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London Borough of Redbridge Borough Profile

(November 2015)

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Executive Summary

The Redbridge Borough Profile provides a comprehensive description of the physical, social, demographic, and economic characteristics of this north London Borough, including matters like transport, housing, education, leisure, and employment. Sources of information include the Borough's own records and data from the last two censuses.

From a total of 279,000 population in 2011, making Redbridge the 11th largest Borough in London, the Borough's population had increased to 297,000 in 2015 according to GLA Intelligence estimates. It was projected to grow to 362,000 by 2030. This population is diverse, with a majority non-white ethnic composition. The growing population requires substantial new investment in infrastructure such as housing, roads and schools to accommodate it.

Redbridge has 102,400 homes of which 31% were flats, and most dwellings - 63.6% in 2011 – were privately owned. One person households accounted for just over 25% of all households. The Profile reports a very large gap between housing need and supply.

Redbridge has a total land area of 46 million m², predominantly park and open space. With regard to land use, 45% of Redbridge is classified as Parks and Open Spaces, and 45% as Residential. The third largest land use is Education – which at 1.58 million m² accounts for 3.4% of the total. Industrial land, the fourth largest land use, occupies 0.67 million m² – just 1.5% of Redbridge's land area.

With regard to the economy, it is important to note that many Redbridge residents work outside of the Borough boundaries, some 78,000 commute to other London Boroughs and further afield for work compared to 32,000 commuters arriving to work in the Borough from elsewhere. The largest outflow is to Westminster, and the largest inflow is from Barking and Dagenham. In 2014, there were 74,400 jobs in Redbridge of which 33.8% were part time a higher proportion than in London (26.2%) and Great Britain (31.6%). The most important industries in Redbridge in terms of employee jobs are within Public Administration, Education and Health; Financial, Real Estate and Administrative Activities and Wholesale and Retail (including motor trades). There were 12,710 businesses operating in Redbridge of which 95% had 9 or fewer employees and over the past few years more businesses have been set up than closed. Redbridge has high rates of self-employment (12.8%). However, female employment in Redbridge at 57.3% is significantly lower than the London level of 65% and they also have high rates of unemployment at 11.8% compared with 6.8 for London.

In 2014, average gross weekly pay for Redbridge residents working full time Redbridge, at £621.60 was higher than the London average (£617.80) and Great Britain average (£520.80) but for employees working in the Borough it was lower at £551.50 than the London average (£660.50) but above the Great Britain average (£520.20).

For education, Redbridge has 98 schools including 54 state primary and 18 state secondary. Attending these were 50,900 pupils, with only 4,200 attending private schools. Given the large number of new residents expected over the period 2015-20 (65,000) it is projected that 15,700 new places will be required. Further information is provided for childrens' centres and childcare places, as well as the languages spoken by residents aged 3 and over.

The broad picture for Redbridge with regard to health is quite good, with life expectancy higher than the London and national averages. There are however pockets with poorer health and disability problems like Clayhall and Loxford and life expectancy is 5.7 years lower for men in the most deprived areas of Redbridge than in the least deprived areas and the difference for women is 2.1 years.

With regard to transport a number of figures in the report show the main transport networks in the Borough, plus public transport accessibility, and deficiency, in different areas. Ilford is confirmed as the busiest station with 7.6 million entries and exits, up 11% on the previous year. Possible improvements are listed.

A short section at the end of the report deals with crime. The annual crime count has been declining in recent years from 22,424 in 2012/13 to 20,123 in 2014/15. Redbridge has been successful in exceeding targets set for reducing crimes included in the Mayor of London's Police and Crime Plan which have a high impact on victims including burglary, criminal damage, robbery and thefts. However, numbers of crimes involving violence with injury have increased in Redbridge from 1,549 reported crimes in March 2012 to 1,976 in the latest year.

1 Introduction

1.1 What are we trying to achieve

1.1.1 The following document has been prepared by the London Borough of Redbridge to inform the preparation of the Redbridge Local Plan 2015-2030. The Local Plan is the main Planning document which provides policies for the benefit of guiding future sustainable growth and development within the Borough. Given that the contribution of the Local Plan has an integral influence on shaping the future of our Borough and achieving sustainable development, the evidence that it is based on is intrinsic in establishing a knowledge base upon which the strengths and emerging challenges can be identified and planning policies be determined.

1.1.2 This document is a chance to set the scene for the key challenges that the Borough is facing and the opportunities which arise from these challenges by considering the economic, social and environmental characteristics of the Borough.

1.1.3 The publication of the National Planning Policy Framework (NPPF), has given rise to the need to have an up to date Local Plan, that is based upon “adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area” (NPPF, paragraph 158, page 38). Therefore, a sound understanding of the above is required to provide context for the Borough’s policy formulation in light of the relevant market and economic signals.

1.1.4 The basic logic behind the document is to be able to identify the core characteristics of the Borough and to define the challenges which these characteristics present, so that those can be addressed via the Local planning policies being developed.

1.1.5 To do this, the document is broken into a number of thematic areas: Population, Land, Housing, Business and Industry, Retailing, Transport, Leisure, Recreation and Tourism, Community Services, and Environment.

1.1.6 Each theme has the following contents: First, the position statement; second the Policy Review; and third, highlighted planning matters identified to evaluate the appropriateness and effectiveness of each policy. The Policy implications therefore examine the planning matters identified in the Position Statements, together with matters defined in strategic guidance, and compares these with the policies hitherto prepared to evaluate the appropriateness and effectiveness of each policy. It concludes with a statement of planning policies and proposals that the Redbridge Local Plan should consider.

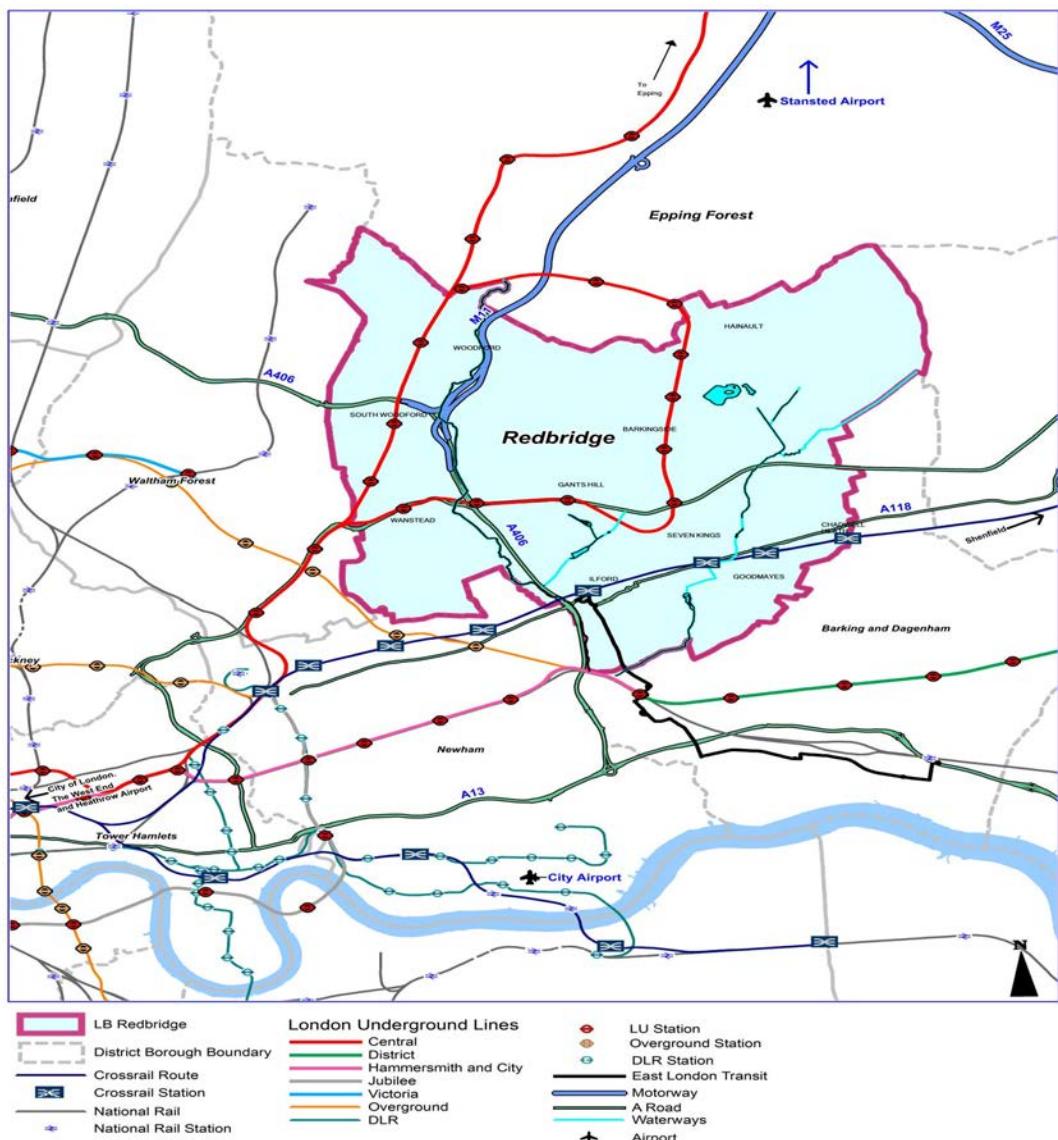
1.1.7 The NPPF states “that Local Plans would be assessed by independent inspectors to determine whether it is compliant in relation to the duty to cooperate, legal and procedural requirements and whether it is sound, meaning that it is positively prepared, justified, effective, and consistent with National Policy”. Therefore this document will set out the existing position statement extrapolating the key statistical detail which can then be compared to future projections in the context of other London Boroughs, London as a whole and on a National comparative of Britain with a discussion on the significance of each. This statistical background would be supported by the policy context which would allow a whole, rounded context of the emergent issues within the Borough, which can directly be translated into planning matters to be resolved through the Local Plan being proposed.

2Redbridge Borough Context

2.1 Physical Characteristics of the Borough

2.1.1 A narrative for the existing situation of London Borough of Redbridge, 1 of the 33 London Boroughs, which is situated to the north east of London within the south-eastern region of the UK. The document aims to highlight the most important planning, matters to be resolved through the emerging Local Plan. The area concerned is the London Borough of Redbridge located on the south-east region of England, and to the north-eastern part of London, bordering Essex and is shown in context in Figure 2.1.

Figure 2.1 London Borough of Redbridge Characterisation Study, the Borough in its Context



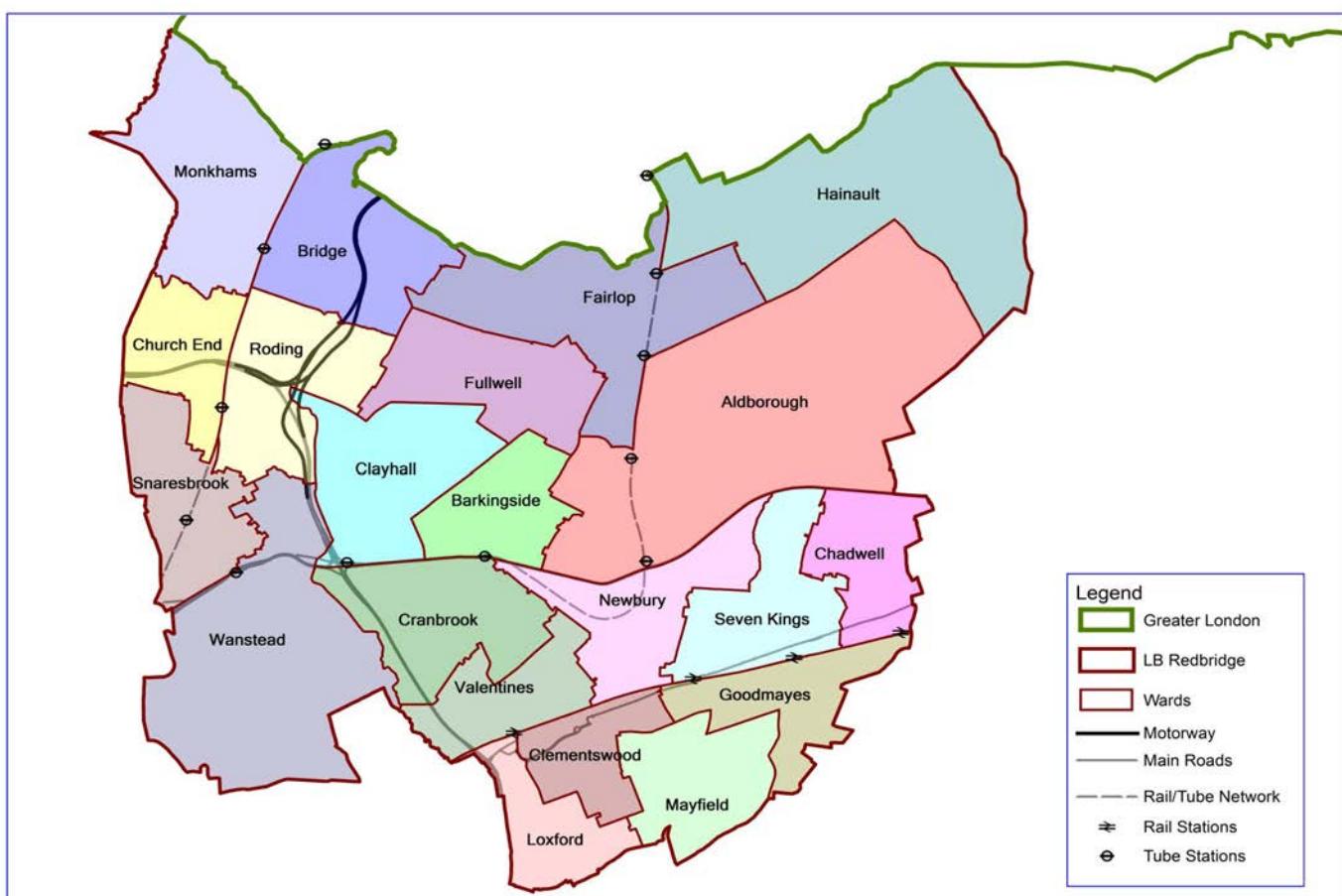
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Source: London Borough of Redbridge, Information Management

2.1.2 Redbridge occupies a total site area of 5,626 ha. For the purpose of this assessment, the Council has aimed to provide analysis at different spatial scales, such as at a larger geographical scale (regional and national) and at a lower super output level as well as ward level in order to provide a more detailed understanding of the make-up of the Borough.

2.1.3 There are fundamental challenges that have been identified as part of this analysis and it can be demonstrated that these are concerning issues, such as population, housing, business and industry, retail, transportation, leisure, recreation and tourism, environment, and health and wellbeing.

2.1.4 Figure 2.2 shows the ward administrative boundaries within the Borough.

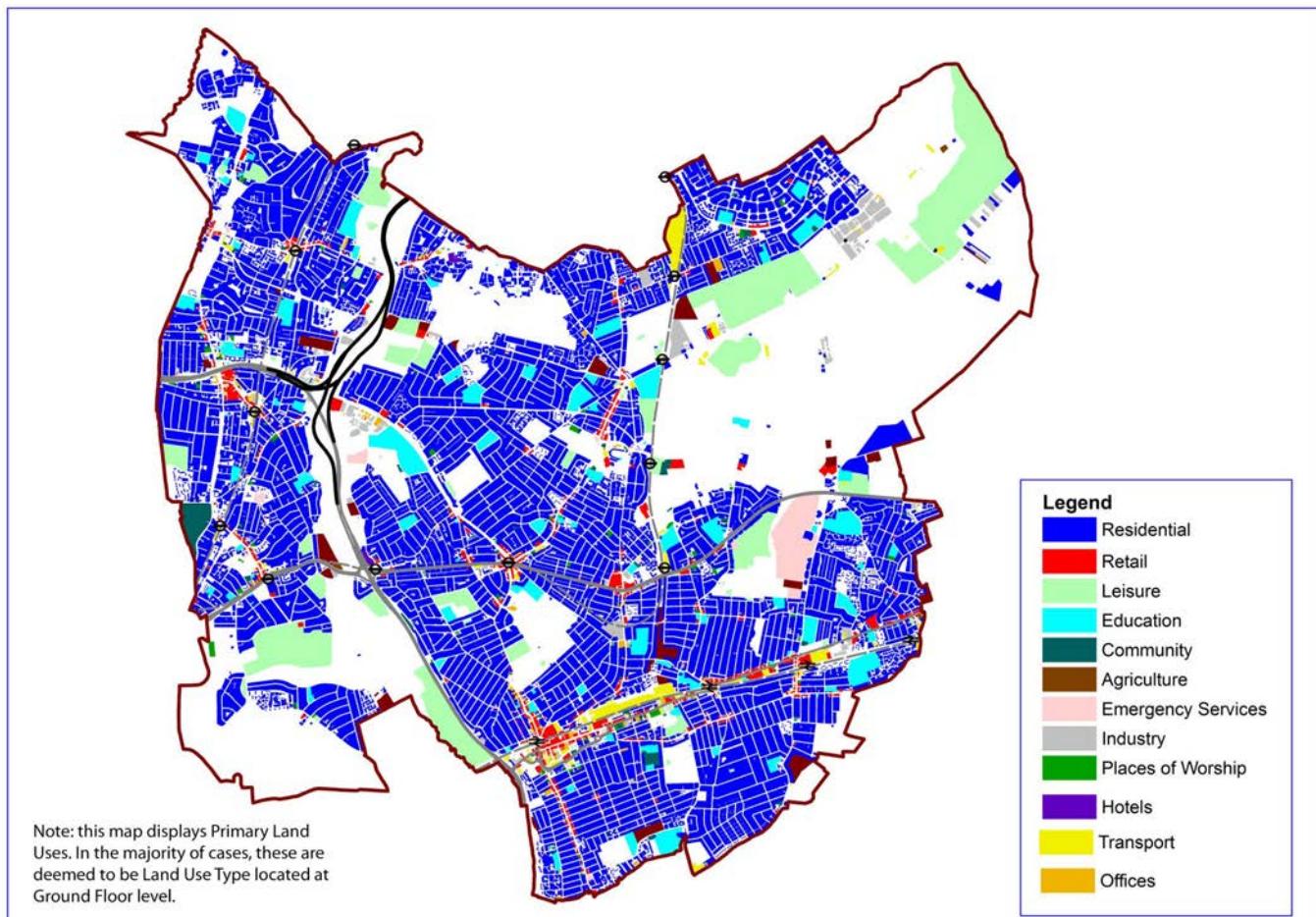
Figure 2.2- Map of London Borough of Redbridge, showing the Administrative Boundaries



2.1.5 Redbridge is a predominantly residential borough. Figure 2.3 shows the spatial distribution of land uses across the Borough, and Table 2.1 provides the statistical data.

Table 2.1 Major Land Uses in Redbridge by Area and Percentage Spatial Distribution

Primary Land Use	Area (sq m)	Percentage Occupation
Education	1,581,455	3.44
Emergency Services and Clinics	452,400	0.98
Places of Worship	175,619	0.38
Transport	431,119	0.94
Retail	834,663	1.82
Industrial	669,174	1.46
Hotels	48,736	0.11
Leisure	156,946	0.34
Offices	220,919	0.48
Community	35,567	0.08
Parks and Open Spaces	20,699,410	45.03
Residential	20,662,613	44.95
Total Area	45,968,621	100

Figure 2.3- Land Use (Primary):

© Crown copyright and database rights 2015 Ordnance Survey. LB Redbridge 100017755
Source: Characterisation Study as identified by the London Borough of Redbridge Land uses, Primary land uses within the Borough.

2.1.6 Excluding Ilford Metropolitan Centre there are 11 Shopping Areas, 38 key retail parades and 1 retail park within the Borough, and under the following hierarchy:

Metropolitan

- Ilford Metropolitan Centre

District

- Barkingside
- Chadwell Heath (part)
- Gants Hill
- South Woodford
- Wanstead

Local

- Goodmayes
- Ilford Lane
- Manford Way Newbury Park
- Seven Kings
- Woodford Bridge
- Woodford Broadway/ Snakes Lane

Key Retail Parades

- AldBorough

114-132 Horns Road

- Barkingside

1-3 Beattyville Gardens/ 779-793 Cranbrook Road

552-586, 685-713 Cranbrook Road

165-173 Longwood Gardens/ 1-15 Longwood Place

- Chadwell Heath

64-70, 65-77, 105 Chadwell Heath Lane

- Clayhall

45-55 Atherton Road

1-14 Claybury Broadway

227-239 Clayhall Avenue

1-6 Fullwell Parade

- Gants Hill

1-35, 2-18 Beehive Lane, 439-461 Cranbrook Road

243-251 Beehive Lane- 1-11 Redbridge Lane East

1-14 Highview Parade, Woodford Avenue/ Redbridge Lane East

1-8 Spurway Parade, Woodford Avenue

- Goodmayes

561-567 Longbridge Road

- Hainault

109-127 Fencepiece Road

158-168 Fencepiece Road

358-368 Manford Way

194-204, 206-218 New North Road

593-603 New North Road

- Ilford

76-94, 73-89b Belgrave Road

103-127 Belgrave Road

123-143 Gordon Road

19-59, 96-98 Green lane

309-365 Ley Street

119-141, 122-132 Woodlands Road

- Newbury Park

80-90 Leyswood Drive

- Redbridge

115-129 eastern Avenue

214-226 Redbridge Lane East/ 2-6 Roding Lane South

- Seven Kings

110-122, 217-229, 249-261, 265-273 AldBorough Road South

232-353, 357-371, 390-430 Green Lane

37-59, 74-74a, 98-100 Meads Lane

- South Woodford

126-140 Hermon Hill

211-249, 16-218 High Road

- Wanstead

89-95 Aldersbrook Road

- Woodford Bridge

341-347 Chigwell Road

524-542 Chigwell Road

- Woodford Green

352-384, 397-401, 405-475 High Road

Retail Park: Chadwell Heath

2.1.7 The following is a list of the business areas within the Borough.

Chadwell Heath Business Park

Forest Road

Hainault Business Park (Strategic Industrial Location)

New North Road

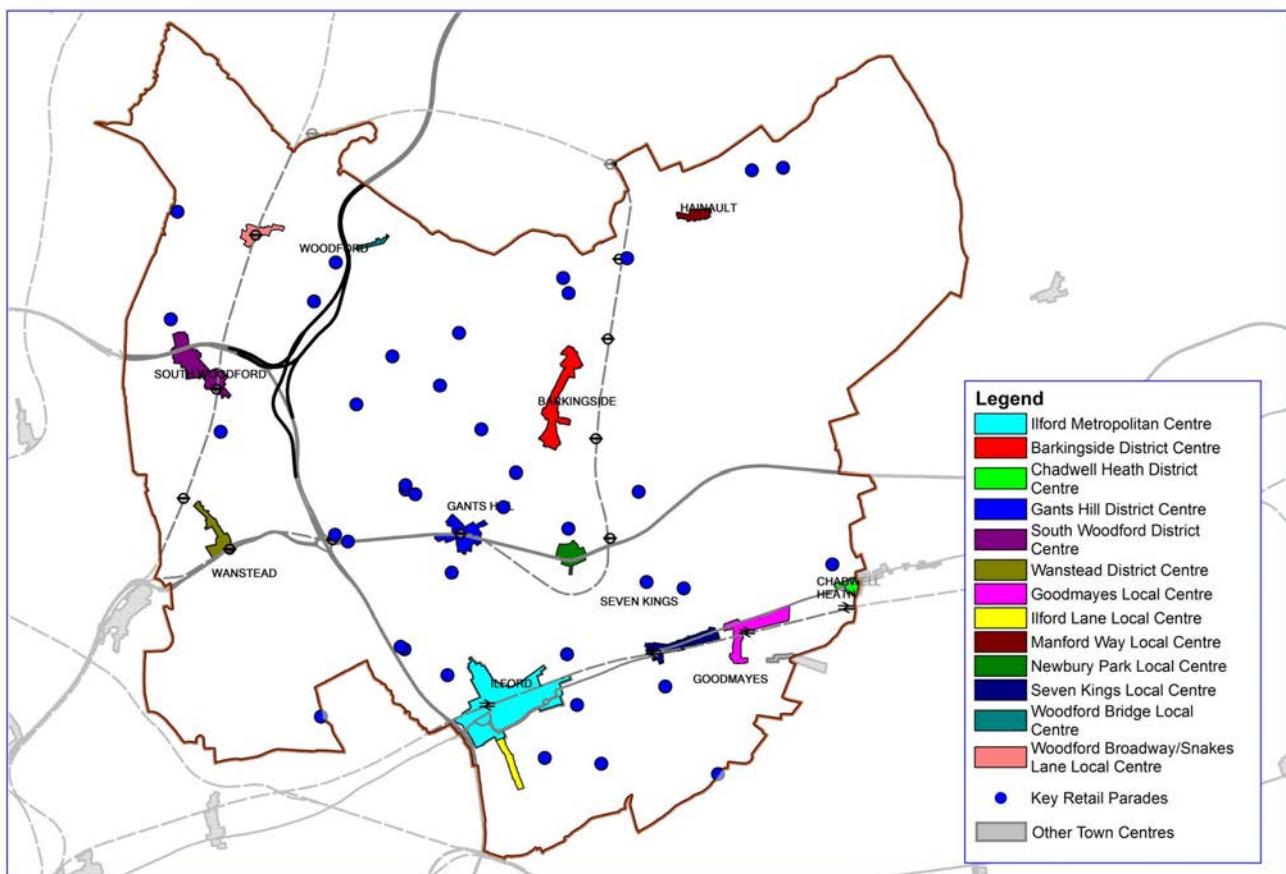
Hainault Works

Newton Industrial Estate

Raven Road

Southend Road (Strategic Industrial Location)

2.1.8 The locations of Redbridge Town Centres are shown in Figure 2.4:

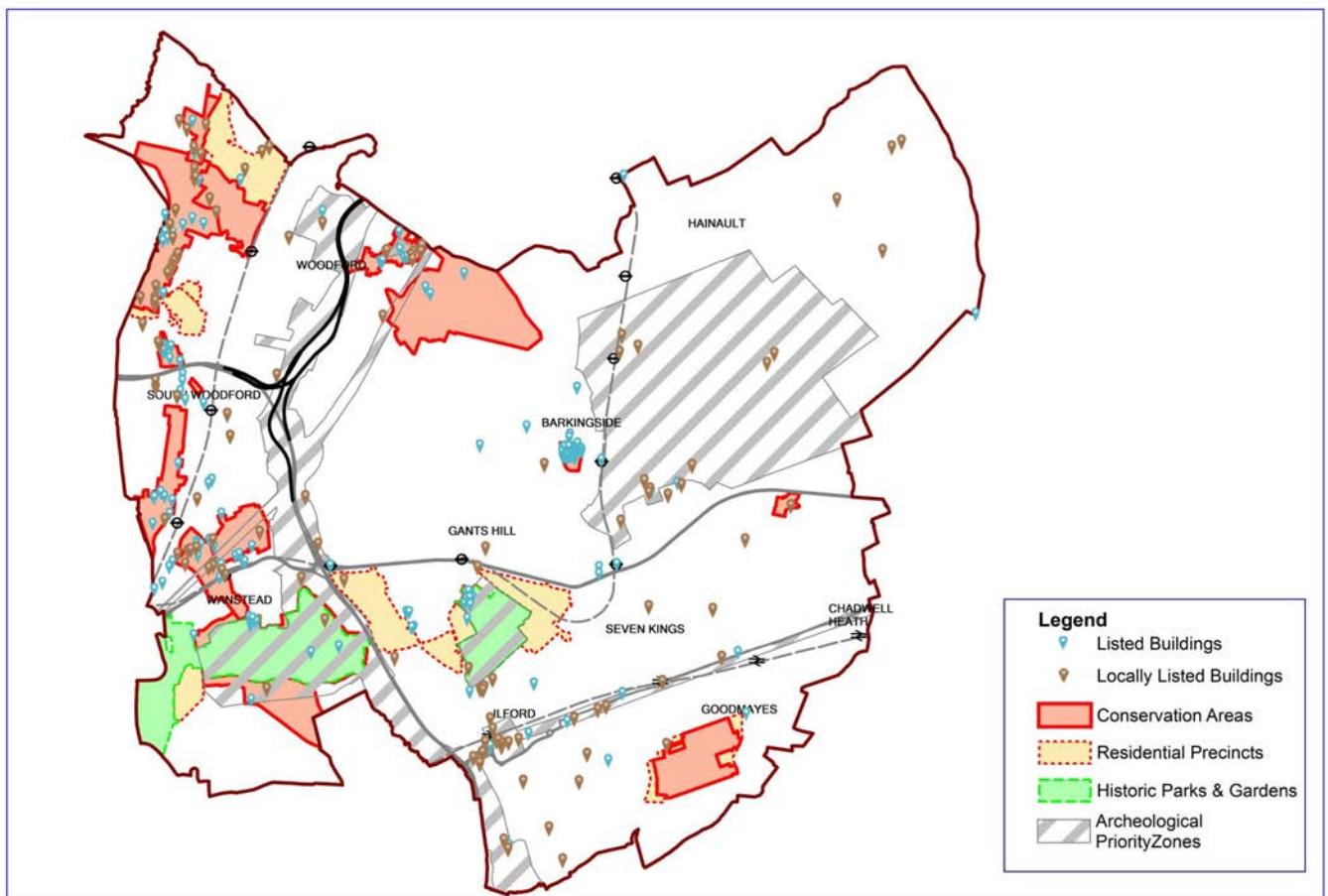
Figure 2.4 Location of Town Centres

© Crown copyright and database rights 2015 Ordnance Survey. LB Redbridge 100017755
Source: London Borough of Redbridge Characterisation Study, Town Centre Locations.

2.1.9 The Borough has a number of heritage assets, which are shown in Figure 2.5. These include:

- 15 Conservation Areas
- 9 Residential Precincts
- 123 Statutory Listed Buildings in Redbridge
- 135 Locally Listed Buildings

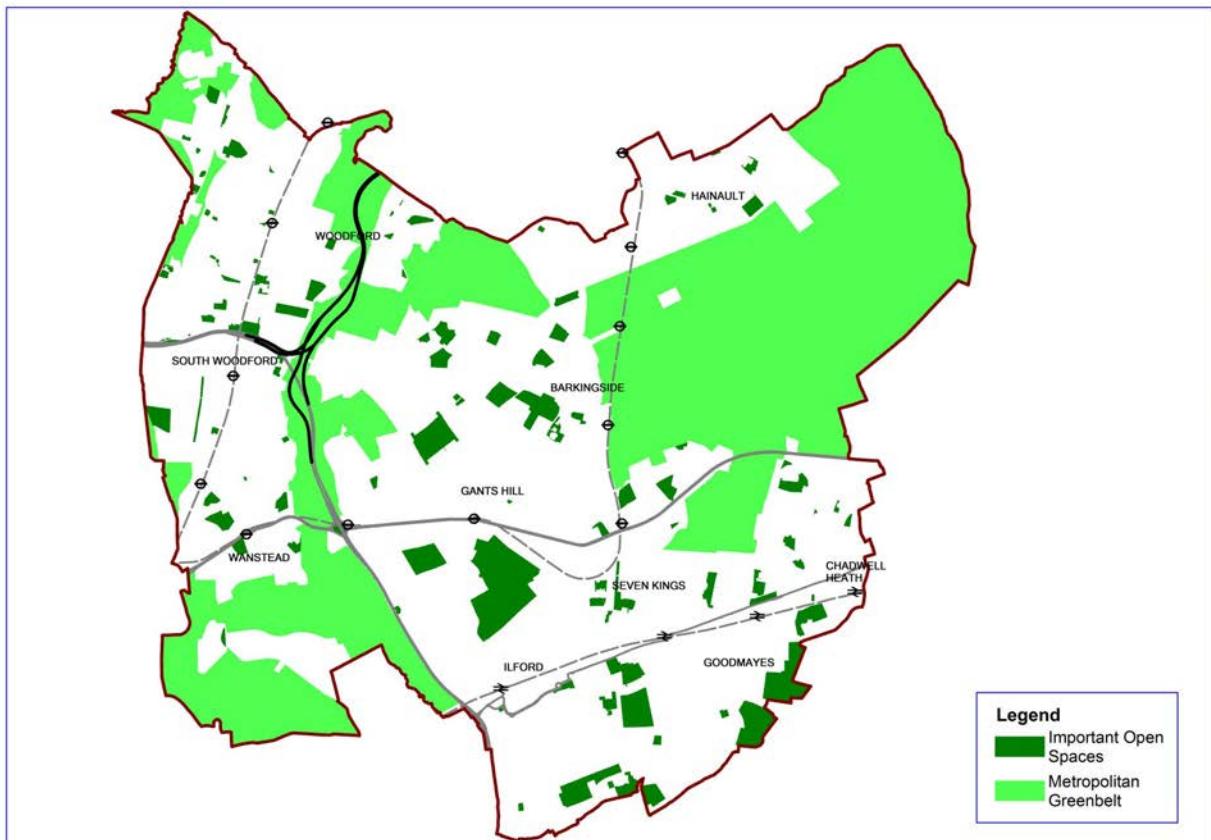
Figure 2.5 Heritage Assets



© Crown copyright and database rights 2015 Ordnance Survey. LB Redbridge 100017755
Source: London Borough of Redbridge, Heritage map.

2.1.10 Approximately one third of the Borough is made up of open space including land which is Green Belt. These open spaces are shown in Figure 2.6 below.

Figure 2.6 - Open spaces



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Source: Redbridge Characterisation Study

Important Open Space:

AldBorough

1. War Memorial Gardens
2. William Torbitt Primary School Playing Field
3. Fullwood Primary School Playing Field
4. St. Peters Churchyard
5. Queen Victoria House Grounds

6. Barley Mow Sports Ground
7. Newbury Park Primary School Playing Field
8. Barnados Village gardens, Horns Road

Barkingside

9. Parham Drive Playground
10. Stratford Newtown Wesleyan Sports Ground

Bridge

11. Upper Green
12. Latchindon Gardens Open Space
13. Woodford Town Football Ground
14. Vicarage Road Open Space
15. Stanford Close
16. Lowe Green

Chadwell

17. The Green, Little heath
18. Grove Road Gardens
19. Redbridge College of Further Education Playing Field
20. Open Space at Corner of Essex Road/ Cross Road
21. Grove Primary School Playing Field
22. Percival Gardens
23. St Bedes Primary School Field

Church End

24. Churchfield Gardens
25. Open Space at Grove Road and Buckingham Road
26. Churchfields Junior and Infants School
27. Open Space at Grove Road and Lincoln

28. Open Space at Grove Road and Stanley Road
29. Queen Mary and Westfield College Playing Field
30. Salway Gardens Open Space

Clayhall

31. Clayhall Park
32. Parkhill Primary School Playing Field
33. Redbridge Junior and Infants School Playing Field
34. Redbridge Roundabout

Clementswood

35. Open Space and car park, Off Winston Way
36. Buckingham Road Cemetery
37. T.A. Centre
38. At. Mary's Churchyard
39. Cricklefields Athletic Ground

Cranbrook

40. Valentines Park
41. Entrance to Wanstead Park Recreation Ground
42. Valentines High School Playing Fields
43. PLA Sports Ground

Fairlop

44. The Square, Tutor Square
45. Fairlop School Playing Field
46. Gilbert Primary school
47. Barkingside Garden of Rest
48. Glade Primary School Playing Field
49. Barkingside Cemetery

50. Ilford CH Boys School Playing Field
51. Caterham High School Playing Field
52. Coked Hat Plantation (including Hurstleigh Gardens)
53. Barkingside Recreational Ground
54. Mossford lane Allotments

Goodmayes

55. Goodmayes Park
56. Goodmayes Park Extension
57. Mayfield High School Playing Field
58. Goodmayes Allotments

Hainault

59. Woodman Path Open Space
60. Staggart Green North
61. Coppice Primary School Playing Field
62. Manford School Playing Field

Loxford

63. Loxford Park
64. Land by Sainsbury's facing Roden Street
65. Uphall School Playing Field
66. Woodlands Infants and Junior School Playing Field

Mayfield

67. South Park
68. Knox Sports Field
69. St. Peter and St. Paul's RC Primary School Field
70. Goodmayes College Playing Field
71. Loxford High School Playing Field

- 72. Loxford Lane Allotments
- 73. Open Space, Loxford Lane
- 74. Gordon School Playground
- 75. South Park Drive Playing Field

Monkhams

- 76. Woodford Wells (Crostyx) Sports Ground
- 77. Pankhurst Green
- 78. Worcester Crescent Open Space
- 79. Bancroft's School Playing Field
- 80. Woodford Green Bowls Club
- 81. Woodford Green Preparatory School Playing Field
- 82. Links Road Green
- 83. Trinity Catholic School (Upper) Playing Field
- 84. Mayfair Gardens Green
- 85. Chestnut Walk Pond
- 86. Upper Green, High Road
- 87. Trinity Catholic High School (Lower) Playing Field
- 88. St. Aubyn's Preparatory School Playing Field
- 89. Allotment gardens, Broadmead Road
- 90. Broomhill Court

Newbury Park

Recreation

2.1.11 Redbridge has two public leisure centres and one public swimming pool. The Borough also has two athletics tracks, two skate parks, the Redbridge Cycling Centre at Hog Hill and eight outdoor/green gyms. There are a total of 44 sites across the Borough which have Sports Halls available for use; these are a combination of school, leisure and community sites. There are five privately run leisure centres in Redbridge. There is unmet demand for a swimming pool within the Borough.

2.1.12 Table 2.2 shows Redbridge Borough's provision for outdoor sporting pitch provision. The Borough also has:

- Golf complexes at Fairlop Waters and Hainault Forest Country Park.
- Athletics grounds at Cricklefields and Ashton Playing Fields.
- Cycle circuits in Loxford Park, Goodmayes Park and Forest Park Playing Fields and a new cycleway at Hog Hill.
- Skate parks at Seven Kings Park and Forest Road Playing Fields.
- A dual use water sports facility incorporating the Fairlop Sailing Centre at Fairlop Waters.
- Eight multi use games areas (MUGAs).
- 35 formally designated children's playgrounds (primarily for under 14 use), covering a total of 6 hectares

Table 2.2 Redbridge Outdoor Sporting Pitch Provision

Redbridge Outdoor Sporting Pitch Provision			
Facility	Number	Area of Pitch (ha)	Total (ha)
Bowling Greens	9	0.1	0.9
Football Pitches	131 ^a	0.7	28
Cricket Pitches	17 ^b	1.2	20.4
Rugby Pitches	12.5 ^c		
Total	72		

NB. a. Football Pitches in Redbridge for secured community use, this includes sites in Redbridge that are leased from the borough and also sites that fall within Redbridge but managed by the Corporation of London.

b. Redbridge provides 17 cricket pitches for secured community use, other pitches, provided by other clubs are available to be hired privately.

c. There are 12.5 rugby pitches in Redbridge Borough, all of which are provided for privately rather than by the Borough.

Source: London Borough of Redbridge, Community Infrastructure Plan 2015 – 2030, March 2014 with updates from Vision Redbridge Culture and Leisure November 2015

2.1.13 The Sport England Facilities Planning Calculator (version June 12) was used to assess the leisure requirements for an additional 65,054 people in Redbridge and the results are as follows:

- Pools: 717.40 square metres, 13.50 Lanes, 3.38 Pools.
- Halls: 19.19 Courts, 4.80 Halls.
- Indoor Bowls: 3.29 Rinks, 0.55 Centres.
- Artificial Turf Pitches (Third Generation): 2.28 Pitches.

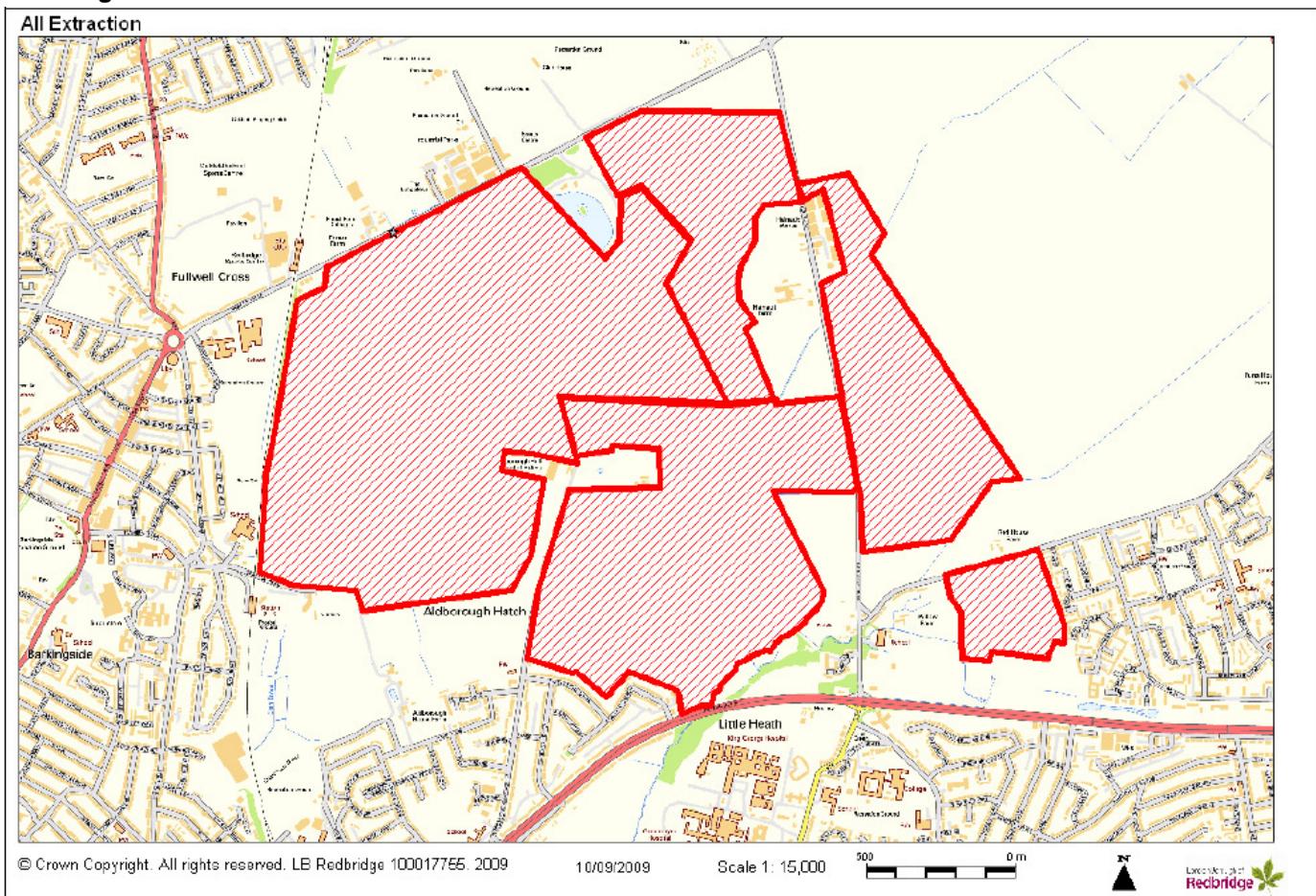
2.1.14 The Sport England Costs Calculator (2012) estimates the costs for the new facilities set out in Table 2.3. The land costs have been calculated using the standards £5.630 million per hectare. It is assumed that the artificial grass pitch will be accommodated within the existing Council owned areas of land around the Borough and the indoor bowls rink will be provided as part of an upgrade to an existing facility, and so there is no land cost associated with these facilities.

