0	1883	4.8	6714	8.1

Source: Employment Service and LRC

Figure 5: Hammersmith and Fulham Ward level unemployment rates (January 1998)

All Unemployed

- 10% - 18%
- 6% - < 10%
- 2% - < 6%



Source:
Employment Service/LBH&F

Unemployment by Ward

Unemployment varied considerably between wards, from 17.5% in White City & Shepherds Bush to 2.6% in Palace Ward. Unemployment is generally higher in the north of the borough (Hammersmith and Shepherds Bush) 10.6%; Fulham 5.9%), but the north-south "gradient" is becoming less clearly defined. In addition to a group of wards contiguous with White City & Shepherds Bush must now be added Broadway Ward. All of these have unemployment exceeding 10% of the economically active population. Unemployment is lowest in the south and west of the borough (Figure 5).

Comparisons with Other Areas

Official unemployment rates are not available at borough level. In their absence, the Borough uses unemployment rates prepared by the LRC which are only broadly comparable with official government rates. In January 1998, the actual (not seasonally adjusted) unemployment rates for both the United Kingdom and for the South-East were 7.3% and 6.0% respectively. The unofficial Borough rate at that date was 8.1 per cent.

Data from the LRC suggest that the unemployment rate for Hammersmith and Fulham is above that of Greater London as a whole but below that of Inner London, of which it forms a part. Among the 33 London boroughs, Hammersmith and Fulham had the twelfth highest rate, and was above the average (median) rate of 12.8 per cent (Table 6).

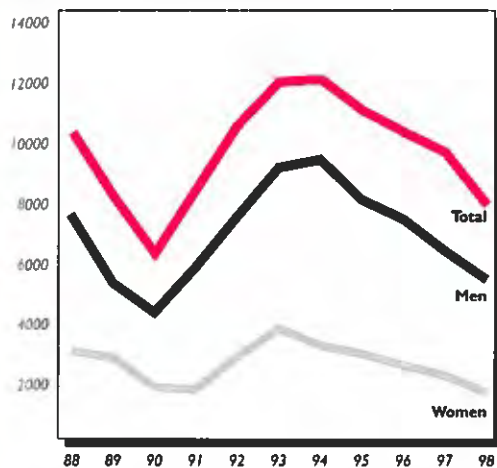
The Borough lies in the FOCUS Central London Area Training and Enterprise Council area, which had an overall unemployment rate of 10.0% cent in January 1998. Of the nine boroughs included in the FOCUS area, five had a higher rate of unemployment than the Borough. The rate for Hackney (16.0%) was almost double that experienced in the Borough.

Table 6: Unemployment Comparisons - London Boroughs, January 1998

	No. Unemployed	%
Barking and Dagenham	4003	6.1
Barnet	6804	4.7
Bexley	4567	4.2
Brent	11282	9.1
Bromley	5151	3.5
Camden	8622	9.6
City of London	108	3.9
Westminster	6020	6.4
Croydon	8908	5.4
Ealing	7973	5.6
Enfield	7810	6.0
Greenwich	8991	9.2
Hackney	13583	16.0
HAMMERSMITH & FULHAM	6714	8.1
Haringey	12594	12.0
Harrow	3771	3.7
Havering	3522	3.1
Hillingdon	3988	3.3
Hounslow	4546	4.2
Islington	10491	12.5
Kensington & Chelsea	4661	6.2
Kingston	2138	3.1
Lambeth	14731	11.5
Lewisham	11522	9.9
Merton	3924	4.5
Newham	10995	11.6
Redbridge	5778	5.2
Richmond	2444	2.9
Southwark	12216	11.4
Sutton	2643	3.0
Tower Hamlets	9694	14.1
Walham Forest	7820	7.4
Wandsworth	8623	6.1
Inner London	130574	10.2
Outer London	106063	5.0
Greater London	236637	7.0

Source: Employment Service and LBH&F

Figure 6: Unemployment in Hammersmith & Fulham 1988-98



Unemployment Change

Unemployment in the Borough, as measured by the claimant count virtually halved in the five years between January 1993 and January 1998, from 13,249 (16.0%) to 6,741 (8.1%). Although some of the decrease may be due to the introduction of Jobseekers Allowance and other

administrative changes, and a more stringent benefits regime in general, much of this decline is undoubtedly genuine. Even ten years ago at the height of the "Lawson boom" the claimant count was only slightly lower (6,189). It then rose again very quickly and at its peak five years ago it was higher than it had ever been since the introduction of the current system of counting claimants in 1982. It was a cause of concern across the whole of the South East Region for the first time.

The decrease since January 1993 (49%) has been very similar to that experienced in London as a whole (50%); rather better than in Inner London in general (44%), but not as rapid as in outer London (55%). Unemployment has declined to the same extent for both men and women.

Former and Sought Occupation of Unemployed Residents - January 1998

Unemployed borough residents were formerly employed in a wide range of occupations (Table 7). The largest contingent, 17%, was classified in the miscellaneous and primarily unskilled

Table 7: Former and sought occupation of unemployed residents (Claimants) Jan. 1998

Occupation group	Usual	Occupation	Sought	Occupation
	Number	%	Number	%
Managers/adminstration	353	6	379	6
Professional occupations	238	4	281	5
Associate professional/technical	785	12	972	15
Clerical/related occupations	933	15	1036	16
Craft/related occupations	792	13	893	14
Personal/protective service occupations	501	8	596	9
Sales occupations	512	8	596	9
Plant/machine operatives	299	5	313	5
Other occupations	1099	17	1160	18
No previous/unknown occupations	798	13	84	1
TOTAL	6310	100	6310	100

Source: NOMIS

Notes: Information relating to former/sought occupation is unavailable for a few residents for technical/administrative reasons: unemployment totalled 6714 in January 1998

"Other occupations" category, but a further 10% worked in managerial and professional occupations. Fifteen percent were usually employed in clerical/secretarial, and 12% in associate professional/technical occupations. Thirteen percent had no previous (or an unknown) occupation.

At a more detailed level the most commonly reported occupations of unemployed claimants are sales assistants (7% of the total) and clerks (5%).

The profile of occupations being sought by claimants is essentially similar, but the data say nothing about individual claimants wishing to change their occupations, although the data do reflect the overall effects of this. For example more unemployed people want jobs as clerks, sales assistants and actors than normally work in those occupations. Moreover, most of those usually employed in primarily unskilled, general occupational categories are seeking employment in some other occupation.

Turnover in Unemployment

There is considerable turnover in the labour market. Changes in the unemployment total are the net result of much larger numbers of people making and ending claims for unemployment benefit. In the three months to January 1998 total Borough unemployment decreased by 345, but during this period 2,377 residents successfully made new claims while 2,722 ceased to receive benefit. Most unemployed people find another job within a few months.

Duration of Unemployment

Finding a job and re-adjusting to employment becomes more difficult with the passing of time, and those out of work for long periods are in danger of never finding suitable work. It is alarming, therefore, that 3,887 claimants, 58% of the total in January 1998, had been out of work for more than six months. Of these, 2,725 had been continuously claiming benefit for more than one year and 1,726, about a quarter of the total (26%), for more than two years. One in every thirty economically active Borough residents has been claiming benefit for more than a year.

Long-term unemployment is a greater problem among male claimants, of whom 43% have been claiming benefit for more than a year compared with 34% of female claimants.

Table 8 shows that long-term unemployment decreased at a slower rate than total unemployment between January 1993 and January 1997, when it accounted for almost half (47%) of all claimants. Since then it has started to decline as a proportion of the total (January 1998=41%) as a lagged response to the general improvement in labour market conditions over the last few years.

Table 8: Long - term Unemployment Change 1993 - 1998 (January)

	Total	> 1 Year	
1993	13249	5211	39%
1994	12734	5339	42%
1995	11038	4645	42%
1996	10410	4684	45%
1997	9080	4269	47%
1998	6714	2725	41%

Source: Employment Department

The proportion of claimants unemployed for longer than a year varies considerably between wards, from 30% in Town to 51% in Addison. Wards in the south of the Borough generally experience lower rates of long-term unemployment than those in the centre and north.

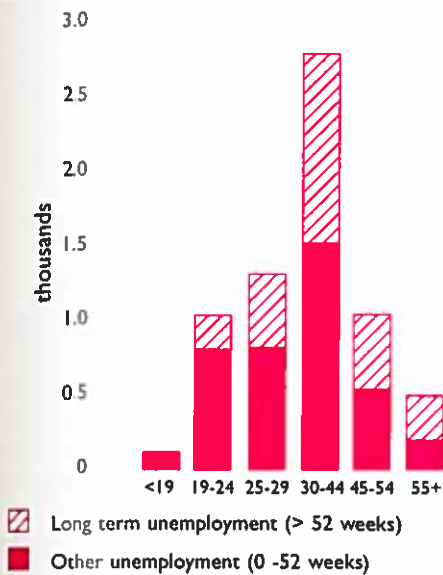
Age of Benefit Claimants

One in three claimants (36%) is aged less than 30. A higher percentage of women (43%) than men claimants (34%) are in this age group. Almost one in twelve (8%) is aged 55 or more, but the figures are distorted by administrative arrangements which transfer some older claimants to benefits not included in the official count, and disqualify young people from claiming benefit altogether (Figure 7).

Job Vacancies

The only regularly published information on job vacancies relates to vacancies notified to Jobcentres. It is not possible to estimate

Figure 7: Age and Duration of Unemployment (January 1998)



Source: Employment Service/LRC

the total number of vacancies available in the Borough itself, as Employment Department vacancy statistics are based on Jobcentre areas, which do not match Local Authority boundaries. The jobcentres at Fulham, Hammersmith, Kensington, and Shepherds Bush record registered job vacancies in an area which covers most of Hammersmith & Fulham and Kensington & Chelsea, together with a small part of Richmond (Barnes, SW13). Most residents would not restrict their search for employment to the Borough itself, but it is useful to compare the vacancies at the above jobcentres with the number of unemployed claimants in the two boroughs

Table 9: Number of Registered Job Vacancies at Jobcentres; January 1998

Jobcentre	Number
Fulham	409
Hammersmith	233
Kensington	293
Shepherds Bush	59
Total Job Vacancies	994

Source: Employment Service

to give an indication of the comparative supply of, and demand for, jobs. The number of registered job vacancies in January 1998 is shown in Table 9. The Employment Department estimates that about one third of all vacancies are notified to jobcentres, suggesting a total of around 2,982 vacancies available to local people. These estimated vacancies fell far short of the number of unemployed claimants in the two boroughs which totalled 11,375. A crude comparison of unemployment and estimated vacancies suggests that for every job vacancy, whether notified to the Jobcentre or not, there were eleven claimants in January 1998.

Future Unemployment Trends

Labour market trends, particularly at the local level are notoriously difficult to predict. There are growing indications that the national decline in unemployment may be bottoming out. The number of unemployed women in the Borough actually increased between January and February 1998, and only time will tell if this is the precursor of a more general and sustained deterioration.

The influx of investment by large firms in the Borough in recent years is very visible and encouraging, but should not blind us to more worrying underlying trends and apparent structural changes within the local economy which are not yet fully understood. It was noted above that the former ability of the local economy to outperform London in general in employment terms - an important feature of the 1980's - seems to have deserted us.

REGENERATION INITIATIVES

The council gives a high priority to tackling employment and deprivation, and encouraging business. In addition to grant aid for training from its own budget, there are the following programmes.

White City single regeneration programme

The White City regeneration project covers two wards in the north of the borough: College Park & Old Oak and White City & Shepherds Bush.

The purpose of the seven year programme totalling £15.2 million is to tackle the serious problems of unemployment, low educational attainment and skills levels, inadequate housing and environment in the area, by building on its strengths and potential for attracting inward investment to create jobs.

The SRB officer team is located at TEK House, Uxbridge Road. The local centre is important to allow consultation and contact with businesses and residents to continue to develop. In addition, there is the SRB team, the Business Enterprise Centre and (in the adjacent COCOON House) the Ways Into Work and White City Construction Training projects. The Business Enterprise Centre aims to create a high quality resource acting as a focus for local business and contributing to improving its competitiveness. It has a business service, resource library and information technology suite. Free business advice and counselling is also available.

European Funding

Through the grants it can give, the Council seeks to maximise European funding particularly ESF Funding targeted to providing a route into employment for unemployed residents through vocational training and support. Towards the end of 1997, the Council received confirmation that its application for INTEGRA funding had been successful. This 2 year transnational project will provide support for individuals from excluded groups to enhance their chances of employment in the media sector.

The Council is part of the Park Royal Urban Initiative awarded funding under the European URBAN programme. The programme links social and economic development by promoting community based economic regeneration on two estates within the White City & Shepherds Bush ward. A community partnership (Urban Partnership Group) has been formed to deliver the £2 million element of the programme in this borough to the end of 2001. 1998/99 will see the opening of

the Community Enterprise & Opportunities Centre in Uxbridge Road to provide a "one-stop" centre that will house information and networking services, support for community businesses and job search projects.

The Government's New Deal 'Welfare to Work' Programme

The Council is supporting the Government's initiative and is working closely with the local Employment Service (ES) to ensure local unemployed residents benefit. The Council has sought to promote the New Deal in the local community through its existing partnership arrangements and will be supporting the ES in the publicity and marketing campaigns.

Central Fulham

In conjunction with the members of the Central Fulham Partnership the Council is currently undertaking a study of the needs of the central Fulham area. The study seeks to identify environmental, transport, employment and business improvements for Fulham. During 1998/99 the council expects to adopt a regeneration strategy. The Central Fulham Partnership comprises businesses, local voluntary organisations and community representatives.

This section deals with the principal aspects of housing in Hammersmith and Fulham including changes in tenure and issues of housing condition, housing shortage, the affordability of housing and homelessness. It also describes various initiatives taken by the Housing Department to meet rehousing needs of various kinds.

Tenure

One of the most significant changes in the ten year period between the 1981 and the 1991 Censuses was in the tenure composition of households living in the Borough [1]. Table 1 shows that owner occupation continued to increase, from 30 per cent of households in 1981 to 42 per cent in 1991. This expansion was mainly at the expense of the private rented sector which continued its long-term decline. In particular, it was the private unfurnished rented sector which was eroded and which housed only 10 per cent of the Borough's households. The private furnished sector benefited temporarily from the slump in house prices since 1988 which caused many properties to be let rather than sold, and in 1991 this sector housed 13 per cent of households.

Despite these trends, owner occupation was not as prevalent as in most other London Boroughs: Hammersmith and Fulham ranked only 25th (excluding the City of London) in this respect. The seven Boroughs with lower proportions of owner occupiers was all in Inner London. The Borough retained a relatively high proportion of private renting, despite a decline in the unfurnished part of this sector: the proportion of unfurnished rented accommodation ranked third highest of any Borough, and furnished renting ranked fourth highest.

The Housing Association sector expanded marginally, to a total of 11 per cent of all households in 1991. This figure ranked fourth highest of all London Boroughs.

