

# Chipping Barnet Constituency Insight and Evidence Review

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## 1 Introduction

This insight report uses a variety of data sources to compare the current position of Chipping Barnet and its composite wards with the other areas of the London Borough of Barnet. From this analysis the report identifies local issues that are specifically relevant to the Chipping Barnet constituency or areas within it.

This report is designed to support Area Committee Members to identify priorities topics that can then be supported by additional funding from the Committee.

An overview of the key findings is given below. This is then followed by a summary of the key facts.

## 2 Overview of Findings

### 2.1 Challenges of an ageing & isolated population

Chipping Barnet has the largest population of people aged 65 or over and this is the only broad age group that is projected to grow over the next five years (see page 11).

This could be a major issue for the area as the Department of Health estimates that the average cost of providing hospital and community health services for a person aged 85 years or more is around three times greater than for a person aged 65 to 74 years.

Within Adult Social Care, there is a shift towards helping people who want to remain at home for longer to do so, before moving into care. Although this can offer reduced care costs, it can lead to higher cases of social isolation, which in itself is a driver of demand for health and social care services. A recent insight report suggests that social isolation is especially prominent in elderly women who live alone, especially in areas of higher affluence and lower population density<sup>1</sup>. Social isolation is a concern across the whole of Chipping Barnet; however Totteridge, High Barnet and Brunswick Park have been identified as potential hotspots.

Charitable and community groups can help alleviate some of the challenges faced by an increasingly elderly population. The sector offers significant value for money by engaging residents as volunteers and bringing external funding into the Borough.

Voluntary and community sector organisations offer a way of reducing the impact that an increasingly elderly population may have on the Council. Currently, almost a third (50) of the charities registered in Chipping Barnet, are registered to work with elderly people. High Barnet has one of the highest levels of charities that work with the elderly population (11), although Brunswick Park and East Barnet have smaller numbers; 6 and 5 respectively.

An ageing population can also have an impact on the local labour market. On average 50-64 year olds have comparatively fewer qualifications than their younger counterparts, and there is a sharp decrease in the participation in training once workers reach their mid-50s (The Parliamentary Office of Science and Technology, 2011).

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<sup>1</sup> Source; CSG Insight Social isolation in Barnet, May 2015

## 2.2 Pockets of relative deprivation

In general the residents of Chipping Barnet have favourable health compared to many other parts of Barnet. However, this is not the case across the whole of the area, as Coppetts and Underhill have some of the shortest life expectancies of anywhere in the borough (see page 25).

Both Coppetts and Underhill wards were also identified in the 2015-2020 Barnet Joint Strategic Needs Assessment (JSNA) as having of the highest incidences of cancer in the borough.

Life expectancy provides a good indicator of overall health and has been found to be closely linked to deprivation, with the most deprived areas often experiencing shorter average life expectancies than less deprived areas.

One of the best ways to improve levels of deprivation is to move people into work. Underhill, East Barnet and Coppetts have some of the highest levels of benefit claimants across the constituency (see page 21). Underhill also has the joint highest number (26) of 16-19 year olds who are not in employment, education or training across the whole borough.

Voluntary and community sector organisations relating to economic development and unemployment are well developed in some of the most deprived areas of the borough, such as Colindale and Burnt Oak, however there is weaker voluntary and community sector provision in areas of Chipping Barnet which also have some noteworthy levels of deprivation.

## 2.3 Obesity and Participation in Sport

In the JSNA Underhill was identified as having one of the highest rates of child obesity across Barnet. Child obesity can lead to more severe health conditions later in life such as, type 2 diabetes, coronary heart disease and stroke. Targeted prevention and early intervention can help to reduce the impact that this has on health care services in the future.

Being active at a young age is the basis for creating an active adult and thereby reducing health risks associated with inactivity later in life. It can act as a cost effective measure to combat obesity and improve people's overall health and lifestyle.

Throughout Barnet there is a fairly even distribution of sports provision; however areas around Underhill have been found to have some of the lowest levels of participation in sports.

Encouraging people to use parks is a great way to promote healthy lifestyles. The 2014 Parks and Green Spaces needs assessment found that although residents in Underhill have comparatively high satisfaction levels with parks; residents in the most deprived areas of Underhill are amongst the people least likely to use parks across the whole borough. It also found that people in Underhill were more unlikely to volunteer in parks than in other areas of the constituency.

This suggests that residents may feel disengaged with parks, which could result in residents missing out on the health benefits that parks provide. Increasing the use of parks as a space for exercise may help to tackle some of the issues surrounding poor health in the ward.

### 3 Recommended Areas of Focus

- Challenges of an ageing & isolated population
  - Managing social isolation
  - Reducing health care costs
  - Utilising the skills and experiences of this population – volunteering
  - Improving community cohesion
  - Retraining opportunities
  
- Pockets of Deprivation
  - Employment and Education
    - Targeted employment support across specific areas of the constituency
  
- Obesity and Participation in Sport
  - Health and Lifestyle
    - Increasing participation in sports
    - Increasing usage of parks and open spaces

## 4 Summary of Key Facts

### 4.1 Population

- The current population of Chipping Barnet is 112,274. This is the smallest population of all three constituencies in the borough.
- Between 2015 and 2020, the Chipping Barnet population is projected to increase by 0.7%, although the 65 and over population is projected much higher growth of 7.4%. Although the other Barnet constituencies are projected similar or even higher rates of growth, it is only in Chipping Barnet where the other age groups are projected to decrease in size. This therefore means that the 65 and over population in Chipping Barnet will become proportionally larger over this period, increasing from 16.2% of the population to 17.2%.

### 4.2 Employment

- Compared against the other two Barnet constituencies, Chipping Barnet has one of the strongest labour markets. It has the highest proportion of economically active residents in employment; 97.6% compared to 92.4% in Hendon and 92.9% in Finchley and Golders Green.
- However, not all areas in the constituency are performing quite as well. Over 10.0% of working in residents in Underhill, East Barnet and Coppetts are currently claiming benefits and Underhill has the second highest rate of claimants across the whole of Barnet (12.4%) only slightly behind Burnet Oak (14.8 %).
- Underhill also has the joint highest number (26) of 16-19 year olds not in employment, education or training across the whole of the borough.
- The most frequently claimed benefit in Chipping Barnet is Employment Support Allowance (ESA), a sickness related benefit, which accounts for 4.5% of all claims. At one time, JSA made up the highest level of claims but in recent years this has and now only accounts for 1.5% of claims in Chipping Barnet. Residents claiming ESA this benefit may have health barriers to employment, amongst other barriers such as lack of skills, experience or long periods without work.

### 4.3 Deprivation

- Households in Chipping Barnet have an average household income of £43,295. This is the second highest average income of all three constituencies and is above the Borough average of £41,468.
- Average incomes are rising across Chipping Barnet; however this is not uniform across the area. The average household income in Totteridge (£49,800) is over £15,000 above the income in Underhill (£34,300), which results in higher income inequality between different areas.
- Underhill has the highest rate (18.0%) of households living below the poverty line in Chipping Barnet; this is the third highest rate across the whole of the borough.
- Underhill and Coppetts also have high some of the highest rates of children living in low income families 26.2% and 25.0% respectively.

#### 4.4 Health

- Average life expectancy is a good measure of the overall health of a population. Across Chipping Barnet most areas compare favourably to other parts of the borough with higher than average life expectancies.
- However, this is not the case in Underhill and Coppetts which have some of the shortest life expectancies in the whole of Barnet. Both of these areas were also identified in the 2015-2020 Barnet JSNA as having of the highest incidences of cancer in the borough.
- In addition to this, alongside Burnt Oak and Colindale, Underhill has some of the highest rates of child and adult obesity in the borough, combined with some of the lowest levels of participation in sports.

#### 4.5 Crime

- The Chipping Barnet constituency has the lowest rate of reported crimes of all three constituencies; 53.2 reported crimes for every 1,000 people in the population, compared to Hendon with 68.7 and Finchley and Golders Green with 59.8.
- Across most of Chipping Barnet crime rates have been falling. Despite this, Coppetts has the third highest reported crime rate in Barnet; 75.6 reported crimes per 1,000 of the population.
- The highest type of reported crime in Coppetts is theft and handling, which accounts for 47.6% of all crimes. This is the highest reported type of crime across five of the Chipping Barnet wards, whereas violence against the person is the highest reported crime in two wards.

#### 4.6 House prices

- The average house price in Chipping Barnet is £516,044; £36,380 above the overall Barnet average of £479,664.
- House prices vary across the constituency with average houses in Totteridge £340,000 above those in Brunswick Park.
- Over the past year, average house prices in Oakleigh have increased by over 36.4%, whereas homes in High Barnet and Brunswick Park have reduced, -9.2% and -9.6% respectively.

## 5 Data Tables and Analysis

### 5.1 Demographics

#### 5.1.1 Population

- The total population of the Chipping Barnet constituency is 112,274 people.
- The largest ward in Chipping Barnet is Coppetts which has 17,236 residents, 11<sup>th</sup> largest of all wards in the borough, whereas Totteridge has the smallest population of all wards in the borough, 15,169.