Table 2.3 Costs of New Leisure Facilities Required to Meet Needs of Redbridge's Growing Population

Costs of New Leisure Facilities					
	Facility Details	Area (m ²)	Capital Cost	Land Cost (£5.630 million/ha).	TOTAL £million
Swimming Pools	13.50 Lanes, 3.38 Pools	717.40	£10,054,542	£0.403 million	£10.46 million
Sports Halls	4.80 Halls, 19.19 Courts (15 Courts: 64.05m x 40.6m, 4 Courts: 34.5mX 20m)	3,290.43	£13,287,569	£1.85 million	£15.14 million
Indoor Bowls	3.29 Rinks, 0.55 Centres.	N/A	£932,079	N/A	£0.932 million
Artificial Turf Pitches	2.28 Pitches.	N/A	£1,953,228	N/A	£1.95 million
TOTAL			£26.22 million	£2.26 million	£28.48 million

Source: London Borough of Redbridge, Community Infrastructure Plan 2015 – 2030, March 2014

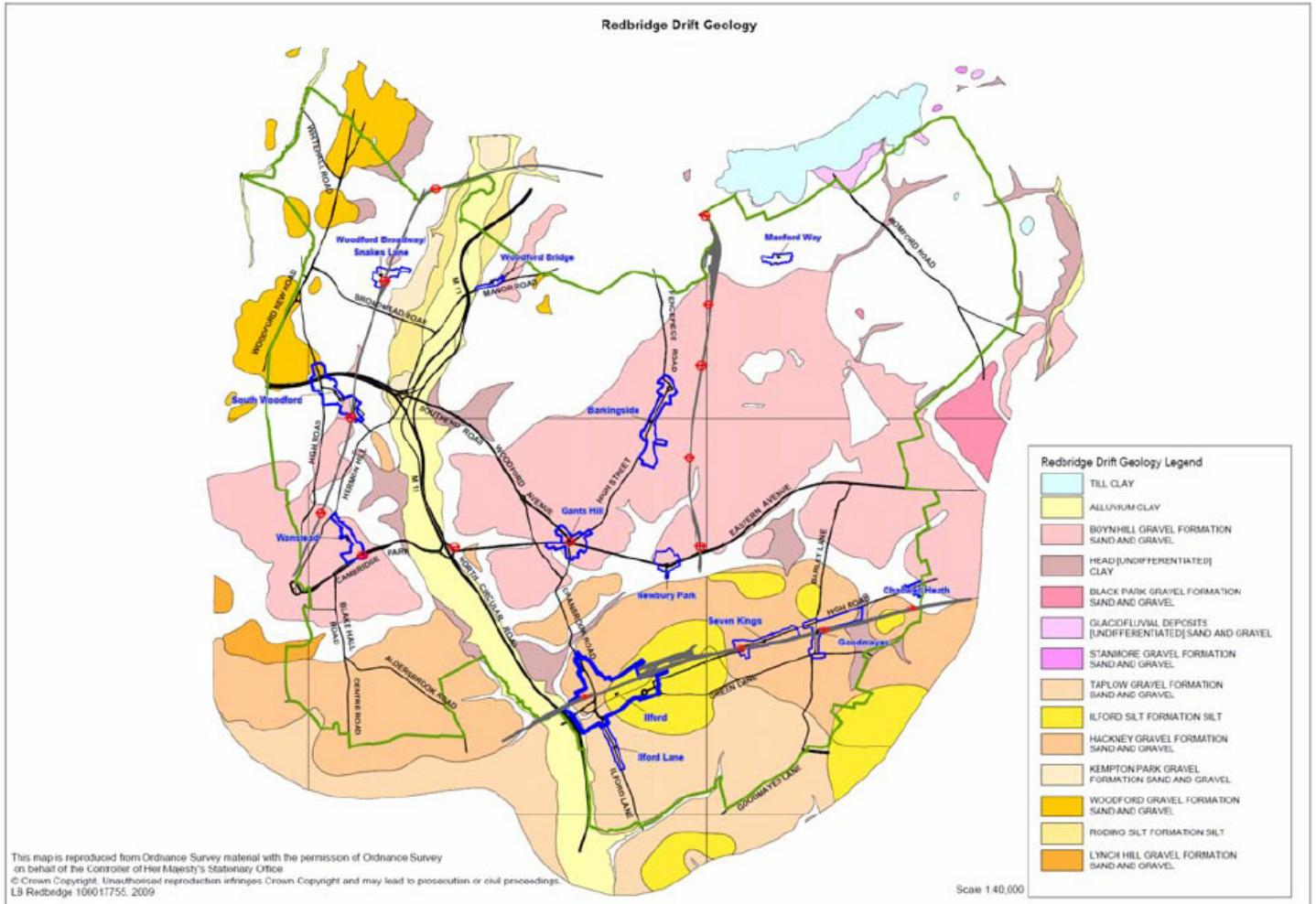
2.1.15 Some of the Green Belt land identified also falls within areas of potential minerals extraction that are situated to the north east of the Borough. These areas are shown in Figure 2.7.

Figure 2.7 Minerals Extraction Sites

Source: Minerals Local Plan.

2.1.16 Figure 2.8 breaks down the geology of the Borough and identifies key minerals that can be found within the Borough.

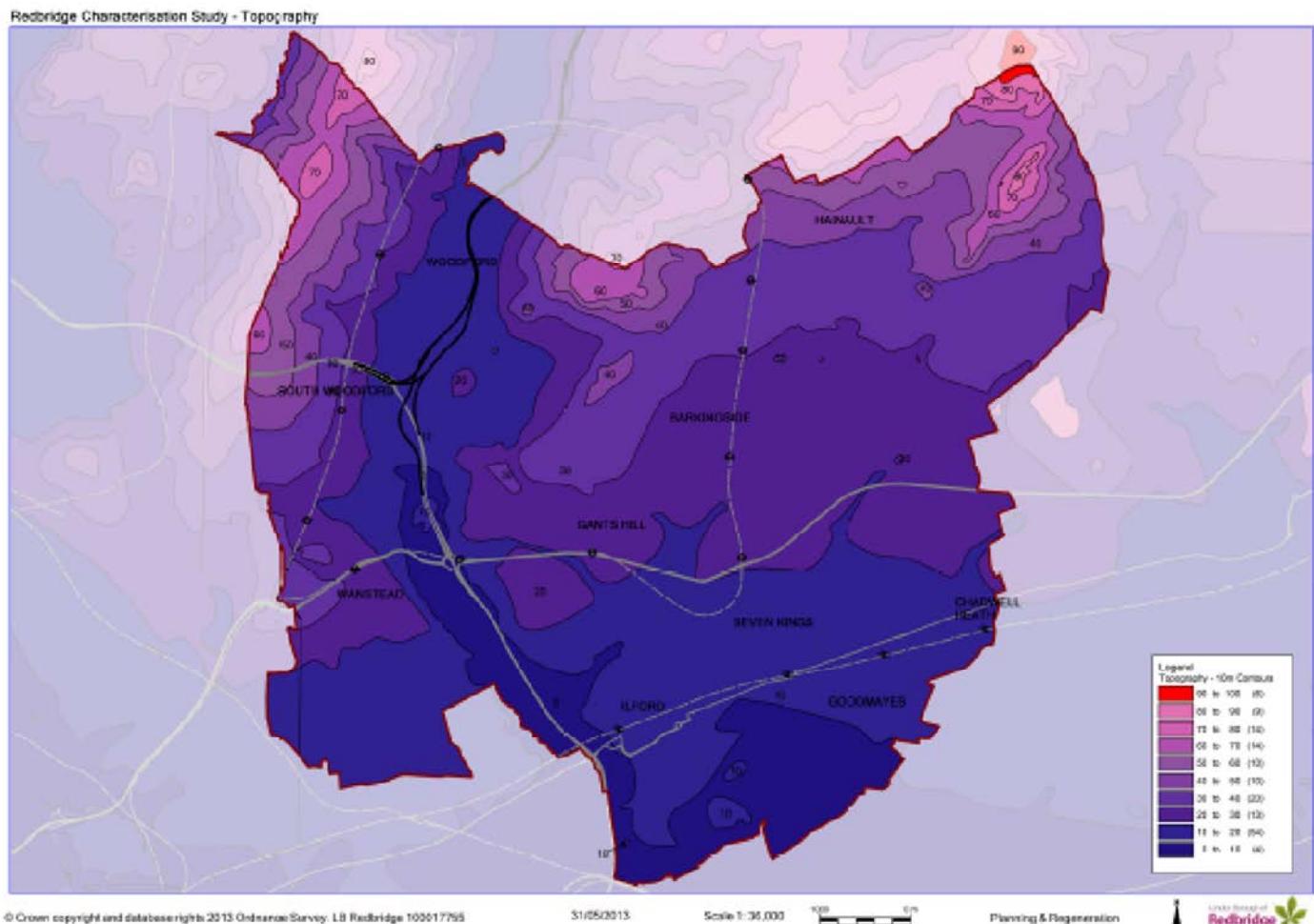
Figure 2.8 Redbridge Drift Geology



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Source: Minerals Local Plan.

2.1.17 The Borough Topography map, see Figure 2.9, shows that the high land within the Borough is located to the north in Woodford, Chigwell and Hainault and low lying land is to the south of the Borough.

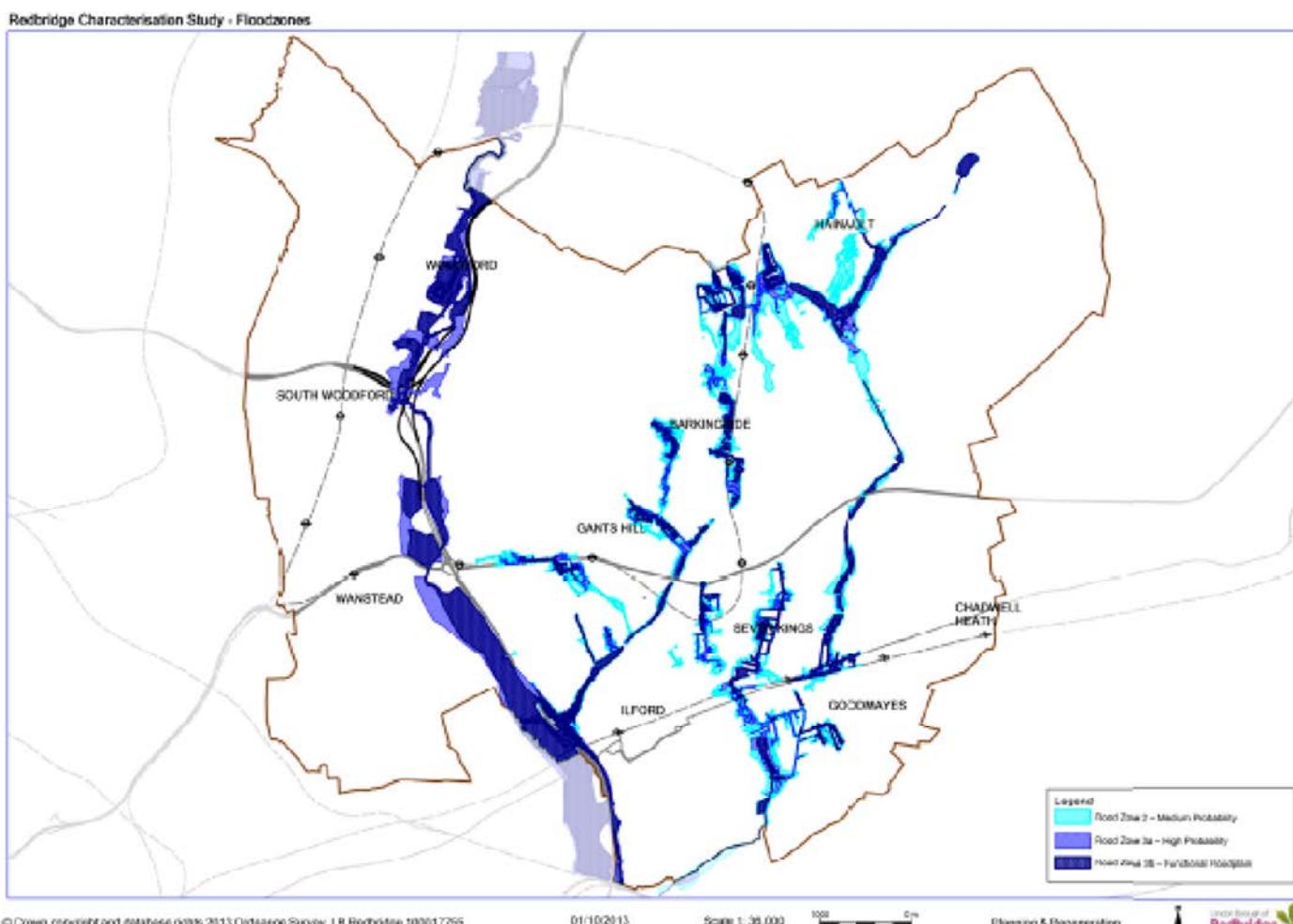
Figure 2.9 Borough Topography



© Crown copyright and database rights 2015 Ordnance Survey. LB Redbridge 100017755
Source: London Borough of Redbridge Characterisation Study, Topography.

2.1.18 Figure 2.10 shows that parts of the Borough which are located within flood zones 1 (Low probability), 2 (Medium probability), 3a (High probability), and 3b (Functional floodplain). With the areas of high flood risk being located closer to the River Roding and Cran Brook rivers.

Figure 2.10 Flood Zones within Redbridge



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Source: Redbridge Strategic Flood Risk Assessment 2015.

2.1.19 The above section aims to provide a very basic context to the physical attributes of the Borough. For further information on the physical characteristics of the Borough, please see the associated evidence base document of the Borough Characterisation Study.

3 Population

3.1 The Current Situation

3.1.1 One of the key factors that influences planning policy is changes to the population of the Borough as this has implications on the need for housing, schools and other necessary infrastructure to be able to accommodate people in a sustainable manner. To help determine the types of services that are most needed by Redbridge's population we look at how the population in terms of age, ethnicity, religion and gender.

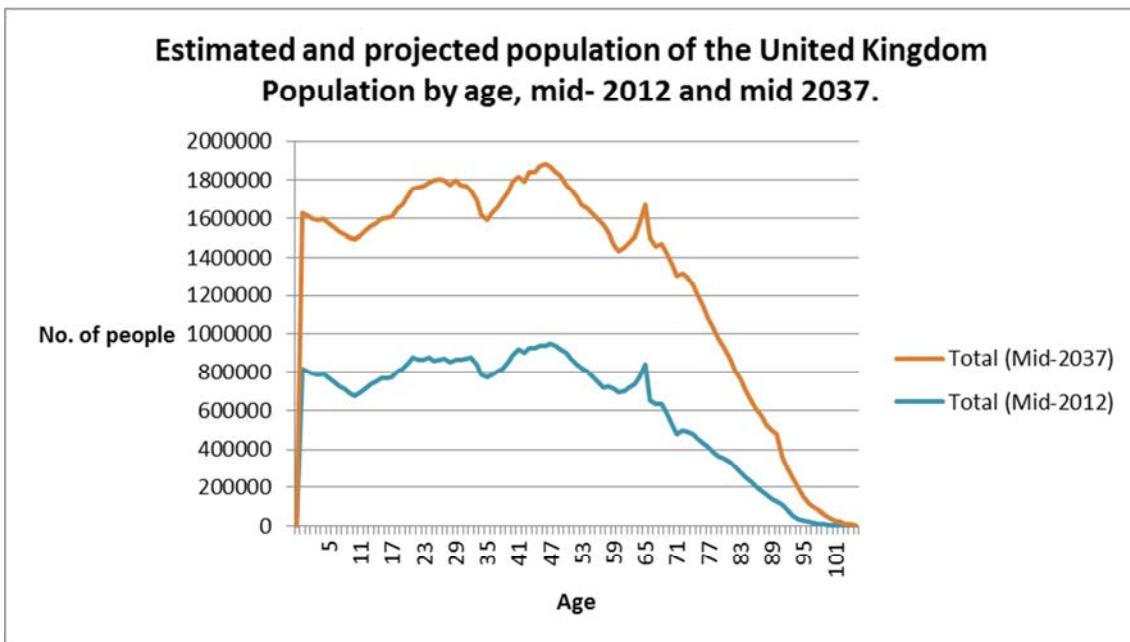
3.1.2 Across England and Wales, the population has been rising and is projected to continue to do so past the end of the plan period of 2030. Between 2001 and 2011, the population of England and Wales increased by 4.03 million (8%) to reach 56.08 million on Census day 2011. (Source: GLA Intelligence, Census Information Scheme, July 2012).

3.1.3 National population projections show the UK population increasing by 4.3 million over the next 10 years¹, from an estimated 63.7 million in mid-2012 to 68.0 in mid-2022. The growth rate would be an increase of 0.6 % each year between mid-2012 and mid-2022. By 2037, the population is expected to have grown by 9.6 million people. (Source: Office of National Statistics).

3.1.4 Figure 3.1 shows the projected UK population increase up until the year 2037 by age.

¹ Population projections at a national level are based on the assumptions on family size (2.5 children per woman), morality rate and net migration. This is based on the fact that nationally the average numbers of children per women are increasing, the life expectancy of UK residents is increasing and the long term assumption for net migration to the UK is +165, 000 each year.

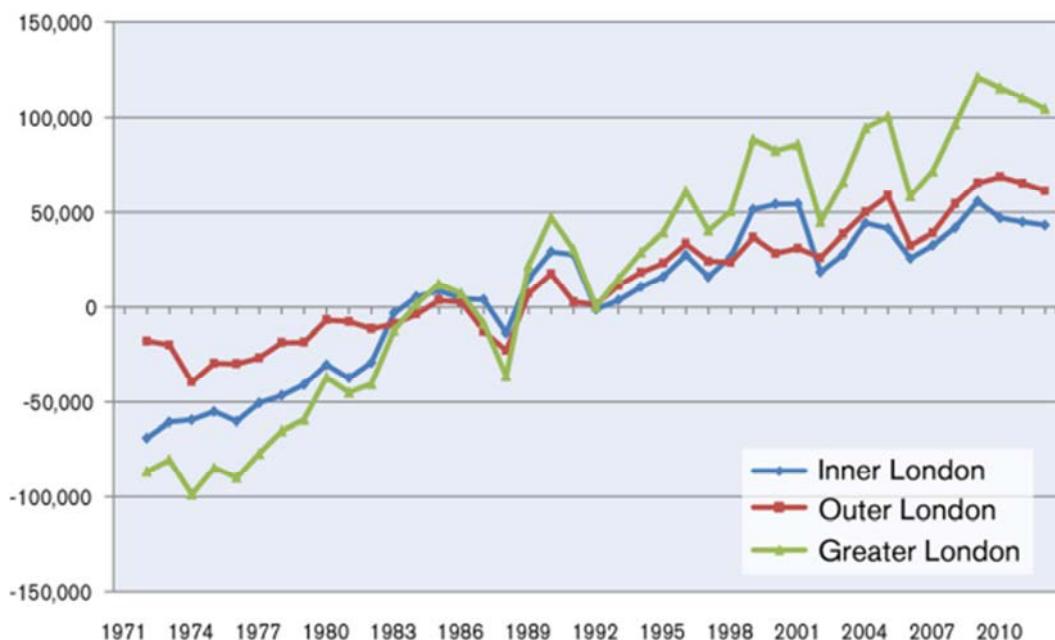
Figure 3.1 Estimated and Projected Population of the United Kingdom by Age, Mid-2012 and Mid-2037



Source: Office of National Statistics, data accessed 03.09.14.

3.1.5 The London Plan Further Alterations states that London's population is also likely to grow. Figure 3.2 shows the historical population trends for London since the 1970's. Between 1971 and 1988 London's population was decreasing but since that time it has been consistently increasing.

Figure 3.2 Annual Population Change 1971-2011

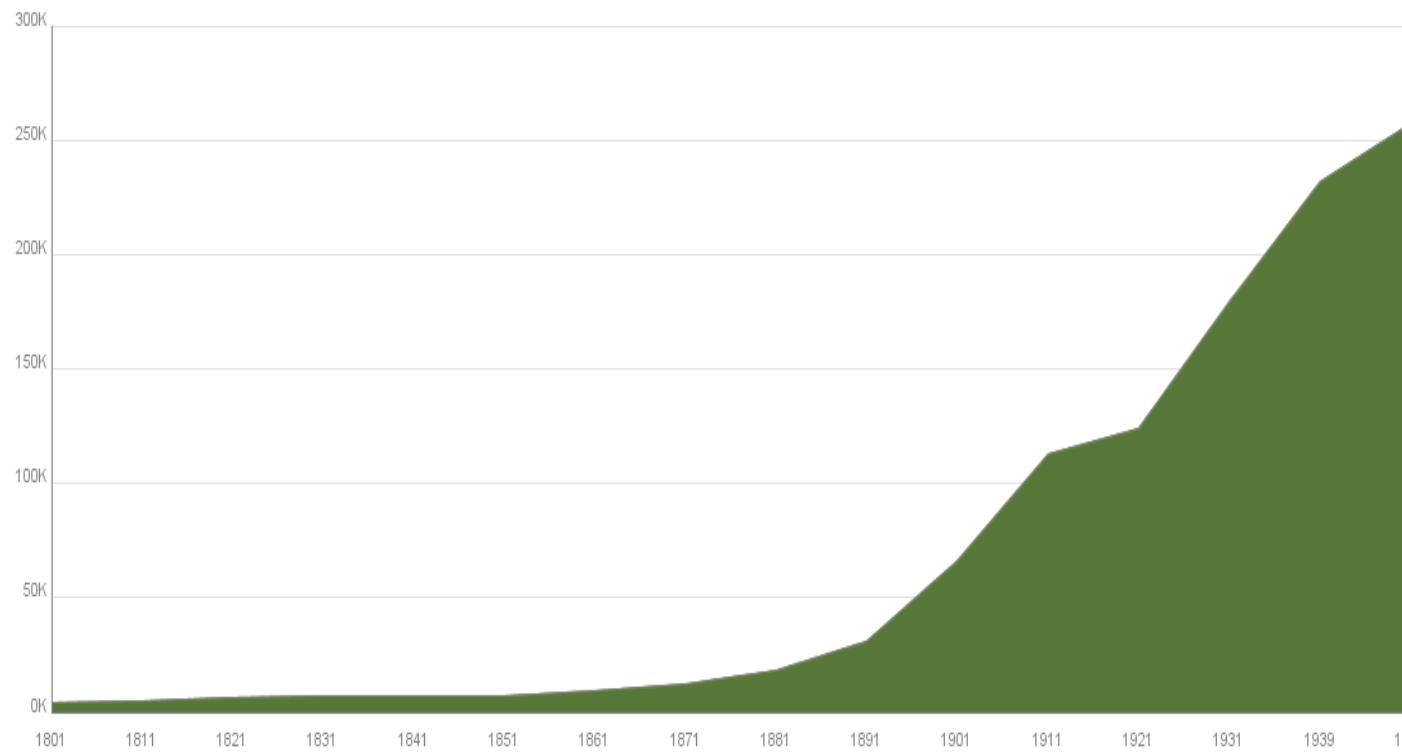


Source: London Plan Further Alterations, page 12. As cited from Office for National Statistics mid-year estimates to 2001, GLA estimates from 2002.

3.1.6 The usually resident population in London as taken from the census count was 8.17 million: an increase of 1 million or 14% over the ten years from 2001. Data shows that the population of inner London rose faster than outer London Boroughs such as Redbridge. GLA Intelligence projections suggest that between the year 2011 and 2050 the population growth in London is projected to be 3.1 million or 37%.

3.1.7 There is disparity between the figures between Inner, Outer London population numbers, however the rate of increase is estimated to be split evenly between Inner and Outer London, with each rising by 1.5 m. Within the centre of London it is estimated that population would rise from 40% to 42%.

3.1.8 Historically, in the context of Redbridge we have seen a sharp increase in population followed by a trough after 1951, then a period of increase during the 1970s, 80s, 90's and the early 2000's – see Figure 3.3.

Figure 3.3 Graph showing the Population Trends in Redbridge from 1801 to 2011

Source: Greater London Authority, London.gov.uk

3.1.9 The 2011 census indicates that with a population of 278,979, Redbridge remained the 11th largest Borough in London and has been estimated to have risen to 297,447 in 2015.

3.1.10 Table 3.1 shows the population in Redbridge and its neighbouring Boroughs on the day of the 2011 census and for more recent mid-year projections in 2015.

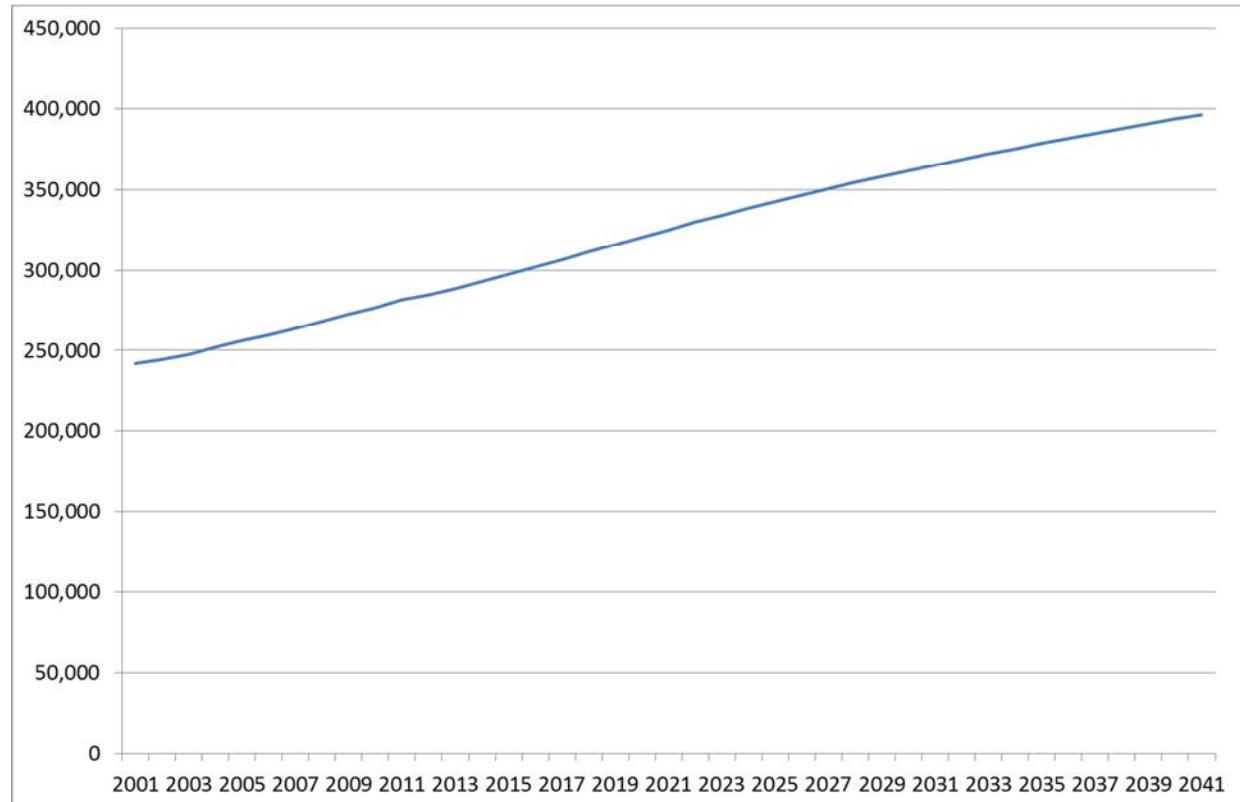
Table 3.1 Population Figures for Redbridge and Neighbouring London Boroughs, 2011-2014

Borough	Estimated population 2011	2011 Census	Estimated population mid-2015
Redbridge	276,000	279,000	297,447
Waltham Forest	236,200	258,200	273,934
Newham	279,800	308,000	332,583
Barking and Dagenham	187,300	185,900	203,060
Havering	238,000	237,200	247,058

Source: ONS Census data and GLA 2014 round Trend-based population projections: Short-term migration scenario

3.1.11 The population of Redbridge is expected to continue growing from a population of

297,000 in 2015 to 362,000 by 2030. Figure 3.4 shows Redbridge's projected population.

Figure 3.4 Redbridge Population Projections to 2041

Source: GLA 2014 round Trend-based population projections: Short-term migration scenario

3.1.12 Table 3.2 shows the population projections on annual basis from 2015 to 2030.

Table 3.2 Projected Population Increase 2014-2030

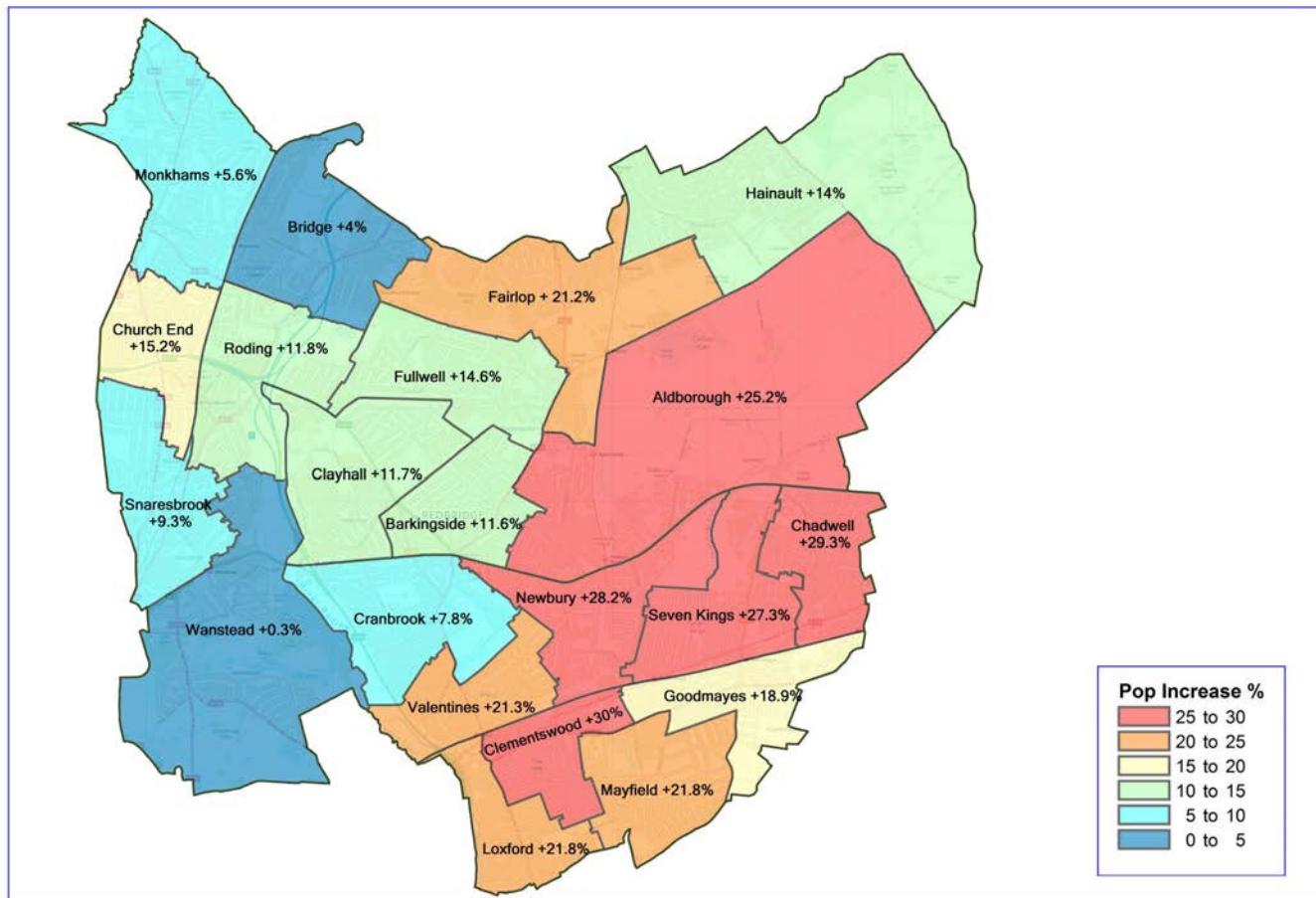
Year	Projected Population Increase	Percentage Increase (%)
2015	297,447	
2016	302,047	1.5
2017	306,668	1.5
2018	311,318	1.5
2019	315,993	1.5
2020	320,658	1.5
2021	325,268	1.4
2022	329,801	1.4
2023	334,243	1.3
2024	338,565	1.3
2025	342,747	1.2
2026	346,785	1.2
2027	350,708	1.1
2028	354,513	1.1
2029	358,197	1.0
2030	361,763	1.0

Source: GLA 2014 round Trend-based population projections: Short-term migration scenario

3.1.13 The spatial distribution of population increase between the years 2001 and 2011 across the Borough is shown in Figure 3.6 below.. This map provides a gradient which shows the wards which were highly populated, and go from the warmer colours of red and orange to represent a high population to colours of light blue and dark blue to show a less dense population. It can be immediately seen that wards to the south of the Borough have a higher level of population increase.

3.1.14 Census records also show that the average percentage change of population within the Borough overall since the last census data collected in 2001, is an average of 17 %. The fastest growing ward was the Clementswood ward, which has grown at a rate of 29.9 % followed by Loxford (21.8 %) also situated to the south of the Borough. In contrast, the slowest growing ward is Wanstead, which grew at a rate of 0.3 %. Comparatively, population to the east of the Borough is growing more rapidly (20-30 % in between 2001 and 2011) than that in the west which is 15 %.

3.1.15 The above information in relation to the extent and speed of growth is important as this issue of high population growth at a fast rate poses a major challenge for the development within the Borough in the future.

Figure 3.5 Map showing the Percentage of Population Increase (2001-2011)

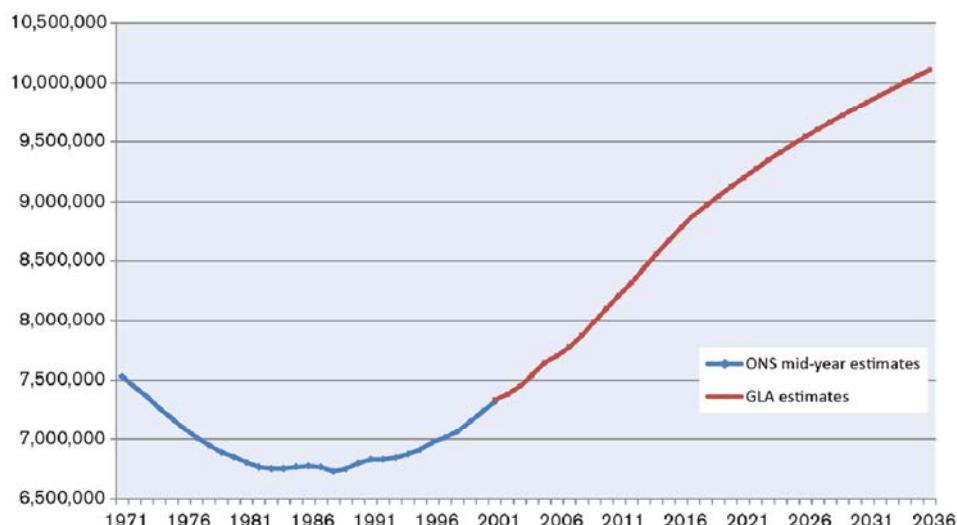
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Source: Adapted from data from the Office for National Statistics licensed under the Open Government License v3.0.

Population Density

3.1.16 As noted in the above section the overall numbers of people increased within the Borough. By implication as the numbers of people have increased the overall population density within the Borough has also changed, with certain parts of the Borough being highly dense and others being less dense. The population of Redbridge saw the highest growth rate of 17 %, between 2001 and 2011 censuses than the averages for London, our nearest neighbours and outer London (in accordance with data collated by ONS).

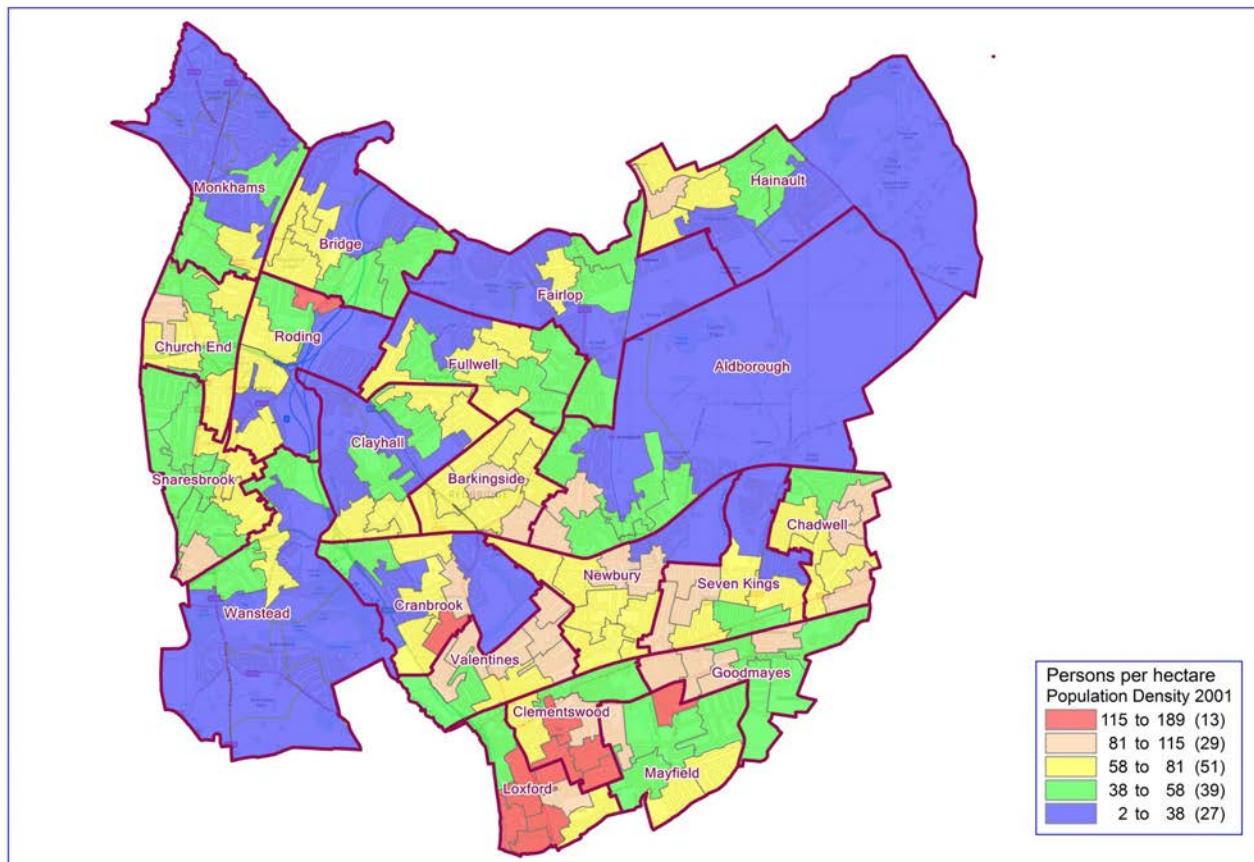
Figure 3.6 London's Population Estimates to 2036



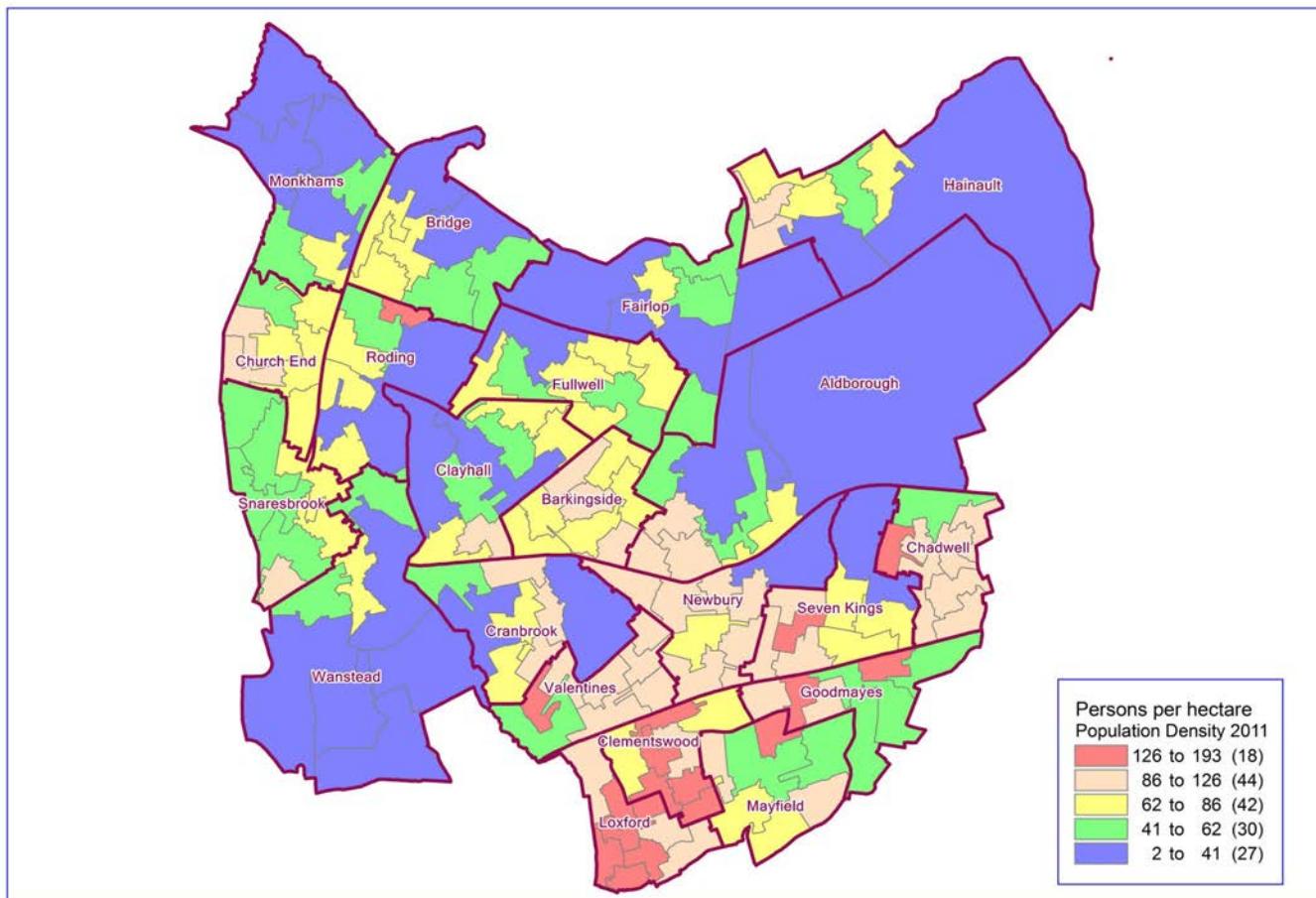
Source: Greater London Authority, London Plan.

3.1.17 Figure 3.7 is taken from the London Plan Further Alterations and this demonstrates the projected population of London, beyond the Redbridge Local Plan period to the year of 2036. As with other London Boroughs , Redbridge will have a significant growth to accommodate over the next few decades.

3.1.18 Figures 3.8 and 3.9 show the population density in the years 2001 and 2011 respectively for the purpose of drawing a comparison.