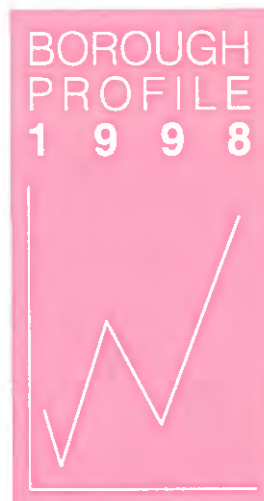
The Council housing sector, on the other hand, decreased, as it did in other Boroughs, falling from 28 per cent of households in 1981 to 24 per cent in 1991. This arose largely through implementation of the Government's 'Right to Buy' policy, coupled with Government constraints on Council housebuilding. Between 1980 and 1996, a quarter of the Council's stock as at 1980

Table 1: Tenure 1971, 1981 and 1991

Tenure	Households				
	1971	1981	1991		
			Borough		Inner London
%	%	Nos.	%	%	
Owner occupiers	18	30	29269	42	39
Local authority rented	20	28	16639	24	34
Housing association rented	40	10	7719	11	9
Private rented unfurnished		18	6842	10	8
Private rented furnished	22	14	9325	13	10
Other/not stated	1	-	-	-	-
Total	100	100	69794	100	100

Sources: 1971, 1981, 1991 Censuses

[1] For more details on Census data for the Borough, see 'Housing in Hammersmith and Fulham': 1991 Census Report 3: Environment Department 1993



(4,260 homes) has been sold through Right to Buy (although Council housing development in the first half of the 1980s counterbalanced some of this). The current size of the Council's permanent housing stock is 16,200 dwellings. Although this loss in Council stock is considerable, 21 other Boroughs sold greater proportions of their stock in the 1980-96 period, the highest figure being in Wandsworth, 51 per cent [2].

The Dwelling Stock

There was a net increase of ten per cent in the dwelling stock [3] during the period 1981 to 1991, of which half resulted from the construction of new housing and half from the conversion of large properties into separate dwellings. With the cessation of Council housing development it is not expected that there will have been such a large increase in the next ten years.

The total number of dwellings in the Borough, as shown by the 1991 Census, was 73,568. In the 1981-91 period there was a net gain of 6,820 dwellings.

Of the net increase of dwellings resulting from new build schemes, the Council contributed 20 per cent (all in the first half of the decade), Housing Associations 22 per cent and the private sector the remainder, with an especially large contribution from them during the 1985 to 1988 period when house prices were particularly high.

Of the net increase in dwellings resulting from house conversions, three quarters were produced by the private sector.

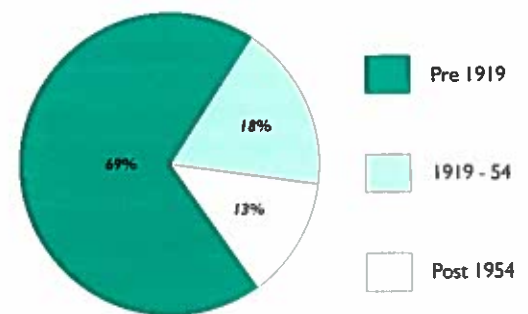
A very high proportion of the Borough's housing stock consists of flats, either purpose-built (40% of all dwellings) or converted (32% of all dwellings). Much of the stock consists of large Victorian properties suitable for conversion, and the proportion of converted flats in the overall

stock is the third highest figure of any London Borough. The main areas where converted property is prevalent are the Hammersmith and Shepherds Bush Wards of Coningham, Grove, Brook Green and Addison.

Only a quarter of the housing stock consisted of single family houses, most of which is terraced.

More than two thirds of the stock is of pre-1919 age (the comparative figure for Greater London as a whole is 35%) while only 13 per cent is post 1955 [4] (Figure 1).

Figure 1: Age of housing in Hammersmith and Fulham



Households and Housing Shortage

Comparing data from the 1981 and 1991 Censuses, shows a marginal increase in the number of households in the Borough. In 1981 there were 66,739 households either enumerated or absent on Census night : in 1991 the figure was 69,823.

Comparing the 1991 household total with the 1991 dwellings total for the Borough, there appears to be a surplus of dwellings. This is not in fact the case, because of several factors:

- there is always a certain amount of housing which is vacant, to allow for turnover in occupancy of the stock.
- some dwellings are unfit for habitation.

[2] London Housing Statistics, Table 8.1 : LRC 1997.

[3] The term 'dwelling' refers to 'structurally separate accommodation.

[4] Greater London House Condition Survey Borough Report : Hammersmith and Fulham : AMA 1987 (survey relates to 1985).

- some households live in unsuitable accommodation in that they have to share access to space within their accommodation with others.
- the main factor is that there are a large number of 'concealed' households who are adults or families living with other people but who need separate accommodation.

The net result of all these factors is that in 1991 there was a housing shortage which was estimated at 10,000 dwellings.

Housing Conditions

In many respects, housing conditions in the Borough have improved considerably in recent years. In 1981, 15 per cent of households did not have exclusive use of a bath or shower and inside WC, whereas by 1991 this had reduced to only four per cent. Similarly, the proportion of households living at over one person per room has fallen from eight per cent of the total in 1981 to five per cent in 1991.

However, there are still areas of concern. Central heating as a housing amenity was included in the Census for the first time in

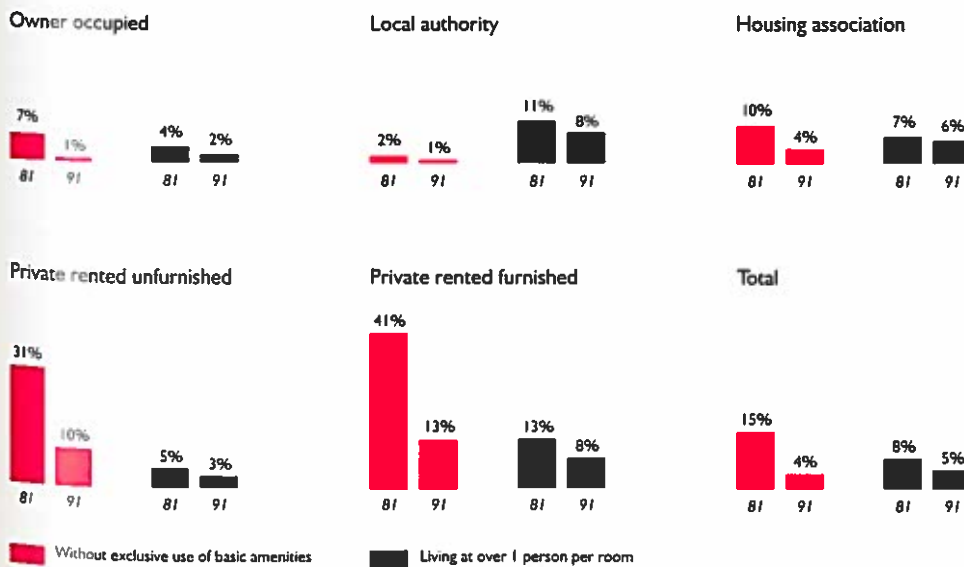
1991. Overall, about a quarter of the Borough's households lacked this amenity, which was the fourth highest figure in London (the Inner London average is 21%). The deficiency is especially true of the private rented unfurnished and Housing Association/Housing Trust sectors, and as a result particularly affects pensioners living alone, 41 per cent of whom lack central heating.

Poor housing is disproportionately concentrated in the private rented sector, which is relatively large in Hammersmith and Fulham. In the private furnished rented sector there were still 13 per cent of households who lack exclusive use of a bath or shower and inside WC, and ten per cent in the private unfurnished rented sector (Figure 2).

Similarly, the highest rates of occupancy are in the private furnished rented sector, where six per cent of households lived at overcrowding levels of over 1.5 persons per room.

In terms of the Census measure of 'household spaces' (the space occupied by a household), 5.4 per cent in the

Figure 2: Housing Conditions by Tenure 1981-1991



Note: These figures are in terms of households
Source: 1991 Census, OPCS

Borough were non-self-contained. These existed within 1,264 dwellings (1.7% of the total). Of all non-self-contained household spaces, three quarters (72%) were within the private rented sector, particularly in furnished rented housing. Spatially, the highest proportions of non-self-contained housing were in the Wards of Coningham (where 11% of households live in such conditions), Avonmore (10%), and Addison and Town (both 8%). These are all areas with relatively high proportions of private furnished rented housing.

A survey of private sector housing carried out in the Borough in 1993 found that 17 per cent of the private sector stock in the Borough is unfit, and that, of all properties surveyed which were in multiple occupation, 89 per cent had unsatisfactory provision of amenities and 44 per cent were over-occupied [5].

Work is about to begin on a new survey of house condition in the borough, and the first results from the survey will be available at the end of 1998. The survey will cover both private sector and registered social landlords housing. One of the main aims of the survey is to find out the proportion of private housing stock that is unfit to live in. Other data that will be gained from the survey will include:

- information on the level of energy efficiency in the borough;
- numbers of vacant properties;
- the resources needed to address levels of disrepair within the housing stock.

Special attention will be paid to the conditions in Houses in Multiple Occupation (HMOs). Information from the survey will be used to compare conditions in the borough with those in other boroughs across the country by using data from the English House Condition Survey (1996). The survey will show whether house conditions in the borough are improving by comparing the results of the new survey with those of the previous

survey carried out in 1993.

Residential Density

The density of population in the Borough, according to the Census for 1991, was 91.9 persons per hectare, almost the same figure as in 1981. This is significantly higher than the Inner London (78.1) and Greater London (42.3) averages and is the fourth highest density of all London Boroughs. Wards with the highest average densities are Avonmore (184 persons per hectare), Addison (171) and Normand (169).

Movers

The housing shortage within the Borough and the continued existence of a proportion of housing which is in poor condition means that there is substantial unmet housing need. People in housing need within the Borough, if they are looking for private sector housing, have to compete with people moving in from outside the Borough. The 1991 Census shows that, at that time, 17 per cent had a different address one year beforehand, and that two thirds of these moving households had come in from outside the Borough. As 21 per cent of movers were living in public rented housing and could, therefore, be expected to have originated mostly from within the Borough, it is clear that the great majority of movers into privately owned accommodation originate from outside Hammersmith and Fulham. The data further shows that people in non-manual occupations are disproportionately represented among movers (79% compared to 64% in the population as a whole), as are single people (excluding pensioners) or two adults without children (68% compared to 54% in the population as a whole).

These are the type of households who can best afford current levels of house prices and rents prevailing in the Borough. Those who cannot, which includes most people in housing need within the Borough, have to rely on the Council or Housing Associations

for accommodation.

The Affordability of Housing

The issue of the provision of affordable housing in the Borough for those in need is currently a very important one. This is partly because Hammersmith and Fulham is a very high cost housing area. In the third Quarter of 1997 the average house or flat price in the Borough [6] was £181,700 which was the fourth highest figure of any London Borough (Figure 3).

Estimates of affordability can be made using household income data from the Hammersmith and Fulham sample of the London Housing Survey carried out by the LRC in 1992. In that year, the bottom price for the smallest (one bedroom) accommodation for sale in the Borough was £52,000 [7] which, assuming an income multiplier of three and a deposit of five per cent, required a household income of £16,500. The average price actually being paid by first time buyers in the Borough at the end of that year was £82,700. Even at the former price, this (the cheapest) housing could not be afforded by 88 per cent of public sector renting households and 50 per cent of private sector renting households. In practice, affordability is even less than this because many such households would need more than one bedroom.

Since that date, the affordability of housing for sale to renters in the Borough who may want to buy, has probably not changed to a significant degree. In 1997 the lowest decile price for one bedroom properties in the Borough was £70,000.

A further indication of how public sector tenants are priced out of the local housing market came with the Tenants Incentive Scheme (TIS). This gave tenants the opportunity to purchase property in the private sector in return for surrendering their council tenancies. Of the 151 TIS completions in 1997 only 11 were in the Borough.

Figure 3: Average House and Flat Prices in Hammersmith & Fulham 1994-97



Source: LRC London House Price Bulletins

Hammersmith and Fulham is also a highly priced area in terms of private sector rents. Unregulated private tenancies in the furnished sector have increased in numbers following the provisions of the 1988 Housing Act. The Borough average weekly rent at the third Quarter of 1997 [8] for rooms, bedsits and sharers (£91) was exceeded only by Westminster (£97), Kensington and Chelsea (£99) and the City of London (£105), and the averages for unregulated two bedroom houses, flats or maisonettes were the fifth highest in London. Private sector rent levels in Hammersmith and Fulham, when left to market forces, are clearly to be ranked with Central London levels. Rents in the other sector of the market, regulated tenancies, which very often have fair rents set by the Rent Officer, are comparatively

[6] London House Prices Quarterly Bulletin 44 : LRC 1998.

[7] lowest decile price for the Borough from LRC house price survey data.

[8] Private Sector Rents Bulletin 14: LRC 1998

lower, both in average levels and in comparison to other Boroughs. In the 4th Quarter of 1996 and the 1st Quarter of 1997 the overall Borough average rent was £68 a week which was eighth highest in London. This form of cheaper rented housing, however, is in steep decline and very few new tenancies now arise. Through this process the Borough is gradually becoming a high cost private renting area, as the regulated sector is eroded away. This emphasises the need for a public rented sector alternative.

Homelessness

Households who become unintentionally homeless, and are unable to arrange their own housing, may be provided with temporary accommodation by the Council. Direct assistance is given to homeless households with dependent children or vulnerability on age or medical grounds. Under legislation introduced in January 1997, this is extended for at least two years, while applicants are required to apply on the Housing Register to be considered for secure council housing or nomination to a Housing Association.

All new tenancies to social housing are now allocated through the Housing Register which numbered 3,833 at the beginning of 1998. Priority is awarded to reflect the lack of accommodation and amenities, as well as the precariousness of the applicant's housing and the need for a settled home. In this respect, homeless households placed by the Council in temporary accommodation are assessed alongside people in housing need elsewhere. Since the implementation of the Housing Act 1996, the percentage of homeless households obtaining social housing has fallen significantly, although it still amounts to 45% of all lettings when tenant transfers are disregarded.

Nationally, the number of homeless acceptances by authorities has fallen during the last five years, although the rate of homelessness in Inner London authorities, such as Hammersmith & Fulham, remains much higher than elsewhere. This is has been due, in part,

to steady growth in asylum seekers to the capital since 1995, and from mid-1997 there is some evidence that homelessness is again on a significant upward trend.

Nevertheless, by the beginning of 1998, the level of temporary accommodation occupancy in the borough had been reduced to 680, having risen to over 1,500 in 1993. This has been achieved by a more efficient temporary accommodation strategy, with private sector properties leased under the Housing Associations Leasing Schemes (HALS), speedier turnaround of hostel units, and the use of a limited pool of smaller council flats on an emergency basis.

Increasing the supply of housing available to the Housing Services Department

The Council takes a pro-active role in creating and monitoring the progress of all opportunities to develop new affordable housing. It does this by involving itself at every stage of the development process. LBH&F is therefore proud of its record which has led to the development of more than 1,500 new affordable rented homes in the borough since 1991/92.

The Housing Services Department continues to work with a number of housing associations in generating access to temporary accommodation. During 1998, the Department's target is to maintain approximately 360 Housing Associations Leasing Schemes (HALs) and Housing Association as Managing Agents (HAMAs) combined. As HALs is a more cost effective initiative for the council, the number of HAMAs will be reduced.

