

# State of the Borough 2014





## Executive summary

Nearly a third of a million people live in Lambeth – at least 310,000. Lambeth is in south London, between Wandsworth and Southwark, and has one of the largest geographic areas of any inner London borough. 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 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 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 a tenth.

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. Almost 60% of households do not have access to a car or van. If current trends continue, the number of households will rise by 30,000 between 2011 and 2031, mostly through a large rise in the number of single person households.

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' 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 very 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%).

Recent estimates suggest that Lambeth has one of the largest LGB populations in London.

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.

Like many London boroughs, Lambeth has areas of affluence and areas of poverty, often side by side. There is a persistent pool of economically inactive people with little economic and social mobility and this group tends to experience high levels of social exclusion and poor education, employment and health outcomes.

The latest deprivation data is from 2010, which ranks Lambeth as the 8th most deprived borough in London and 14th most deprived in England. Those living in the most deprived areas are spread throughout the borough but are particularly concentrated in Coldharbour ward. The most affluent areas include the Thames-side part of Bishops ward, Crescent Lane and Elms Crescent in Clapham and the Dulwich border area of Thurlow Park. The deprivation data is scheduled to be updated in 2015.

One in three children attending Lambeth schools is eligible for free school meals (31% for primary and 31% for secondary). This is comparable with inner London but higher than nationally. Around a third of children in Lambeth are estimated to live in poverty.

Lambeth health issues reflect it being 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. There are around 14,000 people who feel they are in bad or very bad health, just under 5% of the population. Particular health problems prevalent in Lambeth include relatively high infant mortality, teenage conceptions and sexually transmitted infections – although all of these measures have improved over recent years. While life expectancy in the borough remains below the England average, it has improved and is in line with similar urban, deprived areas.

Lambeth has a high crime rate and crime has been a long term consistent concern for residents, although crime and concern about crime has reduced drastically over the period of some years.

From a socio-economic point of view, Lambeth's population is typical of London boroughs. Over 45% of Lambeth residents are educated to degree level. Around 14% of residents have no qualifications, which is about average for London.

2.4% of working age residents are long-term unemployed, which is one of the highest in London.

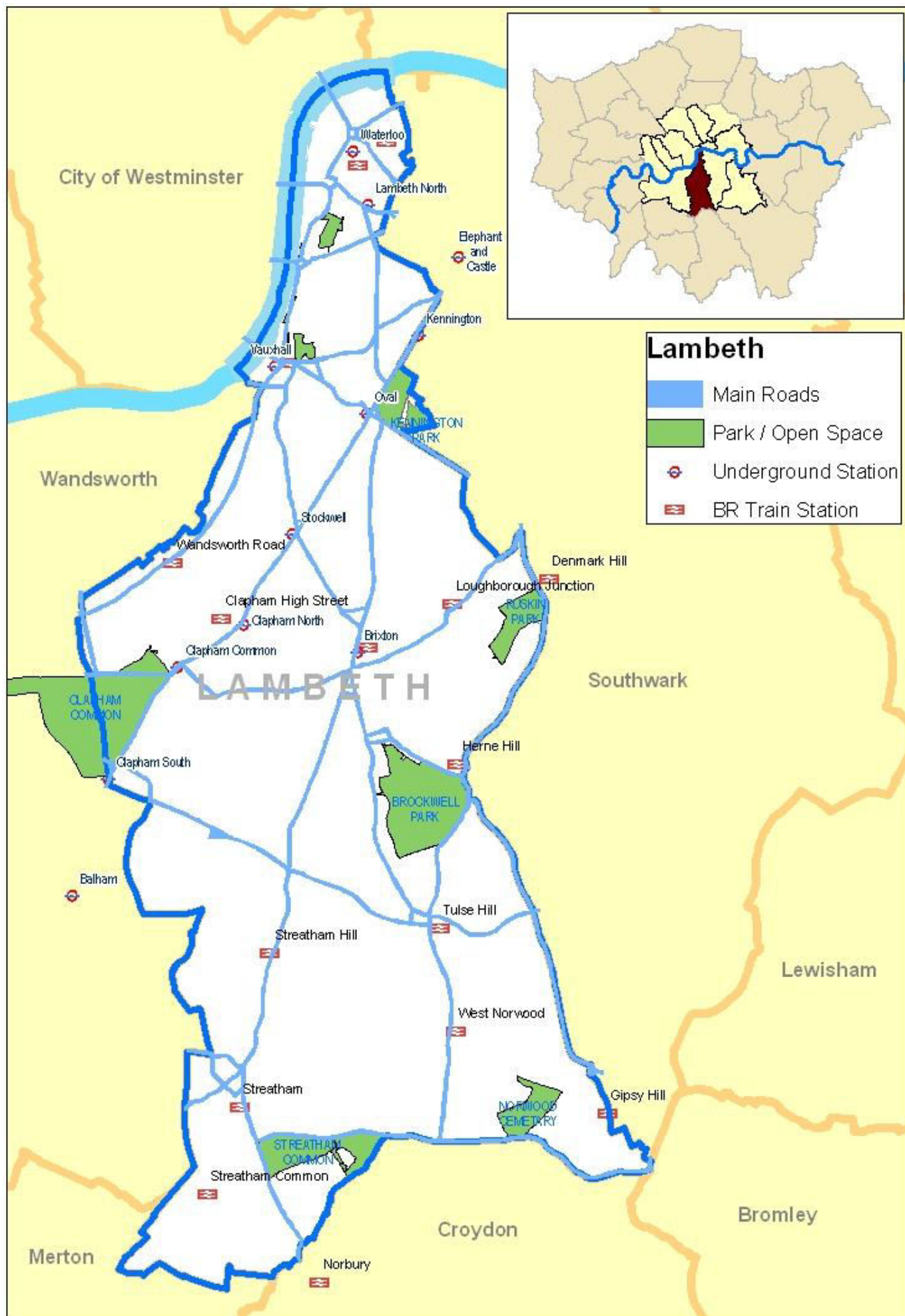
The average household income in 2011-12 in Lambeth was just under £45,000, and the median £36,000. The median income is similar to much of London.

Lambeth's employment base primarily consists of service sector employment. Lambeth has a very strong dependence on health sector employment, which employs almost 28,000 people and accounts for 21% of total employment in Lambeth – twice the London average. Much of this employment is likely to be linked to the two major London hospitals located in the borough (St Thomas' and Kings). Employment in this sector also accounts for 27% of all Knowledge Intensive Industries employment in the Borough. The borough has excellent transport links to the rest of the London economy.

Lambeth has a higher proportion of employment in the Public Administration and Art, Entertainment & Recreation sectors (which includes a significant component of public sector employment) than the London average, which suggests that Lambeth's employment base is more dependent on the public sector.

Business Administration and Support Services (which includes rental and leasing activities, employment agencies, and office administration and support activities) is also an important sector for Lambeth, but has declined in recent years however this may improve as the economic recovery becomes more robust. Other strongly represented and growing sectors include Information and Communications and the Food Accommodation Sector.





# London Borough of Lambeth

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 road<sup>1</sup>. 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; 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 19<sup>th</sup> century, the campaigners based in Holy Trinity church in Clapham played an important part in the outlawing and abolition of slavery the British Empire.