Figure 3.7 Population Density of Redbridge by Lower Super Output Area, 2001

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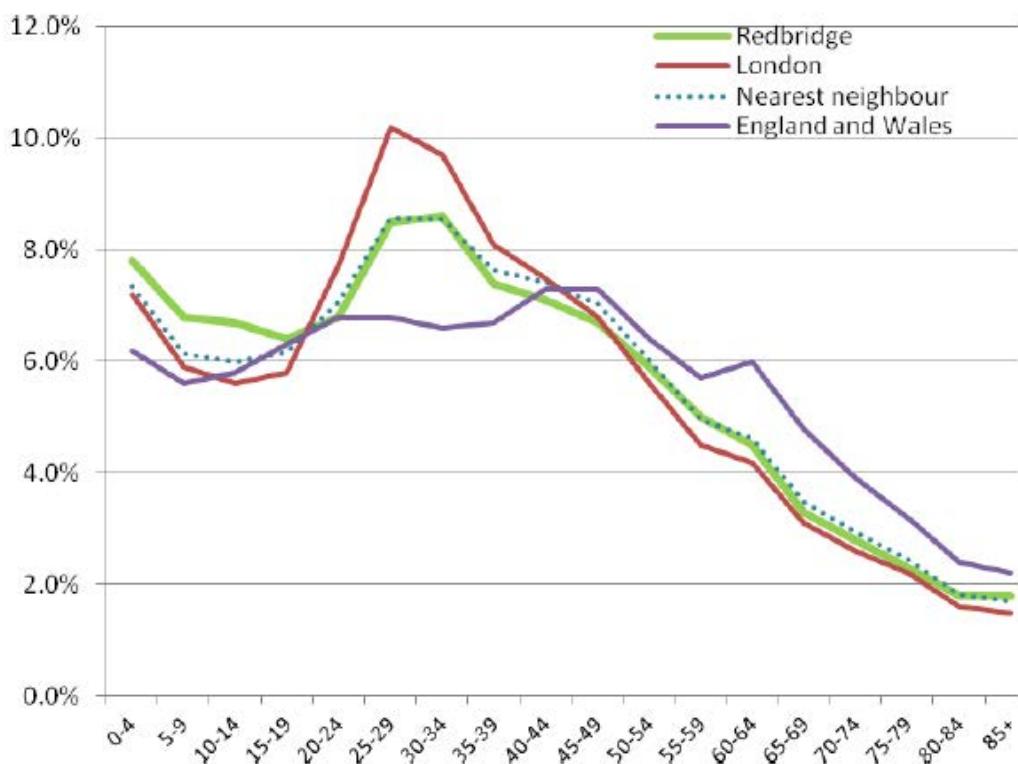
Figure 3.8 Population Density of Redbridge by Lower Super Output Area, 2011

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Age Structure

3.1.19 Redbridge has a relatively young population, with a higher proportion of children aged between 0-15 (22.5%) than London (19.9 %) and England and Wales (18.9 %), see Figure 3.10.

Figure 3.9 Comparative Data Showing the Borough Age Profile in National and Regional Context



Source: ONS data from 2001 and 2011.

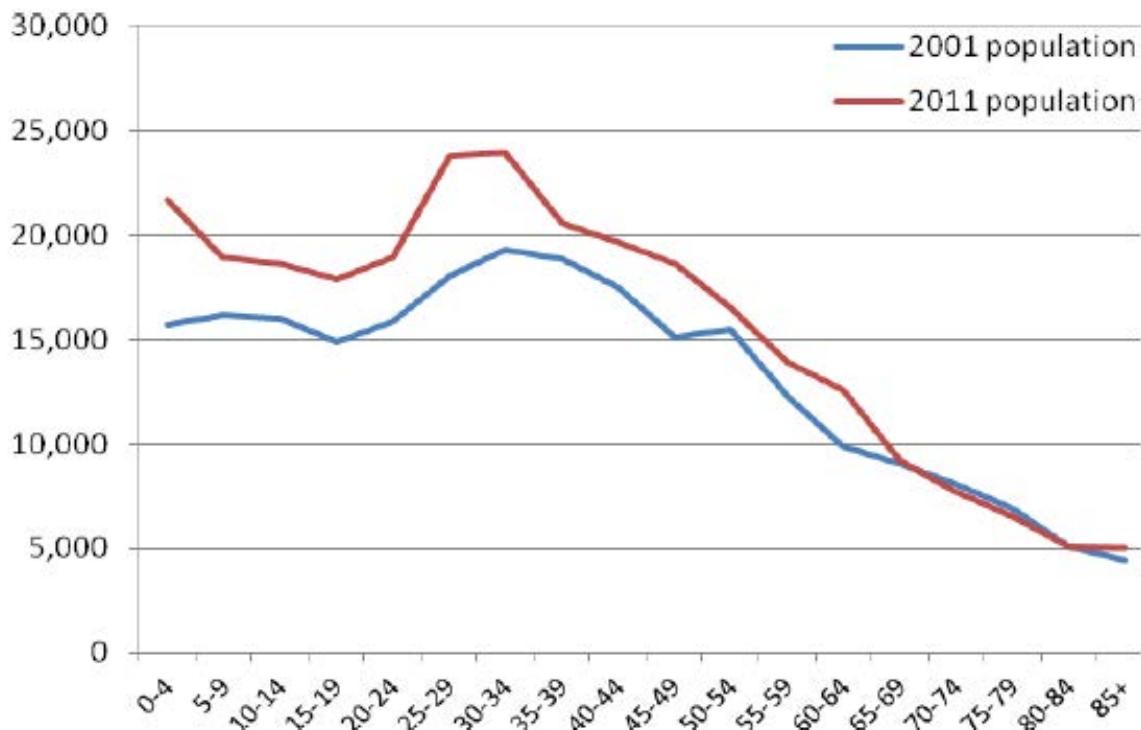
3.1.20 The actual break down of age groups are shown in Table 3.3 below.

3.1.21 Table 3.3 and Figure 3.11 show the age structure of Redbridge taken at the two census dates of 2001 and 2011.

Table 3.3 Age Profile of Redbridge, London and Neighbouring Boroughs in 2011.

Age	% Redbridge	Redbridge actual	% London	% Nearest neighbours	% England & Wales
0-4	7.8	21,700	7.2	7.3	6.2
5-9	6.8	18,900	5.9	6.1	5.6
10-14	6.7	18,600	5.6	6.0	5.8
15-19	6.4	17,900	5.8	6.2	6.3
20-24	6.8	18,900	7.7	7.1	6.8
25-29	8.5	23,800	10.2	8.6	6.8
30-34	8.6	23,900	9.7	8.5	6.6
35-39	7.4	20,600	8.1	7.6	6.7
40-44	7.1	19,700	7.5	7.4	7.3
45-49	6.7	18,600	6.8	7.0	7.3
50-54	5.9	16,500	5.6	6.0	6.4
55-59	5	13,900	4.5	5.0	5.7
60-64	4.5	12,600	4.2	4.6	6
65-69	3.3	9,200	3.1	3.5	4.8
70-74	2.8	7,700	2.6	2.9	3.9
75-79	2.3	6,500	2.2	2.5	3.2
80-84	1.8	5,100	1.6	1.8	2.4
85+	1.8	5,000	1.5	1.7	2.2
Total	100.00%	279,000	8,173,900	4,259,800	56,075,900

Source : ONS data, 2011.

Figure 3.10 Age Profile of Redbridge in 2001 and 2011

Source: ONS data

3.1.22 There are 21,700 children between 0-4, with over 23,800 between the age groups of 25-29 and 30-34 23,900 between the ages of 30-34. These groups therefore are the most prominent within the Borough. Such findings were also similar for the 2001 census.

3.1.23 These observations are relevant to the discussion of the infrastructural needs which arise from the implications of such a growing population in terms of age. For example, the growth in the elderly would result in a need for additional specialist community care facilities to the areas which are showing the increase, for example to the west of the Borough. In the same respect the increase in the numbers of children would result in an increased requirement for the numbers of schools, child care facilities and the provision of related infrastructure that the Council would need to deliver. Figure 3.11 shows that Redbridge's population has grown rapidly and particularly for those under the age of 65 years. In addition to understanding the overall increase in population it is also useful to understand the gender and ethnic split of the population

Gender Split

3.1.24 Table 3.4 shows the gender split within the Borough, in 2001 and 2011 comparatively and also identifies the percentage change.

Table 3.4 Male and Female Population in Redbridge by Ward, 2001 and 2011

WARD	MALE				FEMALE			
	2001		2011		2001		2011	
	Number	%	Number	%	Number	%	Number	%
Aldborough	5597	48.2%	7084	48.7%	6014	51.8%	7460	51.3%
Barkingside	5466	48.4%	6303	50.0%	5837	51.6%	6306	50.0%
Bridge	5388	48.1%	5697	48.9%	5823	51.9%	5961	51.1%
Chadwell	5293	48.0%	6868	48.2%	5737	52.0%	7389	51.8%
Church End	4869	48.7%	5687	49.4%	5128	51.3%	5829	50.6%
Clayhall	5851	49.4%	6559	49.5%	6004	50.6%	6682	50.5%
Clementswood	5585	49.5%	7523	51.3%	5701	50.5%	7143	48.7%
Cranbrook	5810	49.0%	6574	51.4%	6048	51.0%	6206	48.6%
Fairlop	5050	48.5%	6169	48.8%	5370	51.5%	6461	51.2%
Fullwell	5329	47.3%	6225	48.2%	5940	52.7%	6685	51.8%
Goodmayes	5444	49.5%	6636	50.8%	5550	50.5%	6433	49.2%
Hainault	5387	47.4%	6112	47.2%	5980	52.6%	6841	52.8%
Loxford	6523	48.0%	8330	50.4%	7062	52.0%	8214	49.6%
Mayfield	5541	49.4%	6844	50.1%	5685	50.6%	6828	49.9%
Monkhams	4657	47.2%	5065	48.6%	5209	52.8%	5357	51.4%
Newbury	6504	49.7%	8350	49.8%	6570	50.3%	8410	50.2%
Roding	5236	48.6%	5894	48.9%	5534	51.4%	6150	51.1%
Seven Kings	5835	49.0%	7768	51.2%	6075	51.0%	7396	48.8%
Snaresbrook	5030	46.3%	5586	47.1%	5824	53.7%	6279	52.9%
Valentines	5821	50.0%	7239	51.3%	5822	50.0%	6884	48.7%
Wanstead	5633	49.0%	5560	48.2%	5873	51.0%	5983	51.8%
REDBRIDGE AVERAGE	5517	48.5%	6575	49.5%	5847	51.5%	6709	50.5%
LONDON WARD AVERAGE	5553	48.4%	6457	49.3%	5929	51.6%	6630	50.7%

3.1.25 By looking at the Borough as a whole it can be seen that the percentage of males has increased between the 2001 and 2011 censuses while the percentage of females has decreased. The wards of Clementswood, Cranbrook, Goodmayes, Loxford, Mayfield, Seven Kings and Valentines have a higher proportion of males than females. There are particularly higher percentages of females in the wards of Snaresbrook and Hainault wards at nearly 6 % higher than the proportion of males.

Ethnic/ Faith group

3.1.26 The London Plan (2011) states that eight London Boroughs (Harrow, Redbridge, Tower Hamlets, Ealing, Hounslow, Croydon, Brent and Newham) are likely to have a majority of their population from Black, Asian and other ethnic groups. The London Plan Further Alterations (2014) states that London's Black, Asian and other minority ethnic minority community population are expected to grow strongly as a result of natural growth and continued migration from overseas (point 1.12 quotes on page 16). Of all London Boroughs, Redbridge has the 6th highest number (85,014) of people whose stated that their country of birth is outside of the EU countries (including EU Accession states). Redbridge ranked 9th highest in England and Wales.

3.1.27 Despite this growth in the numbers of ethnic minority groups, trends over the past 10 years show that the largest faith group within Redbridge is of the Christian faith (36.8%). Christians are highest represented in Wanstead and Woodford, Hainault and Chadwell Heath. The fastest growing faith group is the Muslim religion (23.3%), with the highest rates of growth in South Ilford, particularly in Loxford and Clementswood wards and in areas close to Ilford High Road and up to Cranbrook and Clayhall.

3.1.28 Table 3.5 shows a breakdown of the number and percentage of people by religion on a ward basis and also provides a comparative of the Redbridge and London Average of each data set.

Table 3.5 Number and Percentage of different religions in Redbridge by Ward, 2001 and 2011

The table below shows the religious proportions within each ward at the time of both the 2001 and 2011 censuses.

WARD	Christian		Buddhist		Hindu		Jewish		Muslim		Sikh		Other religion		N
	2001	2011	2001	2011	2001	2011	2001	2011	2001	2011	2001	2011	2001	2011	2011
Aldborough	50.2%	34.9%	0.5%	0.6%	10.5%	20.1%	12.6%	6.0%	7.5%	18.0%	3.2%	4.9%	0.3%	0.4%	7.1%
Barkingside	36.2%	25.9%	0.5%	0.9%	12.0%	20.4%	21.1%	10.5%	9.4%	22.2%	5.2%	6.1%	0.5%	0.6%	6.6%
Bridge	69.6%	59.3%	0.4%	0.6%	2.0%	3.5%	2.3%	2.2%	3.6%	7.7%	0.4%	0.7%	0.3%	0.3%	13.3%
Chadwell	68.5%	47.3%	0.2%	0.3%	3.2%	8.1%	1.7%	1.1%	4.5%	10.4%	3.2%	5.6%	0.3%	0.5%	10.0%
Church End	61.6%	50.5%	0.5%	0.6%	3.4%	4.1%	5.5%	4.7%	3.8%	7.4%	0.7%	1.1%	0.3%	0.5%	17.7%
Clayhall	32.1%	20.7%	0.4%	0.6%	13.9%	21.5%	19.9%	9.2%	11.1%	25.7%	7.6%	10.0%	0.3%	0.6%	5.4%
Clement's Wood	33.2%	20.7%	0.3%	0.4%	13.0%	16.3%	0.3%	0.2%	31.4%	42.7%	11.5%	9.8%	0.9%	0.5%	5.4%
Cranbrook	31.9%	22.3%	0.6%	0.7%	11.4%	12.6%	10.9%	4.8%	20.4%	36.6%	10.7%	9.4%	0.7%	0.7%	5.3%
Fallop	63.8%	47.9%	0.4%	0.7%	4.0%	8.2%	7.1%	8.2%	3.9%	9.8%	1.1%	2.9%	0.2%	0.3%	11.1%
Fulwell	57.2%	40.0%	0.5%	0.8%	6.1%	11.8%	11.5%	8.9%	6.2%	15.6%	2.3%	5.3%	0.4%	0.4%	9.0%
Goodmayes	44.0%	28.5%	0.6%	0.6%	11.1%	11.7%	1.0%	0.5%	16.2%	33.5%	12.4%	13.0%	0.2%	0.5%	7.7%
Hainault	70.2%	55.9%	0.1%	0.5%	1.4%	3.7%	3.5%	3.7%	2.7%	8.6%	0.7%	1.3%	0.2%	0.2%	12.2%
Leopard	34.3%	24.5%	0.3%	0.6%	12.1%	12.2%	0.9%	0.4%	31.2%	46.0%	7.6%	5.6%	0.4%	0.4%	6.3%
Mayfield	53.5%	30.4%	0.5%	0.4%	10.3%	11.3%	0.9%	0.4%	14.0%	34.6%	9.2%	12.1%	0.4%	0.2%	6.1%
Monkhams	66.4%	57.3%	0.3%	0.6%	2.9%	4.5%	8.3%	6.7%	2.5%	4.8%	0.9%	1.7%	0.3%	0.4%	12.0%
Newbury	39.8%	26.9%	0.6%	1.1%	14.1%	19.5%	6.4%	2.5%	14.8%	29.4%	8.8%	8.8%	0.7%	0.7%	6.6%
Roding	63.7%	51.0%	0.4%	0.9%	2.5%	3.8%	3.4%	2.5%	6.5%	13.2%	1.0%	1.8%	0.4%	0.3%	14.1%
Seven Kings	45.4%	28.5%	0.4%	0.6%	9.6%	12.5%	1.1%	0.8%	14.9%	31.3%	13.5%	13.6%	0.9%	0.7%	7.7%
Snaresbrook	58.2%	48.6%	0.6%	0.9%	4.0%	5.9%	7.4%	4.4%	5.8%	8.9%	1.5%	2.2%	0.4%	0.5%	15.1%
Valentines	35.8%	23.0%	0.6%	0.7%	9.2%	13.9%	2.3%	0.9%	26.7%	40.0%	8.2%	7.1%	0.9%	0.8%	8.8%
Wanstead	62.8%	51.8%	0.8%	0.5%	3.3%	3.5%	2.4%	1.6%	5.2%	10.0%	1.6%	2.0%	0.4%	0.5%	15.1%
REDBRIDGE AVERAGE	50.7%	36.8%	0.4%	0.7%	7.8%	11.4%	6.2%	3.7%	11.0%	23.3%	5.5%	6.2%	0.4%	0.5%	9.0%
LONDON AVERAGE	58.2%	48.4%	0.8%	1.0%	4.1%	5.0%	2.1%	1.8%	8.5%	12.4%	1.5%	1.5%	0.5%	0.6%	15.1%

Source: Census data, London Borough of Redbridge, Corporate Policy and Performance.

3.1.29 The percentage of groups on a sub-ethnic basis within the Borough are shown in Table 3.6. Redbridge has a lower percentage of residents from a white British ethnicity than the London average and has many more residents who are from Asian ethnicities including Indian, Pakistani and Bangladeshi than the London average. There are also fewer residents from Black African and Black Caribbean ethnicities.

3.1.30 Table 3.7 shows that the ethnic mix of Redbridge has changed substantially between 2001 and 2011 with a decline of White residents of 21% and an increase in Asian residents of 16% and of Black residents of 9%. The wards of Clayhall, Chadwell and Mayfield have seen particularly large changes in the ethnic background of their residents.

Table 3.6 Ethnicity of Redbridge Residents by Ward, 2011

The table below shows the ethnic proportions within each ward at the time of the 2011 census:

2011 Census		White				Mixed/Multiple Ethnic Groups				Asian/Asian British				
WARD	All Usual Residents	British	Irish	Gypsy or Irish Traveller	Other White	White and Black Caribbean	White and Black African	White and Asian	Other Mixed	Indian	Pakistani	Bangla- deshi	Chinese	Other Asian
Aldborough	14544	31.5%	1.0%	0.0%	6.2%	1.1%	0.6%	1.0%	1.2%	18.3%	7.3%	6.5%	1.0%	13.1%
Barkingside	12609	29.0%	0.8%	0.0%	5.9%	0.8%	0.4%	0.9%	1.2%	20.9%	8.6%	9.8%	1.5%	11.2%
Bridge	11658	61.3%	2.5%	0.0%	8.1%	2.0%	0.6%	1.2%	1.5%	4.3%	2.9%	1.7%	1.5%	3.2%
Chadwell	14257	36.7%	1.5%	0.7%	4.7%	1.8%	0.8%	1.1%	1.8%	12.5%	6.8%	7.3%	0.5%	5.4%
Church End	11514	62.8%	2.2%	0.0%	8.6%	1.2%	0.7%	1.2%	1.6%	6.4%	3.1%	1.0%	2.0%	2.8%
Clayhall	13241	24.0%	0.6%	0.0%	4.4%	0.4%	0.3%	1.1%	0.7%	24.4%	12.8%	9.9%	1.6%	12.5%
Clement's Wood	14664	9.4%	0.9%	0.2%	5.3%	0.8%	0.5%	1.0%	0.9%	25.2%	23.9%	8.5%	0.3%	10.4%
Cranbrook	12788	17.5%	0.8%	0.0%	5.9%	0.6%	1.0%	0.8%	2.4%	20.1%	8.3%	0.5%	7.8%	7.8%
Fairlop	12638	58.8%	1.0%	0.1%	7.4%	1.1%	0.4%	1.0%	1.1%	8.8%	3.9%	2.5%	1.5%	5.8%
Fullwell	12919	44.5%	0.8%	0.0%	6.1%	1.4%	0.3%	1.2%	1.2%	13.3%	6.7%	4.1%	1.2%	8.1%
Goodmayes	13069	16.9%	1.4%	0.2%	6.3%	0.9%	0.7%	1.3%	1.0%	25.1%	14.5%	7.2%	0.7%	6.1%
Hainault	12953	60.7%	1.1%	0.1%	6.4%	2.0%	1.1%	1.0%	1.2%	4.9%	3.6%	1.9%	0.8%	3.0%
Loxford	16544	10.3%	0.6%	0.1%	5.7%	1.1%	0.8%	0.7%	1.0%	15.6%	24.8%	8.3%	0.9%	10.4%
Mayfield	13672	20.1%	1.4%	0.0%	5.2%	0.9%	0.5%	1.0%	0.9%	22.8%	19.2%	8.0%	0.6%	7.3%
Monkhams	16423	69.8%	2.3%	0.0%	6.8%	0.8%	0.3%	1.3%	1.0%	6.3%	2.5%	0.9%	1.4%	2.4%
Newbury	16768	15.6%	0.9%	0.0%	6.2%	1.2%	0.6%	1.2%	1.0%	23.2%	13.8%	7.7%	0.8%	14.7%
Roding	12044	51.3%	1.8%	0.0%	9.7%	1.6%	1.0%	1.6%	1.6%	5.3%	4.6%	2.9%	2.0%	3.2%
Seven Kings	15164	16.4%	1.6%	0.0%	5.2%	1.0%	0.6%	1.2%	1.2%	25.5%	13.8%	8.9%	0.5%	9.2%
Snaresbrook	11865	57.0%	3.2%	0.7%	9.0%	1.1%	0.5%	1.3%	1.5%	8.8%	5.0%	1.7%	1.7%	2.8%
Valentines	14123	14.3%	1.1%	0.0%	7.0%	0.8%	0.5%	1.2%	1.2%	28.8%	17.5%	7.7%	1.0%	7.3%
Wanstead	11543	59.2%	3.1%	0.0%	7.0%	1.4%	0.9%	1.8%	1.3%	6.3%	4.4%	3.4%	1.1%	2.5%
REDBRIDGE AVERAGE	13284	34.5%	1.4%	0.1%	6.6%	1.1%	0.6%	1.2%	1.2%	16.4%	11.1%	5.7%	1.1%	7.4%
LONDON AVERAGE	13087	44.9%	2.2%	0.1%	12.6%	1.5%	0.8%	1.2%	1.5%	6.6%	2.7%	2.7%	1.5%	4.9%

Source: 2011 Census data, London Borough of Redbridge, Corporate Policy and Performance.

Table 3.7 Change in Ethnicity of Redbridge Residents between 2001 and 2011

The table below shows the change in ethnic sub-group proportions in each ward between the censuses.

WARD	White			Mixed/Multiple Ethnic Groups			Asian/Asian British			Black/African/Caribbean/Black British			2011
	2001	2011	% Change	2001	2011	% Change	2001	2011	% Change	2001	2011	% Change	
Aldborough	68.0%	38.7%	-29.3%	2.4%	3.9%	1.5%	22.1%	46.2%	24.1%	6.8%	8.5%	1.6%	0.1%
Barkingside	63.3%	35.8%	-27.5%	2.4%	3.5%	1.0%	28.7%	51.9%	23.2%	5.2%	6.0%	0.8%	0.1%
Bridge	85.6%	71.9%	-13.7%	2.2%	5.3%	3.1%	7.0%	14.0%	7.0%	4.7%	7.5%	2.8%	0.1%
Chadwell	78.0%	43.1%	-44.9%	2.3%	5.6%	3.3%	10.7%	32.6%	21.0%	8.5%	16.6%	8.0%	0.1%
Church End	85.1%	73.5%	-11.6%	2.2%	5.3%	3.1%	9.2%	15.2%	6.0%	2.8%	4.5%	1.6%	0.1%
Clayhall	59.0%	29.0%	-30.0%	1.7%	2.6%	0.8%	35.0%	61.1%	26.1%	3.9%	4.7%	0.8%	0.1%
Clementswood	28.5%	15.8%	-12.8%	3.0%	3.2%	0.3%	54.5%	66.3%	11.8%	13.1%	10.9%	-2.3%	0.1%
Cranbrook	41.8%	24.6%	-19.2%	2.3%	3.0%	0.7%	44.2%	61.2%	17.1%	9.0%	8.1%	-0.9%	0.1%
Fairlop	84.1%	65.1%	-19.0%	2.2%	3.7%	1.5%	9.1%	22.5%	13.4%	4.1%	6.7%	2.5%	0.1%
Fullwell	78.4%	51.5%	-26.9%	2.0%	4.0%	2.1%	14.2%	32.5%	18.3%	5.0%	9.0%	4.0%	0.1%
Goodmayes	45.5%	24.8%	-30.7%	2.4%	3.8%	1.4%	40.0%	56.2%	16.3%	11.2%	11.0%	-0.2%	1.1%
Hainault	88.6%	70.2%	-18.4%	2.2%	5.2%	3.0%	4.6%	13.7%	9.2%	4.4%	9.4%	5.0%	0.1%
Loxford	29.2%	16.5%	-12.6%	3.1%	3.7%	0.5%	49.1%	59.9%	10.8%	17.7%	15.8%	-1.9%	0.1%
Mayfield	55.0%	26.7%	-28.3%	2.3%	3.4%	1.1%	33.5%	57.9%	24.4%	8.7%	9.2%	0.5%	0.1%
Monkhams	89.1%	78.0%	-10.2%	1.5%	3.4%	1.8%	7.0%	13.5%	6.5%	1.9%	3.0%	1.1%	0.1%
Newbury	44.0%	22.8%	-21.3%	3.1%	3.9%	0.8%	40.0%	60.2%	20.2%	11.8%	9.8%	-2.0%	1.1%
Roding	79.4%	62.8%	-16.6%	2.5%	5.8%	3.2%	10.1%	18.5%	8.4%	7.3%	10.5%	3.2%	0.1%
Seven Kings	45.5%	23.3%	-22.2%	3.0%	4.1%	1.1%	39.9%	57.8%	17.9%	10.7%	11.0%	0.2%	0.1%
Snaresbrook	82.2%	69.8%	-12.4%	2.1%	4.5%	2.3%	12.0%	20.0%	8.0%	3.1%	4.2%	1.1%	0.1%
Valentines	41.0%	22.4%	-18.6%	3.3%	3.7%	0.4%	44.2%	62.2%	18.0%	10.5%	8.6%	-2.0%	1.1%
Wanstead	81.7%	70.0%	-11.7%	2.5%	5.5%	3.0%	10.9%	16.7%	5.8%	4.5%	6.4%	1.9%	0.1%
REDBRIDGE AVERAGE	63.5%	42.5%	-21.0%	2.4%	4.1%	1.7%	25.8%	41.8%	16.0%	7.6%	8.9%	1.3%	0.1%
LONDON AVERAGE	71.1%	50.8%	-17.4%	3.2%	5.0%	1.8%	13.2%	18.5%	5.3%	10.9%	13.3%	2.4%	1.1%

Source: 2011 Census data, London Borough of Redbridge, Corporate Policy and Performance.

3.1.31 Table 3.8 and Figure 3.9 show the three largest ethnic groups per Redbridge ward in 2001 and 2011.

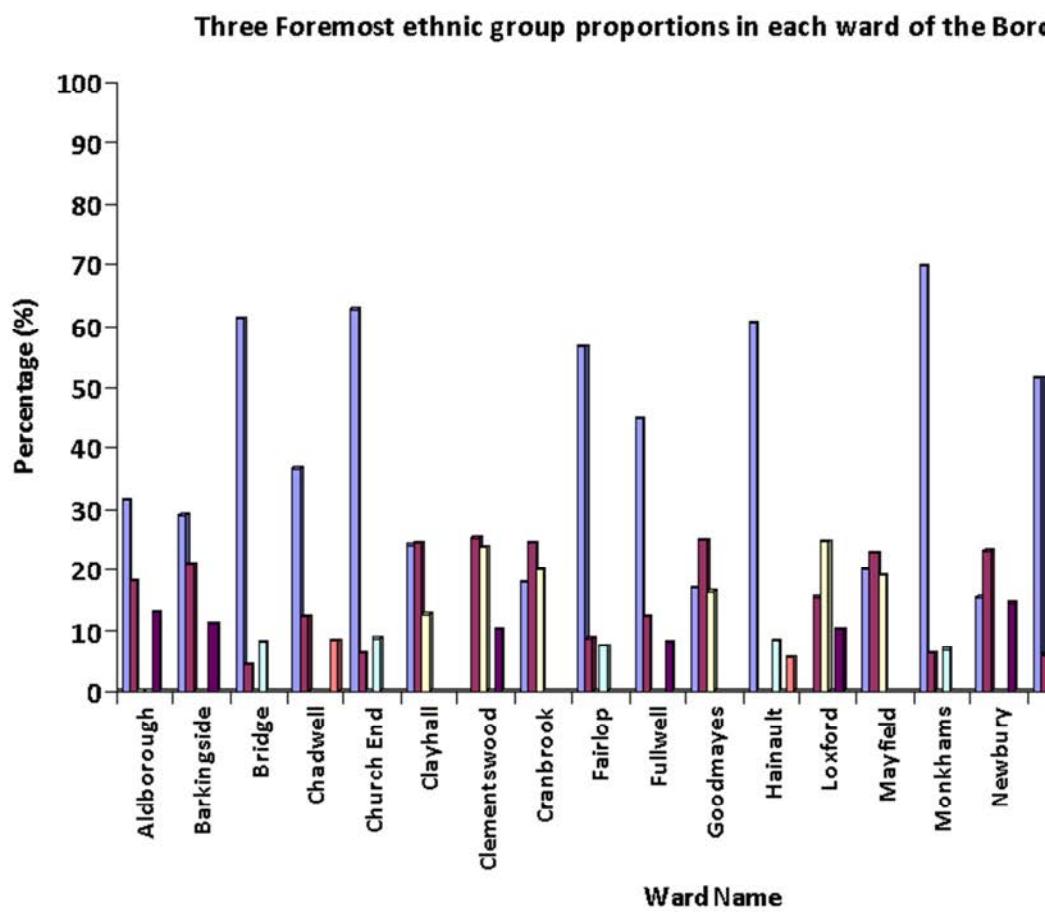
Table 3.8 Three Largest Ethnic Groups per Ward in Redbridge, 2001 and 2011

The table below shows the three foremost ethnic group proportions in each ward for both the 2001 and 2011 Census.

WARD	2001				2011	
	White British	Indian	Other Asian	Other White	White British	Indian
Aldborough	62.3%	12.1%	5.4%		31.5%	18.3%
Barkingside	57.3%	16.2%	4.6%		29.0%	20.9%
Bridge	79.6%	3.4%	2.6%		61.3%	8.1%
Chadwell	73.3%	6.6%	4.4%		36.7%	12.5%
Church End	77.1%	5.5%	4.4%		62.0%	8.6%
Clayhall	55.0%	20.0%	6.2%		24.4%	24.0%
Clementswood	25.6%	22.7%	19.0%		25.2%	23.9%
Cranbrook	37.3%	24.9%	13.5%		24.5%	20.1%
Fairlop	79.8%	4.9%	2.9%		56.6%	8.8%
Fullwell	73.5%	7.5%	3.6%		44.5%	12.3%
Goodmayes	38.9%	26.2%	8.2%		25.1%	16.9%
Hainault	84.9%	2.3%	2.2%		60.7%	8.4%
Loxford	23.7%	18.0%	18.2%		24.8%	15.0%
Mayfield	48.8%	20.5%	7.6%		22.8%	20.1%
Monkhams	82.8%	4.2%	4.0%		69.8%	6.8%
Newbury	38.0%	23.3%	7.7%		23.2%	15.0%
Roding	71.7%	5.0%	4.0%		51.3%	9.7%
Seven Kings	39.2%	26.2%	8.5%		25.5%	16.4%
Snaresbrook	73.8%	6.2%	5.2%		57.0%	9.0%
Valentines	33.7%	24.6%	11.6%		28.8%	17.5%
Wanstead	73.6%	5.5%	4.4%		59.2%	7.6%
REDBRIDGE AVERAGE	57.5%	14.0%	6.2%		34.5%	16.4%
LONDON AVERAGE	59.8%	8.3%	6.1%		44.9%	12.6%

Source: 2001 and 2011 Census, London Borough of Redbridge, Corporate Policy and Performance.

Figure 3.11 Three Foremost Ethnic Group Proportions in each Ward of the Borough 2011

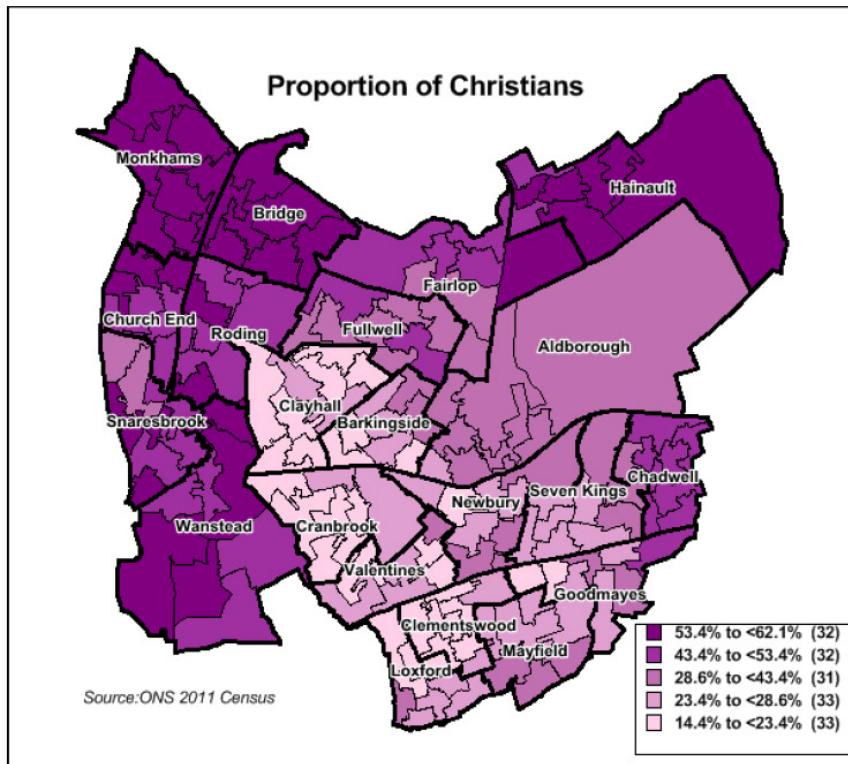


Source: Produced by London Borough of Redbridge, Planning and Environment based on Census data, ONS.

3.1.32 Figures 3.13 to 3.18 show the spatial distribution of Redbridge residents by their religious affiliation. The majority of residents of the Borough are Christians and are resident primarily to the west, north and to the east of the Borough which is similar trend to those with no religion. Those from a Buddhist background are more likely to live in the centre of the Borough; Hindus and Sikhs are more likely to live in the south and east of the Borough; Jews are more likely to live in the north, east and west of the Borough; Muslims are more likely to live in the southern part of the Borough. Those who regard themselves not from any of the mainstream religions mentioned and qualify as those of “no particular religion” are spatially disseminated across the entire Borough and are not situated in clusters as are other religious groups.

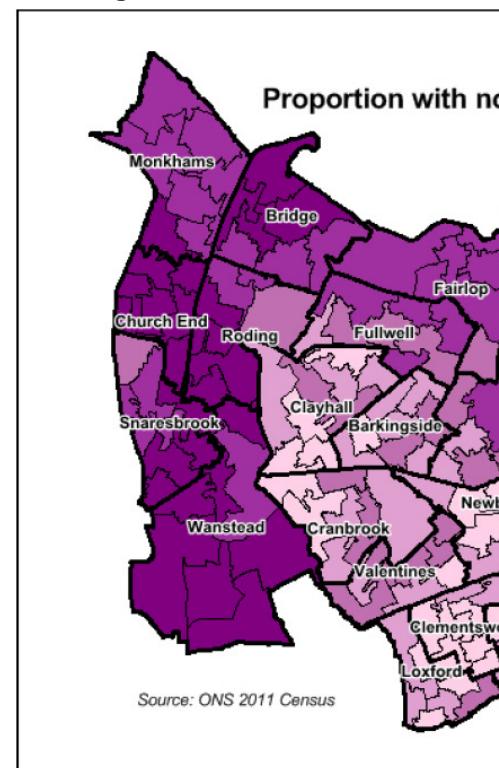
London Borough of Redbridge

Figure 3.12 Spatial Distributions of Christians in Redbridge



Borough Profile

Figure 3.13 Spatial Distributions of Redbridge



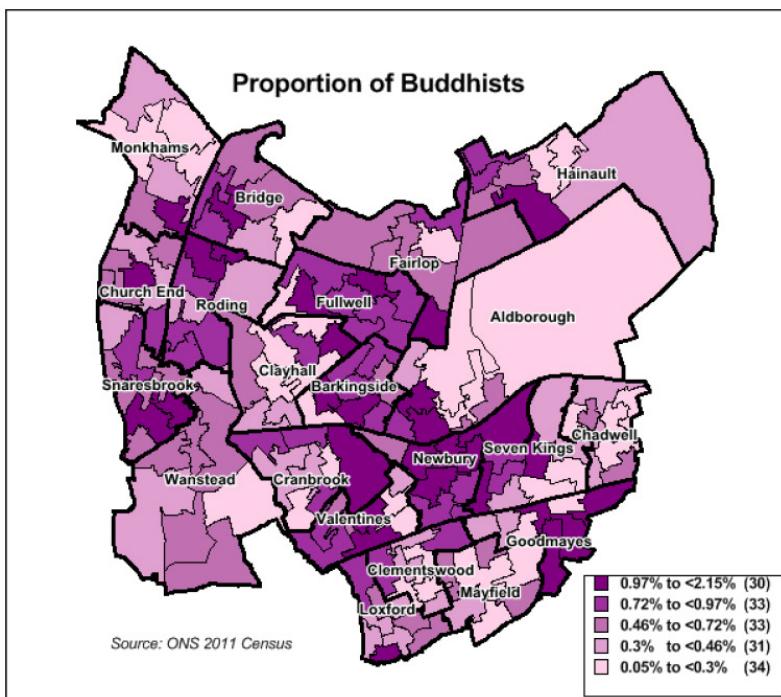
Source: Map based on census records 2011 produced by London Borough of Redbridge, Corporate Policy and Performance.

Source: Map based on census records 2011 produced by London Borough of Redbridge, Corporate Policy and Performance.

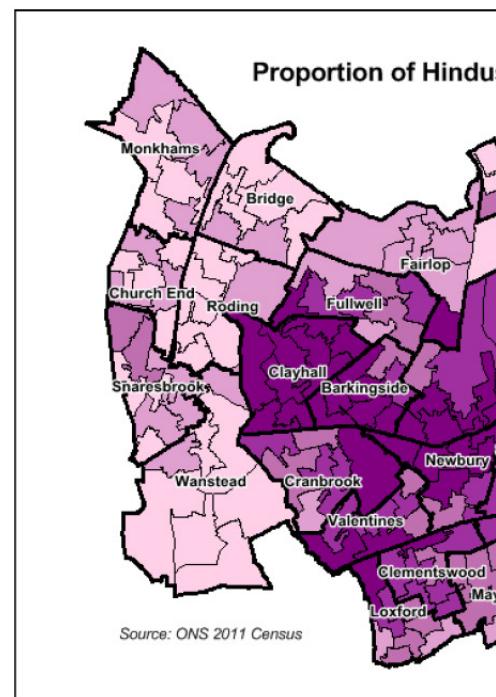
Figure 3.14 Spatial Distribution of the Buddhists in Redbridge

Figure 3.15 Spatial Distribution of the Hindus in Redbridge

London Borough of Redbridge



Borough Profile

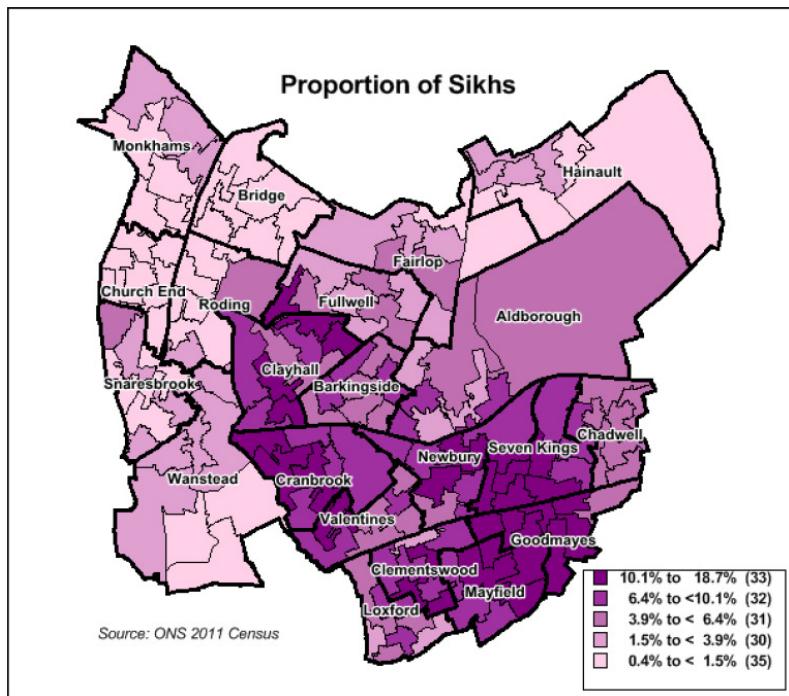


Source: Map based on census records 2011 produced by London Borough of Redbridge, Corporate Policy and Performance.

Source: Map based on census records 2011 produced by London Borough of Redbridge, Corporate Policy and Performance.

London Borough of Redbridge

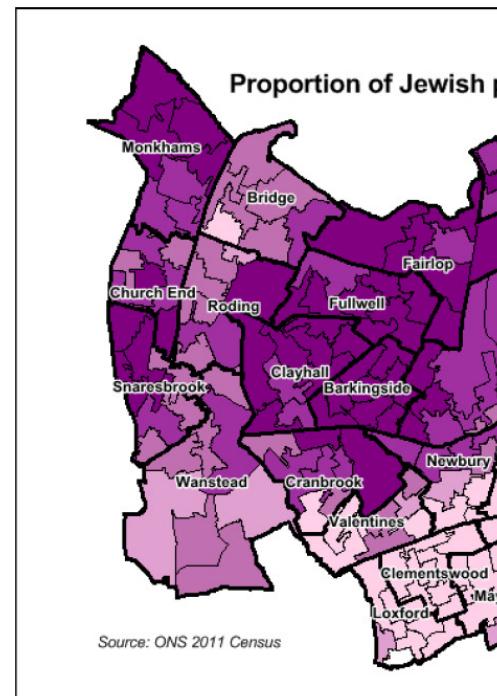
Figure 3.16 Spatial Distribution of Sikhs in Redbridge



Source: Map based on census records 2011 produced by London Borough of Redbridge, Corporate Policy and Performance.

Borough Profile

Figure 3.17 Spatial Distribution of Jews in Redbridge

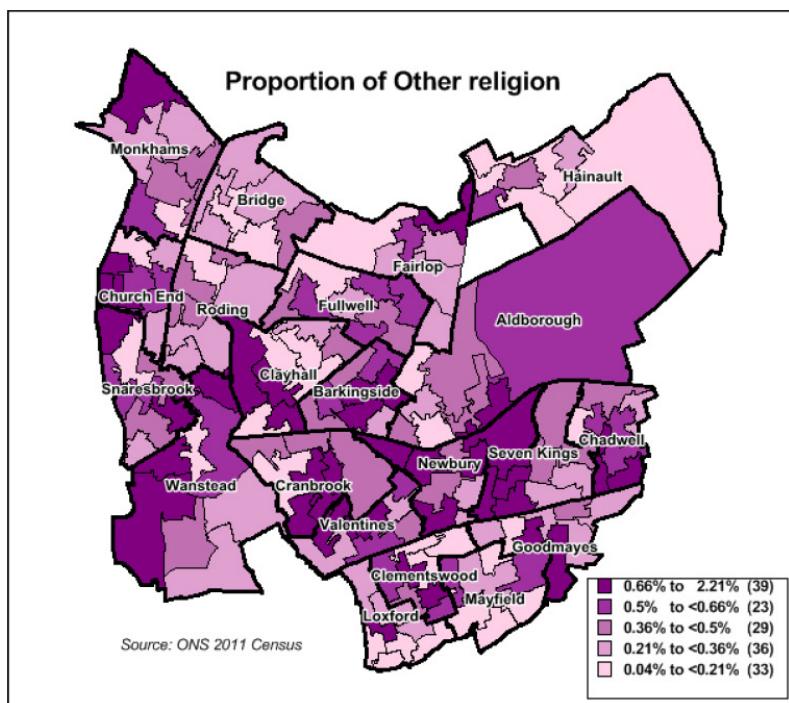


Source: Map based on census records 2011 produced by London Borough of Redbridge, Corporate Policy and Performance.