Tenant Incentive Scheme (TIS) and Do-It-Yourself (DIYSO) Schemes

Figures from the two main housing associations operating the DIYSO and TIS schemes in the borough shows that the average income of those tenants who do purchase is only £18,000. Based on the current house prices, it is estimated

that to purchase within the borough tenants would need a TIS grant of £120,000 rather than the £16,530 currently available. Out of a total of 151 homes bought under the various low-cost schemes in 1997, 140 (93%) were bought outside the borough. This is attributable to the high house prices referred to above.

SPECIAL NEEDS HOUSING

The Council provides specialist accommodation and other housing services for people with special needs.

Older People

There are around 1500 sheltered housing flats in the borough, of which 1123 are council accommodation. The rest are either housing association or almshouse provision to which the council has nomination rights. Sheltered accommodation comprises self contained flats that are predominantly of one bedroom size, and these are linked to communal facilities.

During 1997/98 just over 300 people were registered for sheltered housing, and actively seeking to move. The applicant profile shows that these people are predominantly very elderly single women, two thirds of whom live in unsatisfactory private sector housing. In 1997/98 179 people were rehoused into sheltered housing.

The Council also operates a Support & Resettlement service for people aged 60 years and over. This offers housing advice and assistance to people in private sector housing, and provides resettlement support to vulnerable people moving into council accommodation.

People with Mental Health Problems

The Council has worked successfully with Health, Social Services and housing associations over the last few years to increase the range of specialist accommodation for this client group. As a result, a range of provision has and is being developed. This includes "floating support" for people living in 30 self

contained dispersed flats, and two high care schemes in development. During 1997/98 there were 178 applicants registered for rehousing, of whom 67 were rehoused -mostly into general needs accommodation.

The Council's 3 Housing Mental Health Officers work with tenants who are experiencing difficulty managing their tenancy, and provide resettlement support to people being rehoused into council tenancies. Another post, funded by the Health Authority, works with Charing Cross Hospital to find suitable accommodation for homeless people being discharged.

People with Chronic Illness & HIV/AIDS

The Council provides a specialist advice, support and resettlement service. This has predominantly been for people with HIV, but is now extended to vulnerable adults with chronic illnesses. During 1997/98, there were 60 people with symptomatic HIV registered for rehousing, of whom 22 were accepted under homeless legislation. 30 applicants were rehoused during the year. For the last 3 years, the Council has successfully bid for Supplementary Credit Approval from the Department of Health to fund new housing association flats for people with HIV.

People with Physical Disabilities

In 1997/98 there were 44 households registered solely for rehousing to wheelchair accessible accommodation, of whom 22 were rehoused into council or housing association accommodation.

The Council has produced a wheelchair design guide, and requires that 10% new housing association development is wheelchair accessible.

Community Care emphasises the need to enable people with disabilities to remain in their existing homes, and disability property adaptations are key to this. Demand is escalating for all housing sectors, the largest being for council tenants. Additional capital funding for

these works was provided in 1997/98 through release of capital receipts.

People with Learning Disability

The Council has worked with Yarrow Housing who provide specialist accommodation in the borough. This ranges from Registered Homes for people with high care needs, to supported housing. At the current time, the Council is examining demand for further specialist provision.

People with Drug & Alcohol Problems

During 1997/98 Housing and Social Services worked together with a housing association and Riverpoint to secure supported short term accommodation for people recovering from substance misuse. As a result, a 6 bed scheme with an abstinence policy opened in 1997.

A "wet house", providing accommodation for rough sleepers who drink, has been funded through the Rough Sleepers Initiative. This is to be developed by Peabody Trust, and will be managed by Riverpoint.

Community Alarm Service for Vulnerable People

The Council now provides a borough wide Community Alarm Service, by extending the 24 hour/every day emergency alarm service for sheltered housing. The service is available to any borough resident at a small weekly charge, and is predominantly used by elderly people. Clients are supplied with a small alarm unit and pendant.

Emergency alarm calls are monitored 24 hours a day, and the response to emergencies depends on the level of service requested. Either a nominated

keyholder is contacted, or the Community Alarm Officer will visit in person.

Rough Sleepers Initiative (RSI)

In 1996 LBH&F and RBK&C established the West London Rough Sleepers Zone under the government's Rough Sleepers Initiative. The strategy drawn up by the two boroughs were successful in attracting around £9 million of government capital and revenue investment which will now allow the provision of:

- 5 outreach workers, including 1 specialist to work with the homeless mentally ill;
- 4 resettlement workers;
- project co-ordination of all the RSI provision through the voluntary sector;
- a 28 bed direct access hostel;
- a 10 bed hostel for the homeless mentally ill, plus 10 units of supported move-on accommodation;
- a 10 bed "wet" hostel, plus 12 units of supported move-on accommodation;
- 63 units of permanent move-on accommodation;
- 31 units of additional supported permanent move-on accommodation;
- a 20 bed winter shelter.

To achieve the above targets by March 1999, the two Councils will work closely to help direct the overall strategic progress of initiative in line with the government's approved strategy for tackling rough sleeping and work closely with the voluntary sector agencies dealing with the problems on the ground.

This chapter will discuss the main factors influencing poverty and deprivation in Hammersmith and Fulham, then continue with some information about crime and community safety.

POVERTY AND DEPRIVATION

An Overview of Poverty

Hammersmith and Fulham is a Borough of contrasts between rich and poor. On the one hand, the Borough has consistently been within the top eight London Boroughs in terms of average house prices, and the average for the third quarter of 1997 (£181,700) was well over twice the equivalent England and Wales average figure [1]. This figure was the third highest of any London Borough. But on the other hand, the borough has the fourth highest proportion of private sector dwellings which are unfit of any London borough [2]. And using a DETR composite index [3] based on 13 factors, mainly from the 1991 Census, the Borough ranks 16th worst of all English local authorities.

Since 1979, the real incomes of the poorest in London have diminished, and inequality of income has grown [4]. In 1991, Hammersmith and Fulham was within the top ten London boroughs with the highest income inequality [5].

The extent of inequality within the Borough is demonstrated in Table 1, which shows the distribution of gross household income in 1992. Nearly four in ten of all households had incomes of less than £7,800 a year. This applied to 62 per cent of public renters but only 17 per cent of owner occupiers. On the other hand, 47 per cent of owner occupiers earned more than £26,000 a year, compared to only three per cent of public renters.

The Low Pay Unit, which carries out research on pay issues, has shown that in 1996, 13 per cent of full time workers and 55 per cent of part - time workers earned less than the Council of Europe's "decency threshold" of £6.03 per hour.

Table 1: Gross Household Income Distribution for Hammersmith and Fulham 1992

Income bands	Owner occupiers %	Public renters %	Private renters %	All
£0 - £7799	17	62	25	38
£7800 - £10399	4	13	9	9
£10400 - £15599	11	13	16	13
£15600 - £20799	12	6	15	10
£20800 - £25999	8	3	4	5
£26000+	47	3	32	25
TOTAL	100	100	100	100

Source: London Housing Survey 1992.

Notes: 'Public renters' comprise Council and Housing Association Tenants. The production of this data from the survey follows a methodology advised by LRC following their verification of its reliability in the London sample as a whole.

[1] From data collected by the LRC

[2] London Housing Statistics 1996: LRC 1997

[3] Index of Local Conditions; An analysis based upon 1991 Census data: DoE 1994 (DoE is now Dept. of Employment, Transport and the Regions)

[4] The Capital Divided: LRC 1996

[5] Contrasting London Incomes: LRC 1997



There are different ways of measuring poverty. One measure is the proportion of people receiving Income Support, as this is a DSS benefit which aims to bring people up to a minimum level of income.

At November 1995, 20 per cent of adults in the Borough were in receipt of Income Support (London average 17%) [6]. The proportion among those aged 60 or more was 21 per cent, the ninth highest figure among all London Boroughs. Data from the DETR shows that the Borough ranked 25th of all English local authorities for households in receipt of Income Support in 1990/91, and that for 1994 as many as 44 per cent of all under-18s are children of Income Support claimants. In London there has been an increase in recipients of Income Support between 1979 and 1995. Research shows that nationally the increase has been due primarily to increases in three categories of household qualifying for the benefit: lone parents, the unemployed and the long-term ill [7]. Claims for other benefits are an additional indicator of poverty.

In March 1997 it was estimated that approximately 55 per cent of all households in the Borough who were in rented property were receiving housing benefit.

Free school meals are also an indicator of poverty for which recent figures are available. The current figures indicate an increase in poverty amongst families. There are difficulties in interpreting the figures for Hammersmith and Fulham, as many children attending schools in the Borough actually live outside it. However, this is much more common in secondary than in primary schools. It is estimated that 90 per cent of children attending primary schools are residents of the Borough and information from the schools shows that eligibility for free school meals has risen from 39 per cent in January 1992 to 44 per cent in May 1996.

A report produced by Hammersmith and Fulham Council [8] points out that locally the following groups are at risk of poverty in the Borough:

- the unemployed (8% of the economically active in January 1998)
- single parent families (6% of households in 1991)
- the long-term ill (15% of Borough residents) [9]
- the low paid
- homeless people
- students (5% of those aged 16 or over, in 1991). They have been particularly affected by benefits changes in the last ten years.
- ethnic minorities (18% of the Borough's population is within ethnic groups other than White)

It is clear that ethnic minority groups are much more at risk of poverty than the White majority. The 1991 Census data shows much higher rates of unemployment among nearly all of these groups compared to the White population. The unemployment rate for Black Africans is 27 per cent, Black Caribbeans 23 per cent, Other Black people 28 per cent, and Bangladeshis and Pakistanis both 24 per cent, compared to the White unemployment rate of 12 per cent. Within the White group are the Irish, whose unemployment rate is also higher at 18 per cent. These groups also contain higher proportions of people in the categories at risk quoted above. In particular, Black households include an especially high proportion (21%) of single parent families, and both Black and Irish communities contain particularly high proportions of unskilled manual workers.

For ethnic minorities, the second concern is about limiting long-term illness. Here the rates from the Census for Black Caribbeans, the 'Other Black' group, Indians and Pakistanis all rank among the top three

[6] Data from DSS compared from ONS Mid-Year Estimate for 1995 on those aged 18 or over.

[7] A Guide to Poverty Statistics: C. Giles and S. Webb, Fiscal Studies (1993) vol. 14, no. 2, p. 87.

[8] Poverty and Deprivation in Hammersmith and Fulham: Research Report 78, 1991

[9] The Needs of People With Disabilities: Research Report 79, 1992, Environment Department p. 16.

highest in London, and among Bangladeshis, sixth. Among Pakistanis and Bangladeshis, very nearly one in three households in the Borough contain one or more persons with a limiting long-term illness.

There are other cases where factors are inter-related or combine to doubly disadvantage people; long-term illness, age, unemployment, etc. For example, people with a limiting long-term illness can also be identified in the Census as suffering from a much higher than average unemployment rate (24% compared to 13% in the population as a whole).

Tenure is an additional dimension. The 35 per cent of the Borough's households who live in public rented housing (Council or Housing Association) are much more likely to live in poverty than those in private housing. In March 1997, 67 per cent of Council tenancies in the Borough were in receipt of Housing Benefit (of which two thirds also received Income Support) [10]. This is about twice the level of incidence among households in the Borough as a whole. The public rented sector houses higher proportions of most groups at highest risk from poverty than does the private sector: the unemployed, Black, Irish, single parent families, long-term ill, people who have been homeless and the elderly (especially lone pensioners).

Local Deprivation in Relation to Other Areas

The indicators available, especially those from the 1991 Census, show that the severity of certain dimensions of deprivation in Hammersmith and Fulham place it very high in terms of 'need' in relation to other local authority districts in the country. Its position was referred to in the previous section. The highest ranking factors, where the Borough falls within the top 20 worst districts, relate to housing and car ownership. In the DoE (now DETR) index (the Index of Local Conditions) these are specifically: households lacking exclusive use of basic

amenities, overcrowded households, children living in flats, house insurance premiums and households without use of a car.

Consultations are under way at the time of writing with the object of updating the Index of Local Conditions. Indications from the initial proposals are that the Borough is not likely to change its ranking compared to other local authorities.

The Borough's legacy of older private rented multi-occupied housing stock and older Housing Trust properties contribute to continued high deprivation scores. The proportion of private rented and Housing Association/Housing Trust housing in the Borough (34%) ranks fourth highest of any district in England. Among London Boroughs, Hammersmith and Fulham ranks second for its proportion of dwellings which are non-self-contained, shared or non-permanent (2%).

As was pointed out in the case of Income Support data, the elderly are one group that seem particularly badly off. The 1991 Census rankings of pensioner households without central heating (40%) and pensioner households without use of a car (75%) are especially high: 5th and 11th respectively of all English districts.

Another group characterised by low income is that of single parent families. The Borough's proportion (6%) is the 19th highest figure of all districts in the country.

In the local economy, the loss of almost half the Borough's manufacturing jobs over the 1981-91 period has contributed to the high unemployment rate (the Census showed an overall rate of 14 per cent), which ranks 24th highest among the 366 English districts. Unemployment has fallen since 1991 (see Economic Activity chapter) but this is also true throughout the country, so the borough's ranking will not necessarily have altered much. This factor is clearly a major contributor to low income among a significant sector of the population.

[10] Housing Benefit database: LBHF, Housing Services Department

Deprivation Within the Borough : Wards

From the evidence of the 1991 Census, White City and Shepherds Bush is the most deprived Ward in the Borough, as it was in 1981. Table 2 shows a ranking of ten 'needs' factors from the Census. On a crude index, combining simple rankings, three Wards emerge clearly at the top of the list: White City and Shepherds Bush, College Park and Old Oak and Coningham.

White City and Shepherds Bush Ward ranks first of all the Borough's 23 Wards in:

- unemployment rate
- proportion of single parent families
- overcrowded households (more than 1 person per room)
- households without use of a car
- households with dependants [11].

As well as these indicators of deprivation, the Ward also ranks first in its proportion of households in Local Authority tenure (55%): it contains the White City and Edward Woods Estates. It also has the highest proportion of Black and ethnic minority

groups (36%) and the joint second highest proportion of Irish (12%). It has the highest proportion of 5-15s, and the highest rate of unemployment among young adults aged 16-24 (32%).

The Ward is ranked within the top 25 of all 760 London Wards on five separate 'DoE' factors : children living in flats (7th), households with no car (8th), overcrowding (19th), children in non-earning households (19th) and the unemployment rate (24th). On a combined index, the Ward ranks as the 11th most deprived in London.

Deprivation Within the Borough: Enumeration Districts

Census data is also available for areas within Wards, Enumeration Districts (EDs), of which there are 420 in the Borough.

The DETR analysis from the Index of Local Conditions at Ward and enumeration district level includes 6 indicators at ED scale and 7 at Ward scale.