The expansion of the railways and house building in the late 19<sup>th</sup> century replaced the rural countryside with suburbs<sup>2</sup>. 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 Lambeth<sup>3</sup>.

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<sup>4</sup>. 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 market<sup>5</sup>. 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 population<sup>6</sup>. Vauxhall, Stockwell and Brixton Victoria line underground stations were opened in 1972, improving the borough's transport links to the rest of London.

The socio-economic profile of the area is mixed, with areas of affluence and deprivation in close proximity. The borough is the 14<sup>th</sup> most deprived district in England<sup>7</sup>, comparable with Southwark and Lewisham, but less deprived than the most deprived London boroughs of Newham, Tower Hamlets and Hackney. Many of the deprived areas include large proportions of social housing.

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<sup>1</sup> 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.

<sup>2</sup> 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.

<sup>3</sup> Streatham and Clapham, originally in Wandsworth, were added in 1965, when it became the London Borough Of Lambeth.

<sup>4</sup> In 2009, CACI Demographics calculated that Brixton was the most socially diverse area in London.

<sup>5</sup> 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."

<sup>6</sup> In 1996, Nelson Mandela visited Brixton, in recognition of its importance to Afro-Caribbean people, and the UK's first Black Cultural Archive is in Brixton.

<sup>7</sup> 2010 Index of Multiple Deprivation.

Lambeth has a complex ethnic and cultural mix, most similar to Southwark and Lewisham<sup>8</sup>, with large African, Latin American and Portuguese-speaking populations<sup>9</sup>. 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.

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<sup>8</sup> Census 2011 Area classifications. Lambeth is a London Cosmopolitan borough - others include Hackney, Islington, Haringey and Brent.

<sup>9</sup> Anecdotally, Lambeth has the largest Portuguese population outside Portugal. South Lambeth Road in Stockwell has been called 'Little Portugal' due to its large number of Portuguese cafés, bars and other businesses.

# What has changed recently?

## Economy

The UK economy continues to recover. As at July 2014, the UK Gross Domestic Product is approaching the levels prior to the 2007-8 global economic recession, which included the mid 2000s sub-prime-driven slump in US house prices, the 2008 collapse of Lehman Brothers, the 2007 nationalisation of Northern Rock and the bailouts of Greece, Ireland, Spain and Portugal. Between 2007 to 2012 London's economy<sup>10</sup> grew by 15.4%, compared with 6.9% for the rest of the UK. Lambeth is well placed to take advantage of this growth in the economy: in the last five years, the trend in employment has been up in Lambeth, from around 69% of working age residents in 2008-9 to 78% in 2014.

## Employment

Brixton Village is a highly visible sign of the entrepreneurship and opportunity in the borough. It is not yet clear how employment in Lambeth has changed in the last few years: for example, number of working poor relying on housing benefit to boost their income has doubled nationally in five years. 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, as can casualisation, jobs replaced by technology, the decline of high streets, a living wage for London and global competition for professional jobs.

## Housing

House prices continue to rise. In 2001, the average house price in London was £172,000. In 2014, the average house price is £439,000, and 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. It is not clear on how this process will resolve. It does not appear to be driven by financial speculation – there is a shortage of appropriate housing, and demand for accommodation is real. However, many and young people and first time buyers are priced out of home ownership, which will eventually affect the market. There is no consensus on the best way to address this; suggested approaches include building on Green Belt land around London; changing to European style of long-term renting; increasing housing density, for example in high-rise accommodation; fiscal measures such as first-time buyer tax incentives and taxes on empty or second properties; pressure on developers to build on land they already own; building more affordable housing; and encourages older people to move from large under-used houses to specialist smaller housing. It does seem reasonable that housing affordability will affect the make up of Lambeth's population. The borough has a reputation as a place where new migrants can get established economically and socially, before moving to other places. However, currently, a two-bedroom flat in Brixton can cost half a million pounds. If there is no housing new migrants can afford, affluent professionals may well be make up a larger proportion of Lambeth's population.

## Demographic change

Over half of Lambeth's population is of working age (roughly, between 20 and 65). This age profile did not change significantly between 2001 and 2011 censuses. The mean age and median age both remained the same, at 33 and 31 respectively. The largest change is in the 45-59 age range, which increased by 3% from 13% to 16% of the population, an increase of 13,700 people.

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<sup>10</sup> Nominal Gross Value Added (GVA)



There are around 130,000 households. Almost a third of them are single, working-age person households, and 7% are single pensionable age person households. 10% are lone parents with dependent children, and a further 4% are lone parents with all children non-dependents. 15% of households are working age people sharing accommodation (i.e. not living as a family). 10% are couple family households with dependent children, and 14% are married or cohabiting couples with no children. These categories account for over 90% of Lambeth households.

The largest changes between 2001 and 2011 are an increase in working age people sharing accommodation (up by 2.5%) and decreases in single pensioner households (down by 3%) and all pensioner family households (down by 1%). These last two equate to a decrease of 3,600 pensioner households.

These age and household changes give an indication of how the UK's aging population will affect different areas in different ways. Many factors affect the proportion of older people in a population, such as location and availability of suitable housing. If house prices in the borough continue to rise, the older population can be expected to continue to reduce.

Lambeth's ethnic mix increased in complexity in the ten years up to 2011. The 'Black Other'<sup>11</sup> ethnic group - black people who are neither Caribbean or African – had the largest increase between 2001 and 2011. It increased by 23,000 people, from 2% to 9% of the population. The 'Other White' ethnic group – neither British nor Irish – increased by 21,000 people, from 10% to 15% of the population. Both the White British and Black Caribbean ethnic groups decreased by around 10%. The South Asian population remained small.

## Crime

Although crime remains residents most pressing concern, it has been reducing for several years. There was an 8.8% decrease in priority crimes in the 12 months to July 2014, similar to most of London.

