

State of the Borough 2016



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1. Executive Summary

Nearly a third of a million people live in the London borough of Lambeth – at least 318,000. It has one of the largest geographic areas of any inner London borough, and is situated in south London, between Wandsworth and Southwark, and south from Westminster. It has several distinctive neighbourhoods including Waterloo, Brixton, Clapham, Streatham and Norwood, and landmarks include Waterloo station, the London Eye, the South Bank arts complex, the Oval cricket ground and Lambeth Palace, the residence of the Archbishop of Canterbury.

Largely residential, it is one of the most densely populated places in the country, with over 100 people living in each hectare, more than twice the London population density. It has a complex social and ethnic mix, with large African and Portuguese populations, and is an important focus for the UK black Caribbean population.

Lambeth has a relatively young age profile. Although it is a largely residential borough, it is a destination for young working age people, rather than families.

The male and female populations have different age profiles. The young working age population is roughly even between males and females. For all ages over 50, there are slightly more females than males. This reflects national trends.

If trends continue, Lambeth's population is projected to grow by just over 1% per year for the next five years, and just under 1% for the five years after that. The borough will continue to have a majority of young working age people (20-44). Although the UK population's older population is projected to increase, this will affect Lambeth less than places which are destinations for older people. Lambeth's population aged 60+ is projected to grow by a quarter in the next 10 years, compared to a 10% growth across the whole population. There are substantial differences between ethnic groups. For example, the black Caribbean 60+ population is projected to grow by almost 40%. Similarly, the older black African population, which is currently small, is projected to nearly double. The older white population, which is larger, is projected to grow by about 12%.

Although Lambeth is a largely residential borough with many long term residents, the proportion of people moving in and out of the borough is high, similar to many places in inner London. Approximately 12% of the population leave each year and are replaced by around 12% new arrivals. In other words, around 88% of the population each year remains the same.

There are around 136,000 households in Lambeth. One family households make up almost half of Lambeth's households. Lone parents make up one in ten households. If current trends continue, the number of households will rise by 30,000 between 2011 and 2031.

Around 65% of households live in rented accommodation, and a third own their own home. Just under one in five households rent from the council, and around 16% rent from other social landlords. Just under one in three households are privately rented.

In recent years, there has been a noticeable increase in concern about lack of affordable housing.

Over 70% of households in Lambeth live in flats, either purpose built or converted houses. Just over 10% of households live in detached or semi-detached houses.

Around 40% of Lambeth's population is white with a UK background. White people make up 59% of the population. Around 40% of Lambeth residents are White British or Irish, in line with inner London (43%).

15% of the population are from other White backgrounds – around 47,000 people. About two thirds of these people are from Europe outside the UK & Ireland, 8% are from central and south America, 4% from North America and the Caribbean, and 8% from Australasia.

Black people make up a quarter of the population (25%). Lambeth's largest non-white ethnic group is black African (11.5%), followed by black Caribbean (9.8%). Lambeth has the second largest proportion of black Caribbean people in London (9.5%) after Lewisham (11%). Lambeth has a small Asian population compared to many places in London. Only 7.8% of Lambeth residents are from Asian backgrounds (including Chinese), much less than the inner London average (14.5%). Around 150 different languages are spoken in families in the borough. Around 17,000 people (6% of the population) speak a main language other than English, mostly EU and African languages.

Estimates suggest that Lambeth has one of the largest Lesbian Gay Bisexual and Transgender (LGBT) populations in London.

Over 60% of Lambeth residents have a religion and 28% have no religion. Christians (53%) and Muslims (7%) are the largest group of residents with a religion.

About 37,000 people in Lambeth have their day-to-day activities limited by a long term illness or disability. About 60% of people with a limiting health condition are aged over 50.

There are an estimated 49,000 people in poverty in Lambeth before housing costs, and 87,000 people in poverty after housing costs. A third of working age people and a quarter of people of retirement age in Lambeth are living in poverty. However, Lambeth is not one of London's most impoverished boroughs.

Lambeth is the 8th most deprived borough in London and 22nd most deprived in England. This is an improved relative position since 2010 when Lambeth was ranked as the 14th most deprived authorities in England. The most deprived places in the borough are mostly in Brixton and Stockwell, with some in Norwood.

Health issues in Lambeth reflect its position as an inner-city urban area with a young population profile and a mix of deprivation and affluence.

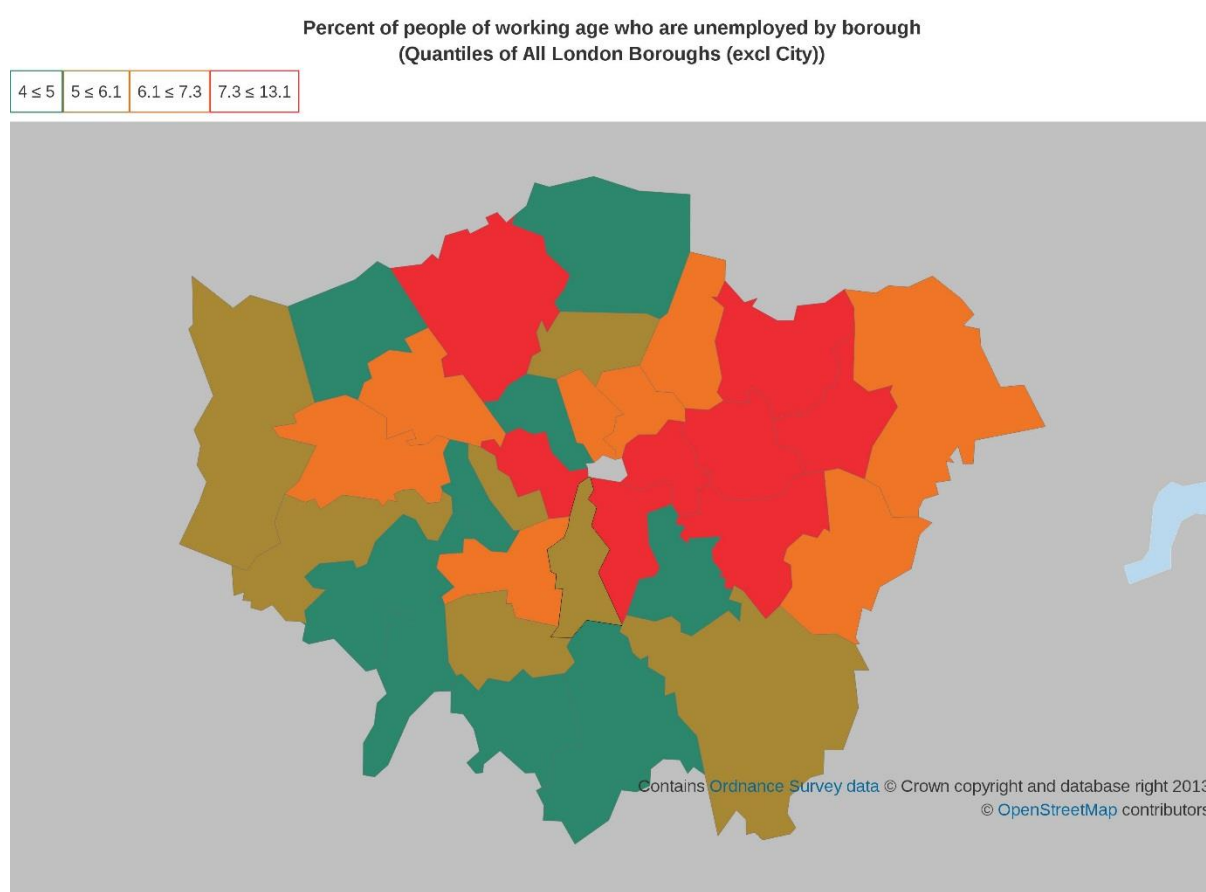
Lambeth has high rates of violent, sexual crime and drug related crime, although there have been significant decreases in crime in recent years. Crime remains the top concern for adult residents in Lambeth, the level of concern has reduced in recent years. Fewer residents see crime as the most important quality-of-life issue, although the importance of safety and security including policing is about the same.

Lambeth is an important part of the London economy, particularly in providing homes for young, skilled workers. There are 140,500 people employed in Lambeth, with a significant concentration of jobs in the north of the borough. The borough has relatively few jobs: the biggest sectors for employment within Lambeth are human health and social work and administrative and support services. Residents are more likely to be in employment than the London average. Whilst unemployment in 2014 was the lowest in ten years, there was an increase from 6% to 7% in 2015, which is still amongst the lowest in the last decade. However, this masks sharp disparities across the borough. Overall, employment rates are significantly higher for white Lambeth residents than for those from Black and Minority Ethnic (BME) backgrounds. 85% of white working age residents were in employment compared to 66% of BME working age residents. Lambeth's population is highly skilled, but those who are not risk missing out on the opportunities created by growth.

2. Context

2.1 Economy & Employment

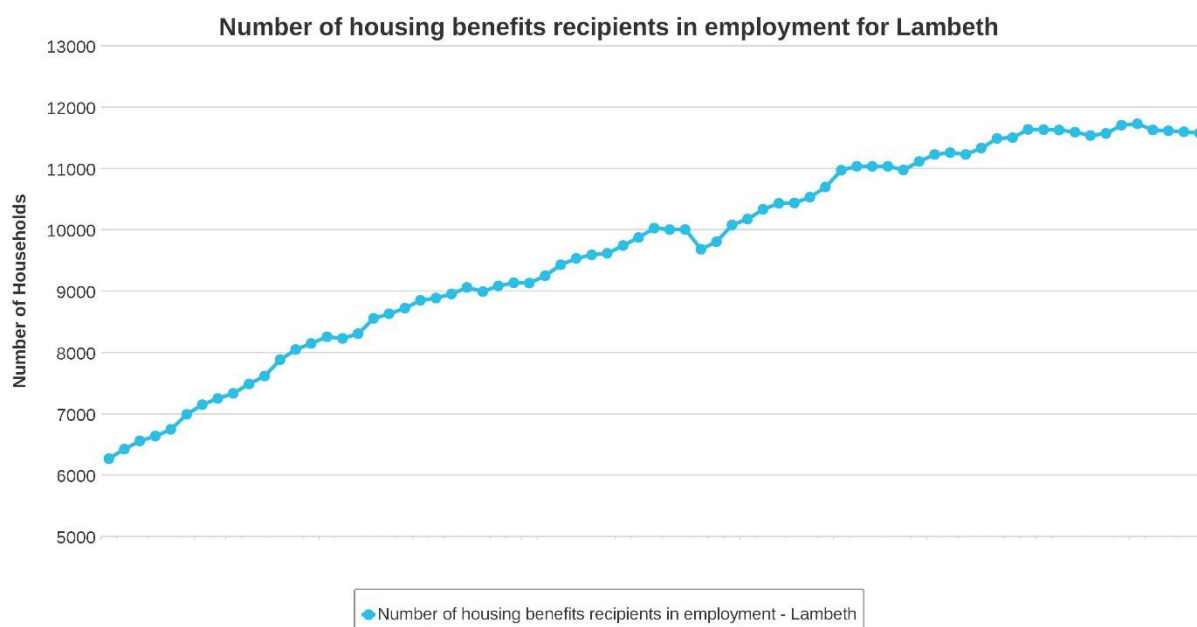
The UK real economy has grown at close to historical average rates for the past couple of years. The UK labour market has continued to be stronger than expected in employment terms, but weaker in terms of earnings and productivity growth. Inflation in the UK has been zero for most of 2015. In this context, although there are concerns about the global economy, confidence in London's economy remains generally high. London's economic output grew by 3.5% in 2014 (up from 2.3% in 2013), compared to 2.8% growth in the rest of the UK (up from 2.4%). London's unemployment rate has been steady at 6.2% in recent months, down from 7.8% in March 2014. The rate in England as a whole also fell, reaching 5.4% in March 2015. The gap in unemployment rates between London and England has widened in recent months but remains very low in historical terms. Lambeth is well placed for residents to take advantage of the London economy, with good transport links, a skilled work force, and high employment rate.



Source:

Population - Percent of people of working age who are unemployed, Nomis, **Period:** Rolling calendar quarter (2007 Q1 (rolling) to 2015 Q3 (rolling)), **Unit:** Percentage of people of working age, <http://id.esd.org.uk/metricType/97>

However, it is a time of changing employment prospects & expectations. For example, the number of working poor relying on housing benefit to boost their income has doubled nationally in five years. It is estimated that there are less than 100,000 people currently employed on contracts that do not guarantee minimum working hours in London. Continuing pressure on the public sector, which is a significant employer in the borough, can be expected to affect the pattern of employment in the borough. Lambeth is still a destination for young people from the Eurozone looking for work.



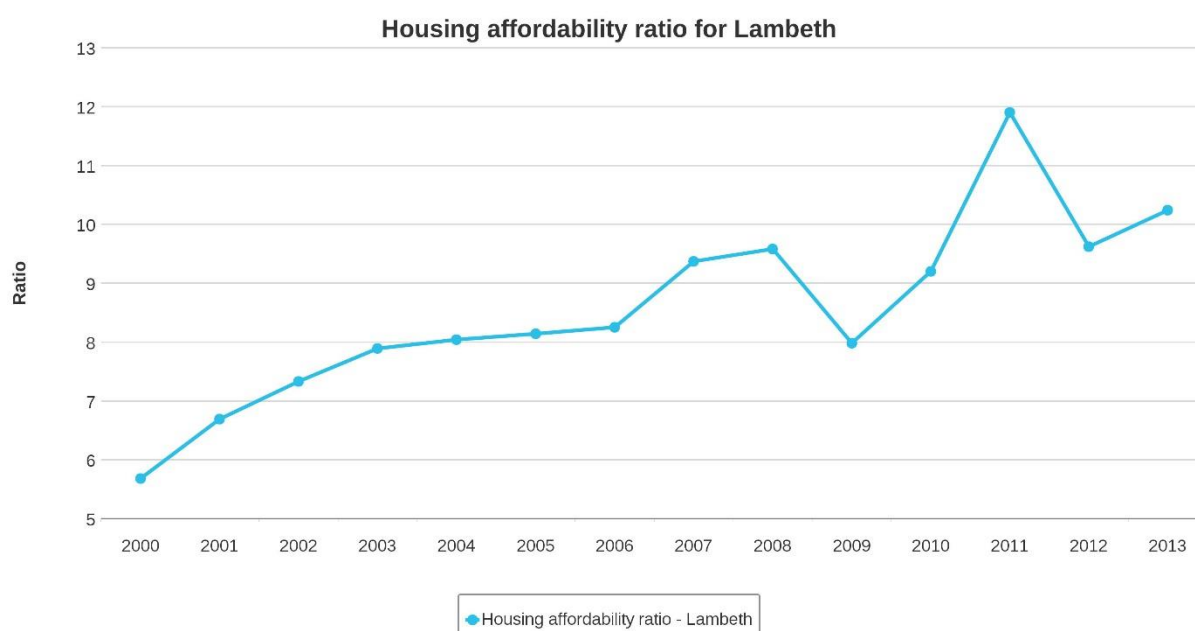
Source:

Name: Number of housing benefits recipients in employment (and not on Passport Benefit), Department for Work and Pensions, Unit: Number of Households, <http://id.esd.org.uk/metricType/3481>

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2.2 Housing

Pressures on housing continue to be severe. In 2001, the average house price in London was £172,000. In July 2015, the average house price was £493,000. Average London house prices grew by 4% in 2014. The annual growth rate of average private sector rents in London increased to 3.2%, while rent levels are around twice the national average. The ratio of London house prices to median earnings has risen from 5.6 in 2000 to 13.0 in 2014. In Lambeth, the ratio has risen from 6.4 to 13.2 over the same period. Factors driving London's house price inflation include limited increases in supply, and strong demand from wealthy overseas buyers for prestige central London properties. This demand for a safe investment at times of political turmoil at home has been exacerbated by the weak pound, low interest rates and London being outside the Eurozone. At the same time, London's rising population means there is a shortage of appropriate housing.



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The general expectations about housing are also changing. House prices are unaffordable to anyone on a median income –in 2015, someone would need a salary of over £70,000 to afford an average house in Lambeth. More people are renting privately into middle age, rather than private renting being a relatively short phase before home ownership.

2.3 Social change and Deprivation

Overall, Lambeth is a stimulating and desirable place to live. Over 85% of Lambeth residents are satisfied with their neighbourhood as a place to live – 32% are very satisfied.¹ 53% of Lambeth residents say their neighbourhood is changing for the better. 45% say their local area is a better place to live than two years ago, compare to 13% who say it is worse. 38% of residents say the changes they see in my local area benefit them and their families.