These indicators are:-

- unemployment
- children in low earning households

Table 2: Ward Ranking 1991

Needs Factor	1	%	2	%	3	%
1. Unemployment rate	White City	22.0	Coningham	18.2	Addison	17.5
2. Single parent families with dependent children	White City	13.6	Sands End	8.4	Eel Brook	8.1
3. Persons long term ill	College Park	28.4	Wormholt	28.1	Normand	26.3
4. No exclusive use of basic amenities	Avonmore	6.5	Coningham	5.7	Town	5.6
5. Over 1 person per room	White City	9.5	College Park	7.2	Gibbs Green	7.0
6. In non self-contained accommodation	Coningham	10.7	Avonmore	9.7	Addison	8.5
7. No central heating	Coningham	34.6	Walham	33.3	Avonmore	32.4
8. No car	White City	66.8	College Park	62.6	Broadway	61.6
9. Lone pensioners	Broadway	19.7	Crabtree	17.9	Palace	17.9
10. With dependants	White City	46.6	College Park	44.5	Wormholt	43.0

Note: Values are all proportions of households, except the unemployment rate, which is a proportion of economically active persons.

Source: 1991 Census, OPCS

[11] A dependent is either a child aged 0-15 or a person aged 16-18, never married, in full time education and economically inactive, or a person with limiting long term illness who is permanently sick or retired.

- overcrowded housing
- housing lacking basic amenities
- households with no car
- children in unsuitable accommodation with the addition, at ward level, of:
- educational participation (at age 17).

The analysis shows for each local authority area the proportion of the area that is deprived (using ED data) and the severity of deprivation in the worst parts of the area (ie. the average score of the three worst wards). Effectively these are measures of the extent and intensity of deprivation in each local authority area. On this basis the Borough is ranked ninth and tenth worst respectively of all local authority districts in England.

Figure 1 shows the highest-ranked EDs in Hammersmith and Fulham in comparison to all others in England. Here the concentrations of deprivation particularly in the north of the borough in the Shepherds Bush area are clearly seen, though some are also apparent in Fulham.

Comparisons with similar distributions of the most deprived EDs from previous Censuses show that, as the proportion of private rented housing in multi-occupation and poor condition has diminished within the overall housing stock, so deprivation has become increasingly concentrated on public sector housing estates. Here, it is not so much a problem of the physical condition of the stock, although there are physical problems which are not shown up by the Census, as of the concentration of people, such as the unemployed, single parent families or elderly people with limiting long-term illness, whose living conditions are severely limited by low income.

The uneven distribution of factors across the Borough also has a significant impact on the need for supporting services in different areas of the Borough.

CRIME & COMMUNITY SAFETY

Overview

The Metropolitan Police is the key agency dealing with crime. It is clear that fear of crime remains a major factor, (at least as important as any personal experience as a victim of crime) in peoples perception of the place they live or work; and in their quality of life. Hence the priority the borough gives to this work.

Locally there has been the recognition for over ten years that no one agency acting alone can ensure safety for the community. The partnership approach pioneered in Hammersmith and Fulham has found national recognition. From April 1999 local authorities and Police will be under a joint statutory duty to implement strategies for the reduction of crime and disorder.

This section starts by describing arrangements for local policing and then sets out the partnership structures which exist to promote community safety in Hammersmith and Fulham and some of the initiatives the Council has taken.

Metropolitan Police

The Borough is divided, for operational purposes, into two divisions, each headed by a Superintendent. These divisions obviously form part of the larger management structure of the Metropolitan Police and current proposals for a Greater London Police Authority herald a shift for the future policing of London.

In practice however, the 2 local police superintendents have considerable independence as local partners in the delivery of practical initiatives to make the Borough safer for everyone who lives and works here.

Hammersmith Police Division contains two police stations, one on the Uxbridge Road for Shepherds Bush and one on the Shepherds Bush Road for Hammersmith. Fulham has one police station just off Fulham Broadway.

Figure 1: Areas of Deprivation within Hammersmith & Fulham, 1991



Enumeration Districts in Hammersmith & Fulham ranked within all English ED's using the Index of Local Conditions (a measure of deprivation)

■	worst 1%	(22 EDs)	(22 EDs)
■	worst 1 to 2 %	(28 EDs)	(28 EDs)
■	worst 2 to 5 %	(83 EDs)	(83 EDs)
■	worst 5 to 10%	(77 EDs)	(77 EDs)

Produced from data supplied by the DETR (formerly DoE)

Juvenile crime and some other matters are dealt with separately by a Borough based Youth and Community Section headed by a Chief Inspector.

Each Police Division has a specialist Vulnerable Persons Unit which deals with incidents of domestic violence, racial harassment and homophobic crime.

There is a Sector Inspector based at each Police station who is responsible for police/community liaison. The Chief Inspector in charge of the central Youth and Community Section also has the role of Borough Liaison Officer with lead responsibility on behalf of both Superintendents for the overview of Police/Council joint working.

There is a Borough Police Community Consultative Group made up of members of the local community, with a paid secretary. This is established under S106 of the Police and Criminal Evidence Act 1984. It receives reports from the Police and acts as a parent body for the Lay Visitors Panel which has rights of inspection of prison cells.

There are many Neighbourhood Watch Schemes in the Borough, though these are less prevalent in the poorest parts of the Borough. In recognition of this general problem with Neighbourhood Watch, the Police have re-launched this scheme in Spring 1998 with a broader community focus.

The Council

Since 1988 the Council has had a specialist Community Safety Unit, one of the longest established in the country. The Unit is responsible for developing and co-ordinating action to:

- prevent crime;
- reduce the fear of crime;
- support the victims of crime.

Community safety involves reducing the opportunities for crime, for example environmental improvements like better street lighting and design, and long term work against the social causes of crime, by the provision of better facilities, training

and job opportunities. The Unit has prioritised work with groups who have experienced discrimination, disadvantage and prejudice and may be vulnerable as a result, for example, women, elderly people, disabled people, and victims of racial harassment.

A vital part of the work has been to establish joint working and partnerships with other major agencies including other council departments, the police and probation and with the voluntary sector. This work will underpin the Council's new responsibilities under the Crime and Disorder Bill.

Partnerships in community safety.

Practical initiatives in the Borough were given considerable impetus with the grant of Safer Cities funding from the Home Office in 1991. HAFPAC (Hammersmith and Fulham Partnership Against Crime) is the successor body to Safer Cities and brings the Boroughs major businesses into active partnership with the Council and the Police. HAFPAC have funded a number of major recent Crime prevention initiatives, (CCTV, King Street and Aim Higher Mentoring Scheme for young people at risk of offending) and an ongoing programme of small community safety projects. HAFPAC membership includes the two Police Superintendents and representatives of leading companies in the Borough including Barclays Bank, Marks and Spencer, EMI, Coca Cola, BBC and Polygram. HAFPAC is chaired by the Local Authority.

The strategic body which currently oversees all community safety activity in the Borough is the Community Safety Board. Members are the Police, the Council, and the Probation and Health Authority. The Board agrees and oversees an annual programme of activity, the Community Safety Plan, and will take responsibility for the Crime and Disorder Reduction Strategy required by legislation from 1999.

The detail of the work is co-ordinated by sub-groups:

- Safer Environment Group;

- Domestic Violence Forum;
- Drug Action Team;
- Racial Harassment Group;
- Education, Training & Employment Group;
- Public Health Strategy Group.

These groups bring a variety of organisations, including voluntary sector ones, into partnership work alongside the major statutory bodies.

Challenges 1998 - 2002

The Community Safety Board, HAFPAC, and the long history of partnership working by staff at all levels in Police, Council and other statutory and voluntary agencies, mean the Borough is well placed to respond to the challenges of the new statutory duty.

The Community Safety Board from 1998 onwards will prepare an annual strategy for the reduction of crime and disorder, based on an audit and on consultation with residents. The strategy will set crime reduction targets for the Borough. These will become part of a statutory process, overseen by the Home Office, when the Crime and Disorder Bill comes into effect from 1999 onwards.

Crime statistics / crime audit

Surveys of public opinion consistently show crime as the highest concern for the public throughout the country. Although there is some survey evidence that borough residents are less worried about it than people living elsewhere in London it is clear that residents continue to think it should be a priority for Council action [12].

Most crime, probably between two thirds and three quarters, is not reported to the Police. However, police statistics are the most consistent source for the situation in the Borough. Table 3 shows a significant reduction in burglaries and robberies in the Borough, although in the overall total

Table 3: Offences in Hammersmith and Fulham 1997 - 98

Category	1996-7	1997-8	% change
Violence against the person	1102	1280	+16
Sexual offences	143	169	+18
Robbery	861	681	-21
Burglary and going equipped	3886	3319	-15
Motor vehicle crime	4861	4762	-2
Other offences (eg. theft, fraud, criminal damage, drugs etc)	10165	11147	+1
Grand Total	21018	21358	+2

Source: Performance and Information Bureau, Met. Police

this was balanced out by a rise in other types of crime.

To address the problem of under-reporting, the Borough has initiated several pioneering studies. For instance a study in 1989 [13] found that one in three women had experienced violence from their partner or husband; a 1991 study [14] showed that disabled people were twice as likely to suffer assaults as non-disabled people; an exercise currently being carried out (Spring 1998) by the Racial Harassment Sub-group of the Community Safety Board is finding some clusters of racial attacks; and that certain Black and ethnic minority communities suffer disproportionately more attacks than others.

These findings inform the action the community safety partners take, not only to try to protect people and hold offenders accountable in the short term, but also to improve systems and joint working for the future.

[12] Hammersmith and Fulham Crime and Policing Survey 1988

[13] What Support? Polytechnic of North London 1989.

[14] Crime and Harassment: A survey of its impact on people with disabilities, Research Report B1, Environment Department, LBH&F 1993

This chapter describes the current provision of health care services in the Borough, and considers residents' health needs and local health issues. It summarises some of the key health status indicators for the borough of Hammersmith and Fulham compared to EHH Ealing, Hammersmith and Hounslow Health Authority as a whole.

Health Care

Planning and Funding Health Services

The responsibility for planning and funding health services (including general practitioners, dentists, optometrists and pharmacists) in the Borough rests with Ealing, Hammersmith and Hounslow Health Authority. The Authority is responsible to the North Thames Regional Office of the NHS Executive.

The Health Authority updates its 5-year health strategy on a rolling basis each year ('Better Health for West London'). In 1995, the Health Authority and the Borough jointly issued a health strategy for the Borough, highlighting local health problems and setting targets for improvement.

The Health Authority receives most of its central funding on a capitation basis. In 1998/99, its total allocation will be approximately £440 million.

The Provision of Health Care Services

Hammersmith and Fulham is served by 89 GPs working in 39 practices. Community health services in the

Borough are provided by Riverside Community Healthcare NHS Trust. These services include district nursing and health visiting, as well as support to health centres, schools and clinics. The Trust also provides NHS continuing care for older people. Riverside Mental Health NHS Trust provides mental health services in the Borough. It has a range of general and specialist mental health services, with inpatient provision mainly at Charing Cross Hospital.

The main acute hospitals are Hammersmith and Charing Cross (managed by Hammersmith Hospitals NHS Trust), although a significant number of residents in Fulham would look to Chelsea & Westminster as their local hospital. Many residents will be treated in hospitals in other Boroughs (particularly St. Mary's in W2). Hammersmith Hospitals NHS Trust also manages Acton Hospital (care of elderly people) and Queen Charlotte's Hospital (maternity and gynaecology).

Specialist health promotion services are provided by the West London Health Promotion Agency, part of EHH Health Authority.

Local Health Issues

Long-term Limiting Illness

One of the questions in the 1991 census was whether the respondent suffered from long-term limiting illness. This indicator is often used to assess the general health status of a population.

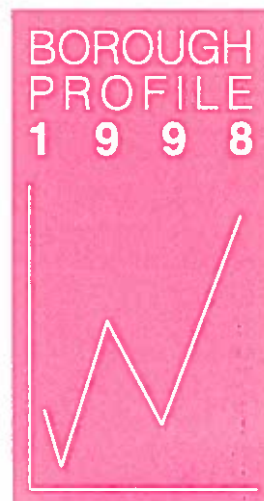
Table 1: Long-term limiting illness, residents in households, 1991 Census

Borough	Numbers		Percentage		Rate* per 1000 population	SIR**
	Males	Females	Males	Females		
Hammersmith and Fulham	7898	9514	11.5%	12.3%	118.7	109.7
Ealing	13506	16279	11.5%	11.5%	108.4	100.2
Hounslow	9525	11498	11.5%	11.5%	100.7	93.1
EHH HA	30929	37291	11.5%	11.5%	108.2	100.0

* Age-sex standardisation

** Standardised illness ratio-boroughs as a proportion of EHH average (100)

Source: C91 Data Management System for 1991 Census



The table below records the number of people suffering long-term limiting illness by EHH health authority borough. Hammersmith and Fulham has the highest percentage of male and female respondents in this category, with a standardised illness ratio which is 10% higher than the EHH average.

Mortality

Another way of evaluating the health status of a population is to examine overall mortality rates. The graph below shows trends in all cause mortality by borough.

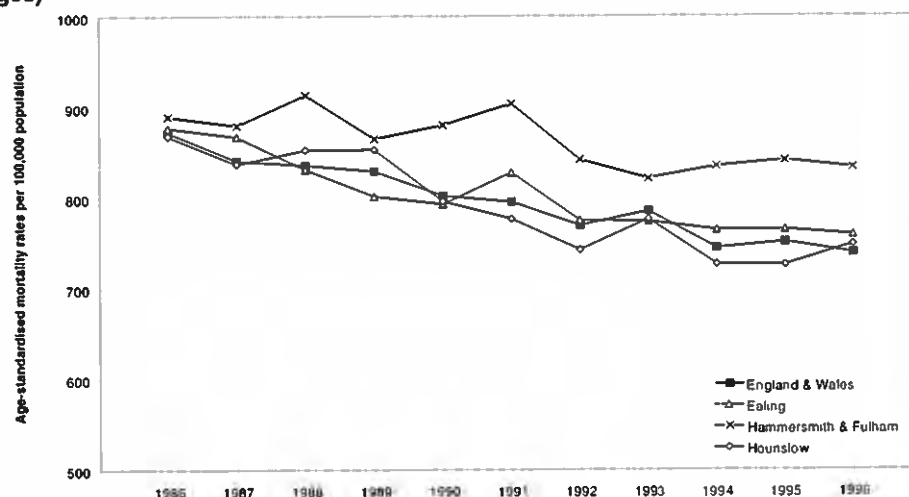
inner London boroughs were falling more slowly than nationally, leading to a widening gap between local and national rates [1].

'Our Healthier Nation'

The government Green Paper on health, *Our Healthier Nation*, published in February 1998, set four targets for improving the population's health by the year 2010:

Heart Disease And Stroke: target: to reduce the death rate from heart disease and stroke and related illnesses amongst people aged under 65 years by at least a further third;

Figure 1: Directly age-standardised death rates and number of deaths from all causes (all ages)



Source: Public Health Common Data Set 1997

The above graph indicates that between 1986 and 1996 overall mortality rates fell in all three boroughs, reflecting the national picture. Rates in Hammersmith and Fulham, however, showed the least improvement and are shown to be significantly higher than the other areas. This is to be expected as Hammersmith and Fulham is an inner London borough and has the associated social and economic characteristics which are known to be linked to poorer health. These findings are in line with research from the Health of Londoners Project, which concluded that mortality rates for

Accidents [2]: target: to reduce accidents by at least a fifth;

Cancer: target: to reduce the death rate from cancer amongst people under 65 years by at least a further fifth;

Mental Health: target: to reduce the death rate from suicide and undetermined injury by at least a further sixth.