**Table 5-1: Population by Ward, 2015**

| Ward Name           | Total Population |
|---------------------|------------------|
| Colindale           | 21658            |
| Childs Hill         | 20695            |
| Mill Hill           | 20187            |
| Golders Green       | 18979            |
| Hendon              | 18886            |
| Burnt Oak           | 18090            |
| West Hendon         | 17961            |
| Edgware             | 17927            |
| Woodhouse           | 17919            |
| Hale                | 17353            |
| Coppetts            | 17236            |
| West Finchley       | 16959            |
| Brunswick Park      | 16402            |
| East Finchley       | 16285            |
| East Barnet         | 16173            |
| Underhill           | 16153            |
| Garden Suburb       | 16078            |
| Finchley Church End | 16015            |
| Oakleigh            | 15774            |
| High Barnet         | 15367            |
| Totteridge          | 15169            |

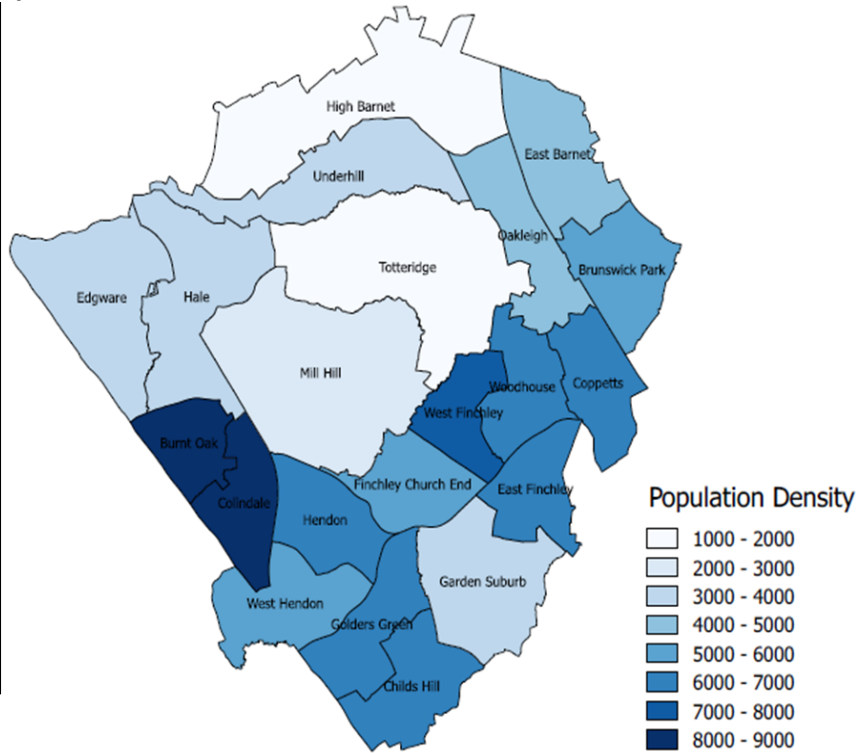
Source: GLA 2013 Population Projections (Borough Proffered Option)



- By population density, Coppetts remains the largest ward in Chipping Barnet with 6,352 people per square km, and Totteridge remains the least populated with 1,733 per square km.

**Table 5-2: Population Density by Ward, 2015**

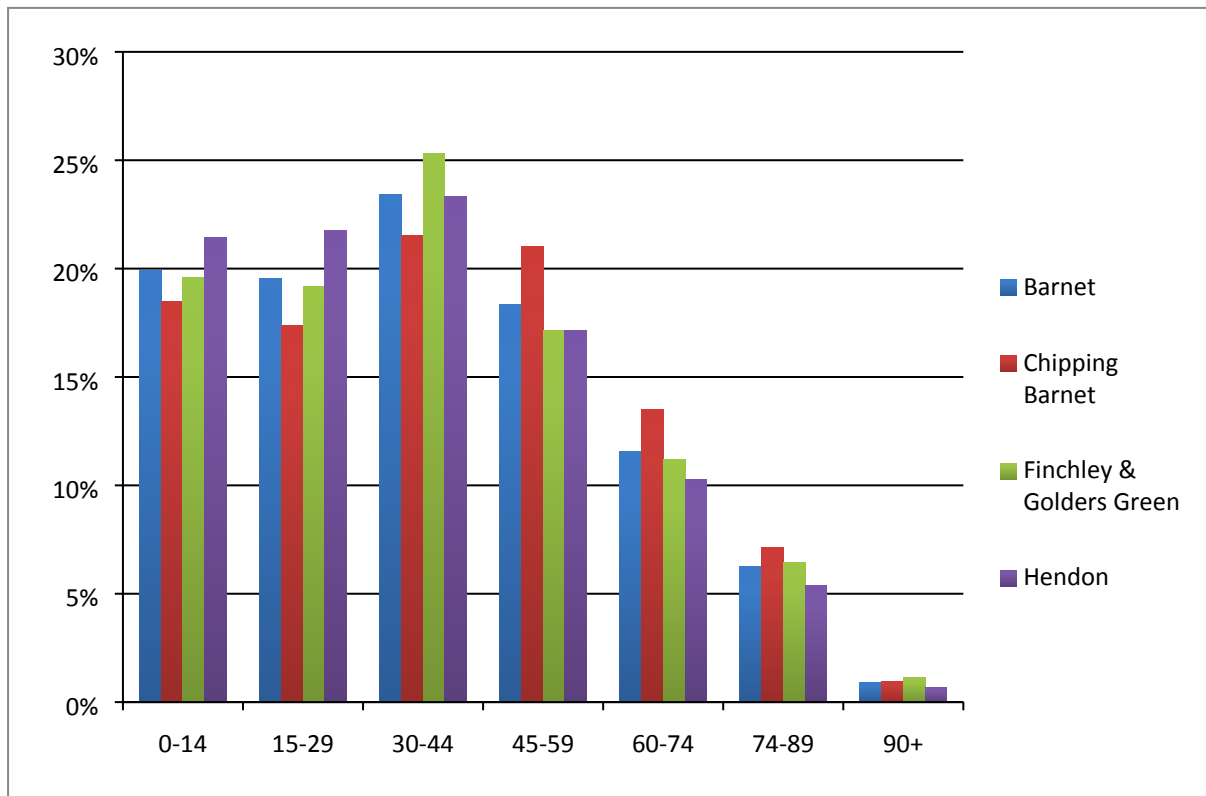
| Ward Name           | Population by Km <sup>2</sup> |
|---------------------|-------------------------------|
| Brunswick Park      | 5,179                         |
| Burnt Oak           | 8,774                         |
| Childs Hill         | 6,708                         |
| Colindale           | 8,237                         |
| Coppetts            | 6,352                         |
| East Barnet         | 4,325                         |
| East Finchley       | 6,506                         |
| Edgware             | 3,235                         |
| Finchley Church End | 5,891                         |
| Garden Suburb       | 3,410                         |
| Golders Green       | 6,401                         |
| Hale                | 3,208                         |
| Hendon              | 6,671                         |
| High Barnet         | 1,855                         |
| Mill Hill           | 2,156                         |
| Oakleigh            | 4,766                         |
| Totteridge          | 1,733                         |
| Underhill           | 3,559                         |
| West Finchley       | 7,860                         |
| West Hendon         | 5,252                         |
| Woodhouse           | 6,854                         |



### 5.1.2 Population by Age

- Chipping Barnet has a proportionally older population compared to the overall borough, with over 42.6% of residents aged 45 or above, 5.5% above the Barnet average.
- The 30-44 age group is the most common, accounting for 21.5% of the Chipping Barnet population.

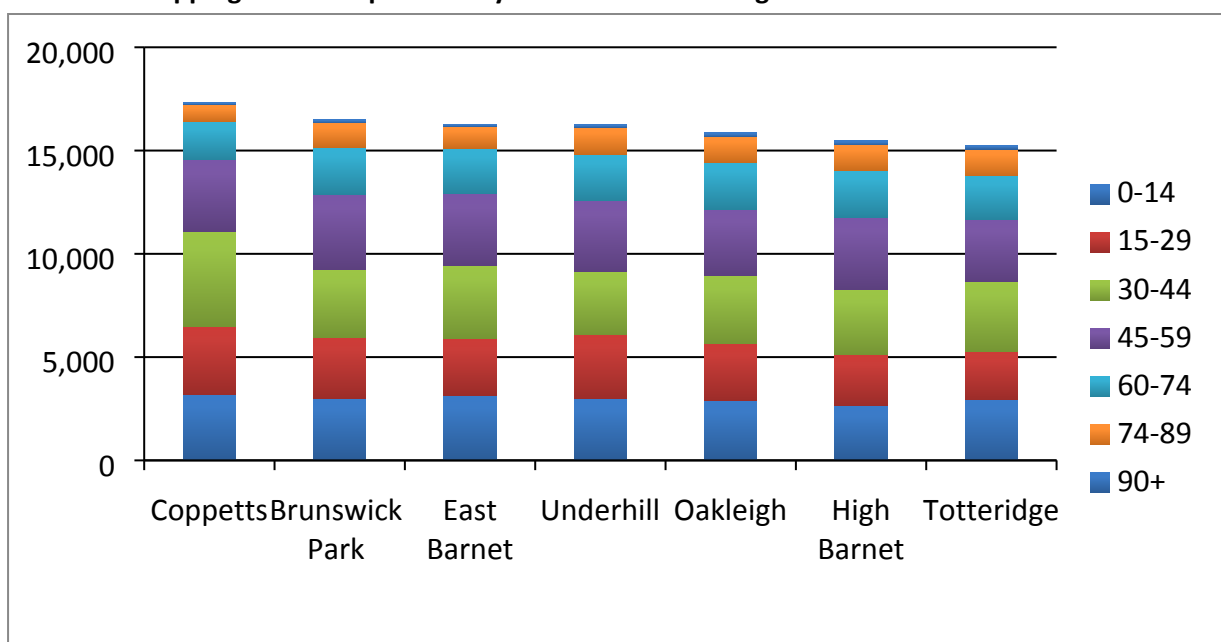
**Table 5-3: Barnet constituency populations, by age group**



Source: GLA 2013 Population Projections (Borough Preferred Option)

- Coppetts is a proportionally younger ward than the rest of Chipping Barnet with 26.6% of residents within the 30-44 age band compared to an average of 21.5% for the whole of Chipping Barnet. Whereas only 16.0% of its residents are aged 60 or over, compared to the average of 21.6% for the whole of the constituency.