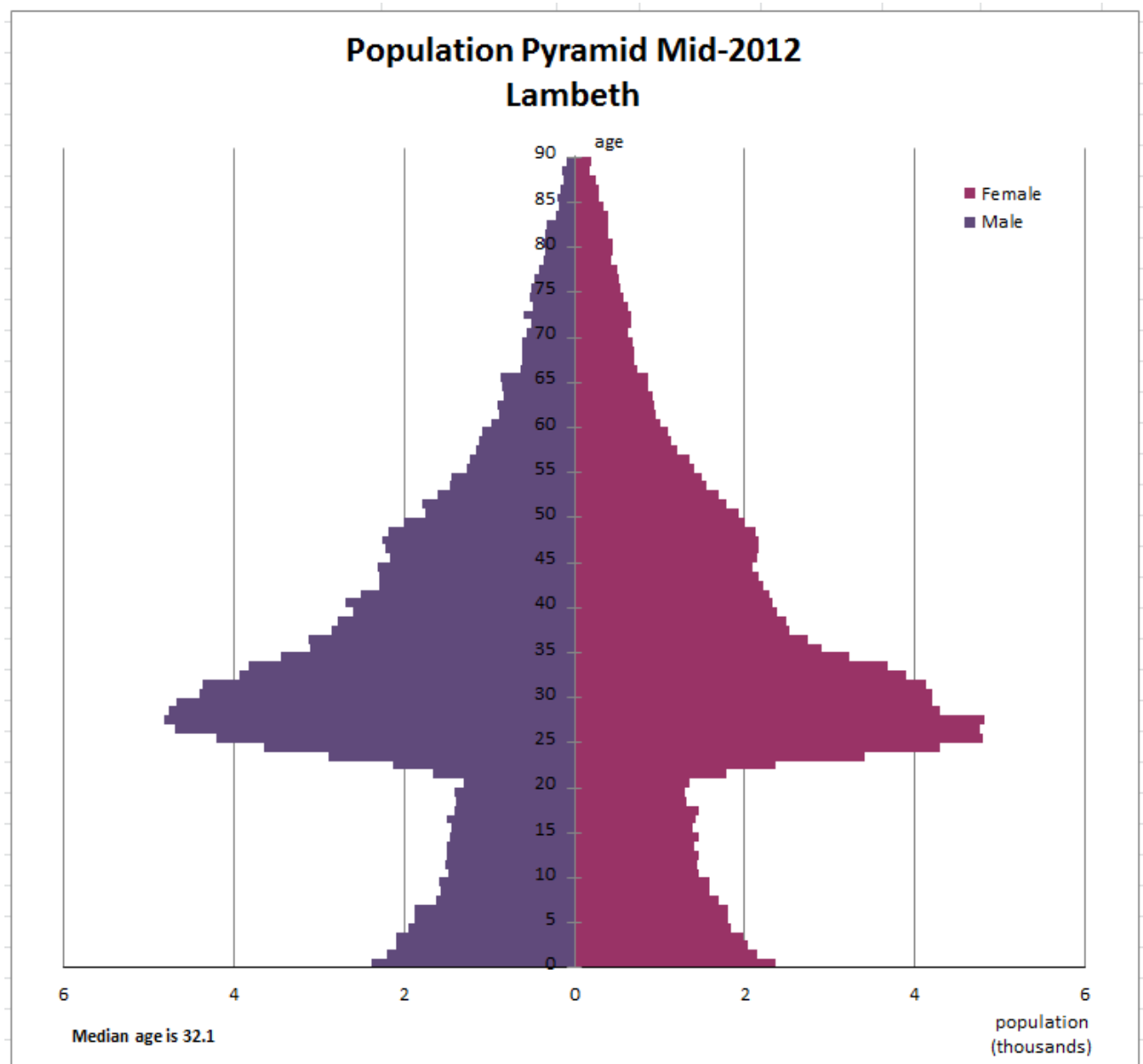
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<sup>11</sup> Three-quarters of 'Black Other' (BO) Lambeth residents were born in UK; 11% were born in Africa and 8% from America and the Caribbean. The remaining countries of birth are from throughout Europe and the rest of the world. 80% of White Other residents were born in Europe, including 29% from EU accession countries; 11% from Australia and NZ; 10% from Central and South America; 5% from North America and the Caribbean. Black Other and White Other are both catch-all categories, and it is sometimes unclear what respondents intended by using this self-reported category. For example, some black persons from the United States may not classify themselves as either Black Caribbean or Black African, although some would. The proportion of people identifying themselves as Black British is a significant part of the Black Other category, and this increased between the 2001 and 2011 census.

# Population

Officially, there are 310,000 people living in Lambeth. There are around 8.3 million people resident in London, and around 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. 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 113 residents per hectare.

Lambeth has a relatively young age profile. The median age is 31, which is the fourth youngest in London and the mean age is 33.7, which is fifth youngest in London. 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.



**Children and young people:** About a fifth – 21% - of Lambeth's population is aged 20 or under, around 66,000 people. Compared to other London boroughs, there is a low percentage of people ages 15 to 19 (4.6%)

**Young working age:** Over half of the population, 51%, is aged between 20 and 44, around 157,000 people. About two-thirds of young working age people are over 30. 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 (14.2%) and 30 to 44 (28.8%).

**Older working age:** Less than a fifth of the population, 18%, is aged between 45 and 64, around 57,000 people. Nearly four fifths of older working age people are under 60. Only 3% are aged 60 to 64, which is in the bottom five boroughs in London.

**Older people:** Less than a tenth, 7.6%, of the population is aged 65 or over, 23,000 people. About half of older people are aged 65-74. Lambeth is in the bottom five boroughs in London in all older age categories: 65 to 74 (4.2%), 75 to 84 (2.5%), 85 to 89 (0.6%) and 90 and over (0.3%).

If trends continue, Lambeth's population will increase from 310,000 currently to 335,000 in 2019 and 350,000 in 2024. It is projected to grow by just over 1% per year for the next five years, and by 1% or just under in the five years after that. The borough will continue to have a majority of young working age people (20-44). There is projected to be a decrease in people aged 15-29, and an increase in the proportion of people aged 55-64.

# 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 65% over five years<sup>12</sup>. 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 2011-12 (ONS Mid-Year Estimate 2012). 37,400 moved into the borough, and 35,500 moved out (12.3% and 11.7% of 2011 population respectively). In total, 24% of the population moved in or out of the borough in 2011-12. Most migration is internal with 80% of in-migration and 87% of out migration to other parts of UK<sup>13</sup>.

High population turnover is not a bad thing, nor is it always caused by movement of transient, heavy users of public services. 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.

Using Non-UK National Insurance registrations as an indicator, working age international migrants are more likely to move to Stockwell and North Lambeth, and least likely to move to Norwood.

Changes in international migration and pressures on housing will probably continue to change Lambeth's ethnic mix. London's change to a multicultural society in the mid-20<sup>th</sup> 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. 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'. Pressures on housing and some of the largest house price increases in the country in recent months mean that Lambeth may become less feasible as a destination for new international migrants.

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<sup>12</sup> Lambeth Residents Survey

<sup>13</sup> This just means leaving the borough – someone moving to Croydon counts the same as someone moving to Scotland

# Households, household composition and tenure

## Household composition

There are around 136,000 households in Lambeth. One family households make up 45% of Lambeth's households. Lone parents with dependent children make up 10.4% of households.

One family only		
Married or same-sex civil partnership couple	23,413	18.0%
Cohabiting couple	13,913	10.7%
Lone parent with dependent children.	13,559	10.4%
All aged 65 and over	2,270	1.7%

34% of Lambeth households are single person households, mostly working age. 7% are over 65 years.

Working age	35,483	27.3%
Aged 65 and over	9,208	7.1%

20% of households are neither family nor single person households. Most of these are working age people sharing accommodation.

Working age people sharing accommodation	20,279	15.6%
With dependent children	5,304	4.1%
All full-time students	859	0.7%
All aged 65 and over	227	0.2%

A quarter (26%) of Lambeth households have dependent children: 9.5% are married and 2.8% are cohabiting. 10.4% are lone parents households, which is similar to other inner London boroughs such as Southwark and Lewisham. 4.1% of households have dependent children, but are not family households.

## Vehicles

Almost 60% of households do not have access to a car or van.

## Projected household growth

The number of households is projected to rise by 30,000 between 2011 and 2031, a 17% increase, mostly through a large rise in the number of single person households. There is projected to be a reduction in couple households and the proportion of sole parents is expected to stay stable. Growth is projected to be around 1.3% per year currently, although slowing to 0.7% in ten years and 0.6% in the ten years after that.