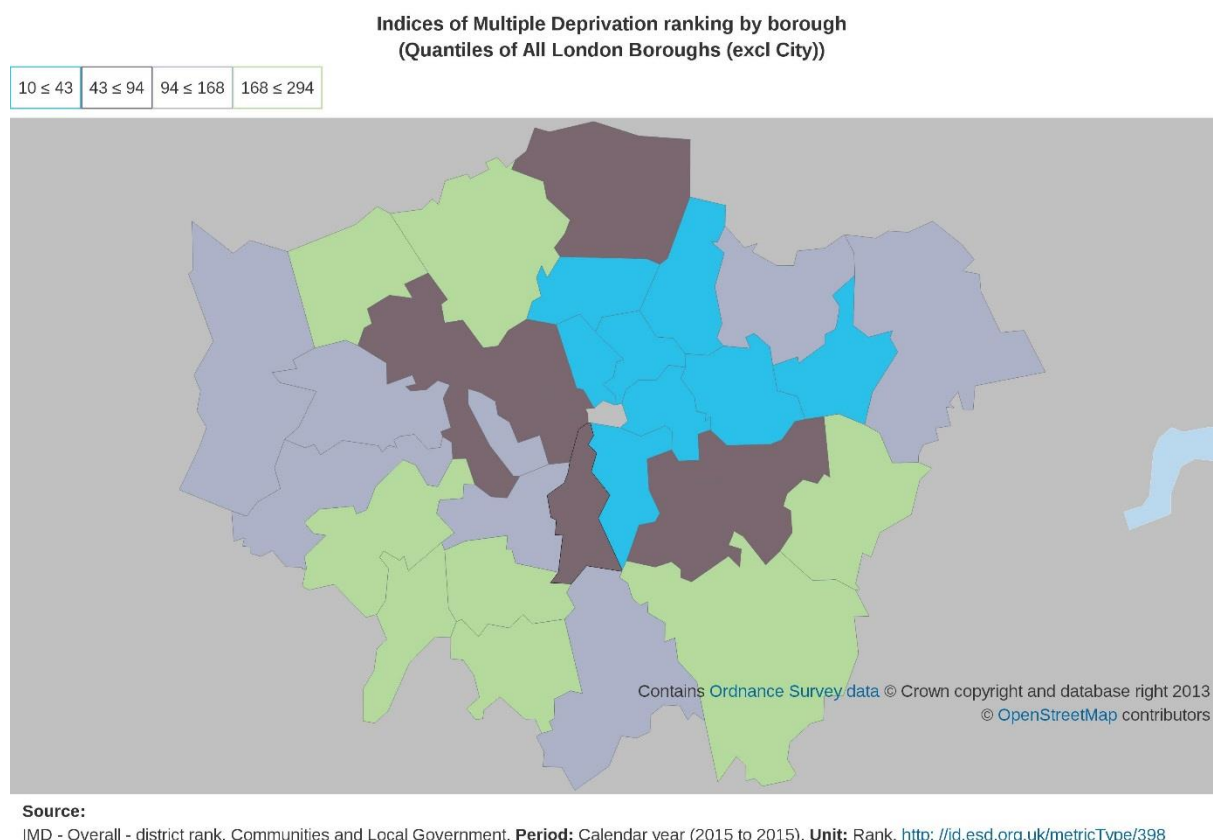
Lambeth, like much of London, is in a period of change. The population is increasing and this is projected to continue. This will increase demand for accommodation, and also the transport, education and other infrastructure that people need. However, not everyone is affected in the same way, with inevitable tensions and conflicts. There are high profile housing developments – for example in Vauxhall and Waterloo - and rising house prices and rents are good for homeowners and landlords. At the same time, it is increasingly difficult for local people on low incomes in housing need to find affordable accommodation. There will be increasing pressure on poorer households to move out of the borough to find affordable accommodation.

In recent decades, Lambeth has had a reputation as one of the most deprived areas in the country. It is the 22nd most deprived district in England: this is an improvement in deprivation compared to England as a whole², although more of the borough is in the 10% of most deprived nationally than five years ago. Overall, it is not amongst the most deprived boroughs. Deprivation has a number of characteristics; the borough is especially deprived in terms of income affecting older people, crime,

¹ [Residents Survey 2015](#)

² This is not a measure of change in absolute deprivation.

barriers to housing and services, and the outdoor living environment. Brixton is the most deprived town centre, although all parts of the borough have areas of deprivation.



3. Historical and social context

Nearly a third of a million people live in Lambeth in central south London. Situated between Wandsworth and Southwark, it has one of the largest geographic areas of any inner London borough. It reaches from the south bank of the Thames to the Surrey Hills, following the A23 London to Sussex road³. The northern tip of the borough, including Waterloo, is similar in character to central London, and the inner urban areas of Brixton, Clapham, Herne Hill, Kennington, Stockwell and Vauxhall make up the central part of the borough. South of the South Circular Road are the less built up suburbs of Norwood and Streatham. Landmarks in the borough include Waterloo station, the London Eye, the South Bank arts complex, the Oval cricket ground and Lambeth Palace, the residence of the Archbishop of Canterbury.

The name Lambeth originally referred to a small area on the south bank of the Thames, close to where St Thomas' Hospital is today. Most places now in Lambeth were separate settlements, many mentioned in the 1087 Domesday book: Streatham's first parish church, St Leonard's, dates back to Saxon times, and in 18th century, the village's natural springs, known as Streatham Wells, were first celebrated for their health-giving properties; In 1659, thirsty labourers, taking a break from weeding on the steep hill above Streatham Common, tried the water from a spring and discovered it was a powerful purgative. Reports of its efficacy spread, and Streatham water became a prized commodity. Streatham became a social centre, and a group of intellectuals – the Streatham

³ There are two Roman roads in the borough, the A3 Clapham Road and the A23 Brixton Hill/Road, and three ancient medieval lanes -Acre Lane, Loughborough Road and Coldharbour Lane. The five 'A' roads that join in Brixton, the centre of the borough, are Brixton Road (A23) north to central London, Acre Lane (A2217) to Clapham, Brixton Hill (A23) south-west to Streatham, Effra Road (A204) south to Tulse Hill and Coldharbour Lane (A2217) east to Camberwell.

Worthies, including Samuel Johnson, Edmund Burke, David Garrick and Oliver Goldsmith – gathered at Streatham Park, a mansion owned by Henry and Hester Thrale. The mansion was also the location for negotiations that ended the American War of Independence. Later the Prince Regent was said to stop off regularly on his way to Brighton at the Horse and Groom pub. Norwood is named after the Great North Wood that at one time reached from Croydon to Camberwell. For around two hundred years, Vauxhall was the site of the Pleasure Gardens, where all sections of society enjoyed music, theatre, dining and socialising; in the early 19th century, the campaigners based in Holy Trinity church in Clapham played an important part in the outlawing and abolition of slavery in the British Empire.

The expansion of the railways and house building in the late 19th century replaced the rural countryside with suburbs⁴. Electric Avenue in Brixton was the first market street in Britain to be lit by electric light in the 1880s. Lambeth was established as an administrative area in 1900 as the Metropolitan Borough of Lambeth⁵.

Over the last 100 years, Lambeth has changed from a group of Victorian commuter suburbs to become one of the most cosmopolitan districts in the country. Just before the Second World War, there was a dance craze "The Lambeth Walk", which referred to Lambeth Walk, then a working class area notable for its street market⁶. By the 1950s, Streatham Hill was the longest and busiest shopping street in south London. The post-war period saw a large influx of immigrants from the West Indies, starting in 1948 with the SS Empire Windrush from Jamaica. Since then, Lambeth – Brixton especially - has been an important focus for the black Caribbean population⁷. Lambeth has a complex ethnic and cultural mix, most similar to Southwark and Lewisham⁸, with large African, Latin American and Portuguese-speaking populations. It is a destination for many migrants, especially the young, from around Britain and abroad - in particular Poland and other EU countries as well as Australia, New Zealand and South Africa.

Vauxhall, Stockwell and Brixton Victoria line underground stations were opened in 1972, improving the borough's transport links to the rest of London.

The borough is the 22nd most deprived district in England⁸, and the 8th most deprived in London. It seems likely that the borough is undergoing its next phase of change, with the tensions and conflicts that come with this. Pressures on housing and public spending and changes in the economy might well change the overall character of the borough and its population in the next few years.

⁴ Lambeth is mentioned in the Sherlock Holmes stories, written in the late Victorian & Edwardian period: Brixton is mentioned in 12 stories, Kennington three times, as well as Camberwell, Crystal Palace and Norwood.

⁵ Streatham and Clapham, originally in Wandsworth, were added in 1965, when it became the London Borough Of Lambeth

⁶ The song is from the 1937 musical Me and My Girl. King George VI and Queen Elizabeth attended a performance and joining in the shouted "Oi" which ends the chorus. A member of the Nazi Party drew attention to it in 1939 by declaring 'The Lambeth Walk' to be "Jewish mischief and animalistic hopping."

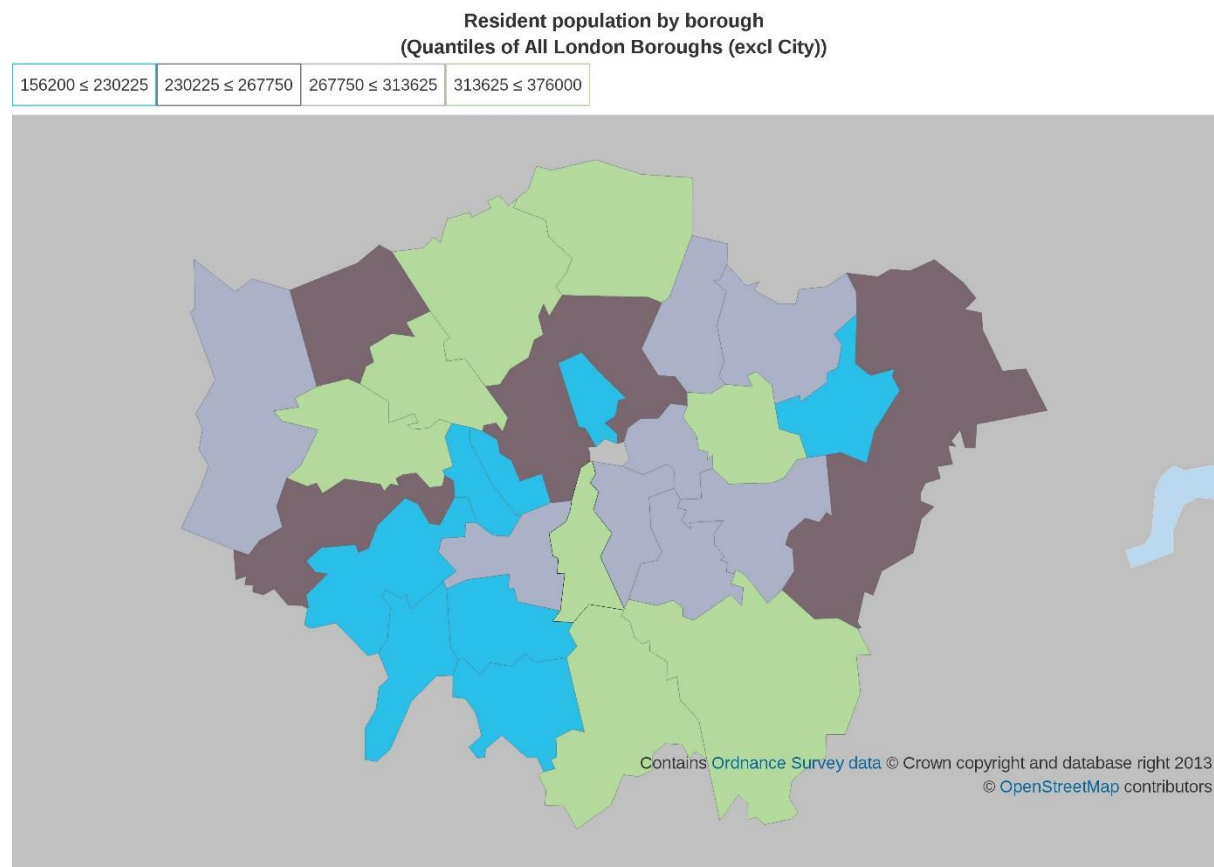
⁷ In 1996, Nelson Mandela visited Brixton, in recognition of its importance to Afro-Caribbean people. The UK's first Black Cultural Archive is in Brixton.

⁸ 2015 Indices of Deprivation

4. Population

Officially, there are nearly a third of a million people - 318,000 - living in Lambeth⁹.

There are around 8.5 million people resident in London, and just under 4% of them live in Lambeth. The latest population estimates from the Office for National Statistics (ONS) give Lambeth one of the largest populations in inner London, similar to Wandsworth and Southwark, and the eighth largest borough population in London as a whole.



Source:

Population - Total resident population (mid year population estimates), Nomis, **Period:** Calendar year (2001 to 2014), **Unit:** Count, <http://id.esd.org.uk/metricType/1>

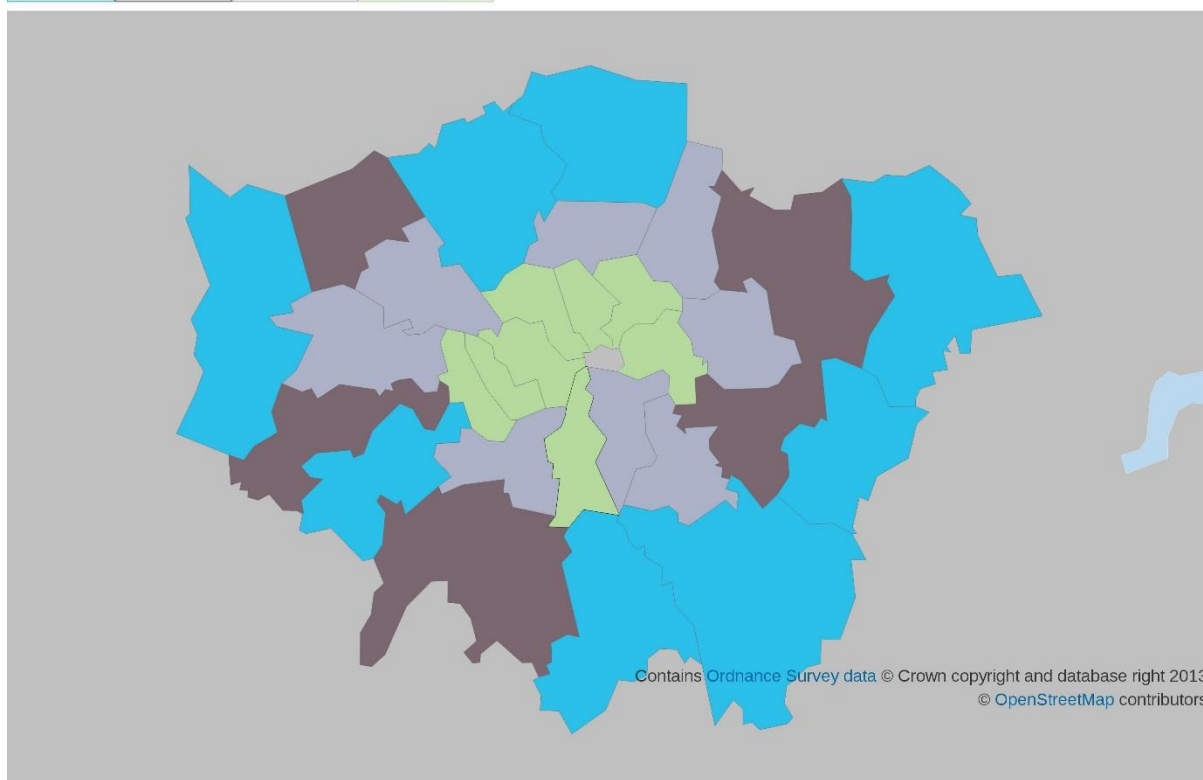
Lambeth is one of the most densely populated places in the country. There are eight boroughs with more than 100 residents per hectare – all in inner London. Lambeth is the fifth most densely populated borough in the country, with 120 residents per hectare. Stockwell and Brixton are the most densely populated town centres: Ferndale, Stockwell and Larkhall wards all have more than 175 people per hectare. Herne Hill and Bishop's wards have the lowest population densities – Herne Hill includes Brockwell Park, and much of Bishop's is non-residential.

Lambeth has a relatively young age profile – the median age is 32.4 years. Although it is a largely residential borough, it is a destination for young working age people, rather than families. This is similar to Westminster and Wandsworth.