**Table 5-4: Chipping Barnet Population by Ward and 15 Year Age Band**

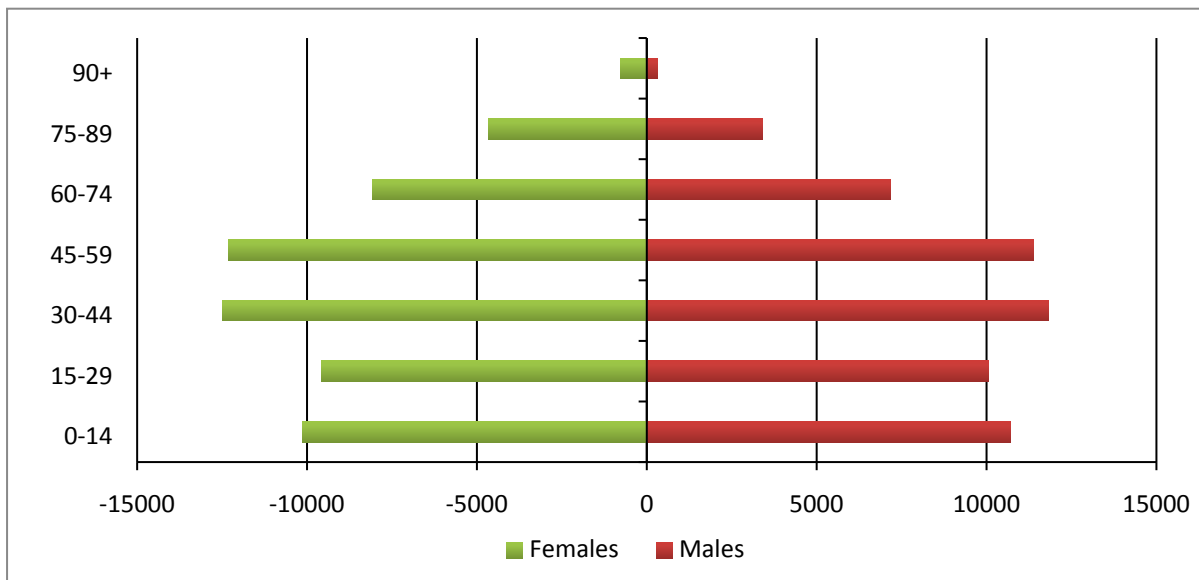


Source: GLA 2013 Population Projections (Borough Proffered Option)

### 5.1.3 Gender

- By gender, women account for a larger proportion of the Chipping Barnet population than men. 51.4% (58,056) of the population are women and 48.6% (54,893) of the population are men.
- As shown in Figure 5, the proportion of men to women is roughly equal below 65. Above 60, women account for 55.4% of the population (13,517) compared to men who account for 44.6% (10,900). This reflects the longer lifespans of women.

**Table 5-5: Population Pyramid, Chipping Barnet by 15 Year Age Band**



Source: GLA 2013 Population Projections (Borough Proffered Option)

### 5.1.4 Population Growth

- During the period 2015 to 2020, the Chipping Barnet population is projected to marginally increase by 0.7% to 113,098. This is much lower than Barnet overall which is projected to increase by 5.3%.
- By constituency ward, only Brunswick Park and Totteridge are projected to grow by over 2.0%, whereas Underhill, Oakleigh and Coppetts are all projected to decrease in size.

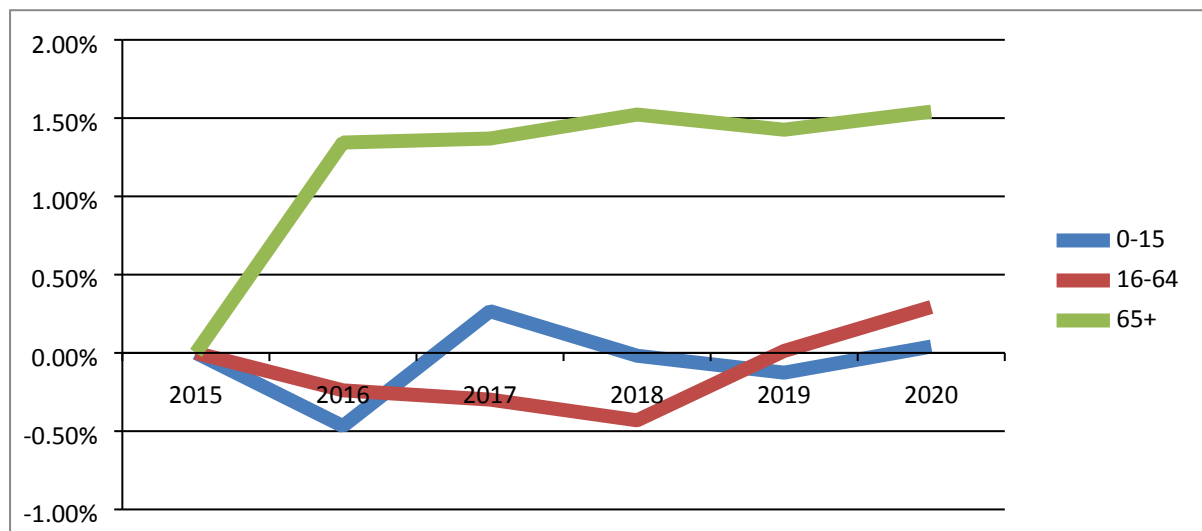
**Table 5-6: Population by Ward, 2015 – 2020**

| Ward Name           | 2015  | 2020  | % Growth 2015 - 2020 |
|---------------------|-------|-------|----------------------|
| Colindale           | 21658 | 31005 | 43.2%                |
| Golders Green       | 18979 | 23129 | 21.9%                |
| Mill Hill           | 20187 | 22159 | 9.8%                 |
| Edgware             | 17927 | 19154 | 6.8%                 |
| Brunswick Park      | 16402 | 16865 | 2.8%                 |
| Childs Hill         | 20695 | 21268 | 2.8%                 |
| West Finchley       | 16959 | 17418 | 2.7%                 |
| Totteridge          | 15169 | 15562 | 2.6%                 |
| Woodhouse           | 17919 | 18318 | 2.2%                 |
| West Hendon         | 17961 | 18266 | 1.7%                 |
| Finchley Church End | 16015 | 16210 | 1.2%                 |
| East Barnet         | 16173 | 16353 | 1.1%                 |
| Burnt Oak           | 18090 | 18278 | 1.0%                 |
| High Barnet         | 15367 | 15438 | 0.5%                 |
| Garden Suburb       | 16078 | 16108 | 0.2%                 |
| East Finchley       | 16285 | 16280 | 0.0%                 |
| Hale                | 17353 | 17275 | -0.4%                |
| Underhill           | 16153 | 16080 | -0.5%                |
| Oakleigh            | 15774 | 15702 | -0.5%                |
| Hendon              | 18886 | 18785 | -0.5%                |
| Coppetts            | 17236 | 17098 | -0.8%                |

Source: GLA 2013 Population Projections (Borough Preferred Option)

- Growth is driven by an increase in the 65 and over population, which is projected to increase by 7.4% above this five year period.
- The 0-15 and 16-64 age bands are both projected to decrease over this same time period.

**Table 5-7: Chipping Barnet Population Growth, by Broad Age Group (2015-2020)**

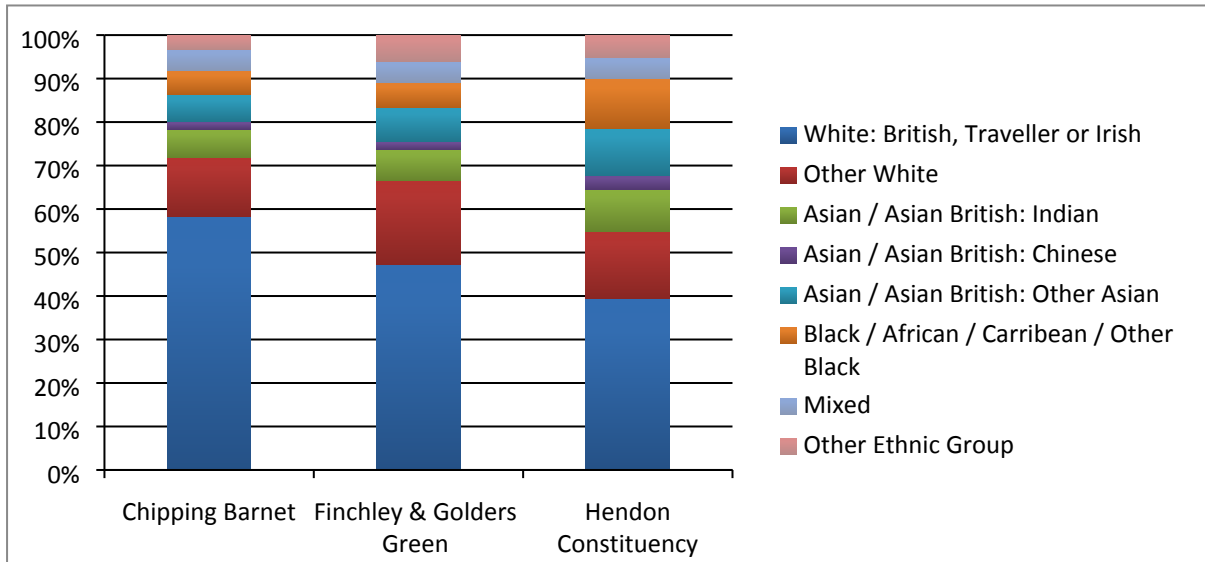


Source: GLA 2013 Population Projections (Borough Preferred Option)

### 5.1.5 Ethnicity

- The Chipping Barnet population is mainly white, with 71.8% of the population either White: British, Traveller or Irish, Other White, Traveller or Irish or White: Other, this is above the overall Barnet rate of 64.1%.