## Accommodation

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 tenure

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 from other social landlords. Just under one in three households (38,000) are privately rented.



In recent years, there has been a noticeable increase in concern about lack of affordable housing, and it is residents' second top concern after crime<sup>14</sup>. A quarter of respondents (25%) feel that affordable housing is a worry. A tenth of residents (10%) are concerned about the number of homeless people.

## Residents by equality characteristics

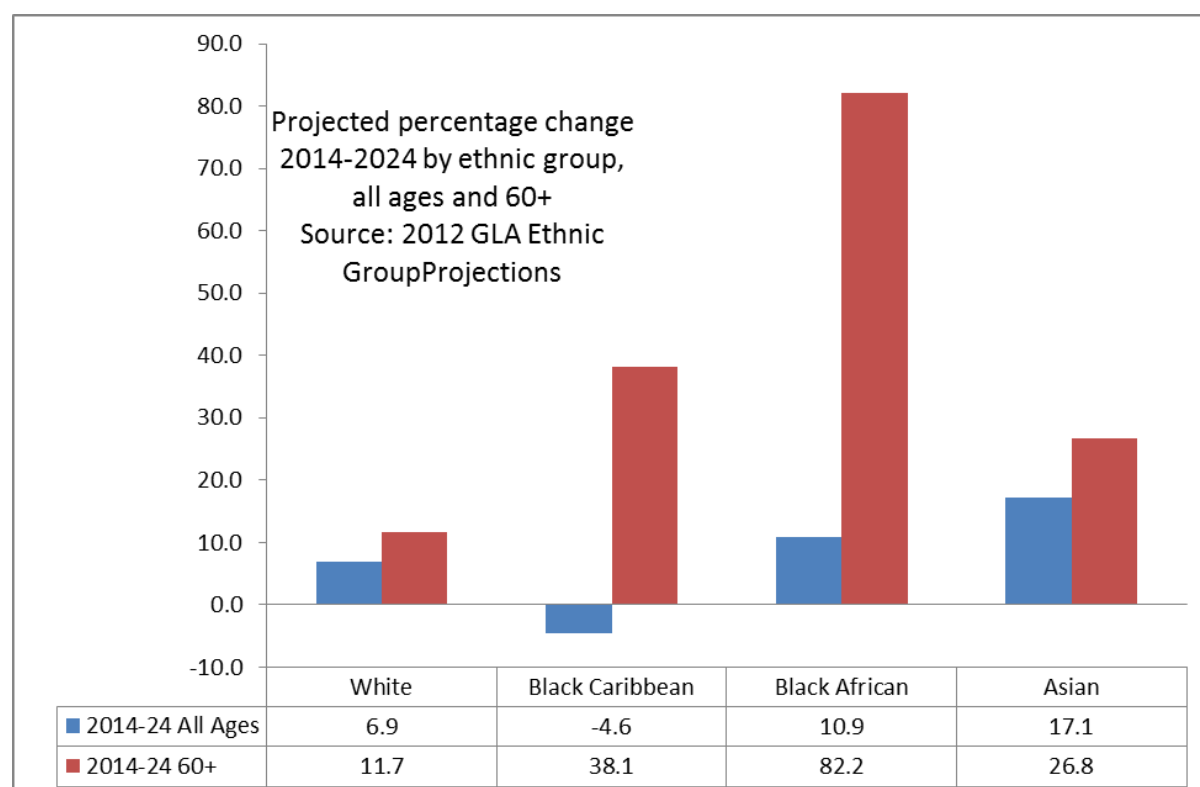
Lambeth's diversity is one of its defining characteristics, and these social and economic differences affect the life chances and opportunities of people within and between different groups.

### Age

Similar to other inner London boroughs, Lambeth has a young age profile but it is worth noting that this is because there are many working age people, rather than large numbers of children and teenagers (0-19 year olds represent 21% of the population and 51% of residents are aged 20-44 years). This large working age group is likely because Lambeth is a destination for many young working age migrants from UK and abroad.

Lambeth's older population (aged 60+) is projected to grow by 27% in the next 10 years (2014-24), compared to an 11% growth across the whole population<sup>15</sup>. However, there are substantial differences between ethnic groups. For example, whilst the 60+ population is projected to grow by 27% overall, the black Caribbean 60+ population is projected to grow by 38%, from around 5,000 to 6,700. This is compared to an all-age decrease in the black Caribbean population of 4.6%, from 28,600 to 27,000. However, the number of people identifying themselves as 'Black British' is increasing.

Similarly, the black African population is projected to grow by 10.9% overall, but the 60+ population is projected to increase by 82% (albeit from a smaller base line – from 2,400 to 4,500). The white population is projected to grow much less.



<sup>14</sup> Lambeth Residents' Survey

<sup>15</sup> GLA 2012 Round Ethnic Group Population Projection

## 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. Comparisons would not be meaningful unless the same measure was used.

About 37,000 people in Lambeth say their day-to-day activities 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 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

Data from the residents' survey found that 12-16% of adults classify themselves as having a long term limiting illness or disability; 2-3% of young people aged 11-19 years classify themselves this way.

The PANSI system, produced by the Department of Health, projecting data from the Health Survey for England to a borough level suggests that there are 18,000 working age residents who have a moderate or severe physical disability in the borough, and 36,000 who have a common mental disorder.

Predicted numbers of disabled people (2014)	
<b>Physical disabilities (18-64 years)</b>	
Moderate physical disability	14,361
Serious physical disability	3,662
Serious visual impairment,	145
Moderate or severe hearing impairment	5,637
Profound hearing impairment or deaf	43
Males long term sick or disabled	4,887
Females long term sick or disabled	4,181
<b>Mental disabilities (18-64 years)</b>	
Common mental disorder	35,906
Antisocial personality disorder	789
Psychotic disorder	892

*Source: PANSI, Department of Health*

## Gender

There are slightly more women than men resident in Lambeth – around 155,400 females compared to 154,700 males. Males and females have different age profiles. The young working age population, from around 25 to 50, is about 51% male and 49% female. For all ages over 50, there are more females than males. 53% of people aged 50+ are female, 47% male.

## Pregnancy and maternity

There are around 4-5,000 births in Lambeth every year. Between 2 to 3% of respondents to Lambeth's Residents' Survey are currently pregnant or on maternity leave, suggesting that at any one time, there are between 6,000 and 9,000 Lambeth residents currently pregnant or on maternity leave.

## Sexual orientation and gender identity

Recent health estimates suggest that Lambeth has one of the largest populations of men who have sex with men (MSM) in the UK<sup>16</sup>. 3-5% 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.

1 to 2% of respondents to the Lambeth Residents' Survey are in a same-sex marriage or civil partnership.

It has been estimated that there are 20 transgender people per 100,000 people in UK, which suggests roughly 50-60 people in Lambeth<sup>17</sup>. There is not much local data - of 24,800 Lambeth tenants, 28 (0.1%) are transgender<sup>18</sup>.

## Ethnicity

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 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 very 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%). On a measure of diversity based on the number of different/distinct groups present in the population and the sizes of these distinct groups relative to each other<sup>19</sup>, Lambeth is the 11<sup>th</sup> 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 BME 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.