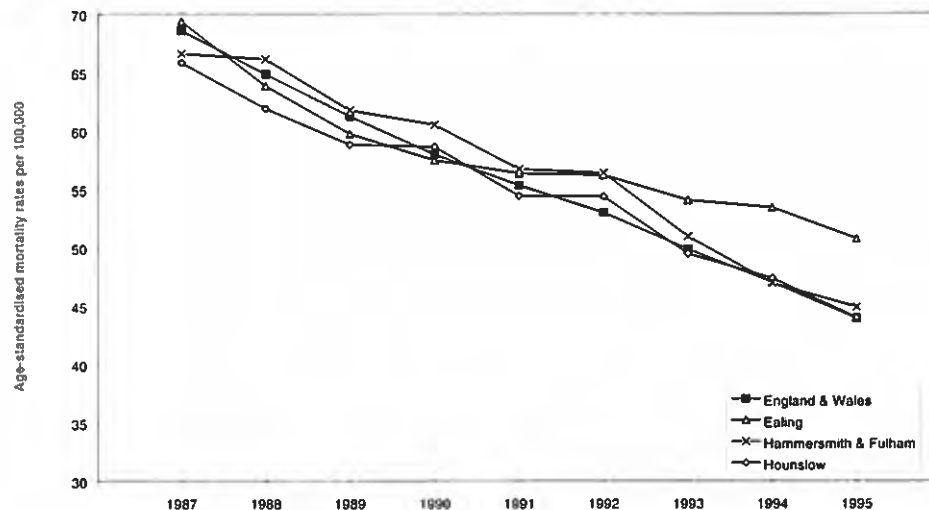
The following pages present an analysis of the health status of Hammersmith and Fulham borough using the above indicators.

[1] Changing mortality rates in London, Executive summary, HOLP, Discussion Paper, Dec 1997.

[2] An accident is defined here as one which involves a hospital visit or consultation with a family doctor.

Heart Disease and Stroke

Figure 2: Mortality rates from coronary heart disease in persons under 65

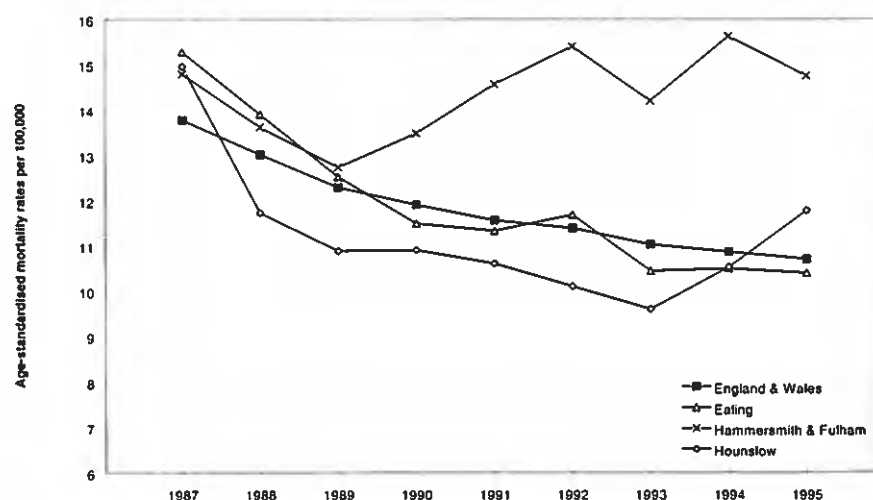


Source: Public Health Common Data Set 1997

The above graph shows trends in mortality rates from coronary heart disease for the three boroughs and England and Wales [3]. Mortality rates in Hammersmith and Fulham have come down in line with the national trend, although they have moved from a position just below the national figure in 1987 to being just above it in 1995.

the pattern in Hammersmith and Fulham and Hounslow has been erratic. The death rate from strokes in Hammersmith and Fulham declined between 1994 and 1995, but the rate in Hounslow has been rising since 1993. Although there are likely to be no simple explanations for these differences, influencing factors include ethnicity - people of Caribbean

Figure 3: Mortality rates from stroke in persons under 65



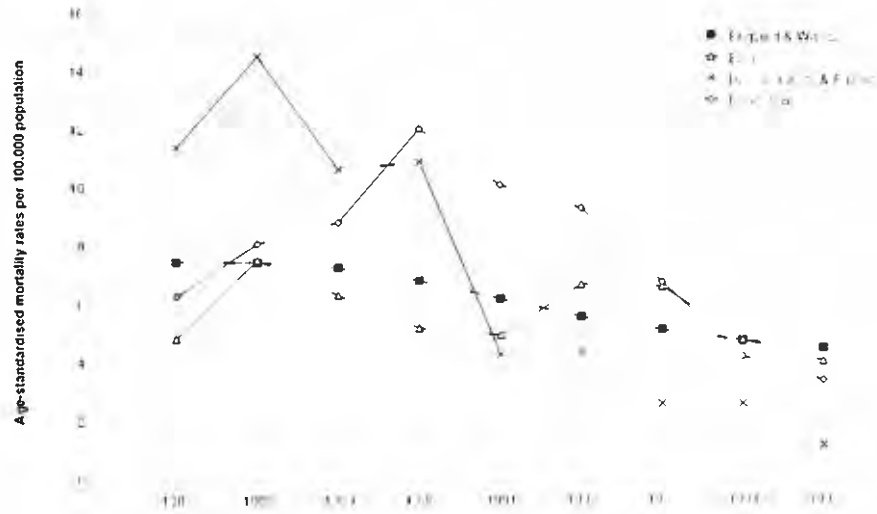
Source: Public Health Common Data Set 1997

Fig 3 shows trends in mortality rates from strokes. Whilst rates in Ealing have reflected the national downward trend,

origin, for example, have a higher than average incidence of strokes - and health related behaviour (smoking, drinking,

[3] 3 year moving averages have been used to smooth out annual fluctuations due to small numbers.

Figure 4: Mortality rates from accidents in children under 15



Source: Public Health Common Data Set 1997

diet, exercise, etc). In addition, in relatively small areas such as a Borough there may also be quite wide random swings in death rates.

Accidents

The above graph indicates that mortality rates from accidents in under 15 year olds have declined in all areas, with Hammersmith and Fulham showing the most significant improvement. Again, there are quite large random variations. A small increase in the number of accidents can create a large percentage change.

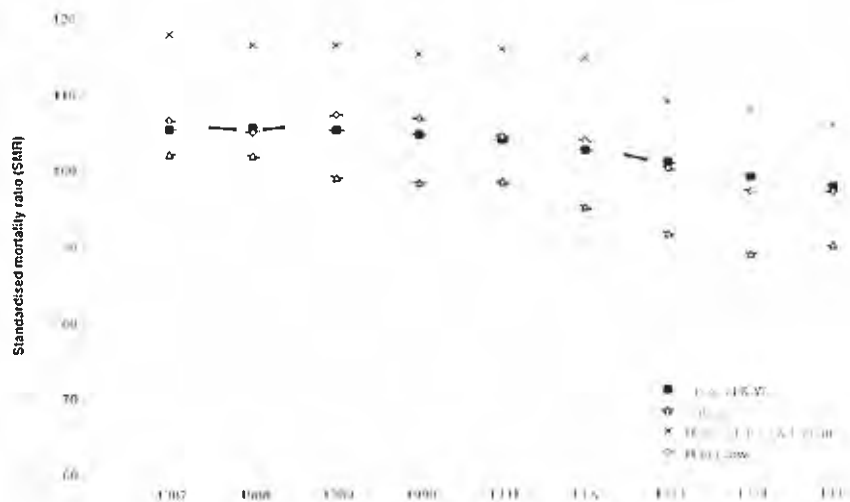
Road Traffic Accidents

In 1997 there were 922 road traffic accidents in the Borough. There were 1,085 casualties, of which 6 were fatal, 147 serious and 932 slight. There is a national target to reduce annual casualties by 30% by the year 2000 (compared to the 1981 figure). For this Borough that target is 800 casualties or fewer per annum.

Cancer

More than a quarter of a million people develop cancer each year in the United

Figure 5: Annual death rates from all malignant neoplasms



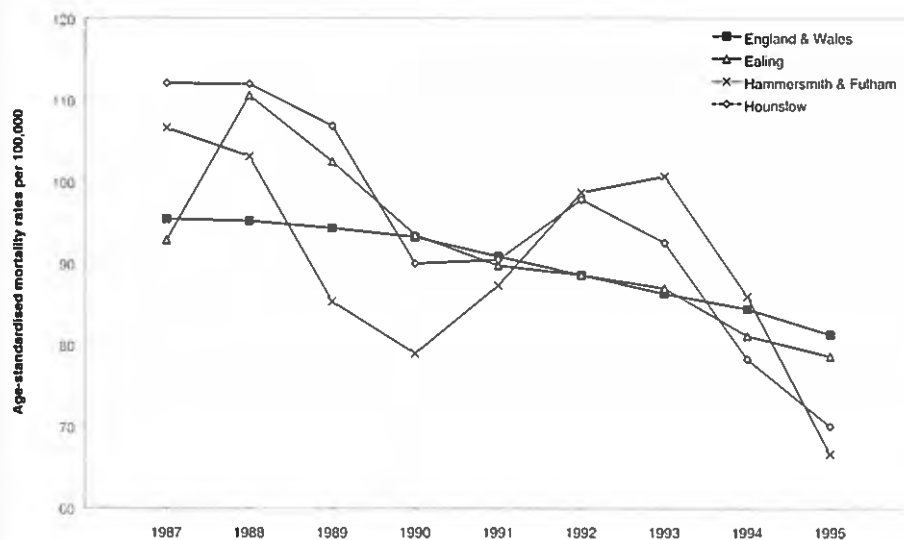
Source: Public Health Common Data Set

Kingdom. Based on national statistics, an estimated one in three people will develop cancer during their lifetime. This is likely to be in their later life, as over 70 per cent of all new cancers are diagnosed in people aged 60 years or more. Despite these statistics, it should be remembered that cancer is not necessarily fatal, and that advances in treatment mean that many more cancers are now treatable.

Figure 5 illustrates the overall decline in cancer related deaths for EHH Health Authority boroughs and England and Wales.

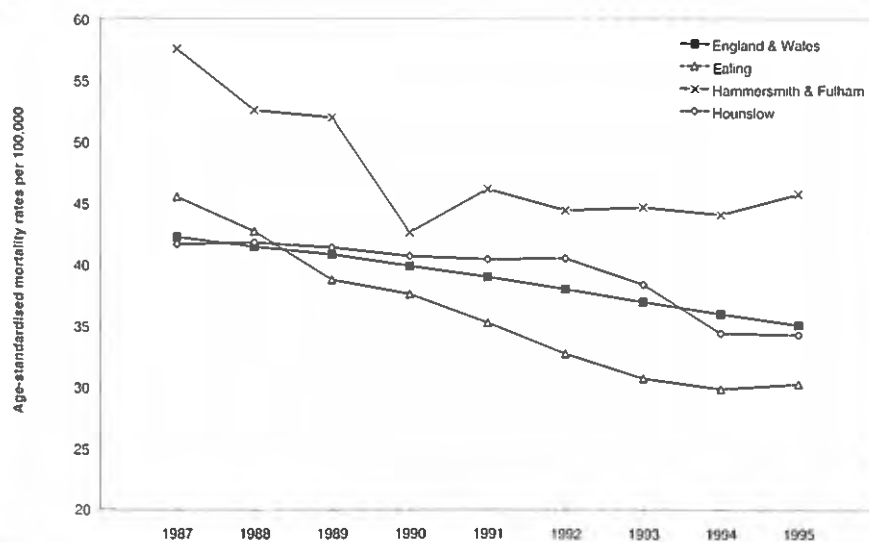
The recently published guidance EL(96)15 states that in the UK breast cancer is the leading cause of cancer death among women, and is responsible for one in five cancer deaths, that is over 14,000 deaths annually. The graph below shows mortality rates locally for breast cancer for women aged 50-69 years (i.e. those women eligible for the breast screening programme). As can be seen, there has been an overall decrease in mortality rates for all areas, with all EHH health authority boroughs having rates in 1995 which were below the national average.

Figure 6: Mortality rates from breast cancer in women aged 50-69



Source: Public Health Common Data Set 1997

Figure 7: Mortality rates from lung cancer in men and women under 75



Source: Public Health Common Data Set 1997

Nationally, despite the fall in lung cancer death rates, lung cancer is still by far the commonest cause of cancer deaths, and is responsible for one in three such deaths or over 24,000 deaths annually. The above graph shows that whilst death rates from lung cancer in Ealing and Hounslow have reflected the national decline, rates in Hammersmith and Fulham have increased since 1990. This variation may be partly attributable to smoking not having declined in Hammersmith.

Mental Health

The graph below shows that all areas have seen a reduction in suicide rates between 1987 and 1995, but there is considerable variation between the boroughs. Whilst suicide rates in Ealing and Hounslow had declined to below the national average by 1995, the comparable figure for Hammersmith and Fulham was somewhat higher. Hammersmith and Fulham has many of the socio-economic factors which are known to be linked to increased levels of mental illness: relative social and economic deprivation - with wide variations in levels of income; a highly transient population - including the homeless, people in bed and breakfast accommodation, students, economic migrants, etc. We need to bear in mind that these rates are based on relatively

small numbers and will, therefore, be significantly affected by year on year fluctuations.

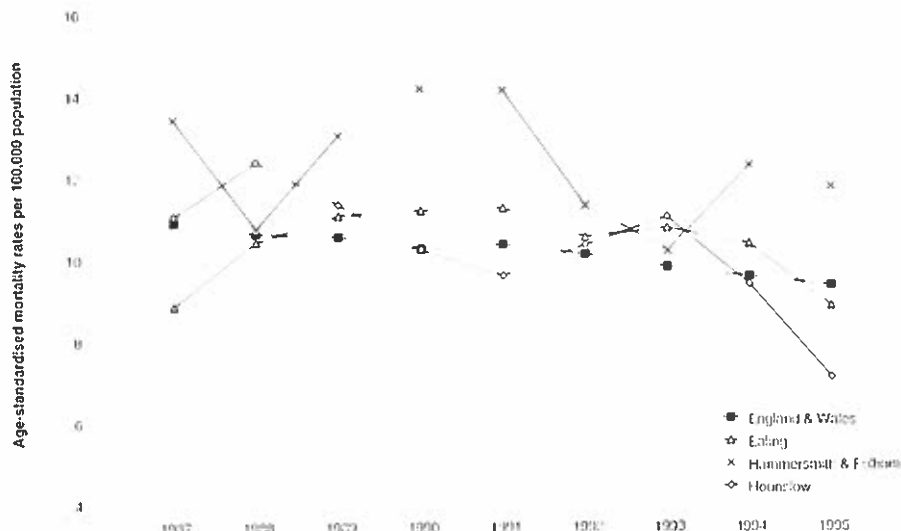
Local Issues

Oral Health and Fluoridisation

Local trends in the oral health of EHH children are monitored through surveys carried out by the Community Dental Services in the Boroughs and co-ordinated by the British Association for the Study of Community Dentistry. The charts below show the unfavourable trends for five year old children in both decay experience and untreated decay in Hounslow, and Hammersmith and Fulham between 1986-1996. Figures are worse than those nationally, and much worse than in other parts of South East England.