Figure 3.18 Spatial Distributions of People with Other religion in Redbridge

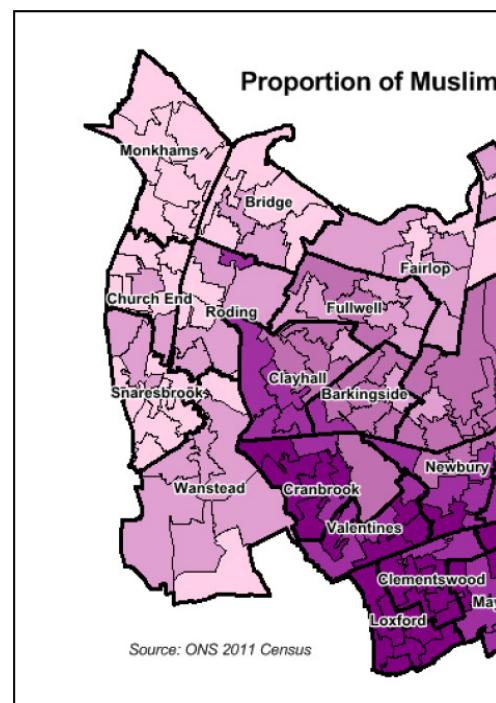
Figure 3.19 Spatial Distribution of Muslim in Redbridge

London Borough of Redbridge



Source: Map based on census records 2011 produced by London Borough of Redbridge, Corporate Policy and Performance

Borough Profile



Source: Map based on census records 2011 produced by London Borough of Redbridge, Corporate Poli

Ethnicity

3.1.33 Key trends in relation to Redbridge's resident's ethnicity are:

White

3.1.34 The dominant ethnic group of the Borough in 2011 was the white ethnicity (36.8 %) but this has declined significantly in recent years as it was just over half of the population (50.7 %) in 2001.

3.1.35 The wards which had the greatest percentage changes in white ethnic population were Chadwell (-34.9 %), Clayhall (-30 %), AldBorough (-29.3 %) and the Mayfield (-28.3 %). With the least amount of change occurring in Monkhamns (-10.2 %), Church End (-11.6 %), Wanstead (-11.7 %) and Snaresbrook (-12.4 %) wards.

3.1.36 In both 2001 and 2011, Redbridge had a lower percentage of White residents than the London average. The White ethnicity in London declined from 71.1% in 2001 to 59.8% in 2011 but Redbridge has experienced a more rapid decline from 63.5% in 2001 to 42.5% in 2011.

British Asian or Asian: Indian

3.1.37 16.4% of Redbridge residents were British Indian in 2011 up from 14% in 2001. Redbridge has a far greater proportion of British Asian or Asian (Indian) than for London as a whole.

3.1.38 It can be seen the wards predominantly to the south of the Borough, such as Clementswood (25.2 %), Goodmayes (24.5 %) and Valentines (25.0 %) have the highest percentage of residents that are British Indian. Comparatively the wards of Bridge (4.3 %), Hainault (4.7 %) and Fairlop (5.0 %) are showing the least amount of people within this ethnic group, primarily to the north of the Borough.

British Asian or Asian: Pakistani:

3.1.39 Redbridge has a higher proportion of residents from a Pakistani ethnicity (11.1 %) than the London average (2.9%) and the proportion has grown, increasing from 6.2 % in 2001. There is a greater concentration of this ethnic minority group within the wards of Clementswood (25.2 %), Loxford (24.0 %) and Cranbrook (20.1%).

3.1.40 With regard to the types of people within the Borough and the ethnic breakdown Table 3.16 and Figure 3.22 below show the changes in the numbers of people born outside of the UK, in accordance with census records of 2011-21.

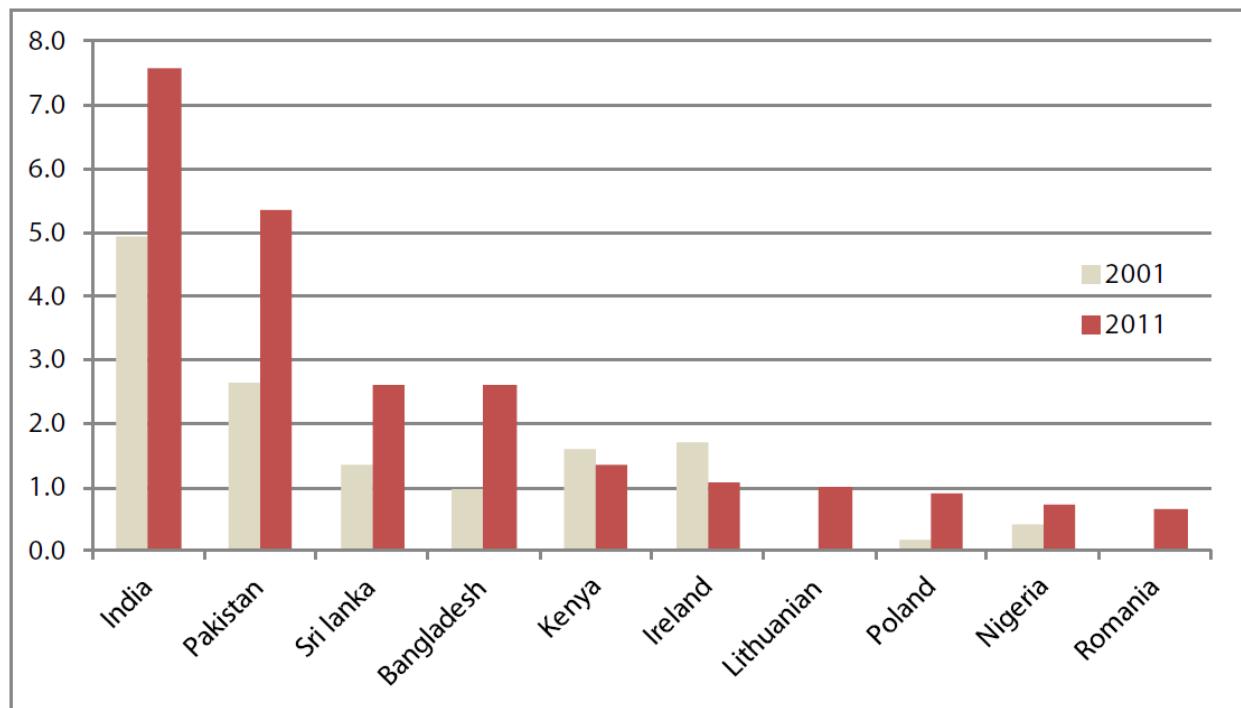
Table 3.9 Redbridge Residents Born Outside UK per Ward in 2001 and 2011

Ward	2001	2011	Percentage Change
Aldborough	22.1	38.4	16.3
Barkingside	24.7	40.5	15.7
Bridge	12.8	21.6	8.8
Chadwell	13.6	31.6	18.1
Church End	14.8	22.1	7.3
Clayhall	24.8	38.8	4.0
Clementswood	43.5	55.6	12.0
Cranbrook	33.4	44.5	11.1
Fairlop	12.7	25.1	12.4
Fullwell	16.0	29.6	13.6
Goodmayes	32.1	46.3	14.2
Hainault	9.0	22.2	13.2
Loxford	41.1	53.2	12.1
Mayfield	27.8	41.1	13.3
Monkhams	12.7	18.8	6.1
Newbury	35.0	47.5	12.6
Roding	17.0	28.2	11.2
Seven Kings	33.2	47.6	14.4
Snaresbrook	17.3	27.2	9.9
Valentines	38.9	50.3	11.4
Wanstead	16.1	22.8	6.7
Redbridge Average	24.2	36.9	12.7
London Average	27.1	36.7	9.6

Source: 2011, OSN data.

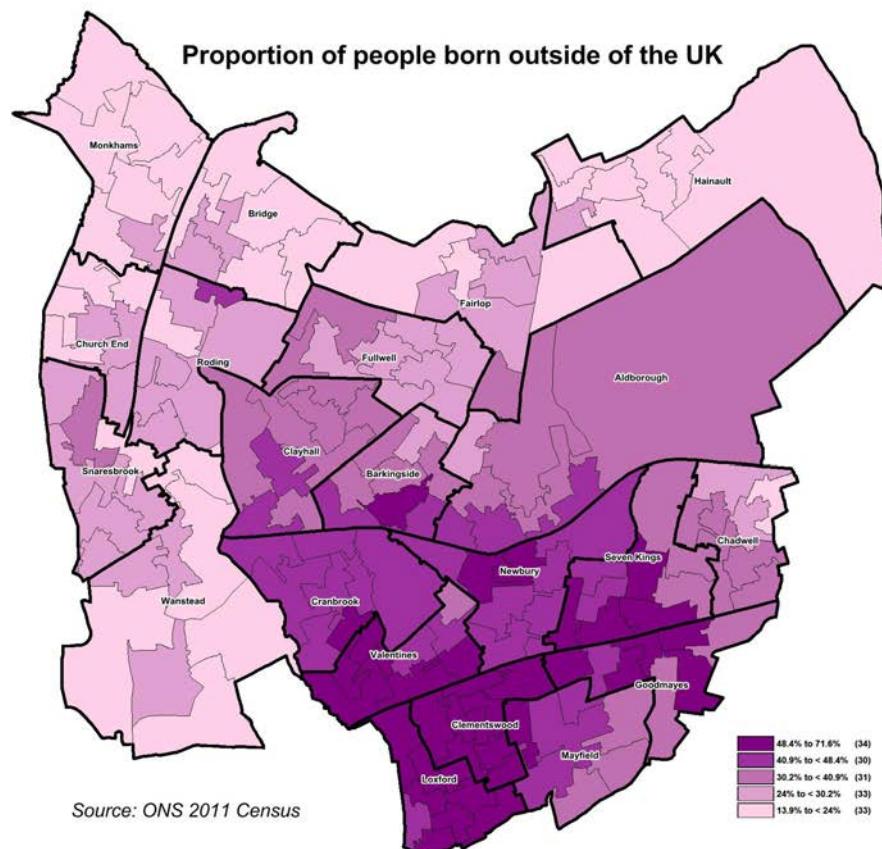
Migration

3.1.41 Figure 3.21 shows a snapshot of migration for 2001 and 2011 in to Redbridge. This demonstrates that the Borough had a high number of migrants of Indian, Pakistani, and Sri Lankan and Bangladeshi people in 2001 but substantial numbers of Kenyans and Irish in 2011. The top countries of origin of migrants in 2011 were India, Pakistan, Sri Lanka and Bangladesh.

Figure 3.20 Migration into Redbridge by Nationalities in 2001 and 2011

Source: ONS data presented by the Redbridge Corporate Policy Team.

3.1.42 Figure 3.22 shows the percentage of the population who are born outside of the UK, in accordance with census data taken in 2011. It demonstrates that the greatest number of people who come from outside the UK live in the south of the Borough.

Figure 3.21 Proportion of People Born Outside the UK

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3.2 Future Change and Policy Implications

3.2.1 By knowing the extent of the population increase, there is an understanding of the implications of the increase that the Local Plan must deal with in order to manage this growth in a sustainable manner. To accommodate an increase in population in a sustainable manner there are implications on the provision of housing, education services, infrastructural provision (among other factors). By having such an understanding projections can be made as to what the responsibilities of the Borough translate into in terms of the monetary value of infrastructure. This is highlighted in Table 3.17 , which is taken from the Boroughs Community Infrastructure Plan during the plan period of 2015-2030.

3.2.2 Table 3.17 shows the amount of funds that are required to meet the demands for the existing population, as extrapolated from the Community Infrastructure Plan 2015-2030. The area of development which would require the most amount of investment would be for early, secondary schools, primary schools and leisure centres within the Borough. With the smaller amounts required being for the purposes of being un-used allotments back in to use, the modernisation of libraries and grants towards decentralised energy.

Table 3.10 Cost of Community Infrastructure to Support Growth in Redbridge to 2030 (includes Cost of Facilities and Land)

Type of Facility	Cost to provide for future need (£million rounded)
London Borough of Redbridge Responsibilities	
Early Education (6,570 Childcare places and land cost for 56 space childcare facility))	£105.91m
Primary Schools (2X 4FE new primary schools, 1X 3FE new primary school)	£40.38m
Secondary Schools (Beal Expansion 4FE, Mayfield Expansion 4FE, Woodbridge Expansion 2FE, Oaks Park Expansion 2FE 5.5 X 8FE new secondary school)	£121m
Transport (range of improvements)	£10.1m
Leisure Centres (Swimming Pool, Sports Hall, Artificial Turf Pitch and Indoor Bowls Rink).	£28.48 m
Community Facilities (1,632 square metres of community floorspace)	£2.48m
Open Space (Improvements to 56 hectares of open space)	£15.8m
Allotments (bringing reserve allotments back into use)	£0.1m
Libraries (modernisation of 809 square meters of floorspace)	£0.2m
Flooding (Proportion of Flood Improvement Works)	£0.64m
Adult Social Services (Proportion of Adult Social Service Improvement Works)	£2.95m
Decentralised Energy (grants towards Ilford/ Crossrail and Goodmayes networks)	£2m
Sub Total	£330.04m
NHS Responsibilities	
15.3 WTE GPs, 55 Acute Care Beds, 4 Mental Health Beds, 8.4 Intermediate Care Beds	£19.95m
Learning and Skills Council/ Further Education Providers' Responsibilities	
4,337 new places	£24.36m
Total	£374.35m

Source: Community Infrastructure Plan, 2015-2030, March 2014.

Sources for this chapter:

National population statistics projection and estimation by age (2012 and 2037)- Office of National Statistics: <http://www.ons.gov.uk/ons/rel/npp/national-population-projections/2012-based-reference-volume--series-pp2/executive-summary.html#tab-Underlying-Assumptions>, accessed 03.09.14.

4Housing

4.1 The Current Situation

Analysis of the Housing stock

4.1.1 In 2015, the Department of Communities and Local Government recorded 102,400 housing units in Redbridge, this includes 4,560 which are owned by Local Authorities (some of which may be owned by Local Authorities other than Redbridge Borough).

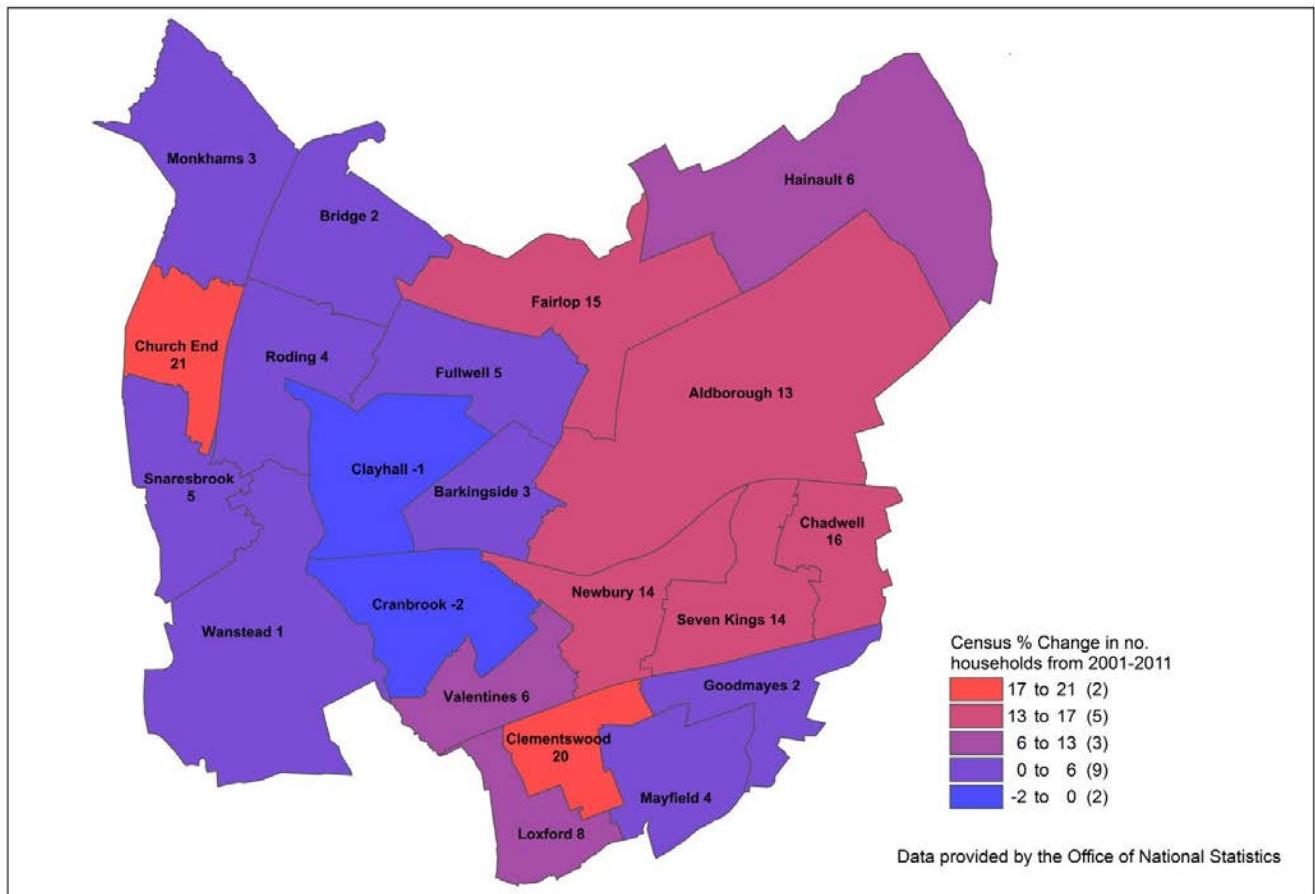
4.1.2 In order to provide details of change and greater information about tenure the following sections use data from the Censuses of 2001 and 2011. Table 4.1 shows that housing tenure in Redbridge is predominantly owner occupied (63.6%), followed by private rented (22.9%) with 11.4% in social rented accommodation.

Table 4.1 Housing Stock by Ownership, Redbridge Borough 2011

Type of ownership (All categories)	Percentage within the Borough
Total owned	63.6 %
- Owned outright	28.2 %
- Owned with a mortgage or loan	35.4 %
- Shared ownership part owned and part rented	1.0 %
Total social rented	11.4 %
- Social rented from council (LA)	6.3 %
- Social rented: Other social rented	5.1 %
Total private rented	22.9 %
- Private land or letting agency	21.6 %
- Private rented: Employer of a household member	0.1 %
- Private rented	0.3 %
- Living Rent Free	1.2 %

Source: ONS Census 2011, Redbridge Corporate Policy Team

4.1.3 The number of housing units has increased by 8.3 % between 2001 and 2011. This is illustrated by Figure 4.1 and Table 4.2.

Figure 4.1 % Change in Number of Households 2001-2011

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Table 4.2 Numbers of Households by Ward 2001-2011

Ward	2001	2011	Change (%)
Aldborough	4,430	5,005	13.0
Barkingside	4,134	4,277	3.5
Bridge	4,659	4,758	2.1
Chadwell	4,438	5,160	16.3
Church End	4,097	4,969	21.3
Clayhall	4,136	4,102	-0.8
Clementswood	3,696	4,443	20.2
Cranbrook	4,094	4,020	-1.8
Fairlop	4,332	4,966	14.6
Fullwell	4,566	4,772	4.5
Goodmayes	4,107	4,170	1.5
Hainault	5,001	5,284	5.7
Loxford	4,741	5,101	7.6
Mayfield	4,089	4,257	4.1
Monkhams	4,153	4,277	3.0
Newbury	4,581	5,244	14.5
Roding	4,536	4,703	3.7
Seven Kings	4,205	4,773	13.5
Snaresbrook	5,197	5,435	4.6
Valentines	4,513	4,784	6.0
Wanstead	4,582	4,605	0.5
Redbridge Average	4,395	4,719	7.4
London Average	4,826	5,227	8.3

Source: ONS Census 2011, Redbridge Corporate Policy Team

4.1.4 Taking just the last financial year of 2013-2014 the numbers of houses built was 204. (London Borough of Redbridge Annual Monitoring Report 2013-2014).

4.1.5 Of the total number of properties accounted for in the 2011 census, the Borough varies in terms of the types of accommodation. These are summarised in the Table 4.3. Table 4.4 provides details of dwelling type by ward over the period 2001-11.

Table 4.3 Redbridge, London and National Distribution of Dwelling Types

Dwelling Type	Percentage within Redbridge	Number within Redbridge	Number within London	Number within England
Total		99,105	3,266,173	22,063,368
Unshared dwelling total	99.7 %	98,787	3,230,665	21,985,413
Total numbers of unshared dwellings, of which are:	68.3 %	67,736	1,179,008	17,235,610
- Detached:	6.8 %	6,774	205,088	4,949,216
- Semi-detached:	26.6 %	26,384	617,324	6,889,935
- Terraced (including end of terrace)	35 %	34,578	756,596	5,396,459
Total number of flats, maisonette or apartment, of which are:	31.3 %	30,986	1,649,118	4,668,839
- Purpose built flats or tenement:	23.7 %	23,462	1,211,075	3,624,359
- Part of a converted or shared house (including bed sits)				
- In commercial building:	6.2 %	6,122	382,826	834,083
	1.4 %	1,402	55,217	210,397
Total number of flats unshared /dwelling caravan or other mobile or temporary structure:	0.1 %	65	2,539	80,964
Shared dwelling:	0.3 %	318	35,508	77,955

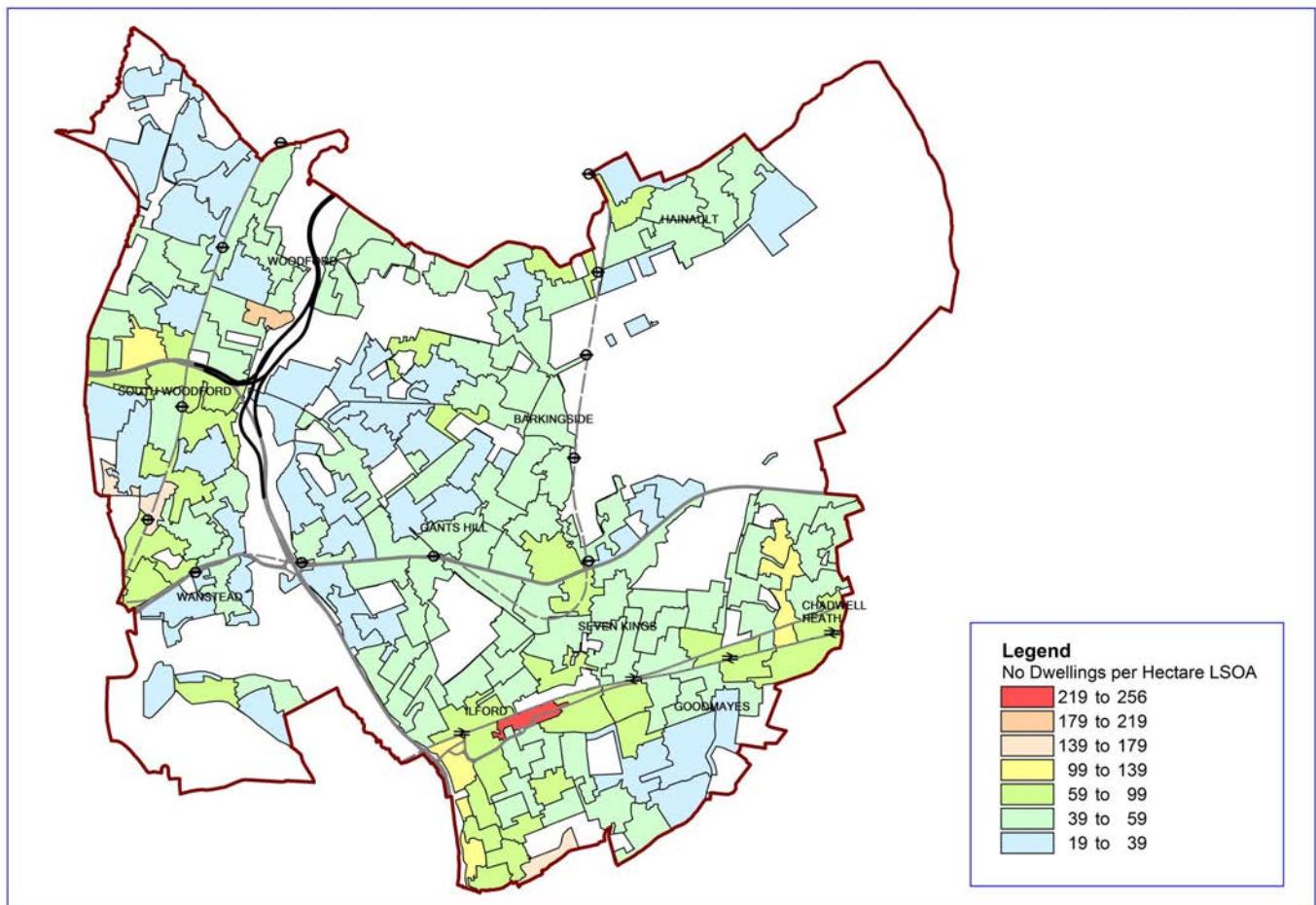
Source: The total percentage of housing stock in accordance with housing type, based on ONS data collated in 2011 as well as data compiled from the NOMIS (last updated in 2011).

Table 4.4 Types of Dwellings within the Borough Between the Years 2001 and 2011, with London Wide data

WARD	Whole house or bungalow												Flat, maisonette or apartment							
	All Household spaces			Detached			Semi-detached			Terraced (including end-terrace)			Purpose built block of flats or tenement			Part of a converted or shared house (including bed sitz)			In a commercial building	
	2001	2011	% Change	2001	2011	% Change	2001	2011	% Change	2001	2011	% Change	2001	2011	% Change	2001	2011	% Change	2001	2011
Aldborough	4525	5121	13.2%	3.3%	4.9%	1.6%	25.1%	25.1%	0.0%	51.5%	43.5%	-8.0%	16.4%	23.5%	7.1%	2.9%	2.2%	-0.6%	0.9%	0.9%
Barkingside	4218	4427	5.0%	3.5%	4.2%	0.7%	32.9%	31.5%	-1.4%	45.6%	40.2%	-5.6%	13.3%	19.0%	5.6%	2.8%	2.8%	0.0%	1.8%	2.3%
Bridge	4721	4854	2.8%	3.6%	4.3%	0.7%	32.9%	32.5%	-0.3%	40.7%	28.1%	-2.6%	18.8%	20.0%	1.1%	2.5%	3.0%	0.5%	1.4%	2.1%
Chadwell	4500	5256	16.8%	2.0%	3.8%	1.8%	27.6%	25.9%	-1.7%	46.7%	38.7%	-8.0%	21.7%	29.3%	7.6%	0.9%	1.4%	0.5%	1.0%	0.9%
Church End	4221	5130	21.5%	5.5%	4.6%	-0.9%	31.9%	26.8%	-5.0%	19.6%	15.7%	-3.9%	31.2%	41.5%	10.3%	9.8%	9.1%	-0.7%	1.9%	2.3%
Clayhall	4190	4181	-0.2%	6.0%	7.2%	1.2%	49.2%	48.7%	-0.5%	32.5%	30.4%	-2.1%	10.5%	11.5%	1.1%	0.9%	1.1%	0.2%	1.0%	1.0%
Clementswood	3851	4386	19.1%	5.9%	7.7%	1.8%	12.0%	12.4%	0.4%	61.1%	45.0%	-16.1%	8.4%	21.8%	13.4%	9.7%	9.7%	0.0%	2.8%	3.4%
Cranbrook	4212	4121	-2.2%	3.1%	3.5%	0.5%	28.0%	27.8%	-0.2%	42.9%	39.7%	-3.1%	10.0%	15.8%	5.9%	14.0%	11.7%	-2.3%	2.0%	1.4%
Fairlop	4406	5094	15.6%	4.9%	7.4%	2.5%	30.3%	28.8%	-1.5%	43.0%	37.7%	-5.3%	18.1%	21.3%	3.2%	2.0%	2.7%	0.7%	1.7%	2.2%
Fullwell	4634	4882	5.4%	7.0%	7.6%	0.6%	44.3%	43.7%	-0.5%	22.0%	21.9%	-0.1%	23.4%	23.5%	0.1%	2.0%	1.7%	-0.2%	1.3%	1.6%
Goodmayes	4168	4242	1.8%	3.9%	6.3%	2.4%	20.0%	22.1%	2.1%	49.9%	42.2%	-7.7%	15.0%	16.8%	1.8%	8.9%	10.3%	1.4%	2.2%	2.2%
Hainault	5035	5298	7.2%	3.6%	4.2%	0.6%	33.2%	34.8%	1.6%	43.3%	38.7%	-4.6%	18.7%	20.8%	2.1%	0.6%	0.9%	0.3%	0.5%	0.3%
Lowford	4927	5223	6.0%	5.0%	8.9%	3.9%	9.6%	12.2%	2.6%	57.7%	42.8%	-14.9%	22.6%	30.2%	7.6%	3.7%	4.3%	0.6%	1.3%	1.5%
Mayfield	4162	4346	4.4%	7.6%	10.8%	3.2%	23.9%	26.6%	2.6%	55.7%	47.3%	-8.4%	10.4%	12.4%	2.0%	1.6%	2.2%	0.6%	0.7%	0.7%
Monkhams	4190	4430	5.7%	30.2%	28.4%	-1.8%	28.5%	27.3%	-1.2%	12.4%	11.9%	-0.5%	25.0%	27.9%	2.9%	2.7%	3.0%	0.3%	0.9%	1.2%
Newbury	4702	5376	14.3%	2.9%	4.5%	1.2%	16.1%	17.8%	1.7%	51.0%	48.2%	-12.7%	13.4%	22.3%	8.9%	4.8%	5.5%	0.8%	1.9%	1.5%
Roding	4612	4808	4.2%	1.7%	2.8%	1.1%	30.9%	31.1%	0.2%	28.1%	27.2%	-0.9%	30.6%	30.5%	-0.1%	7.3%	7.0%	-0.4%	1.3%	1.4%
Seven Kings	4253	4864	14.4%	3.8%	6.1%	2.3%	20.9%	20.4%	-0.4%	53.1%	42.9%	-10.2%	7.1%	15.9%	8.8%	13.7%	12.3%	-1.4%	1.4%	2.3%
Snaresbrook	5127	5599	5.1%	6.9%	7.3%	0.4%	21.3%	19.8%	-1.5%	18.4%	16.5%	-1.9%	41.8%	44.0%	2.2%	10.4%	10.8%	0.4%	1.1%	1.5%
Valentines	4646	4935	6.2%	2.9%	4.7%	1.8%	10.8%	13.1%	2.3%	35.6%	31.6%	-4.1%	11.8%	19.3%	7.5%	36.4%	29.3%	-7.1%	2.2%	1.9%
Wanstead	4672	4702	0.6%	5.6%	6.2%	0.6%	33.8%	31.6%	-2.2%	31.2%	30.4%	-0.8%	23.5%	25.7%	2.2%	5.6%	5.7%	0.2%	0.2%	0.2%
Redbridge average	4484	4837	7.9%	5.6%	6.8%	1.2%	26.8%	26.4%	-0.3%	40.3%	34.7%	-5.6%	19.0%	23.9%	4.9%	6.8%	6.5%	-0.3%	1.4%	1.6%
London average	4975	5419	8.9%	6.0%	6.2%	0.2%	19.2%	18.6%	-0.5%	26.0%	23.0%	-3.0%	32.9%	37.5%	4.6%	14.0%	12.7%	-1.3%	1.8%	1.8%

4.1.6 Statistics taken from the ordinance survey map shows that the average density per hectare is 49.5 units per hectare. The variation in density is shown in Figure 4.2.

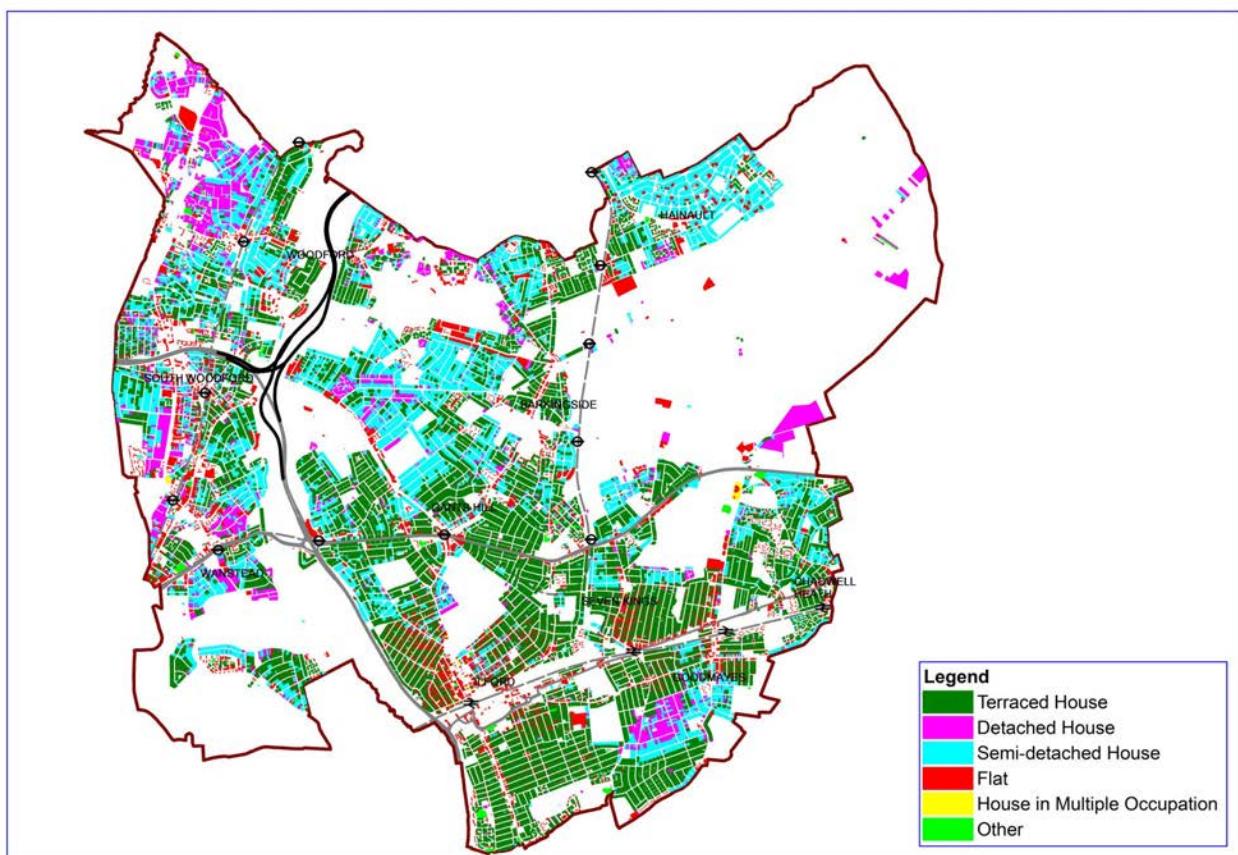
Figure 4.2 Dwellings per Hectare by Local Super Output Area



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4.1.7 Figure 4.3 shows the spatial distribution of housing types across the Borough. It can be understood from the map and also exemplified by the statistics that the most prominent house type are terrace properties which are predominantly located to the south of the Borough. With the least prominent being the Houses in Multiple Occupation and other house types (that include caravan or other mobile temporary structure), which cannot be clearly defined on the Borough map in graphical terms as they are not strictly situated in one particular region.

Figure 4.3 Spatial Distribution of Housing Types across the Borough



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Source: Redbridge Characterisation Study, House Type

4.1.8 The number of empty properties recorded from council tax records in October 2013 was 1,513 homes an increase from 930 in 2012/2013. At 1.51% of the housing stock this is the lowest empty homes rate of the East London Boroughs. (London Borough of Redbridge Annual Monitoring Report, 2013-2014).

4.1.9 In amongst the above numbers of accommodation types, Table 4.5 shows the numbers of people with respect to each dwelling type.

Table 4.5 The Total Numbers of People in Accordance with Housing Type

	Number within Redbridge	Number within London	Number within England
All usual residents in households	277323	8073700	52059931
Unshared dwelling; Total	276652	8009602	51937437
Unshared dwelling; Whole house or bungalow; Total	212879	4582208	43535028
Unshared dwelling; Whole house or bungalow; Detached	23001	618858	12655919
Unshared dwelling; Whole house or bungalow; Semi-detached	82453	1831596	17489167
Unshared dwelling; Whole house or bungalow; Terraced (Including end-terrace)	107425	2131754	13389942
Unshared dwelling; Flat, maisonette or apartment; Total	63628	3421994	8261640
Unshared Dwelling; Flat, maisonette or apartment; Purpose-built block of flats or tenement	46863	2538578	6323040
Unshared dwelling; Flat, Maisonette or Apartment; Part of a converted or shared House (Including Bed-Sits)	13364	756351	1505219
Unshared Dwelling; Flat, Maisonette or Apartment; In Commercial building	3401	127065	433381
Unshared Dwelling; Caravan or other mobile or temporary structure	145	5400	140769
Shared dwelling	671	64098	122494

Source: Data is acquired from the ONS website and is based on the 2011 census as well as data compiled from the NOMIS, also last updated in 2011.

4.1.10 It is also important to note that properties within Redbridge have mean property values that are below the London average but are higher than the national average for all types of dwellings . Details of specific types of ownership, dwelling types, are shown in Table 4.6 (NOMIS, 2009).

Table 4.6 Changes in Dwelling Ownership by Transaction type, 2009 (£)

	Number within Redbridge	Number within London	Number within England
Transactions by Dwelling Type; Total Sales	2506	74977	586894
Transactions by Dwelling Type; Detached	101	3602	138715
Transactions by Dwelling Type; Flat	893	37087	110676
Transactions by Dwelling Type; Semi-detached	430	12135	168854
Transactions by Dwelling Type; Terraced	1081	22135	168427
Transactions by Dwelling Type; Not Known	1	18	222
Type of Sale; Cash	585	19606	186938
Type of Sale; Cash	23.3	26.1	31.9
Type of Sale; Mortgage	1921	55371	399956
Type of Sale; Mortgage	76.7	73.9	68.1
Price Indicators for All Dwellings; Two Percentile	107000	110000	56000
Price Indicators for All Dwellings; Lower Quartile	175000	195167	123000
Price Indicators for All Dwellings; Median	230000	250000	170000
Price Indicators for All Dwellings; Upper Quartile	300000	390000	247000
Price Indicators for All Dwellings; Ninety eight Percentile	654300	1400000	715000
Price Indicators for All Dwellings; Mean	256857	363043	216493
Price Indicators by Dwelling Type; Detached - Median	499950	493500	249995
Price Indicators by Dwelling Type; Detached - Mean	537078	682414	314681
Price Indicators by Dwelling Type; Flat - Median	170000	240000	150000
Price Indicators by Dwelling Type; Flat - Mean	179514	310228	197370
Price Indicators by Dwelling Type; Semi-detached - Median	305000	295000	160000
Price Indicators by Dwelling Type; Semi-detached - Mean	332846	385784	188212
Price Indicators by Dwelling Type; Terraced - Median	247500	250000	143500
Price Indicators by Dwelling Type; Terraced - Mean	264468	387082	176539
Number of Outliers; less than £1000	0	0	4
Number of Outliers; less than £10000	0	2	20

Number of Outliers; more than £20m	0	1	1
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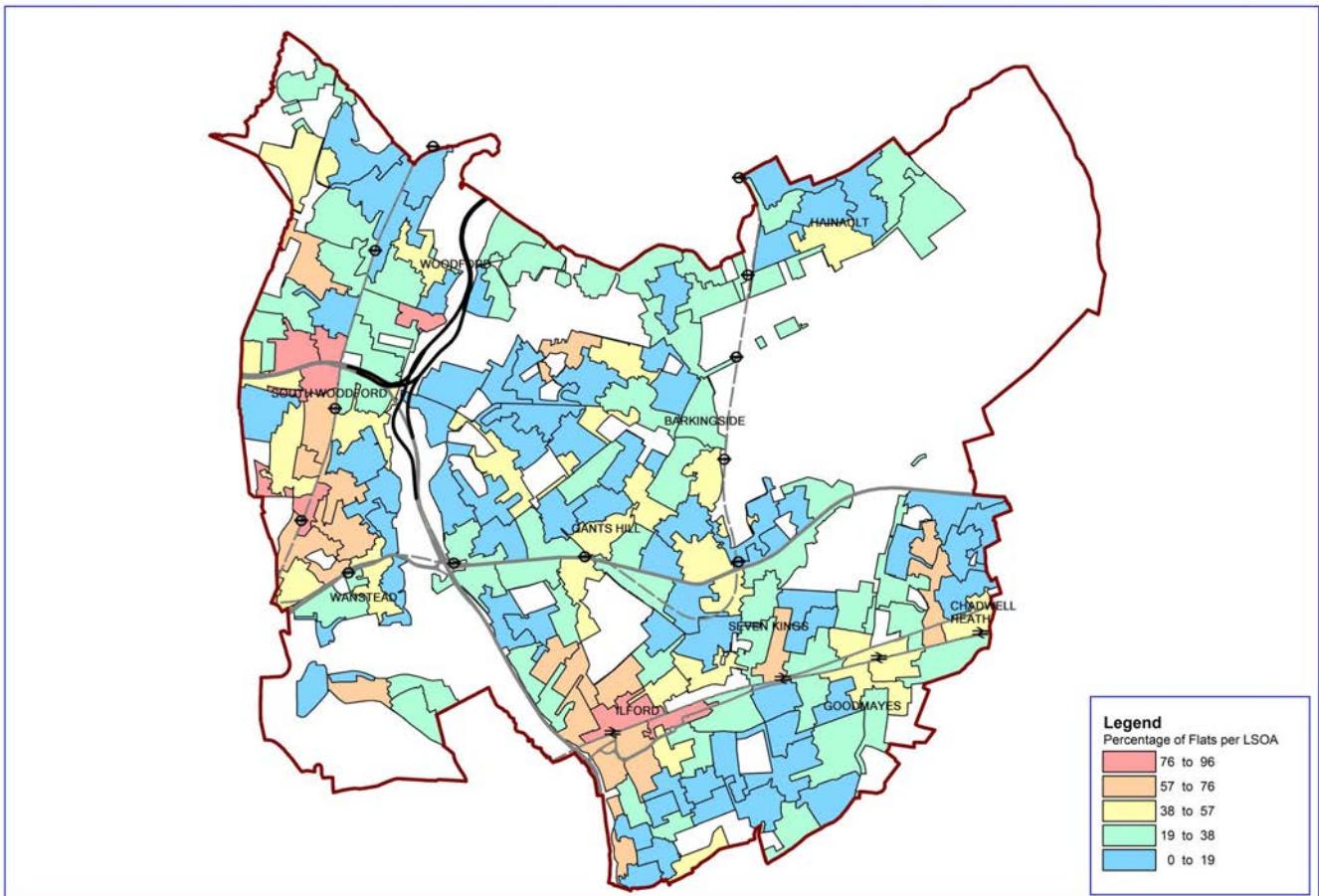
Source: Land Registry

Type of Ownership

4.1.11 By looking at Tables 4.5 and 4.6 it can be seen that the most common type of accommodation are unshared terrace (34.9 %) properties. Of the overall number of dwelling types with the highest percentage of ownership was for ownership with a mortgage or loan (35.4%). With the least common type of permanent accommodation being occupation of commercial building (1.4 %). And the least common type of ownership of the total being private rented accommodation where the residential accommodation is provided by the employer.