⁹ ONS 2014 Mid-year population estimate

Population density by borough
(Quantiles of All London Boroughs (excl City))

21.4 ≤ 44.75	44.75 ≤ 59.18	59.18 ≤ 105.55	105.55 ≤ 148.76
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Source:

Population - Population density, persons per hectare, Nomis, mid-year population estimates, **Period:** Calendar year (2009 to 2014), **Unit:** Persons per hectare, <http://id.esd.org.uk/metricType/176>

Mid-year population estimate by 5 year age bands

Age group	No of people	% of population	Rank compared to all London boroughs
5-9	17955	5.6	26
0-4	20757	6.5	27
10-14	14884	4.7	26
15-19	14321	4.5	28
20-24	22139	7	10
25-29	48628	15.3	2
30-34	40894	12.9	4
35-39	28587	9	11
40-44	22932	7.2	21
45-49	21176	6.7	22
50-54	18373	5.8	25
55-59	13130	4.1	28
60-64	9678	3	30
65-69	7585	2.4	30
70-74	5812	1.8	30
75-79	4799	1.5	29
80-84	3423	1.1	29
85-89	2051	0.6	29
90+	1092	0.3	30

Source: ONS 2014 Mid-year population estimate

Children and young people

About a fifth – 21% - of Lambeth's population is aged 20 or under, around 68,000 people. Lambeth is in the bottom ten boroughs in London for this age group, and in the bottom five for people aged 15-19.

Young working age

Over half of the population, 51%, is aged between 20 and 44, around 163,000 people, and almost a third (28%) are aged 25-34.

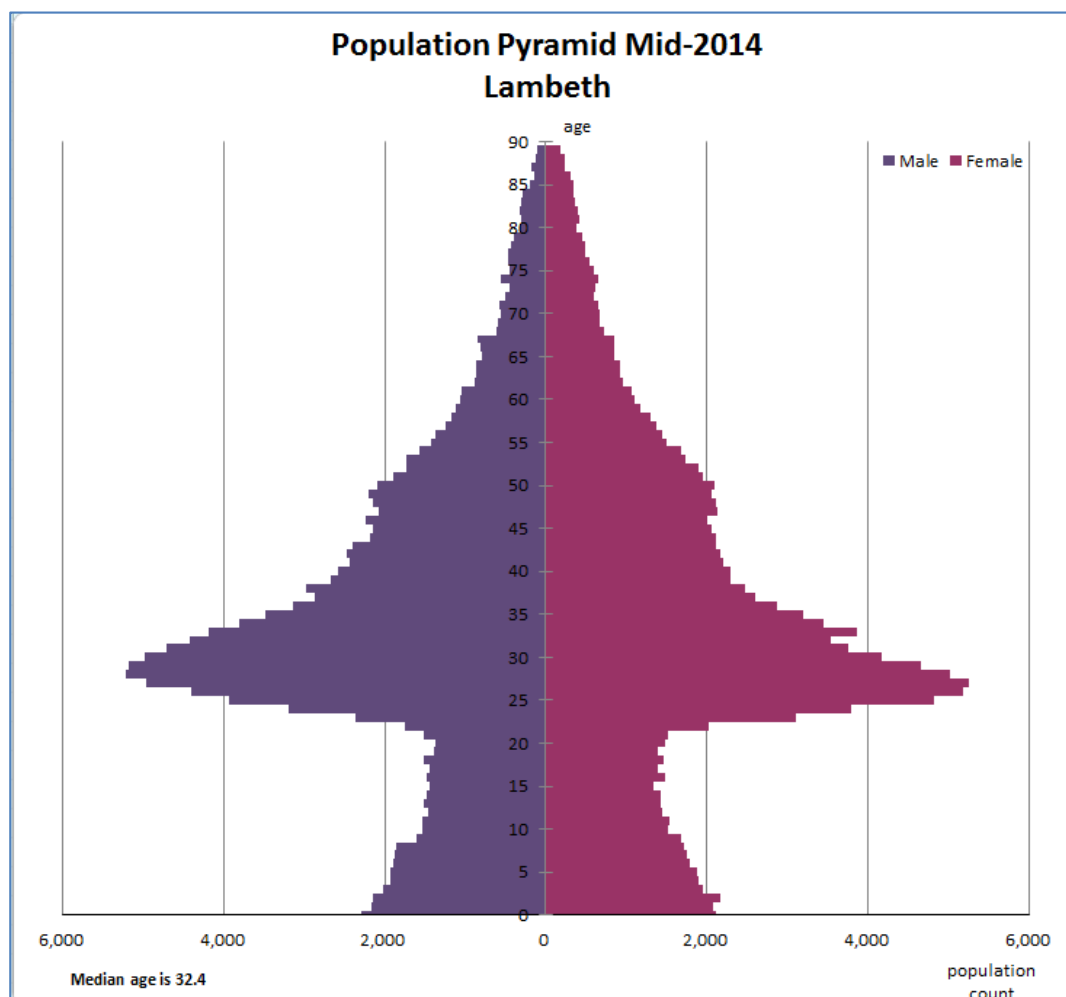
Lambeth is in the top ten London boroughs for people aged 20 to 24 (8.8%), and the top five for people aged 25 to 29 (14%) and 30 to 34 (13%).

Older working age

Less than a fifth of the population, 17%, is aged between 45 and 64, around 62,000 people. Four fifths of older working age people are under 60. Only 3% of the population are aged 60 to 64, which is in the bottom five boroughs in London.

Older people

Less than a tenth, 8%, of the population is aged 65 or over, 25,000 people. About half of older people are aged 65-74. Lambeth is in the bottom five boroughs in London in older age categories.



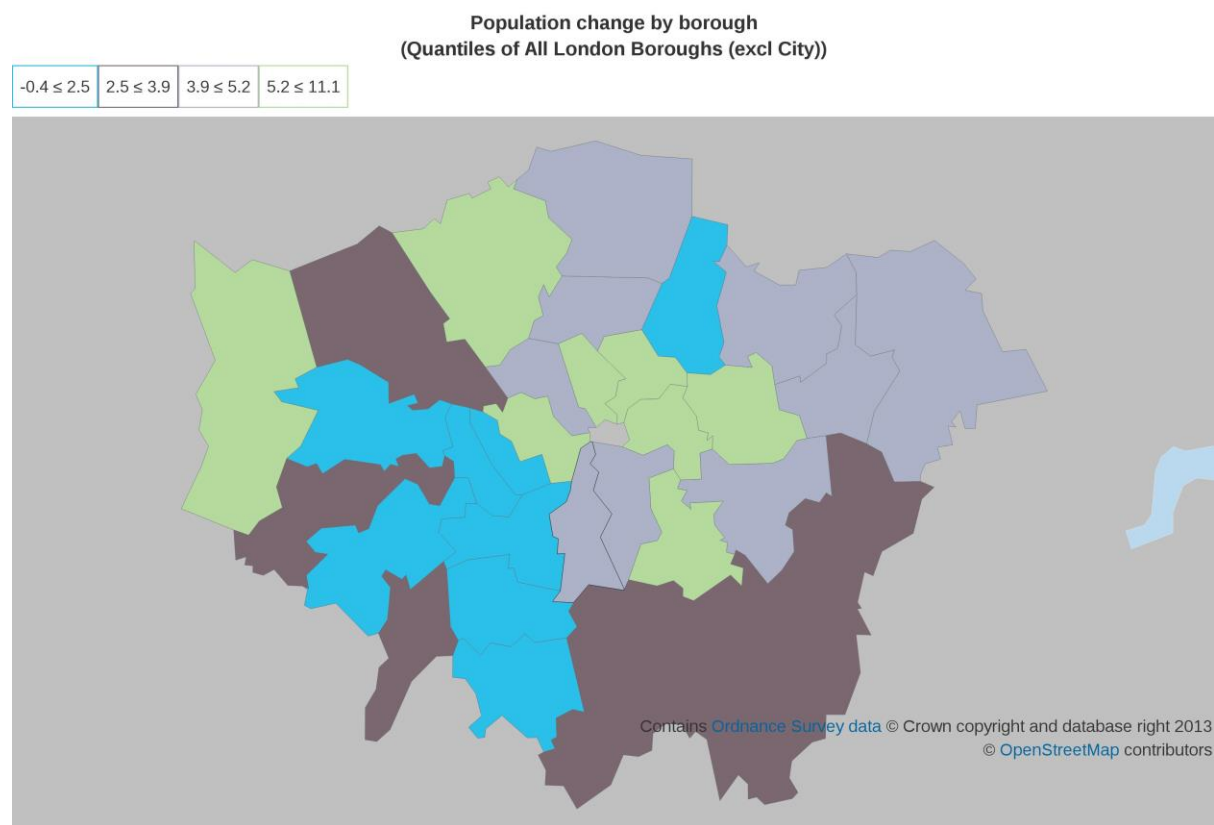
Source: ONS 2014 Mid-year population estimate

4.1 Population Change

Lambeth is a largely residential borough with many long term residents – around that 80% of Lambeth’s population has been resident for over two years, and 50% over five years.

However, total population change – that is, the proportion of people moving in and out of the borough – is high, similar to many places in inner London, at around 22-24% for the last few years; this means that approximately 12% of the population leave each year and are replaced by around 12% new arrivals. In other words, around 88% of the population each year remains the same.

The latest data on population change is from 2013-14 (ONS Mid-Year Estimate 2014). 37,900 moved into the borough, and 37,100 moved out (12.1% and 11.8% of 2013 population respectively). In total, 24% of the population moved in or out of the borough in 2013-14.



Source:

Population change, Total change, Office for National Statistics, Population estimates for UK, **Period:** Calendar year (2007 to 2014), **Unit:** Thousands, <http://id.esd.org.uk/metricType/523>

Most migration is internal with 80% of in-migration and 87% of out migration to other parts of UK. Generally, people move to Lambeth from more expensive parts of London or cities with large universities; and leave to go to more affordable neighbouring boroughs.

As well as short term international visitors, there are also many young, qualified migrants who work for a short time before returning home (who are often in the UK on two year working holiday visas). For example, one in six of all National Insurance numbers allocated to non-UK residents in Lambeth between 2002 and 2010 was to someone from Australia, New Zealand or South Africa, and a further one in seven was from Poland.

Changes in international migration and pressures on housing will probably continue to change Lambeth’s ethnic profile. London’s change to a multicultural city in the mid-20th century was based in Britain’s imperial past, and most migrants came from the new Commonwealth. Since the 1980s, however, the drivers of international migration have been EU expansion and integration, people

displaced by conflict and perceived economic opportunities available in UK. Most recent international migration is from EU, especially countries severely affected by the Euro zone crisis, especially Spain, Italy, and Portugal. As a result, Lambeth has significant Portuguese, Polish and Somali populations. There is a relatively small south Asian population, and the Black Caribbean community is reducing as a proportion of the population. The borough has been seen in recent decades as a place where poorer people can get established before moving on- in this way Lambeth is often referred to as an escalator borough.

Working age international migrants¹⁰ are more likely to move to Vauxhall, Brixton, Stockwell and North Lambeth, and least likely to move to Norwood. In the last few years, the area around Vauxhall Bridge, including St George's Wharf, has had the highest number of NINO registrations.

¹⁰ Non-UK National Insurance number registrations (NINO)

Types of population change in Lambeth

Lambeth
(Quantiles of All London Boroughs (excl City))



● Lambeth

Indicators that have a polarity will show a direction of travel (D.O.T) label of: Improving, No change or Worsening

Indicators that have no polarity will show a direction of travel (D.O.T) label of: Increasing, No change or Decreasing

Source:

Population change, Total change, Office for National Statistics, Population estimates for UK, **Period:**Calendar year (2007 to 2014), **Unit:**Thousands, <http://id.esd.org.uk/metricType/523>

Population change, Natural change, Office for National Statistics, Population estimates for UK, **Period:**Calendar year (2007 to 2014), **Unit:**Thousands, <http://id.esd.org.uk/metricType/521>

Population change, Deaths, Office for National Statistics, Population estimates for UK, **Period:**Calendar year (2007 to 2014), **Unit:**Thousands, <http://id.esd.org.uk/metricType/520>

Population change, Live births, Office for National Statistics, Population estimates for UK, **Period:**Calendar year (2007 to 2014), **Unit:**Thousands, <http://id.esd.org.uk/metricType/519>

Population change, Net migration & other changes, Office for National Statistics, Population estimates for UK, **Period:**Calendar year (2007 to 2014), **Unit:**Thousands, <http://id.esd.org.uk/metricType/522>

Migration, internal - net inflow (movements between local authorities), Office for National Statistics, Internal Migration by Local Authorities in England and Wales, **Period:**Calendar year (2007 to 2014), **Unit:**Thousands, <http://id.esd.org.uk/metricType/61>

Components of population change, 2013-14

Population change 2013-14	Lambeth
Estimated Population 2013	314,242
Births	4,571
Deaths	1,341
Births minus Deaths	3,230
Internal Migration Inflow	30,791
Internal Migration Outflow	32,699
Internal Migration Net	-1,908
International Migration Inflow	7,100
International Migration Outflow	4,455
International Migration Net	2,645
Other	7
Estimated Population 2014	318,216
Population Change	3,974
% Population Change	1.26%
% Population Change due to Births and Deaths	1.03%
% Population Change due to Internal Migration	-0.61%
% Population Change due to International Migration	0.84%
% Population Change due to Other Adjustments	0.00%
total moved in	37,891
total moved out	37,154
total in or out	75,045
% moved in	12.1%
% moved out	11.8%
% in or out	23.9%

Source: ONS Mid-year Population Estimate 2014

Components of population change, 2013-14, by age category

Age	Estimated Population 2013	Births	Deaths	Internal Migration Inflow	Internal Migration Outflow	Internal Migration Net	International Migration Inflow	International Migration Outflow	International Migration Net	Other	Estimated Population 2014	% of Total Estimated Population 2014
0-4	21,009	4,571	23	1,039	2,343	-1,304	469	73	396	0	20,757	6.52%
5-9	17,483	0	1	541	1,094	-553	316	51	265	0	17,955	5.64%
10-14	14,805	0	2	325	769	-444	258	43	215	0	14,884	4.68%
15-19	14,121	0	4	856	1,149	-293	439	158	281	-3	14,321	4.50%
20-24	23,298	0	6	6,492	3,204	3,288	1,505	1,016	489	-3	22,139	6.96%
25-29	47,516	0	11	9,659	7,177	2,482	1,423	1,128	295	-29	48,628	15.28%
30-34	40,039	0	15	5,413	6,697	-1,284	836	679	157	16	40,894	12.85%
35-39	27,959	0	27	2,616	4,090	-1,474	477	471	6	-12	28,587	8.98%
40-44	23,030	0	27	1,324	2,154	-830	364	315	49	5	22,932	7.21%
45-49	21,438	0	40	903	1,338	-435	277	173	104	18	21,176	6.65%
50-54	17,343	0	76	647	914	-267	180	93	87	3	18,373	5.77%
55-59	12,576	0	80	387	601	-214	166	77	89	4	13,130	4.13%
60-64	9,386	0	88	191	394	-203	160	79	81	2	9,678	3.04%
65-69	7,296	0	82	134	266	-132	107	52	55	5	7,585	2.38%
70-74	5,862	0	142	73	169	-96	61	37	24	0	5,812	1.83%
75-79	4,668	0	177	61	127	-66	29	9	20	1	4,799	1.51%
80-84	3,457	0	191	56	89	-33	16	1	15	0	3,423	1.08%
85-89	1,923	0	154	40	62	-22	10	0	10	0	2,051	0.64%
90+	1,033	0	195	34	62	-28	7	0	7	0	1,092	0.34%
Total	314,242	4,571	1,341	30,791	32,699	-1,908	7,100	4,455	2,645	7	318,216	100.00%

Source: ONS Mid-year Population Estimate 2014

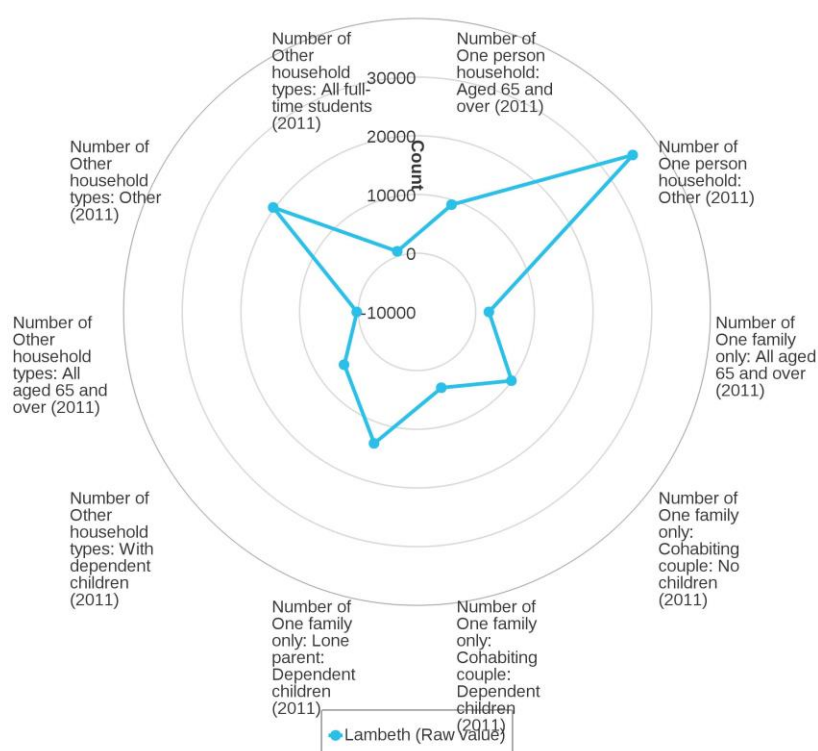
5. Households, household composition and tenure

5.1 Household composition & tenure

The latest comprehensive data on households is from the 2011 census.