Ethnic group	Population	Proportion
White English/Welsh/Scottish/Northern Irish/British	118,250	39.0%
Other White	47,124	15.5%
Black African	35,187	11.6%
Black Caribbean	28,886	9.5%
Mixed/multiple ethnic groups	23,160	7.6%
Asian – Indian, Pakistan, Bangladeshi	20,938	6.9%
Other Black	14,469	4.8%
White Irish	7,456	2.5%
Other ethnic group	7,421	2.4%
White Gypsy or Irish Traveller	195	0.1%

<sup>16</sup> Men who have sex with men: estimating the size of at-risk populations in London primary care trusts, Health Protection Agency (HPA), 2010.

<sup>17</sup> *Gender Variance in the UK: Prevalence, Incidence, Growth and Geographic Distribution*, Gender Identity Research and Education Society, 2009.

<sup>18</sup> Lambeth Living Tenancies and Diversity Digest

<sup>19</sup> Simpson's Diversity Index: <http://data.london.gov.uk/datastorefiles/documents/2011-census-snapshot-ethnic-diversity-indices.pdf>

## 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.

	Place of birth (non-UK)	Number	%
1	Europe	42,514	14.0
2	Africa	28,715	9.5
3	America & Caribbean	15,968	5.2
4	South and Central America	9,352	3.1
5	Aus/ NZ	6,166	2.0
6	South Asia	5,377	1.8
7	South East Asia	4,032	1.3
8	Eastern Asia	2,807	1.0
9	Middle east	1,704	0.5

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

	Place of birth	Number	%
1	Portugal	6,992	2.3
2	Poland	6,934	2.3
3	Ireland	5,808	1.9
4	France	3,667	1.2
5	Italy	3,679	1.2
6	Germany	2,338	0.8
7	Spain	2,130	0.7
8	Lithuania	603	0.2
9	Romania	705	0.2
10	Turkey	595	0.2

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.

Lambeth's child population is more diverse than the population as a whole. 39% of the population as a whole is from a White British background, compared to 25% of people under 20. 14.3% of pupils in Lambeth schools are from a White British background, compared to 25% of the population aged 5-17. Approximately 140 different languages are spoken by families in the borough, with the most common languages after English being Portuguese (7% of pupils), Spanish (5%), Somali (4.5%), French (3.7%), Yoruba (3.6%), Akan/Twi-Fante (2.8%), Polish and Arabic (both 2.4%) and Bengali (1.5%)<sup>20</sup>.

National Insurance numbers were allocated to job-seeking new immigrants from 142 different countries<sup>21</sup> between 2002 (when centralised records began) and 2014. The largest group were from Poland – 11% of all registrations. Over this period, 119,000 people from outside the UK were allocated new National Insurance numbers. Almost 60% of these were from Europe, 12% from Africa, 11% from Australia or New Zealand, 8% from Asia, 6% from North America & the Caribbean, and 5% from South America. Registrations in Lambeth peaked in 2010/11, at over 12,000. There were 10,700 registrations in 2013/14.

<sup>20</sup> School pupil survey 2013.

<sup>21</sup> National Insurance Number Allocations to Adult Overseas Nationals entering the UK, DWP

There are 3,587 people who live in Lambeth who were born in the UK but whose main language is not English, 1.2% of all usual residents aged 3 and over. Of these 86% can speak English well or very well (735 and 2,347 respectively). 348 cannot speak English well (9.7%) and 157 cannot speak English (4.4%).

## Religion

Over 60% of Lambeth residents have a religion and 28% have no religion.

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.

Christian	160,944	53.1%
No religion	84,803	28.0%
Religion not stated	26,501	8.7%
Muslim	21,500	7.1%
Buddhist	2,963	1.0%
Hindu	3,119	1.0%
Other religion	1,682	0.6%
Jewish	1,134	0.4%
Sikh	440	0.1%



# Socio-economic status, poverty and deprivation

Like many London boroughs, Lambeth has areas of affluence and areas of poverty, often side by side. 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.

The latest deprivation data is the 2010 Index of Multiple Deprivation (IMD). IMD 2010 places Lambeth as the 8th most deprived borough in London and 14th most deprived in England, a relative worsening of position since 2008 when Lambeth was ranked 19<sup>th</sup> most deprived. This is less deprived than Hackney, Tower Hamlets, and Newham which are the most deprived nationally and similar to boroughs like Southwark (26th), Lewisham (24th) and Haringey (18<sup>th</sup>). The Indices of Deprivation are scheduled to be updated in 2015.

Those living in the most deprived areas are spread throughout the borough but are particularly concentrated in Coldharbour ward. The most affluent areas include the Thames-side part of Bishops ward and the Dulwich border area of Thurlow Park.

Lambeth has 177 super output areas (SOAs), each with roughly 1,500 residents. According to the 2010 IMD data only 8 of these 177 areas (5% of the borough, listed below) are in the 10% most deprived in the country compared to 26 (15%) in 2007. This indicates that although overall deprivation levels have increased over the last 3 years with the borough going from 19<sup>th</sup> to 14<sup>th</sup> most deprived in the country there are far fewer pockets of extreme deprivation than a few years ago.

## Eight areas in Lambeth which are among the 10% most deprived in the country

<b>Stockwell</b>	Area near Cowley Road including Myatts Fields North Estate is classified as severely deprived <sup>22</sup> in income and wider barriers to services <sup>23</sup> .
<b>Brixton</b>	Area east of Lyham Road, south to Dumbarton Road, which includes Brixton Prison and the Blenheim Gardens estate, is classified as severely deprived in income, employment, health and crime.
	Area east of Brixton Road between Loughborough Road and Villa Road, which includes the Angell Town Estate, is classified as severely deprived in income, employment and wider barriers to services.
	Area at the junction of Shakespeare Road and Coldharbour Lane is classified as severely deprived in income affecting older people, wider barriers to services and crime.
	The Moorlands Estate is classified as severely deprived in income, employment and wider barriers to services.
	Area at the junction of Tulse Hill and Christchurch Road, including much of the St Martin's Estate is classified as severely deprived in income and wider barriers to services domains.
<b>Streatham</b>	Area just north of Streatham Station, including Stanthorpe Road and Gleneldon Road, as far north as Sunnyside Road is classified as severely deprived in health and disability, wider barriers to services, crime and indoor living <sup>24</sup> .
<b>Norwood</b>	Area at the junction of Crown Lane and Knights Hill, including Holderness and Portobello Estates is classified as severely deprived in income and wider barriers to services domains.

Source: IMD 2010

<sup>22</sup> That is, in 10% most deprived in England.

<sup>23</sup> Wider barriers to services is based on distance to basic services such as GPs or post offices. All of Lambeth is severely deprived in the outdoor living domain of deprivation, based on air quality and road traffic accidents. This is omitted from the table above.

<sup>24</sup> Deprivation in the indoor living environment domain is about social and private housing in poor condition and houses without central heating.

One in three children attending Lambeth schools is eligible for free school meals (31% for primary and 31% for secondary). This is comparable with inner London but higher than nationally <sup>25</sup>. Around a third (35.5%) of children in Lambeth live in poverty<sup>26</sup>.

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<sup>26</sup> Children living in households receiving in-work or out-of-work benefits (NI 116) 2008.