4.1.12 If looking at the type of ownership in detail, Redbridge saw a decrease in the proportion of households living in terraced housing and an increase in those living in purpose-built flats since 2001. However, residents were more likely to live in houses and less likely to live in flats than the London average.

4.1.13 The proportion of flats of total household being referred to above is depicted in Figure 4.4.

Figure 4.4 Proportion of Flats of Total Households

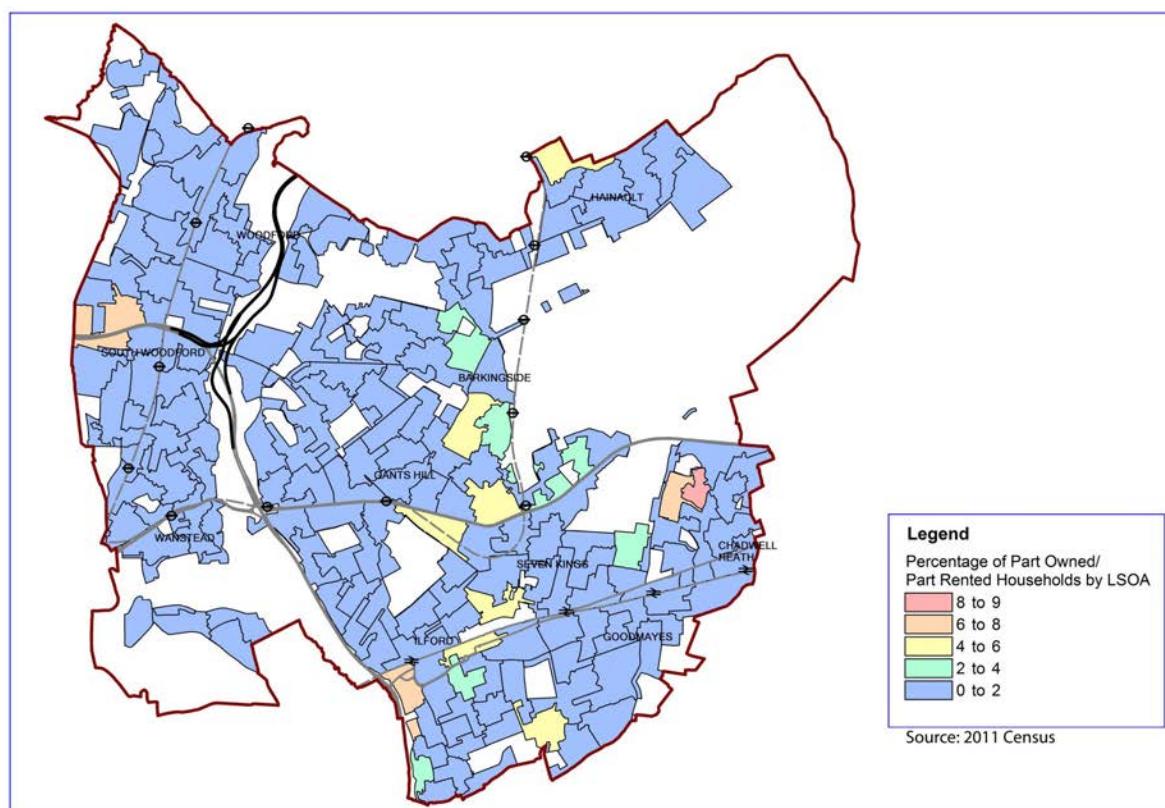
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Source: London Borough of Redbridge, Percentage of flats to household per LSOA.

4.1.14 There has been a decline in the number of residents living in a communal establishment in the Borough (These are facilities that provide managed residential accommodation, such as hospitals and care homes, sheltered housing with shared kitchens and hotels). In 2011, 1,647 people lived in a communal establishment, a decrease of 2,462 of people from 2001.

4.1.15 In Redbridge, ownership with a mortgage or loan decreased by more than 9 percentage points. This was a similar trend for London where ownership with a mortgage or loan fell by seven percentage points from 34% in 2001 to 27% in 2011. Redbridge ranked 6th highest in terms of the reduction of ownership with a mortgage or loan of all London Boroughs to just under 6 thousand households.

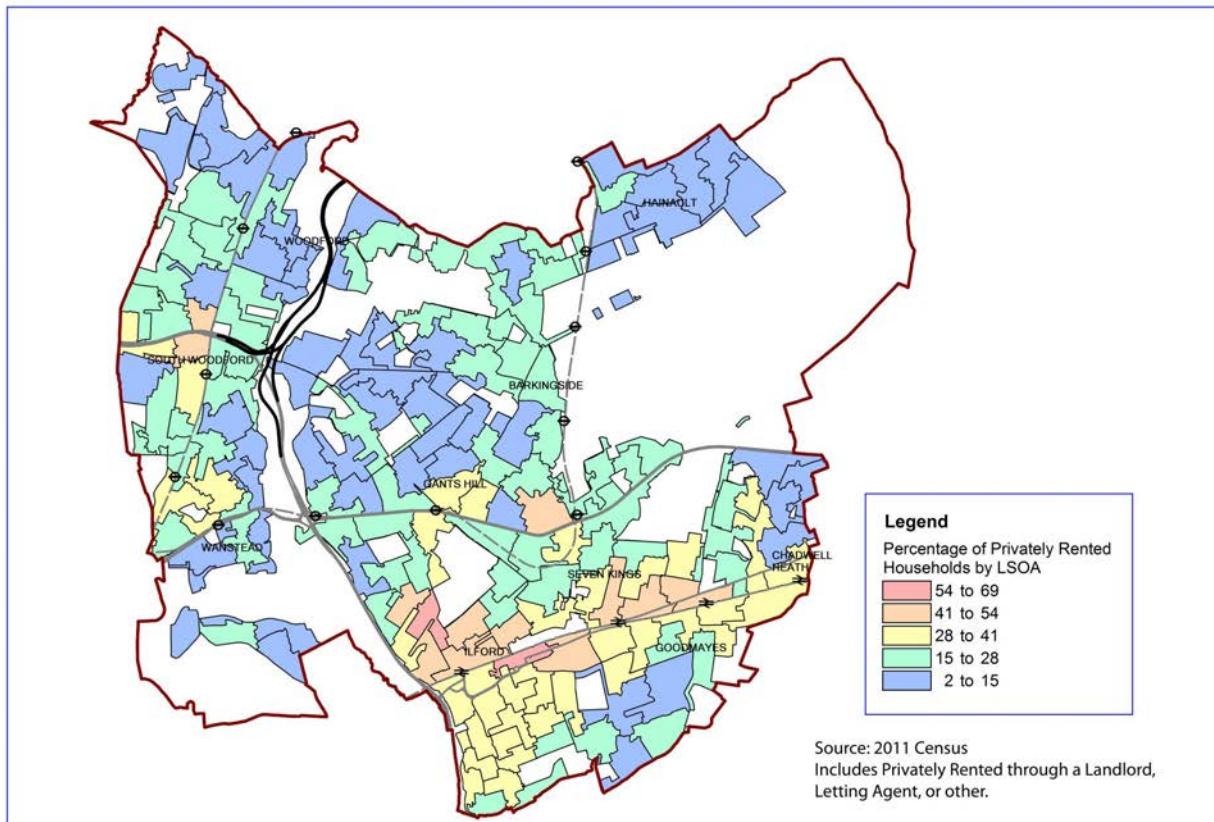
4.1.16 Renting with private landlords or letting agency increased in Redbridge by the same margin of more than 9 percentage points. Again, this was a similar trend for London where renting with private landlords or letting agency increased by 10 percentage points from 14% in 2001 to 24% in 2011. Therefore, this means an overall decrease in people renting their accommodation from the Council. Figures 4.5 and 4.6 show household tenure across the Borough. Figure 4.5 shows the properties which are part owned and part rented. Figure 4.6 shows the percentage of privately rented properties.

Figure 4.5 Percentages of Part Owned/Part Rented Properties by Lower Super Output Area



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 Source: Redbridge Characterisation Study, Percentage of part owned part rented.

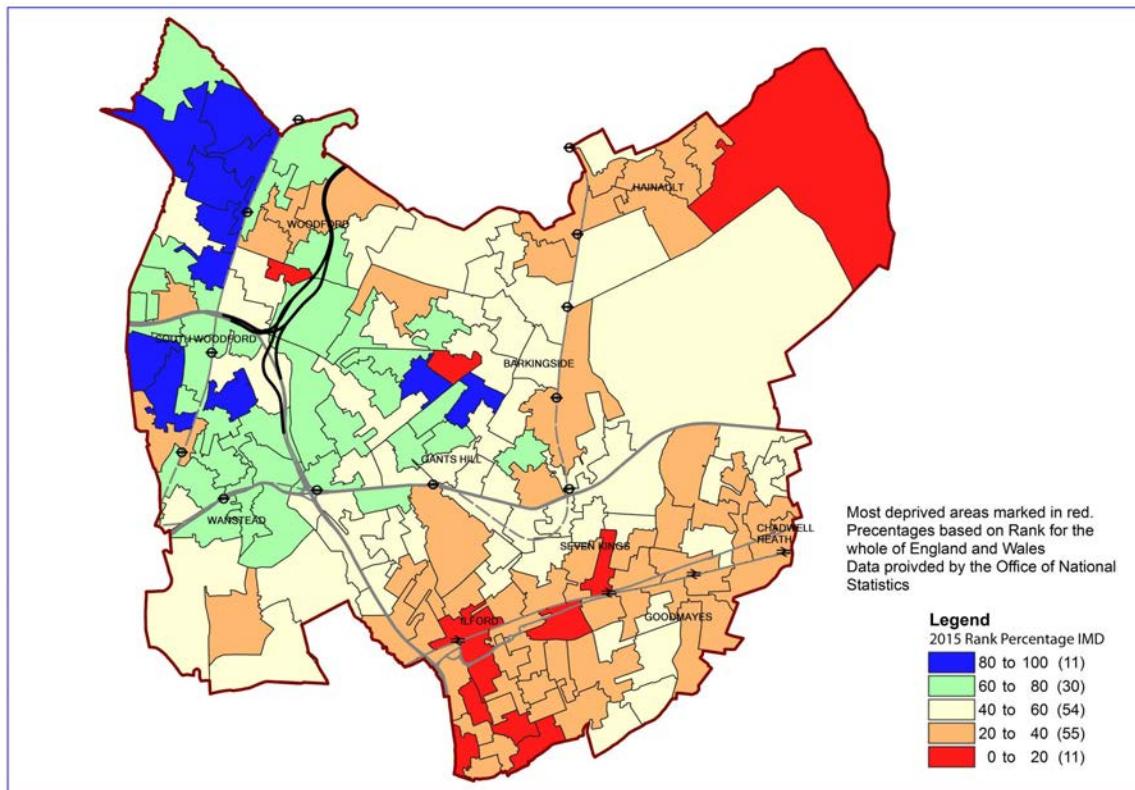
Figure 4.6 Percentages of Privately Rented Properties by Lower Super Output Area



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 Source: Redbridge characterisation study, percentage of socially rented properties.

4.1.17 Figure 4.7 shows the 2015 rank percentage of multiple deprivation by Lower Super Output area. Eleven Lower Super Output Areas within Redbridge fall within the most deprived 20% of LSOAs across England and Wales. At the other extreme, a different 11 LSOAs in Redbridge fall among the least deprived 20% of LSOAs across England and Wales.

Figure 4.7 Rank of Multiple Deprivation – Percentage Indices by Lower Super Output Area, 2015



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Temporary Accommodation and Gypsies and Travellers Sites

4.1.18 There were around 2,171 households in temporary accommodation in Redbridge as at August 2014. (London Borough of Redbridge, Annual Monitoring Report 2013 - 2014).

4.1.19 A provision of 16 pitches was made for gypsies and travellers. (London Borough of Redbridge, Annual Monitoring Report 2013 - 2014).

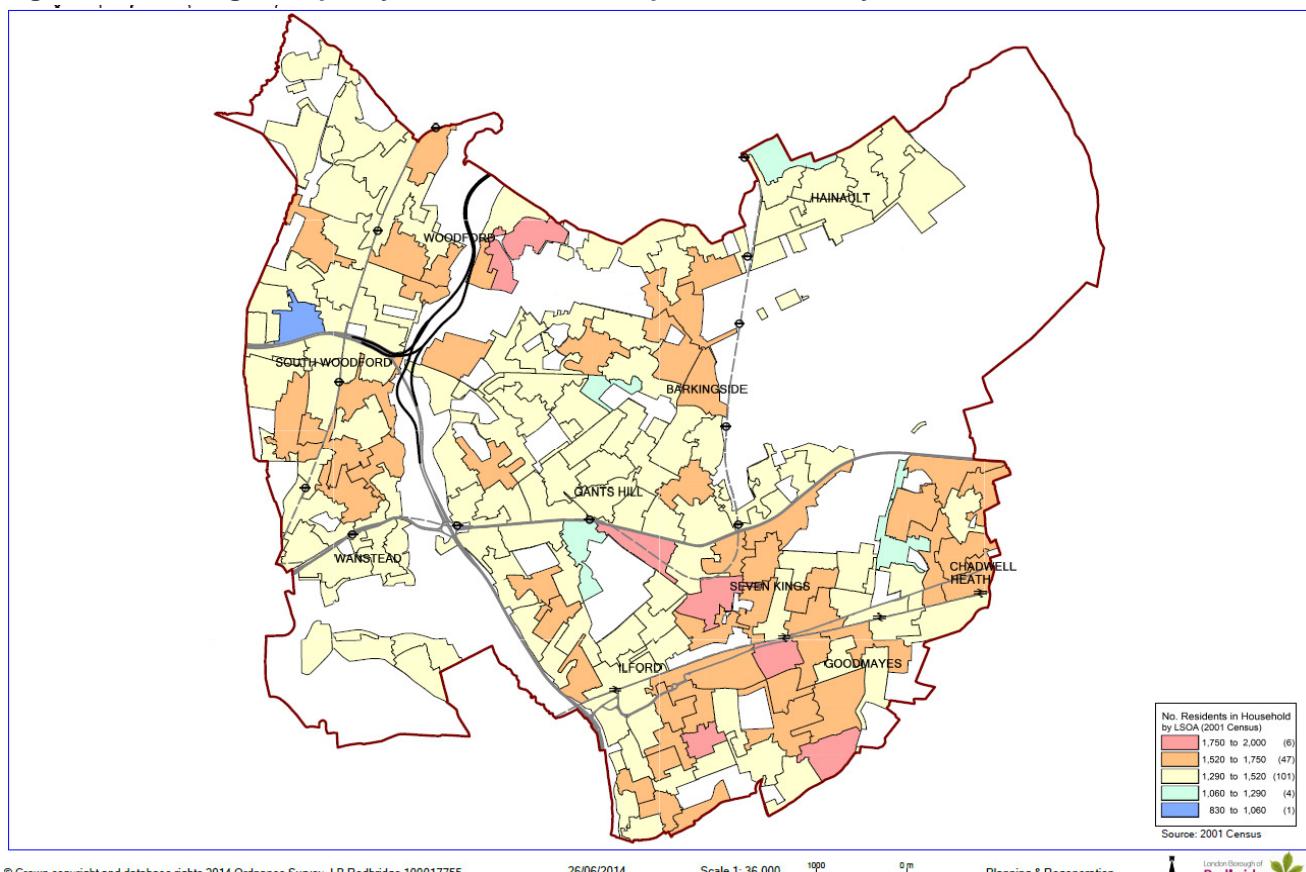
4.1.20 The document has identified a number of key points: These are the physical attributes of the Borough, the people living within the Borough and the types of houses that are primarily occupied within the Borough. The text that follows looks further into the existing housing stock and seeks to define the make-up of households in detail, and household composition.

Household Composition

4.1.21 From looking at recent trends of household composition from the 2001 Census it can be seen that in amongst all the various types of households the overall number of people residing within the Borough has increased. Family sizes and the one person households have also increased. One person households accounted for approximately one quarter (25.2 %) of Redbridge households with a total of 99,105, which is below the London average 101,931. With the highest proportion of one person households being situated in the Snaresbrook and Monkham's wards. Furthermore, lone parent households in Redbridge with dependent children increased by nearly two percentage points (from 3.6 % to 8.3 %) between the census. However compared with the London average (8.6 %), Redbridge was slightly lower. With the Loxford ward at 16.6 %, which is the third highest in amongst all wards in London.

4.1.22 There have been changes to household composition within the Borough. 23.3% of Redbridge households consisted of a married or same sex civil partnership or cohabiting couple with dependent children. This was higher than the London average, which was 17.8 %. With Newbury raking the fifth highest of all London wards at 28.2 %, and other wards of Clayhall, Aldborough, Chadwell, Clementswood, Mayfield and Valentines.

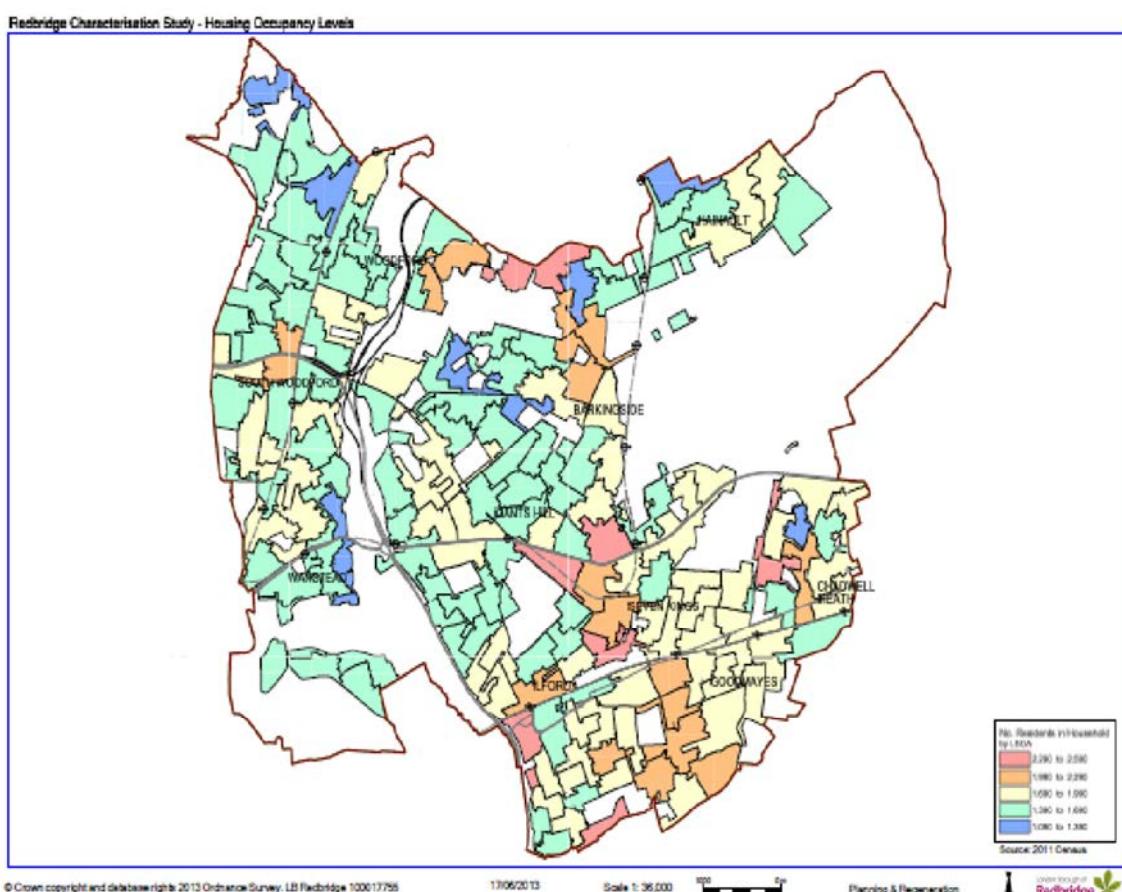
4.1.23 Figure 4.8 shows housing occupancy levels in terms of residents per household. Average household size increased to 2.8 persons per household. With wards to the south of the Borough, having the highest number of people per household, exceeding the average figure for London, which is 2.5 persons per household. The Clementswood ward has the highest rate of 3.3 person per household in the Borough with the lowest being the Snaresbrook ward, with 2.2 persons per household.

Figure 4.8 Housing Occupancy Levels – Residents per Household by LSOA, 2001

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Source: London Borough of Redbridge, Housing Occupancy Levels.

4.1.24 Figure 4.9 shows the average household sizes in the Borough in 2011. The map shows that there would be some parts of the Borough which would be of low density to the north and the west of the Borough.

Figure 4.9 Housing Occupancy Levels by LSOA in 2011



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 Source: London Borough of Redbridge, Housing Occupancy Levels.

4.1.25 Table 4.7 shows for average housing occupancy the change that has come about between the 2001 and 2011 censuses.

Table 4.7 Average Household Occupancy Change 2001-2011

Ward	2001	2011	Change (%)
Aldborough	2.6	2.9	10.6
Barkingside	2.7	2.9	6.1
Bridge	2.4	2.4	-0.3
Chadwell	2.9	2.7	8.6
Church End	3.1	2.3	-5.7
Clayhall	2.9	3.2	11.6
Clementswood	2.4	3.3	8.1
Cranbrook	2.5	3.1	7.0
Fairlop	2.7	2.5	3.9
Fullwell	2.3	2.7	9.4
Goodmayes	2.9	3.1	15.8
Hainault	2.7	2.4	5.6
Loxford	2.4	3.2	11.7
Mayfield	2.7	3.2	16.6
Monkhams	2.4	2.4	1.0
Newbury	2.9	3.2	12.1
Roding	2.4	2.6	9.5
Seven Kings	2.8	3.1	9.5
Snaresbrook	2.1	2.2	5.3
Valentines	2.6	2.9	12.4
Wanstead	2.5	2.5	-0.4
Redbridge Average	2.6	2.8	8.9
London Average	2.4	2.5	4.9

Source: Data extracted from the Nomis website on 04.10.13.

4.1.26 As can be seen from the above statistics and graphs the average household occupancy levels have increased between the censuses. In addition to this data, statistics taken from the NOMIS website demonstrates that in the year 2001 the percentage overcrowding was 46.5 % and the percentage of under crowding was 11.3 % with 42.8 % of housing being up to capacity. By comparison, the 2011 percentage rate of overcrowding was at 16.8 % with 61.0 % of households being under occupied with 22% being up to capacity. The general trend between these censuses demonstrate an overall increase in the levels of overcrowding and under crowding, with the level of under occupied housing raising at a higher rate of 18 % between censuses.

4.1.27 It is important to note that during this year 2012/13 there were 549 long-term empty homes in Redbridge with vacancy of longer than 6 months, comprising of 0.54 % of the stock (information acquired from Council tax data).

4.2 Future Change and Policy Review

4.2.1

4.2.2 From the changes to the numbers in households, the type of housing and tenements, there is a net housing requirement (surplus), a summary of five year housing requirements by tenure type, as cited in the London Borough of Redbridge Annual Monitoring Report 2013-2014, originally sourced from ORS Housing Market Model, 2010. See Table 4.8.

Table 4.8 Expectations of housing need/capacity and supply

Figure 7: Summary of five year housing requirements by tenure type

Type of Housing			
5 year gross requirement	Gross Housing Requirement	Housing Supply	Net Housing Requirement (Surplus)
Market Housing	24,280	23,357	923
Intermediate Housing	8,434	3,099	5,335
Social Rented Housing	14,744	10,849	3,895
Total	47,459	37,306	10,153

(Source: ORS Housing Market Model: 2010)

4.2.3 The Council as part of the London Wide Strategic Land Availability Assessment have been able to identify housing capacity for 12,636 units on large sites within the Borough. The Further Alterations of the London Plan states the following revised figures further to the SHLAA process, which demonstrate a minimum ten year figure of 11,232 and an Annual Monitoring Target of 1,123 between the years of 2012/2025. (Page 91 of the London Plan Further Alterations). See Table 4.9.

Table 4.9 Housing Targets for London Boroughs from London Plan

Borough	Minimum ten year target 2015-2025	Annual monitoring target 2015-2025
Barking and Dagenham	12,355	1,236
Barnet	23,489	2,349
Bexley	4,457	446
Brent	15,253	1,525
Bromley	6,413	641
Camden	8,892	889
City of London	1,408	141
Croydon	14,348	1,435
Ealing	12,972	1,297
Enfield	7,976	798
Greenwich	26,850	2,685
Hackney	15,988	1,599
Hammersmith and Fulham	10,312	1,031
Haringey	15,019	1,502
Harrow	5,927	593
Havering	11,701	1,170
Hillingdon	5,593	559
Hounslow	8,222	822
Islington	12,641	1,264
Kensington and Chelsea	7,330	733
Kingston upon Thames	6,434	643
Lambeth	15,594	1,559
Lewisham	13,847	1,385
LLDC	14,711	1,471
Merton	4,107	411
Newham	19,945	1,994
Redbridge	11,232	1,123
Richmond upon Thames	3,150	315
Southwark	27,362	2,736
Sutton	3,626	363
Tower Hamlets	39,314	3,931
Waltham Forest	8,620	862
Wandsworth	18,123	1,812
Westminster	10,677	1,068
London total	423,887	42,389

4.2.4 The target for net additional dwellings per annum in Redbridge was 760 between 2009/10 to 2014/15 from 2015/16 onwards, Redbridge's target will increase to 1,260 dwellings per annum. The number of net additional dwellings achieved per year as given in the Annual Monitoring Reports are:

09/10: 885

10/11: 348

11/12: 515

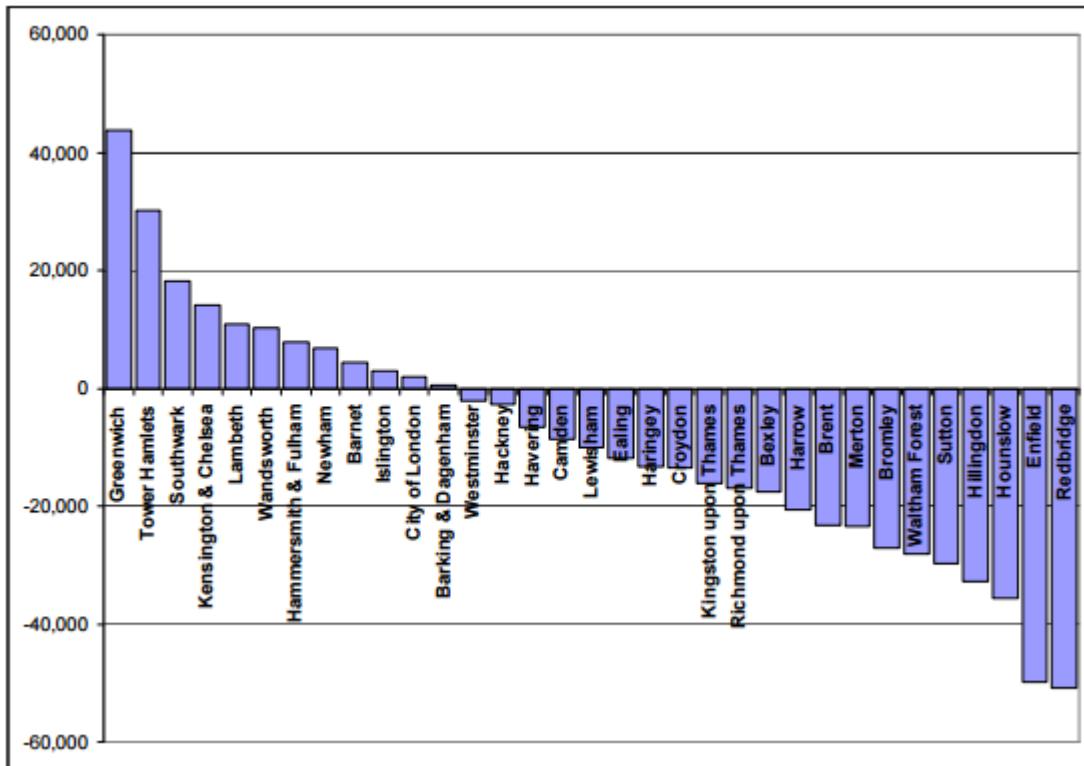
12/13: 273

13/14: 204

4.2.5 The increasing population numbers in Redbridge are not yet being matched by an increase in the supply of new housing units.

4.2.6 The gap between housing need and supply is illustrated in Figure 4.10 which shows that the SHLAA development trajectory in Redbridge provides insufficient new dwellings to keep pace with recent population trends.

Figure 4.10 Difference in projected populations between SHLAA and Trend based projections



Source: London Borough of Redbridge, Community Infrastructure Plan 2015-2030, originally sourced from GLA Intelligence update- 05/2013.

Housing Completions

4.2.7 There is a need to measure the type and tenure mix of completions in order to understand the actual level of housing provision made as compared to the requirement. In accordance with figures recorded in the London Development Database and further cited in the Council's Annual Monitoring Report, 2013 - 2014, since the year 2010/2011: the following figures should be noted. Trends demonstrate that the total number of units in 10/11 were 348, in 11/12 there were 515 units and this figure declined to a total of 271 units in 2012/2013 with a further decline in 2013/14 to 204 units.

4.2.8 The National Planning Policy Framework, in the chapter entitled, "delivering a wide choice of high quality homes" states, that to boost significantly the supply of housing, Local Planning Authorities should use their evidence base to ensure that their Local Plan meets the full and objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this framework, including identifying key sites, which are critical to the delivery of the housing strategy over the plan period.

4.2.9 At a regional context the London Plan Further Alterations sets out annual minimum housing targets for each Borough until 2026, in recognising the need for more homes in London to help boost the supply of housing. These targets are informed by the need for housing as evidence by the GLA's 2013 Strategic Housing Market Assessment (SHMA) and London's housing land capacity as identified through its 2013 Strategic Housing Land Availability Assessment (SHLAA). Consistent with the National Planning Policy Framework, this approach takes into account of London's locally distinct circumstances of pressing housing need and limited land availability and aims to deliver sustainable development.

5 Health and Wellbeing

5.1 The Current Situation

Life Expectancy

5.1.1 According to the 2001 Census, a lower percentage of residents of Redbridge (1.1%) consider themselves to be in very bad health than residents across London (1.2%) and England and Wales (1.3%). Using life expectancy as the best overall objective measure of health, the health of Redbridge residents has steadily improved over time. As can be seen in Figures 5.1 and 5.2 male residents have a life expectancy of 80.7 years up from 74.6 years in 1991-1993. Female residents have a life expectancy of 84.2 years up from 80.2 years in 1991 - 1993.

Figure STYLEREF 1 \s 5. SEQ Figure * ARABIC \s 1 1 Life Expectancy at Birth for Male Residents of Redbridge. London and England from 1991 to 2013

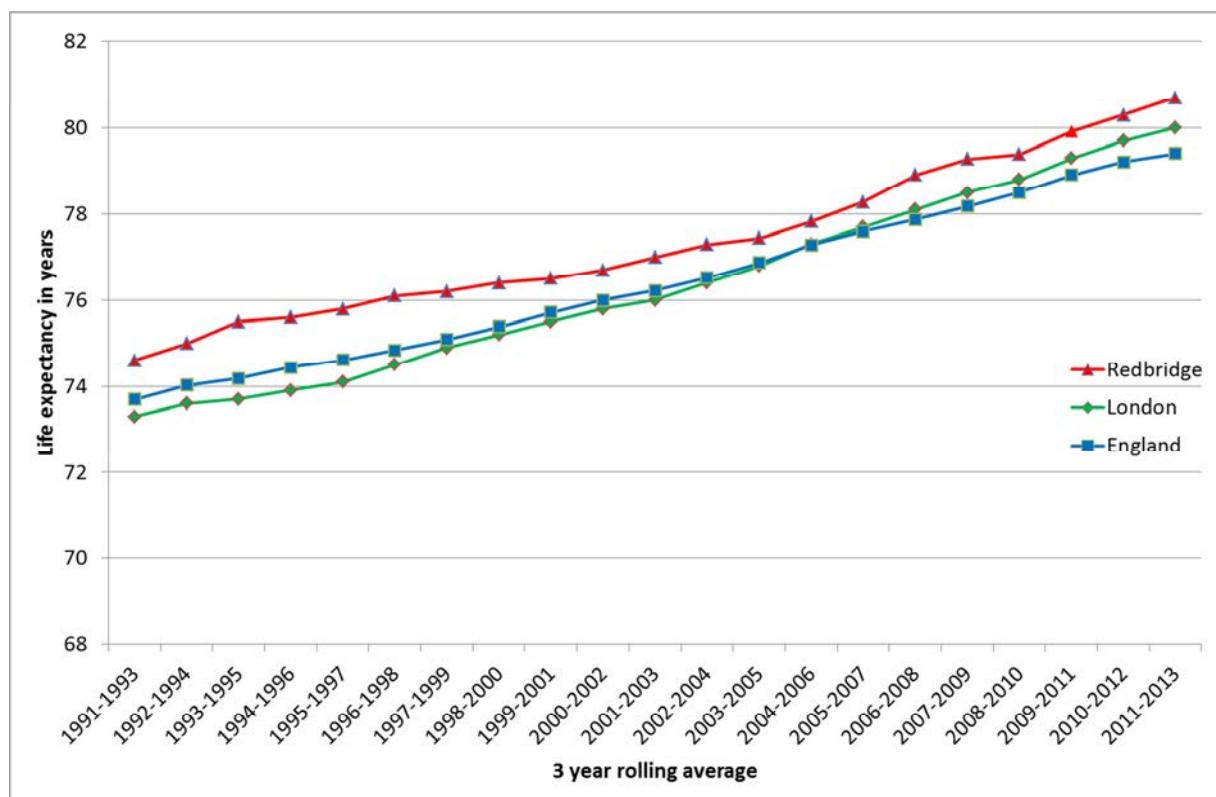
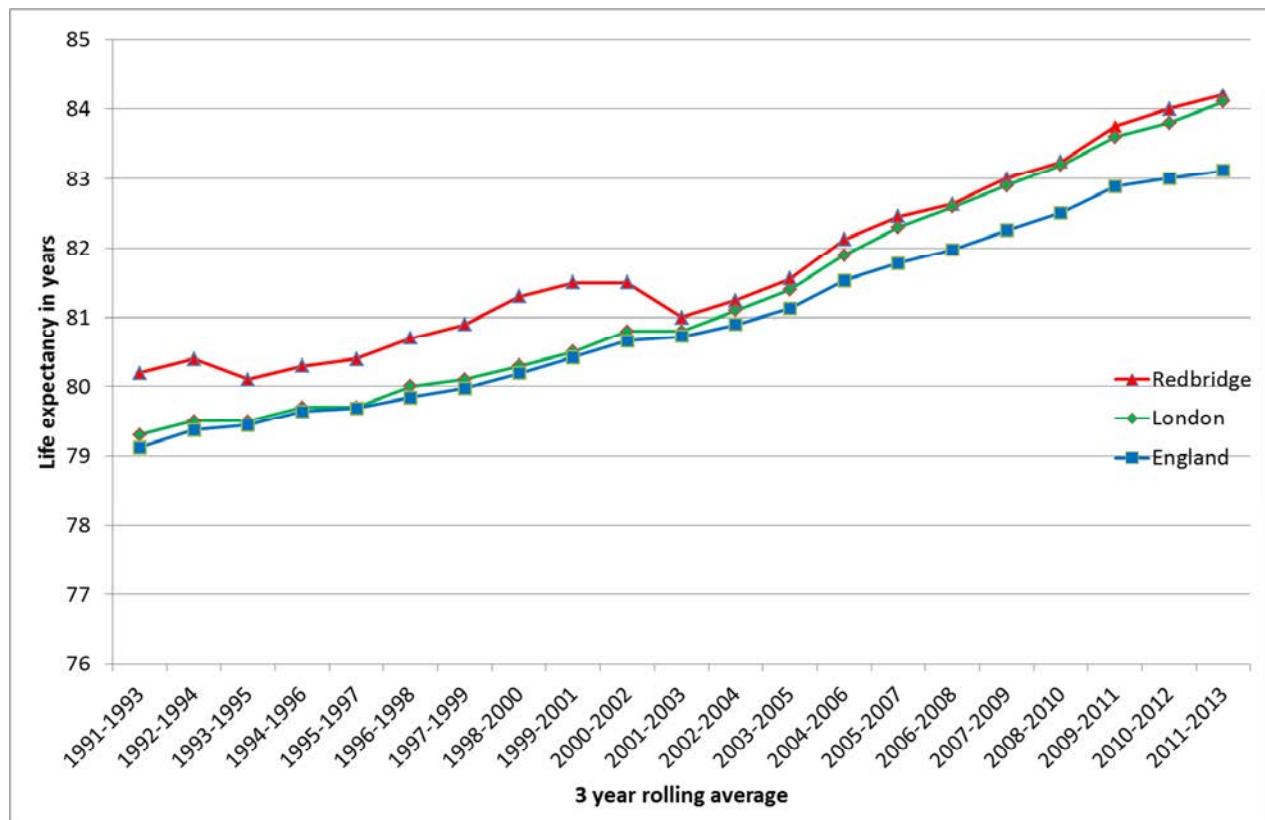


Figure STYLEREF 1 \s 5. SEQ Figure * ARABIC \s 1 2 Life Expectancy at Birth for Female Residents of Redbridge. London and England from 1991 to 2013



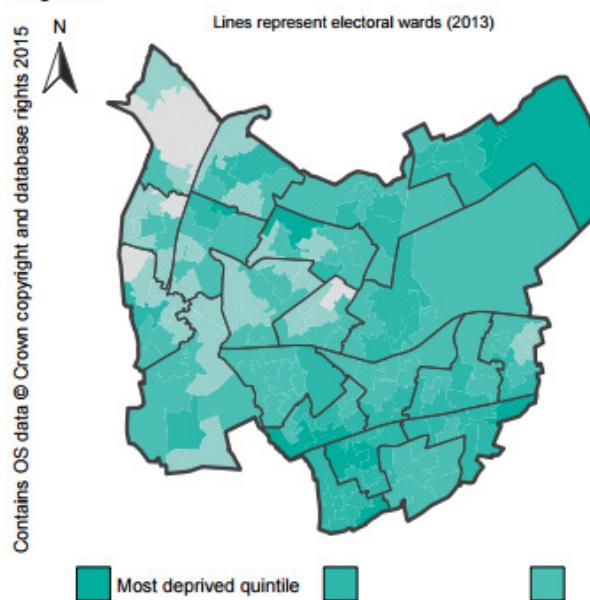
Source: Life Expectancy at Birth, Office for National Statistics, November 2014

5.1.2 Male residents of Redbridge have a longer life expectancy than males living in London and England overall. Female residents of Redbridge have a similar life expectancy to females living in London overall but longer than females living in England overall.

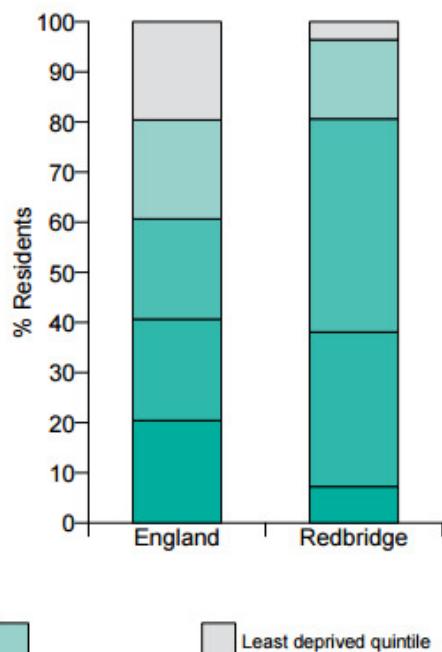
5.1.3 Women continue to outlive men but life expectancy has increased more for male residents than female residents. In 2011-13 male life expectancy was 80.7 years and for females was 84.2 years, but the gap of 3.5 years in 2011-2013 had narrowed from 5.6 years back in 1991-1993. Life expectancy also varies with where people live. Life expectancy is 5.7 years lower for men in the most deprived areas of Redbridge than in the least deprived areas and the difference for women is 2.1 years. Deprivation in Redbridge compared to England can be seen in Figure 5.3

Figure 5.3 Deprivation in Redbridge and England by Quintile

The map shows differences in deprivation in this area based on national comparisons, using quintiles (fifths) of the Index of Multiple Deprivation 2010, shown by lower super output area. The darkest coloured areas are some of the most deprived neighbourhoods in England.



This chart shows the percentage of the population who live in areas at each level of deprivation.



Source: Redbridge Health Profile 2015 (Public Health England)

5.1.4 Census results also back up the above picture of unequal outcomes across the Borough. The wards of Clayhall, Clementswood, Loxford, Mayfield and Newbury are all ranked within the highest five per cent of London wards for the proportion of households with dependent children where one person had a long-term health problem or disability. At 10.8 %, Hainault was in the highest 4 % of London wards for the proportion of people aged 16 to 64 with activity limitations.

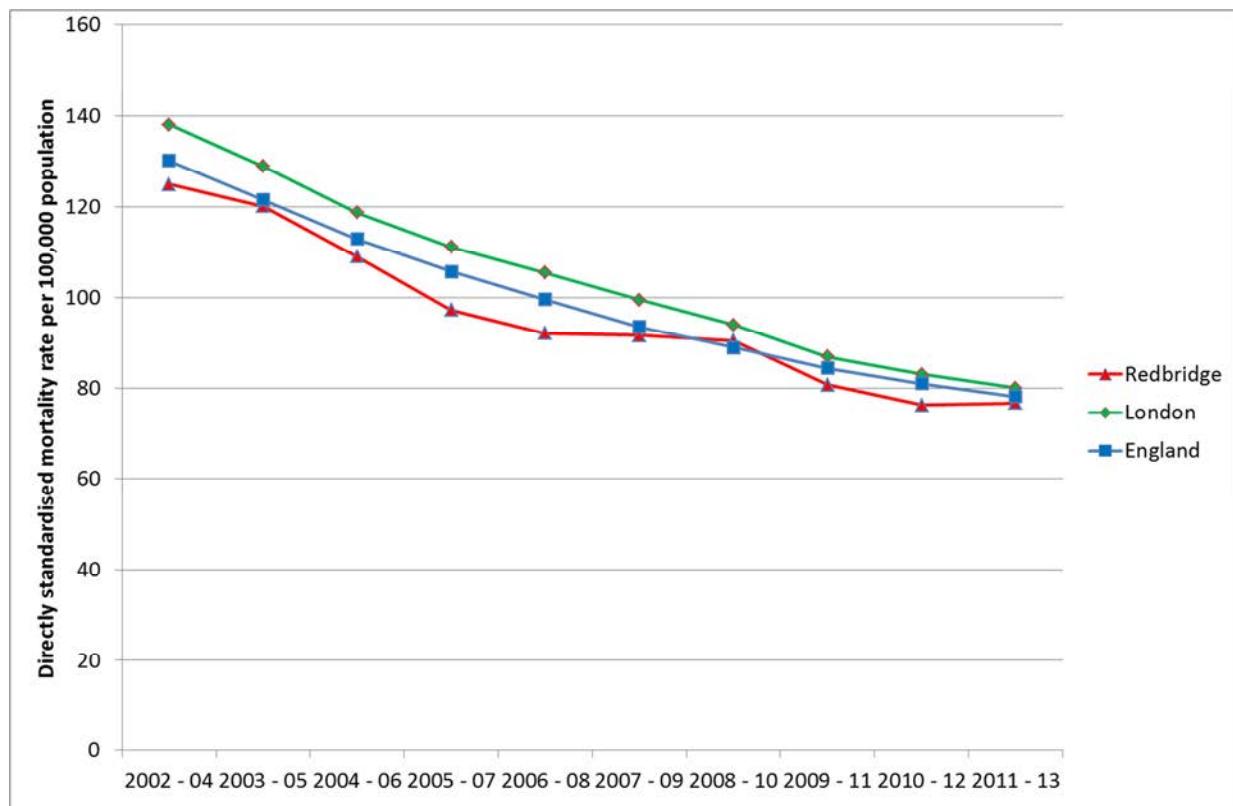
Major Diseases Causing Premature Death

Cardiovascular disease

5.1.5 Cardiovascular disease (which includes coronary heart disease and stroke) is the leading cause of premature death. Coronary heart disease is continuing to steadily decline as a cause of premature death, although men are twice as likely to die from it as are women.