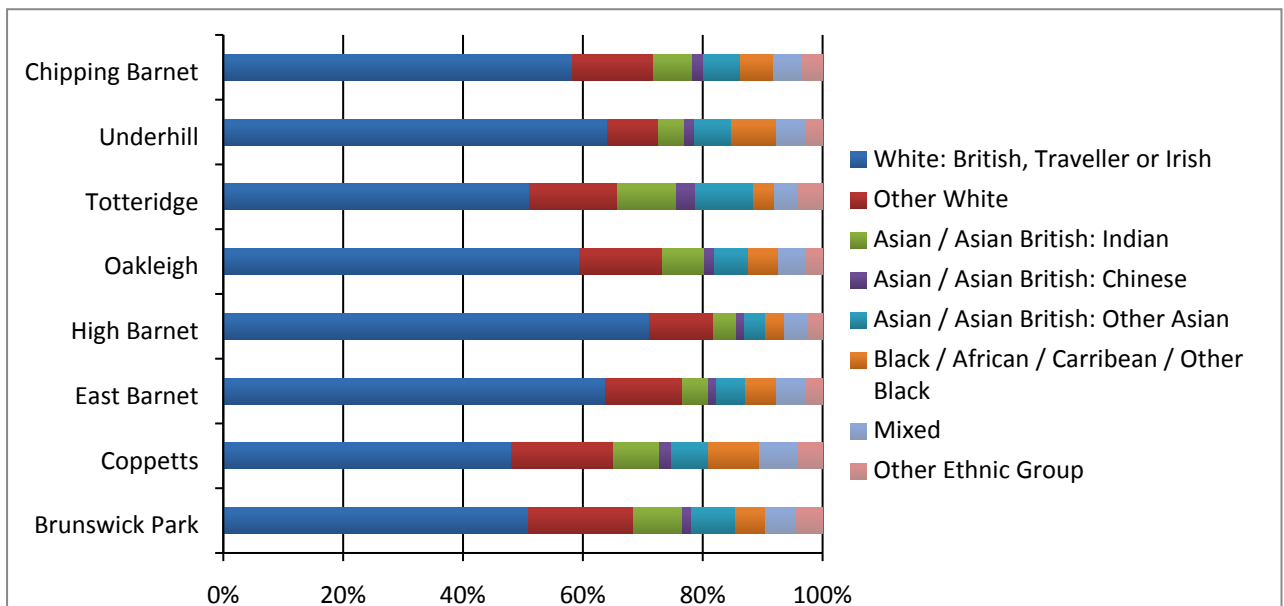
**Table 5-8: Barnet Constituencies by Ethnicity**



Source: 2011 Census

- At borough level the age of the population appears to be connected to diversity, with the highest levels of Black, Asian and Minority Ethnic found within the youngest age groups and the least among older age groups.
- This is evident in Coppetts which has the youngest population in Chipping Barnet and has the smallest White population of all Chipping Barnet wards.

**Table 5-9: Chipping Barnet Population by Ethnicity and ward**

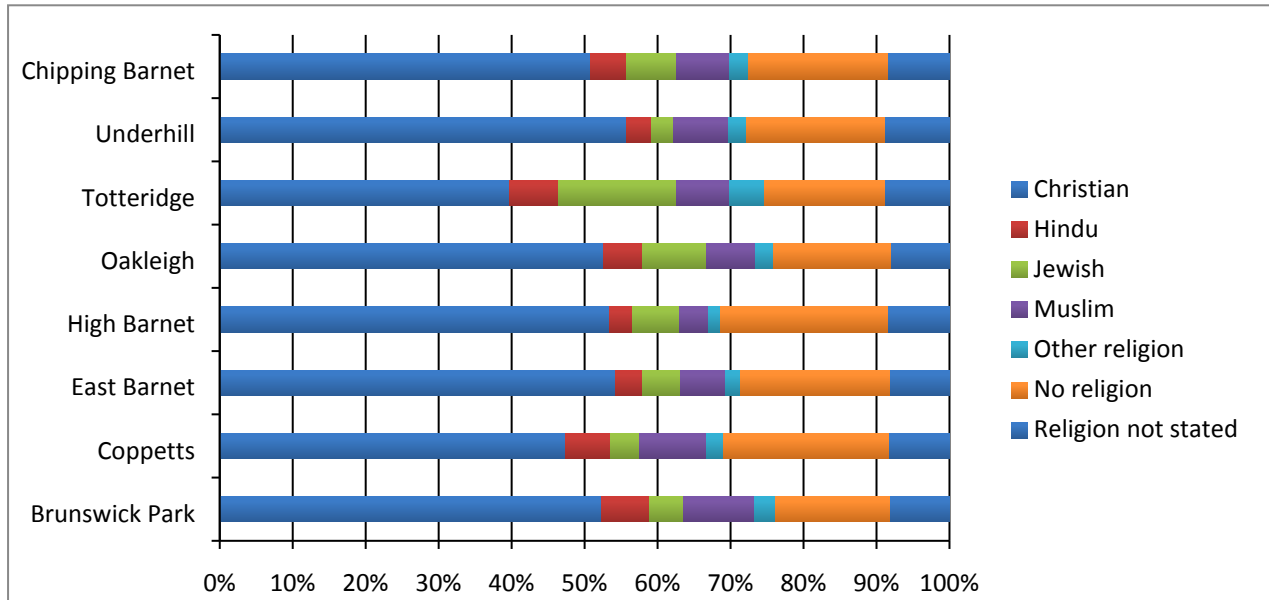


Source: 2011 Census

### 5.1.6 Religion

- The Chipping Barnet population is mainly Christian (58.8%). 19.2% of the population have no religion and 7.3% of the population are Muslim. Underhill has the highest proportion of Christians. High Barnet has the highest proportion of people with no religion.

**Table 5-10: Religious Category by Ward**

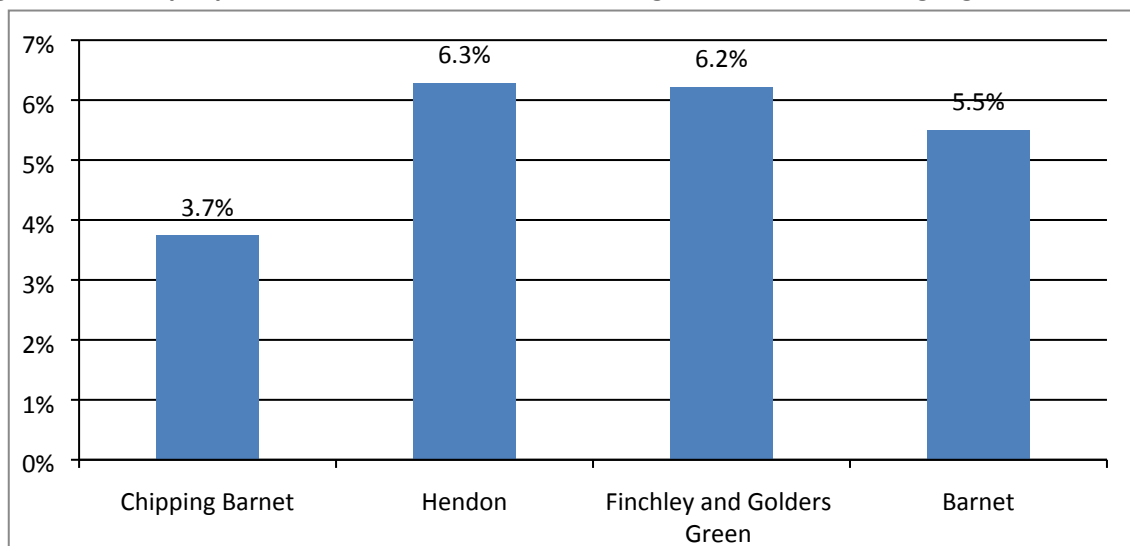


Source: 2011 Census

### 5.1.7 Primary language

- In 2011, 3.7% of residents in Chipping Barnet did not have English as their main language. This was the lowest rate of all three constituencies, and below the Barnet average of 5.5%.

**Figure 5-1: % of people in household who don't have English as their main language**



Source: 2011 Census

- By ward, Coppetts had the highest proportion of residents within the constituency who did not have English as a main language (5.4%). Whereas, Underhill, High Barnet, East Barnet

and Oakleigh had the four lowest rates of residents who did not speak English as a main language.

**Table 5-11: % of people in household who don't have English as their main language**

| <b>Names</b>        | <b>% No people in household have English as a main language</b> |
|---------------------|-----------------------------------------------------------------|
| Childs Hill         | 8.8%                                                            |
| West Hendon         | 8.8%                                                            |
| Colindale           | 8.5%                                                            |
| Hendon              | 7.6%                                                            |
| West Finchley       | 7.6%                                                            |
| Burnt Oak           | 6.7%                                                            |
| Woodhouse           | 6.3%                                                            |
| Finchley Church End | 5.8%                                                            |
| Golders Green       | 5.7%                                                            |
| Coppetts            | 5.4%                                                            |
| Totteridge          | 5.2%                                                            |
| East Finchley       | 4.3%                                                            |
| Edgware             | 4.3%                                                            |
| Garden Suburb       | 4.3%                                                            |
| Hale                | 4.1%                                                            |
| Brunswick Park      | 3.8%                                                            |
| Mill Hill           | 3.8%                                                            |
| Oakleigh            | 3.3%                                                            |
| East Barnet         | 2.9%                                                            |
| High Barnet         | 2.7%                                                            |
| Underhill           | 2.7%                                                            |

Source: 2011 Census

## 5.2 Environment

### 5.2.1 Labour Market

- At constituency level, Chipping Barnet has the second highest employment rate (69.4%) of all three constituencies. However, this doesn't show the full picture as this does not take into account economic activity levels. People such as students or retirees are not classified as economically active.
- Therefore a better indicator is to compare the difference between the level of economic activity and the employment rate. Chipping Barnet has the highest proportion of economically active residents, who are in work.

**Table 5-12: Economic Activity and Employment Rates by constituency, Apr 2014 – Mar 2015**

| Area                       | Economically Active |       | Employment Rate |       | Variance |      |
|----------------------------|---------------------|-------|-----------------|-------|----------|------|
|                            | No.                 | %     | No.             | %     | No.      | %    |
| Chipping Barnet            | 63,400              | 71.5% | 61,600          | 69.4% | 1,800    | 2.1% |
| Finchley and Golders Green | 56,200              | 68.3% | 52,200          | 63.1% | 4,000    | 5.2% |
| Hendon                     | 62,000              | 78.1% | 57,300          | 72.0% | 4,700    | 6.1% |

Source: ONS annual population survey

### 5.2.2 Benefit Claimants

- Across constituencies, Chipping Barnet has the second highest rate of people aged 16-64 claiming benefits (9.0%).
- Across the whole of Barnet, there has been a downward trend in the amount of people claiming JSA, whereas ESA claimants have been on the rise. This has now resulted in ESA being the claimed benefit across the whole borough. In Chipping Barnet ESA claimants account for 4.5% of all claimants, compared to only 1.5% for JSA.