There are around 136,000 households in Lambeth. Family households – couples with or without children - make up 29% of Lambeth's households. Lone parents make up 15% of households. Single person households make up 34% and others, such as working age house-sharers, account for 21% of households. Tenure in Lambeth is similar to Inner London – around 65% of households live in rented accommodation, and 33% (43,000 households) own their own home. Just under one in five households (25,000) rent from the council, and around 16% (20,000) rent privately. Over 70% of households in Lambeth live in flats, either purpose built or converted houses. Just over 10% of households live in detached or semi-detached houses.

Household composition for Lambeth



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5.2 Affordability

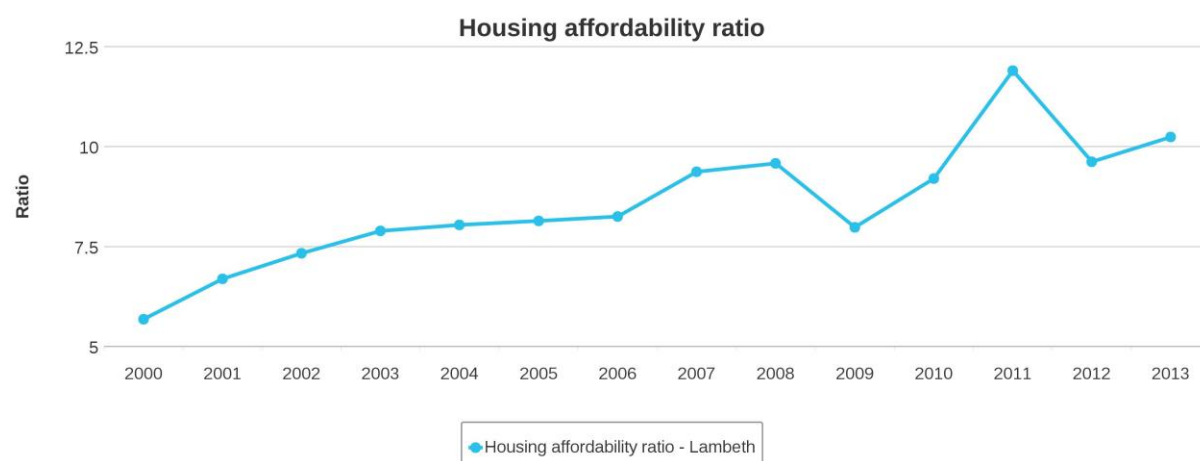
First-time home ownership in Lambeth is unaffordable to anyone on a median income. The Lambeth median income is around £26,000 - the minimum wage is £14,000. Crystal Palace is the cheapest area of Lambeth, where a median house price would require a household income of over £72,000.

Household income



Source: 2011 Census

Average house prices in Lambeth rose by 11% in the year to Feb 2015. In 2001, the average house price in London was £172,000. In 2014, the average house price was £439,000. The ratio of London house prices to median earnings has risen from 5.6 in 2000 to 9.1 in 2013. In Lambeth, the ratio has risen from 6.4 to 9.7 over the same period. In half of Lambeth's wards, house prices have doubled in the last ten years. Oval, in particular, has seen very steep house prices rises.



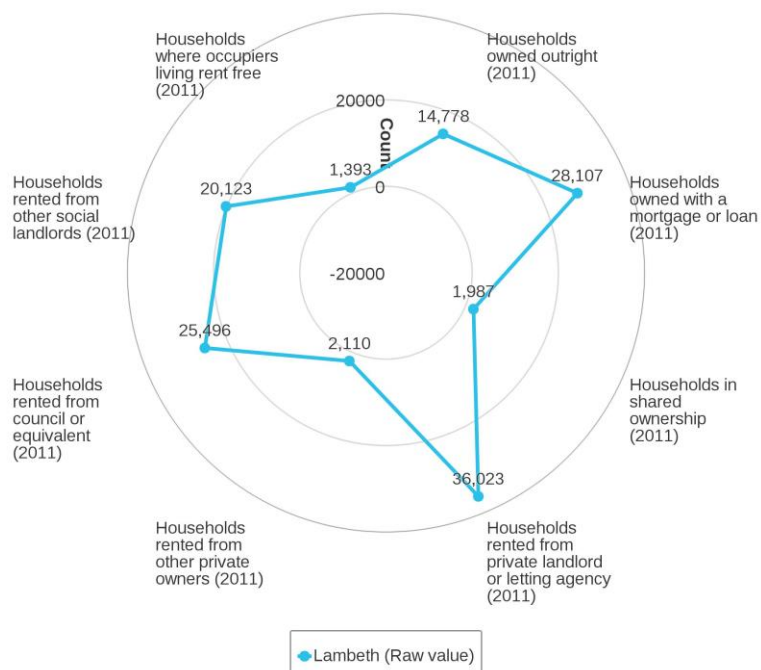
Source:

Name: Housing affordability ratio - ratio of lower quartile house price to lower quartile earnings, Communities and Local Government, Housing affordability ratio, Period: Calendar year(1997 to 2013), Unit:

Ratio, <http://id.esd.org.uk/metricType/75>

5.3 Household tenure

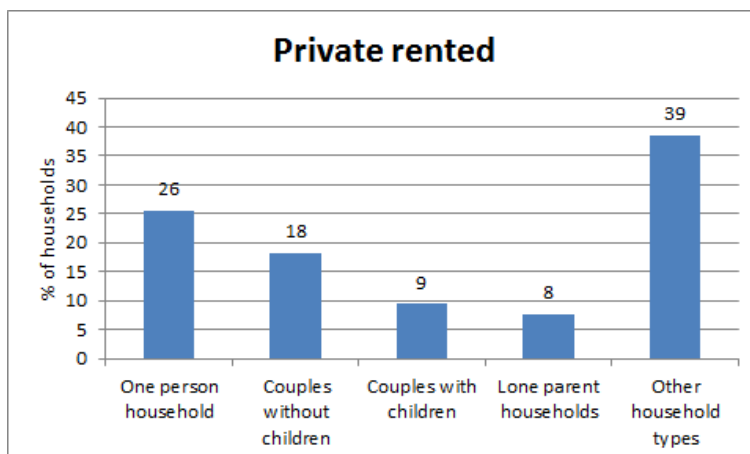
Housing tenure for Lambeth



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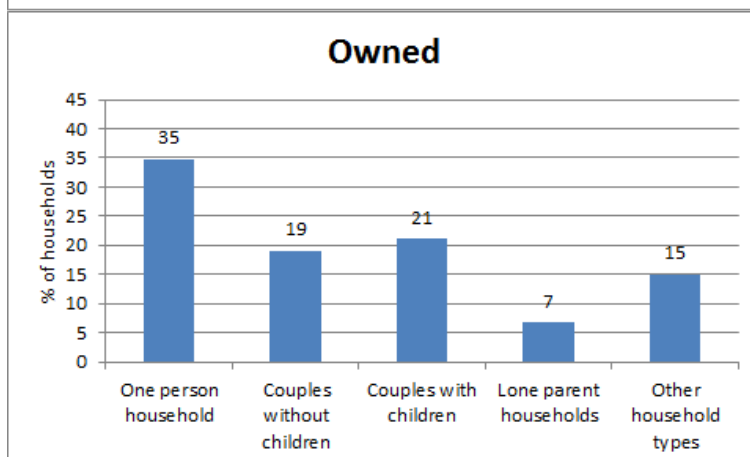
Private rented households

Nearly two-fifths of private rented households are non-family households who are not living as a family. One person households make up 26% and couples without children make up 18% of all private rented households.



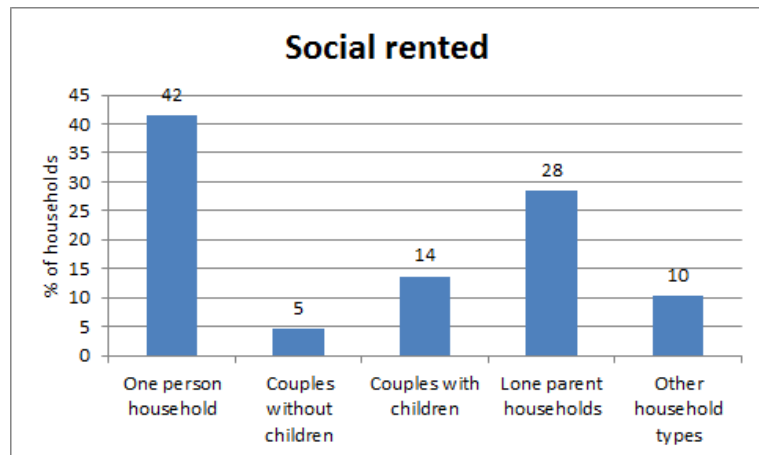
Owner Occupation

One person households make up 35% of all owned households, and couple households (with or without children) make up 40% of owner-occupied households. Lone parent households make up only 7% of all owner-occupied households.



Social renting

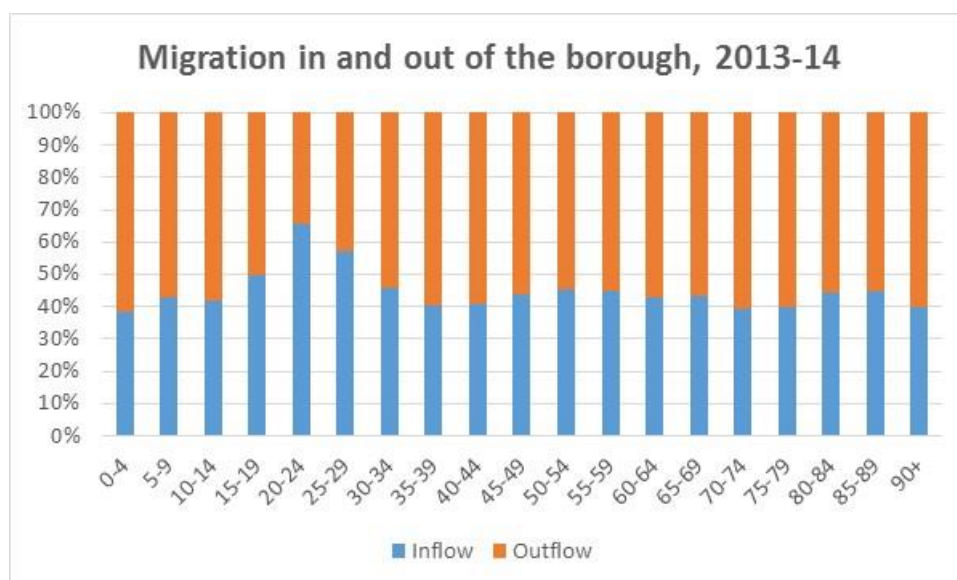
Over two-fifths of social rented households have only a single person, and nearly a third of social rented households are lone parent households.



6. Residents by equality characteristics

6.1 Age

Lambeth's age profile is heavily influenced by the borough's status as a destination for working age migrants from UK and abroad. Over half of the population is younger working aged (20-44 years), and there are relatively few children and young people under 20 - only Wandsworth, Hammersmith & Fulham, Camden, Islington, Kensington & Chelsea and Westminster have a smaller proportion of children. Lambeth has the highest number of people aged 25-29 of any London borough. Most in-migrants are aged 20-24, and most out-migrants are aged 20-44. Many families leave the borough with small children. The borough has a small proportion of people aged 60+.



The various ethnic groups in the borough have different age profiles

Ethnic Category	Groups	0-19 years	20-44 years	45-59 years	60+ years
All ethnicities		22%	51%	17%	11%
White¹¹	Largest young working age population	13%	59%	16%	12%
BAME	More children and young people	32%	42%	17%	9%
Black Caribbean	Oldest age profile	24%	33%	25%	18%
Black African	High proportion of children and young people	34%	40%	19%	8%
Black Other	Highest proportion of children and young people	44%	40%	13%	4%

6.2 Disability

There are many measures related to disability, each with a slightly different emphasis. For example, some focus on disability as a barrier to economic activity, rather than the extent to which day to day activities are limited, or the kind of care needed.

About 37,000 people in Lambeth say their day-to-day activities are limited by a long term illness or disability, about 17,000 limited a lot, and 20,000 limited a little. About 60% of people with a limiting

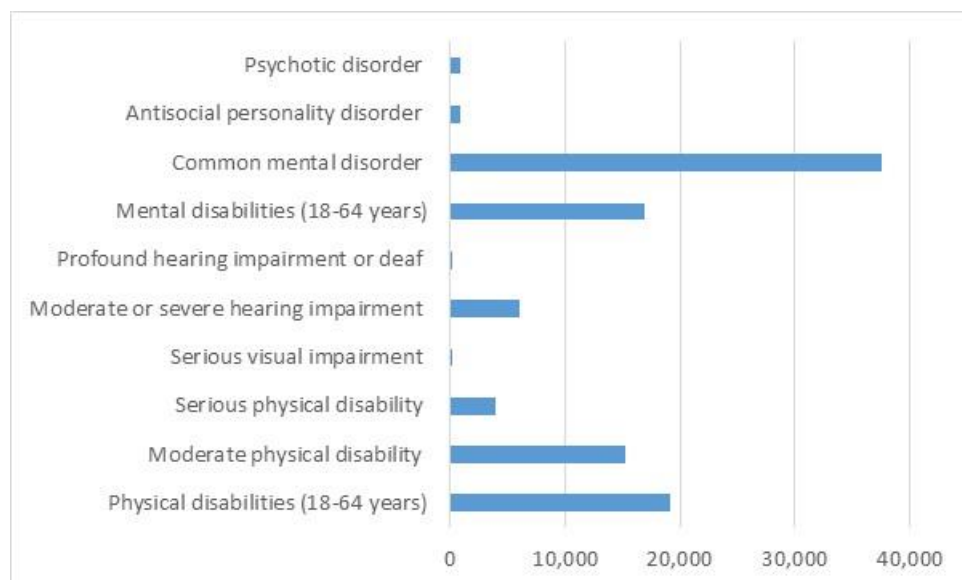
¹¹ This data is from GLA ethnic group projections, which does not distinguish White British from other White categories.

health condition are aged over 50. About 12% of residents aged 50-64 have a limiting health condition, as do 27% of 64-74s, 46% of 75-84s and 64% of over 85s. ¹²

7% of adults classify themselves as having a long term limiting illness or infirmity, and 5% say they have a disability.¹³

Projections from by the Department of Health, projecting data from the Health Survey for England¹⁴ to a borough level suggests that there are 19,000 working age residents who have a moderate or severe physical disability in the borough, and 37,600 who have a common mental disorder.

