

**CENTRE
FOR
LONDON** | **THE
LONDON
INTELLIGENCE**

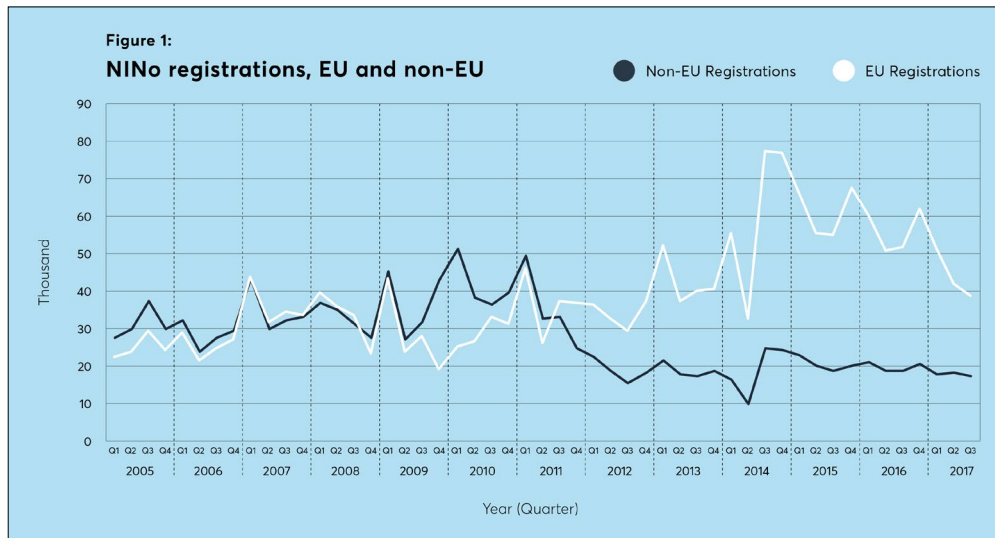
Welcome to the third edition of **The London Intelligence**, Centre for London's quarterly review of the state of the city. Each issue looks at five themes, analysing the most up-to-date data and highlighting emerging trends. In this issue we look at how London's economy is sustaining slow growth.

Demography



Demographic data from the last quarter show a significant drop in the number of foreign nationals coming to London. The sharpest falls in National Insurance Number Registrations has been among EU nationals and young people.

National Insurance Number Registrations



National Insurance Number (NINo) registrations – by people coming to London from overseas to work – continue to drop in London. There were fewer than 56,000 new registrations in the third quarter of 2017, down over 20 per cent on the same period the previous year. EU nationals saw a fall of over 25 per cent, with non-EU registrations recording a more modest 7.5 per cent fall.

Only 38 per cent of all registrations to England were in London, which is significantly lower than the peak, which was over 50 per cent in the last quarter of 2009. Registrations to London as a proportion of the whole have been falling relatively consistently since Q1 2011, as immigration has spread across the country.

National Insurance Number Registrations

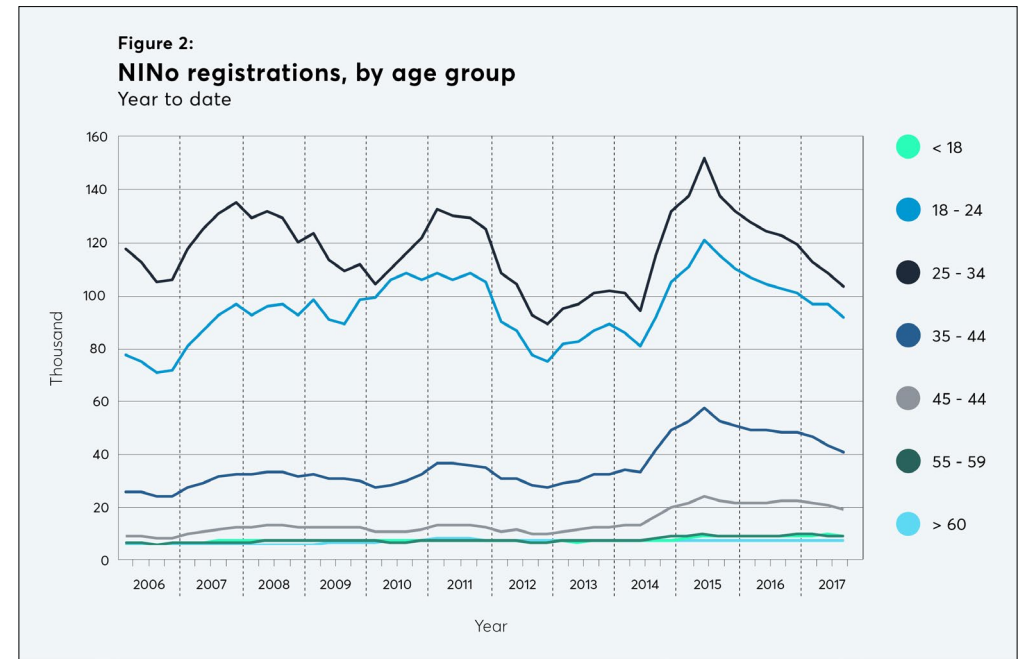
Nearly three quarters of registrations are by young people (age 18-34), and the age profile of London arrivals reflects England as a whole. These younger categories have seen the sharpest fall in absolute terms since their peak in early 2015, whereas older categories have only experienced smaller falls. Proportionally, young person (25-34) registrations peaked (at 50 per cent of the total) across 2005, and has fallen since, while older age groups (35-44 and 45-54) have increased slightly.

“The debate over London’s war for talent typically conjures the image of one firm competing with another to sign up tomorrow’s hotshot banker or computer coder. In reality, London’s businesses must battle for talent across all salary brackets and not just among themselves.

The continuing decline in National Insurance number registrations will be of particular concern to the capital’s service industries which are powered by migrant talent. That goes for doctors caring for NHS patients just as much as London’s restaurants, whose workforce is estimated to come 75 per cent from overseas.

European Union workers are already going elsewhere even though the UK might not emerge from Brexit transition until 2021. What began as a political crisis risks becoming a human one if we do not have the people to keep the city running.”

James Ashton,
Business Writer and Media Consultant



Economy



The economy is sustaining slow growth but there is continuing uncertainty for a number of economic growth indicators. The capital's unemployment rate increased marginally and job growth slowed. Though the total number of tourists is down, the total visitor spending continues to be up, likely due to the weaker pound.

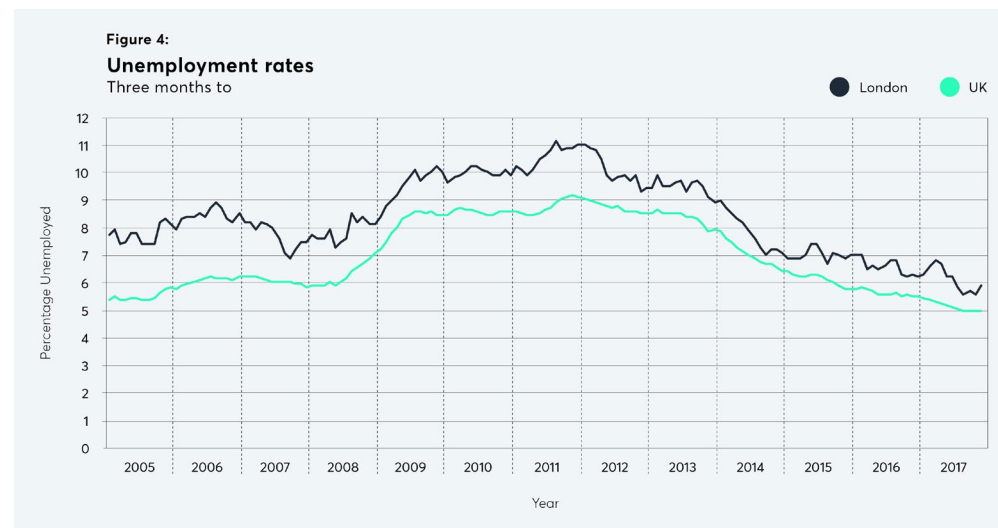
Workforce jobs



There were more jobs in London in the three months to September 2017 (5.84m) than a year previously, with an annualised growth rate of just over one percent, which is the second lowest rate since 2011 (the previous quarter's annual growth was under 1 per cent). For the third successive quarter job growth in London was also slower than in the UK as a whole.

The sectoral breakdown suggests that the [widely-discussed](#) continuing construction boom is having an impact in London, with a 12 per cent annual growth in construction job numbers, while admin and support work has also risen over 10 per cent. The bigger losers were financial and insurance services (-5 per cent) – perhaps hit by post-Brexit uncertainty as well as continuing structural change – and jobs in arts, entertainment & recreation (-11 per cent). After a resurgence in public sector jobs last quarter, private sector jobs are now growing faster.

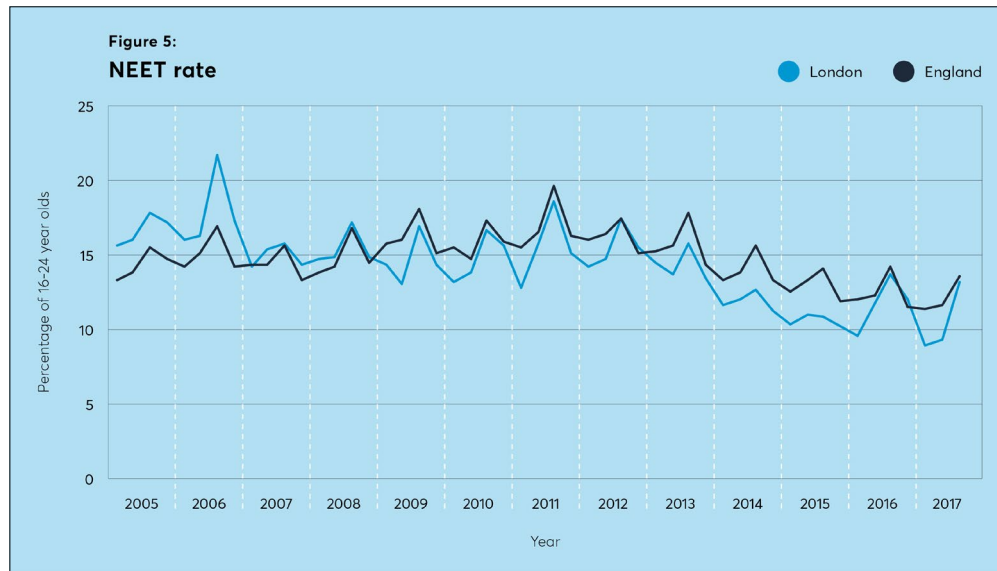
Unemployment



While national figures for the three months to November were better than expected (remaining at 4.3 per cent), London's unemployment rate experienced a slight uptick – to 5.2 per cent (equating to 255,000 people). The rate has been fluctuating around 5 per cent over the last few months, indicating that it may have bottomed out at this level.

For those in employment, wage growth at the national level has been [rising](#) in recent months, but still lags behind inflation, a particularly acute problem for Londoners given the high cost of living, especially renting or buying a home (as highlighted elsewhere in this issue).

NEET



During the third quarter of 2017, the number of young people not in education, employment or training (NEET) was 127,000, equating to 12.9 per cent of the age group. This is significantly higher than in the previous two quarters (to be expected given the end of the academic year, following historical trends), but slightly down on the same quarter last year (0.5 percentage points lower).