It has been recognised for some time that fluoridation of public water supplies is the best preventive measure to ensure better oral health of the population as a whole. In particular it benefits those sections of the population in the lower socio-economic groups who are more likely to have higher levels of dental disease. As a result Health Authorities across London established a feasibility study in 1995 into fluoridating London's water. However this project may be postponed until the Government has changed the legislation,

Figure 8: Suicide and self-inflicted injury and injury undetermined



Source Public Health Common Data Set 1997

Figure 9: Proportions of children in EHH with dental decay experience by borough, 5 year olds 1986-1996

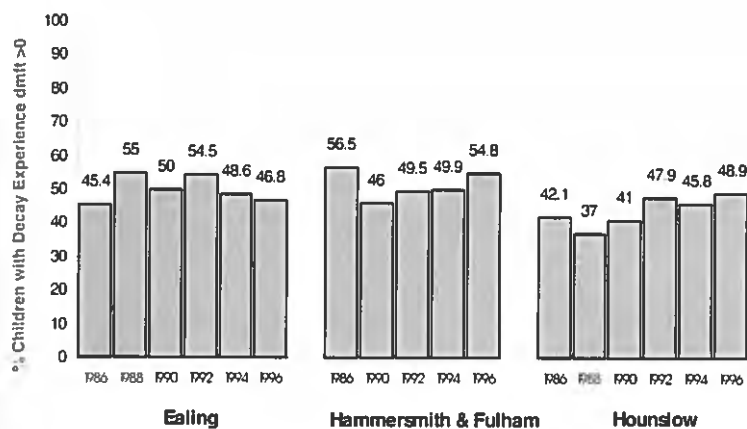
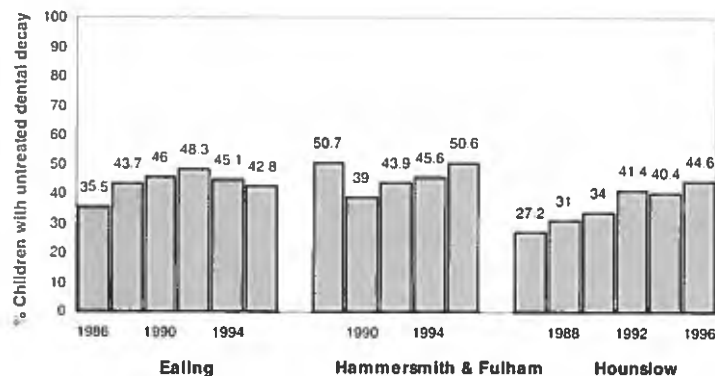


Figure 10: Proportions of children in EHH with untreated dental decay by borough, 5 year olds, 1986/1996



Source: Dental Practice Board

as at present private Water Companies have a virtual right of veto even if health and local authorities support fluoridation.

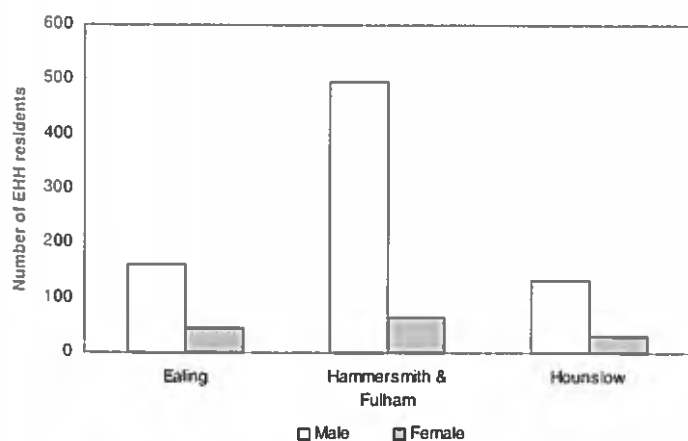
HIV/AIDS

An issue that is of particular concern to

the borough of Hammersmith and Fulham is HIV/AIDS. As is clear from the graph below, the number of HIV/AIDS cases in the borough is comparatively high.

Approximately 60% of HIV positive EHH health authority residents live in Hammersmith and Fulham.

Figure 11: Distribution of HIV/AIDS cases by local authority/gender, 1996



Source: Communicable Disease Surveillance Centre (Thames)

Table 2: Number of AIDS cases and deaths by borough, 1988 - 1997

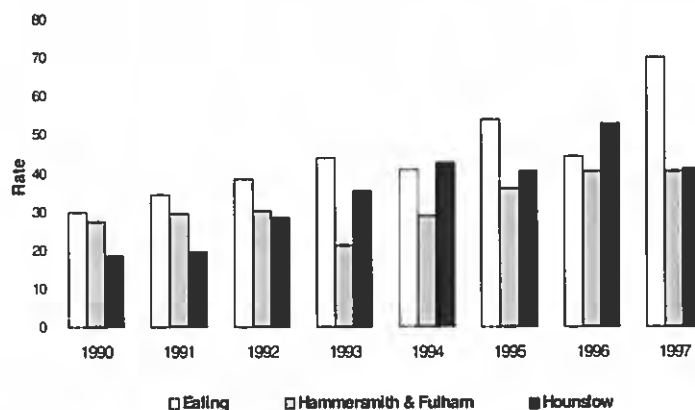
	Cases	%	Deaths	%
Hammersmith and Fulham	603	57	444	56
Ealing	264	25	204	26
Hounslow	184	18	145	18
Total	1051	100	793	100

Source: Communicable Disease Surveillance Centre (Thames)

The table above shows the total number of AIDS cases and deaths by borough, between 1988 and 1997.

Tuberculosis

Following a continuing decline throughout this century, interrupted only by the second world war, this trend reversed in 1987, and since that time there has been a sustained increase in the numbers of reported tuberculosis cases across the District (see graph below).

Figure 12: Tuberculosis: notification rates per 100,000 population

Source: Communicable Disease Surveillance Centre (Thames)

The Crisis Report, "Out of The Shadow" (1995) and the Department of Health document, "Tuberculosis and Homeless People" (1996), have highlighted the increasing problem of tuberculosis in homeless people. Inward migration of people from high risk countries is also a major contributor.

SCHOOLS

There are 4 nursery schools, 1 early years centre, 37 primary, 8 secondary (including one grant maintained school), with sixth form provision for 5 of these schools at the William Morris Academy. There are 5 special schools in Hammersmith and Fulham with 1 residential special school run by the borough and located in Berkshire. In January 1998, there were 15,153 pupils in the borough's schools.

The borough's school population is culturally diverse; there are 126 languages in addition to English spoken by pupils in our schools.

Nursery Education

Between them, the 4 nursery schools and 1 early years centre have 299 full-time pupils and 188 part-time pupils aged two to five.

Thirty-one primary schools have nursery classes, with 714 full-time and 511 part-time pupils aged two to four. Five primary schools offer extended daycare schemes. Almost 30% of the nursery age pupils are eligible for free school meals.

Primary Education

There are 9,475 pupils attending the borough's 37 primary schools, 1,225 of whom are in nursery classes.

English is an additional language for 2,351 pupils in primary schools and 42.5% of these pupils have a level of English fluency at stages 1 and 2, i.e. at the earliest stages of learning English.

It is estimated that almost 4% of children in primary schools live in either bed and breakfast or temporary accommodation. Forty-seven percent of primary pupils are eligible for free school meals.

Secondary and Further Education

There are 6,217 pupils attending the borough's 8 secondary schools (including one grant maintained school). The Pupil Referral Unit provides education for 110 pupils.

Forty-four per cent of secondary pupils are eligible for a free school meal. Almost 40% of the pupils travel into the borough from neighbouring boroughs.

Just over 1,400 secondary school pupils speak a language other than English and 18% have a level of English fluency at stages 1 or 2.

The William Morris Academy provides sixth form education for pupils from five of the borough's secondary schools based on a consortium arrangement. There are 528 pupils enrolled at the Academy.

Hammersmith and West London College is also located in the borough. There are over 10,000 students attending day and evening classes at this college of further education.

Special Schools and Units

There are 5 special day schools and 4 special units integral to mainstream primary schools within the borough. The 5 special schools provide education for 286 pupils with a range of special educational needs – learning difficulties, language and communication impairment and autism, visual impairment, hearing impairment and emotional and behavioural difficulties. The borough also has a residential special school in Sunningdale, Berkshire, which provides for 20 children with autism.

1997 KS2 Results

Table 1 shows the percentage of 11-year-old pupils attaining Level 4 and above in their Key Stage 2 tests. The table compares the results for Hammersmith and Fulham with other inner London boroughs. The average figure for Hammersmith and Fulham is 62.9%, which is greater than the inner London average of 58.9%.



Table 1: Ranking of Inner London boroughs by average Key Stage 2 test results

Kensington & Chelsea	69.9
Camden	67.3
Westminster	65.1
Hammersmith & Fulham	62.9
Wandsworth	61.2
Islington	59.9
Lewisham	57.7
Lambeth	54.9
Greenwich	54.0
Southwark	52.1
Tower Hamlets	51.6
Hackney	50.2
Inner London	58.9

Source: DfEE 1997

1997 GCSE Results

Table 2 shows how pupils in the borough fared in their 1997 GCSE results compared with other inner London boroughs. The percentage of pupils attending schools in each borough who gained five or more Grades A* to C at GCSE is shown. The figure for Hammersmith and Fulham is 40.1%. This is above the inner London average of 33.2%.

Table 2: Percentage of pupils gaining five or more GCSE Grades A* - C.

Camden	47.8
Kensington & Chelsea	43.9
Hammersmith & Fulham	40.1
Wandsworth	35.0
Westminster	34.1
Greenwich	30.8
Hackney	30.4
Lewisham	29.4
Lambeth	28.6
Southwark	27.2
Tower Hamlets	25.7
Islington	24.9
Inner London	33.2

Source: DfEE 1997

These figures include Grant-Maintained Schools

COMMUNITY FACILITIES

Community Learning

Community learning and leisure services are organised through a number of centres distributed across the borough. Services include adult education and tutored classes, youth services and play and extended day care. There are about 100 community-based venues across the borough. Tutored classes are provided in 8 main specialist centres.

Libraries

There are 6 libraries and, in addition, there are mobile and domiciliary services. The number of registered borrowers exceeds 74,000. The libraries also provide an extensive sound recordings service. A comprehensive archive and local history collection is also provided in a purpose-built facility in the borough.

Play service

A range of services and programmes of activities and special events is provided at the borough's 3 adventure playgrounds, 4 under-5s centres, 2 care sites, 2 junior clubs, 12 play centres and 4 crèches. The service provides play opportunities for all children in the borough through play environments, which are safe, varied, flexible, stimulating and imaginative.

Leisure pools

There are 2 leisure pool complexes providing a full range of swimming and diving facilities, sauna suites, teaching pools and related services. These are Janet Adegoke Leisure Centre and Fulham Pools. Fulham Pools is currently closed pending a successful lottery bid.

Sport and fitness centres and community recreation

Sport and fitness facilities are provided at the Janet Adegoke Leisure Centre, Lillie Road Fitness Centre, Broadway Squash Courts, Linford Christie Stadium, Sands End Community Sports Hall and the TAVR centre. A wide range of activities and facilities is available including gymnasiums, sports halls, health and fitness tuition, training advice and crèches. There is also a wide range of outdoor sports and recreation facilities including tennis, all weather sports pitches, organised games and coaching. The borough ensures that these services are especially accessible to people with disabilities, women with children, elderly people and those on low incomes.

Community centres

The two key community centres in the borough are the Masbro Centre in Masbro Road and SIMBA located in Uxbridge Road. These centres provide a wide range of programmes and activities, which target the borough's most vulnerable people.

Land Use

Following some adjustments to the Borough boundary in 1994 and 1996, the total land area of the Borough is now 1,639 hectares (6.33 square miles). A broad breakdown of the use of land is shown in Table 1.

Table 1: Land Use in 1997

	% of land area of the Borough
Residential	44
Employment generating uses	17
Education and health uses	5
Transport and roads	20
Vacant sites without buildings	1
Open space	13
Total	100

Source: Land Use Survey 1995 - 1997 (Environment Dept.) and Highway Maintenance database (Environment Dept.)

Hammersmith and Fulham is characterised by a high proportion of built-up land and only a limited area available as public open space. There are some 226 hectares classified as 'open space' (13% of the land area) of which 164 hectares are public open space. In spite of a programme of assembling and developing public open space over many years, several areas of the Borough remain seriously deficient on the basis of distance criteria used in the Unitary Development Plan [1].

Floorspace in Major Uses

Table 3 shows that the largest single use within the non-residential floorspace in the Borough is offices, which totals more than a million square metres. Over a quarter of all office floorspace is within Hammersmith Town Centre, principally Broadway Ward. There is no comparable concentration of office floorspace in Fulham. It is mainly for this reason that employment is concentrated in the centre

of the Borough, in Hammersmith, rather than in Shepherds Bush or Fulham. Space in 'public buildings' totals about 700,000 square metres, much of which is accounted for by the BBC in White City & Shepherds Bush Ward [2].

Shopping floorspace totals over half a million square metres. Over a third of this is within the three Town Centres in the Borough, the largest area being in Hammersmith.

The largest retail stores in the Borough are: Sainsbury, Townmead Road; Safeway, Kings Mall (in Hammersmith Town Centre); Safeway, Heckford Place (in Fulham Town Centre); Safeway, Concord Centre (in Shepherds Bush Town Centre); and Tesco, Brook Green (off Shepherds Bush Road).

Industrial floorspace totals nearly a quarter of a million square metres, more than a third of which is in College Park and Old Oak Ward (see Table 2).

There are over a quarter of a million square metres of storage and warehousing space in the borough, nearly a third of which is in College Park and Old Oak Ward. However, almost a quarter of the Borough's space is vacant.

At present, there are two large areas identified in the Unitary Development Plan and awaiting development. To the north of Shepherds Bush Town Centre is a site of 16.5 hectares (41 acres) where planning permission has been granted for the White City Centre. This scheme, by the developer Chelsfield, will include a major shopping centre, extending the existing town centre, with leisure uses, employment and affordable housing. In Sands End, in the south of the borough on the river, is some 11.5 hectares (28.5 acres) of land owned by British Gas where two planning applications have been made. The Unitary Development Plan envisages a mixed development of employment, housing (especially affordable housing) and a riverside park.