Predicted numbers of disabled people (2015)



Source: [PANSI, Department of Health](#)

¹² [2011 Census](#)

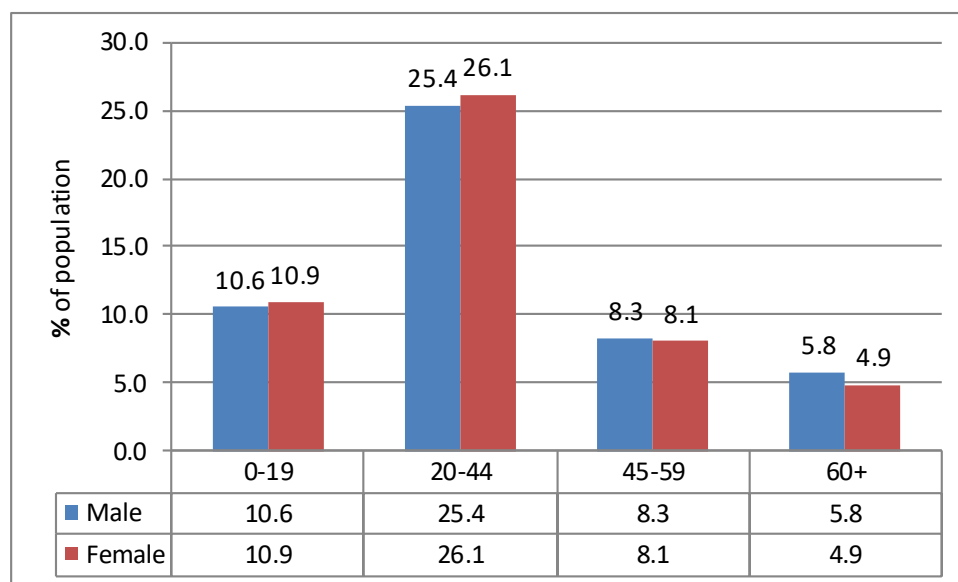
¹³ [2015 Resident's Survey](#)

¹⁴ [PANSI](#) & [POPPI](#)

6.3 Gender

There are roughly equal numbers of male and female residents¹⁵ in Lambeth – around 157,000 of each. The age profiles are similar: Just under 22% of the population are under 20; 52% are young working age (20-44); 16% are older working age (45-59) and 11% are aged 60+.

Population by gender and age



Source: 2014 ONS mid-year estimate

6.4 Pregnancy and maternity

There have been between 4,000 and 5,000 births in Lambeth every year in recent decades – in 2013-14 there were 4,571. Between 2003 and 2013 births reduced by around 0.4% a year, from 4,800 to 4,600. There are an estimated 6,000 to 9,000 Lambeth residents currently pregnant or on maternity leave at any one time.

There are differing trends in births by mother's country of birth¹⁶.

Births to UK-born mothers make up the largest proportion of births in Lambeth – just under half. There is was an average yearly decrease of -1.3%, and the proportion of births decreased from 49.0% in 2003 to 44.4% in 2013.

Births to mothers who are from Africa make up around a fifth of all births, and have decreased by around 1% between 2003 and 2013.

Births to mothers who are from the Americas, the Caribbean, Antarctica and Oceania decreased from 627 in 2003 to 563 in 2013, (from 13% of all births to 12.2%) average yearly decrease of -1.0%.

Births to mothers who are EU born (excl. new EU) increased from 362 in 2003 to 418 in 2013, an increase from 7.5% of all births to 9.1%) This was an average yearly increase of 1.5%.

¹⁵ 2014 ONS mid-year estimate

¹⁶ Source: ONS Parents' country of birth

The largest rate of growth is of births to mothers who are from the new EU¹⁷ countries. Amongst this group, the number of births increased from 1.7% of all births to 6.2% from 2003-2013. This is an average increase of 25% per year, although from low numbers - from 82 births to 288 in 2013.

Births to mothers who are from non-EU Europe increased from 78 in 2003 to 90 in 2013, (increase from 1.6% of all births to 1.9%). This an average yearly increase of 1.5%.

Births to mothers who are from Asia and Middle East¹⁸ increased from 274 in 2003 to 286 in 2013, (increase from 5.7% of all births to 6.2%). This an average yearly increase of 0.4%.

Country of birth rates

Lambeth	All live births	UK-born	EU (excl new EU)	New EU	Rest of Europe (non EU)	Asia and Middle East	Africa	Rest of world
2003	4,787	2,348	362	82	78	274	1,016	627
2004	4,753	2,170	387	111	80	294	1,109	602
2005	4,739	2,137	350	152	76	301	1,154	569
2006	4,908	2,255	382	163	85	304	1,129	590
2007	4,822	2,131	407	240	82	282	1,088	592
2008	4,837	2,120	405	264	69	297	1,055	627
2009	4,863	2,116	398	302	99	329	1,049	570
2010	4,929	2,179	428	320	75	325	996	606
2011	4,784	2,122	416	329	79	332	967	539
2012	4,825	2,209	426	332	84	300	948	525
2013	4,589	2,038	418	288	90	286	906	563

Source: ONS Parents' country of birth

6.5 Sexual orientation and gender identity

Regional data¹⁹ suggests that around 3.5% of people in London are Lesbian, Gay, Bisexual and Transgender (LGBT). Recent health estimates suggest that Lambeth has one of the largest populations of gay men in the UK.²⁰

4% of respondents to the Lambeth Residents' Survey identified themselves as lesbian, gay or bisexual. This level has remained constant since first being asked in 2007, although this is likely to be an under representation. It has been estimated that there are 20 transgender people per 100,000

¹⁷ New EU = the 12 countries which joined the EU after 2004 (excluding Croatia): the Czech Republic, Estonia, Hungary, Latvia, Lithuania, Poland, Slovakia, Slovenia, Cyprus, Malta, Bulgaria and Romania.

¹⁸ Asia and Middle East = prior to 2009, births to mothers born in the Middle East falls under 'Rest of the world'

¹⁹ Annual Population Survey

²⁰ Men who have sex with men: estimating the size of at-risk populations in London primary care trusts, Health Protection Agency (HPA), 2010.

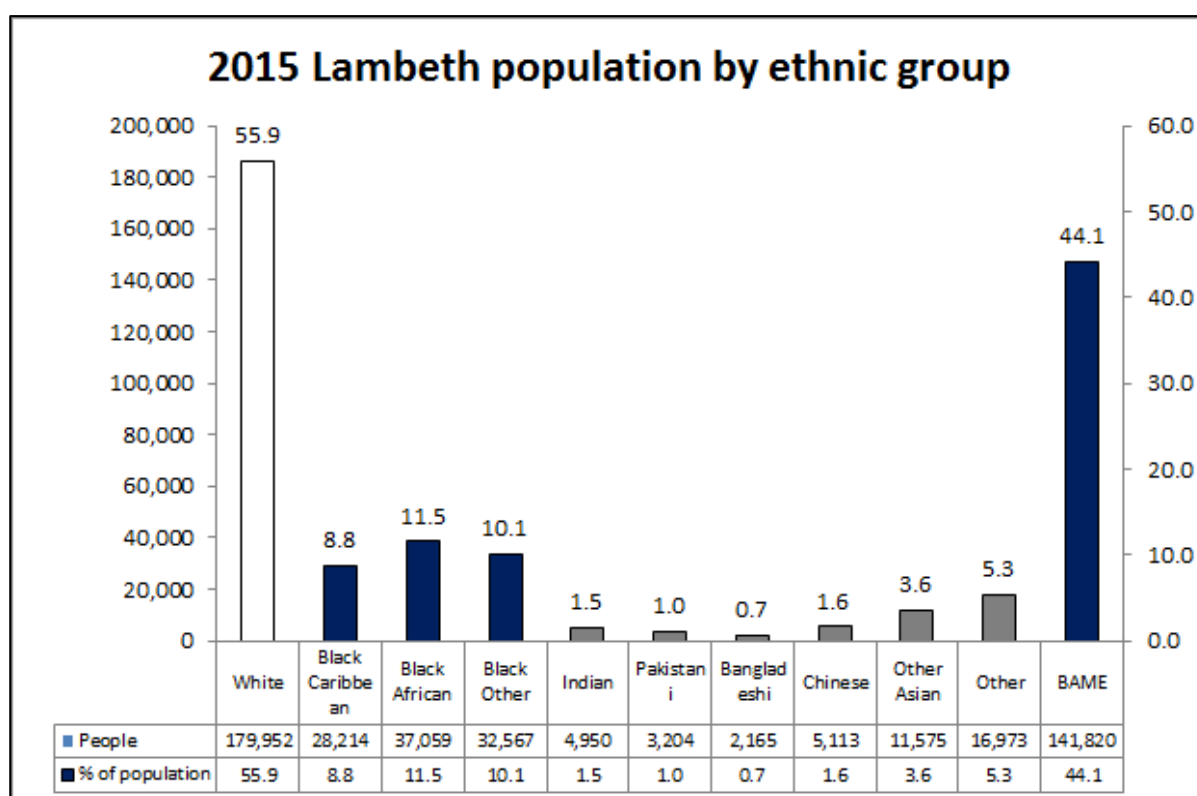
people in UK, which suggests roughly 50-60 people in Lambeth²¹. There is not much local data - of 24,800 Lambeth tenants, 28 (0.1%) are transgender²².

6.6 Ethnicity

Around 40% of Lambeth's population is white with a UK background. White people make up 55% of the population. Around 40% of Lambeth residents are White British or Irish, in line with inner London (43%)²³. 15% of the population are from other white backgrounds – around 47,000 people. About two thirds of these people are from Europe outside UK & Ireland. 8% are from Central and South America, 4% from North America and the Caribbean, and 8% from Australasia.

Black people make up around a third of the population (30.4%). Lambeth's largest non-white ethnic group is black African (11.5%), followed by black Caribbean (8.8%). Lambeth has the joint second highest proportion of black Caribbean people in London after Lewisham (10.7%) and Croydon (8.8%)²⁴.

Lambeth has a small Asian population compared to many places in London. Only 8.4% of Lambeth residents are from Asian backgrounds (including Chinese), much less than the inner London Average (21%).



²¹ Gender Variance in the UK: Prevalence, Incidence, Growth and Geographic Distribution, Gender Identity Research and Education Society, 2009.

²² Lambeth Living Tenancies and Diversity Digest

²³ 2011 Census. The 2015 figures are from the GLA Ethnic Group Projections, 2014. The GLA ethnic group projections do not have a separate categories for White British and Other White.

²⁴ In recent years, there has been a reduction in the Black Caribbean population in Southwark and an increase in Croydon.

On a measure of diversity²⁵ based on the number of different/distinct groups present in the population at the 2011 Census and the sizes of these distinct groups relative to each other¹⁹, Lambeth is the 11th most diverse borough in the country, scoring 4.9. For comparison, Greater London as whole scores 4.3 out of a maximum score of 18, and almost all London boroughs score over 3.5. The most diverse boroughs are Newham and Brent (scoring 9.3 and 8.7 respectively).

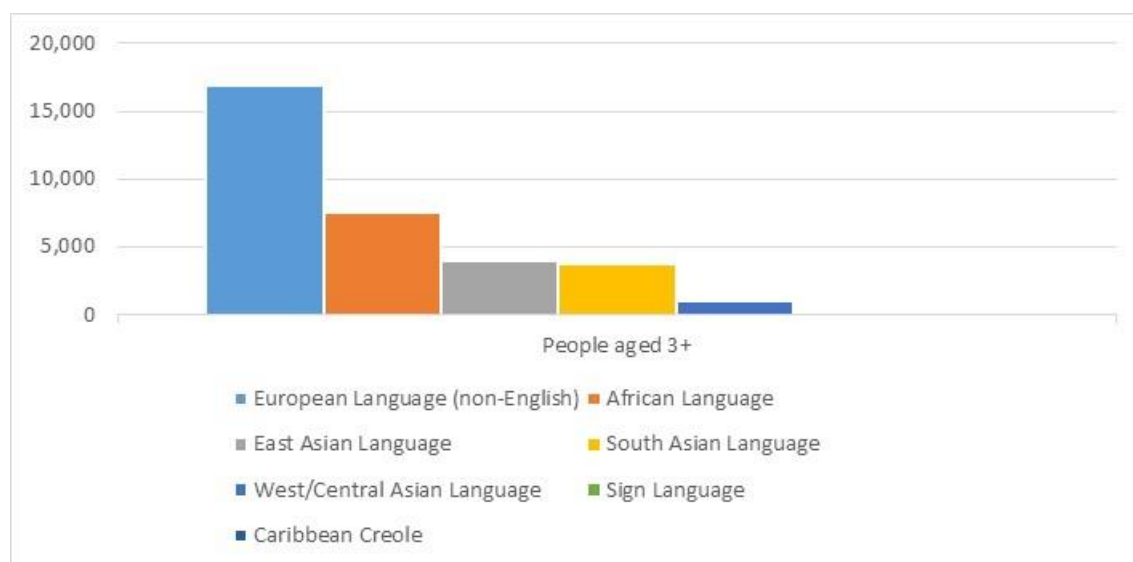
These boroughs have both a large number of different ethnic groups in the population, as well as a large proportion of Black, Asian and Minority Ethnic (BAME) people. Lambeth has a high proportion of people from non-White British ethnic groups, but fewer groups are represented than in the most diverse boroughs.

Lambeth's child population is more diverse than the population as a whole. 25% of people under 20 are from a White British background, compared to 39% of the population as a whole, 14.6% of pupils in Lambeth schools are from a White British background, compared to 24% of Lambeth's population aged 5-17.

6.7 Language

Around 150 different languages are spoken families in the borough²⁶. Around 17,000 people (6% of the population) speak a main language other than English, mostly EU and African languages.

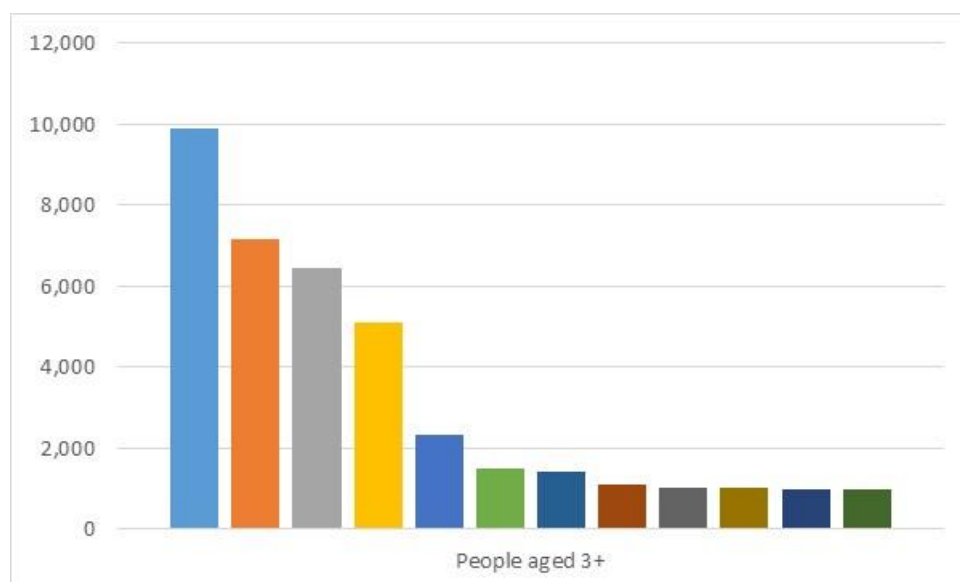
Language groups



²⁵ [Simpson's Diversity Index](#)

²⁶ [2011 Census](#)

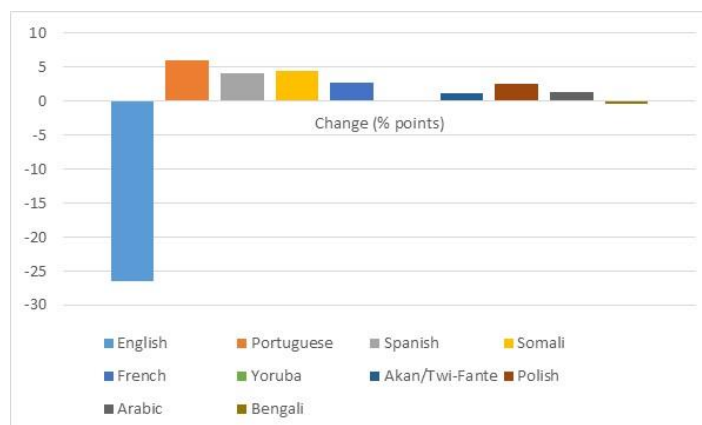
Languages most commonly spoken



The most common main languages after English spoken by pupils in Lambeth schools being Portuguese (7% of pupils), Spanish (5%), Somali (4.5%), French (3.7%), Yoruba (3.4%), Akan /Twi-Fante (2.7%), Polish (2.6%), Arabic (2.5%) and Bengali (1.6%)²⁷. There has been a significant increase in non-English main languages in the last twenty years.

