

Hendon Insight and Evidence Review

Executive Summary

1 Overview of Findings

1.1 Deprivation and Employment

Hendon is the most deprived constituency in the borough, with the highest levels of crime (see page 29), unemployment (see page 17) and poverty (see page 23) and the lowest average household incomes (see page 22), qualification levels (see page 19) and general health (see page 26) across the borough. Across the area specific hotspots occur, especially across areas of Burnt Oak, Colindale and West Hendon.

The west of the Borough has the highest concentration of more deprived LSOAs¹ (see page 21), with the highest levels of deprivation in Colindale, West Hendon and Burnt Oak. From 2009/2010 the London Health Observatory introduced the “Slope Index” of inequality. This is a single score which represents the gap in years of life expectancy between the least deprived and most deprived areas within a borough. Within Barnet the average life expectancy of individuals living in the most deprived areas of the borough are 7.6 years less for men and 4.7 years less for women than those living in in the least deprived areas. By ward, Burnt Oak has the lowest average life expectancy from birth (78.8 years).

Average incomes are rising across Barnet, however the wards with the lowest average incomes in 2015, Burnt Oak and Colindale, have seen incomes stagnating and even falling in real terms².

The poverty line is defined by the government as 60% of median net income. Using Paycheck 2015 unequivalised Great Britain data, the official poverty line is equivalent to £17,217. More than one in four households in Burnt Oak earns below £15,000 per year and around one in five households in Colindale earn below £15,000 per year; the highest two rates across the borough.

One of the best ways to improve levels of deprivation is to move people into work. Hendon has the highest rate of out-of-work benefit claimants (10.1%) of all three constituencies. Burnt Oak has the highest level (14.8%) of claimants across all Barnet wards in the borough, whilst one in ten of working age residents in West Hendon and Colindale claim out-of-work benefits.

¹ A Lower Super Output Area (LSOA) is a geography for the collection and publication of small area statistics. They are used on the Neighbourhood Statistics site and across National Statistics.

² Real term values or ‘real values’ are derived by adjusting the actual or ‘nominal value’ by inflation, to take into account the changing value of money overtime.

There has been some progress in this area, with the level of JSA claimants reducing over the last five years from 3.0% to 1.7% of the working age population. Although the proportion of ESA benefit claimants has reduced at a lower rate, 5.3% to 4.9%.

The Hendon constituency also has the highest number of 16-19 year olds who are not in employment, education or training, and at ward level Burnt Oak has the joint highest number (26) of 16-19 year olds who are not in employment, education or training across all wards in the borough.

Voluntary and community sector organisations relating to economic development and unemployment are well developed in areas of high deprivation such as Colindale and Burnt Oak; however employment support appears to be an ongoing issue within the area.

1.2 Increasing Diversity & Community Cohesion

Hendon is the most diverse constituency in the whole of Barnet, with the lowest rates of White residents (54.9%) and the highest proportion of Black, Asian and Minority Ethnic residents (45.1%). Burnt Oak, Colindale and West Hendon are the most diverse of all Barnet wards and in the spring 2014 Resident's Perception Survey, those living in Burnt Oak or West Hendon were significantly more likely to feel that those from different backgrounds do not get on well together.

In addition to this, a large proportion of the population growth across the Hendon constituency over the next five years is projected to come from migration, as people move into the new housing developments in the area. This will be especially apparent in Colindale and Mill Hill. As new people move into the area, there is a risk that this will change the dynamics of the area which could impact on community cohesion.

1.3 Health and Participation in Sport

In addition to the general health indicators such as life expectancy, the 2015-2020 Barnet Joint Strategic Needs Assessment identified specific health and lifestyle factors impacting the west of the borough and specifically Burnt Oak and Colindale.

Burnt Oak and Colindale have some of the highest prevalence of stroke and obesity within the borough. Some of the best ways to combat these health conditions is through lifestyle changes. There is a fairly even distribution of sports provision throughout Barnet; however areas around Burnt Oak, Colindale and West Hendon are found to have some of the lowest levels of participation in sports. Burnt Oak and Colindale also have some of the lowest levels of park usage³.

Encouraging people to use parks is a great way to promote healthy lifestyles, however the 2014 Parks and Green Spaces needs assessment found that wards with high levels of crime that could take place in a park (for example, assault) tend to

³ Sport England. [Small Area Estimates web tool](#)

also have the lowest level of satisfaction with parks. Over 25.0% of reported crime in the Hendon constituency is assault, and this is much higher in Burnt Oak (41.5%) and Colindale (35.4%).

2 Recommended areas of focus

- Deprivation and Employment
 - Increasing employment
 - Reducing crime
- Increasing Diversity & Community Cohesion
 - Improving community cohesion
 - Supporting people as they move into the area
- Health and Participation in Sport

3 Summary of Key Facts

3.1 Population

- The Hendon constituency is the largest in Barnet, consisting of 132,062 people. Over the next five years the population of the Hendon constituency is projected to increase by 9.7%, the highest rate of all constituencies.
- The redevelopment works taking place across the constituency are the primary drivers of growth, with Colindale and Mill Hill projected to increase in size by 43.2% and 9.8% over this period.
- Unlike many areas of the borough, the population of the Hendon constituency is not projected to become proportionally older as redevelopment works attract younger people into the area.
- The Hendon constituency is the most ethnically diverse in the borough, with high levels of Black, Asian and Minority Ethnic groups, in comparison to other areas. With Colindale, Burnt Oak and West Hendon are the only three wards in the whole of the borough with more than 50.0% of the population who is from a Black, Asian or Minority Ethnic background.
- Hendon also has a large population of Jewish residents, accounting for 17.0% of the total population. The largest communities of Jewish residents are located in Edgware and Hendon, 32.6% and 31.4% respectively. In Edgware, Judaism is the most prominent religion in the ward.