5.1.6 The decline in death from cardiovascular diseases recorded nationally and across London has not been sustained in Redbridge in recent years as shown in Figure 5.4.

Figure STYLEREF 1 \s 5. SEQ Figure * ARABIC \s 1 4 Mortality Rates for Under 75 year olds Dvina from Cardiovascular Related Disease in Redbridae. London and England

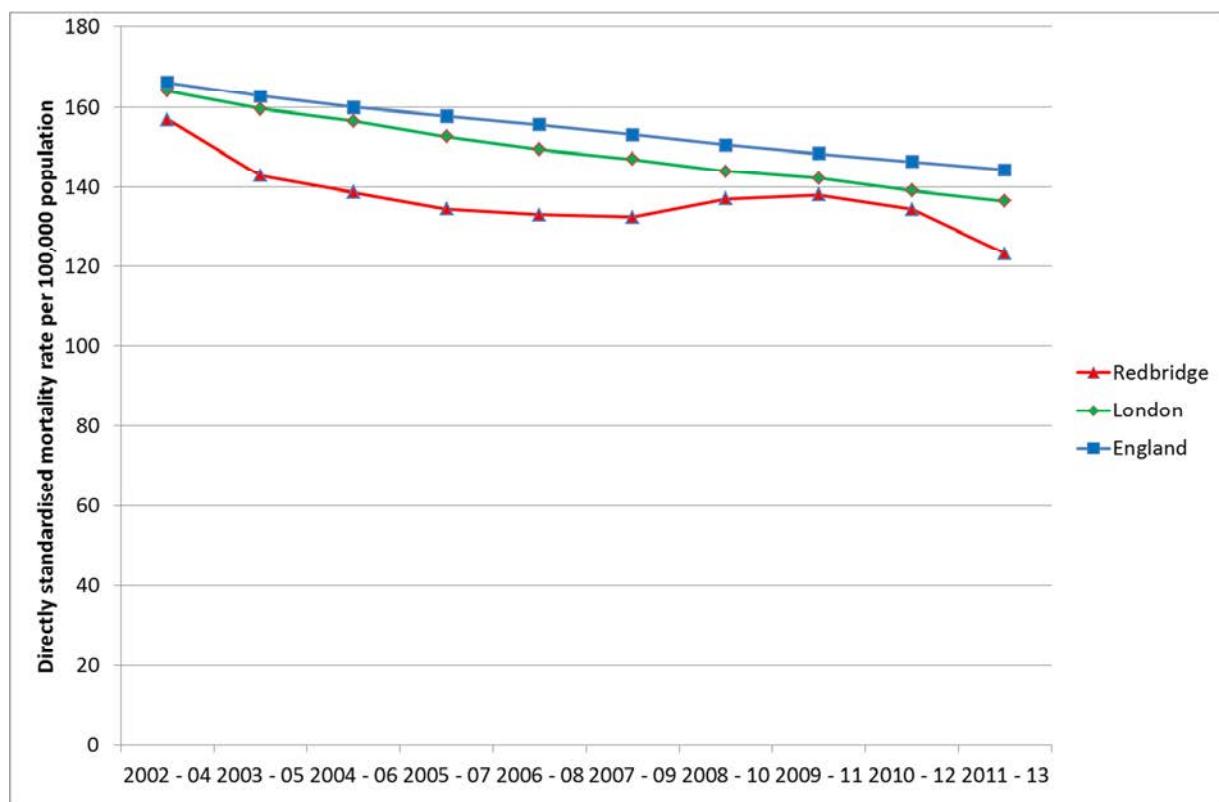


Source: Public Health Report England, Health Profiles accessed 8th October 2015

Cancer

5.1.7 Cancer is another leading cause of premature death. Redbridge has significantly lower incidences of cancer than London and England and rates of death from cancer are falling over time as show in Figure 5.5.

Figure STYLEREF 1 \s 5. SEQ Figure * ARABIC \s 1 5 Mortality Rates for under 75 Year Olds Dvina from Cancer Related Disease in Redbridge, London and England



Source: Public Health Report England, Health Profiles accessed 8th October 2015

Preventative Measures

Screening

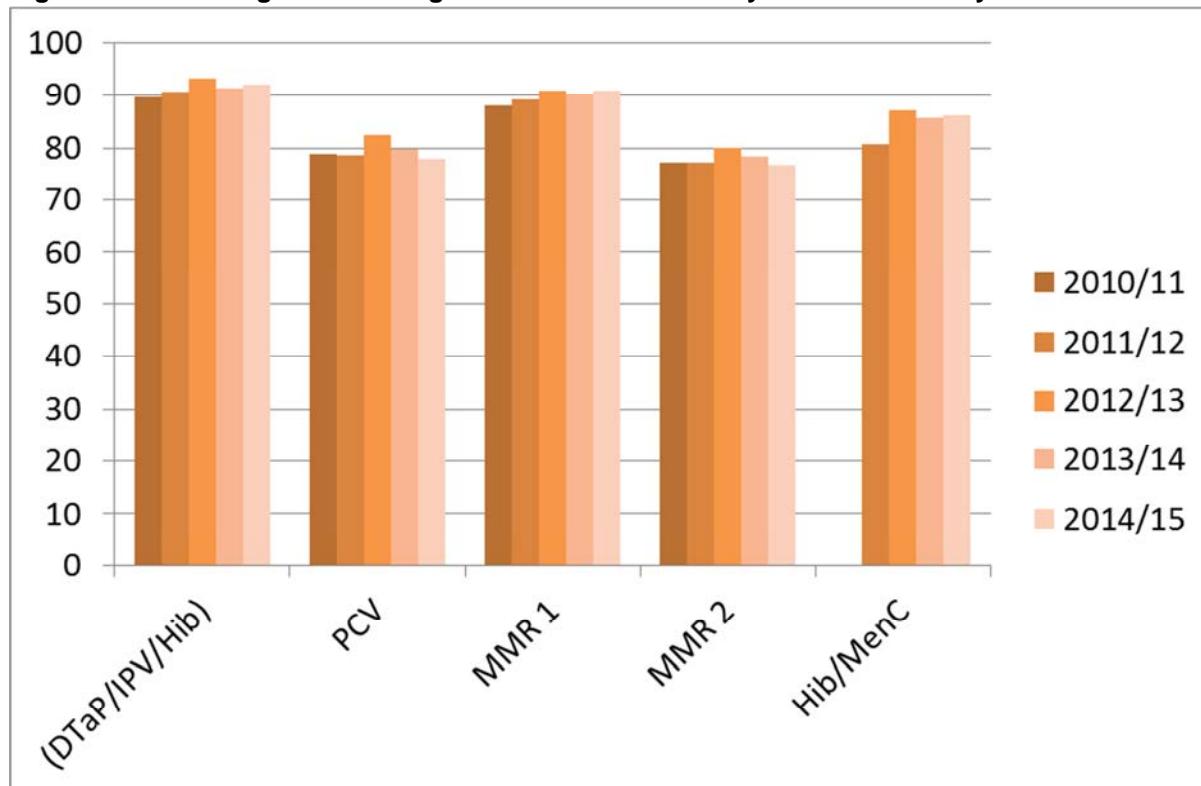
5.1.8 Early detection through screening of some common types can significantly improve outcomes for cancer sufferers. Screening for breast cancer in women aged 53-70 years has steadily risen to reach 73.9% in 2014.

5.1.9 Screening for cervical cancer reached a high point of 77.6% of women aged 25-64 years in 2008/2009 but has since tailed off to 71.2% in 2014. The national programme of bowel cancer screening for all people aged 60-69 years was first implemented locally in 2007. Uptake reached a high point of only 48% in 2010 and then fell to 44.6% in 2011.

Immunisation

5.1.10 Childhood immunisation is a critical part of the public health response to a range of communicable diseases. Immunisation rates are shown below (Figure 5.6) for common vaccines used to prevent whooping cough, diphtheria, tetanus, polio, meningococcal serogroup C, haemophilus influenza B, measles, mumps, rubella and pneumococcal disease.

Figure 5.6 Percentage of Redbridge Children Immunised by their 5th Birthday



Source: Health and Social Care Information Centre downloaded 30th October 2015

5.1.11 Immunisation rates in Redbridge improved between 2010/11 and 2012/13 but have since declined slightly with the exception of the first booster for Measles, Mumps and Rubella .

Lifestyle Related Risk Factors

Obesity

5.1.12 Being overweight or obese is strongly linked to poor health outcomes and death from cancer, diabetes and heart disease. Their prevalence among reception year children and in children in year 6 is shown in Figure 5.7. There has been a slow deterioration in outcomes over the periods measured.

5.1.13 The prevalence of being overweight in Redbridge in reception year has declined over the past two years from being higher than English and London levels to being below. In 2013/14, 19.7% of Redbridge children were classed as being overweight (including obese). However, the level of obese children, although lower than previous years is still above the English average at 10.5%. See Figure 5.7. The percentage of children in year 6 who are overweight has been slowly increasing over the past 8 years. In 2013/14, 37.6% of children in year 6 were classified as being overweight including 22.7% who are classified as obese. These levels are in-line with wider London levels but above that for England as a whole. See Figure 5.8.

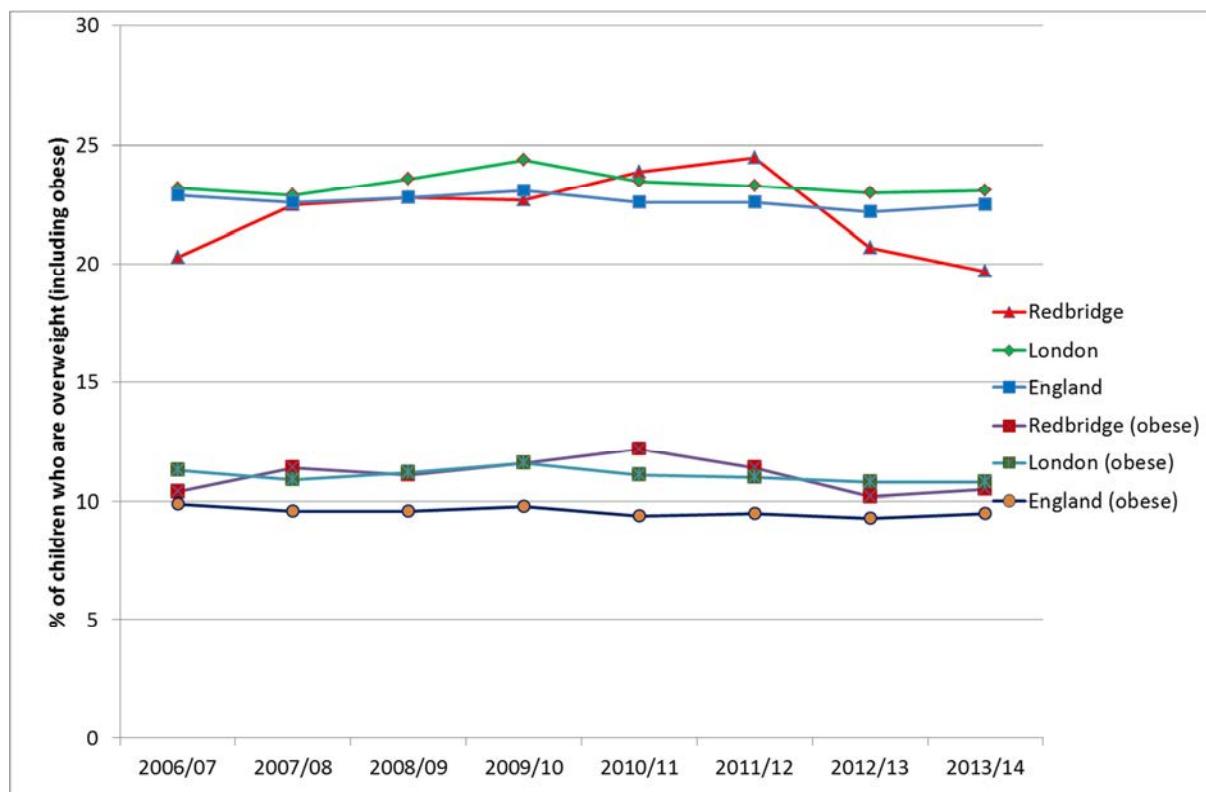
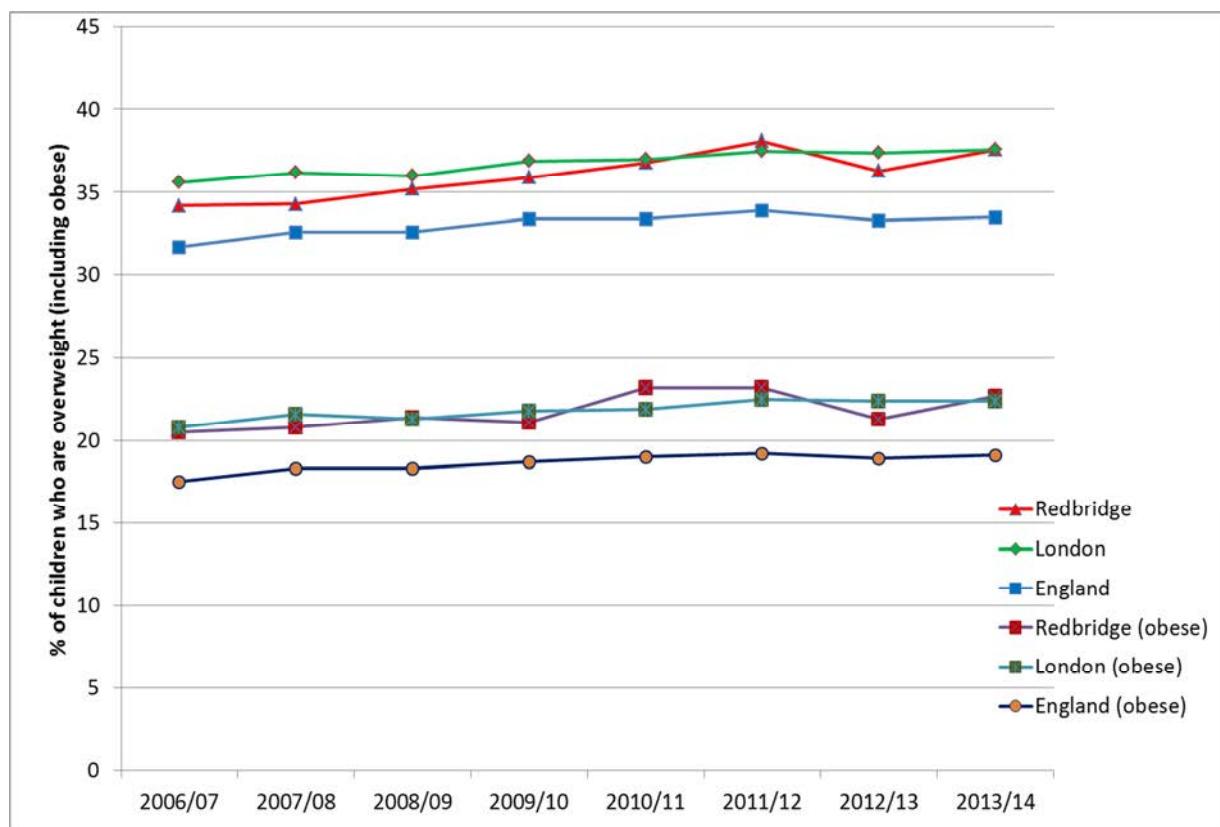


Figure STYLEREF 1 \s 5 SEQ Figure * ARABIC \s 1 7 The Percentage of Children in Reception Year and Year 6 Who Are Overweight (Including Obese) in Redbridge, London



Source: Public Health Report England, Health Profiles accessed 12 October 2015
Figure 1.5 SFC Figure 1.8 The Percentage of Children in Year 6 Who Are Overweight (Including Obese) in Redbridge, London and England

5.1.14 In 2012, 55.4% of Redbridge adult residents are overweight compared with 57.3% of London residents and 63.8% of British residents. Of these 20.5% were classified as obese in Redbridge compared with 19.6% of London residents and 23% of British residents

Smoking

5.1.15 In 2013 an estimated 13.5% of Redbridge adults smoked and the standardised rate of smoking related deaths was 220 per 100,000 population.. This was significantly lower than the national average of 289 per 100,000 population. The crude rate of adults successfully quitting smoking confirmed by biochemical validation was 71.8%, slightly higher than the London and England rates of 70.1%.²

Alcohol

5.1.16 Excessive alcohol consumption appears less of a problem in Redbridge than it does across England as a whole. The alcohol-specific mortality rate for males in Redbridge was 10.6 per 100,000 and for females 1.9 per 100,000 residents. Nevertheless alcohol remains a significant cause of ill health. In 2012 there were 1,168 hospital stays for alcohol related harm in Redbridge adults and 15 stays for under 18 year olds³.

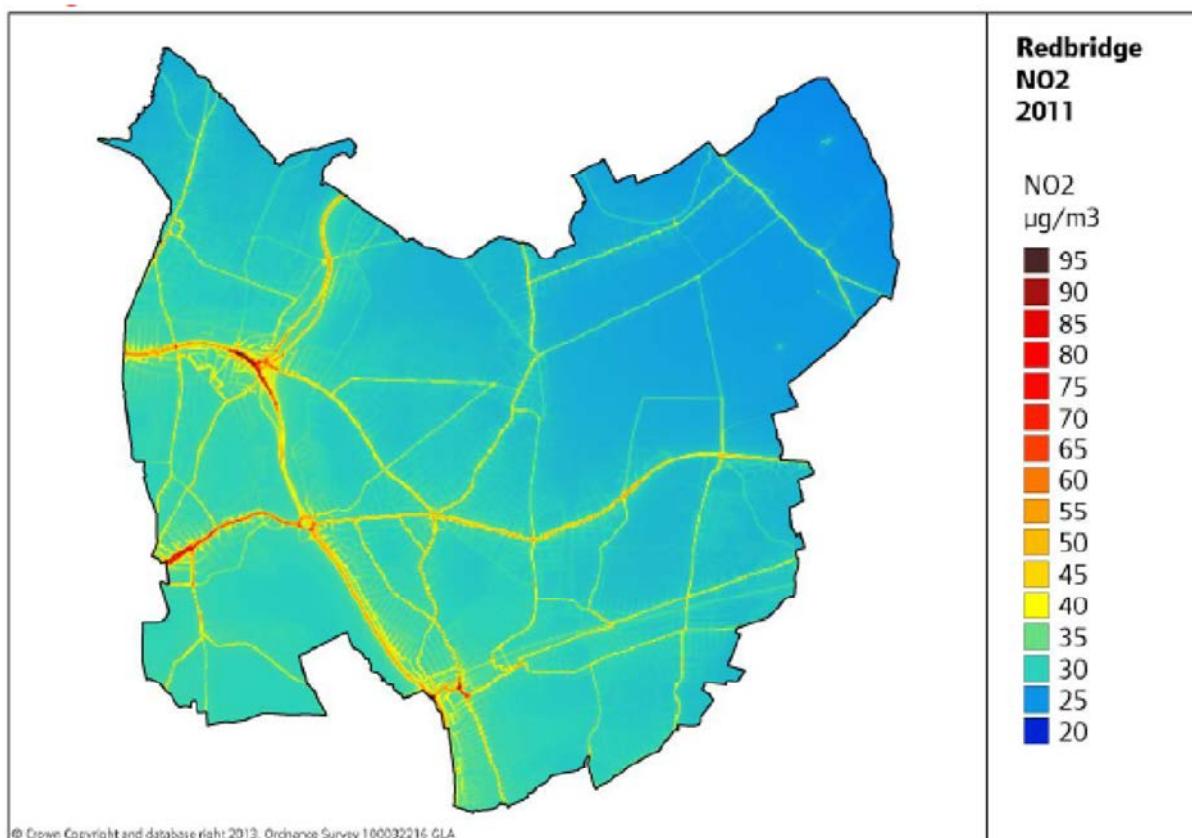
Environmental Factors: Air Quality

5.1.17 Despite declines in air pollution from most sources across London, levels of nitrogen dioxide and particulate matter continue to have a major impact on public health. Emissions of these pollutants are largely associated with road transport as is immediately evident from Figures 5.9 and 5.10

Figure 5.9 Nitrogen Dioxide Levels in Redbridge, 2011

² Public Health Report England, Health Profiles accessed 12th October 2015

³ Public Health Report England, Health Profiles accessed 12th October 2015



Source: Air Quality in Redbridge: A Guide for Public Health Professionals (Mayor of London 2012)

Figure 5.10 Particulate Emissions in Redbridge 2011

Source: Air Quality in Redbridge: A Guide for Public Health Professionals (Mayor of London 2012)

5.1.18 Particulate matter is a major concern with the size of the particle linked to its ability to penetrate the lung. PM 2.5 (the number in subscript relates to the size of the particle) is considered to be the most harmful and by one measure developed for reporting as part of the Public Health Outcomes Framework, long-term exposure to it accounts for 7% of all mortality in Redbridge. This compares to just 5.6% nationally, although a little better than the average of London Boroughs.

5.2 Future Change

Delivering Healthy Outcomes

5.2.1 The Redbridge Health and Wellbeing Board (established under the Health and Social Care Act 2012) brings together a range of public services including adult social services, GPs, public health, children's services, housing and community safety organisations. It has produced the Redbridge Health and Wellbeing Strategy 2013-2016, Joint Strategic Needs Assessment 2012 and the Pharmaceutical Needs Assessment. These identify what services are needed to improve people's health and set the local framework for the commissioning of healthcare, social care, public health services and other Council services. Social care and health partners across Redbridge, Barking and Dagenham and Havering also work together to improve services for local people.

5.3 Policy Review

5.3.1 The priorities of the Redbridge Health and Wellbeing Board are set out in Table 5.1.

Table 5.1 Redbridge Health and Wellbeing Board Priorities 2013 – 2016

STRATEGIC PRIORITY	YEAR ONE	YEAR TWO	YEAR THREE
Improving life chances for children	<ul style="list-style-type: none"> • Early access to antenatal care • Childhood immunisation • Health needs of looked after children 	<ul style="list-style-type: none"> • Breastfeeding • Development of health care pathways for children with complex health care needs 	<ul style="list-style-type: none"> • Consanguinity • Young people and substance misuse • Transition from children's to adult services
Healthy communities	<ul style="list-style-type: none"> • Early detection of cancers and screening • NHS Health Checks • Promote wellbeing and help people contribute to their communities by access to employment, benefits and reducing social isolation 	<ul style="list-style-type: none"> • Reducing the need for long term care • Identifying those at risk of falls • Support for carers • Reducing obesity, achieving healthy weight and increasing physical activity 	<ul style="list-style-type: none"> • End of life care
Prevention and early intervention	<ul style="list-style-type: none"> • Managing long term conditions to avoid hospital admission • Improve the detection of irregular heartbeat in primary care to reduce the number of strokes cases 		
Maximising health benefits	<ul style="list-style-type: none"> • Support for frail or isolated older people • Hard to reach groups • Dementia including Alzheimer's 	<ul style="list-style-type: none"> • Safer communities and neighbourhoods • Sexual health including teenage pregnancy 	

Source: NHS and London Borough of Redbridge, Health and Wellbeing Strategy 2013 - 2016

6Economy

6.1 Borough Overview

6.1.1 As shown in Table 6.1, Redbridge had an estimated 190,733 residents of working age (aged between 16 and 64 years) in 2014. 65.1% of Redbridge residents were working age, lower than the London level of 68.2% but higher than the British level of 63.5%.

Table 6.1 Working Aged Population (16 – 64 years) of Redbridge, London and Great Britain

	Redbridge (Level)	Redbridge (%)	London (%)	Great Britain (%)
All Residents	190,733	65.1	68.2	63.5
Males	94,953	65.4	68.8	64.2
Females	95,780	64.7	67.6	62.8

Source: Mid-year population estimates, ONS, 2014.

6.1.2 In 2014, there were 74,400 jobs in Redbridge of which 66.2% were full time. Redbridge has a higher proportion of part time jobs at 33.8% than in London (26.2%) and Great Britain (31.6%). The most important industries in Redbridge in terms of employee jobs are within Public Administration, Education and Health; Financial, Real Estate and Administrative Activities and Wholesale and Retail (including motor trades) see Table 6.2.

Table 6.2 Employee Jobs by Industry in Redbridge

	Redbridge		London	Great Britain
	Number	%	%	%
Agriculture And Mining)	0	0.0	0.1	0.4
Energy And Water	200	0.3	0.5	1.1
Manufacturing	1,800	2.4	2.4	8.5
Construction	4,000	5.4	3.1	4.5
Wholesale And Retail, Including Motor Trades	11,800	15.9	12.6	15.9
Transport Storage	2,700	3.7	4.8	4.5
Accommodation and Food Services	4,200	5.7	7.6	7.1
Information And Communication	4,000	5.4	7.9	4.1
Financial And Other Business Services	14,700	19.8	33.0	22.2
Public Admin, Education And Health	27,400	36.8	23.0	27.4
Other Services	3,500	4.7	5.1	4.4

Source: ONS, Business Register and Employment Survey 2014

6.1.3 In 2015, there were 11,575 businesses operating in Redbridge of which only 20 were large employers (employing more than 250 employees) see Table 6.3. The industries with the largest number of companies in Redbridge fall within the Professional, scientific and technical services, Information and Communication and Construction see Table 6.4.

Table 6.3 Businesses Operating in Redbridge and London by Size, 2015

	Redbridge (numbers)	Redbridge (%)	London (numbers)	London (%)
Enterprises				
Micro (0 To 9)	10,825	93.5	400,710	90.1
Small (10 To 49)	655	5.7	35,500	8.0
Medium (50 To 249)	80	0.7	6,780	1.5
Large (250+)	20	0.2	1,890	0.4
Total	11,575	-	444,880	-
Local Units				
Micro (0 To 9)	11,475	90.3	435,625	86.2
Small (10 To 49)	995	7.8	55,360	11.0
Medium (50 To 249)	220	1.7	12,040	2.4
Large (250+)	20	0.2	2,115	0.4
Total	12,710	-	505,140	-

Source: Inter Departmental Business Register (ONS)

Note: % is as a proportion of total (enterprise or local units)

Table 6.4 Enterprises by Broad Industry Group for Redbridge, London and Britain

Industry	Redbridge Number	Redbridge %	London %	Great Britain %
Agriculture, forestry & fishing	10	0.1	0.1	5.4
Mining, quarrying & utilities	30	0.3	0.4	0.5
Manufacturing	310	2.7	2.8	5.3
Construction	1,445	12.5	9.0	11.6
Motor trades	230	2.0	1.4	2.9
Wholesale	540	4.7	4.3	4.2
Retail	975	8.4	7.2	7.8
Transport & storage (inc postal)	285	2.5	2.1	3.4
Accommodation & food services	505	4.4	4.8	6.0
Information & communication	1,865	16.1	13.2	8.0
Financial & insurance	165	1.4	2.9	2.0
Property	460	4.0	4.8	3.6
Professional, scientific & technical	2,305	19.9	23.9	18.1
Business administration & support services	925	8.0	9.7	8.1
Public administration & defence	0	0.0	0.0	0.3
Education	230	2.0	1.6	1.7
Health	680	5.9	4.5	4.3
Arts, entertainment, recreation & other services	615	5.3	7.4	6.8
Total	11,575	100	100	100

Source: Inter-departmental business register, March 2015, ONS

6.1.4 New business registrations are referred to as business births and businesses that have ceased to trade are referred to as business deaths. Redbridge has experienced a net increase in businesses year on year between 2004 and 2013 unlike London and Great Britain which both saw reductions following the recession in 2009. At a national level there were also net decreases in businesses in 2010 and 2012. In 2013, there were 2,430 business births in Redbridge and 1,525 business deaths creating a net increase of 905 businesses over the year see Table 6.5.

Table 6.5 Business Births and Deaths in Redbridge, London and Great Britain between 2004 and 2013

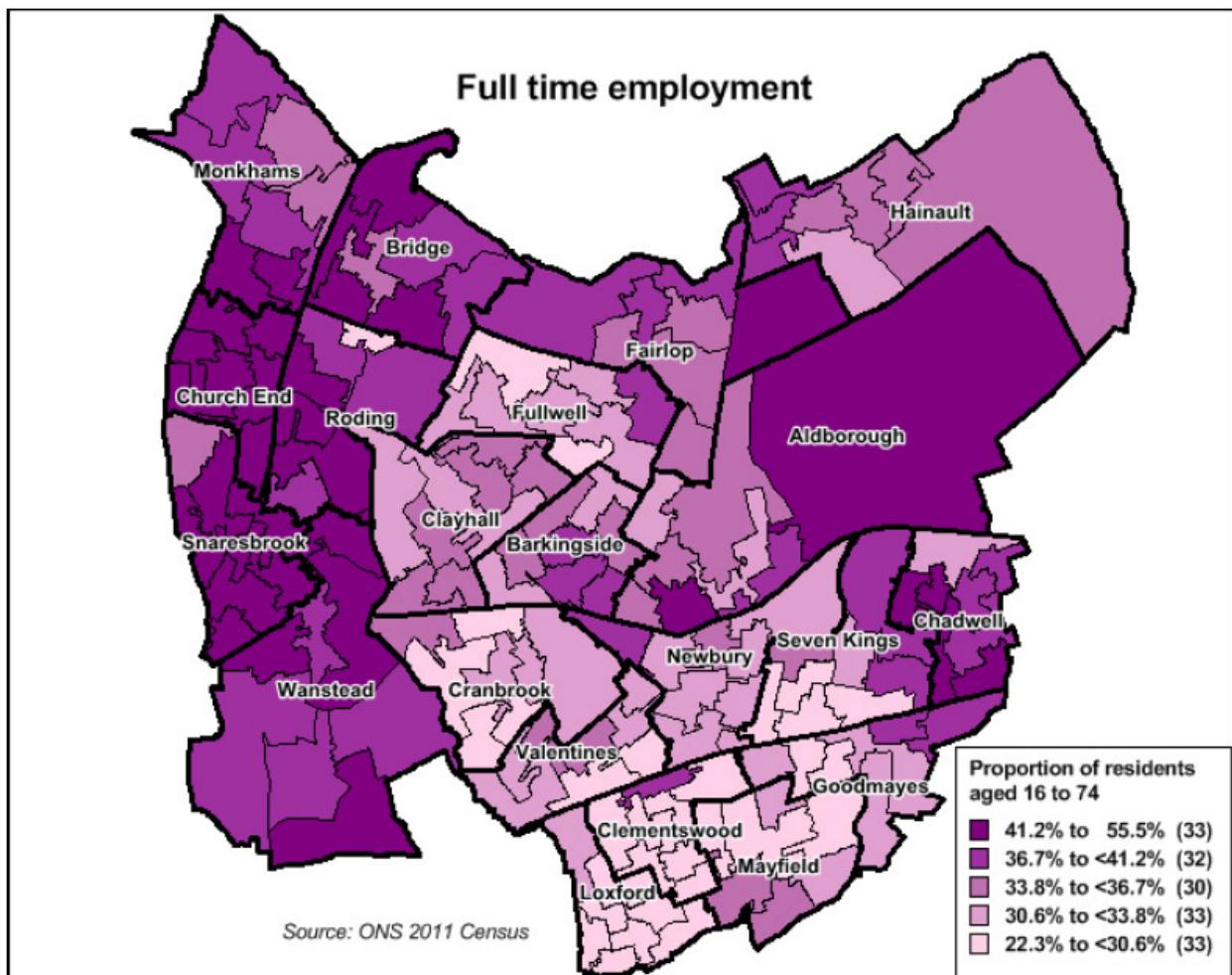
	Redbridge			London (Inner/ Outer)			Great Britain		
	Births	Deaths	Net Increase	Births	Deaths	Net Increase	Births	Deaths	Net Increase
2004	1,330	1,245	85	53,620	47,975	5,645	274,350	239,705	34,645
2005	1,225	1,110	115	51,285	43,920	7,365	269,220	224,580	44,640
2006	1,310	1,010	300	47,890	38,935	8,955	249,950	203,350	46,600
2007	1,350	1,260	90	53,120	43,470	9,650	274,770	219,840	54,930
2008	1,420	1,155	265	57,955	40,695	17,260	261,790	218,380	43,410
2009	1,485	1,450	35	51,575	54,130	-2,555	232,085	277,435	-45,350
2010	1,525	1,365	160	52,755	47,800	4,955	230,555	248,595	-18,040
2011	1,770	1,175	595	61,395	43,325	18,070	257,625	229,525	28,100
2012	1,825	1,575	250	65,095	50,385	14,710	265,630	525,810	-260,180
2013	2,430	1,525	905	83,600	49,610	33,990	341,630	237,660	103,970

Source: ONS Business Demographics, 2013

The following section shows a breakdown of the labour supply by ward within Redbridge.

6.1.5 Figure 6.1 shows the spatial distribution of residents in full time employment across the Borough at the time of the 2011 census. Rates range from 49.3% of residents in Church End ward to 26% in Loxford ward.

Figure 6.1 Percentage of Redbridge Residents aged 16-74 years in Full Time Employment (2011)



Source: ONS 2011 Census

6.1.6 Table 6.6 shows economic activity by ward within Redbridge in 2001 and 2011. In the context of London, Redbridge was ranked 5th lowest of the 33 London Boroughs for full time employment at nearly 4 % lower than the London average (39.8 %). At the same time in Redbridge part-time employment increased by nearly 2.5 % (from 9.6% to 11.7 %). The table also demonstrates that at 26.0 %, Loxford ranked amongst the lowest 2 % of all London wards for the proportion of residents aged between 16-74 years who were in full-time employment. Church End (49.3 %) and Snaresbrook (46.8 %) had the highest proportions in Redbridge and were the only two wards to have seen an increase between the censuses.

Table 6.6 Economic Activity by Ward in Redbridge, 2001 and 2011

WARD	Employee: Part - time			Employee: Full - time			Self-employed			Unemployed		
	2001	2011	% Change	2001	2011	% Change	2001	2011	% Change	2001	2011	% Change
Aldborough	10.2%	13.0%	2.8%	41.0%	36.9%	-4.2%	9.8%	10.9%	1.1%	3.3%	5.1%	1.8%
Barkingside	10.4%	12.5%	2.1%	37.9%	35.4%	-2.6%	11.7%	11.9%	0.3%	3.1%	4.7%	1.6%
Bridge	11.1%	11.5%	0.4%	45.1%	41.5%	-3.6%	9.5%	12.7%	3.2%	3.1%	4.6%	1.5%
Chadwell	10.2%	13.2%	3.0%	46.5%	39.6%	-6.8%	8.0%	9.5%	1.4%	3.0%	5.7%	2.7%
Church End	9.3%	10.7%	1.4%	45.1%	49.3%	4.3%	10.2%	13.2%	2.9%	2.4%	3.6%	1.1%
Clayhall	10.8%	12.8%	2.0%	36.6%	33.8%	-2.8%	13.6%	13.9%	0.3%	2.6%	4.4%	1.7%
Clementswood	8.0%	11.5%	3.5%	33.4%	27.9%	-5.5%	6.7%	10.3%	3.6%	5.3%	6.6%	1.3%
Cranbrook	8.8%	11.4%	2.7%	38.7%	31.1%	-7.6%	10.3%	13.2%	2.9%	3.7%	5.3%	1.6%
Fairlop	11.1%	12.8%	1.7%	41.6%	37.6%	-4.0%	9.9%	13.4%	3.5%	3.6%	4.6%	1.0%
Fullwell	11.1%	13.8%	2.6%	37.2%	32.6%	-4.6%	10.7%	12.8%	2.1%	3.4%	5.3%	1.9%
Goodmayes	8.5%	11.7%	3.2%	42.9%	32.9%	-10.0%	7.4%	9.8%	2.4%	4.6%	6.5%	1.9%
Hainault	10.4%	11.8%	1.4%	39.2%	35.9%	-3.2%	7.9%	10.6%	2.7%	3.5%	5.9%	2.4%
Loxford	8.4%	11.7%	3.3%	35.5%	26.0%	-9.5%	5.8%	8.6%	2.8%	5.6%	8.1%	2.5%
Mayfield	10.0%	12.7%	2.6%	38.8%	31.2%	-7.6%	8.9%	12.3%	3.4%	3.3%	5.6%	2.3%
Monkhams	9.6%	12.1%	2.5%	39.9%	39.2%	-0.7%	14.9%	16.3%	1.4%	2.3%	2.7%	0.4%
Newbury	9.6%	12.6%	3.1%	39.0%	33.6%	-5.4%	8.4%	10.2%	1.8%	4.0%	5.6%	1.5%
Roding	9.5%	12.1%	2.6%	45.3%	42.4%	-2.9%	10.6%	12.7%	2.2%	3.4%	4.9%	1.5%
Seven Kings	8.8%	11.7%	2.9%	39.4%	32.4%	-7.0%	7.6%	9.3%	1.7%	4.2%	6.4%	2.2%
Snaresbrook	8.0%	9.4%	1.4%	46.4%	46.8%	0.4%	11.6%	14.7%	3.1%	2.7%	3.3%	0.5%
Valentines	8.3%	11.1%	2.8%	39.3%	32.9%	-6.4%	7.0%	10.1%	3.0%	5.5%	7.1%	1.6%
Wanstead	10.3%	11.5%	1.2%	43.6%	42.3%	-1.3%	11.4%	13.5%	2.1%	3.0%	3.5%	0.5%
Redbridge average	9.6%	12.0%	2.4%	40.5%	35.9%	-4.6%	9.6%	11.7%	2.2%	3.6%	5.3%	1.7%
London average	8.6%	10.9%	2.3%	42.6%	39.8%	-2.8%	9.0%	11.6%	2.7%	4.4%	5.2%	0.8%

Source: ONS figures dated 2011 (London Borough of Redbridge Corporate Policy Team).

Table 6.7 Unemployment for Younger and Older Residents by Ward

WARD	Age 16 to 24			Age 50 to 74			Never worked			Long-term		
	2001	2011	% Change	2001	2011	% Change	2001	2011	% Change	2001	2011	% Change
Aldborough	0.7%	1.3%	0.7%	0.7%	0.8%	0.1%	0.3%	1.3%	0.9%	1.1%	1.9%	0.8%
Barkingside	0.6%	1.1%	0.5%	0.7%	0.8%	0.1%	0.3%	1.0%	0.7%	1.1%	1.8%	0.7%
Bridge	0.7%	1.1%	0.5%	0.6%	1.0%	0.4%	0.2%	0.9%	0.7%	1.0%	1.9%	0.9%
Chadwell	0.8%	1.5%	0.7%	0.5%	0.8%	0.3%	0.2%	1.4%	1.2%	1.1%	2.2%	1.1%
Church End	0.6%	0.8%	0.3%	0.6%	0.6%	0.0%	0.2%	0.4%	0.2%	0.6%	1.4%	0.8%
Clayhall	0.8%	1.2%	0.3%	0.7%	0.9%	0.2%	0.1%	0.9%	0.7%	0.8%	1.6%	0.8%
Clementswood	1.4%	1.5%	0.1%	0.8%	0.9%	0.1%	1.2%	2.1%	1.0%	1.7%	2.3%	0.6%
Cranbrook	1.0%	1.2%	0.2%	0.9%	0.9%	0.1%	0.5%	1.2%	0.7%	1.2%	1.9%	0.7%
Fairlop	0.7%	1.3%	0.6%	0.7%	0.8%	0.1%	0.2%	0.8%	0.5%	1.3%	2.0%	0.7%
Fullwell	1.0%	1.2%	0.2%	0.6%	1.0%	0.4%	0.3%	1.1%	0.9%	1.0%	2.1%	1.1%
Goodmayes	1.1%	1.5%	0.3%	0.8%	0.8%	0.0%	0.7%	1.5%	0.8%	1.6%	2.7%	1.1%
Hainault	0.7%	1.5%	0.9%	0.6%	0.8%	0.1%	0.3%	1.3%	1.0%	1.3%	2.5%	1.2%
Loxford	1.2%	1.8%	0.6%	0.5%	1.0%	0.5%	1.1%	2.7%	1.6%	1.6%	3.2%	1.7%
Mayfield	0.8%	1.4%	0.6%	0.7%	0.8%	0.1%	0.5%	1.6%	1.1%	1.0%	1.9%	0.9%
Monkhams	0.5%	0.6%	0.1%	0.7%	0.7%	-0.1%	0.1%	0.3%	0.2%	0.6%	1.0%	0.4%
Newbury	0.7%	1.3%	0.6%	0.8%	1.0%	0.2%	0.6%	1.3%	0.7%	1.3%	2.1%	0.8%
Roding	0.6%	0.9%	0.2%	0.9%	0.8%	-0.1%	0.3%	0.9%	0.6%	1.1%	2.2%	1.1%
Seven Kings	0.9%	1.5%	0.7%	0.7%	0.9%	0.1%	0.5%	1.7%	1.1%	1.4%	2.3%	1.0%
Snaresbrook	0.5%	0.5%	0.0%	0.4%	0.9%	0.5%	0.3%	0.4%	0.2%	0.8%	1.2%	0.4%
Valentines	1.1%	1.5%	0.4%	0.8%	1.3%	0.4%	1.0%	1.8%	0.8%	1.9%	2.9%	1.0%
Wanstead	0.8%	0.8%	0.0%	0.5%	0.6%	0.1%	0.3%	0.6%	0.3%	1.2%	1.5%	0.3%
Redbridge average	0.8%	1.2%	0.4%	0.7%	0.9%	0.2%	0.4%	1.2%	0.8%	1.2%	2.1%	0.9%
London average	0.9%	1.2%	0.2%	0.7%	0.9%	0.2%	0.6%	1.1%	0.5%	1.4%	2.0%	0.7%

Source: ONS figures dated 2011 (London Borough of Redbridge Corporate Policy Team).

6.1.7 Table 6.7 shows a breakdown of unemployment by age and shows that Loxford ward ranked 4th highest of all London wards for the proportion of residents aged between 16 and 74 who had never worked (2.7 %). Loxford also ranked the highest for the numbers of 16 to 24 year olds in long-term unemployment. Table 6.8 shows the main reasons for economic inactivity at ward level.

6.1.8 In 2011, Fullwell and Wanstead wards had the highest percentage of retired residents at 11.8%. Loxford ward had the highest percentage of students and people looking after home/family. Hainault ward had the highest percentage of people who are permanently sick/disabled at 6.6% compared to a Borough average of 3.3% .