Commercial Property



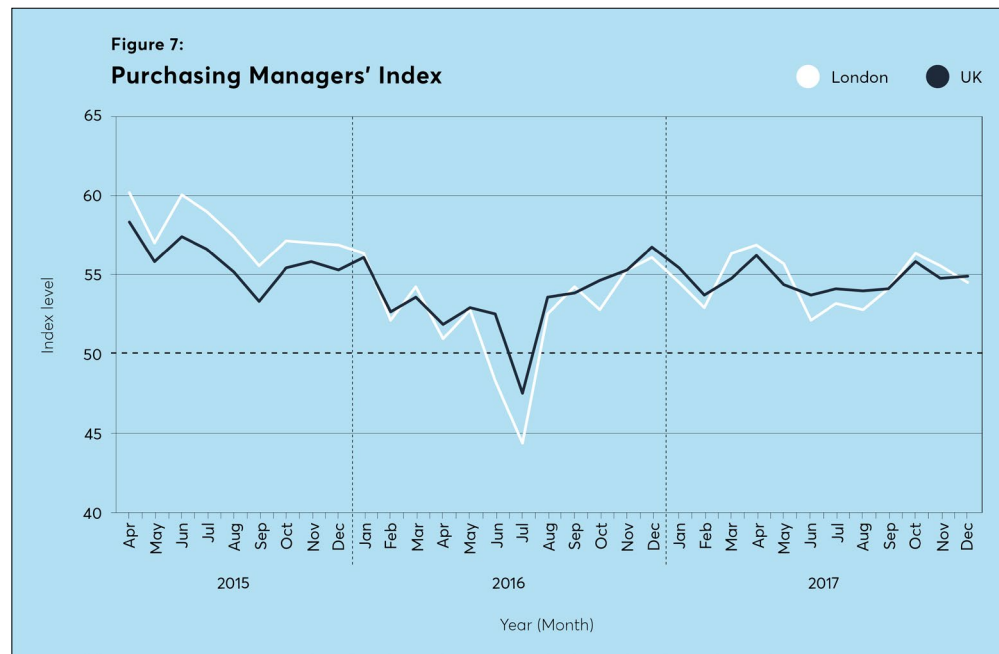
The data presented here is from JLL's Central London Office Market Report, which provides quarterly data and analysis covering a range of commercial property indicators.

Take up in the capital fell marginally year-on-year in the fourth quarter to just under 3 million square feet, but this was still well above the 10-year average. Total take-up in 2017 was 13 per cent above the long term annual trend.

Meanwhile, the vacancy rate rose to 5.1 per cent, stimulated by an increase in second hand supply coming onto the market. Active demand rose slightly year-on-year to over 9 million square feet after year-on-year falls in the four previous quarters, and analysts predict that demand for offices in 2018 will [continue to rise](#), particularly in the City, where financial and insurance firms continue to take on more space despite Brexit uncertainty, and co-working spaces also expand their reach.

Prime rents in the City and the West End both remained flat, as they have done for the past year.

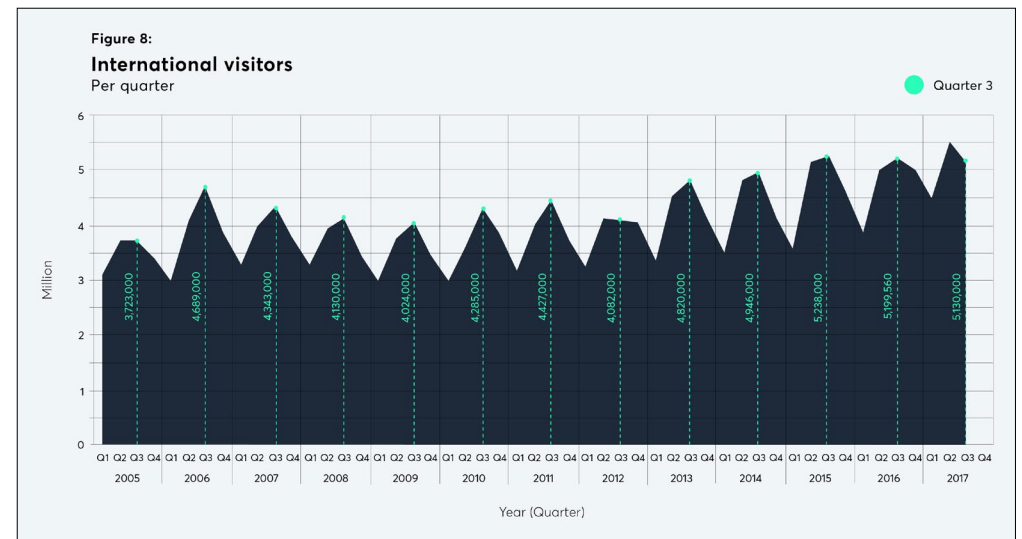
Purchasing Managers Index



Purchasing managers' indices (PMIs) measure business activity by surveying companies on output, new orders, employment and prices; a score above 50 shows an increase in activity from one month to the next.

The Lloyds Bank / Markit Economics indicator shows business confidence in London declined slightly at the end of the year, but remains broadly positive, and higher than during the summer. In December, the PMI hit a three-month low of 54.5, which was also marginally below the 12 month average. Analysts suggested that most of the business concern stemmed from cost pressures, such as increased raw material costs and salary pressure, but many retained an optimistic outlook for 2018.

International Visits



After a strong second quarter which saw a large rise in visitor numbers, quarter 3 – the ‘peak summer’ months of July to September – saw a drop in the number of international visits to the capital, albeit only by a modest 1.3 per cent, and has now remained broadly flat for three years.

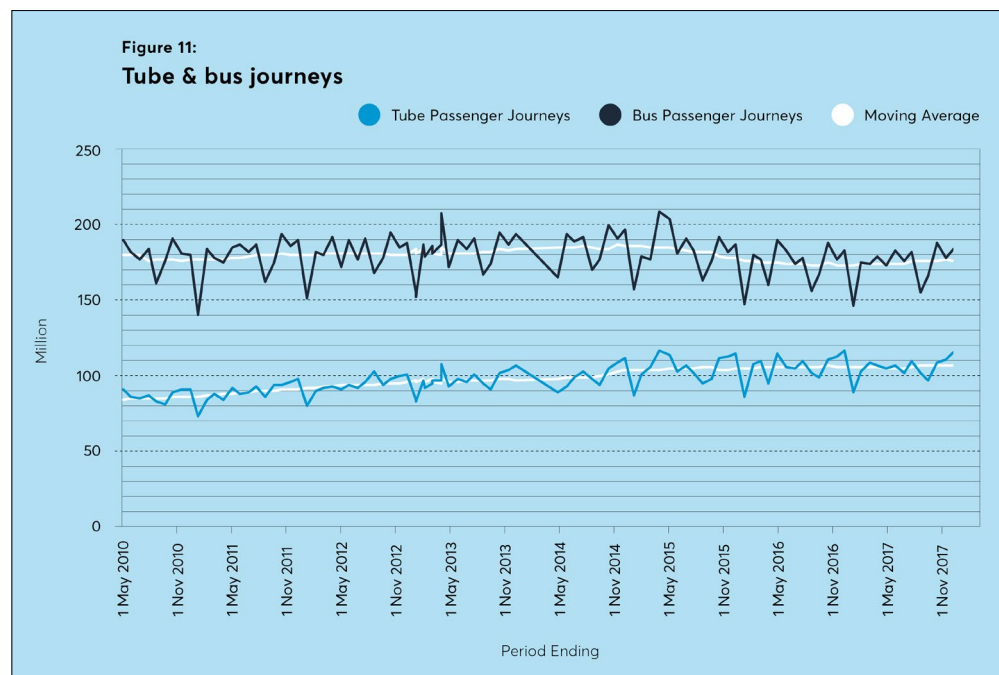
While the number of tourists coming to the capital fell, the spend per visitor grew significantly, to over £800 per person, a year-on-year rise of nearly 25 per cent.

Infrastructure and housing



Housing data from the last quarter show that London's house prices fell by 4.1 per cent in the year to November 2017, the largest fall since August 2009. Prices by property type across London show mixed fortunes. Meanwhile tube ridership continues to decline.

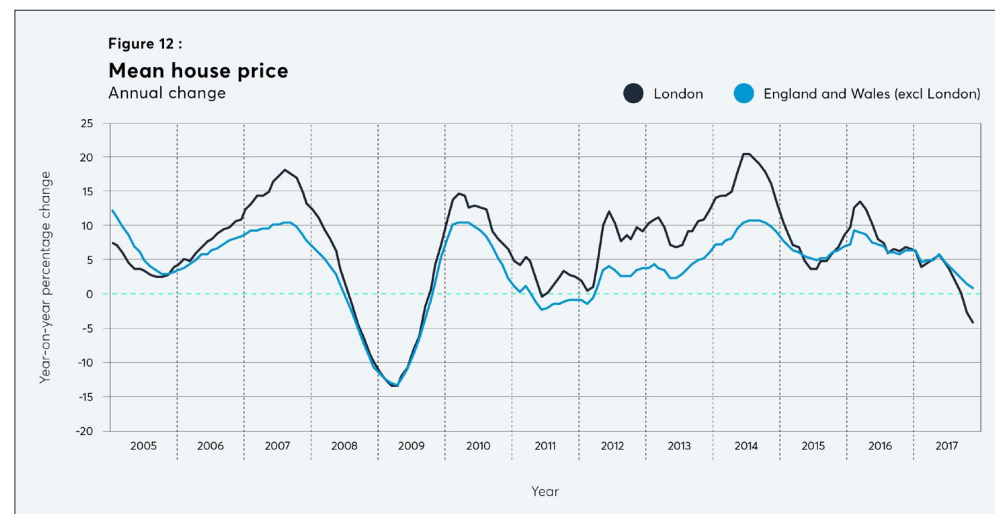
Tube journeys and bus journeys



The last three periods (of four weeks each) have seen declining year-on-year numbers of tube journeys – between 1.3 and 1.8 per cent drops. Possible reasons identified for this fall – in a period of economic expansion and population growth, and despite a fare freeze – include an increase in use of private hire services such as Uber, changing work patterns, and changing consumption habits. Declining tube usage is one of the reasons TfL is [expected](#) to not achieve its projected fares income this financial year, anticipated to generate £239m below the estimate.

Bus use, on the other hand, is recovering slightly after several years of stagnation, with growth of 0.6 and 0.8 per cent in the two latest periods, perhaps indicating a continued positive effect of the Hopper fare, which went unlimited in January 2018.