**Table 5-13: Working-age client group – main benefit claimants (February 2015)**

| Benefit Type                      | Chipping Barnet |                       | Hendon |                       | Finchley and Golders Green |                       |
|-----------------------------------|-----------------|-----------------------|--------|-----------------------|----------------------------|-----------------------|
|                                   | No.             | % of 16-64 population | No.    | % of 16-64 population | No.                        | % of 16-64 population |
| Total claimants                   | 6,640           | 9.0%                  | 8,570  | 10.1%                 | 6,910                      | 8.4%                  |
| By statistical group              |                 |                       |        |                       |                            |                       |
| Job seekers                       | 1,100           | 1.5%                  | 1,430  | 1.7%                  | 1,330                      | 1.6%                  |
| ESA and incapacity benefits       | 3,330           | 4.5%                  | 4,200  | 4.9%                  | 3,600                      | 4.4%                  |
| Lone parents                      | 610             | 0.8%                  | 850    | 1.0%                  | 510                        | 0.6%                  |
| Carers                            | 700             | 0.9%                  | 1,010  | 1.2%                  | 630                        | 0.8%                  |
| Others on income related benefits | 130             | 0.2%                  | 200    | 0.2%                  | 200                        | 0.2%                  |
| Disabled                          | 650             | 0.9%                  | 740    | 0.9%                  | 540                        | 0.7%                  |
| Bereaved                          | 140             | 0.2%                  | 130    | 0.2%                  | 100                        | 0.1%                  |
| Main out-of-work benefits†        | 5,160           | 7.0%                  | 6,690  | 7.9%                  | 5,640                      | 6.9%                  |

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

Source: DWP benefit claimants - working age client group



- Although generally Chipping Barnet has a strong labour market, this is not the case across all wards.
- Over 10.0% of working in residents in Underhill, East Barnet and Coppetts are currently claiming benefits. Underhill has the second highest rate of claimants across the whole of Barnet (12.4%) only slightly behind Burnet Oak (14.8%).

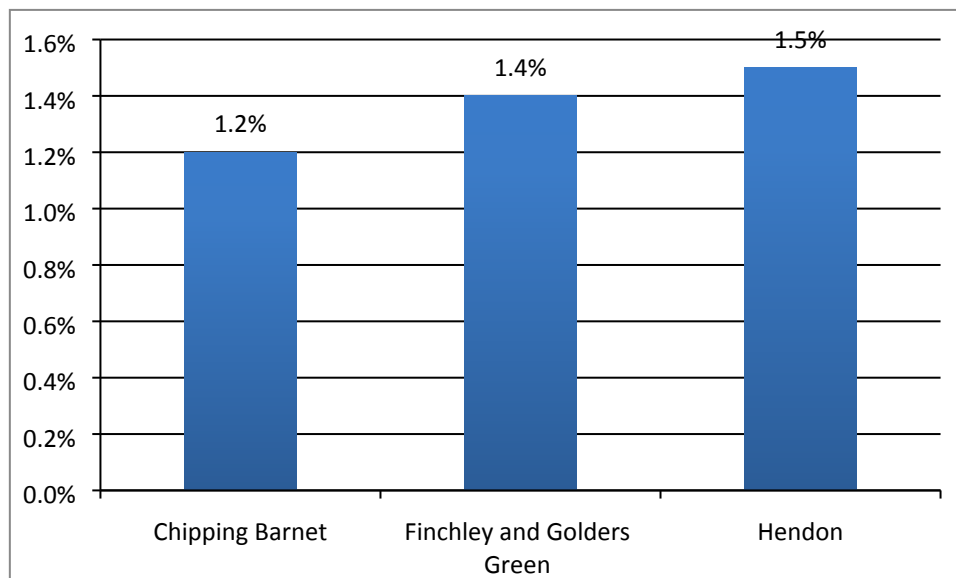
**Table 5-14: Working-age client group – main benefit claimants by ward (February 2015)**

| Ward Name (February 2015) | Total | JSA | ESA / IB | Lone Parents | Carers | Income related benefits | Disabled | Bereaved | Total Claimants % of Working Age Population |
|---------------------------|-------|-----|----------|--------------|--------|-------------------------|----------|----------|---------------------------------------------|
| Burnt Oak                 | 1760  | 265 | 890      | 180          | 225    | 40                      | 140      | 20       | 14.8%                                       |
| Underhill                 | 1265  | 200 | 665      | 110          | 135    | 25                      | 110      | 20       | 12.4%                                       |
| Golders Green             | 1295  | 210 | 700      | 85           | 145    | 25                      | 115      | 15       | 11.3%                                       |
| Childs Hill               | 1515  | 315 | 815      | 125          | 120    | 55                      | 70       | 15       | 10.8%                                       |
| West Hendon               | 1305  | 260 | 655      | 115          | 130    | 35                      | 95       | 15       | 10.8%                                       |
| Colindale                 | 1530  | 270 | 730      | 220          | 150    | 40                      | 100      | 20       | 10.3%                                       |
| East Barnet               | 1065  | 190 | 505      | 110          | 115    | 15                      | 105      | 25       | 10.3%                                       |
| Coppetts                  | 1200  | 205 | 630      | 125          | 100    | 20                      | 95       | 25       | 10.1%                                       |
| Hale                      | 1060  | 170 | 520      | 85           | 140    | 20                      | 105      | 20       | 9.8%                                        |
| Woodhouse                 | 1170  | 210 | 595      | 100          | 110    | 35                      | 100      | 20       | 9.7%                                        |
| East Finchley             | 980   | 165 | 515      | 80           | 105    | 25                      | 80       | 10       | 9.0%                                        |
| Brunswick Park            | 935   | 140 | 450      | 60           | 120    | 25                      | 115      | 25       | 8.9%                                        |
| Edgware                   | 925   | 130 | 445      | 70           | 115    | 25                      | 120      | 20       | 8.4%                                        |
| Hendon                    | 1045  | 200 | 525      | 85           | 110    | 20                      | 90       | 15       | 8.4%                                        |
| Oakleigh                  | 810   | 135 | 360      | 105          | 100    | 20                      | 75       | 15       | 8.2%                                        |
| High Barnet               | 765   | 125 | 410      | 55           | 75     | 10                      | 70       | 20       | 7.8%                                        |
| Mill Hill                 | 960   | 145 | 450      | 90           | 140    | 15                      | 100      | 20       | 7.4%                                        |
| West Finchley             | 835   | 195 | 425      | 50           | 65     | 20                      | 65       | 15       | 7.3%                                        |
| Finchley Church End       | 660   | 135 | 335      | 40           | 60     | 25                      | 55       | 10       | 6.5%                                        |
| Totteridge                | 605   | 95  | 295      | 40           | 75     | 15                      | 70       | 15       | 6.5%                                        |
| Garden Suburb             | 455   | 105 | 220      | 30           | 40     | 10                      | 45       | 5        | 4.6%                                        |

Source: DWP benefit claimants - working age client group

- More recent data is available on JSA claimants.
- In August 2015, Chipping Barnet had the lowest proportion of working age residents who claimed JSA (1.2%).
- Of these, 15.2% of claimants were aged between 18 and 24, the highest rate of all three constituencies.

**Figure 5-2: % of working age population claiming JSA, by constituency (August 2015)**



Source: ONS Jobseeker's Allowance by age and duration

**Table 5-15: JSA claimants by age and duration, by constituency (August 2015)**

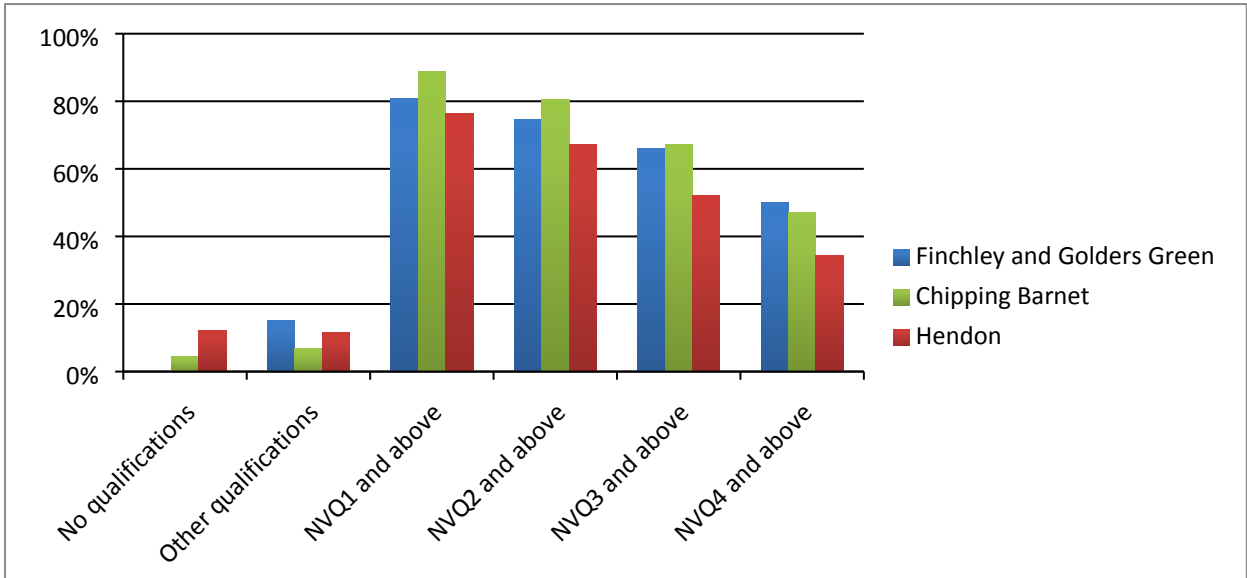
|                        | Chipping Barnet |                    | Hendon |                    | Finchley and Golders Green |                    |
|------------------------|-----------------|--------------------|--------|--------------------|----------------------------|--------------------|
|                        | No.             | % of JSA Claimants | No.    | % of JSA Claimants | No.                        | % of JSA Claimants |
| By age of claimant     |                 |                    |        |                    |                            |                    |
| Aged 18-24             | 135             | 15.2%              | 170    | 13.6%              | 120                        | 10.7%              |
| Aged 25-49             | 520             | 58.7%              | 755    | 60.2%              | 705                        | 63.2%              |
| Aged 50 and over       | 230             | 26.1%              | 325    | 26.1%              | 290                        | 26.0%              |
| By duration of claim   |                 |                    |        |                    |                            |                    |
| Up to 6 months         | 505             | 57.1%              | 705    | 56.4%              | 615                        | 55.0%              |
| Over 6 up to 12 months | 175             | 19.9%              | 260    | 20.9%              | 230                        | 20.6%              |
| Over 12 months         | 205             | 23.0%              | 285    | 22.7%              | 270                        | 24.4%              |

Source: ONS Jobseeker's Allowance by age and duration

### 5.2.3 Qualifications

- Chipping Barnet has the highest proportion of residents with NVQ levels 1-3. Although, Finchley and Golders Green have proportionally more residents with NVQ level 4 and above than Chipping Barnet; 47.2% and 50.1% respectively.