# Health

Lambeth health issues reflect it being 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 (49%) 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.

About one of Lambeth's households in five (around 25,600 households) has someone with a long-term health problem or disability, which is around average for 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.

## Children & Young people

Lambeth is worse than the England average for several social conditions that can adversely affect the wellbeing of children and young people: immunisations of children in care; children achieving a good level of development within Early Years Foundation Stage; 16-18 year olds not in employment, education, or training; first time entrants to the criminal justice system; family homelessness; and children in care.

**Infant deaths :** Lambeth has historically had a higher than average infant mortality rate. The infant mortality rate has declined from 7.1 per 1,000 live births in 2001-03 to 6.5 in 2009-2011. Lambeth is significantly worse than the England average in infant mortality.

**Proportion of children in poverty:** Improving from 43.2% five years ago to 32.7% in 2012.

**Obese Children (Year 6).** The latest National Childhood Measurement Programme (NCMP) results for the 2011/12 academic year show that obesity prevalence for Lambeth Reception year children (4-5 years old) is down to 10.8%, the lowest recorded since the NCMP was introduced, and for the first time lower than the London average of 11.0%. Prevalence for Year 6 children (10 -11 years old) is 25.2%, and although relatively high appears to be stabilising unlike the average prevalence for London and England which both appear to be rising. Participation levels continue to be high in Lambeth, at 98% and 96.4% for Reception and Year 6 respectively.

**Teenage pregnancy (under 18)** Lambeth has had one of the highest rates of under-18 conceptions in England for some time, and this peaked in 2003 with the borough having the highest teenage pregnancy rate in Western Europe. The latest data for 2011 shows a reduction of 66.1% in the under-18 conception rate since 2003, with a rate of 34.8 per 1000 girls aged 15-17 bringing it nearly in line with the England-wide rate of 30.7

**Young sexually transmitted infections:** HIV prevalence in Lambeth is the highest in England with 13.9/1,000 affected among 16-59 year olds in 2010. In 2011, the prevalence of HIV in pregnant women in inner London (the lowest level of geography available) was 0.41% compared to the England-wide prevalence of 0.16% 41% of acute STI diagnoses are in young people 15-24 years old. The AIDS mortality rate has been halved during the past 10 years in South East London. High rates of STI diagnoses among young adults are likely to be the result of the high risk of STIs within the Lambeth population, as well as the high level of screening. In 2012, Lambeth had 3,460 diagnoses of Acute sexually transmitted infections (including chlamydia) amongst young people. There were 89 diagnoses per 1,000 population aged 15-24, compared to the England average of 34, and the best in England of 14. This is the highest rate of STI infections nationally.

Smoking status at delivery; breastfeeding initiation and prevalence at 6 weeks after birth; A&E attendance (aged 0-4) and hospital admissions for asthma, and hospital admissions caused by injuries in young people, and hospital admissions as a result of self-harm (aged 10-24) are significantly better than the England average.

## **Working age**

Overall, premature mortality in Lambeth is 108th out of 150 local authorities in England. Cancer 102nd out of 150, heart disease and stroke 100th out of 150, Lung disease 111th out of 150 and Liver disease 108th out of 150

**Smoking related deaths:** Over the last ten years the prevalence of smoking in Lambeth has reduced significantly to 20.1%. In 2011/12 the service helped 2,530 individuals to stay quit at four weeks, exceeding the Department of Health target by over 500 quitters.

**Early deaths:** heart disease and stroke. Premature deaths from circulatory diseases (heart disease and strokes) The 3-year average mortality rate for circulatory diseases (< 75 years) has fallen by 50%, from 175.3 deaths per 100,000 in 1995-97 to 87.7 in 2008-10. The absolute gap between Lambeth and England has reduced by 40% over the same time period (see fig.10).

**Premature deaths from all cancers** . The 3-year average premature mortality (< 75 years) from all cancers has fallen by 15% from a baseline 161.8 per 100,000 in 1995-97 to 137.1 per 100,000 in 2008-10 (see fig.11).

Several other health indicators are significantly better than the England average

**Alcohol-specific hospital stays (under 18):** 26% in 2012

**Healthy eating adults:** Improving From 30.3% five years ago to 37.5% in 2012

**Physically active adults:** Improving From 14.8% five years ago to 63.5% in 2012

**Obese adults:** Not Improving From 18.6% five years ago to 20.5% in 2012

**Hospital stays for self-harm:** 81.4% in 2012

**People diagnosed with diabetes:** Not Improving from 4% five years ago to 4.4% in 2012

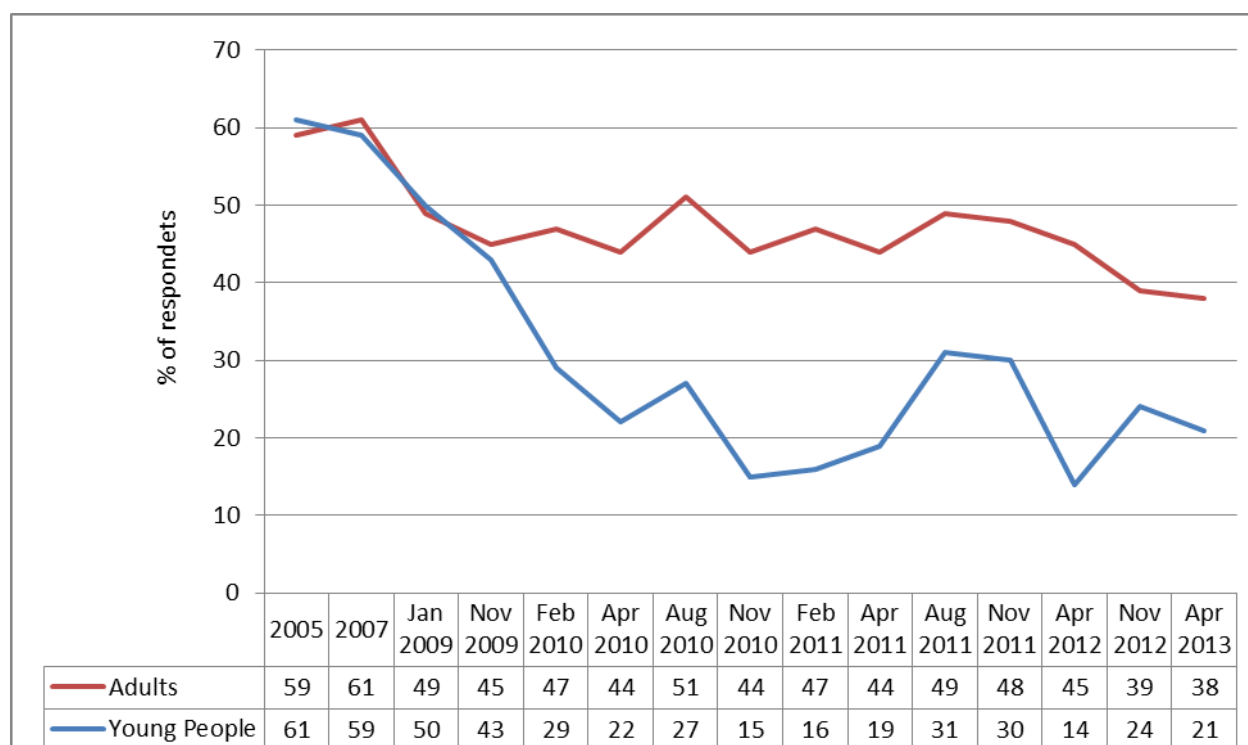
**Smoking in pregnancy:** Improving from 6.6% five years ago to 4.7% in 2012

# Community safety

Lambeth's overall crime rate is average for London, similar to other inner London boroughs, and much less than Westminster which is the highest by some way. Burglary, personal robbery, anti-social behaviour and motor vehicle crime are all average for London and comparable with similar inner London boroughs.