House Prices

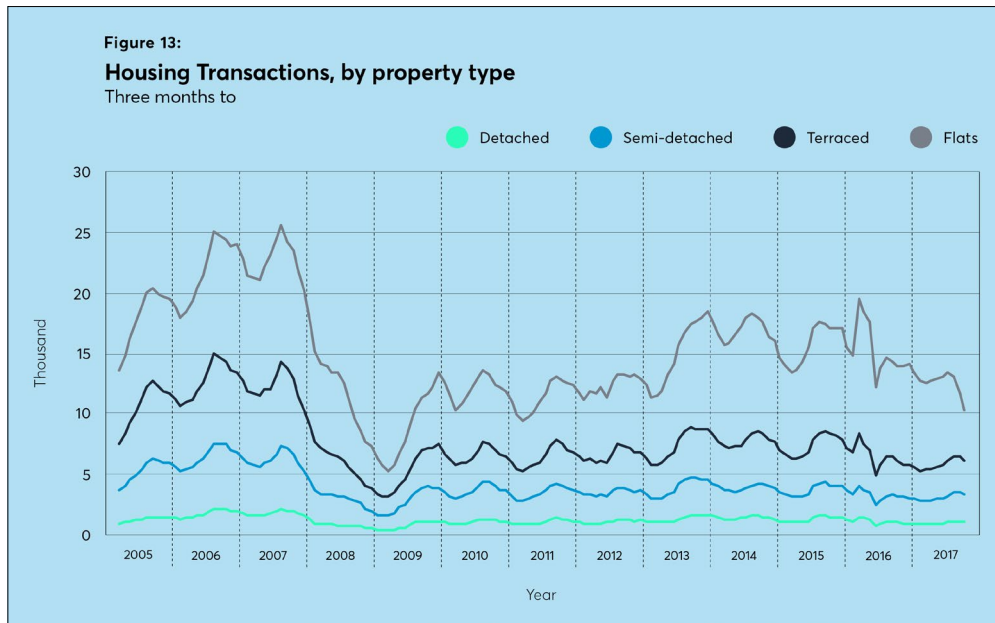


London's house prices fell by 4.1 per cent in the year to November 2017, the largest fall since August 2009, according to Acadata figures used by The London Intelligence. The rest of England and Wales is also experiencing a slowdown, although not to the same extent – prices rose by a modest 0.9 per cent over the year to November.

Borough-level prices (albeit unadjusted) show a more complex picture across the capital: western inner London boroughs saw a fall of 3.5 per cent on average, while outer boroughs to the south and west/north west were more buoyant, with rises of 9 and 11 per cent respectively. Inner east and outer east/north east saw more subdued growth of 5 and 4 per cent.

Prices by property type (albeit unadjusted) across London show mixed fortunes. In the year to November, the average price paid for flats fell by 6.7 per cent, with terraced house prices also falling slightly (-2.3 per cent). Prices for semi-detached and detached houses, meanwhile, rose 3.9 and 0.8 per cent respectively.

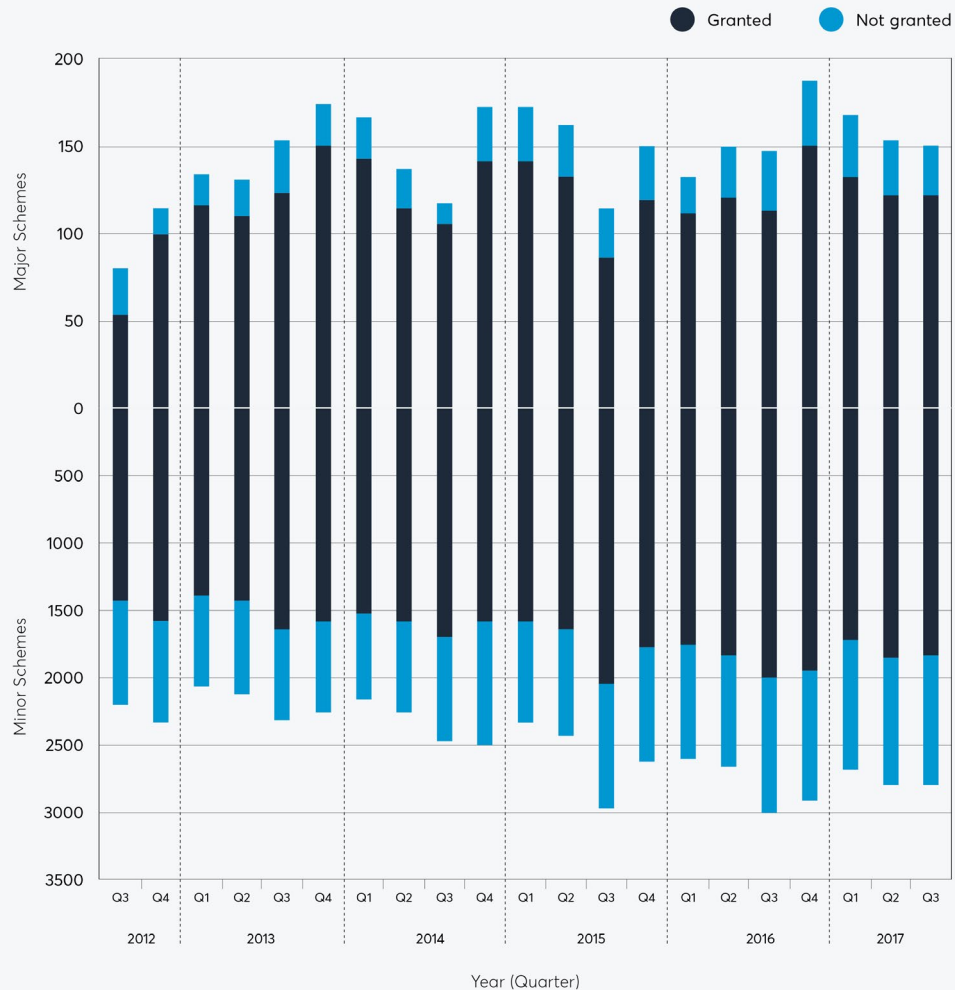
Transactions by property type



As noted in the last issue, transactions in the capital have been relatively subdued since 2009. Looking at property types, flats account for the largest number of transactions in the capital, but have experienced the largest proportional drop in sales: transactions were down over 25 per cent for the three months to October 2017 (compared to 2016).

Planning pipeline

Figure 14:
Planning decisions

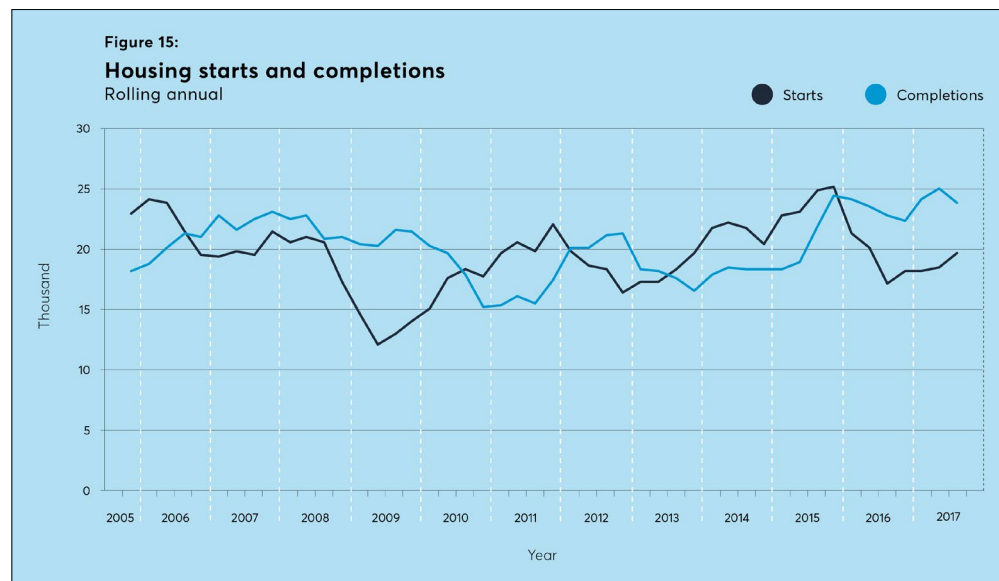


Decisions made on residential planning applications in London show that the total number of decisions (and the number where permission was granted), fell slightly in the third quarter of 2017 (when compared to the previous year). Just over 150 major schemes were decided upon, with 122 granted permission. The respective figures for minor decisions were 2,800 and 1,800.

While schemes receiving permission have grown in recent years, there is still a significant problem of sites with planning permission being left undeveloped – [recent research](#) suggests nearly half (46 per cent) of new homes given planning permission had not begun to be built, across the whole of 2017.

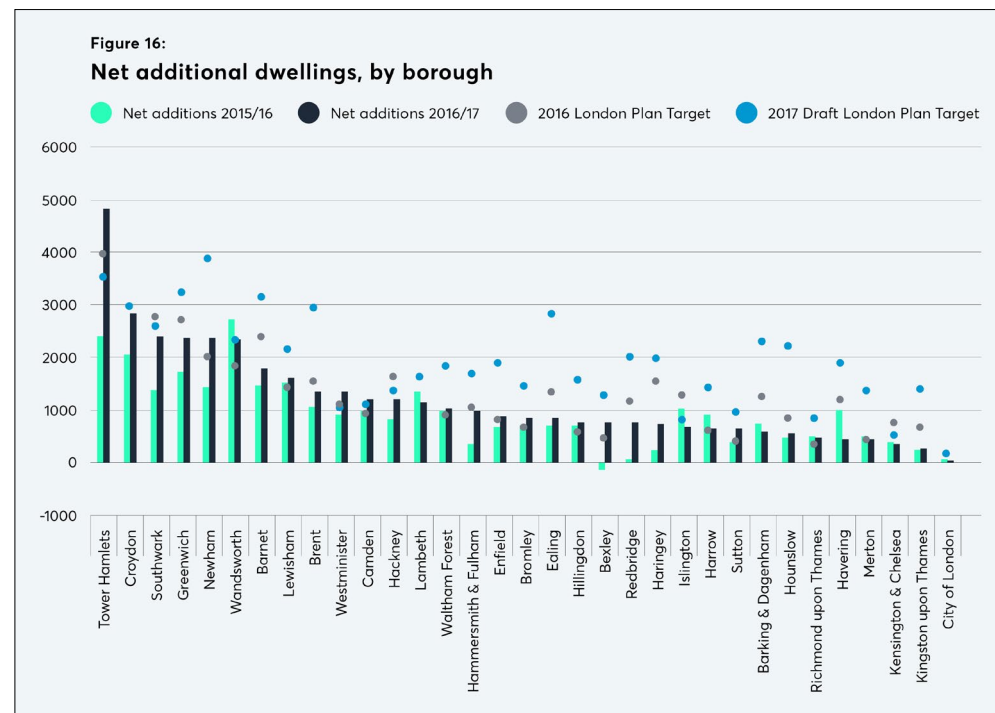
Only two thirds of decisions received permission in Q3 2017 (a figure which has been falling recently), perhaps indicating growing community concerns about affordable housing levels and local impact of schemes.

Starts, completions



For the year to September 2017, new housing starts picked up a little compared to the year before, to nearly 20,000 units, while completions also rose to nearly 24,000 over the same time period. However sales, particularly of one bed flats, have slowed and prices dropped. It remains to be seen the impact this slowdown will have on starts in future periods.

Net additional dwellings



New builds are only one element of meeting London’s housing needs, and net additional dwelling figures for the full year 2016/17 paint a fuller picture. At the city level, net additional dwellings were nearly 40,000 in the latest data – a significant improvement on the previous year, and only just shy of the 2016 London Plan’s target of 42,000. This was helped by a significant proportion which came from change in use – nearly 9,000, or 22 per cent – a much higher proportion than in previous years. This could reflect the growth in ‘permitted development’ of commercial buildings, a form of supply that is highly controversial among London boroughs, as it does not include affordable housing or other planning obligations, and results in loss of commercial space in many town centres.

This increase in supply means that 15 boroughs met or exceeded the monitoring targets set out in the 2016 London Plan during 2016/17. But if the new draft London Plan’s targets had been in force, only three boroughs would have met them, with some of the biggest shortfalls in outer London boroughs.