Main languages spoken by all Lambeth pupils (%)²⁸

Language	1992	2014
English	76.0	49.6
Portuguese	1.5	7.6
Spanish	0.9	5.1
Somali	0.1	4.5
French	1.0	3.7
Yoruba	3.2	3.4
Akan/Twi-Fante	1.5	2.7
Polish	0.1	2.6
Arabic	1.2	2.5
Bengali	1.9	1.6



6.8 Country of birth

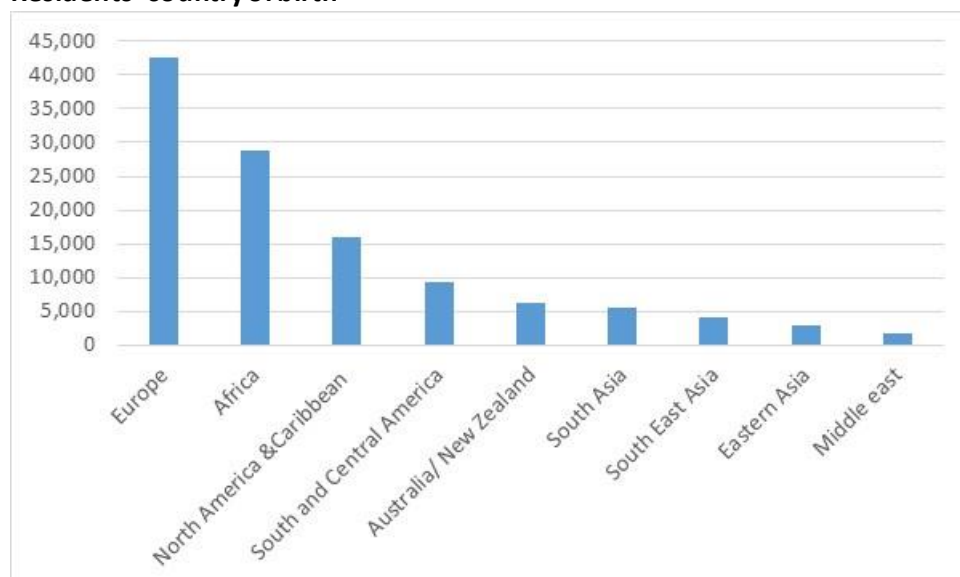
Lambeth has residents from all around the world. 60% of Lambeth residents were born in UK, overwhelmingly England. There are 117,000 Lambeth residents born outside UK, which is 38% of the population.²⁹

²⁷ School pupil survey 2015

²⁸ School Pupil Survey 2014

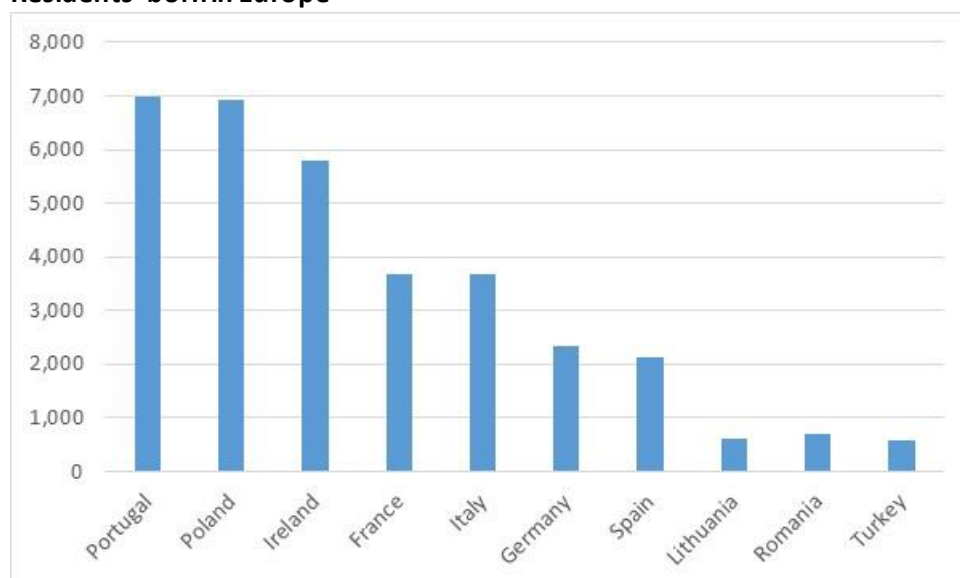
²⁹ 2011 Census

Residents' country of birth



There are 42,500 Lambeth residents born in Europe outside UK, 14% of the population.

Residents' born in Europe



Lambeth residents who were born in Africa (28,700) make up 9.5% of the population, mostly from Nigeria, Ghana or other Central/West Africa. There are 16,000 Lambeth residents born in America and the Caribbean, 5.2% of the population. There are 9,300 Lambeth residents born South and Central America, 3.1% of the population, and 6,100 Lambeth residents were born in Australia and New Zealand (2% of population). Lambeth residents born in South and South East Asia, Eastern Asia and Middle East make up 4.6% of the population.

6.9 National Insurance number registrations

National Insurance numbers (NINOs) were allocated to job-seeking new immigrants from 142 different countries³⁰ between 2002 (when centralised records began) and 2015. The largest group were from Poland – 11% of all registrations. There were 12,700 registrations in 2014/15. NINO

³⁰ National Insurance Number Allocations to Adult Overseas Nationals entering the UK, DWP

registrations in 2014-15 to non-UK residents in Lambeth are overwhelmingly to people from Europe. Over 80% are to people from Europe and Australia & New Zealand.

NINOs registrations

NINOs	Number	%
European Union EU15 ³¹	7004	54.9
European Union EU8 ³²	1397	10.9
European Union EU2 ³³	1095	8.6
Oceania ³⁴	838	6.6
Central and South America	555	4.3
Sub-Saharan Africa	529	4.1
North America	336	2.6
East Asia	254	2.0
Other Europe	226	1.8
South Asia	195	1.5
South East Asia	109	0.9
North Africa	87	0.7
Middle East and Central Asia	65	0.5
European Union Other	55	0.4
Unknown	21	0.2

³¹ Austria, Belgium, Denmark, Finland, France, Germany, Greece, Ireland, Italy, Luxembourg, the Netherlands, Portugal, Spain and Sweden.

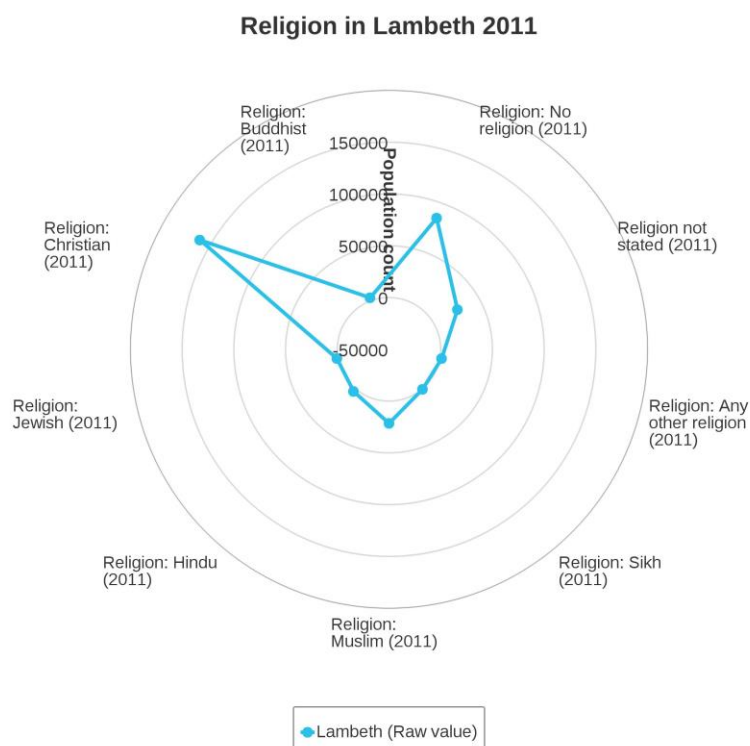
³² Czech Republic, Estonia, Hungary, Latvia, Lithuania, Poland, Slovakia and Slovenia.

³³ Bulgaria and Romania.

³⁴ Australasia, Melanesia, Micronesia and Polynesia.

6.10 Religion

Over 60% of Lambeth residents have a religion and 28% have no religion³⁵. Christians (53%) and Muslims (7%) are the largest group of residents by religion, which have differing ethnic profiles. In broad terms, Lambeth's Christian population is about 34% white British, 18% other white, 15% black African and 13% black Caribbean. The Muslim population is about 31% Asian, 33% black African and 10% other ethnic group. Over a quarter of residents have no religion. These are overwhelmingly white British (60%), white other (15%), and 9% of mixed ethnic groups.



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In recent years³⁶, the percentage of Christians has decreased by around 1.8 percentage points per year, whilst the percentage of people with no religion has increased by almost three percentage points per year. The percentage of Muslims, Buddhist, Jews, Hindus and Sikhs has remained largely the same.

³⁵ [2011 Census](#)

³⁶ Annual Population Survey, 2006-14

7. Socio-economic status, affluence, poverty and deprivation

Like many London boroughs, Lambeth has areas of affluence and areas of poverty, although it is not amongst the poorest boroughs in London. None of Lambeth's twenty-one wards is in the 10% poorest in London and Clapham Common ward is in the 10% most affluent.³⁷ Although the borough as a whole is becoming less deprived, there is a persistent pool of economically inactive people with little mobility and this group tends to experience high levels of social exclusion and poor education, employment and health outcomes.

7.1 Poverty

Measuring poverty as having a household income below 60% of the median income, there are an estimated 49,000 people in poverty in Lambeth before housing costs, and 87,000 people in poverty after housing costs.³⁸ A third of working age people and a quarter of people of retirement age in Lambeth are living in poverty. Around a fifth of employed residents are paid below the London Living Wage. The 2015 London Poverty Profile, produced by Trust for London and New Policy Institute, estimates poverty at borough by aggregating 14 scores. Lambeth, overall, is in the 16 least impoverished boroughs.

Worst 4 boroughs	Barking and Dagenham, Newham, Brent, Ealing
Next 4 boroughs	Enfield, Waltham Forest, Haringey, Lewisham
Next 8 Boroughs	Bexley, Greenwich, Havering, Tower Hamlets, Hackney, Southwark, Hillingdon, Croydon
Remaining 16 boroughs	Redbridge, Islington, Lambeth , Camden, Hammersmith and Fulham, Kensington and Chelsea, Wandsworth, Westminster, Barnet, Harrow, Hounslow, Richmond, Bromley, Kingston, Merton, Sutton

Worst 4 boroughs	4 Temp accommodation : Proportion of temporary accommodation placements outside of borough
Next 4 boroughs	None
Next 8 Boroughs	2 Pay inequality: 20:80 hourly pay ratio 6 Housing affordability : Ratio of lower quartile full-time pay to lower quartile rent for 2-bedroom property 7 Unemployment ratio : Proportion of working-age population unemployed 11 Tax credits : Proportion of children in families receiving tax credits 12 Out-of-work benefits : Proportion of working-age population receiving out-of-work benefits 14 Qualifications at 19 : Proportion of 19 year olds lacking level 3 qualifications
Remaining 16 boroughs	1 Benefit polarisation : Proportion of claimants in the highest 25% claiming areas 3 Homeless acceptances : Homelessness acceptances per 1,000 households in borough 5 Landlord repossessions : Landlord repossessions per 1,000 rented households 8 Unemployment change : Change in unemployment ratio (over 3 years) 9 Low pay : Proportion of employees living in area paid below London Living Wage 10 Low pay change : Change in low pay (over 3 years) 13 GCSE attainment : Proportion of children on free-school-meals not achieving target standard at age 16

³⁷ 12 of Lambeth's 178 Lower Super Output Areas are in the 10% poorest (6%, around average for all boroughs) and thirteen Lambeth LSOAs in the 10% most affluent. For comparison, Enfield has the poorest areas: 9/12 wards in the 10% poorest, & 57/183 LSOAs.

³⁸ This assumes the prevalence in Lambeth is the same as in London. In London, 16% of people have before housing costs; 28% of people after housing costs. The comparable figures for UK are 16% and 21% - around 17% BHC and 29%AHC - since the mid-1990s.

Overview of Boroughs		Inequality		Homeless		Housing		Workless		Low pay		Benefits		Education		Average
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Outer East & Northeast	Barking & Dagenham															
	Bexley															
	Enfield															
	Greenwich															
	Havering															
	Redbridge															
	Waltham Forest															
Inner East & South	Hackney															
	Haringey															
	Islington															
	Lambeth															
	Lewisham															
	Newham															
	Southwark															
	Tower Hamlets															
Inner West	Camden															
	Hammersmith & Fulham															
	Kensington & Chelsea															
	Wandsworth															
	Westminster															
Outer West & Northwest	Barnet															
	Brent															
	Ealing															
	Harrow															
	Hillingdon															
	Hounslow															
	Richmond															
Outer South	Bromley															
	Croydon															
	Kingston															
	Merton															
	Sutton															

Key	Indicator	Description
Worst 4 boroughs	1 Benefit polarisation	Proportion of claimants in the highest 25% claiming areas
Next 4 boroughs	2 Pay inequality	20:80 hourly pay ratio
Next 8 boroughs	3 Homeless acceptances	Homelessness acceptances per 1,000 households in borough
Remaining 16 boroughs	4 Temp accommodation	Proportion of temporary accommodation placements outside of borough
	5 Landlord repossessions	Landlord repossessions per 1,000 rented households
	6 Housing affordability	Ratio of lower quartile full-time pay to lower quartile rent for 2-bedroom property
	7 Unemployment ratio	Proportion of working-age population unemployed
	8 Unemployment change	Change in unemployment ratio (over 3 years)
	9 Low pay	Proportion of employees living in area paid below London Living Wage
	10 Low pay change	Change in low pay (over 3 years)
	11 Tax credits	Proportion of children in families receiving tax credits
	12 Out-of-work benefits	Proportion of working-age population receiving out-of-work benefits
	13 GCSE attainment	Proportion of children on free-school-meals not achieving target standard at age 16
	14 Qualifications at 19	Proportion of 19 year olds lacking level 3 qualifications
	15 Average across all indicators	

Source: <http://www.londonpovertyprofile.org.uk/key-facts/overview-of-london-boroughs/>

7.2 Deprivation

The latest deprivation³⁹ data is the 2015 Index of Multiple Deprivation (IMD). IMD 2015 places Lambeth as the 8th most deprived borough in London and 22nd most deprived in England. This is an improved relative position since 2010 when Lambeth was ranked as the 14th most deprived authority in England.

A place is deprived if it has some or all of the following characteristics:

- A high proportion of the population in an area experiencing deprivation relating to low income;
- A high proportion of the working age population in an area involuntarily excluded from the labour market.
- A high proportion of children have not achieved educationally and a high proportion of adults do not have skills and qualifications.
- A high proportion are at risk of premature death and the impairment of quality of life through poor health.
- A high proportion of the population are at risk of personal and material victimisation at local level.
- Significant physical and financial barriers to accessing housing and local services.
- A low quality local environment.

Lambeth is among the 10% most deprived authorities in England (out of 326 districts) on three deprivation scores: the headline figure rank of average rank, scale of income, and exclusion from the labour market.

³⁹ DCLG, who produce the Indices of deprivation, explicitly advise against making comparisons over time between releases of the deprivation data. The indices were initially designed to provide a consistent basis for allocating deprivation funds down to a small area level. It was therefore designed to be consistent across all areas of the country, rather than being comparable over time. Benefits data, for example, is an important part of the indicators, and is obviously subject to change as legislation and guidance change.

7.3 The most deprived places in Lambeth

Deprivation data is available for small areas called Lower Super Output Areas (LSOAs)⁴⁰. 13 of Lambeth's 178 LSOAs are in the 10% most deprived LSOAs in England – five of these areas were in the 10% most deprived in 2010. The table below describes where these LSOAs are located in Lambeth, with the LSOA name and code, and ward; the national rank, where 1 is the most deprived; and whether this LSOA was in the 10% most deprived five years ago.