[1] Unitary Development Plan, 1993/94, Environment Department LBH&F

[2] For more information see Land Use in Hammersmith and Fulham: Environment Dept. 1998 (forthcoming)

Table 2: Employment Totals 1992		Floorspace in Major Uses 1995-97 (000 sq. m)			
		Offices	Storage and Warehousing	Industry	Shops
Addison	3400	37	1	1	38
Avonmore	2100	35	12	1	13
Broadway	11100	298	6	4	82
Brook Green	4500	108	59	4	15
Colehill	600	18	1	1	11
College Park	11100	108	89	80	45
Coningham	1800	16	3	4	28
Crabtree	1100	16	7	6	7
Eel Brook	2300	26	7	3	45
Gibbs Green	3200	83	2	4	15
Grove	2200	62	2	3	13
Margravine	4500	3	2	3	13
Normand	800	6	1	2	17
Palace	1500	24	6	3	12
Ravenscourt	7200	38	7	5	22
Sands End	2900	54	21	19	29
Sherbrooke	1000	6	4	4	15
Starch green	1400	11	2	37	8
Sullivan	2400	18	15	11	23
Town	2500	32	7	10	32
Walham	2700	36	10	7	41
White City	10100	49	39	16	41
Wormholt	700	2	-	1	11
BOROUGH	81100	1055	285	222	579

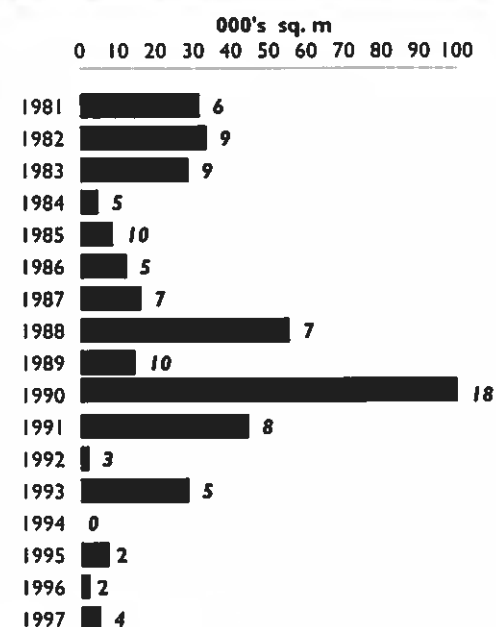
Source: Land Use Survey (Environment Department)

Office Developments

In the last 25 years Hammersmith and Fulham has been subject to considerable pressures from office (B1) development, but the recent recession greatly reduced demand. This is reflected in relatively low completions figures in the last six years (Figure 1). However, activity is now increasing again and at early 1998, two large schemes were under construction (a second phase of Centre West and a first phase of Hammersmith Embankment).

During the five year period between January 1993 and January 1998, 23 developments were completed which produced 38,600 square metres (gross) of B1 floorspace which, in practice, is nearly all for office use. In addition, there are seven sites under construction for 42,400 square metres and a further 25 sites with current planning permission where development has not started, involving a further 84,200 square metres of B1 space. If built this will represent an additional 8 per cent increase in the current stock of office space in the Borough [3].

Figure 1: Completed Office or B1 Developments 1981 - 1997



Number of developments 4, 7, 5 etc.

1. Only developments greater than 300 sq.m. are included (Including extensions)

2. Changes of use are excluded

Source: Environment Department Surveys

Table 3: Floor Space by Major Use for Town Centres and the Borough 1995-97

Use	Hammersmith	Fulham	Shepherds Bush	Borough
	m2	m2	m2	m2
Storage and Warehousing	1180	3430	2980	285000
Education	18400	1200	1700	388100
Health	1700	2800	1200	300000
Industry	1310	2200	4000	221800
Offices	286900	37500	47900	1055000
Public Buildings	34100	12500	28600	700000
Shops	86300	67600	48100	578600

'Town Centres' are as defined in the Unitary Development Plan. Residential space is excluded.

Figures for the uses included within this table include vacant space

Source: Land Use Survey 1995 - 97 (Environment Department)

[3] For further information on B1 development see "Office/B1 Developments in Hammersmith and Fulham: 1998 Report" Research Note 1/98: Environment Department, LBH&F.

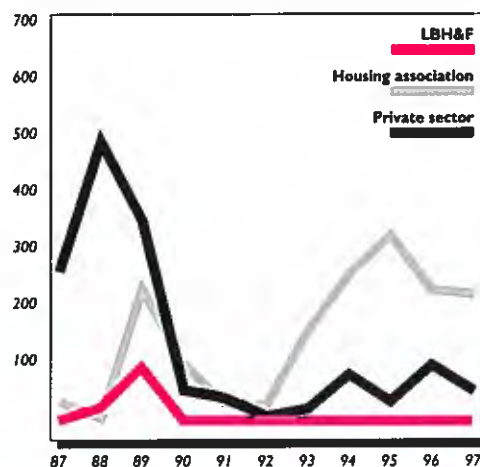
The principal developments completed since the beginning of 1989 have been :

- BBC Headquarters, White City (40,000 square metres)
- West Six, 77 Fulham Palace Road (21,945 square metres)
- Cumberland Park, Scrubs Lane (10,268 square metres)
- Kensington Village, Phase 1, Avonmore Road (12,170 square metres)
- The 'Ark', Talgarth Rd. (14,800 square metres)
- Centre West, Hammersmith Broadway Phase 1 (23,200 square metres)

New Housing Development

In the last four years, new housing development in the Borough has been at a higher level than the previous four years. There has been a revival in private sector development, with 253 units completed in the 1994-97 period (inclusive). The success of affordable housing policies has meant also that 1,012 units have been completed by Housing Associations.

Figure 2: New Build Housing Completions 1987-97



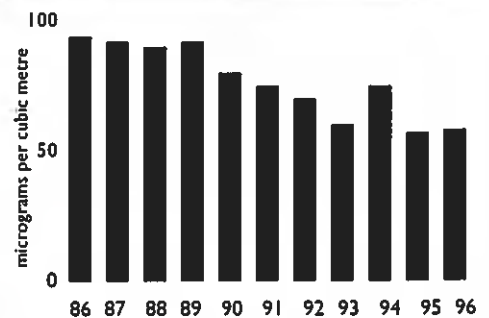
Source: Environment Department Surveys

Pollution Control

Hammersmith & Fulham occupies a strategic position in London in terms of major road and rail links. Situated to the west of central London, the borough experiences large traffic movements across and within its boundaries. With the increasing popularity of the car and subsequent increase in demand for road space the most significant source of pollution within the borough comes from vehicular movement. Air quality within the borough is of growing concern to residents, businesses and commuters. In reflection of this the Council presently measures for three pollutants in the borough.

Currently Nitrogen Dioxide, Benzene and Polycyclical Aromatic Hydrocarbons are monitored within the borough. These pollutants were chosen because they are present in the urban environment mainly because of vehicle use. Figure 3 indicates the levels of Nitrogen Dioxide recorded at a site on Hammersmith Broadway. The level has fallen over the last decade but now appears to be evening out.

Figure 3: Trends in annual average Nitrogen Dioxide concentration; Hammersmith Broadway



Source: LBH&F Monitoring

To reflect the increasing concern over pollution in the air the Council has installed a continuous monitoring station in the borough at Hammersmith Broadway to measure small particles. This station is operational from mid 1998 and will provide detailed information on the levels of pollution.

Government legislation now requires the Council to achieve targets on air pollution by the year 2005. The Council sees air quality monitoring as an integral part of its commitment not only to current legislation but also to its wider responsibility to environmental protection.

Parks and Open Spaces

There are 226 hectares of parks and open spaces in the Borough. Eighty-two hectares, over one third of this, is accounted for by the areas of Wormwood Scrubs and Little Wormwood Scrubs in the north of the Borough.

The Borough's named public open spaces total over 160 hectares. In addition to this there are almost 32 hectares of cemeteries and a further 12 hectares of open space around Fulham Palace in the form of allotments and grounds. Private open spaces, of which Hurlingham (15.8ha) and Queens Club (4.2ha) are the largest, account for a further 22 hectares.

A recent survey [4] shows that the two most popular Parks in the borough are Ravenscourt Park close to Hammersmith centre, and Bishops Park in Fulham. Their size, layout and wide range of facilities attract visitors from a wide area. Bishops Park and Furnival Gardens are particularly popular because of their impressive views over the Thames. There are many smaller open spaces used mainly by residents who live very close by. It is estimated that over 80% of residents regularly visit parks with one quarter visiting every few days. Around 5 million trips per year are made by residents to the borough's open spaces. Around 75% of visits are made on foot, a further 8% of visitors arrive by bike (cycle lanes exist in or near most open spaces), and only 9% of residents drive to parks even though over 50% have access to a vehicle. About one in ten park users take a dog and most parks have designated dog exercise areas.

Nature Conservation

As a densely urbanised inner London Borough there are only a few important wildlife habitats. These include the River Thames, particularly the foreshore, the Grand Union Canal and adjacent sites, the unimproved grassland of Kensal Green Cemetery and parts of Wormwood Scrubs. Also of value are railside habitats, plus those parts of parks, cemeteries and community gardens which are managed on nature conservation principles.

The London Ecology Unit has published an illustrated handbook of all nature conservation sites in the Borough [5].

In the Borough, public, private, and voluntary sector interests are coming together with the aim of protecting and enhancing the most important areas, and providing new habitats, such as Wormwood Scrubs and the Loris Road Community Garden, so that a nature conservation area is readily accessible to all local residents.

Conservation Areas and Listed Buildings

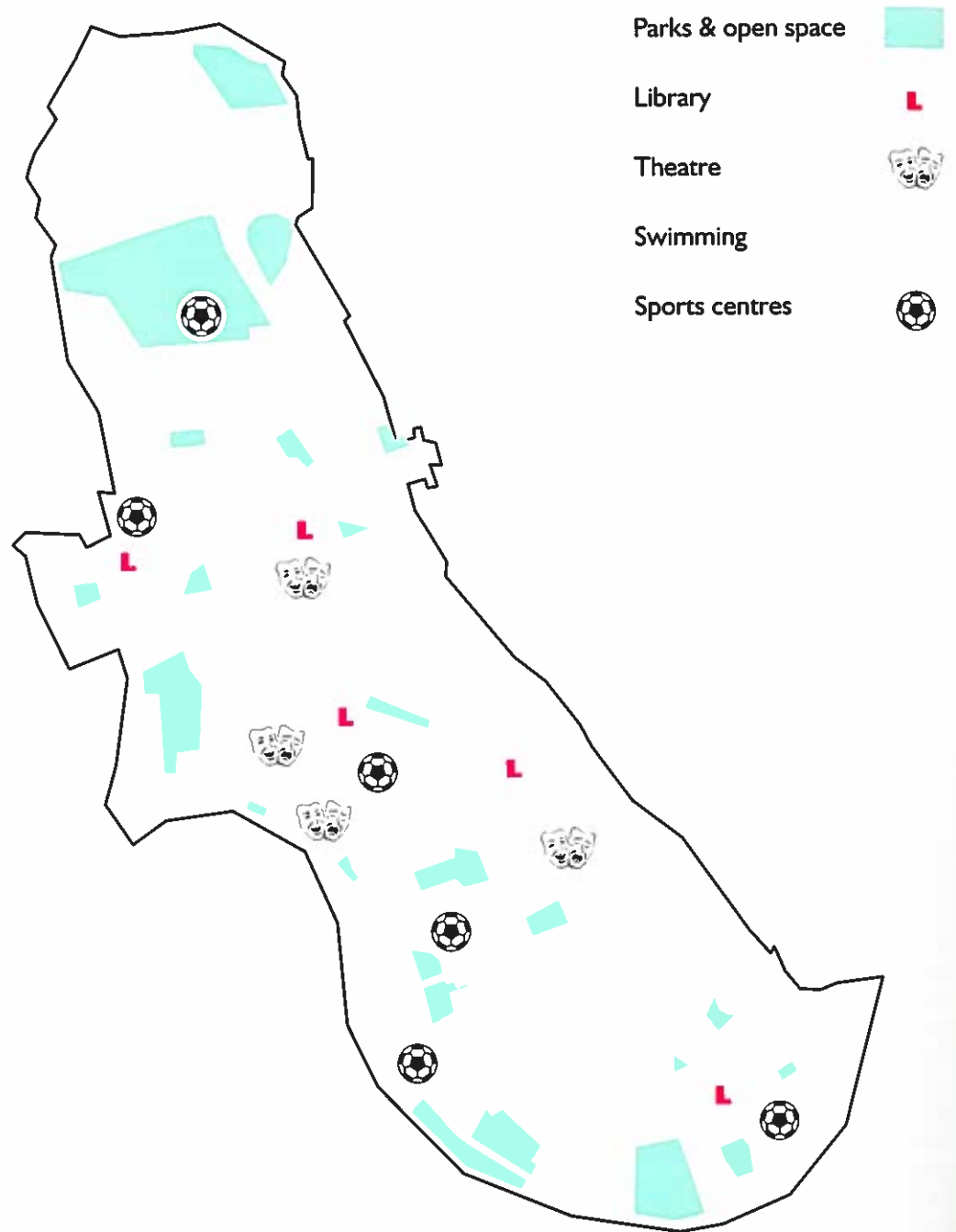
The council has designated 43 Conservation Areas within the borough. In dealing with planning applications submitted within these areas, the council has a duty to ensure that the character of the area is preserved and enhanced. This involves looking in detail at individual proposals to ensure that they represent a good standard of design in relation to the character and appearance of the area. The council is preparing character profiles of all Conservation Areas in the borough in order to identify the individual qualities which the council seeks to preserve or enhance.

There are 400 buildings on the Secretary of States Statutory List of Buildings of Special Architectural or Historic Interest. This includes the Grade 1 listed Fulham Palace.

[4] Parks and Open Space: A survey of residents in Hammersmith and Fulham, LBHF 1998.

[5] Nature Conservation in Hammersmith and Fulham, Ecology Handbook 25, London Ecology Unit 1993.

Figure 4: Open Spaces and Main Leisure Facilities



This chapter gives an overview of the Borough's transport network including accessibility to public transport, car availability and cycling. In addition the travel patterns of Borough residents are discussed.

Walking

Over a quarter of all journeys within the borough are made on foot. On a typical weekday Hammersmith and Fulham residents will make 110,000 trips by foot covering over 126,000 miles (not including walking to another transport node as part of a journey). In addition:

- over 11,500 children in Hammersmith and Fulham walk to school.
- 31% of those employed in Hammersmith and Fulham walk to work.

Walking is the main mode of transport for people shopping in the Borough:

- 36% of people walk to King Street, Hammersmith to shop (compared to 31% by car)
- 48% of people walk to Shepherds Bush Green to shop (compared to 18% by car)
- 92% of people walk to North End Road, Fulham Broadway to shop (compared with 2% by car).

Cycling

- 79 per cent of households did not have a bicycle for adult use, while 14 per cent had one and seven per cent had more than one.
- 3 per cent of Borough residents use a bicycle on a typical weekday.
- 14 per cent of bicycle trips are between home and work.
- 5 per cent of bicycle trips are between home and school or college.

- 59 per cent of all bicycle trips are made by men.
- 53 per cent of all bicycle trips made by residents in the 17-24 age group are made by women [1].

The Council's network of signposted (advisory) local cycle routes comprises 24 route miles of mainly local roads and paths across open land.

The Council is actively progressing the London Cycle Network to complement its well developed local cycle routes. This will particularly help cyclists travelling longer distances across Borough boundaries.