Table 6.8 Reasons for unemployment from census data collected in 2011 and 2011:

WARD	Retired			Student			Looking after home/family			Permanently sick/disabled			Other	
	2001	2011	% Change	2001	2011	% Change	2001	2011	% Change	2001	2011	% Change	2001	2011
Aldborough	11.7%	9.5%	-2.3%	5.9%	8.0%	2.1%	7.0%	6.3%	-0.8%	4.7%	3.4%	-1.3%	3.4%	3.1%
Barkingside	13.3%	10.7%	-2.6%	6.7%	9.0%	2.3%	7.2%	5.8%	-1.3%	3.9%	2.4%	-1.4%	3.1%	3.3%
Bridge	11.7%	11.4%	-0.4%	3.9%	5.4%	1.4%	7.1%	4.6%	-2.4%	3.8%	3.2%	-0.6%	2.9%	2.3%
Chadwell	12.5%	7.7%	-4.8%	3.9%	7.5%	3.6%	6.8%	6.1%	-0.8%	3.9%	3.1%	-0.8%	2.8%	3.4%
Church End	9.4%	8.7%	-0.7%	10.1%	4.5%	-5.7%	5.5%	3.9%	-1.6%	2.2%	2.2%	-0.1%	2.3%	1.9%
Clayhall	12.1%	10.6%	-1.5%	7.2%	9.9%	2.7%	7.0%	5.8%	-1.2%	3.4%	2.1%	-1.3%	3.7%	2.9%
Clementswood	8.9%	6.7%	-2.2%	9.7%	11.5%	1.8%	11.5%	9.9%	-1.6%	6.3%	3.8%	-2.5%	6.3%	5.1%
Cranbrook	10.6%	10.2%	-0.4%	8.2%	10.1%	1.9%	7.5%	7.6%	-0.1%	4.6%	3.0%	-1.7%	4.4%	3.8%
Fairlop	12.4%	11.1%	-1.3%	4.0%	6.2%	2.3%	7.7%	5.9%	-1.8%	4.5%	3.2%	-1.3%	3.2%	2.7%
Fulwell	14.7%	11.8%	-2.9%	5.0%	7.6%	2.6%	7.5%	6.2%	-1.3%	5.5%	3.6%	-1.9%	2.8%	3.1%
Goodmayes	8.7%	7.9%	-0.8%	7.1%	9.1%	2.0%	8.2%	8.1%	-0.1%	4.2%	4.1%	-0.1%	4.6%	4.2%
Hainault	14.5%	10.9%	-3.7%	3.2%	6.1%	2.9%	8.6%	6.0%	-2.6%	7.3%	6.6%	-0.7%	3.6%	2.8%
Loxford	7.6%	6.2%	-1.3%	8.5%	11.6%	3.1%	11.4%	10.1%	-1.3%	5.5%	4.6%	-1.0%	7.7%	6.0%
Mayfield	12.7%	9.7%	-3.0%	6.9%	9.3%	2.4%	7.9%	7.3%	-0.6%	4.3%	2.9%	-1.4%	3.9%	3.7%
Monkhams	15.3%	14.3%	-0.9%	5.2%	5.2%	0.0%	6.8%	4.6%	-2.2%	2.4%	1.7%	-0.7%	2.2%	1.8%
Newbury	10.0%	8.4%	-1.6%	8.6%	10.4%	1.8%	8.1%	7.5%	-0.6%	4.5%	3.1%	-1.4%	4.3%	3.7%
Roding	10.4%	9.7%	-0.7%	4.1%	5.7%	1.6%	7.4%	5.1%	-2.3%	3.6%	2.3%	-1.3%	3.6%	2.2%
Seven Kings	9.3%	8.2%	-1.1%	7.9%	10.0%	2.1%	8.5%	8.3%	-0.3%	5.5%	4.0%	-1.5%	5.0%	4.4%
Snaresbrook	12.8%	10.4%	-2.4%	4.5%	4.8%	0.3%	5.5%	3.7%	-1.9%	3.3%	2.4%	-0.9%	2.9%	2.4%
Valentines	8.3%	7.6%	-0.8%	8.1%	9.0%	0.9%	9.7%	8.4%	-1.4%	4.9%	3.9%	-1.0%	5.5%	4.9%
Wanstead	12.2%	11.8%	-0.4%	4.9%	5.9%	1.0%	6.5%	4.2%	-2.3%	3.5%	2.4%	-1.1%	2.3%	2.2%
Redbridge average	11.3%	9.5%	-1.8%	6.4%	8.1%	1.7%	7.8%	6.6%	-1.3%	4.4%	3.3%	-1.1%	3.0%	3.4%
London average	9.8%	8.4%	-1.4%	6.6%	7.8%	1.2%	7.2%	5.2%	-1.9%	4.6%	3.7%	-0.9%	4.3%	3.2%

Source: ONS figures dated 2011 (London Borough of Redbridge Corporate Policy Team).

Table 6.9 Employment and Unemployment in Redbridge, London and Great Britain

	Redbridge (Numbers)	Redbridge (%)	London (%)	Great Britain (%)
All People				
Economically Active†	147,600	74.6	77.0	77.4
In Employment†	135,900	68.7	71.7	72.7
Employees†	107,000	54.5	58.5	62.2
Self Employed†	28,500	14.0	12.8	10.1
Unemployed (Model-Based)§	10,200	7.0	6.7	6.0
Males				
Economically Active†	82,800	83.5	84.7	83.0
In Employment†	77,200	78.1	79.1	77.8
Employees†	57,600	58.8	61.5	63.7
Self Employed†	19,200	18.9	17.1	13.7
Unemployed§	5,600	6.8	6.5	6.1
Females				
Economically Active†	64,800	65.8	69.3	72.0
In Employment†	58,700	59.3	64.4	67.7
Employees†	49,400	50.3	55.5	60.8
Self Employed†	9,300	9.1	8.5	6.5
Unemployed§	6,100	9.5	7.0	5.8

† Numbers are for those aged 16 and over, % is for those aged 16-64. § Numbers and % are for those aged 16 and over, % is a proportion of economically active.

Source: ONS Annual Population Survey, figures dated April 2014- March 2015 [From Nomis].

6.1.9 Table 6.9 shows that Redbridge has lower levels of economically active residents (74.6%) than London (77%) and Britain (77.4%). This difference is larger due to fewer females being economically active (65.8%) than their counterparts in London (69.3%) and Britain (72%). Females in Redbridge also have higher unemployment levels (9.5%) than their counterparts in London (7%) and in Britain (5.8%). Redbridge has more residents who are self-employed (14%) than elsewhere in London (12.8%) and Britain (10.1%) and subsequently a lower proportion of residents who are employees. The reasons for economic inactive are given in Table 6.10. Only 21.8% of Redbridge residents who are economically inactive want a job compared to 26% of London's economically inactive and 24.5% of British economically inactive people. The most common reasons Redbridge residents state that they are economically inactive are that they are looking after family/home (31.7%), they are a student (31.1%) and for Other reasons (14.6%).

Table 6.10 Reasons for Economic Inactivity, Redbridge, London and Great Britain

	Redbridge (number)	Redbridge (%)	London (%)	Great Britain (%)
All People				
Total	48,000	25.4	23	22.6
Student	14,900	31.1	32.2	26.5
Looking after family / home	15,200	31.7	31.0	25.4
Temporary sick	#	#	1.9	2.2
Long-term sick	6,700	13.9	16.1	21.6
Discouraged	!	!	0.6	0.5
Retired	3,500	7.3	7.1	14.3
Other	7,000	14.6	11.2	9.5
Wants a job	10,500	21.8	26.0	24.5
Does not want a job	37,600	78.2	74.0	75.5

Source: ONS Annual Population Survey, April 2014 – March 2015.

Sample size too small for reliable estimate.

! Estimate is not available since sample size is disclosive.

Notes: Numbers are for those aged 16-64 % is a proportion of those economically inactive, except total, which is a proportion of those aged 16-64.

6.1.10 Table 6.11 shows that for employed Redbridge residents, the most common occupations between the period of April 2014 – March 2015, are within Professional (22.6%), Associate Professional and Technical (16.01%) and Administrative and Secretarial (12.8%). The occupational profile of Redbridge residents is similar to the profile for London overall.

Table 6.11 Employment by Occupation for Redbridge, London and Great Britain

	Redbridge (Level)	Redbridge (%)	London (%)	Great Britain (%)
Soc 2010 Major Group 1-3	68,600	50.9	53.2	44.3
1 Managers, Directors And Senior Officials	16,100	11.9	11.6	10.3
2 Professional Occupations	30,700	22.6	23.4	19.7
3 Associate Professional & Technical	21,800	16.0	17.8	14.1
Soc 2010 Major Group 4-5	26,800	19.9	17.9	21.4
4 Administrative & Secretarial	17,400	12.8	10.3	10.6
5 Skilled Trades Occupations	9,400	6.9	7.4	10.7
Soc 2010 Major Group 6-7	20,600	15.3	14.8	17.1
6 Caring, Leisure And Other Service Occupations	9,200	6.8	7.8	9.2
7 Sales And Customer Service Occupations	11,400	8.4	6.9	7.8
Soc 2010 Major Group 8-9	18,800	14.0	14.1	17.2
8 Process Plant & Machine Operatives	8,000	5.9	4.3	6.3
9 Elementary Occupations	10,800	8.0	9.7	10.9

Source: ONS Annual Population Survey, April 2014-March 2015.

Notes: level and % are for those aged 16+

% is a proportion of all persons in employment.

6.1.11 Table 6.12. shows that Redbridge residents hold higher levels of qualifications than their British counterparts but have not yet reached the levels for London as a whole. 45% of Redbridge residents have reached NVQ4 level and above (this includes HND, Degree and Higher Degree level qualifications or equivalent) compared to 49.1% of Londoners and 36% across Great Britain. Redbridge residents are more likely to hold Other qualifications (including foreign qualifications and professional qualifications) (9.3%) than London as a whole (8.0%) or those living in Great Britain (6.2%).

Table 6.12 Qualification Levels for Redbridge, London and Great Britain

	Redbridge (Numbers)	Redbridge (%)	London (%)	Great Britain (%)
Individual Levels				
NVQ4 And Above	84,800	45.0	49.1	36.0
NVQ3 And Above	116,100	61.6	64.7	56.7
NVQ2 And Above	137,400	72.9	76.4	73.3
NVQ1 And Above	154,100	81.8	84.2	85.0
Other Qualifications	17,600	9.3	8.0	6.2
No Qualifications	16,700	8.9	7.8	8.8

Source: ONS Annual Population Survey, Jan 2014-Dec 2014.

Notes: Number and % are for those aged 16-64

6.1.12 Table 6.13 shows that the average gross weekly pay for full time employees in Redbridge (£621.60) is greater than the average weekly pay across London (£617.80) and Great Britain (£520.80). There is a substantial gender pay gap with male Redbridge residents earning 9% more per hour than female residents.

Table 6.13 Pay for Full Time Workers by Gender for Redbridge, London and Great Britain (2014)

	Redbridge (pounds)	London (pounds)	Great Britain (pounds)
Gross weekly pay			
Full time workers	621.6	617.8	520.8
Male full time workers	667.1	661.3	561.5
Female full time workers	574.9	574.9	463.0
Hourly pay – excluding overtime			
Full time workers	16.26	16.10	13.15
Male full time workers	16.69	16.63	13.70
Female full time workers	15.27	15.45	12.34

Source: ONS Annual Survey of Hours and Earnings, 2014

6.1.13 Table 6.14 provides earnings by employees who are working in Redbridge and compares this with London and Great Britain. Employees working in Redbridge earn much less at £551.5 per week than the London average (£660.5) but more than in Great Britain as a whole (£520.20). The difference is more marked for female employees than for male employees.

Table 6.14 Earnings by Workplace in Redbridge, London and Great Britain..

	Redbridge (pounds)	London (Pounds)	Great Britain (Pounds)
Gross weekly pay			
Full time workers	551.5	660.5	520.2
Male full time workers	678.9	715.6	560.6
Female full time workers	486.2	594.1	462.5
Hourly pay-excluding overtime			
Full time workers	15.24	17.26	13.14
Male full time workers	17.69	18.43	13.68
Female full time workers	13.51	16.15	12.33

Source: ONS annual survey of hours and earnings – workplace analysis

Note: Median earnings in pounds for employees working in the area.

6.1.14 Table 6.15 shows that in August 2014 Redbridge had lower rates of residents claiming Job Seekers Allowance (JSA) (1.5%) than London (1.9%) and Great Britain (1.7%). However, the rate of young people claiming JSA for less than 6 months was higher at 2.1% than in London and Great Britain.

Table 6.15 Job Seekers Allowance Claimants in Redbridge, London and Great Britain (August 2015)

	Redbridge (Numbers)	Redbridge (%)	London (%)	Great Britain (%)
All People	2,924	1.5	1.9	1.7
Males	1,615	1.7	2.2	2.1
Females	1,309	1.4	1.6	1.2

Source: ONS claimant count with rates and proportions

Note: % is a proportion of resident population of Borough aged 16-64 and gender.

Table 6.16 Job Seekers Allowance Claimants by Age and Duration (August 2015)

	Redbridge (Numbers)	Redbridge (%)	London (%)	Great Britain (%)
All ages				
Total	2,900	1.5	1.9	1.7
Up to 6 months	1,885	1.0	1.1	0.9
Over 6 and up to 12 months	425	0.2	0.3	0.3
Over 12 months	585	0.3	0.5	0.5
Aged 18 to 24				
Total	620	2.5	2.4	2.4
Up to 6 months	525	2.1	1.8	1.6
Over 6 and up to 12 months	65	0.3	0.4	0.4
Over 12 months	30	0.1	0.2	0.3
Aged 25 to 49				
Total	1,620	1.4	1.8	1.8
Up to 6 months	1,005	0.9	1.0	1.0
Over 6 and up to 12 months	270	0.2	0.3	0.3
Over 12 months	345	0.3	0.4	0.5
Aged 50 to 64				
Total	660	1.5	2.1	1.3
Total Up to 6 months	360	0.8	0.9	0.6
Over 6 and up to 12 months	95	0.2	0.3	0.2
Over 12 Months	210	0.5	0.8	0.5

Source: ONS Claimant count – age duration with proportions

Note: % is number of persons claiming JSA as a proportion of resident population of the same age

6.1.15 Table 6.16 shows claimant rates for key benefits for residents of working age. Redbridge has lower claimant rates overall (9.5%) compared with London (11.1%) and Great Britain (12.5%). Table 6.17 shows key benefit claimants by working age group.

Table 6.17 Working Age Client Group – Key Benefit Claimants (February 2015)

	Redbridge (numbers)	Redbridge (%)	London (%)	Great Britain (%)
Total Claimants	18,160	9.5	11.1	12.5
By Statistical group				
Job Seekers	3,190	1.7	2.1	2.0
ESA And Incapacity Benefits	8,390	4.4	5.5	6.3
Lone Parents	1,590	0.8	1.2	1.1
Carers	2,500	1.3	1.1	1.5
Others On Income Related Benefits	440	0.2	0.3	0.3
Disabled	1,710	0.9	0.8	1.1
Bereaved	340	0.2	0.1	0.2
Key out of work benefits ⁺	13,610	7.1	9.0	9.7

Source: DWP benefit claimants – working age client group

† Key out of work benefits includes the groups: job seekers, ESA and incapacity benefits, lone parents and others on income related benefits.

Note: % is a proportion of resident population of area aged 16-64.

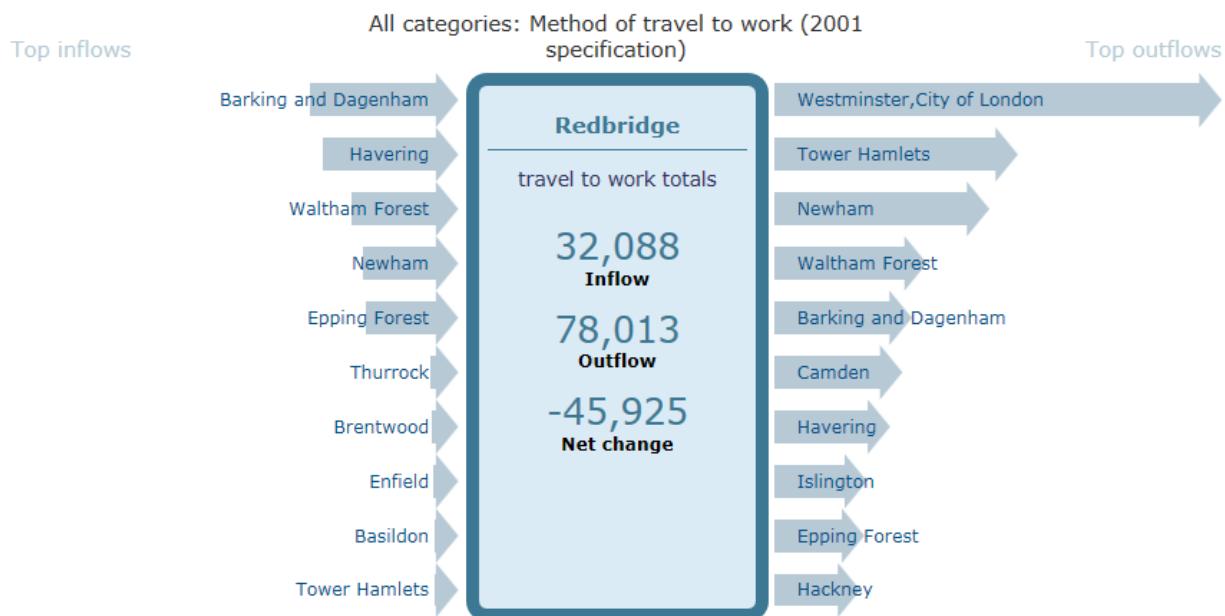
Table 6.18 Job Density in Redbridge, London and Great Britain, 2013

	Redbridge (Jobs)	Redbridge (Density)	London (Density)	Great Britain (Density)
Jobs density	84,000	0.45	0.93	0.80

Source: ONS jobs density, 2013

Notes: The density figures represent the ratio of total jobs to population 16-64. Total jobs includes employees, self-employed, government-supported trainees and HM Forces.

6.1.16 Table 6.18 shows that Redbridge has a low job density compared with London and Great Britain, meaning that many of Redbridge's employees are commuting outside of the Borough to work.

Figure 6.2 Travel to Work Data for 2011 Census, as per Specifications set in 2001

Source: Chart has been acquired from the Nomis Official Labour market statistics, 2011, as per specifications set in 2001. Accessed by:

<http://www.nomisweb.co.uk/census/2011/WU03UK/chart/1132462397>.

6.1.17 Figure 6.2 provides data on where people who live in Redbridge travel to work and where those who work in Redbridge travel from to reach their place of employment. Redbridge has more people leaving the Borough to work (78,013) than people arriving from outside of the Borough to work in Redbridge (32,088), creating a net change of 45,925 people. This movement has important consequences for the transport network.

6.1.18 The top 10 outflows of Redbridge residents account for three quarters of the total outflow. Table 6.20 shows that 16,760 Redbridge residents work in Westminster and the City of London and a further 8,766 work in Tower Hamlets.

Table 6.19 Top 10 Outflows of Redbridge Residents to their Borough of Employment

Borough	Inflow (number)	Outflow (number)	Net change (number)
Westminster and City of London	88	16,760	-16,672
Tower Hamlets	638	8,766	-8,128
Newham	3,365	7,676	-4,311
Waltham Forest	3,801	5,236	1,435
Barking and Dagenham	5,389	4,611	778
Camden	81	4,238	-4,157
Havering	4,882	3,760	1,122
Islington	186	2,842	-2,656
Epping Forest	3,260	2,770	490
Hackney	489	2,606	-2,117
Total	22,179	59,265	-27,074

Source: ONS census 2011 data acquired through the Nomis website.

6.1.19 The top 3 locations of where Redbridge workers travel in from are from the neighbouring Boroughs of Barking and Dagenham (5,389), Havering (4,882) and Waltham Forest (3,801) see Table 6.21.

Table 6.20 Top 10 Inflows of Workers in Redbridge Borough from their Borough of Residence

Borough	Inflow (number)	Outflow (number)	Net change (number)
Barking and Dagenham	5,389	4,611	778
Havering	4,882	3,760	1,122
Waltham Forest	3,801	5,236	-1,435
Newham	3,365	7,676	-4,311
Epping Forest	3,260	2,770	490
Thurrock	824	687	137
Brentwood	770	530	240
Enfield	693	1,426	-733
Basildon	668	546	122
Tower Hamlets	638	8,766	-8,128
Totals	24,290	9,404	12,916

6.2 Retail in Redbridge

6.2.1 Continuing a sustained period of year-on-year growth, the volume of retail sales in the UK in August 2015 is estimated to have increased by 3.7% compared with August 2014. This was the 29th consecutive month of year-on-year growth. There has also been an increase in internet sales across the UK and in August 2015, 12.2% of all retail sales were made online up from 11.5% a year before.⁴ Year on year estimates of the quantity bought in the retail industry showed an increase of 3.7% compared with August 2015. As prices of goods have fallen, this is an increase in spend of 0.2% compared with August 2014. Redbridge has a number of shopping areas which include Ilford Metropolitan Area, District Centres, Local Centres, and Key Retail Parades. As well as these the Borough has a number of business areas that are in the Chadwell Heath Business Park, Forest Road, Hainault Business Park (Strategic Industrial Location), New North Road, Hainault Works, Newton Industrial Estate, Raven Road, Southend Road (Strategic Industrial Location).

6.2.2 Table 6.21 shows the breakdown of the number of units and floor space by the type of retail within the Borough.

⁴ ONS, Retail Sales, August 2015 released 17 September 2015

Table 6.21 Retail Units and Total Floorspace in Redbridge, November 2012:

Centre	Borough	Classification	Total gross retail floorspace (sqm)			
			Comparison goods (sqm)	Convenience goods (sqm)	Service retail (sqm)	Vacant retail stores (sqm)
Ilford	Redbridge	Metropolitan	80,280	12,578	6,271	22,939
Chadwell Heath	Barking and Dagenham/Redbridge	District	3,373	5,667	1,708	492
Green Lane	Barking and Dagenham/Redbridge	District	2,956	1,524	1,217	818
Barkingside	Redbridge	District	5,155	11,565	2,803	1,085
Gants Hill	Redbridge	District	2,943	2,779	4,265	3,370
South Woodford	Redbridge	District	5,936	8,499	3,990	1,411
Wanstead	Redbridge	District	3,540	2,163	1,662	1,701

Data Source: GLA – London Wide Town Centre Health Check, November 2012.

6.2.3 From Table 6.21 we can see that Redbridge has around 104,000 square meters of comparison goods floorspace of which the Ilford accounts for 77%. Comparison goods include items such as clothing, shoes, furniture, household appliances, tools, medical goods, games and toys, books and stationery, jewellery and other personal effects. There is nearly 45,000 square meters of floorspace for convenience goods which includes food and beverages, tobacco, newspapers and periodicals and non-durable household goods. Nearly 22,000 square meters of retail floorspace is used for service provision. 15% of retail floorspace was vacant in 2012.

Table 6.22 Number of Other Retail Units than Those Listed in Table 6.21, Measured as the Number of Units and the Total Floor space within the Borough, November 2012.

Centre	Borough	Classification	Total gross floorspace (sqm)					Total number of units	
			Multiple Retailers (sqm)	Independent Retailers (sqm)	Department Stores (sqm)	Enclosed Shopping Centre Stores (sqm)	Banks & Building Societies (sqm)	Multiple Retailers (unit)	Independent Retailers (unit)
Ilford	Redbridge	Metro-politan	78,676	20,453	27,938	42,057	87	104	
Chadwell Heath	Barking and Dagenham/ Redbridge	District	5,862	5,025	0	0	17	6	
Green Lane	Barking and Dagenham/ Redbridge	District	1,338	4,517	0	0	9	6	
Barkingside	Redbridge	District	12,216	7,307	0	0	24	22	
Gants Hill	Redbridge	District	2,583	7,404	0	0	39	8	
South Woodford	Redbridge	District	9,039	9,423	0	0	44	12	
Wanstead	Redbridge	District	2,024	5,341	0	0	27	10	

Source: GLA – London Wide Town Centre Health Check, November 2012.

6.2.4 Table 6.23 shows the amount of floor space that is occupied across the various types of retail users within the main shopping centres in the Borough. Multiple retailers take up the most retail floorspace followed by independent retailers. Table 6.24 provides details of retail units by type of retailer and Table 6.25 the number of retail units by specific use.

Table 6.23 Floorspace and Retail Units in Redbridge by Type of Retailer

Centre	Borough	Classification	Total gross floorspace (sqm)		
			Multiple Retailers (sqm)	Independent Retailers (sqm)	Depart Stores
Ilford	Redbridge	Metropolitan	78,676	20,453	
Chadwell Heath	Barking and Dagenham/Redbridge	District	5,862	5,025	
Green Lane	Barking and Dagenham/Redbridge	District	1,338	4,517	
Barkingside	Redbridge	District	12,216	7,307	
Gants Hill	Redbridge	District	2,583	7,404	
South Woodford	Redbridge	District	9,039	9,423	
Wanstead	Redbridge	District	2,024	5,341	
Total			111,738	79,923	

Data Source: GLA – London Wide Town Centre Health Check, November 2012.

Table 6.24 Total Number of Retail Units by Use

Centre	Bakers	Butchers	Fish-mongers	Post Office	Herbalists	Discount Store	Charity Shops	Supermarkets
Ilford	7	1		1	2	6	5	7
Chadwell Heath							2	1
Green Lane	1		1	1		2	3	1
Barkingside	5	1	1	1		2	7	6
Gants Hill	2					1		4
South Woodford	2			1			5	4
Wanstead	2	1		1			3	2
Total	19	3	2	5	2	11	25	25

Source: GLA – London Wide Town Centre Health Check, November 2012.

6.2.4 Figure 6.3 shows London's town centre network, illustrating the position of Ilford centre

Figure 6.3 London's Town Centre Network



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Source: GLA, Town Centre Health Check, 2013

6.2.5 The figure shows Ilford as the single Metropolitan Centre within Redbridge. This Centre contains 80,771 sq m of comparison goods retail floorspace, that is 81% of the total retail floor space.

6.2.6 Over the period from 2009 to 2012, retail rents in some Metropolitan and Major centres and Central Activities Zone frontages have either declined or shown little growth, including Ilford.

6.2.7 Data taken at the last census demonstrates that 4,963 residents and had 2,018 households lived within 25m of a town centre in Redbridge. (Source: Experian GOAD centre data, 2012).

6.2.8 A list of the various retail outlets within the Borough is given in Table 6.24.⁵ showing for example that within Ilford Metropolitan Centre, there are 12 bookmakers.

⁵ Source: Experian GOAD centre data, 2012.

7 Education

7.1 The Current Situation

7.1.1 Given the increase in population density and the population projection the total numbers of school places required in Redbridge has increased. Between March 2012 and March 2013, 31 planning applications were received for the development of new schools or extensions to existing schools in the Borough.

7.1.2 In 2012/2013, there were 97 schools in Redbridge: 66 primary schools (of which 13 are private, 1 is a free school); 18 secondary schools (of which 1 is an academy); 5 private schools for both primary and secondary pupils; 5 special schools for both primary and secondary pupils; 5 special schools and 3 pupil referral units. Employment rate 66.3 % employment rate; national census 2001.

7.1.3 Redbridge now has a total of 98 schools, and a breakdown of the types of schools and numbers of pupils attending is given in Table 7.1. A high proportion of pupils attend state funded primary and secondary schools.

Table 7.1 Number of Schools and Pupils in Redbridge

Type of School	Number of schools	Number of pupils
State funded primary	54	28,277
State funded secondary	18	22,634
Special state funded	4	463
Special non-maintained	0	0
Pupil referral units	3	61
Independent	19	4,221
All schools	98	55,656

Source: London Borough of Redbridge

7.1.4 Table 7.2 shows where the pupils come from in terms of cross border movements of state funded schools, at both primary and secondary school level. The majority of Redbridge resident children attend schools within the Borough. Redbridge is a net importer of pupils, with 11% of children attending schools within Redbridge residing in other Local Authorities and 9% of Redbridge resident children being educated in other Local Authorities.

Table 7.2 Local Authority Cross Border Movement for School Attendance, 2011

Type of Cross Border Movement	Numbers of Pupils/ Percentage of Pupils
Number of pupil's residing in the Local Authority	41,926
Numbers of pupil's attending schools maintained by the Local Authority	42,821
% of pupils residing in other Local Authorities attending schools maintained by the Local Authority	11 %
% of pupils residing in Local Authority attending schools maintained by other Local Authorities	9 %
Net difference between imports and exports as a percentage of school population.	2.1 %

Source: London Borough of Redbridge

7.1.5 Table 7.3 shows a list of children's centres by ward.

Table 7.3 Location of Children's Centres in Redbridge

Children's Centre	Ward
Albert Road	Clementswood
Aldersbrook	Wanstead
Chadwell	Chadwell
Christchurch	Valentines
Cranbrook	Cranbrook
Fullwell and Forest	Fairlop
Gearies	Barkingside
Hainault	Hainault
Loxford and St Luke's	Loxford
Newbury Hall	AldBorough
Oakdale	Roding
Orchard and Ray Lodge	Roding (Orchard) and Bridge (Ray Lodge)
Peabody	Newbury
Redbridge School	Clayhall
Thackeray Drive and All Saints	Seven Kings (<i>Thackeray</i>) and Goodmayes (<i>All Saints</i>)
Wanstead	Wanstead
Winston Way	Clementswood

Source: London Borough of Redbridge, Community Infrastructure Plan 2015-2030 Children's Centres.

7.1.6 In December 2012, Redbridge had a total of 9,606 registered child care places being delivered through child-minders, day nurseries, pre-schools, breakfast clubs, after school clubs, holiday play schemes and nursery classes in schools. There is no reliable information since December 2012 as Ofsted now allows childcare providers to set their registration numbers according to space available, and may be changed according to the fluctuating numbers of children in their care. Table 7.4 summarizes the number of registered childcare places by type of childcare available

Table 7.4 Number and Type of Registered Childcare Places and Future Requirements at December 2012

Type of Registered Childcare	Number of Registered Places at Dec 2012
Full time childcare for children aged under 2 years	1243
Sessional childcare places for children aged 2 years	1136
Full time childcare places for children aged 2 years	1341
Sessional childcare places for children aged 3 and 4 years	4872
Registered childcare places outside sessional hours (more than 4 hours)	1850
Registered childcare places outside sessional hours (less than 4 hours)	1258

Source: London Borough of Redbridge, Community Infrastructure Plan, 2015-2030

7.1.7 As part of the 2010 Spending Review, the Government announced that the free entitlement of 15 hours of nursery education will be gradually extended to every disadvantaged two-year-old. It is intended that the 20% of the most disadvantaged two year olds receive 15 hours of free early years education a week from 2013 and 40% of two year olds from 2014. For Redbridge it was estimated that an additional 828 places would be required for September 2013, which has now been met. Figures for 2014 have been set at 1,671 places (based on national economic data).

7.1.8 The number of three and four year olds accessing free funding early years education has been increasing year on year and is forecast to continue increasing. In the summer term 2013 (term of greatest demand) 6,530 children three and four year olds were accessing their free early year's education; a growth of 4.3%.

7.1.9 A number of children's centres cover a wide area and as such make use of outreach points or service delivery points in order that every community within their catchment reach area has appropriate provision. The number of children aged 0- 5 within a reach area vary dependent on the local geography and deprivation scores

7.1.10 Table 7.5 shows the overall pupil product ratio is the number of children who are produced by the by the newly built dwellings across Redbridge, i.e. child yield. The top level results Borough wide for pre-school children was assessed to be 0.39 which varies in accordance with the size of the dwelling built, type and tenure of the dwelling created.

Table 7.5 Pupil Product Ratio (PPR) by Number of Bedrooms in Newly Built Dwellings

No of Bedrooms in Dwellings	1	2	3	4	5
PPR across all sizes of dwelling	0.31	0.45	0.37	0.39	0.38
PPR across all sizes of flat	0.31	0.45	0.38	0.35	2.00
PPR across all sizes of house	0.00	0.46	0.37	0.41	0.25

Source: London Borough of Redbridge, Community Infrastructure Plan 2015-2030.

7.1.11 As it is not possible to predict the type and tenure of the houses which will be completed in the Borough in future, the average child yield of 0.39 is used. However, it is acknowledged that the figure is likely to vary depending on the nature of units completed. The housing target for Redbridge included within the London Plan is for 1,123 new dwellings per year which over the fifteen year Local Plan (2015- 2030) time frame would be 16,845 new dwellings. If, on average, each of these dwellings accommodated an average of 0.39 children of pre-school age this would lead to an additional 6,570 pre-school children. These children do not all necessarily require childcare provision.

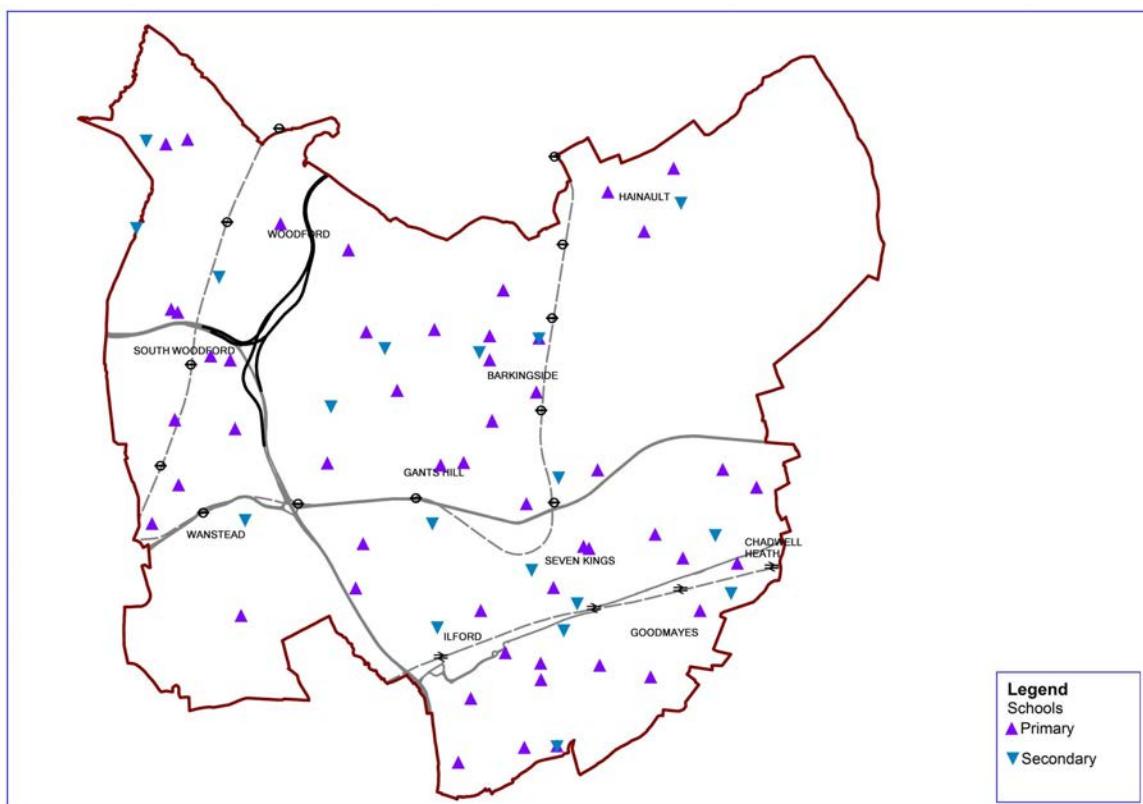
7.1.12 Therefore, for the anticipated child yield from new units developed the total cost is estimated to be £105,625,890 between 2015 and 2030. The SureStart Early Years and Childcare Centre Example Model Brief for a 56 place childcare facility sets out the approximate floorspace requirement of 513m². Based on the standard land cost of £5.6 million per hectare this would cost £287,280. Whilst this would not completely satisfy the anticipated demand from the new housing it is likely that some of the demand will be satisfied through alternative ways to manage the increase in demand for places. This can include extensions to existing provision, improvements to the staffing structures to increase registered places, and training and encouragement for accreditation for childminders. Furthermore, not every child will require childcare; some parents will not work or will use relatives to look after their children. Therefore, the overall cost would be £105,913,170 (including capital and land costs). Table 7.6 shows the existing provision of schools.

Table 7.6 Redbridge Schools (Academic Year 2013/14)

Type of School	Number of Schools	Number of School Places	Percentage of Total Places	Average School Size
Infants	6	1740	3.53	290
Juniors	5	2240	4.55	448
Primary	40	21,916	44.5	548
Secondary	11	15,753	32	1432
Free School (Primary)	1	240	0.49	240
Academies (Secondary)	6	5055	10.3	842
Academy (All Through)	1	1890	3.84	1890
Academy(Primary)	1	420	0.85	420
Total	71	49,254	100	

Source: London Borough of Redbridge, Community Infrastructure Plan 2015-2030.

7.1.13 Figure 7.1 shows the existing major educational facilities within the Borough

Figure 7.1 Major Educational Facilities in Redbridge

7.1.14 Another 4,337 places are required to serve the 65,054 new residents (using the standard of 1 learner per 15 people discussed in paragraph 3.1.93). Using case studies⁶ of further education colleges in Redbridge and elsewhere, the following requirements per further education student⁷ were derived – see Tables 7.7 and 7.8.

Table 7.7 Further Education Facility Floorspace and Land Requirements

Further Education Facility Floorspace and Land Requirements	
Floor area/student (m ²)	Site Area/student (m ²)
1.43	6.18

Source: London Borough of Redbridge, Community Infrastructure Levy 2015-2030.

Table 7.8 Further Education Facility Need

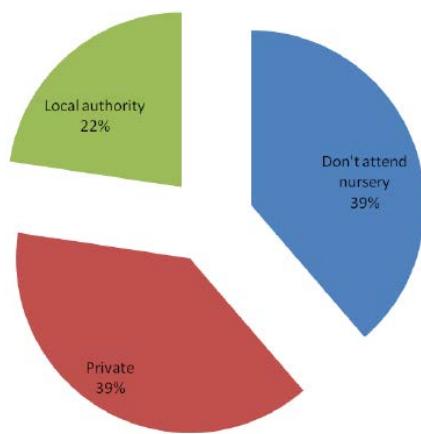
Further Education Facility Need			
	Student Places	Building Area (m ²)	Site Area (m ²)
To cover existing shortfall	11,377	16,269	70,310
To cover new demand	4,337	6,202	26,803
Total	15,714	22,471	97,113

⁶ LBR Urban Development Capacity Study Infrastructure Analysis, GVA Grimley October 2008, para 3.31.

⁷ In Work Learning: The Learning and Skills Council figures include work-based learning. So it can be assumed that the requirements reported for further education include needs in this area.

7.1.15 The Council undertook a Child Yield study 2013. As part of this study households containing children aged under 5 years and not in full time education were asked what form of child care they used. In total 465 children were identified in this category, with 50 % of respondents indicating that none of the identified child care options were applicable. A quarter of respondents identified Day Nursery. Figure 7.2 illustrates the above.

Figure 7.2 Redbridge Households Childcare Arrangements



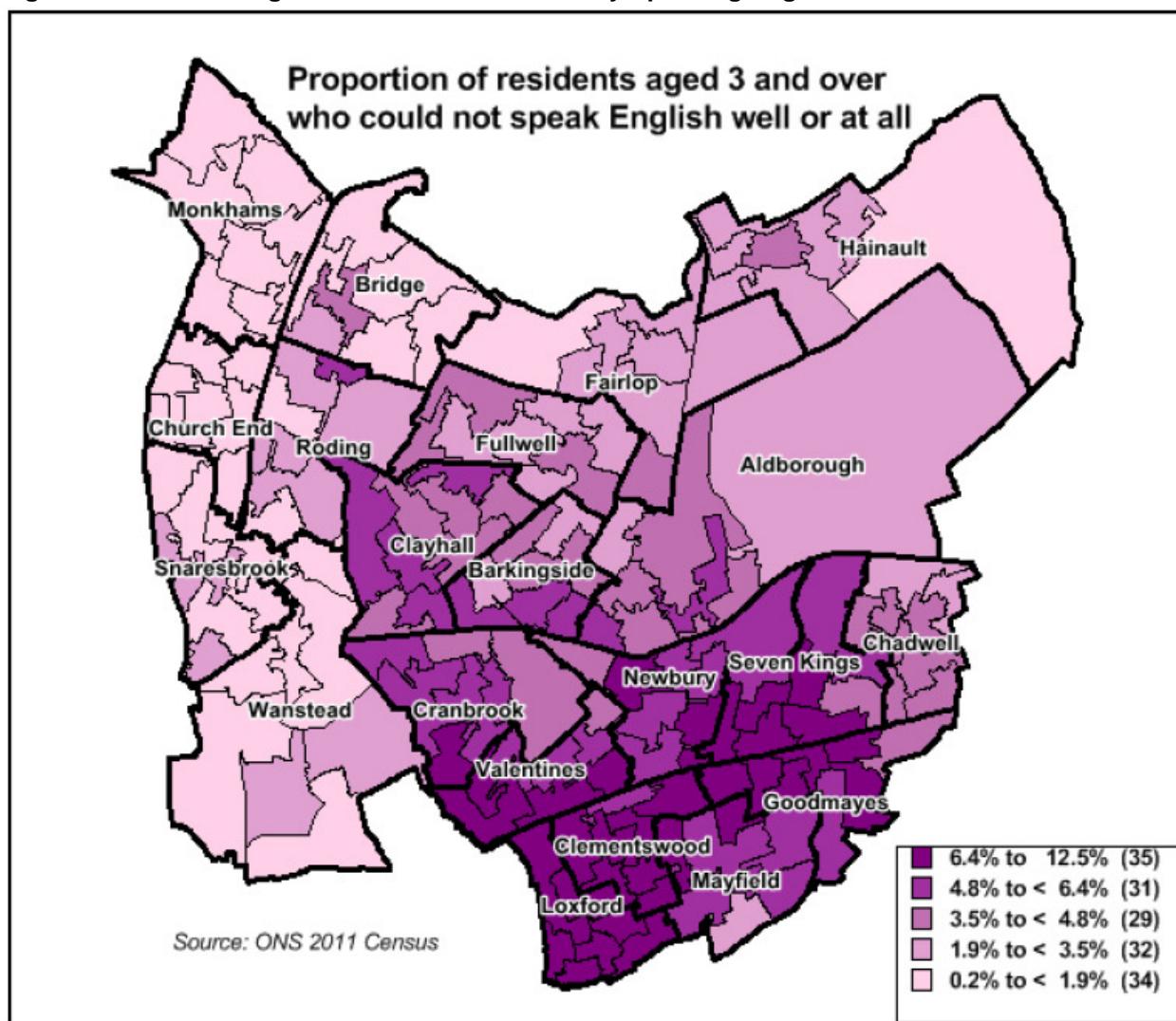
7.1.16 Three quarters (75.4%) of Redbridge residents aged 3 and over spoke English as their main language. This was slightly lower than the London average (77.9%) and significantly lower than England and Wales (92 %). 3.9 % of Redbridge residents aged 3 and over, had a main language other than English and could not speak English well, 0.7 % could not speak English at all, this is very similar to the averages for London. Clementswood (at 57.4 %) had the lowest proportion of residents ages 3 and over with English as their main language, followed by Loxford, Clementswood, Goodmayes; and Loxford had the highest proportion of residents with a main language other than English who could not speak English at all. Table 7.9 provides a breakdown in each ward of the proportions that could not speak English well or at all. The three foremost languages spoken in Redbridge as a first language, after English, were Urdu (3.8 %), Punjabi (3.1 %) and Tamil (2.6 %). In London they were Polish (1.9%), Bengali with Sylheti and Chatgaya (1.5 %) and Gujarati (1.3 %). Nationally, they were Polish (1 %), Punjabi (0.5 %) and Urdu (0.5 %).