Violence is above average, as is the most serious violent crime. Between 2011 and 2013 more than a third of all shootings in London were in Lambeth, although gun crime is reducing substantially. The areas of Lambeth with the highest crime rates are all town centres with transport interchanges: the South Bank river frontage, which is similar to the West End and has very high numbers of visitors; the area around Vauxhall transport hub; Brixton town centre and central Brixton; and Clapham High Street, the centre of Clapham's night-time economy. Between 2011 and 2013 there were more shootings in Lambeth than any other London borough.

Although crime remains the top concern for adult residents in Lambeth, the level of concern is reduced in recent years and is currently at the lowest level recorded, with two in five adults (38%) citing this as a worry. Concern about crime amongst young people (21% stating that they worry about crime) is on a par with 6 months ago. The chart below illustrates the concern for crime since 2005 and the underlying decline in crime as a concern among adults and young people.



The biggest perceived anti-social behaviour (ASB) problem amongst adults in the local area is people using or dealing drugs (37% find this a problem).

There is an increase in the number of adults finding teenagers hanging around the streets a problem in the local area, up from 25% in November 2012 to 31% in April 2013. This may be a seasonal trend due to the improved weather and increased sunlight during this period of interviews. A third (33%) of young people also perceive this to be a problem.

The number of adults, who perceive vandalism, graffiti and other deliberate damage to property or vehicles as being a problem is up (23% in April 2013 compared to 18% in November 2012). Three in ten young people (30%) find this a problem.



Four in five adults (82%) and young people (78%) do not find noisy neighbours to be a problem. Burnt out and abandoned cars continue to be the least problematic issue for both adults and young people, with the majority of adults (95%) and young people (85%) not finding this a problem.

Three-quarters (75%) of young people and 71% of adults recall seeing or experiencing crime or ASB in the past 12 months, on a par with two years ago when this was last recorded. The most common incident that adults have witnessed is begging (40%) followed by street drinking (34%) which has increased by 7% points in the last two years.

For young people, begging is also the top experience that they recall, with a significant increase from 32% to 47% over the last six months. Over the last year, 36% of young people have seen or experienced street drinking.

# Economy

From a socio-economic point of view, Lambeth's population is typical of London boroughs. Over 45% of Lambeth residents 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.

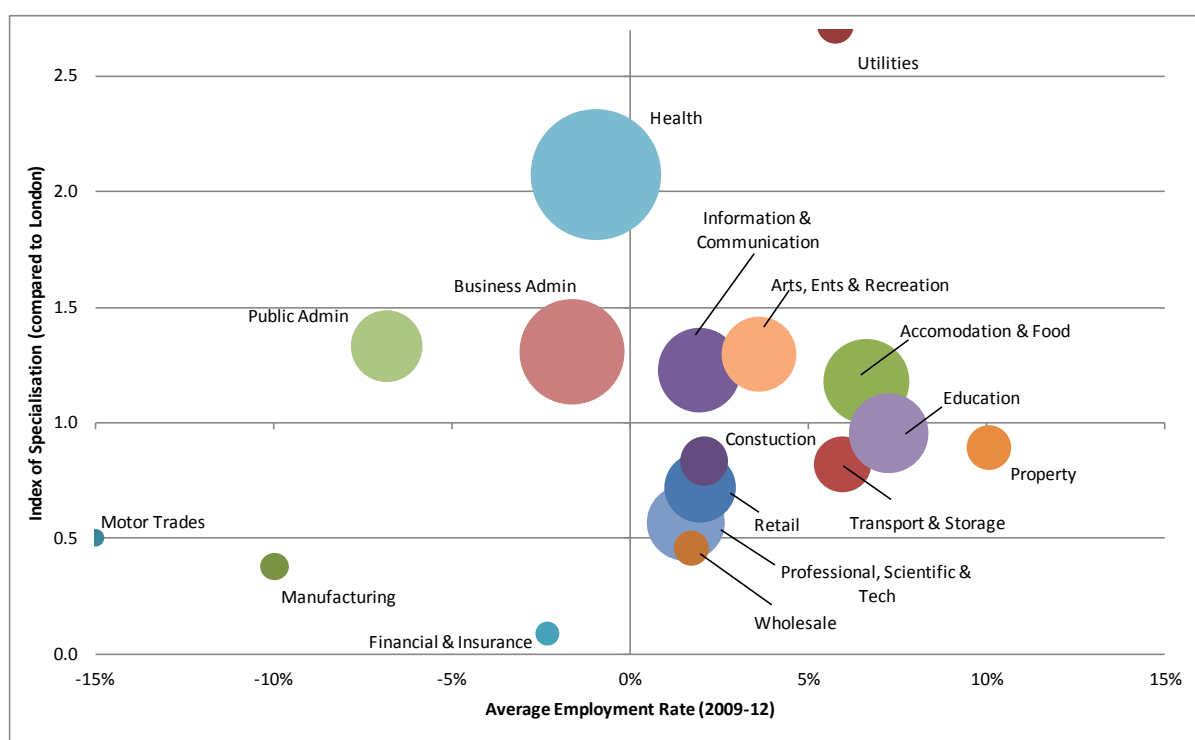
Socio-economic classification<sup>27</sup> gives an indication of socio-economic position based on occupation. About a quarter (26.9%) of Lambeth working age residents are in lower managerial, administrative and professional occupations. This is the largest category. 2.4% of working age residents are long-term unemployed, which is one of the highest in London.

The average household income in 2011-12 in Lambeth was just under £45,000, and the median £36,000. The median income is similar to much of London – 25 out of 33 boroughs have a median income between £30-40,000. The average is more affected by high or low values, with Kensington and Chelsea the highest at £70,500 and Newham the lowest at £34,500. Lambeth's average household income is between the averages for outer London (£44k) and inner London (£46k), and similar to Southwark (£45.7k)<sup>28</sup>

Data from the Residents' Survey indicates that between 15%-20% of residents own their own business. However, the 2011 census indicates that Lambeth has a small proportion of small employers and own account workers compared to other London boroughs.

## Economic Structure

The chart below presents an overview of Lambeth's workplace employment base, by broad sector. The horizontal axis represents the average annual growth rate of each sector and the vertical axis represents the extent to which Lambeth is under- or over-represented in each sector relative to London. The size of each bubble represents total employment for each sector.



<sup>27</sup> The National Statistics Socio-economic Classification (NS-SEC) provides an indication of socioeconomic position based on occupation title combined with information about employment status, whether employed or self-employed, and whether or not they supervise other employees.