London rental market



The data in this issue – mainly provided by Dataloft on the basis of a sample of actual rental transactions – allows a greater understanding of London’s tenants and their renting habits, as well as the performance of different subsets of the market, enriching our analysis and having potentially important implications for this growing tenure.

London's private rental market continues to grow: 2016 was, according to the [English Housing Survey](#), the first year that there were more renters in London than homeowners, and there are now more than a million private renting households [in the capital](#). The proportion of renters (private and social) could rise to 60 per cent [by 2025](#).

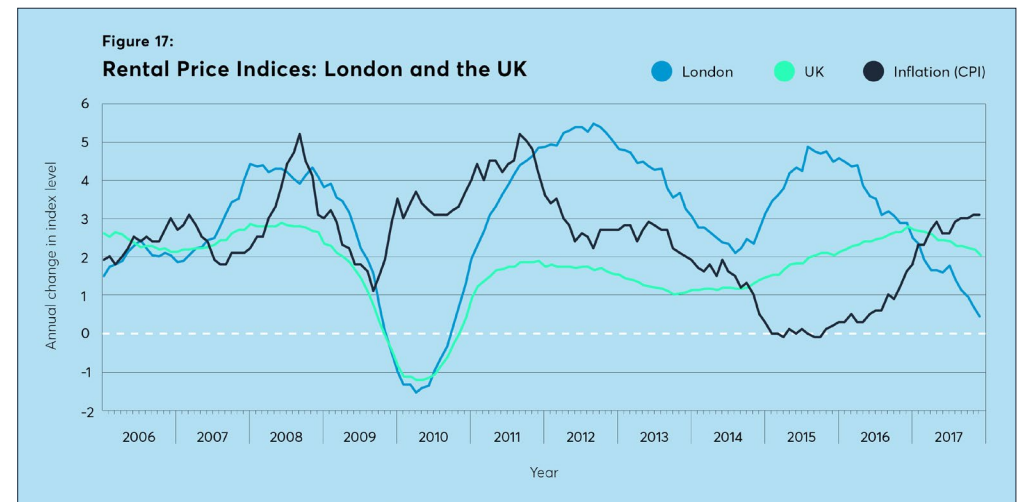
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"The cyclical nature of the housing market, and the current level of uncertainty in the political and economic environment, means that relying solely on new homes for sale would significantly limit the speed and scale of delivery, not least of much-needed affordable homes which are often dependent on cross-subsidy from private homes for sale. There is also an increasing need to deliver homes across a number of different tenure types, including homes for sale, private rental, shared ownership and affordable homes.

To meet this wide and growing range of needs, and in response to what the latest data was telling us, we recently announced our move into the Build to Rent sector which will create homes for Londoners designed to be rented, from the start. This will enable us to deliver more homes faster, and invest more in places that will bring socio-economic benefits, from new jobs and public amenities to affordable homes for local people. We hope this will usher in a new renting era in London."

Stephanie Barbabosa,
Head of Build to Rent, International Operations, Lendlease

Rental Price Index



According to the Office for National Statistics' experimental rental price index, London's rental level rose by only 0.4 points in the year to December 2017, which was the slowest annual growth since October 2010. This continues the trend of a slowdown in the capital's rental market, which is markedly sharper than the rest of England, where the index grew by 2 points.

Annual change in rents paid

Figure 18:
Year on year changes in rental prices

Year to	1 bed flats	2 beds flats	3+ bed flats	Terraced houses	Detached / Semi-detached	ALL
Q4 2015	5.7%	6.1%	4.4%	4.0%	6.4%	6.3%
Q1 2016	4.0%	3.7%	-2.8%	6.9%	1.9%	3.1%
Q2 2016	0.0%	1.8%	1.2%	3.3%	-3.6%	2.7%
Q3 2016	0.9%	2.6%	3.7%	5.0%	3.1%	2.6%
Q4 2016	0.9%	0.9%	4.8%	3.0%	8.0%	2.4%
Q1 2017	2.0%	-0.9%	-3.3%	2.8%	0.3%	1.3%
Q2 2017	1.3%	-1.2%	0.9%	1.3%	5.9%	-0.1%
Q3 2017	-1.0%	-2.3%	-0.5%	0.3%	1.1%	-1.0%
Q4 2017	2.8%	1.3%	-3.9%	2.3%	-2.0%	-0.8%

Dataloft figures confirm that the London Market is more subdued than England and Wales as a whole, with reported rents actually falling up to 1 percentage point in the last three quarters of 2017. While rents rose marginally in the national market, they have also experienced a slowdown, mirroring the ONS index.

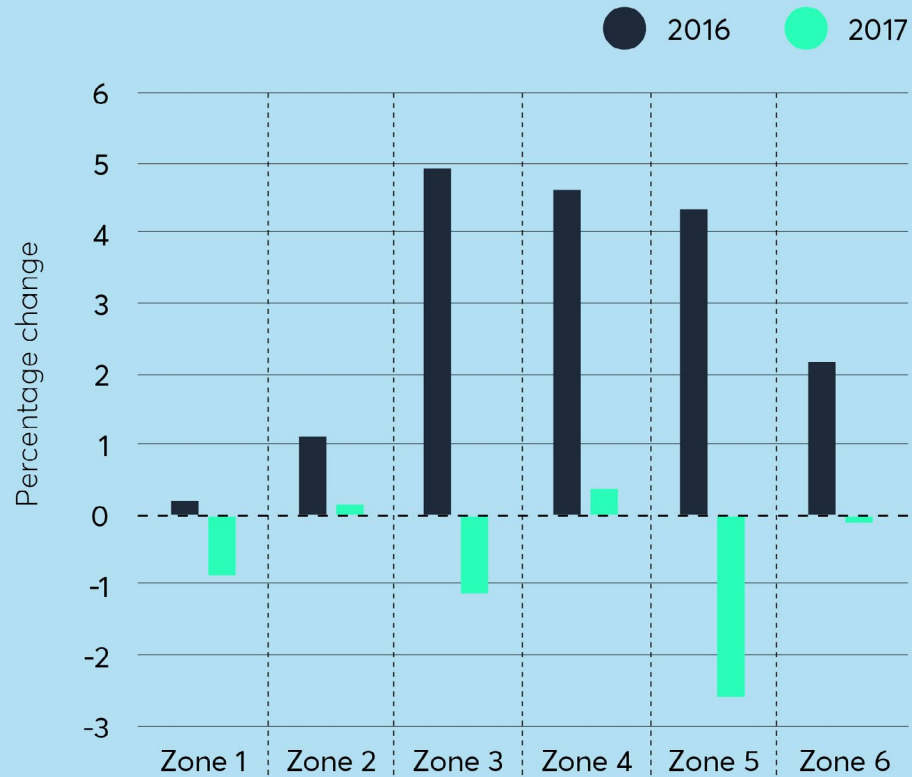
The granularity of the data allows an interrogation of different trends in price growth for different types of rental property in London. In the year to December 2017, smaller properties showed modest growth - though one- and two-bed flats had seen rents decline in the previous period, stimulated by an influx of properties onto the market. Meanwhile larger properties saw significant falls in Q4, dragging the overall level into the negative. Only terraced houses have seen persistent rental growth over the last two years.

"There was a marginal uptick in rents in Q4 2017, but it would be unwise to read too much into this. It is a price correction rather than growth and leaves rents at broadly the same level at the end of 2017 as they were in 2016. In between, rental values had dipped, particularly for 2 bed flats, because supply rose in 2016 and early 2017 as new developments were completed and after the introduction of 3% surcharge for additional homes in April 2016. By the end of the year the surplus capacity seemed to have been absorbed and rents regained some lost ground."

Sandra Jones,
Managing Director, Dataloft

Geographic distribution of rental prices

Figure 19:
Rental price changes, by zone



London's rental market is not geographically homogenous, however, and these figures suggest a variety of trends are occurring across the capital. Strong price growth occurred in zones 3-5 during 2016, while inner London areas saw more marginal growth, as cost pressures moved out of prime areas. In 2017, however, growth was much more subdued, if not negative, across all on London's zones – zone 5 saw the largest drop of 2.6 per cent.

Rent affordability

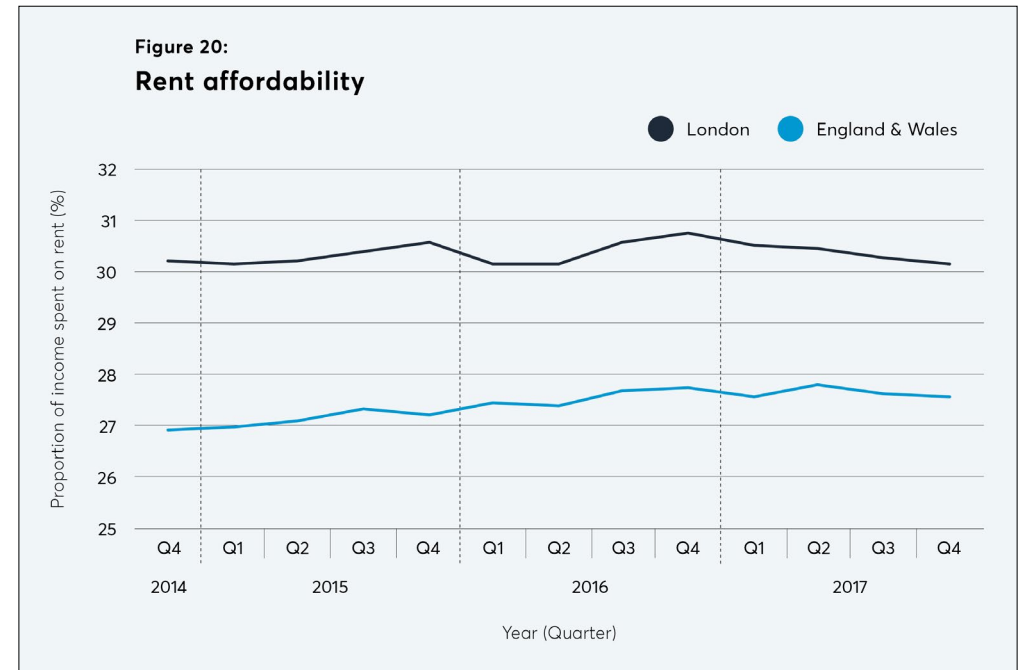
By contrast with other measures comparing average rents to average incomes, this data shows the proportion of income spent on renting by renters in the Dataloft sample (just under a quarter of London renters). This has remained relatively constant over the last three years, at between 30 and 31 per cent of income, suggesting that within this sample, renters tend to regard this level of rent as an affordability threshold – perhaps “trading down” in the face of rising rents.

“The slowdown in London house prices appears to be having a knock-on effect on rents, which is likely to be a result of new flats coming onto the market and tax changes affecting London more than the rest of the country, where the slowdown is less marked. With prices falling, landlords who might otherwise sell are keeping their homes on the rental market.

This is a positive development for London but there needs to be a sustained decrease if people on modest incomes are to feel better off.

Expensive rents were still rippling out to outer London in 2016, as renters looked further afield for affordable homes. So it’s interesting that the subsequent falls in 2017 appeared to happen simultaneously throughout the capital.”