Fig 24. Deprived areas in the borough

LSOA & Ward	In 10% most deprived in 2010?	IMD Rank. 1 is most deprived	Area
E01003087 Lambeth 031E Knight's Hill	Yes	1,596	Area at the junction of Crown Lane and Knights Hill, including Holderness and Portobello Estates
E01003052 Lambeth 016C Coldharbour	Yes	2,250	Moorlands Estate
E01003045 Lambeth 011A Coldharbour	Yes	2,450	Area east of Brixton Road between Loughborough Road and Villa Road, which includes the Angell Town Estate
E01003048 Lambeth 009B Coldharbour	No	2,491	Loughborough and Hertford estates
E01003051 Lambeth 018C Coldharbour	Yes	2,516	Area at the junction of Shakespeare Road and Coldharbour Lane
E01003075 Lambeth 009C Herne Hill	No	2,718	Thorlands and Lilford estates
E01003184 Lambeth 007B Vassall	Yes	2,785	Cowley Estate
E01003070 Lambeth 033E Gipsy Hill	No	2,790	Area east of Gipsy Hill, including Becondale, Berridge and Charters Close estates.
E01033207 Lambeth 004F Oval	No	2,943	Area south of Vauxhall Bus Station including Vauxhall Park, Fentiman Road and Wyvill Road.
E01003188 Lambeth 009E Vassall	No	3,018	Myatts fields South estate
E01003060 Lambeth 011E Ferndale	No	3,064	Area near Stockwell Park Road including part of Stockwell Park Estate
E01003047 Lambeth 011B Coldharbour	No	3,074	Area of Central Brixton between Brixton Road and Coldharbour Lane as far north as Villa Road, including Canterbury Gardens
E01003065 Lambeth 031A Gipsy Hill	No	3,249	Area between St Louis Road and Carnac Street, including Vincennes and Clive Road flats.

⁴⁰ There are usually 6-7 LSOAs in a ward, and each has a population 1000-1500. There are around 32,000 in England.

13 of Lambeth's 178 LSOAs are in the 10% most deprived nationally, 7%. In 2010, 8 LSOAs were in the 10% most deprived⁴¹.

Almost half (85/ 178, 48%) are in the second and third deciles, and 147/ 178 (80%) are in deciles 2-5.

Coldharbour is the most deprived ward by some way, with half of its LSOAs in the 10% most deprived. 10/13 of the most deprived areas are concentrated in the centre of the borough, mostly Brixton, with 3/13 in Norwood.

Even the most affluent wards have a range of deprivation, all including the 2nd decile.

Deprivation by ward

No of LSOAs		National decile of deprivation IMD i.e. 1 st decile = 10% most deprived									
Ward	1	2	3	4	5	6	7	8	9		Total
Bishops			4		1	1					6
Princes		3	2	1	1	1					8
Oval	1	1	4	2		1					9
Larkhall		3	4	2							9
Stockwell		5	2	2							9
Vassall	2	3	3	1							9
Brixton Hill		2	1	2	3						8
Coldharbour	5	3	1	1							10
Ferndale	1	4		2	2						9
Herne Hill	1		1	3	2		1				8
Tulse Hill		4	3	1	1						9
Clapham Common		1		2	1	3	1				8
Clapham Town		2	3	1	1	1	1				9
Thornton		3			2	2			1		8
St Leonard’s		1	1	5	1						8
Streatham Hill		2	2	1	3			1			9
Streatham Hill		1	4	1	4						10
Streatham Wells		1	1	1	1	3					7
Gipsy Hill	2	3	1	1	1		1				9
Knight’s Hill	1	3	1		4						9
Thurlow Park		1	1	3			2				7
Lambeth	13	46	39	32	28	12	6	1	1		178
%of LSOAs	7	26	22	18	16	7	3	0.6	0.6		

⁴¹ The indices cannot be used to measure real change in deprivation over time. All places are changing, so a change in ranking does not necessarily mean an absolute reduction in deprivation.

There are several domains measured in the indices of deprivation.

Indices of Deprivation

Domain	Description	Most deprived wards
Income Deprivation	The Income Deprivation Domain measures the proportion of the population in an area experiencing deprivation relating to low income.	Coldharbour, Gipsy Hill, Vassall & Tulse Hill
Employment deprivation	The Employment Deprivation Domain measures the proportion of the working age population in an area involuntarily excluded from the labour market.	Gipsy Hill, Vassall, Coldharbour, Herne Hill, Knights' Hill
Education, Skills and Training	The Education, Skills and Training Domain measures the lack of attainment and skills in the local population. The indicators fall into two sub-domains: one relating to children and young people and one relating to adults.	Herne Hill. Lambeth is not very deprived on this measure
Health deprivation and disability	The Health Deprivation and Disability Domain measures the risk of premature death and the impairment of quality of life through poor health.	Clapham Town, Oval, Larkhall, Vassall, and Knights Hill
Crime	The Crime Domain measures the risk of personal and material victimisation at local level.	All of Lambeth is highly deprived compared to national levels. Vassall, Larkhall and Clapham town are most deprived.
Barriers to housing and services	The Barriers to Housing and Services Domain measures the physical and financial accessibility of housing and local services.	Coldharbour, Tulse Hill, Larkhall
Living Environment	The Living Environment Domain measures the quality of the local environment.	Oval, Larkhall, Stockwell, Streatham Hill
Income Deprivation Affecting Children	The Income Deprivation Affecting Children Index (IDACI) measures the proportion of all children aged 0 to 15 living in income deprived families.	Coldharbour, Larkhall
Income Deprivation Affecting Older People	The Income Deprivation Affecting Older People Index (IDAOPI) measures the proportion of all those aged 60 or over who experience income deprivation.	Coldharbour, Larkhall, Vassall

8. Health

Health issues in Lambeth reflect its position as an inner-city urban area with a young population profile and a mix of deprivation and affluence.

Over 85% of people in Lambeth say they are in good or very good health, almost half (53%) in very good health. There are around 14,000 people who are in bad or very bad health, just under 5% of the population. This pattern is typical of London boroughs. Approximately one in four Lambeth households (around 30,000 households) has someone with a long-term health problem or disability, which is similar to London. About 6% of Lambeth residents have their day-to-day activities limited a lot by a long-term health problem or disability (18,600 people), and another 6.6% (20,000 people) are limited a little. Around 20,500 people provide unpaid care to someone else, just under 7%. This is one of the lowest rates of provision of unpaid care in London.

The '[Better Health for London](#)' programme⁴² sets out ten ambitions to improve the health of Londoners and reduce health inequalities - it targets the threats posed by tobacco, alcohol, obesity, lack of exercise and pollution. On these outcomes Lambeth has a mixed public health picture, being amongst the worst boroughs in London on several indicators.

Better Health for London outcomes

Better Health for London key outcomes	Lambeth	Lambeth Rank / 33 London boroughs (Rank 1 worse / higher outcome)	London	Comparison with London
School Readiness: The percentage of children achieving a good level of development at the end of reception (2013/14)	55.8%	4 th	62.2%	Worse
Excess weight in 10-11 year olds (2014/15)	41.8%	3 rd	37.2%	Worse
Percentage of physically inactive adults (2014)	20.3%	30 th	27.0%	Better
Excess weight in adults (2012-14)	49.6%	30 th	58.4%	Better
The percentage of working days lost to sickness absence (2010/12)	0.9%	29 th	1.3%	Similar
Smoking prevalence (2014)	18.1%	13 th	17.0%	Similar
Admission episodes for alcohol related conditions / 100,000 (2013/14)	625.9	5 th	541.2	Worse
% of people on register with severe mental illness known to GPs (2013/14)	1.26%	9 th	1.05%	Higher
Proportion of people who are feeling supported to manage their condition (2014/15)	59.4%	14 th	59.7%	Similar
Mortality rate from causes considered preventable / 100,000 (2012/14)	205	5 th	169.5	Worse than London

⁴² Set by the Mayor of London, NHS England, Public Health England, London Councils and the 32 GP-led clinical commissioning groups.

Public Health England profiles key local health issues against national and regional levels.

Lambeth is worse than London on the following indicators

- Obese children in year 6: (Lambeth 27.2% vs 22.6%)
- Admission episodes for alcohol-related conditions (626 per 100,000 population vs 541)
- Prevalence of opiate and crack use (13.4% per 1,000 people, vs 9.6)
- New sexually-transmitted infections (3,190 per 100,000 vs 1,534: Lambeth worst in England)
- Life expectancy - Male (78.4 vs 80.0)
- Life expectancy - Female (83.5 vs 84.1)
- Smoking related deaths (333.3 per 100,000 vs 275.9)
- Under 75 cancer mortality (152.6 per 100,000 vs 132.6)
- Killed or seriously injured on roads (40.5 per 100,000 vs 29.8)
- Incidence of TB⁴³ - 26.6 per 100,000 population compared to 13.5 in England as a whole

Several issues affecting the health of children are worse in Lambeth.

- The level of child poverty is worse than the London and England average, with 29.0% of children aged under 16 years living in poverty⁴⁴. The rate of family homelessness is worse than the England average.⁴⁵
- Childhood obesity in Lambeth is worse than England: 11% of children aged 4-5 are obese, compared to 9.1% in England; 22.2% of children aged 10-11 are obese, compared to 19.1% in England.
- There were 199 admissions for Lambeth children under 19 years to hospital for asthma, a rate of 307 per 100,000 children, compared to 197 for England⁴⁶.

Lambeth is better than the England average for these health conditions.

- Smoking status at time of delivery
- Breastfeeding initiation
- Hospital admissions caused by injuries in young people (0-4 years & 15-24 years)
- Hospital admissions as a result of self-harm (10-24 years)

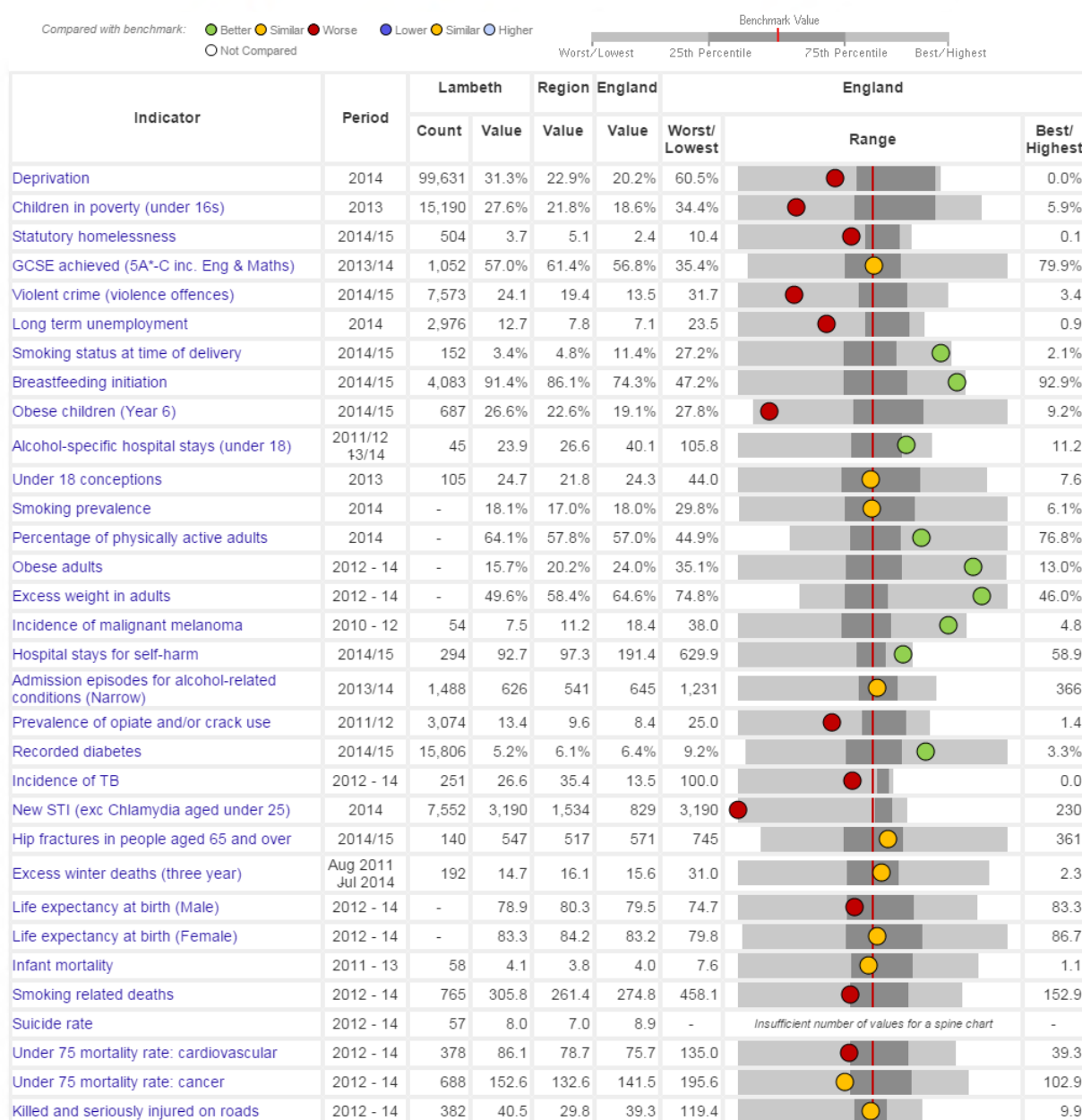
⁴³ Crude rate per 100,000 population, 2011-13, local number per year figure is the average count

⁴⁴ % of children aged under 16 living in families in receipt of out of work benefits or tax credits where their reported income is less than 60% median income, 2012

⁴⁵ Statutory homeless households with dependent children or pregnant women per 1,000 households, 2013/14

⁴⁶ Crude rate per 100,000 (age 0-18 years) for emergency hospital admissions for asthma, 2013/14

Public Health England Indicators for Lambeth



Source: [Public Health England 2015](#)

8.1 Life expectancy

Overall, residents in Lambeth live longer than they did 10 years ago and live almost as long as people in England overall.

Life expectancy for men in Lambeth at birth is 78.4 years (2011-13), lower than London (80.0) and England (79.4). Healthy life expectancy is 64.2 years, similar to London (63.4) and England (63.3). Life expectancy at 65 is 18.0 years, lower than London (19.1) and England (18.7). Life expectancy for females in Lambeth at birth is 83.5 years (2011-13), lower than London (84.1) and similar to England (83.5). Healthy life expectancy is 61.7 years, similar to London (63.8) and England (63.9). Life expectancy at 65 is 21.6 years, similar to London (21.9) and England (21.1).

Life expectancy at birth, at ward level varies between 77.4 (Clapham Town) and 84.8 (Thornton) years. Most wards have life expectancy similar to Lambeth with the exceptions highlighted in the table below.

Life Expectancy at ward level

Life Expectancy	Compared to Lambeth	Compared to London	Compared to England
Lower	Brixton Hill, Knights Hill, Larkhall, Clapham Town	Gipsy Hill, Oval, Streatham Wells, Streatham Hill, Brixton Hill, Knights Hill, Larkhall, Clapham Town	Streatham Wells, Streatham Hill, Brixton Hill, Knights Hill, Larkhall, Clapham Town
Higher	Thornton, Streatham South, St Leonards, Thurlow Park	Thornton	Thornton, Streatham South

Nationally, life expectancy is lower in deprived areas, although this relationship is not as strong at ward level. Males living in the most deprived areas of Lambeth would typically have a life expectancy 6 years less than males living in the least deprived areas. This gap in life expectancy is due to an excess of death from chronic obstructive airways disease (COPD), cancer, especially lung cancer, circulatory disease and infectious disease.

Females living in the most deprived areas of Lambeth would typically have a life expectancy 3 years less than females living in the least deprived areas. This gap in life expectancy is due to an excess of death from CHD, COPD, lung cancer and stroke.

Conditions that contribute to Lambeth's lower (when compared against England) life expectancy include circulatory diseases such as coronary heart disease and stroke; cancer, especially lung cancer; respiratory diseases such as COPD; digestive diseases such as cirrhosis of the liver; external causes such as suicide and violence; infectious and parasitic diseases, and mental health and behavioural disorders.