**Figure 5-3: % qualifications held by working age population, by constituency (Jan 2014 – Dec 2014)**

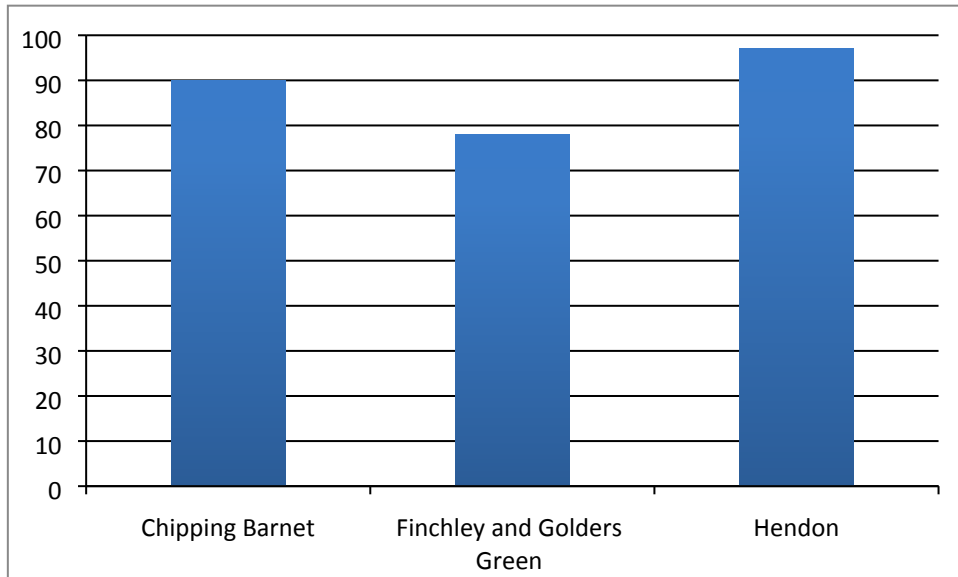


Source: ONS annual population survey

#### 5.2.4 Not in Employment, Education or Training (NEET)

- At constituency level, Chipping Barnet has the second highest number of 16-19 year olds who are not in employment, education or training (90).

**Figure 5-4: Number of 16-19 year olds who are not in employment, education or training (NEET) by constituency**



Source: West London Partnership Support Unit, March 2015

- By ward, Underhill has the joint highest number (26) of NEET 16-19 year olds across all wards in the borough. Whereas Totteridge has the lowest number (3) of NEET 16-19 year olds across the whole of the borough.

**Table 5-16: Number of 16-19 year olds who are not in employment, education or training (NEET) by ward**

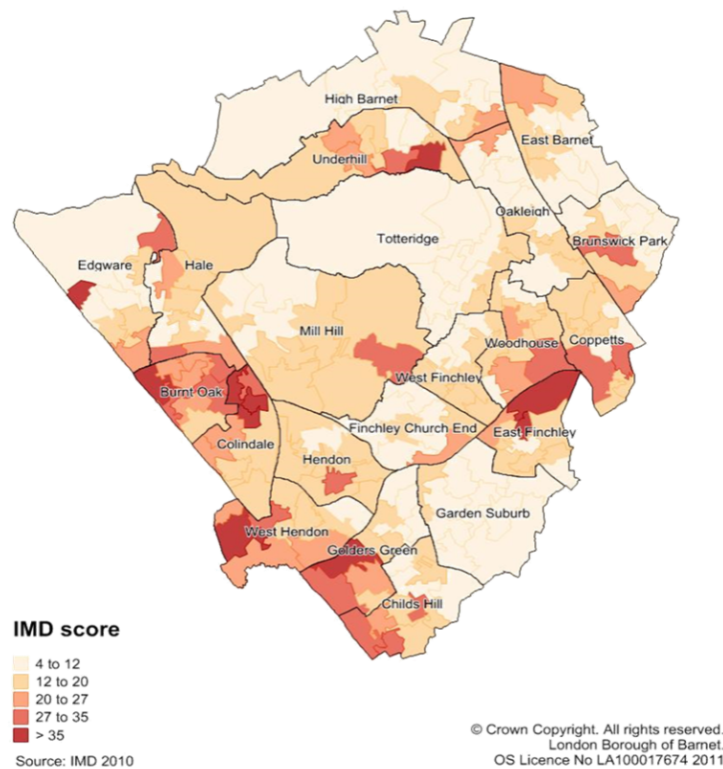
| Ward                | No. |
|---------------------|-----|
| Underhill           | 26  |
| Burnt Oak           | 26  |
| Golders Green       | 22  |
| Childs Hill         | 22  |
| Colindale           | 18  |
| Coppetts            | 16  |
| Brunswick Park      | 15  |
| Mill Hill           | 13  |
| Hale                | 13  |
| Edgware             | 13  |
| High Barnet         | 11  |
| East Barnet         | 10  |
| West Hendon         | 9   |
| Oakleigh            | 9   |
| East Finchley       | 9   |
| West Finchley       | 8   |
| Woodhouse           | 7   |
| Hendon              | 5   |
| Garden Suburb       | 5   |
| Finchley Church End | 5   |
| Totteridge          | 3   |

Source: West London Partnership Support Unit, March 2015

### 5.2.5 Deprivation

- The Index of Multiple Deprivation (IMD 2010) is the primary source for measuring deprivation in England and Wales. The Index is made up of seven categories known as 'indices', each for a distinct type or 'domain' of deprivation. These domains relate to income, employment, health and disability, education, skills and training, barriers to housing and services, living environment and crime, reflecting the broad range of deprivation that people can experience.
- By ward, the 2010 figures show the west of the Borough has higher levels of deprivation in Colindale, West Hendon and Burnt Oak. Although specific areas of Underhill and Coppetts were identified as having high levels of deprivation.

**Figure 5-5: IMD 2010 Scores for 2010 by LSOA**



**5.2.6 Household Income**

- The average household income in Chipping Barnet is £43,295, this is above the Barnet average of £41,468 and is the second highest of all three constituencies.

**Table5-17: Average household income, by constituency, 2015**

| Area                       | Average Household Income |
|----------------------------|--------------------------|
| Chipping Barnet            | £43,295                  |
| Finchley and Golders Green | £45,400                  |
| Hendon                     | £37,737                  |
| Barnet                     | £41,468                  |

Source: CACI Paycheck 2015

- Although there are major differences in incomes across the wards within the constituency. The highest average household income is in Totteridge (£49,800) which is over £15,000 above the average income in Underhill (£34,300). Underhill has the third lowest average income of all wards in the borough.

**Table 5-18: Average household income, by Ward, 2012 and 2015**

| Area Name           | 2012    | 2015    | % Change |
|---------------------|---------|---------|----------|
| Finchley Church End | £39,201 | £49,814 | 27.1%    |
| Golders Green       | £32,625 | £40,877 | 25.3%    |
| Totteridge          | £39,875 | £49,783 | 24.8%    |
| Garden Suburb       | £44,701 | £55,491 | 24.1%    |
| Hendon              | £33,579 | £41,557 | 23.8%    |
| Edgware             | £35,705 | £44,158 | 23.7%    |
| West Finchley       | £38,348 | £47,000 | 22.6%    |
| Oakleigh            | £37,558 | £45,919 | 22.3%    |
| High Barnet         | £39,765 | £48,540 | 22.1%    |
| Hale                | £34,527 | £41,148 | 19.2%    |
| Woodhouse           | £34,946 | £41,549 | 18.9%    |
| East Barnet         | £35,204 | £41,491 | 17.9%    |
| Childs Hill         | £36,192 | £42,165 | 16.5%    |
| Mill Hill           | £38,524 | £44,596 | 15.8%    |
| Brunswick Park      | £35,740 | £41,266 | 15.5%    |
| West Hendon         | £31,773 | £36,642 | 15.3%    |
| Coppetts            | £36,402 | £41,726 | 14.6%    |
| East Finchley       | £35,905 | £40,907 | 13.9%    |
| Colindale           | £27,295 | £30,125 | 10.4%    |
| Underhill           | £31,100 | £34,342 | 10.4%    |
| Burnt Oak           | £25,745 | £25,930 | 0.7%     |

Source: CACI Paycheck 2015

#### 5.2.6.1 Poverty

- Household incomes can be used to measure poverty. Poverty is defined by the government as being 60% of median net incomes which relates to the official poverty line being equivalent to £17,217.
- In 2015, 13.5% of households in Barnet had an income below the poverty threshold. In Chipping Barnet all wards except for Underhill had a lower proportion of homes that fall within this threshold.
- Underhill has the third highest rate of households in poverty within Barnet.