Dan Wilson Craw,
Director, Generation Rent



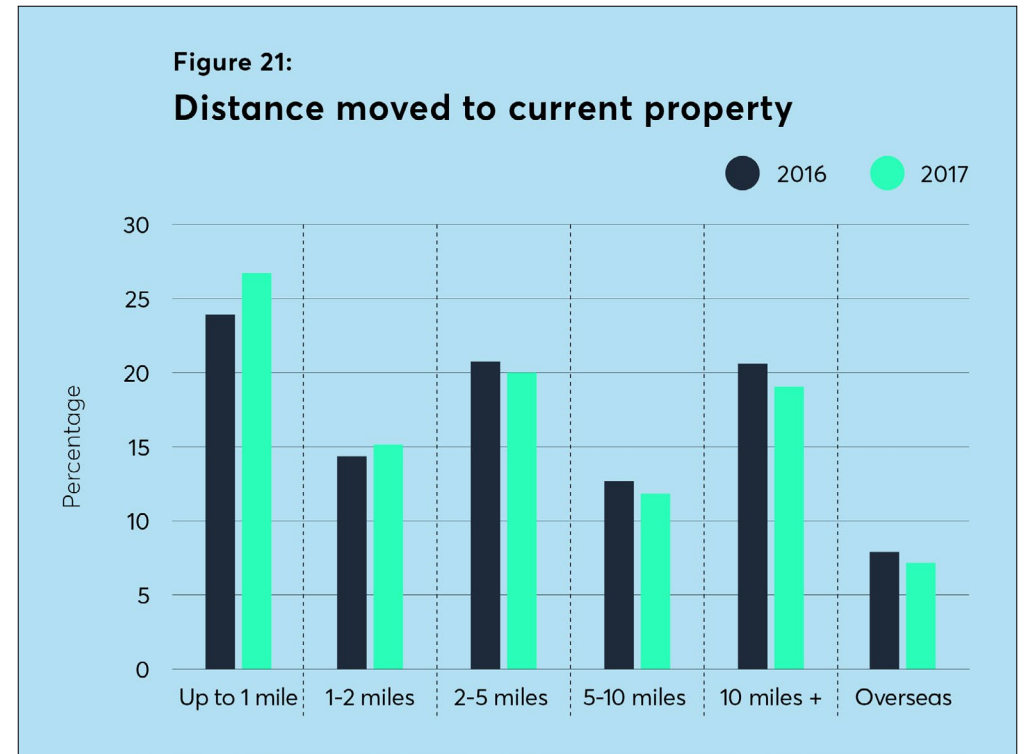
How far do London's renters move?

Analysis of the distance moved by renters shows three groups: around 25 per cent of renters move very locally, with an additional 15 per cent moving slightly further afield but within the same part of London. Just under a third have moved between two and 10 miles, essentially within London. And 25 per cent move from further afield – from overseas or over distances of ten miles.

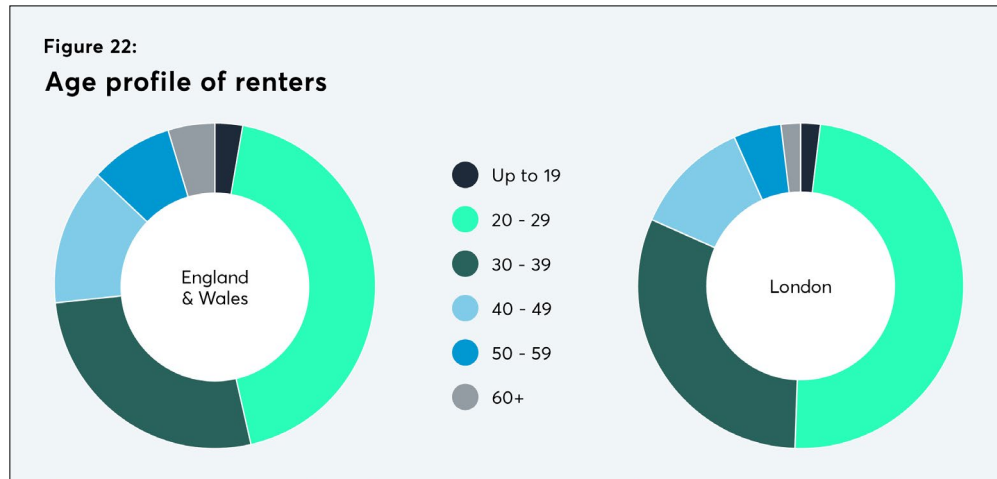
In 2017, more moves were local than in the previous year, reflecting continuing strong neighbourhood ties for many Londoners, and the proportion of both short and long distance moves was higher than across England and Wales.

“Only 31 per cent of London renters moved between 2 and 10 miles – i.e. made a move from one area of London to another. Most either moved within the same neighbourhood or from another area altogether (under 2 miles or over 10 miles). This has significant implications for the Build-to-Rent investors. Build-to-Rent schemes are often pitched at a rental level that has no precedent in the area. They will hope to attract tenants in on the strength of their offer, from other parts of London.”

Sandra Jones,
Managing Director, Dataloft



Age profile of London's renters



Individuals renting in London have a distinctive age profile compared to the whole of England and Wales – a higher proportion are in their twenties (49 vs 44 per cent) and thirties (31 vs 27 per cent). This is perhaps unsurprising given the large young population in the capital, and [research](#) that suggests housing wealth is disproportionately owned by the older generation in London.

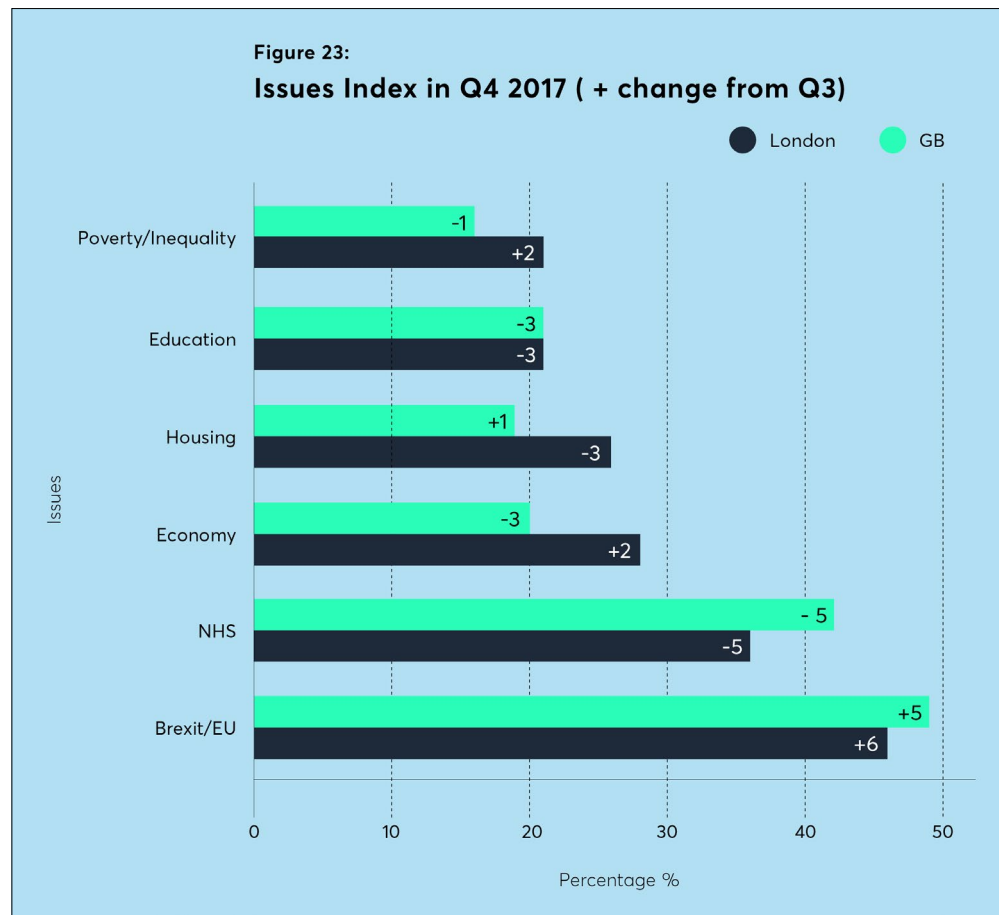
The youngest renters generally live in zones 1 and 2, perhaps indicating that younger people are more willing to pay higher prices or live in worse quality accommodation for the sake of being in a more central location. Indeed, [analysis](#) suggests different tenants prioritise different aspects of a property when deciding to rent – older ones may, for example, prefer size – for which you generally get better value in outer London.

Society



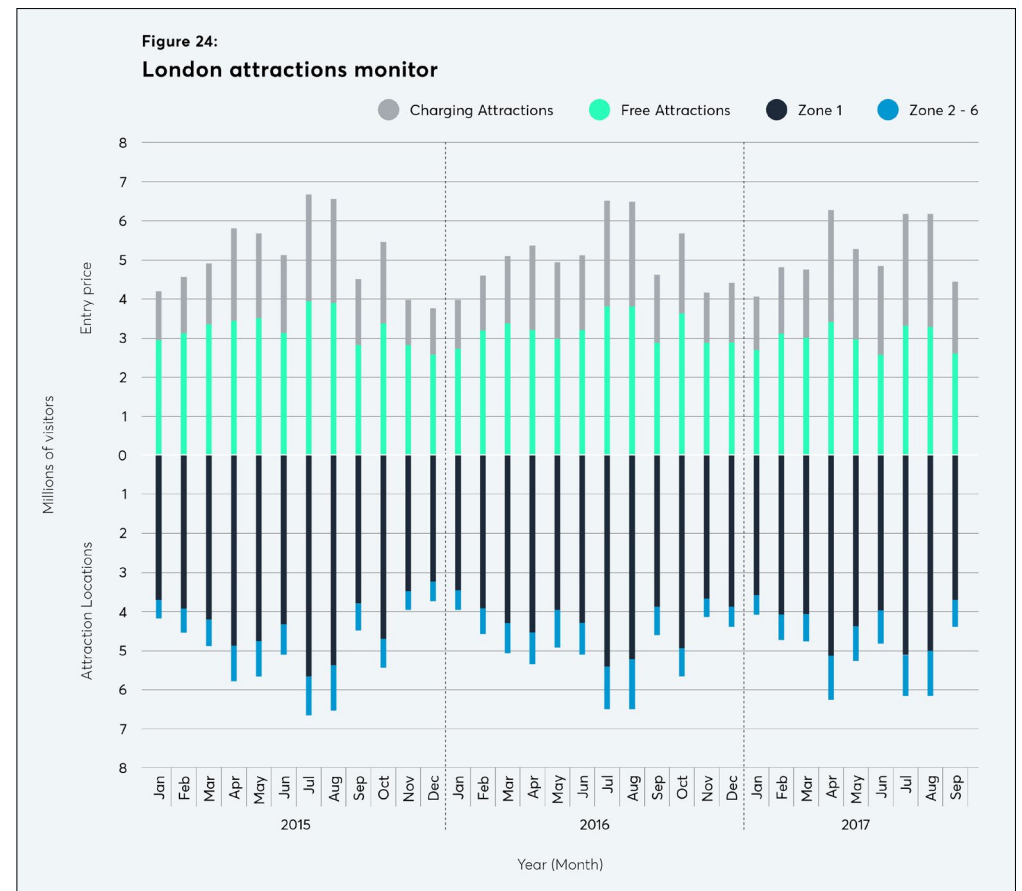
Data on Society from the last quarter shows that reported violent crime continues to rise (albeit not as fast as overall crime) – the quarter to November saw over an eight per cent annual rise – with knife crime a key contributor to this. Meanwhile, Londoners' concern about Brexit regains top spot in the issues index, overtaking the NHS.