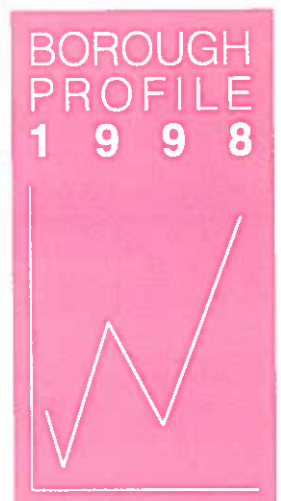
A range of different types of cycling facilities have been introduced and more are planned. Examples of these include; the recently extended King Street contraflow lane, advanced stop line at the junction of Scrubs Lane and North Pole Road, a Toucan crossing at Putney Bridge, advisory cycle lanes in Goldhawk Road, cycle friendly traffic calming in Rannoch Road and numerous cycle stands throughout the Borough.

Public Transport

London Transport- bus and underground services.

- 17 per cent of Borough residents hold a Travelcard valid for more than a day.
- 52 per cent are valid for a duration of one week, 26 per cent for one month and 16 per cent for one year.
- in terms of zonal validity, 84 per cent of all cards held by Borough residents are valid for use in the central area (Travelcard zone 1)
- less than 3 per cent of Travelcards, held by Borough residents, were paid for by their employers
- on an average weekday (Monday to Friday) 20 per cent of Borough residents use the bus.

[1] Statistics quoted in this section are from London Area Transport Survey: LRC and Department of Transport 1991.



- 50 per cent of the bus trips made by residents during the morning peak period are between home and work. Shopping trips account for 35 per cent of bus trips by residents.

There are 19 stations, on six London Underground and three other rail routes, serving the Borough.

There are 52 local bus routes, including 13 night services, serving the Borough (see Map 1).

The Borough is implementing schemes to help improve bus travel times and reliability of services as part of the London Bus Priority Network. Schemes include bus lanes, bus detection at traffic signals and bus clearways to discourage parking at bus stops.

The Hammersmith Broadway Centre is a good example of an integrated public transport interchange. The Piccadilly Line and District Line Underground services are closely linked to the new bus station with 16 bus services and the nearby Hammersmith and City Line Underground service. Well over 35,000 passengers use these services during a working day.

Rail

The Council actively promotes and supports the provision of other stations within the Borough along the West London Line, which runs from Clapham Junction in the south to Willesden Junction in the north (with one existing intermediate stop at Kensington Olympia). The first new station, which is due to open in the summer of 1999, will be at West Brompton and will form an interchange with the existing underground station.

Accessibility to public transport

Accessibility is a measure of access time to bus stop/ rail station, expressed in terms of walk and waiting time. few households in the Borough are further than 400 metres from a bus route (i.e. within five minutes walk).

Unreliable bus services and a relatively

dense 'network' of public transport services, which depends on interchanging between services to secure a range of destinations means that, in many instances, access time may not be such an important measure of accessibility as is the case in rural or suburban locations.

The Council has developed a model which measures relative 'public transport accessibility'. The model takes into account of the frequency and reliability of services in addition to access time, as a means of determining the relative level of 'public transport accessibility' available to residents living in different areas of the Borough.

This model has been used to generate a contour map of Public Transport Accessibility levels across the Borough (see Map 2). About twenty other London Boroughs now use this methodology and it is backed by London Transport and the London Planning Advisory Committee. The most accessible areas, in terms of public transport, are Hammersmith Broadway and Shepherds Bush Green. Both of these areas are well served by bus and underground services. Other areas which are shown to have good public transport are Fulham Broadway and Putney Bridge areas.

Residential areas which are poorly served include Sands End, the area to the west of Fulham Palace Road and the Wormholt Estate.

Car use

In the Borough households without the use of a car dropped from 61% in 1981 to 52% in 1991. The highest levels of car ownership are in Fulham - Palace ward (70% of households) and Sulivan ward (61%).

In the Borough 37% of households have one car, 11% have two cars and 27% drive to work.

For Hammersmith & Fulham the National Road Traffic Forecast indicates that between 1996 and 2031:

- car traffic will grow between 23% (low forecast) and 61% (high forecast);
- car ownership will increase by between 49% and 64%.

This is despite the fact that the population of the Borough will grow by only 1.1% but partly because the number of households will grow by 28%.

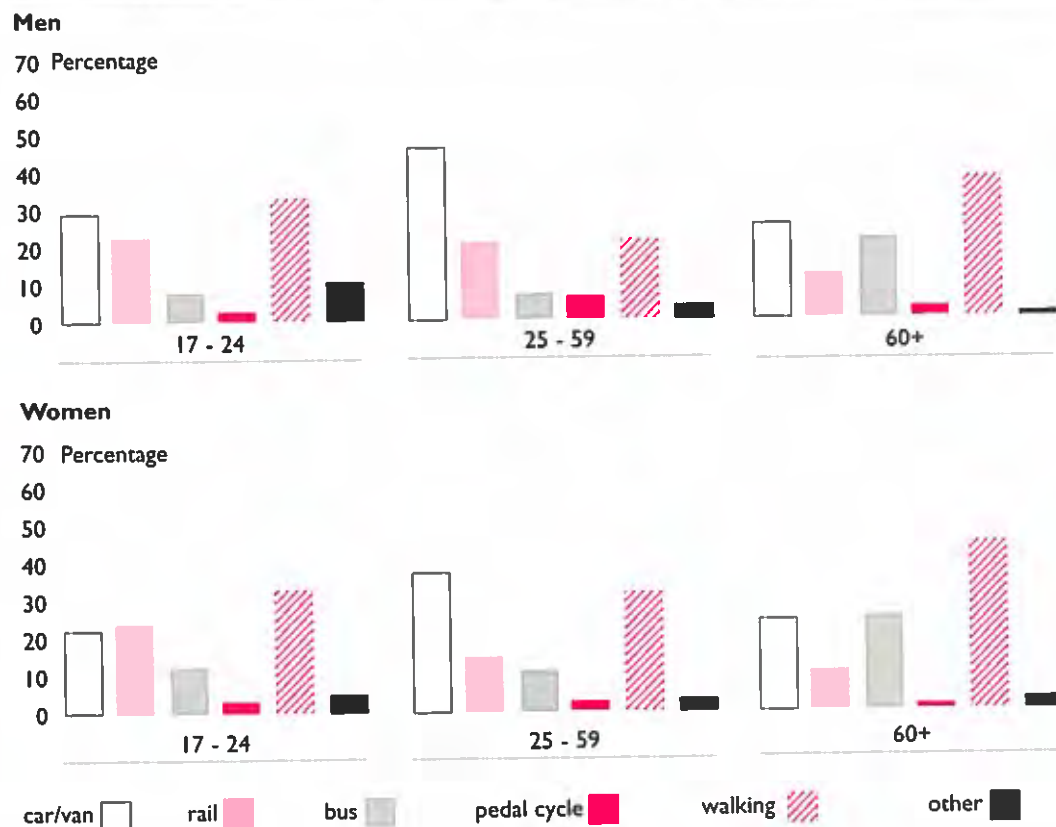
On a typical weekday drivers living in the Borough make around 78,000 trips by car, 28% of which are less than one mile and 52% are less than two miles. 68% of residents believe that poor air quality affects their health. 96% of air pollution is derived from car use in London. 91% of residents support measures that will tackle pollution and traffic congestion. Investing in public transport is supported by 92% of residents. Clearly there are significant number of short distance trips

which are currently made by car for which walking or cycling offer a genuine alternative.

Controlled Parking Zones

To deal with the problem of on street parking stress, caused by car commuters travelling into the Borough during the day and increasing car ownership by local residents, 25 controlled parking zones (CPZs) have been introduced across most of the Borough in recent years (see Map 3).

Figure 1: Types of Transport used by Borough Residents by Age and Gender 1991

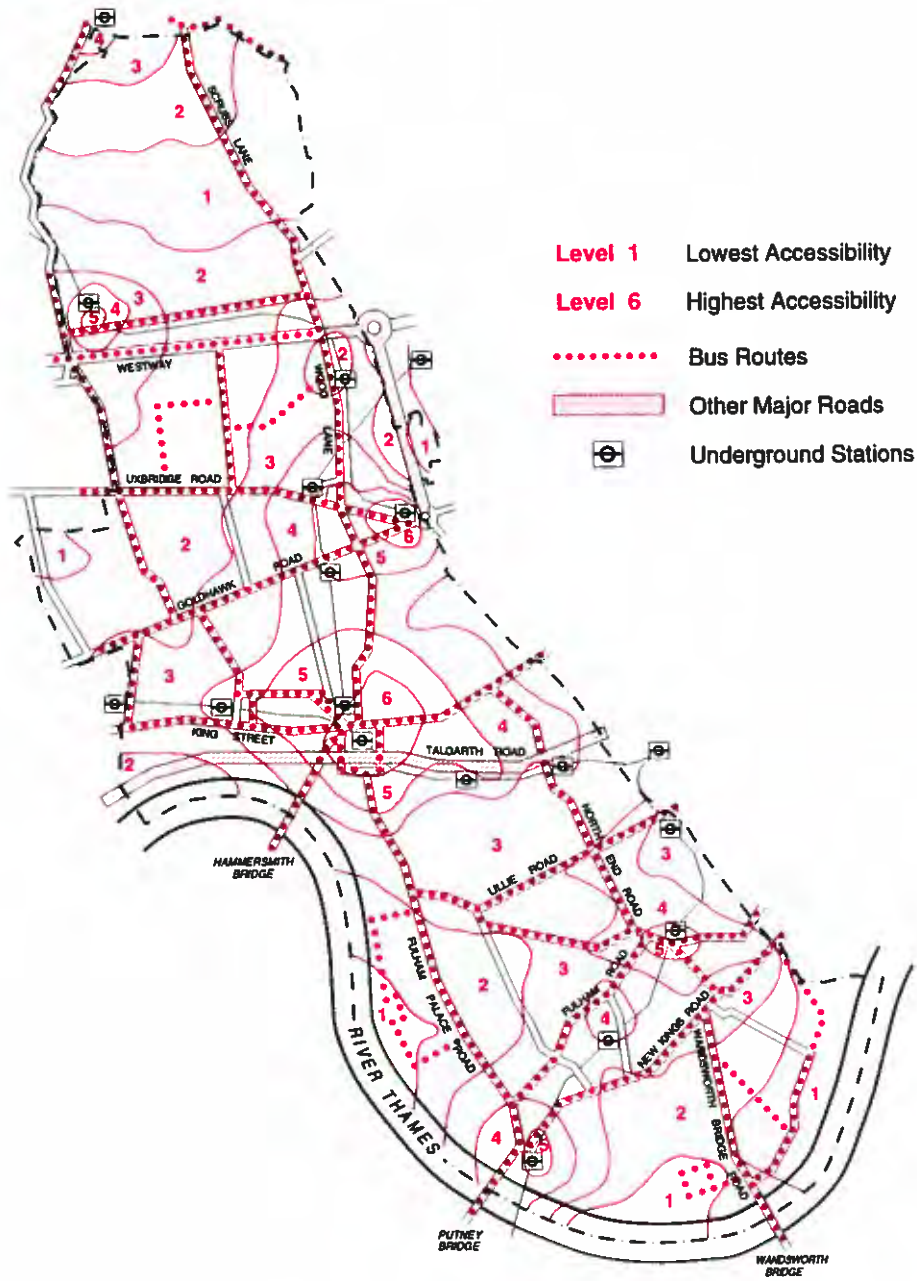


Source: LATS 1991

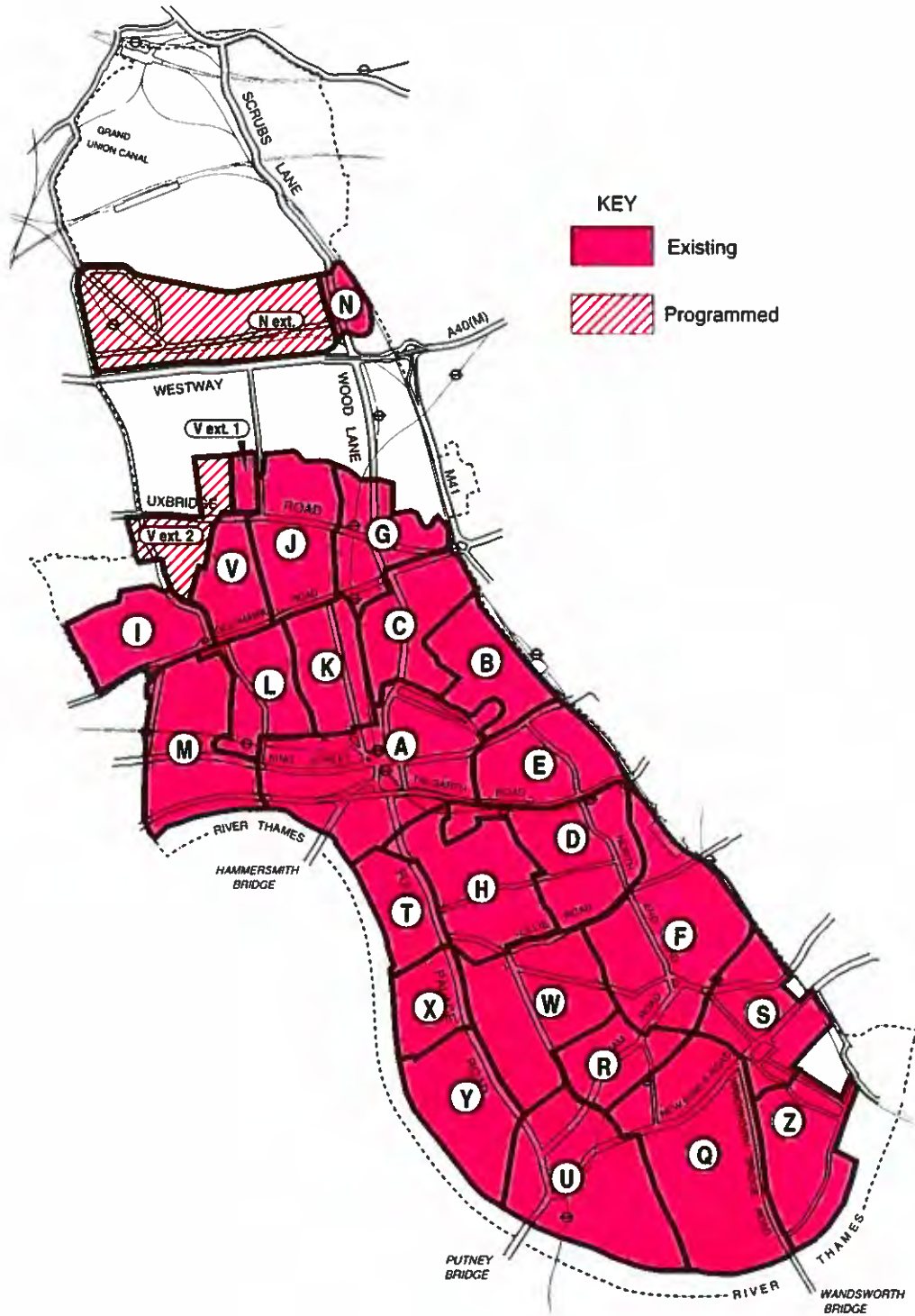
Map 1: Frequency of Bus Services



Map 2: Hammersmith and Fulham Public Transport Accessibility



Map 3: Controlled Parking Zones





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