**Table 5-19: % of homes living in poverty, Ward, 2012 and 2015**

| Area Name           | % in Poverty |
|---------------------|--------------|
| Brunswick Park      | 12.60%       |
| Burnt Oak           | 26.10%       |
| Childs Hill         | 13.30%       |
| Colindale           | 22.00%       |
| Coppetts            | 12.80%       |
| East Barnet         | 12.50%       |
| East Finchley       | 14.50%       |
| Edgware             | 11.90%       |
| Finchley Church End | 8.80%        |
| Garden Suburb       | 6.90%        |
| Golders Green       | 13.50%       |
| Hale                | 13.10%       |
| Hendon              | 13.00%       |
| High Barnet         | 9.70%        |
| Mill Hill           | 11.60%       |
| Oakleigh            | 10.60%       |
| Totteridge          | 9.30%        |
| Underhill           | 18.00%       |
| West Finchley       | 10.30%       |
| West Hendon         | 16.10%       |
| Woodhouse           | 12.70%       |

Source: CACI Paycheck 2015

#### **5.2.6.2 Child Poverty**

- The highest rates of child poverty are in the west of the Borough, in particular Burnt Oak (36%) and Colindale (37.5%)<sup>2</sup>, which exceed the national and London averages.
- Underhill, Child's Hill and Coppetts are the wards with the next highest rates of poverty, with Underhill at 26.2% and the other wards both at 25%

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<sup>2</sup> HMRC data 2010

**Table 5-20: Children Living in a Low Income Family**

| Ward                | Number of all children living in a low-income family | % of all children living in a low-income family | % of all children living in poverty |
|---------------------|------------------------------------------------------|-------------------------------------------------|-------------------------------------|
| Colindale           | 1460                                                 | 30.9%                                           | 37.5%                               |
| Burnt Oak           | 1595                                                 | 28.5%                                           | 36.0%                               |
| Underhill           | 940                                                  | 24.8%                                           | 26.2%                               |
| Childs Hill         | 940                                                  | 22.3%                                           | 25.0%                               |
| Coppetts            | 815                                                  | 21.1%                                           | 25.0%                               |
| East Finchley       | 630                                                  | 18.9%                                           | 22.8%                               |
| East Barnet         | 680                                                  | 17.4%                                           | 19.7%                               |
| Woodhouse           | 640                                                  | 17.3%                                           | 20.9%                               |
| Hale                | 800                                                  | 17.0%                                           | 21.2%                               |
| West Hendon         | 655                                                  | 16.8%                                           | 21.6%                               |
| Edgware             | 725                                                  | 15.9%                                           | 23.7%                               |
| Mill Hill           | 720                                                  | 15.5%                                           | 21.9%                               |
| Oakleigh            | 555                                                  | 15.5%                                           | 18.0%                               |
| Brunswick Park      | 565                                                  | 14.1%                                           | 18.0%                               |
| Golders Green       | 825                                                  | 14.0%                                           | 17.5%                               |
| Hendon              | 515                                                  | 11.9%                                           | 16.5%                               |
| West Finchley       | 345                                                  | 11.4%                                           | 15.7%                               |
| Totteridge          | 355                                                  | 11.3%                                           | 12.8%                               |
| Finchley Church End | 300                                                  | 9.6%                                            | 12.2%                               |
| High Barnet         | 310                                                  | 9.5%                                            | 10.7%                               |
| Garden Suburb       | 255                                                  | 7.9%                                            | 7.7%                                |

Source: HMRC snapshot as at 31 August 2012



## 5.3 Health and Lifestyle

### 5.3.1 Life Expectancy

- Average life expectancy is a key summary indicator of health. Averages are provided from birth and from the age of 65, both by gender.
- Within Chipping Barnet males and females in Totteridge have the highest life expectancy from birth. Whereas males in Underhill and females in Coppetts have the lowest average life expectancies.
- From the age of 65, Brunswick Park has the highest life expectancy for males and Totteridge remains as the highest life expectancy for women. Coppetts and Underhill continue to have the lowest average life expectancies, with Coppetts having the lowest life expectancy for women of all Barnet wards.

**Table 5-21: Life expectancy at birth, 2009-2013**

| Area                | Male | Female |
|---------------------|------|--------|
| Garden Suburb       | 84.9 | 89.0   |
| Finchley Church End | 84.2 | 88.4   |
| Edgware             | 84.0 | 87.0   |
| Mill Hill           | 83.6 | 86.7   |
| Totteridge          | 82.5 | 86.3   |
| West Hendon         | 80.7 | 86.0   |
| Colindale           | 81.8 | 86.0   |
| Hale                | 81.6 | 85.6   |
| East Barnet         | 81.0 | 85.2   |
| East Finchley       | 82.2 | 84.9   |
| Brunswick Park      | 82.3 | 84.8   |
| Barnet              | 81.2 | 84.6   |
| Oakleigh            | 81.0 | 84.4   |
| High Barnet         | 81.8 | 84.2   |
| Hendon              | 80.2 | 84.1   |
| Woodhouse           | 81.9 | 84.0   |
| Underhill           | 78.2 | 83.7   |
| West Finchley       | 82.2 | 83.5   |
| Golders Green       | 80.4 | 82.9   |
| Childs Hill         | 79.4 | 82.6   |
| Coppetts            | 79.1 | 81.9   |
| Burnt Oak           | 76.0 | 81.4   |

Source: ONS 2013, Life expectancy at birth by ward

**Table 5-22: Life Expectancy at 65**

| <b>Area</b>         | <b>Male</b> | <b>Female</b> |
|---------------------|-------------|---------------|
| Edgware             | 22.7        | 25.7          |
| Garden Suburb       | 22.3        | 25.4          |
| Mill Hill           | 22.3        | 25.2          |
| Finchley Church End | 22.1        | 25.2          |
| West Hendon         | 18.8        | 23.6          |
| Totteridge          | 20.2        | 23.5          |
| Colindale           | 21.8        | 23.3          |
| East Barnet         | 19.0        | 23.1          |
| Hale                | 20.5        | 23.0          |
| East Finchley       | 20.1        | 23.0          |
| Hendon              | 19.4        | 22.4          |
| Barnet              | 19.8        | 22.2          |
| Brunswick Park      | 20.4        | 22.1          |
| High Barnet         | 19.4        | 22.1          |
| Oakleigh            | 19.6        | 21.8          |
| Woodhouse           | 19.9        | 21.7          |
| Underhill           | 18.4        | 21.6          |
| West Finchley       | 20.1        | 21.5          |
| Golders Green       | 19.6        | 21.0          |
| Childs Hill         | 17.3        | 20.8          |
| Burnt Oak           | 16.7        | 19.3          |
| Coppetts            | 17.3        | 18.6          |

Source: ONS 2013, Life expectancy at age 65

## 5.4 Community Assets

- There is also a broad range of voluntary and community organisations operating in Barnet and which have come into being independently of the Council. The largest available dataset is drawn from the Charities Commission register of charities, and suggests that there are 1,235 registered charities operating in Barnet. 638 (51.7%) are based in or near Barnet and 597 (48.3%) come from outside the Borough<sup>3</sup>.
- For the 638 charities which are also based in the Borough, it is possible to give a breakdown of the wards in which they are based. The data refers to the registered address of the charity rather than to the address from which it operates services and these may not always be the same.

**Table 5-23: Geographical breakdown of charities based in and operating in Barnet, by ward**

| Ward                | Number | Percentage* |
|---------------------|--------|-------------|
| Brunswick Park      | 16     | 2.5%        |
| Burnt Oak           | 17     | 2.7%        |
| Childs Hill         | 31     | 4.9%        |
| Colindale           | 14     | 2.2%        |
| Coppetts            | 16     | 2.5%        |
| East Barnet         | 22     | 3.5%        |
| East Finchley       | 17     | 2.7%        |
| Edgware             | 48     | 7.5%        |
| Finchley Church End | 36     | 5.6%        |
| Garden Suburb       | 46     | 7.2%        |
| Golders Green       | 74     | 11.6%       |
| Hale                | 25     | 3.9%        |
| Hendon              | 43     | 6.7%        |
| High Barnet         | 42     | 6.6%        |
| Mill Hill           | 40     | 6.3%        |
| Oakleigh            | 26     | 4.1%        |
| Totteridge          | 25     | 3.9%        |
| Underhill           | 18     | 2.8%        |
| West Finchley       | 29     | 4.6%        |
| West Hendon         | 31     | 4.9%        |
| Woodhouse           | 22     | 3.5%        |

*\*Percentage of all Barnet-based charities which are in this ward*

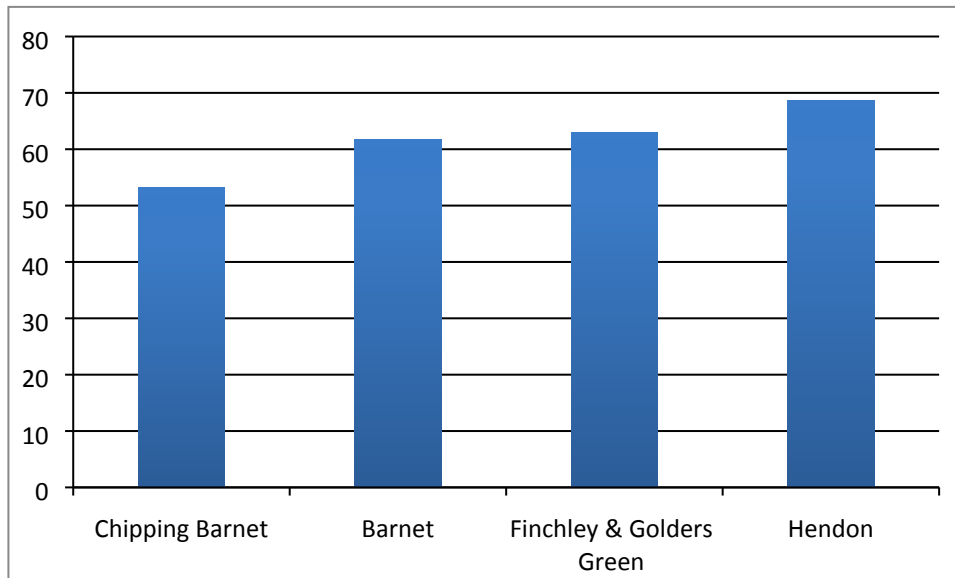
Source: Charities Commission February 2015

<sup>3</sup> Data in this section has been compiled from the Charities Commission's register of charities who state that they operate in Barnet, as of February 2015, combined with Charities Commission data on VCS organisations who have contracts with Barnet Council to provide services, either directly to the Council or to residents.