Issues Index



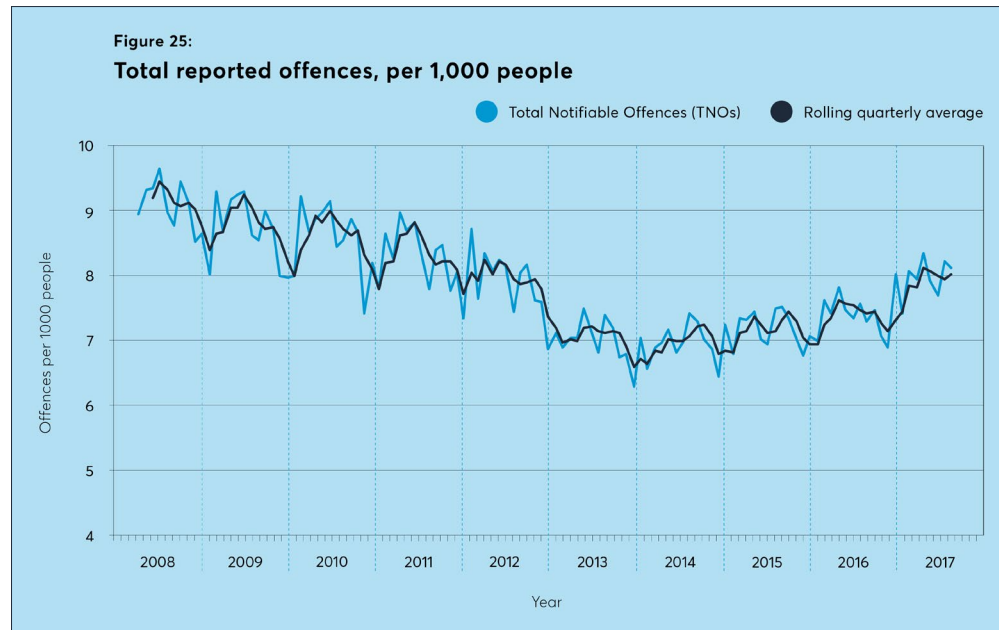
Londoners’ concern about Brexit regains top spot in the [Ipsos MORI Issues Index](#), overtaking the NHS. With London hospitals seemingly doing better than their national counterparts (see later in the issue), it is perhaps unsurprising there is a 6 point difference between London and GB on this issue, though the poll was undertaken across the quarter (see appendix), before the current winter crisis took hold. Immigration, meanwhile, falls out of top six spontaneously-mentioned topics, and has been replaced by poverty/inequality, perhaps a reflection of the shifting political narrative in the capital and country.

Attractions monitor



Visitor numbers to over 60 of London’s top attractions – including museums, galleries and stadiums – fell by nearly 5 per cent in the quarter to September when compared to the previous year. The sharpest fall was in the summer months, when international visitor numbers were also down, and is perhaps linked to the impact of terror attacks in London and Manchester.

Crime



Total Notifiable Offences (TNOs) were at over 71,000 in November, a 13 per cent rise compared to the same month in 2016. For the quarter to November, reported offences were up 10 per cent on last year's figures, and year-on-year rises have been at record highs for the last seven months.

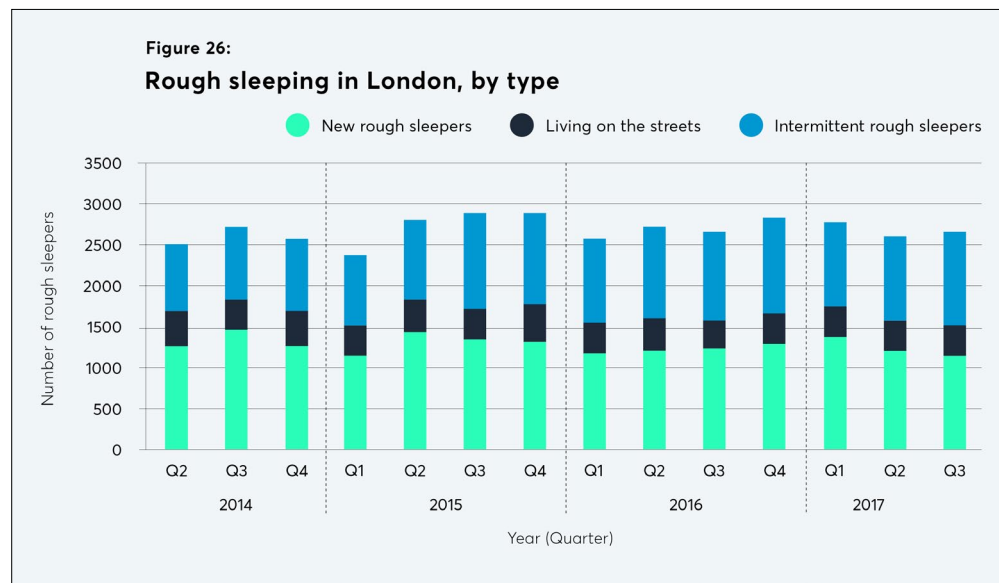
Reported violent crime continues to rise (albeit not as fast as overall crime) – the quarter to November saw over an eight per cent annual rise – with knife crime a key contributor to this. This continuing escalation has led the Mayor to continue to take action – policies announced this year include increased stop and search powers and an extra £15m to tackle knife crime.

Other figures (for the year to September) revealed a rise in robberies and vehicle thefts, which links to the well-publicised spate of moped thefts in the capital in the autumn.

"The latest crime figures are puzzling. On the one hand, according to the Office for National Statistics, overall crime levels as measured by the Crime Survey for England and Wales, have continued to fall across the country. On the other hand, as the London data here shows, crime recorded by the police has increased. What explains this difference? Some of the increase in reported crime is the result of more victims coming forward in areas where reporting has been traditionally low, such as sexual crime and domestic abuse. Some of the increase is due to better recording of some types of crime by the police. But it is also true that there are some genuine increases in some serious offences, including knife crime and vehicle related thefts, in particular moped-enabled robbery. The increase in knife crime has led to the Met stepping up the use of stop and search tactics. We should watch the next round of data closely to assess whether this has any impact."

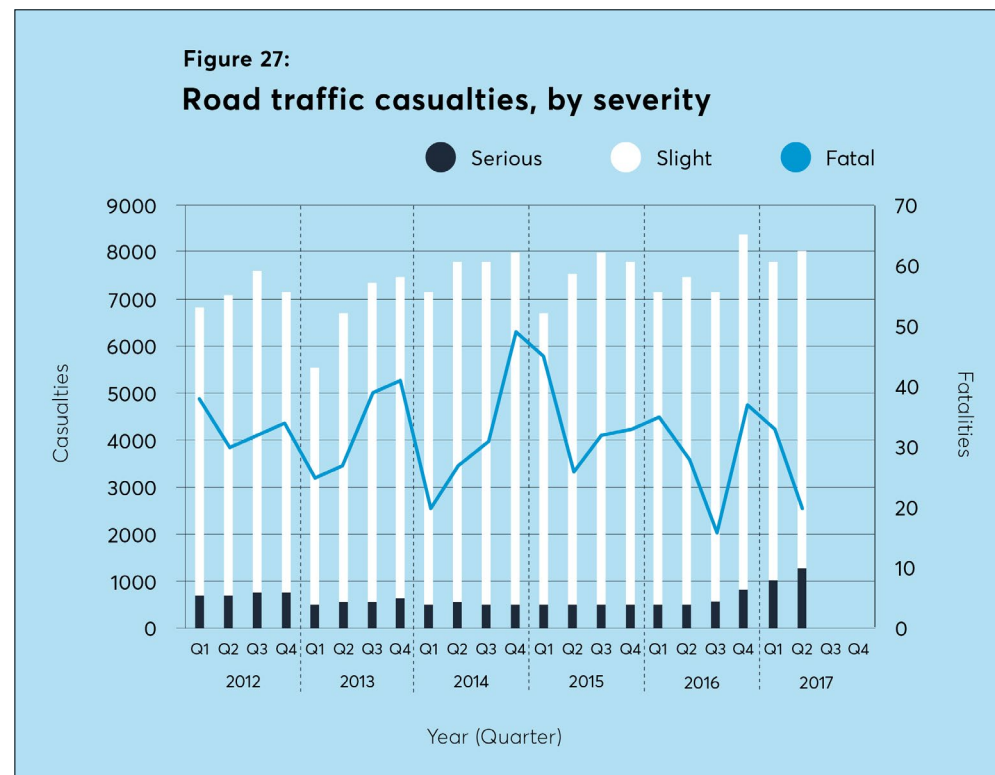
Rick Muir,
Director, The Police Foundation

Rough sleeping and homelessness



The total number of rough sleepers in the capital rose slightly in the third quarter of last year, to nearly 2,700. The data suggests that nearly 400 of these people live on the streets, with their numbers concentrated in central London. In addition nearly 4,500 households in the capital fitted the statutory definition of homelessness that calls for local authority support (at a rate more than double the rest of the UK).

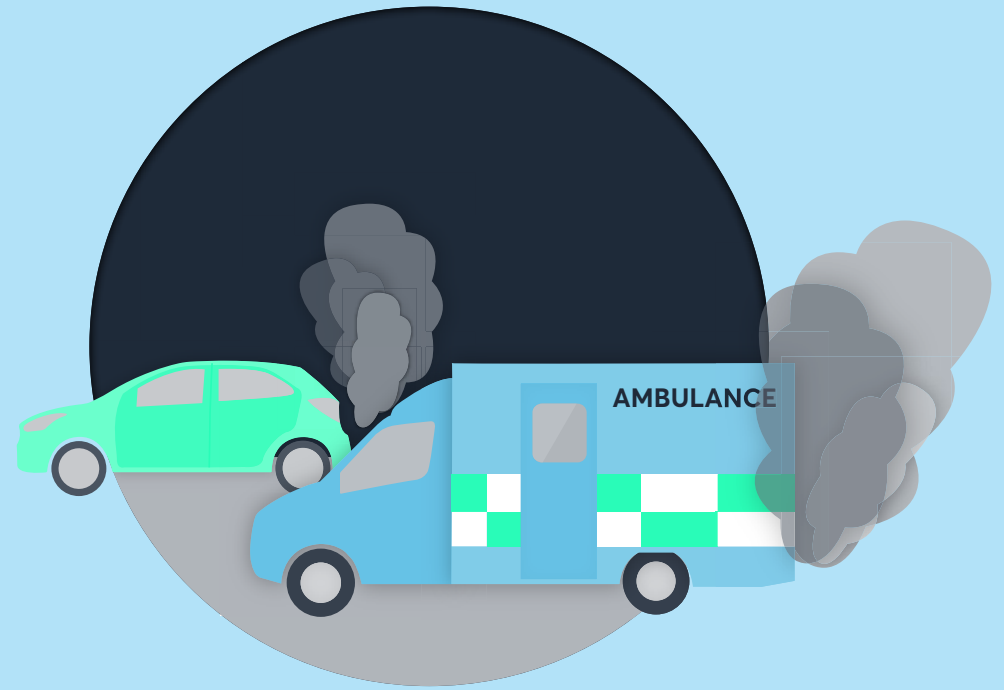
Road safety



Total reported incidents on London's roads which resulted in a casualty stood at over 8,000 in the second quarter of 2017. There were 20 fatalities, which is the second lowest quarterly figure in the last five years.