Table 7.9 Redbridge Language Position by Ward

WARD	English is main language	English not main language	
		Cannot speak English well	Cannot speak English
Aldborough	73.7%	3.5%	0.6%
Barkingside	73.4%	3.7%	0.6%
Bridge	87.7%	1.6%	0.2%
Chadwell	80.5%	2.8%	0.6%
Church End	89.9%	1.0%	0.1%
Clayhall	74.0%	3.8%	0.8%
Clementswood	57.4%	7.7%	1.2%
Cranbrook	70.5%	4.5%	0.8%
Fairlop	83.9%	2.2%	0.4%
Fullwell	80.7%	2.9%	0.4%
Goodmayes	66.4%	5.8%	1.2%
Hainault	86.2%	2.0%	0.3%
Loxford	58.6%	7.9%	1.2%
Mayfield	70.6%	5.0%	0.9%
Monkhams	92.3%	0.8%	0.1%
Newbury	66.3%	5.1%	0.8%
Roding	83.8%	2.5%	0.3%
Seven Kings	66.2%	6.1%	1.1%
Snaresbrook	87.3%	1.3%	0.3%
Valentines	65.6%	5.8%	0.9%
Wanstead	89.4%	1.5%	0.2%
REDBRIDGE	75.4%	3.9%	0.7%
LONDON	77.9%	3.5%	0.6%

Source: Census Data, as interpreted by London Borough of Redbridge, Corporate Policy and Performance.

7.1.17 Figure 7.3 below illustrates the spatial distribution of the proportion of residents ages 3 or above who could not speak English well or at all at the time of the last census 2011.

Figure 7.3 Residents Aged 3 and Over with Difficulty Speaking English

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8Environment and Transportation

8.1 Environment - The Current Situation

Note - This chapter should be read with reference to Chapter 2 Redbridge Borough Context, in relation to physical characteristics of the Borough.

Carbon Emissions

8.1.1 Redbridge Borough Carbon Dioxide Emissions 3.5 tonnes C02 per capita (2012) - there has been a reduction in the per capita emissions (tonnes/ capita) 2010 – 3.7 tonnes, as per the Boroughs Annual Monitoring Report of 2013-2014.

8.1.2 The Borough-wide carbon emissions in Redbridge were 3.5 tonnes per capita in 2012, the year for which the most recent data is available. This represents a decrease of 20.5% from the 4.4 tonnes per capita in 2005, the first year data at Borough level was available. It however does represent a 2.9% increase from the previous year (2011). The figures at a London-wide level are 5.2 tonnes per capita in 2012, compared to 6.2 tonnes per capita in 2005, representing a 16.1% decrease. Consequently, whilst Redbridge's figures have increased in the most recent year data is available, the increase has been less than London in both numerical and percentage terms and the overall borough reduction since 2005 is greater than for London. The Boroughs Annual Monitoring Report notes that this increase is attributed to the significant increase in the numbers of persons per household within the Borough and may in part be attributed to increased economic activity as the country/borough recovered from the economic downturn. (London Borough of Redbridge, Annual Monitoring Report, 2013 - 2014).

8.1.3 The Council is part of the Carbon Reduction Commitment Energy Efficiency Scheme (CRC) which is a mandatory scheme aimed at improving energy efficiency and cutting emissions in large public and private sector organisations. As part of this the Council has to purchase carbon credits depending on the amount of carbon it produces and performance is recorded in a league table. Under the CRC scheme, Redbridge reported 27,520 tonnes of carbon dioxide as a result of energy usage by its building and schools in 2013/14, down from 28,826 tonnes in 2012/13 – a 4.5% reduction. In 2011 (the first year of the CRC) the boroughs emissions were 31,407 tonnes, meaning the council has reduced its carbon emissions by 12.4% since 2010/11. In the past two years Redbridge Council has worked to improved energy efficiency in 23 heating and lighting systems and in 2012/13 invested in the latest energy efficiency lighting that uses LED technology to reduce the carbon footprint further. (London Borough of Redbridge, Annual Monitoring Report, 2013-2014).

8.1.4 Schools make up over 60% of the Council's carbon emissions profile under CRC and Redbridge has offered financial assistance to help improve energy efficiency in schools. It should be noted that the CRC scheme does not cover all of the council's emission and that changes to the scheme (Phase 2 runs from 1 April 2014 to 31 March 2019) in the near future will change the reportable emissions. (London Borough of Redbridge, Annual Monitoring Report, 2013-2014).

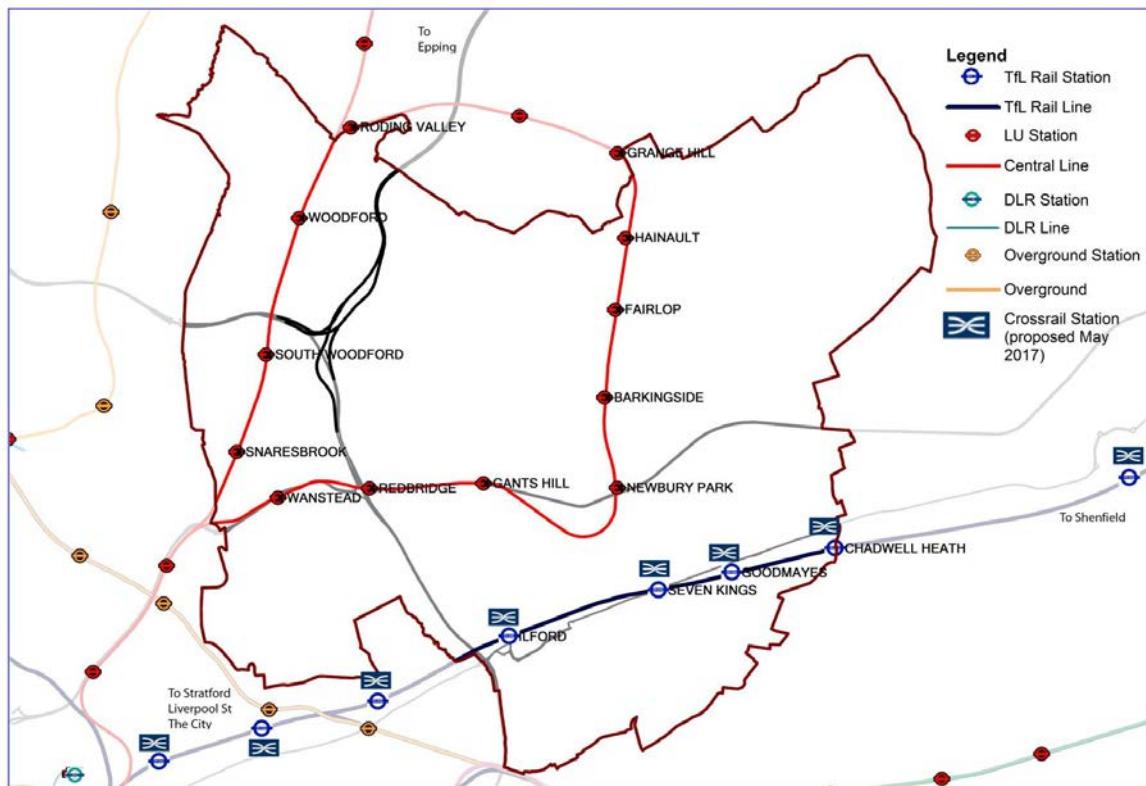
8.1.5 A carbon Reduction study at the Borough-wide level, the study found that carbon emissions have already been reduced by 11% (2005-2012). New development is however projected to increase emissions by 3 % between 2012-2020. National action (particularly the decarbonisation of the electricity grid) is expected to reduce emissions by 8.5 % during the same period, with regional initiatives (transport decarbonisation) reducing emissions by a further 1.5 %. The net reduction from previous actions and those proposed at a national and regional level is therefore 18 % by 2020 from a 2005 baseline. (London Borough of Redbridge, Annual Monitoring Report, 2013 - 2014).

Minerals

8.1.6 Although Redbridge has a large amount of minerals supply to the east of the Borough there is not a lot of extraction taking place.

8.2 Transportation - The Current Situation

8.2.1 This section assesses the current status of transportation and travel pattern statistics, which would help inform policies relating to transportation. Figure 8.1 shows the transportation network within the Borough, namely the railway and arterial road network routes.

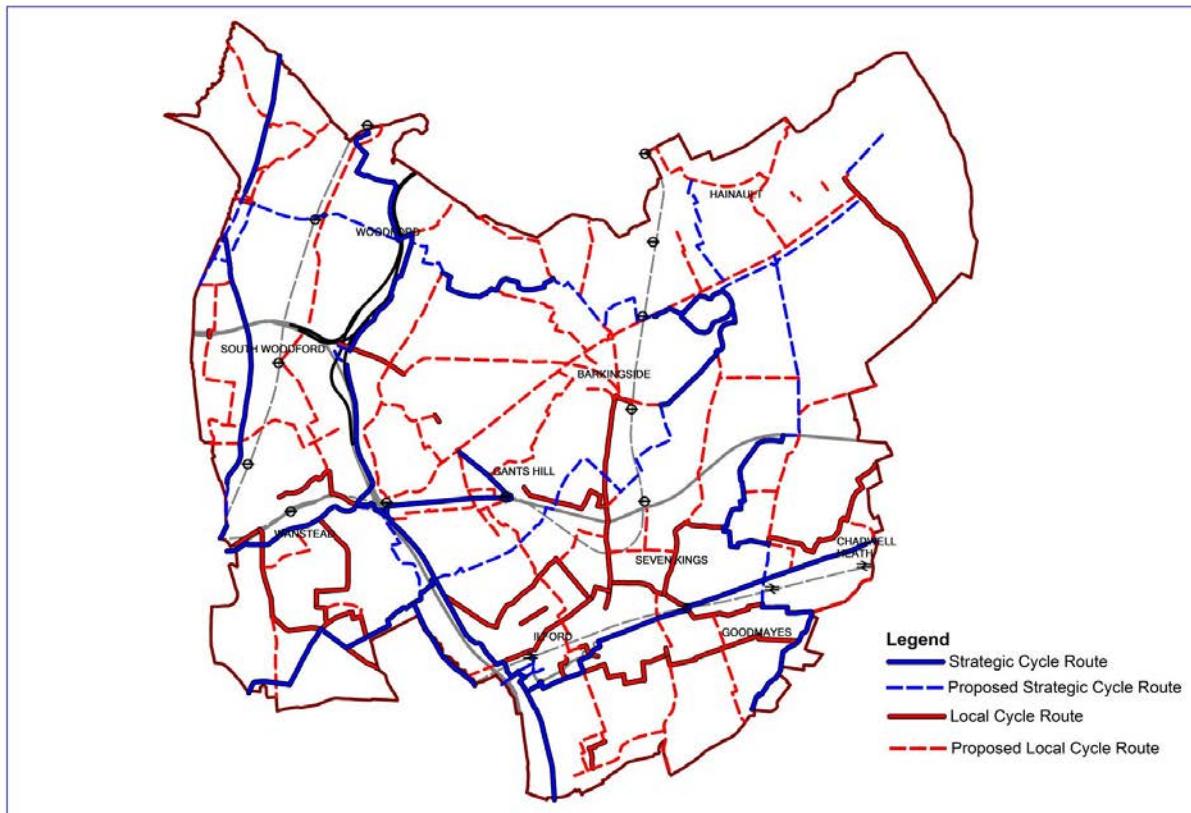
Figure 8.1 Railway and Arterial Road Networks

© Crown copyright and database rights 2015 Ordnance Survey. LB Redbridge 100017755
Source: London Borough of Redbridge Characterisation Study, Rail and Road Network.

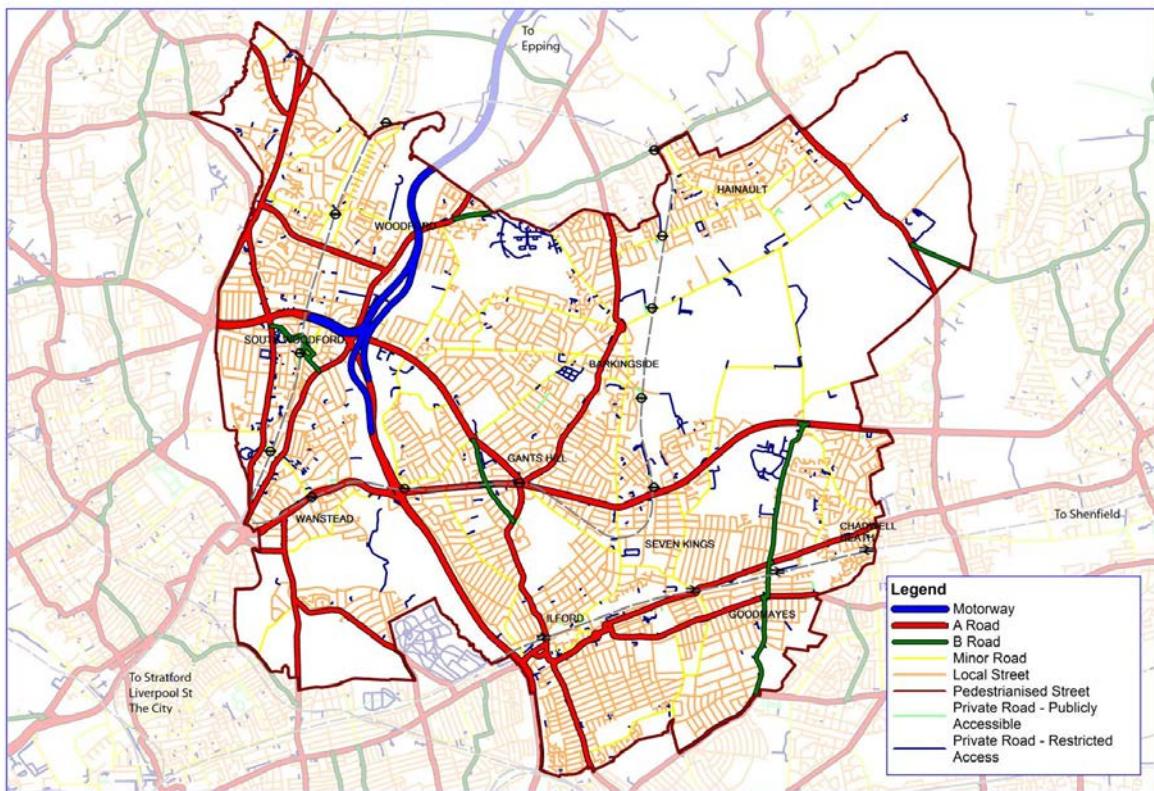
8.2.2 The bus routes, cycle routes, road movement network, Public Transport Accessibility Levels (PTALS) in the Borough are mapped in Figures 8.2 to 8.5.

Figure 8.2 Bus Routes within Redbridge

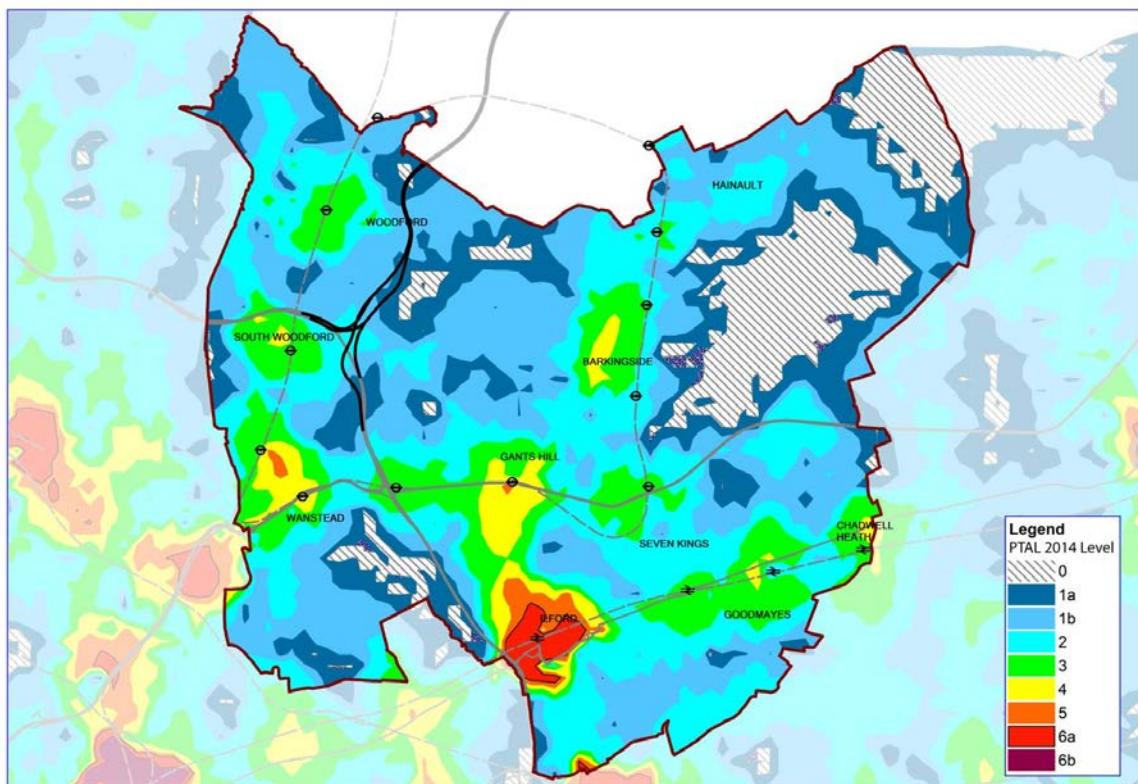
© Crown copyright and database rights 2015 Ordnance Survey. LB Redbridge 100017755
Source: London Borough of Redbridge Bus Routes Network.

Figure 8.3 Cycle Routes

© Crown copyright and database rights 2015 Ordnance Survey. LB Redbridge 100017755
Source: London Borough of Redbridge Cycle Routes Network.

Figure 8.4 Redbridge Road Network

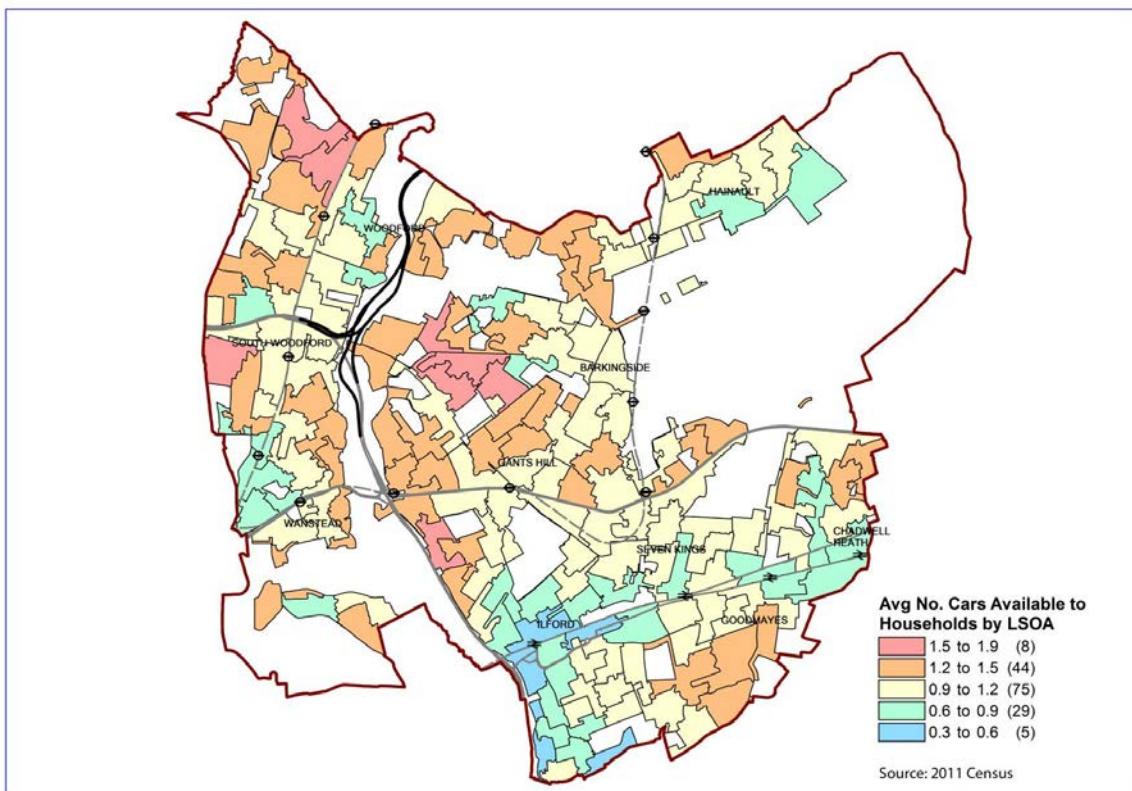
© Crown copyright and database rights 2015 Ordnance Survey. LB Redbridge 100017755
Source: London Borough of Redbridge, Road Movement Network.

Figure 8.5 Public Transport Accessibility Levels (PTALs) in Redbridge

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Source: London Borough of Redbridge, PTAL rating across the Borough.

8.2.3 The average number of cars or vans per house was 1.1 in 2011, which was broadly the same as in 2001, see Figure 8.6.

Figure 8.6 Cars and Vans per Household in Redbridge, 2011



Adapted from data from the Office for National Statistics licensed under the Open Government License v.3.0. Contains National Statistics data © Crown copyright and database rights 2015.

8.2.4 There was a slight increase in households that did not have a car at 27.9% in 2011 up from 26.2 % in 2001. Households with one car decreased from 46.6 % in 2001 to 45.0 % in 2011; households with 2 cars decreased from 21.8 % in 2001 to 20.9 %; households with 3 cars/ vans rose from 4.2 % in 2001 to 4.8 % in 2011.

8.2.5 At 1.43 cars or vans per household, Clayhall was within the highest 3 per cent of all London wards for the average numbers of cars or vans per household.

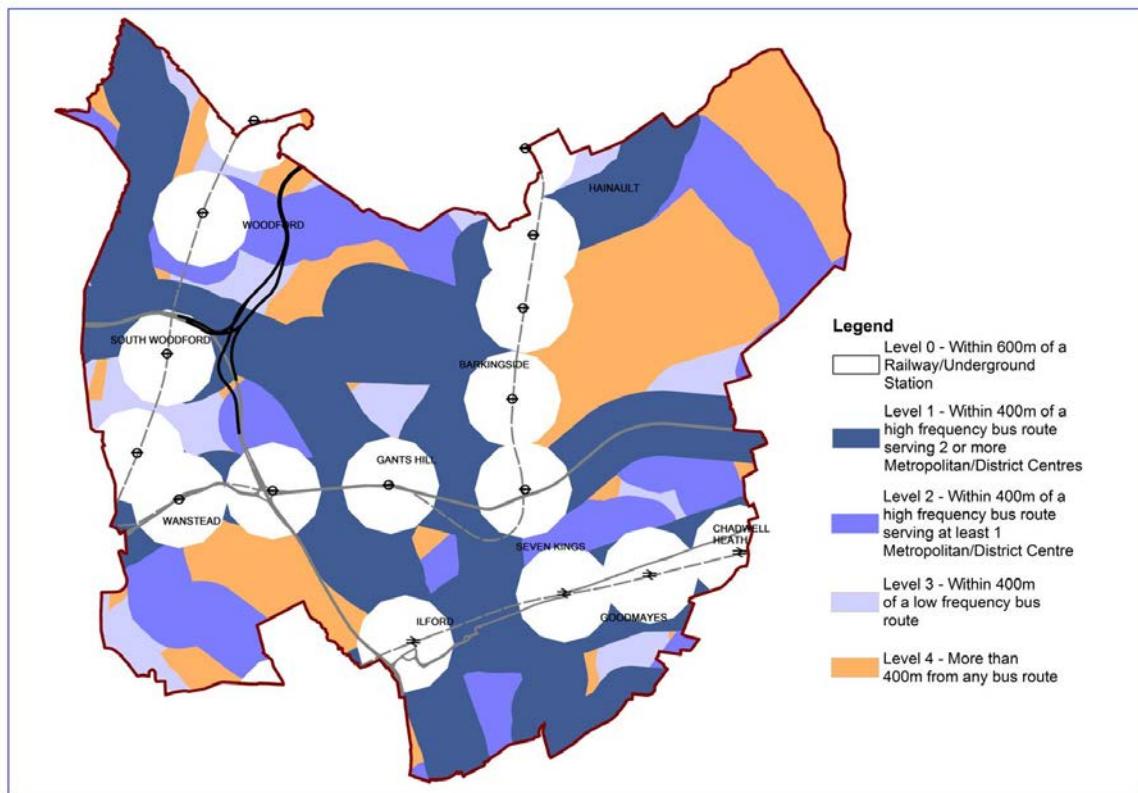
8.2.6 The Office of Rail Regulation statistics show that Ilford train station is the 47th busiest station in the country and in 2013/14 had just over 7.6 million entries and exits, up 11% on the previous year.

8.2.7 In 2012, 14.9 % of children attending secondary school in Redbridge and 7.75 % of those attending primary school in the Borough did not actually live in the Borough, demonstrating a lot of inward migration to the Borough. Similarly 13.8 % of secondary school age children living in Redbridge went to school outside the Borough.

8.2.8 The proportion of pupils travelling by car decreased from 30.8 % in 2008/09 to 26.0% in 2011/12, although increased in 2012/13. Similarly over the same period of time, cycling to school increased from 1% to 2.1 % and then again disappointingly reduced in 2012/13.

8.2.9 Redbridge has been collecting the modes of transport data for schools since 2008/09. The mode of travel data for academic years 2011/2012 and 2012/13 shows the following. Most recent figures suggest that 46.61 % of people either travel by walking/ scooter/ buggy, 32.22 % travel by car, 1.94 % travel by train/ tram, 17.44 % travel by bus, and 1.79% travel by cycle. The breakdown for modal split from 2012/13 is as follows: car: 11,430, car share: 1,658, park and stride: 3,363, DLR: 37, rail: 319, tram public bus: 8,113, school bus: 789, cycle: 915, buggy: 64, scooter, 723 and walking: 23,006. Equating to 50,417 in total.

8.2.10 By looking at census data and data that relates to year specific sources for the year 2012, it can be understood that the lower the PTAL rating the greater the percentage likelihood for the ownership of cars and the greater the likelihood of such areas to be identified as areas of public transport deficiency as identified within the character areas appraisal produced by the Borough – see Figure 8.7.

Figure 8.7 Public Transport Deficiency in Redbridge

© Crown copyright and database rights 2015 Ordnance Survey. LB Redbridge 100017755
Source: London Borough of Redbridge, Public Transport Deficiency Map.

8.3 Future Change

8.3.1 Table 8.1 summarises estimated capital costs of potential highway improvements in the Borough.

Table 8.1 Costs of Possible Transport Improvements in Redbridge

Item	Cost (£)
Ilford Town Centre streetscape and pedestrian improvements.	7,000,000
Ilford Town Centre/Gants Hill Town Centre/Roding Valley/Fairlop Plain “greenway” connection.	2,500,000
Better connections from Ilford Town Centre to local parks and River Roding Leisure Route.	500,000 (estimate)
Enhance access from Gants Hill Town Centre to Valentines Park	100,000 (estimate)
Total	10,100,000

Source: London Borough of Redbridge, Community Infrastructure Plan 2015-2030.

8.3.2 Redbridge will benefit from Crossrail with four railway stations (Ilford, Chadwell Heath, Seven Kings and Goodmaynes) and their surrounding urban realm undergoing improvements as part of the scheme. Due to open in 2018, Crossrail will connect to new destinations and offer improved journey times into Central London for Redbridge residents. Table 8.2 provides an indication of journey time savings from Ilford Station.

Table 8.2 Journey Time Savings from Ilford Station to Central London Stations on Crossrail

Ilford to	CURRENT JOURNEY TIME (MAY 2015)	CROSSRAIL JOURNEY TIME
Paddington	44 mins	27 mins
Bond Street	33 mins	24 mins
Tottenham Court Road	42 mins	22 mins
Canary Wharf	21 mins	17 mins

Heathrow 1, 2, 3	68 mins	52 mins
------------------	---------	---------

Source: www.crossrail.co.uk accessed 29th October 2015

9 Crime

9.1 The Current Situation

9.1.1 In August 2015, the crime rate in Redbridge was 5.75 per 1,000 population lower than the London average of 7.28 per 1,000 population. The annual crime count has been declining in recent years from 22,424 in 2012/13 to 20,123 in 2014/15. Table 9.1 highlights that the most common types of crime reported in Redbridge relate to anti-social behaviour followed by violence against the person.

Table 9.1 Crime Counts and Rates by Type of Crime, August 2015

Crime type	Crime count	Crime rate
Total notifiable offences	1464	5.25
Residential burglary	84	0.30
Burglary other	46	0.16
Theft of motor vehicle	59	0.21
Theft from motor vehicle	159	0.57
Robbery business	4	0.01
Robbery personal	49	0.18
Violence against the person	466	1.67
Most serious violence	47	0.17
Anti-social behaviour	559	2.00

Source: Metropolitan police crime mapping website accessed 14/10/2015

9.1.2 As shown in Table 9.2, crime rates vary widely across the Borough with the highest rates in Clementswood ward with a crime rate of 10.98 largely attributable to anti-social behaviour , of which 90 crimes were reported and violence against the person of which 56 crimes were reported in the month of August 2015. The ward with the lowest crime rate is Monkham with a crime rate of 2.21

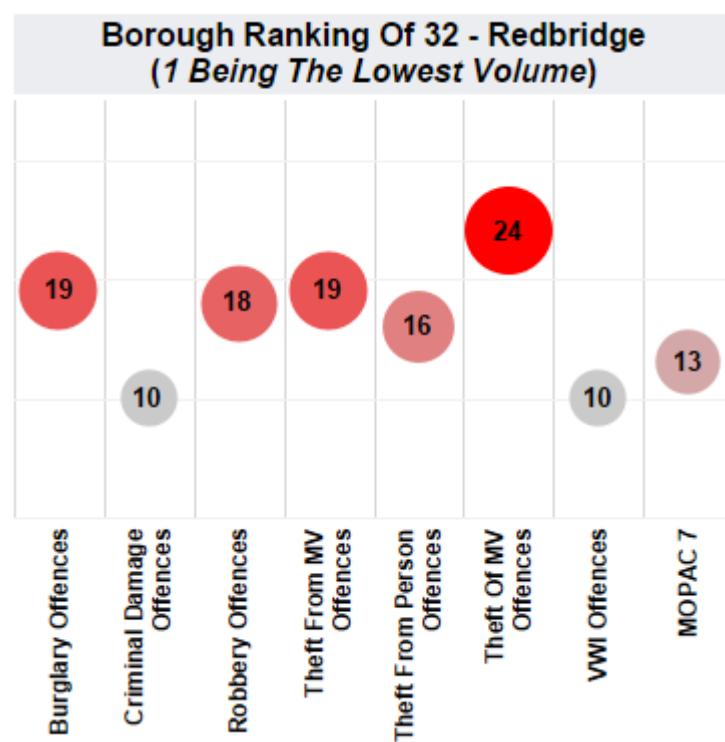
Table 9.2 Crime Counts and Rates for Wards in Redbridge, August 2015

Ward	Crime count	Crime rate
<u>Aldborough</u>	76	5.23
<u>Barkingside</u>	71	5.63
<u>Bridge</u>	45	3.86
<u>Chadwell</u>	61	4.28
<u>Church End</u>	64	5.56
<u>Clayhall</u>	68	5.14
<u>Clementswood</u>	161	10.98
<u>Cranbrook</u>	77	6.03
<u>Fairlop</u>	57	4.51
<u>Fullwell</u>	44	3.41
<u>Goodmayes</u>	67	5.13
<u>Hainault</u>	46	3.55
<u>Loxford</u>	112	6.77
<u>Mayfield</u>	57	4.17
<u>Monkhams</u>	23	2.21
<u>Newbury</u>	69	4.12
<u>Roding</u>	42	3.49
<u>Seven Kings</u>	108	7.12
<u>Snaresbrook</u>	40	3.37
<u>Valentines</u>	100	7.08
<u>Wanstead</u>	45	3.75

Source: Metropolitan police crime mapping website accessed 14/10/2015

9.1.3 The Mayor of London's Police and Crime Plan 2013 – 2016 sets the Metropolitan Police Service a target to reduce crime in 7 priority categories, known as the MOPAC 7, by 20% between 2012 and 2016. The MOPAC 7 priority crimes are crimes which have a high impact on victims and include burglary, criminal damage, robbery, theft from a motor vehicle, theft from a person, theft or a motor vehicle and violence with injury. Redbridge has exceeded this 20% target and has seen a reduction in MOPAC 7 crimes of 28.6% since 2012. Redbridge is ranked 13th lowest in terms of MOPAC 7 crimes across the London Boroughs. Figure 9.1 highlights Redbridge's ranking for each of the MOPAC 7 crimes.

Figure 9.1 Redbridge Ranking for MOPAC 7 Crimes 2015



Source: MOPAC Crime Dashboard accessed 14/10/2015

9.1.4 Across London, the Metropolitan Police Service is on target to meet their 20% reduction in the MOPAC 7 crimes with the exception of crimes involving violence with injury. Figure 9.2 shows that crimes involving violence with injury have increased in Redbridge from 1,549 reported crimes in March 2012 to 1,976 in the latest year.

Figure 9.2 Progress in Meeting 20% Reduction Targets in MOPAC 7 Offences in Redbridge

Source: MOPAC Crime Dashboard accessed 14/10/2015

10 Summary

10.1 Overview

Borough Context

10.1.1 The Redbridge Borough Context chapter provides a comprehensive overview of the characteristics of the London Borough of Redbridge as a contribution to the preparation of the Redbridge Local Plan 2015-2030. It examined the physical make-up of the Borough, covering land use, town centre characteristics etc, and looks in detail at the current population, housing profile, community health, the economy, education, and environment and transport. This enables the challenges which the Borough faces to be identified, providing an important information base for the Local Plan.

10.1.2 Statistics are acquired from details within the 2011 census records and GLA population projections, and is also integrated to the characterisation study. Redbridge has a growing population with 297,000 residents in 2015. Areas of denser population are in the south of the Borough where there are larger numbers of smaller housing units.

10.1.3 The Borough as a whole is the 9th largest London Borough by area at 5641 ha, and the demographic, deprivation levels of the people living within the Borough has been examined and demonstrates that the Borough is very diverse in terms of its resident demographic population. In addition to these social attributes to the Borough the physical built form (housing stock) has also been looked into.

10.2 Population

10.2.1 The Borough's population is described (Chapter 3) in terms of its current level, historic change, future projections, and characteristics relating to age structure, household structure, ethnicity, etc, set within a national and local context. The current Borough population of 297,000 is projected to grow to 321,000 by 2020 and 362,000 by 2030. Most of the growth over 2001-11 has taken place in the east of the Borough, with significant growth also taking place in some northern and southern wards. Clementswood and Loxford have been the fastest growing wards over this period.

10.2.2 Chapter 3 details population characteristics including density, age structure, gender split, ethnicity by area etc. Redbridge's population age structure is close to the London average but it is one of only eight London Boroughs which are considered to have a majority ethnic population.

10.2.3 One of the main issues arising from population change is the need for increased additional community infrastructure. A table of proposed community infrastructure provision over 2015-2030 which highlights this shows the major increase in costs of future education provision - £267.3 million to 2010. In comparison transport investment is estimated at just £10.1 million.

Housing

10.2.4 In 2015 total housing stock in Redbridge was 102,140. The 2011 census showed that 63.6% dwellings were privately owned, the Council and social rented proportion was 11.4% and privately rented 22.9%. Just over 31% of the housing units were flats. One person households accounted for just over 25% of the total, and average household size was 2.8 - exceeding the London average of 2.5.

10.2.5 The Redbridge Annual Monitoring Report 2013-14 estimated that the gross housing requirement in the Borough was 47,459 – mentioning 24,280 market housing, 14,459 social rented housing, and 8,434 intermediate housing. Market housing supply was close to the requirement but social rented and intermediate supply fell considerably short – respectively 3,895 and 5,335. Overall capacity was estimated to be some 12,987, with an annual monitoring target of 1,123 over the years 2012-2025.

10.2.6 With regard to household composition, most categories of households have increased in the Borough, along with family sizes and one person households. The latter accounted for just over 25% of total households, a little below the London average. Detailed figures in the housing chapter show the distribution of housing and household characteristics across the Borough, including housing occupancy and dwelling type.

10.2.7 In general, residents were more likely to live in houses and less likely to live in flats than the London average. Ownership with a mortgage or loan decreased by over 9%, a similar trend to that occurring generally in London. Renting with private landlords or letting agencies increased by a similar margin, also following a general London trend. Average household size increased to 2.8 persons per household, the highest proportion found in Clementswood ward at 3.3 and the lowest at Snaresbrook ward at 2.2. The Borough does have a higher than London average proportion of households of married or same sex civil partnership.

10.2.8 The result of the increased numbers of people is that the gap between housing need and supply has widened, with Redbridge having the largest potential gap of any London Borough. Housing completions (204 units) and approvals (701) were low in 2013/14 and below the London Plan target of 1,123 units. This is due to broader market conditions and availability of finance and reflects the London wide picture. However there are still 1,543 net residential units in the pipeline in the Borough, which could be a significant source of supply.

Health and Wellbeing

10.2.9 Chapter 6 considered health and wellbeing under a number of headings covering life expectancy, major diseases, lifestyle, and other relevant issues. Life expectancy for Redbridge residents has steadily increased over time, being higher than the London and England average. Health profiles across the Borough were uneven however, with certain wards like Clayhall and Loxford having higher long term health and disability problems.

10.2.10 Mortality rates in respect of most diseases have been falling as nationally, but Redbridge has had differing experiences with poorer outcomes for certain conditions and better for others – e.g. cancer. Information is provided for screening and immunisation in the Borough and statistics are provided for the relative progress compared to national rates for a variety of conditions like obesity, and alcohol and smoking related conditions.

10.2.11 Environmental impacts on health like air quality are summarised, the concern with the levels of nitrogen oxide and particulate emissions being noted. These are not surprisingly more acute in London than average. This is described within a range of public services relating to health care, and the Borough Health and Wellbeing Strategy 2013-16. Priorities over 2013-16 are set out in an overall table with headings including “Improving life chances for children”, “Prevention and early intervention” etc.

10.2.12 The Chapter concludes with a note about the importance of policies to reduce environmental risks and encourage healthy lifestyles, e.g. pursuit of transport policy which promotes walking and cycling, and retail policy which restricts hot food take-away, and identification of sites for health facilities. Health and wellbeing “should be seen as a cross-cutting issue to be reflected across a wide range of policy areas”.

Economy

10.2.13 Chapter 7 provides information on the local economy. In 2014 there were an estimated 74,400 jobs in Redbridge, of which 66.2% were full time. The Borough had a notably higher proportion of part time jobs (33.8%) than the London average (26.2%) and Great Britain average (31.6%). In 2014 the largest sectors were Public Administration, Education and Health, Financial and Real Estate, Administrative Activities, and Wholesale and Retail.

10.2.14 The number of businesses operating in Redbridge (in 2015) were 11,575, although only 20 of those employed 250 or more. The position has been healthier in the Borough than in London and Great Britain, with a net increase in businesses over the 2004-13 period.

10.2.15 Redbridge has lower levels of economically active residents (74.6%) than the London (77%) or Great Britain average (77.4%), this is mostly due to fewer women being economically active (65.8%). On the other hand the Borough has more self-employed people – 14% compared with 12.8% in London as a whole and 10.1% in Britain. For full time workers, average weekly pay in 2014 was £621.6 in Redbridge compared with £617.8 in London and £520.8 in Great Britain. Fewer economically active are claiming Job Seekers Allowance than the London and GB averages.

10.2.16 The report provides details of travel to work patterns, the primary feature for Redbridge being a substantial net outflow – 59,265 travelling out of the Borough and 22,179 travelling into the Borough in 2011. The main outward destinations were the City and Westminster, with large numbers also commuting to Tower Hamlets.

10.2.17 The last main part of the chapter deals with retail activity. In Redbridge as a whole a London Wide Town Health Check in 2012 reported gross retail floorspace levels of 104,000 m² comparison goods, and 45,000 m² of convenience goods. Much the largest centre is Ilford, the only Metropolitan Centre in the Borough, which had 77% of the Borough's comparison floorspace. The chapter provides a detailed breakdown of floorspace characteristics, including division into multiples, independents, and shop type like department stores. Of the seven centres with summary details provided, the largest after Ilford was Barkingside. For the seven main centres data is provided for retail characteristics such as – food shops, supermarkets etc – and numbers of service outlets, like estate agents and betting shops. The chapter states that turnover has reduced in the Borough.

Education

10.2.18 Redbridge has a total of 98 schools, of which 54 are state funded primary, 18, state funded secondary and 19 are independent. There are also a small number of special schools. In total some 55,656 pupils attend the schools, of which 28,300 go to state funded primary and 22,600 go to state funded secondary establishments. The number of pupils attending private schools is given as 4,221.

10.2.19 For the academic year 2013/14 a table shows an update of this distribution, plus figures for average school sizes. For primary schools, the average size is 548, and for secondary schools 1,432. Average infants school size is given as 290, and All Through Academies 1,890, with Secondary Academies having an average of 842 pupils and Primary Academies 420 pupils. Further data is provided for the 17 Childrens Centres in Redbridge including their ward location. There were 9,606 registered childcare places in December 2012, delivered through a variety of outlets including childminders, day nurseries, pre-school breakfast clubs, etc.

10.2.20 Future facility needs for further education in Redbridge are assessed for the period 2015-20, when the Borough will expect some 65,000 new residents. Some 15,700 new places will be required, to cover existing shortfall in addition to new demand, and these are projected to require a building area of 22,500 m² and a site area of 97,100 m².

10.2.21 The education section goes on to consider the response of Redbridge households containing pre-school age children to a study looking at childcare arrangements. It was found that 39% of the pre-school age group did not attend nurseries, another 39% used private nurseries, and 22% used local authority provided nurseries.

10.2.22 With regard to language, 75.4% of Redbridge residents aged 3 and over spoke English as their main language, slightly lower than the London average of 77.9% and significantly lower than the England and Wales average of 92%. 3.9% of residents aged 3 and over had a main language other than English and 0.7% could not speak English at all. After English the three most widely spoken languages spoken as a first language were Urdu (3.8%), Punjabi (3.1%) and Tamil (2.6%).

Environment and Transport

10.2.23 Transport issues comprise the main part of the Environment and Transport chapter. The chapter describes, with figures, the main transport networks in Redbridge, covering:

- rail and arterial road network
- bus routes
- cycle routes
- more detailed road network routes

and concludes with a figure showing public transport accessibility levels (PTALS) by area within the Borough.

10.2.24 Average cars per house in Redbridge in 2011 was 1.1, which was apparently unchanged since 2001. There was in fact little change in the proportions of households who had no car, 1 car, 2 cars or 3 or more cars.

10.2.25 With regard to rail transport, Ilford is the 30th busiest station in London, with more than 5 million entries and exits per year. The level has however decreased by over 12% over the last 3 years. Further information is given with regard to a miscellany of movement matters including proportions of schoolchildren travelling by car and by cycle, and general modal split for educational trips. A summary figure of public transport deficiency is provided.

10.2.26 The transport chapter concludes with a table setting out estimated capital costs of possible transport improvements in the Borough over the period 2015-20. The schemes listed include a variety of possible improvements including Ilford centre streetscape improvements and better connections from Ilford town centre to local parks, totalling £10.1 million in all, but do not appear to itemise clearly major highway and other travel infrastructure projects.

Crime

10.2.27 The final chapter of the report covers crime. This lists crime counts by type in 2015, noting a decline from 2012/13 to 2015/15. Antisocial behaviour is the most commonly reported crime, and crime counts and rates are tabulated by ward for 2015. The Borough ranking is also shown. Finally the progress made in exceeding a 20% crime reduction target is shown with regard to different offences with the exception of crimes of violence with injury which have been increasing across the Borough.