3.2 Employment and Education

- Across all three constituencies, Hendon has the lowest rate of economically active residents in employment. 92.4% in Hendon, compared to 92.9% in Finchley and Golders Green and 97.6% in Chipping Barnet.
- In February 2015 Hendon had the highest rate of working age people claiming benefits (10.1%). The most frequently claimed benefit is Employment Support Allowance (ESA), a sickness related benefit, which accounts for 4.9% 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 1.7% of claims in Hendon. 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.
- At ward level, Burnt Oak has the highest number (1,760) and proportion (14.8%) of total claimants across the whole borough. West Hendon (1,305 (10.8%) and Colindale (1,530 (10.3%)) also have high rates of claimants, with over 10.0% of residents aged 16-64 in these wards claiming benefits.
- For JSA claimants alone, more recent data is available from August 2015. In August 2015, Hendon had the highest proportion of working age residents who claimed JSA (1.5%). Of these, 13.6% of claimants were aged between 18 and 24, compared to 15.2% in Chipping Barnet and 10.7% in Finchley and Golders Green.

- Hendon also has the lowest rate of residents with all levels of NVQ qualifications, compared to the rest of the borough.
- At constituency, Hendon has the highest number of 16-19 year olds who are not in employment, education or training (97) and at ward level, Burnt Oak has the joint highest number (26) of NEET 16-19 year olds across all wards in the borough.

3.3 Deprivation

- The west of the Borough has the highest concentration of more deprived LSOAs, with the highest levels of deprivation in Colindale, West Hendon and Burnt Oak.
- Households in Hendon have an average household income of £37,737. This is the lowest average income of all three constituencies and is below the Borough average of £41,468.
- The average household income in Barnet in 2015 was £41,468; only three wards in the Hendon constituency have average household incomes in excess of this. Whereas three wards in the Hendon constituency have average household incomes below £40,000; West Hendon (£36,642), Colindale (£30,125) and Burnt Oak (£25,930). Burnt Oak is the only ward in Barnet to have an average household income below the average Great Britain rate of £28,696.
- Burnt Oak and Colindale have the two lowest average incomes of any ward in Barnet, £25,930 and £30,125. And more importantly these two wards have experienced the lowest growth in incomes since 2012, 0.7% and 10.4% respectively. This further drives inequality across the Hendon constituency.
- 13.5% of households across Barnet have an average household income below the national poverty threshold of £17,500. Across the Hendon constituency, three wards, West Hendon, Colindale and Burnt Oak have a higher rate of homes that fall beneath this, with over a quarter of households in Burnt Oak below this threshold.
- The west of the borough also has some of the highest rates of children living in in poverty, in particular Burnt Oak (36.0%) and Colindale (37.5%), which both exceed the national and London averages.

3.4 Health

- The life expectancy of individuals living in the most deprived areas of the Borough are on average 7.6 years less than the average for men and 4.7 years less for women. By Ward, Burnt Oak has the lowest average life expectancy from birth 78.8 years.
- The wards with the highest rates of child obesity are Colindale, Burnt Oak and Underhill. These are also the wards with amongst the lowest levels of participation in sport, the lowest levels of park use, and the lowest rate of volunteering.

- The wards with the highest rates of admission to hospital with alcohol-related conditions are Burnt Oak, West Hendon and Colindale.
- The rate of emergency hospital admissions due to stroke is significantly higher in Barnet than London or England. Burnt Oak and Colindale have some of the highest rates of mortality from stroke across the borough.
- Data for 2008-2012 show that the proportion of babies born with a low birth weight (i.e. less than 2500 g) was highest amongst women resident in Finchley Church End ward (9.1%) followed by Burnt Oak (8.5%), Colindale (8.3%) and Edgware (8.3%) wards in Barnet.

3.5 Crime

- The Hendon constituency has the highest rate of reported crimes of all three constituencies; 68.7 reported crimes for every 1,000 people in the population, compared to Finchley and Golders Green with 59.8 and Chipping Barnet with 63.0.
- Apart from Hale, all of the Hendon wards have crime rates in the top half of the whole borough.
- The highest reported crime rate is in West Hendon, where 99.9 crimes are reported for every 1,000 people in the population.
- And even more of a concern is that although some wards in the Hendon constituency have seen a decline in crime rates since 2012/13, in West Hendon crime rates have increased over this period.
- The most frequent type of reported crime in West Hendon is violence is theft and handling, which accounts for 52.2% of all crimes. This is the highest reported type of crime across five of the Hendon wards, whereas violence against the person is the highest reported crime in two wards.

3.6 House prices

- The average house price in Hendon is £456,855; £22,809 below the overall Barnet average of £479,664.
- House prices vary across the constituency with average houses in Mill Hill £305,563 above those in Burnt Oak.
- Burnt Oak, Colindale and West Hendon have the lowest average prices in the constituency and are amongst the four wards with the lowest house prices in the whole of the borough; Burnt Oak has the lowest at £296,959.
- Over the past year, average house prices in Hendon have increased by over 49.4% the highest across the whole borough, whereas homes in Mill Hill have reduced by -10.3%.