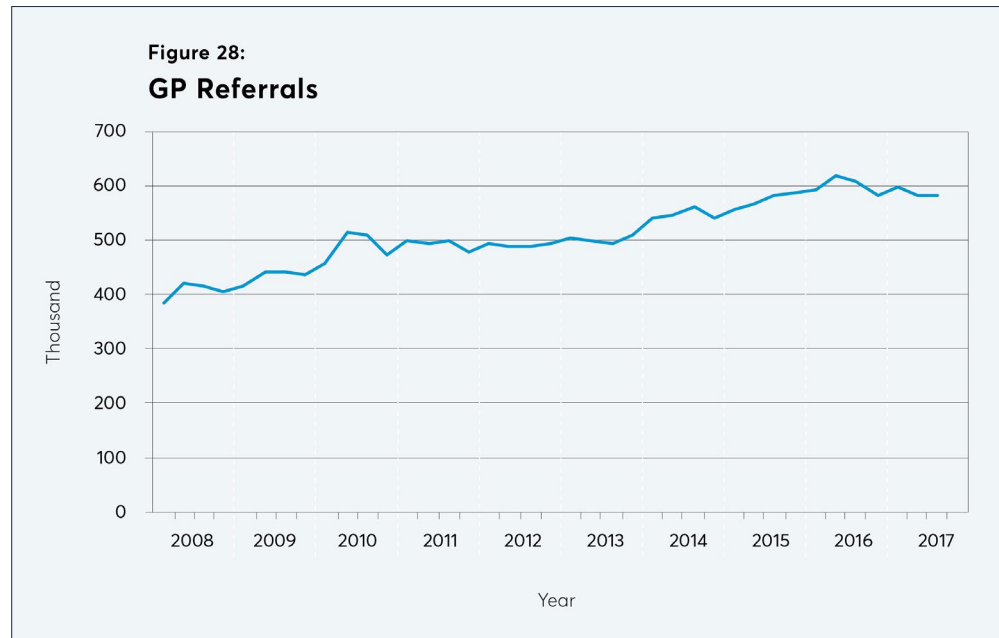
A new measurement system makes it difficult to compare the severity of outcomes from September 2016 onwards with those previously, but [recent research](#) has shown that the 13 most dangerous roads in Britain are all in London – the worst nationally is the A1010, from Tottenham to Waltham Cross, which has an accident rate of 12.7 accidents per million miles driven, versus the national average of 1.48.

Environment and Health



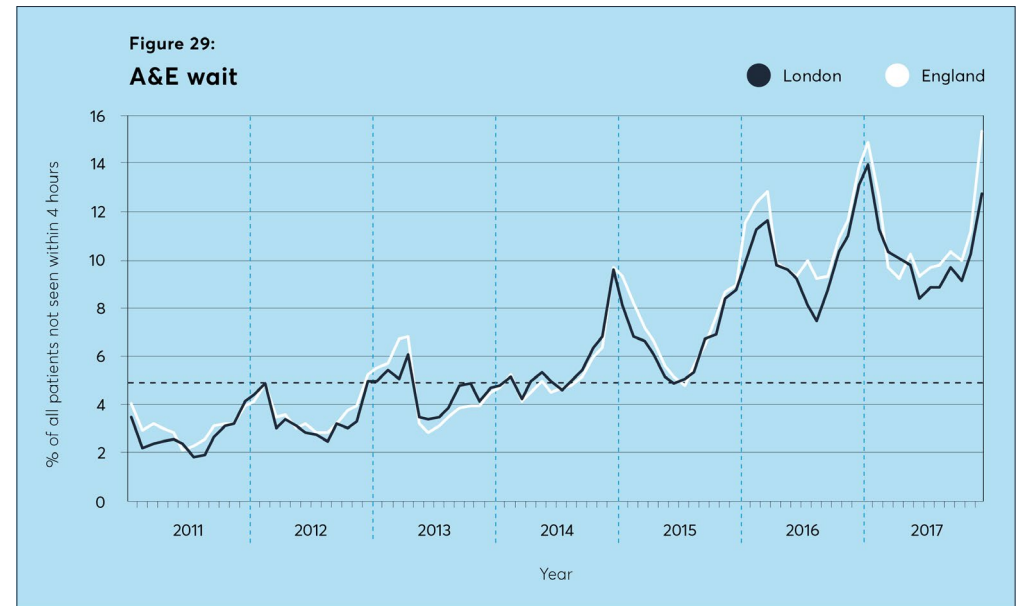
The most recent air pollution data suggests that recent months have seen some dramatic improvements along London's roads and in its background environment. Meanwhile, The London Intelligence paints a mixed picture for London's healthcare performance and delivery.

GP Referrals



Data from the Ipsos MORI Issues Index in the [Society](#) chapter, shows that 36 per cent of Londoners spontaneously mention the NHS as an issue, and it retains its political significance. This has intensified in recent weeks amidst widespread reports of a ‘winter crisis’, though it should be noted that the data recorded here refer to late 2017, before the crisis peaked.

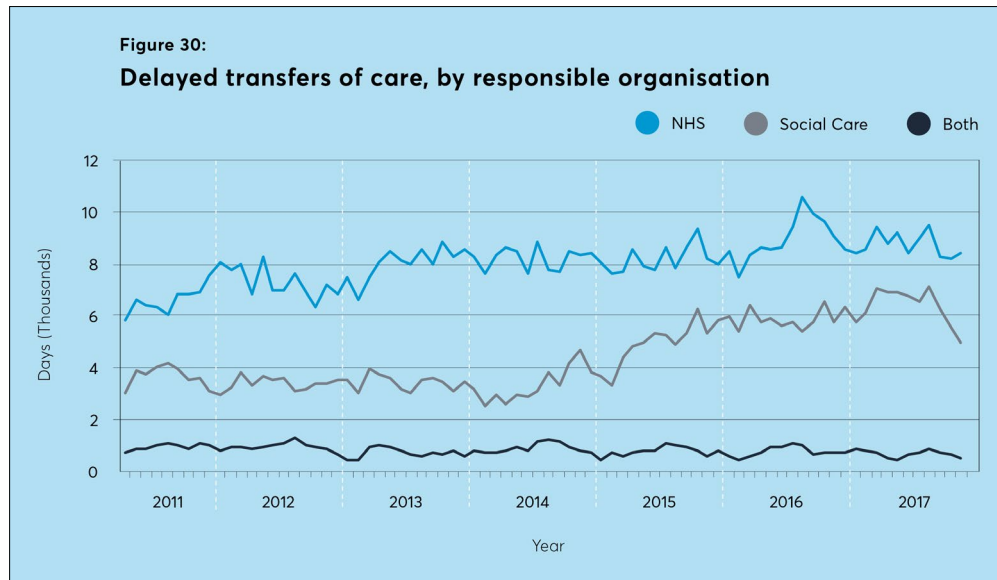
A&E performance



There has been recent media attention on A&E performance data, due to a change in recording practices in some trusts which changes the headline figure, as highlighted by the UK Statistics Authority (see here). The statistics reported here are (and have been in previous reports) for attendances to Major A&E departments (Type 1), Single Specialty A&E departments (Type 2) and other A&E and Minor Injury Units (Type 3).

The performance of London’s hospital trusts in relation to emergency attendances was a little better than the rest of England in November and December 2017, but is still significantly below the target level of seeing/treating 95 per cent of patients within 4 hours. Figures for the last three months are also slightly improved on compared to the previous year, but this could have been helped by a relatively mild autumn/early winter. The true extent of the NHS’s ‘winter crisis’ in the capital will be seen in the next release.

Delayed discharge



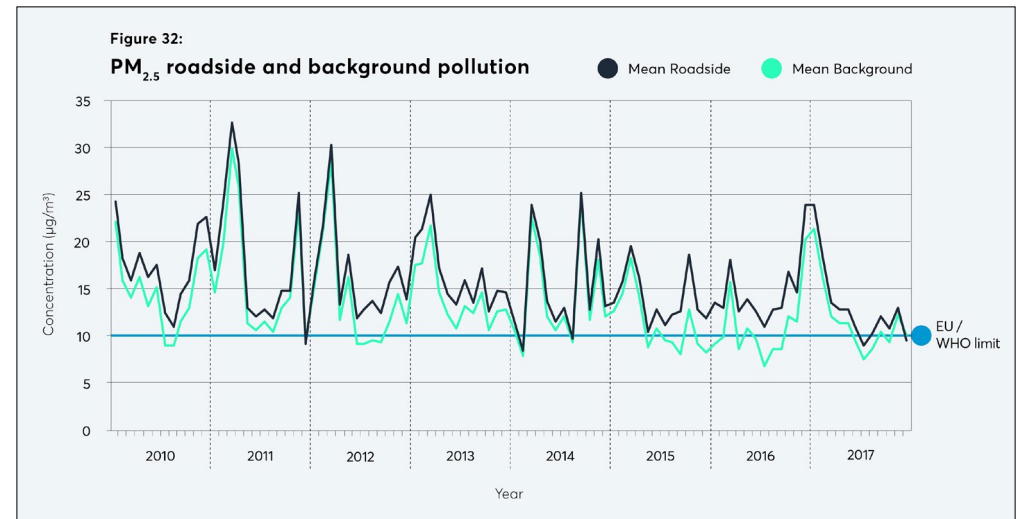
Not having the ability to discharge patients when they are ready causes a serious problem for hospitals – but recent data suggests London’s hospitals have improved a little in recent months, with the total number of delayed transfers standing at 25,000 (quarter to November), compared to nearly 29,000 last year. The delays attributable to social care institutions have seen a particularly stark drop.

For November, the two main reasons for the delay were for patients awaiting nursing home availability (in 20 per cent of cases), or awaiting further non-acute NHS care (18 per cent).

The devolution [deal](#) to give the Mayor, London’s Councils, and health leaders more control over health and social care in the capital should bring health and social care services closer together, improving patient experience – but it will take many months for material changes to be felt on outcomes, and become observable in the data.

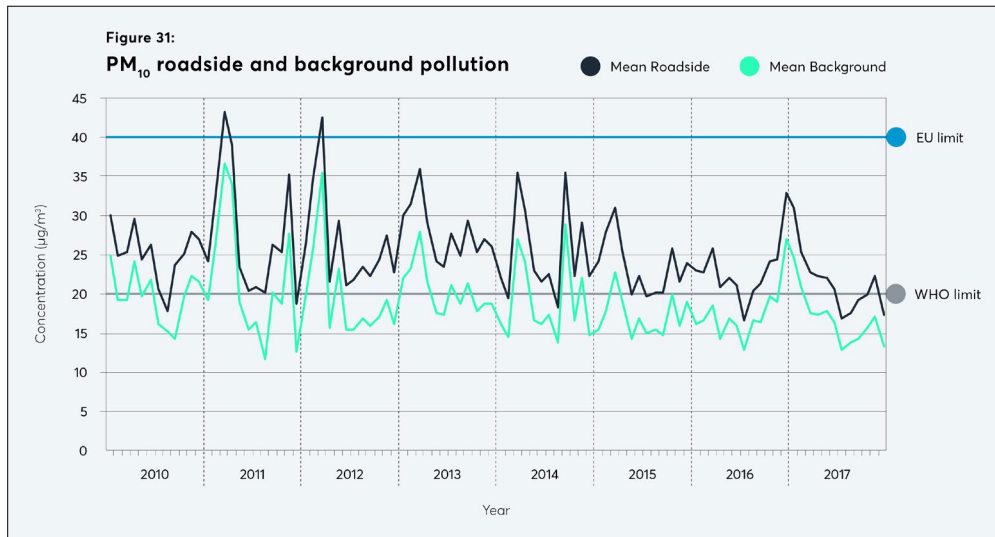
Air pollution

The most recent air pollution data, captured by the King’s College Air Quality Network, suggests that recent months have seen some dramatic improvements along London’s roads and in its background environment. Indeed, this has been picked up on by the Mayor, who is championing a series of measures he has recently introduced (including the new T-Charge on the most polluting vehicles entering central London).