## 5.5 Crime

- The Chipping Barnet constituency has the lowest highest rates of reported crimes of all three constituencies; 53.2 reported crimes for every 1,000 people in the population, compared to Hendon with 68.7 and Finchley and Golders Green with 63.0.

Figure 5-6: Average Reported Crime per 1,000 of the population



Source: Crime rates by ward in the Metropolitan police area, May 2015

- In 2014/15, across most wards in Chipping Barnet, crime rates are amongst the lowest in the whole Borough. Apart from in Coppetts, which has the third highest rate of crime, per 1,000 of the population, in Barnet.
- Totteridge and East Barnet have the lowest reported crime levels of anywhere in the borough.
- With the exception of Underhill, since 2012/13 all wards in the Chipping Barnet constituency have experienced a reduction in crime.

**Table 5-24: Crime Rates (per 1,000 of the population) across Barnet, 2012-2015**

| Area                | 2012/13 | 2013/14 | 2014/15 | Change 2012/13 - 2014-15 |
|---------------------|---------|---------|---------|--------------------------|
| West Hendon         | 97.0    | 104.1   | 99.9    | 2.9                      |
| Childs Hill         | 98.3    | 84.8    | 90.5    | -7.9                     |
| Coppetts            | 83.6    | 80.6    | 75.6    | -8.0                     |
| Hendon              | 73.3    | 72.9    | 72.6    | -0.6                     |
| Edgware             | 81.9    | 66.6    | 71.4    | -10.5                    |
| Woodhouse           | 82.0    | 68.5    | 69.3    | -12.7                    |
| Burnt Oak           | 60.8    | 62.1    | 68.5    | 7.7                      |
| Garden Suburb       | 69.7    | 51.3    | 65.1    | -4.5                     |
| Mill Hill           | 74.5    | 67.3    | 62.8    | -11.7                    |
| Golders Green       | 70.7    | 57.5    | 61.3    | -9.4                     |
| Colindale           | 62.7    | 54.1    | 58.9    | -3.7                     |
| Underhill           | 57.8    | 57.1    | 57.9    | 0.1                      |
| High Barnet         | 68.1    | 61.8    | 56.3    | -11.7                    |
| West Finchley       | 62.9    | 58.4    | 55.2    | -7.6                     |
| Finchley Church End | 60.6    | 45.6    | 52.0    | -8.6                     |
| Oakleigh            | 61.2    | 49.9    | 49.7    | -11.4                    |
| Brunswick Park      | 54.7    | 49.9    | 49.4    | -5.3                     |
| East Finchley       | 58.6    | 44.1    | 47.5    | -11.0                    |
| Hale                | 52.4    | 49.7    | 46.8    | -5.6                     |
| East Barnet         | 56.9    | 45.7    | 44.0    | -12.9                    |
| Totteridge          | 43.1    | 37.1    | 39.7    | -3.4                     |

Source: Crime rates by ward in the Metropolitan police area, May 2015

**Table 5-25: Types of crime by ward, 2014/2015**

| Wards               | Violence Against the Person | Sexual Offences | Robbery | Burglary | Theft and Handling | Criminal Damage | Drugs | Other Notable Offences |
|---------------------|-----------------------------|-----------------|---------|----------|--------------------|-----------------|-------|------------------------|
| Brunswick Park      | 25.4%                       | 2.3%            | 1.4%    | 24.5%    | 29.7%              | 9.5%            | 5.0%  | 2.2%                   |
| Burnt Oak           | 41.5%                       | 2.3%            | 3.4%    | 10.0%    | 23.7%              | 12.8%           | 3.9%  | 2.3%                   |
| Childs Hill         | 25.7%                       | 1.7%            | 2.7%    | 16.9%    | 39.8%              | 7.1%            | 4.7%  | 1.5%                   |
| Colindale           | 35.4%                       | 1.6%            | 2.4%    | 10.1%    | 28.4%              | 14.5%           | 5.3%  | 2.3%                   |
| Coppetts            | 23.5%                       | 1.5%            | 2.1%    | 11.2%    | 47.6%              | 10.0%           | 2.2%  | 1.8%                   |
| East Barnet         | 32.9%                       | 0.8%            | 2.5%    | 23.5%    | 23.9%              | 10.4%           | 4.8%  | 1.1%                   |
| East Finchley       | 24.8%                       | 2.3%            | 3.4%    | 20.4%    | 38.0%              | 7.1%            | 2.7%  | 1.3%                   |
| Edgware             | 25.0%                       | 1.7%            | 3.3%    | 10.8%    | 46.7%              | 8.1%            | 2.4%  | 2.1%                   |
| Finchley Church End | 18.6%                       | 2.4%            | 1.4%    | 23.8%    | 40.0%              | 10.2%           | 2.8%  | 0.8%                   |
| Garden Suburb       | 17.6%                       | 1.0%            | 1.7%    | 20.2%    | 50.9%              | 6.1%            | 0.9%  | 1.6%                   |
| Golders Green       | 21.4%                       | 1.0%            | 1.1%    | 16.2%    | 50.9%              | 6.6%            | 1.7%  | 1.1%                   |
| Hale                | 26.9%                       | 1.7%            | 2.1%    | 15.8%    | 37.1%              | 11.0%           | 3.5%  | 1.8%                   |
| Hendon              | 28.2%                       | 2.1%            | 3.0%    | 13.2%    | 38.3%              | 9.0%            | 4.8%  | 1.6%                   |
| High Barnet         | 23.3%                       | 1.0%            | 2.4%    | 16.8%    | 38.8%              | 8.6%            | 6.6%  | 2.5%                   |
| Mill Hill           | 24.6%                       | 1.3%            | 2.2%    | 16.0%    | 43.2%              | 7.7%            | 3.0%  | 2.0%                   |
| Oakleigh            | 24.3%                       | 1.5%            | 2.0%    | 24.8%    | 32.0%              | 8.0%            | 4.9%  | 2.4%                   |
| Totteridge          | 24.6%                       | 2.2%            | 2.4%    | 23.2%    | 36.6%              | 7.2%            | 2.4%  | 1.4%                   |
| Underhill           | 32.4%                       | 4.0%            | 1.8%    | 15.1%    | 23.9%              | 14.2%           | 6.7%  | 1.9%                   |
| West Finchley       | 27.9%                       | 1.9%            | 1.6%    | 18.5%    | 35.5%              | 9.4%            | 3.7%  | 1.5%                   |
| West Hendon         | 21.7%                       | 1.6%            | 2.5%    | 10.6%    | 52.2%              | 6.3%            | 3.8%  | 1.4%                   |
| Woodhouse           | 24.0%                       | 1.0%            | 2.7%    | 13.8%    | 44.3%              | 7.7%            | 5.0%  | 1.5%                   |

Source: Crime rates by ward in the Metropolitan police area, May 2015

## 5.6 House Prices

- Within Chipping Barnet average house prices in Totteridge, Oakleigh and High Barnet are all higher than the Barnet average of £479,664.
- Totteridge has the highest average household prices in the Chipping Barnet (£743,452), where Brunswick Park (£404,369) has the least.
- Over the past year, Oakleigh has experienced the highest rate of growth in household prices, increasing by 36.4%. Whereas, house prices in High Barnet and Brunswick Park have on average reduced over the past year; -9.2% and -9.6% respectively.

**Table 5-26: Average House Prices in Barnet**

| Ward                | 2014/15 Q1 | 2014/15 Q2 | 2014/15 Q3 | 2014/15 Q4 | 2015/16 Q1 | 2014/15 Q1 - 2015/16 Q1 % Growth |
|---------------------|------------|------------|------------|------------|------------|----------------------------------|
| Childs Hill         | £828,707   | £1,057,425 | £548,608   | £851,949   | £1,212,577 | 46.3%                            |
| Garden Suburb       | £1,083,837 | £1,544,133 | £1,086,373 | £1,177,948 | £1,091,279 | 0.7%                             |
| Totteridge          | £605,851   | £759,467   | £762,613   | £688,370   | £743,452   | 22.7%                            |
| Golders Green       | £697,190   | £607,467   | £667,306   | £589,987   | £720,025   | 3.3%                             |
| East Finchley       | £480,585   | £593,494   | £573,599   | £444,874   | £669,531   | 39.3%                            |
| Finchley Church End | £805,661   | £809,233   | £617,877   | £679,265   | £622,394   | -22.7%                           |
| Oakleigh            | £445,549   | £599,040   | £449,089   | £500,278   | £607,652   | 36.4%                            |
| Mill Hill           | £671,996   | £671,280   | £495,948   | £644,034   | £602,522   | -10.3%                           |
| Hendon              | £398,548   | £439,165   | £528,672   | £682,080   | £595,805   | 49.5%                            |
| West Finchley       | £441,243   | £516,566   | £461,734   | £474,769   | £577,142   | 30.8%                            |
| Edgware             | £430,049   | £484,568   | £446,982   | £543,174   | £504,523   | 17.3%                            |
| High Barnet         | £533,023   | £477,515   | £462,438   | £536,633   | £484,233   | -9.2%                            |
| Woodhouse           | £384,477   | £512,952   | £450,077   | £464,344   | £474,250   | 23.3%                            |
| Underhill           | £445,912   | £469,371   | £391,296   | £385,657   | £473,409   | 6.2%                             |
| Hale                | £442,214   | £449,292   | £424,954   | £443,293   | £467,582   | 5.7%                             |
| East Barnet         | £389,003   | £410,458   | £372,751   | £415,463   | £454,617   | 16.9%                            |
| Coppetts            | £377,258   | £415,874   | £415,624   | £428,556   | £444,579   | 17.8%                            |
| West Hendon         | £363,865   | £402,792   | £385,919   | £406,470   | £413,057   | 13.5%                            |
| Brunswick Park      | £447,496   | £436,606   | £431,514   | £441,012   | £404,369   | -9.6%                            |
| Colindale           | £298,576   | £309,727   | £307,224   | £303,670   | £317,537   | 6.4%                             |
| Burnt Oak           | £257,244   | £247,320   | £293,324   | £309,460   | £296,959   | 15.4%                            |

Source: Land registry 2015