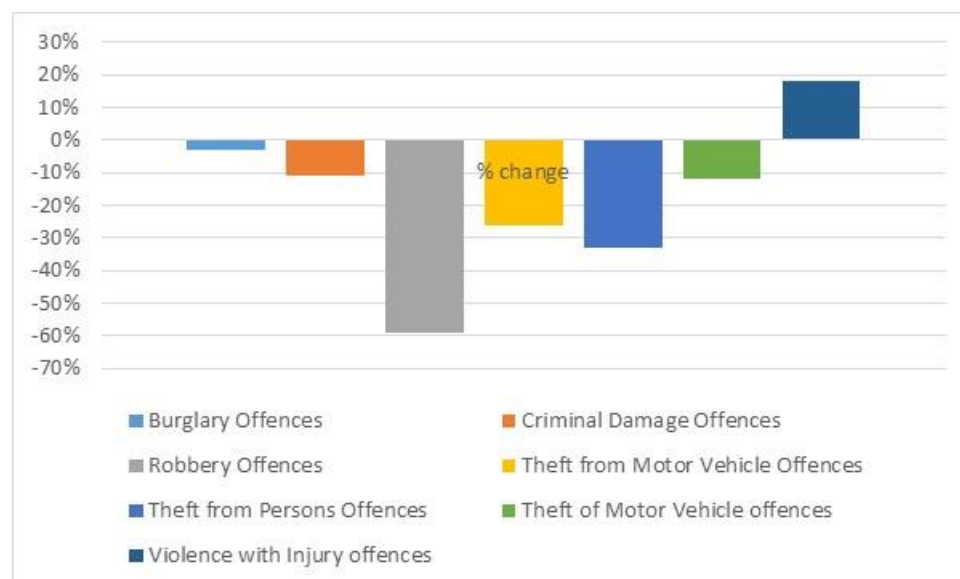
9. Community Safety

Lambeth remains a high crime area, amongst the highest London boroughs for several priority crime types, as set by the Mayor's Office for Policing and Crime (MOPAC).⁴⁷ There has been a 24% reduction in these priority crimes since 2012, with significant reductions in these priority crimes in recent years, apart from Violence with Injury.

Crime Types in the borough

Crimes type	Oct 2015 Rank: 1= lowest crime	Offences Apr-12 ⁴⁸	Offences Oct-15
Burglary Offences	24/32	3,773	2,603
Criminal Damage Offences	31/32	3,002	2,654
Robbery Offences	29/32	3,099	1,253
Theft from Motor Vehicle Offences	25/32	2,687	1,963
Theft from Persons Offences	28/32	3,005	1,988
Theft of Motor Vehicle offences	28/32	1,003	882
Violence with Injury offences	32/32	2,964	3,500
MOPAC 7	31/32		

Percentage change in offences from 2012-15



Lambeth has high rates of violent, sexual crime and drug related crime. It has the 6th highest crime rate in London; the 2nd highest rate for Violence with Injury, Sexual Offending and Drugs, and the third highest number of Anti-Social Behaviour (ASB) calls to Police compared to the rest of London. The National Domestic Violence Helpline reports that calls received from Lambeth residents is the third highest in London, and it is the highest ranking borough in the MPS for reported 'Most Serious Violence against Women'.

Youth re-offending rate remains high, first time entrants to the criminal justice system are increasing and gang related violence remains a problem. Lambeth is one of the riskiest places for teenage

⁴⁷ The Mayor's office for Policing and Crime (MOPAC) set a target for the MPS to reduce crime in 7 priority categories, known as the MOPAC 7, by 20% by 2016.

⁴⁸ Rolling 12 month figures

males (15 to 19) becoming a victim of crime. Hate crime is increasing; racist offences have increased by 36% and homophobic offences by 34.9%.

Although crime remains the top concern for adult residents in Lambeth, the level of concern is reduced in recent years. Fewer residents see crime as the most important quality-of-life issue, although the importance of safety and security including policing is about the same.

- 14% of residents⁴⁹ say that 'Safer/less crime/more police' has got better in the last year, although 15% of residents say that 'Level of crime/ASB' has got worse in the last year.
- Over 80% of residents⁵⁰ think noisy neighbours or loud parties is not a problem – stable since last year.
- Between 2014 -15 there was an increase in concern about rowdy teenagers on the street, from 20% to 24% of residents.
- Between 2014 -15 there was an increase in concern about rubbish or litter lying around from 11% to 16%.
- Between 2014 -15 there was an increase in concern about vandalism, graffiti and other deliberate damage to property or vehicles from 12% to 20%.
- Around a quarter of residents are concerned about people using or dealing drugs (27%, no significant change since last year.)
- Around a quarter of residents are concerned about people being drunk or rowdy in public places (23%, no significant change since last year.)
- 30% of residents think dog mess left in public places is a problem.
- Just over a fifth of residents think people coming to the door and trying to sell things or ask for donations is a problem (22%, no significant change since 2014)
- Only 4% of residents say they do not feel safe from crime in their local area during the day, but 17% say they would not be safe in the evening.

10. Economy and Business Base

The UK economy has grown for eleven consecutive quarters up to Q3 2015, and shrunk in only two of the last twenty-five quarters since the recession of 2008-9.^{51,52} UK labour market performance remains mixed, as illustrated by real pay decreases, high levels of youth unemployment and an increase in the number of people who are underemployed⁵³. London has grown more strongly than the UK as a whole, but despite its successes, the London economy faces challenges particularly in terms of high costs of living creating pressures on low income workers, attracting and retaining the skills the economy needs, and addressing long-term unemployment.

Lambeth is an important part of the London economy, particularly in providing homes for young, skilled workers.

The north of Lambeth is an integral part of London's Central Activities Zone (CAZ), home to significant employers and cultural and tourism assets. Further south are a series of important town centres including Brixton, Clapham, Streatham and West Norwood. Over two-thirds of working Lambeth residents are employed outside the borough.

As well as being an important employment location, Lambeth makes a crucial contribution to London's economy as a place where young, highly skilled people live. Over 45% of Lambeth residents

⁴⁹ [2015 Residents Survey](#)

⁵⁰ [2015 Lambeth Residents Survey](#)

⁵¹ Between 0.4% and 0.9% per quarter over this period.

⁵² [Lambeth Growth Strategy Evidence Base, Shared Intelligence, December 2014](#)

⁵³ In Lambeth, over half (56%) of establishments reported having underutilised staff in 2013. [UKCES](#) (2014) [Employers Skills Survey](#) 2013 – modular data

are educated to degree level, which is comparable with many inner London boroughs as well as Oxford and Cambridge. Around 14% of residents have no qualifications, which is about average for London. Socio-economic classification gives an indication of socio-economic position based on occupation. About a quarter (26.9%) of Lambeth working age residents are in lower managerial, administrative and professional occupations. This is the largest category. 2.4% of working age residents are long-term unemployed, which is one of the highest in London.

Despite large increases in property prices and rents over the last decade, Lambeth also remains more affordable in comparison with other parts of Central London. However, with housing costs increasingly an issue for those on low-to-middle incomes, it appears as though some lower income residents have moved out of the borough to less expensive locations over the past few years. Clearly, though, those residents who are furthest from the labour market and who live in social housing are less mobile, and there remain pockets of severe deprivation in some parts of the borough.

Lambeth has relatively few jobs, but there are major plans for growth in Waterloo and Vauxhall, and in other key centres.

There are 140,500 people employed in Lambeth, with a significant concentration of jobs in the north of the borough. Employment has grown more slowly in Lambeth than the London average since 2002, while the borough also has a relatively small business base. Self-employment has increased significantly since 2008, particularly among white male residents aged 35 and over, but it is not clear whether this reflects positive choice on the part of residents or a reaction to the recession.

The two biggest sectors in for employment within Lambeth are human health and social work and administrative and support services. The high number of health-related jobs is linked to a number of large employers located in the borough. This includes a number of significant health-related charities (Marie Curie Cancer Care and Macmillan Cancer Support) and two major hospitals (King's College and Guy's and St. Thomas'). The latter is of particular importance: employment in hospital activities accounted for around 16,000 jobs in Lambeth in 2013, over half (53.7%) of the borough's jobs in health and social work. Administrative and support service activities cover activities that support general business operations and do not focus on the transfer of specialised knowledge. Employment in Lambeth is found across a range of sub-sectors. Security, services to buildings and landscape activities is the most significant, comprising 12,500 jobs, almost two-thirds (64.0%) of employment in the broad sector. The remaining jobs are found in travel agency, tour operator and other reservation service and related activities (900 jobs); rental and leasing and employment activities (2,600); and, office administrative, office support and other business support activities (3,500). Overall, the borough has a relatively large proportion of public sector employment, much higher than for most other Inner London boroughs. At the same time, a lower share of local employment is found in professional and business services, which are expected to be the main driver of jobs growth in London in the next decade.

Looking forward, the opportunities for Lambeth are clear. Waterloo and Vauxhall are set to see developments of national economic significance, with capacity for 23,000 jobs and 5,400 homes to 2031. Much of the new employment in the Central Activities Zone will be in office-based sectors. This coincides with the sectors that are expected to see growth in London over the next two decades and will help to offset declining employment in the public sector in Lambeth. The Council is also committed to supporting regeneration in Brixton, using public sector land and assets as a driver.

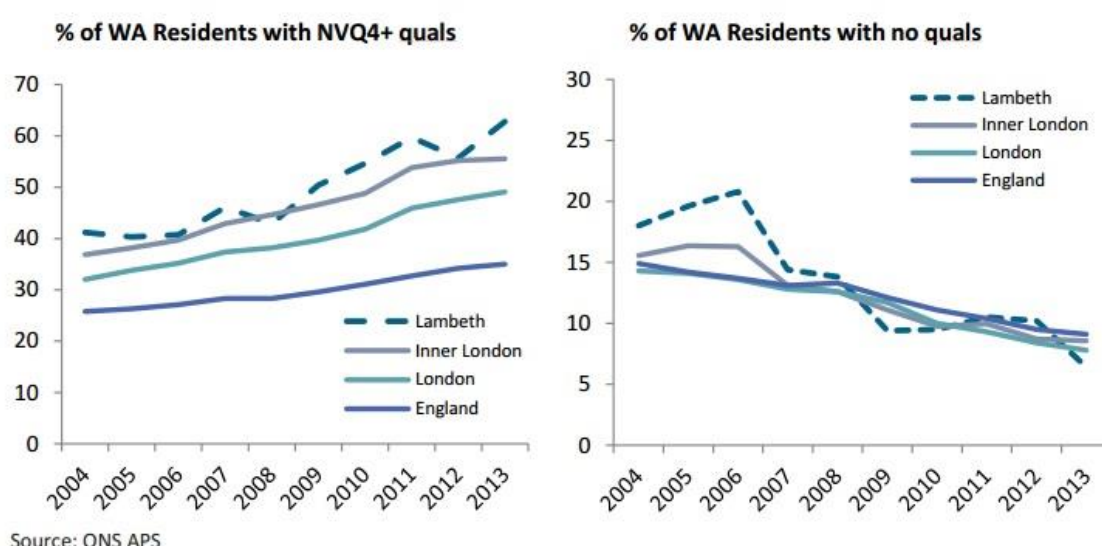
Lambeth's residents are more likely to be in employment than the London average, but this masks sharp disparities across the borough.

Whilst unemployment in 2014 was the lowest in ten years, there was an increase from 6% to 7% in 2015, which is still amongst the lowest in the last decade. However, there is a stark gap in employment rates and incomes between white residents and those from a black and ethnic minority

background. Overall, employment rates are significantly higher for white Lambeth residents than for those from Black and Minority Ethnic (BME) backgrounds. In the year to June 2015, 85% of white working age residents were in employment compared to 66% of BME working age residents. The differences in employment rates for areas within Lambeth are closely linked with the ethnic profile of these areas. With 84% of male residents aged 16-64 in employment in the 12 months to June 2015 and 79% of female residents, the gender employment gap in Lambeth (10 percentage points) is significantly lower than that for London (14.4 percentage points). Lambeth had the second highest female employment rate in London in the year to June 2015.

Lambeth has the highest rate of long-term JSA claimants in London, the second highest level of JSA claimants aged 50 and over, and young people in Lambeth are more likely to claim JSA than the London average. These differences reflect entrenched areas of deprivation in certain parts of the borough, including around Brixton, Stockwell and some parts of the south of the borough.

Change in qualifications of working age residents (% aged 16-64)



Lambeth's population is highly skilled, but those who are not risk missing out on the opportunities created by growth.

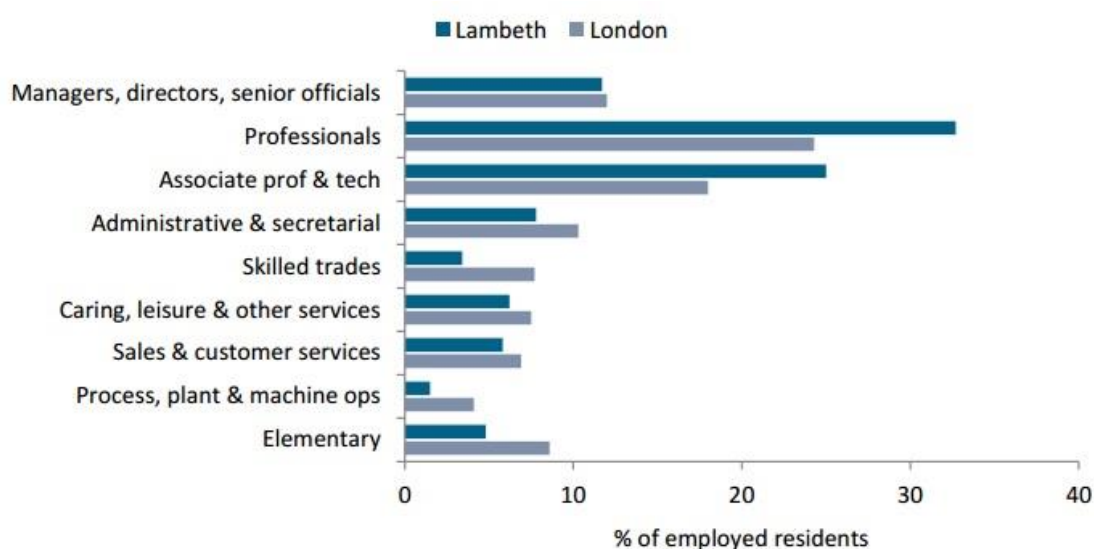
Over the past decade residents have become increasingly skilled, indicating a profound population shift with more highly skilled people moving to Lambeth. More than six out of ten working age residents were qualified at NVQ Level 4 or above in 2014, up from just over four in ten in 2004. These highly skilled people are attracted to Lambeth by its excellent transport connections which allow them to access job opportunities in the borough and in the London economy more generally.

Growth in local employment opportunities offers some potential to help lower skilled residents, who often face relatively higher commuting costs. But future employment opportunities will be overwhelmingly in high skilled occupations, with increasingly few employment opportunities in medium and lower skilled occupations⁵⁴. Inequalities in incomes are already high in the borough – median household incomes in the most affluent areas are twice that in the least well-off

⁵⁴ Over recent years, the jobs profile has been changing towards more highly skilled occupations. The most significant change in Lambeth residents' occupational profile between 2008 and 2013 was an increase in the share of residents employed in professional (+9.7 percentage points) and associate professional and technical (+7.7 percentage points) roles. There has also been a smaller increase in the percentage of people employed who are working as managers, directors and senior officials (+1.8 percentage points). Again, this corroborates the idea that the borough has seen a significant shift in population, with many higher skilled people moving in who are employed in higher skilled jobs. During the same period, there was also a decline in the proportion of residents working in a range of medium-skilled occupations, including administrative and secretarial jobs (-2.9 percentage points) and skilled trades (-1.6 percentage points), and a significant decline in the share of residents working in lower skilled occupations, particularly elementary roles (-7.2 percentage points). ONS (2014) Annual Population Survey.

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Occupation profile of employment (% of residents in employment) (2013)



Source: ONS APS

⁵⁵ GLA Small area household income estimates 2012 -13

11. Data Sources

Several of the sources are aggregations of data sets, for example, the [GLA Ward Atlas](#), [NOMIS labour market profiles](#) and the [APHO Borough Health Profiles](#).

Section	Data Sources
Population	ONS Mid-year Population Estimate 2014
Population Change	ONS Mid-year Population Estimate 2014 National Insurance Number Registrations
Households, Household Composition, Tenure	2011 Census 2015 Lambeth Residents Survey
Age	2011 Census
Disabilities	2011 Census PANSI & POPPI
Gender	ONS Mid-year Population Estimate 2014
Pregnancy and Maternity	ONS Mid-year Population Estimate 2014 ONS Parents' country of birth
Sexual Orientation and Gender Identity	2015 Lambeth Residents Survey
Ethnicity	2011 Census GLA Ethnic Group Projections School Pupil Survey 2015
Country of Birth	2011 Census 2015 Lambeth Education Statistics
Religion	2011 Census
Socio-economic status, poverty and deprivation	2015 Indices of Deprivation 2011 Census Children in Workless Households
Health – Children and young people	APHO Child Health Profile
Health – Working age and older people	APHO Health Profile 2015 Lambeth Residents Survey Lambeth Joint Strategic Needs Assessment 2015
Community Safety	MPS Crime Statistics

Economy	Nomis Borough Labour Market Profiles 2011 Census
Business Base	ONS Business Demographics
Town Centres and wards	GLA Ward Atlas 2015 Indices of Deprivation
Small Area Household Income Graphs	GLA Household Income Estimates