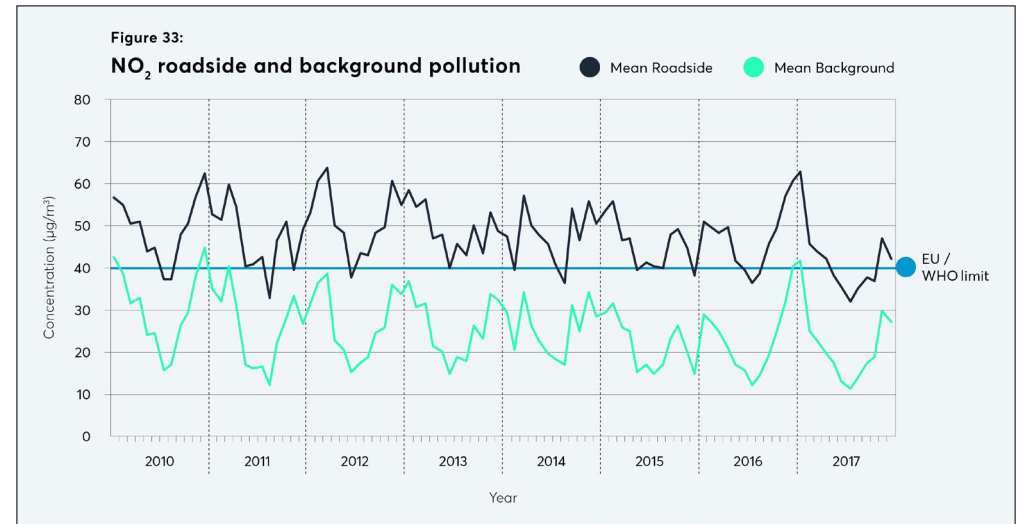


Small particulates are some of the most damaging to human health – especially in terms of child respiratory and cognitive development, and the majority come from car transport, including non-tailpipe sources. After the unusually high peak during the early months of 2017, more recent figures suggest levels have dropped to around the WHO and EU limit, although the WHO argues there is no level at which they do not cause harm to human health.

Air pollution



Larger particulates show a similar picture, and background and roadside level have sat around the WHO limit over the last few months (which is much stricter than the EU limit). The last breach of the EU limit was March 2012.



Nitrogen dioxide levels have a large disparity between roadside and background levels, given their main source is from vehicle tailpipes. Levels have risen since the summer, but are down compared to the same point last year, in some cases by nearly a quarter.

Pollution is not equally spread across the capital, with many main roads historically faring badly, but new data suggests the Mayor's low emission bus zones are improving the local air quality around main roads. However, as always, there are many factors out of the Mayor's control – in particular the weather, which has not allowed recent pollution to settle above the city. [Research](#), for example, suggests that three quarters of particulate matter in the city can come from outside its boundaries (the figure is under 20 per cent for NO₂).

Measure	Explanation
National Insurance Number (NINo) Registrations	These statistics are a 100% extract of the volume of adult non-UK nationals registering within the UK for a National Insurance Number, which they need to work or claim benefits / tax credits. Figures are based on when the person registers on the HRMC Recording and PAYE system, which may be some time after they entered the UK. These statistics are not a direct measure of long-term inward migration, and have 'national statistics', not 'official statistics' status.
Jobs	Workforce jobs is a quarterly measure of jobs in the UK by the ONS, and is the preferred measure of short term employment change by industry. A variety of outputs are produced, including industry, region, gender and full or part time status. It is a compound source from a range of employer surveys, household surveys, and administrative sources; it has a sample size of 83,400 nationally. The estimates are seasonally adjusted. More information can be found here .
Unemployment	These figures are from the quarterly regional labour market reports produced by the ONS, and are based on an ILO definition of unemployment. The figures come from a combination of surveys of households and businesses, including the Labour Force Survey. The numbers are seasonally adjusted.
NEET	These figures estimate the proportion of 16-24 year olds who are not in education, employment or training, from the NEET Quarterly Brief produced by the Department for Education. Information comes from a variety of sources, including the Labour Force Survey, Participation SFR and Client Caseload Information. Margins of error are expressed as 95% Confidence Intervals. More information can be found here .
Commercial Property Vacancy	The commercial property figures are sourced from JLL's Central London Office Market Report. Vacancy rates refer to the proportion of floor space that is unoccupied. Active demand relates to serious interest in commercial floor space, while take-up is the actual amount that is purchased or leased. More information can be found here .
Purchasing Managers' Index	The Regional PMI is compiled by IHS Markit for Lloyds Bank Commercial Banking. It compiles responses from over 1,200 private sector manufacturing and services firm, which is representative of the economy's structure, and acts as a health check of business activity. The number is the seasonally adjusted proportion of those reporting positive responses, plus half of those reporting no change. A score of 50 indicates no change in activity on the previous month.
International Visits	Data is from the International Passenger Survey (IPS), which collects data face to face with passengers passing through ports into and out of the UK. This determines location of stay, length of stay, and spend during stay. The London sample is around 20,000 per annum. More information about the IPS can be found here .

Measure

Explanation

Foreign Direct Investment

The data is from London & Partners, and refers to FDI that they have helped with – mainly in the ICT, Financial Services, Business Services, Creative Industries and Retail sectors. The number of projects refers to each individual new venture made by a company. Be aware that one company may make multiple investment projects, these would be captured separately. The number of jobs created refers to the number of jobs expected to be created in the first year of operation of the project.

Public Transport Ridership

All ridership figures are automatically collected by Transport for London for different modes within the network. Periods do not have the same number of days/weekdays, and are not adjusted accordingly. It excludes retrospective adjustments to bus journeys.

House Prices and Transactions

The house price and transaction figures come from the LSL/Acadadata England & Wales House Price Index. It uses actual transaction volumes and prices based on Land Registry data, and is updated monthly. The most recent monthly price accounts for c. 38% of transactions, two months previously c. 88%, and almost all for three months previously. The recent months are supplemented by forecast results. House prices are seasonally and mix adjusted at the London, but not borough level or with property type changes.

Planning Applications

Planning applications are based on figures produced by the Ministry of Housing, Communities and Local Government, and published in table P135 [here](#), sourced from General Development Control (District) PS1/PS2 returns.

Household starts and completions

Figures are sourced from administrative data as reported to the Ministry of Housing, Communities and Local Government. Starts and completion statistics for new build dwellings are taken from Table 235a from [here](#).

Net Additions

Net additions to the housing supply are based on figures produced by the Ministry of Housing, Communities and Local Government, and published in Table 123 [here](#), which is sourced from Housing Flows Reconciliation (HFR) and the Greater London Authority (GLA). The London Plan targets are from the 2017 Draft London Plan (Table 4.1 [here](#)), and the Annual Monitoring targets from the 2016 London Plan (Table 3.1 [here](#)).

Experimental Rental Price Index

This index is calculated using actual rental data collected for the Valuation Office Agency, and shows the change in the price of renting residential property from private landlords. More information can be found [here](#).

Rental Market Data

Rental market data is supplied by Dataloft, based on rent paid data supplied under contract from a leading tenant referencing company. The large and growing dataset of rent-paid transactions includes detailed information on both tenants and tenancies. It includes three years of historic data with a monthly addition of some 15,000–20,000 new records. The data has been rigorously collected by Rent4Sure. The dataset represents around 15% of all rental transactions, with up to 22% in some regions and extends across England and Wales.

Line by line data allows for extensive analysis of tenant profile and market trends. The annual change in rents is based on achieved rents. Incomes analysis shows individual tenant incomes against the rent or, in the case of sharers, against their share of the rent. The distance that tenants moved compares the tenants' previous address location with the address of their current rental property. Zonal changes are based on London travelcard zones.

Measure

Explanation

Issues Index	<p>Ipsos MORI's Issues Index is conducted monthly and provides an overview of the key issues concerning the country. Ipsos MORI interviewed a representative quota sample of 965 adults aged 18+ across Great Britain. The questions are spontaneous – i.e. respondents are not prompted with any answers. Ipsos MORI's Capibus vehicle was used for this survey. Interviews were conducted face-to-face in-home towards the over three periods (6 – 16 October, 3 – 14 November, 1 – 17 December) at over 200 sampling points across Great Britain. Data are weighted to match the profile of the population.</p>
Attractions Monitor	<p>The figures presented here are for the number of unique visits to 63 of London's top attractions: museums, stadia, galleries, monuments and more. Data is collected by the individual attractions, before being sent to and compiled by London and Partners.</p>
Crime	<p>These figures are for raw administrative crime data as supplied by Metropolitan Police Service and the Mayor's Office for Policing and Crime (MOPAC). Total Notifiable Offences (TNOs) refer to all statutorily notifiable offences, as per Home Office Counting rules. More detail on violent crime definitions can be found here. The knife crime definitions follows previous Home Office guidance.</p>
Homelessness	<p>Data on homelessness is compiled from two sources. Combined Homelessness and Information Network (CHAIN) is a multi-agency database recording information about rough sleepers and the wider street population in London. This included both people who have been seen rough sleeping by outreach workers and people who have a 'street lifestyle' such as street drinking or begging - often referred to as 'wider street population'. Many people who have a street lifestyle are also rough sleepers, but a minority are not.</p> <p>The second source is DCLG table 784a - Local authorities' action under homeless provisions of housing act (quarterly data). See here.</p>
Road Safety	<p>The data is for road traffic collisions and casualties occurring on the public highway, involving personal injury in the Greater London area, and reported to the Metropolitan and City of London police services during the reporting period, in accordance with the Stats 19 national reporting system. These figures are provisional estimates and subject to change.</p> <p>Figures for road traffic collisions from September 2016 onwards have been reported by the Metropolitan Police Service (MPS) using the new Case Overview and Preparation Application (COPA). The City of London Police Service (CoLP) adopted the Department for Transport (DfT) Collision Reporting and SHaring (CRASH) system in October 2015. Data presented here is sourced directly from these systems and has not yet been fully validated into the TfL ACCSTATS system. Finalised figures are scheduled to be published during spring 2018 in line with the DfT. More information can be found here.</p>
Healthcare	<p>GP referral figures are from administrative data submitted by NHS Trusts and Independent providers treating NHS patients for the Quarterly Activity Return. More information on these statistics can be found here.</p> <p>The A&E figures refer to administrative data which measures the total number of attendances in the calendar month for all A&E types, including Minor Injury Units and Walk-in Centres, and of these, the number discharged, admitted or transferred within four hours of arrival. More information on this can be found here.</p> <p>Delayed discharge figures are from the Monthly Situation Report, which collects data on the total delayed days during the month for all patients delayed throughout the month. More information can be found here, and here.</p>
Air pollution	<p>The London Air Quality Network (LAQN) was developed by King's College London in 1993. It comprises over 100 continuous monitoring sites in the majority of London's boroughs. You can see more about the LAQN here.</p>

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