<sup>28</sup> GLA household income estimates 2011-12

It is clear that Lambeth's employment base primarily consists of service sector employment. In particular, Lambeth has a very strong dependence on health sector employment, which employs almost 28,000 people and accounts for 21% of total employment in Lambeth – twice the London average. Much of this employment is likely to be linked to the two major London hospitals located in the borough (St Thomas' and Kings). Employment in this sector also accounts for 27% of all Knowledge Intensive Industries employment in the Borough<sup>29</sup>.

Lambeth has a higher proportion of employment in the Public Administration and Art, Entertainment & Recreation sectors (which includes a significant component of public sector employment) than the London average, which suggests that Lambeth's employment base is more dependent on the public sector.

Business Administration and Support Services (which nationally includes rental and leasing activities, employment agencies, and office administration and support activities) is also an important sector for Lambeth, but has declined in recent years however this may improve as the economic recovery becomes more robust. Other strongly represented and growing sectors include Information and Communications and the Food Accommodation Sector.

While the sector has experienced modest levels of growth in recent years, Lambeth has a lower proportion of employment in Professional, Scientific, and Technical employment based in the borough compared to the London average. To some extent this may be due to Lambeth's location on the edge of London's main business districts, where much of this employment will be located and will be accessed by Lambeth residents, however the sector may present opportunities for future higher value employment growth – particularly when linked to the rising pressures for accommodation in central London and when building on existing strengths, such as the concentration of employment in healthcare – including two major London research hospitals.

## **Business base**

Lambeth is characterised by smaller businesses compared to the London average. Data from the ONS Business Statistics on VAT and PAYE registered businesses identifies that in 2013:

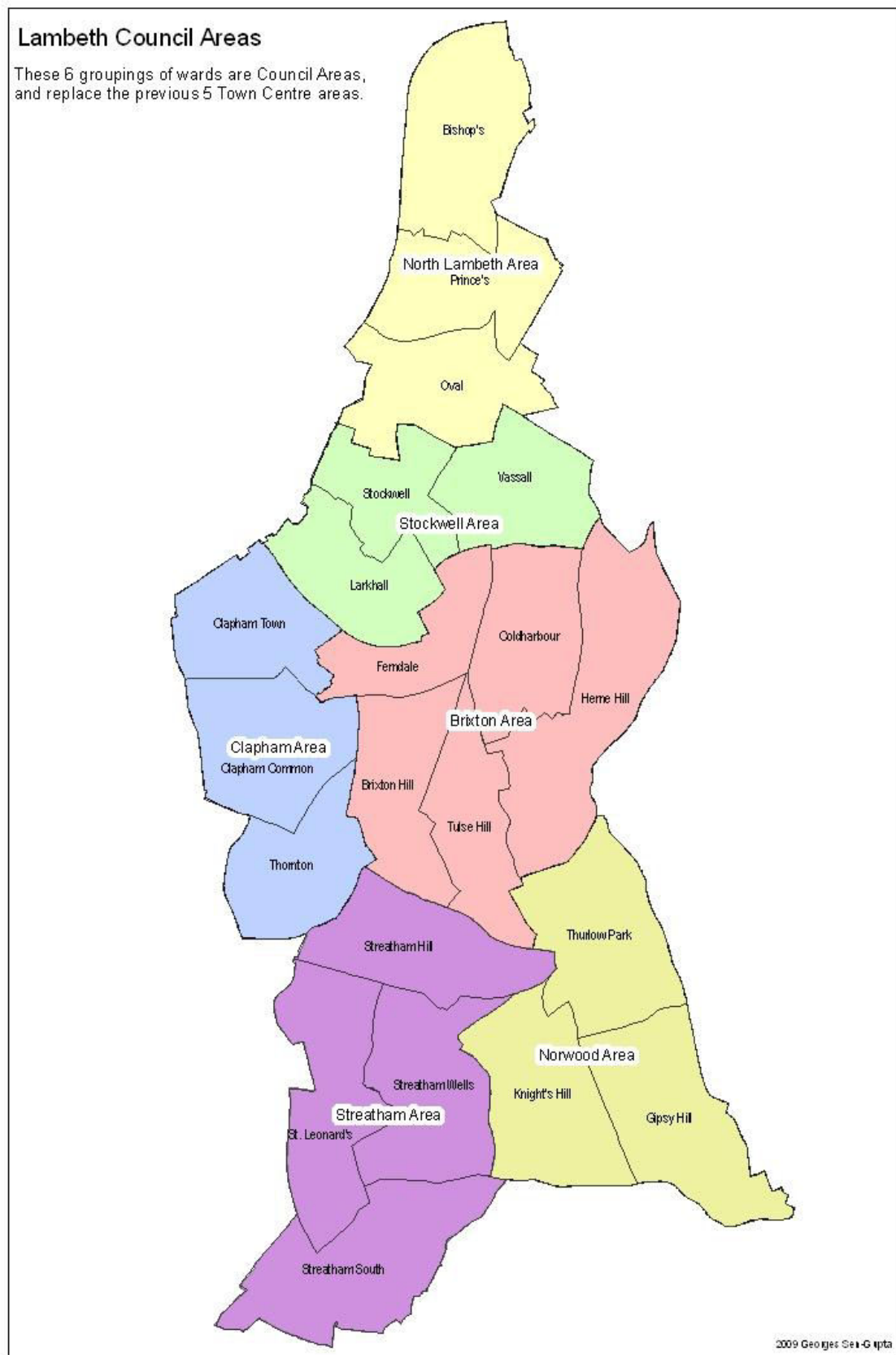
- 85% of Lambeth businesses employed between 1 and 4 people. This compares to 78% for London and 75% for Inner London. This is the highest rate of all London Boroughs.
- Lambeth also had the highest proportion of business with a turnover of less than £250,000 per year (81% compared to 70% across London and 66% for Inner London).
- Two-fifths (41%) of Lambeth's businesses are less than two years old. This is also the highest proportion of all London Boroughs where the average is 23%; the next highest is Newham with 31%. Only 23% of businesses in Lambeth have been operating for more than ten years compared to 34% across London.
- Lambeth has an eight year trend of above London business start-up (registration rates).
- One, two and three year survival rates for registered businesses have seen an improvement in recent years though five year survival rates since 2002 have been below the average for London.

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<sup>29</sup> Based on the Eurostat definitions for Knowledge Intensive Industry and Knowledge Intensive Services.

## Appendix: six council areas and 21 wards

Lambeth's 21 wards are grouped into six Council Areas.



## **North Lambeth**

North Lambeth is already a key business and cultural area, although it lacks a coherent town centre.

North Lambeth boasts a vibrant global cultural quarter containing Lambeth Palace, the Royal Festival Hall, the National Theatre, the Old and Young Vic theatres, the British Film Institute and the London Eye. The South Bank is one of central London's leading business districts, home to international companies such as Shell and ITV. Indeed, it already accommodates not far short of half the borough's total number of jobs. It is also a gateway to the south through major transport interchanges at Waterloo and Vauxhall and is home to the iconic Oval cricket ground.

However, North Lambeth is a collection of areas rather than a coherent town centre, with distinct mainly non-residential neighbourhoods such as Vauxhall and Waterloo, and deprived residential areas separated from the riverside by stations, viaducts and busy roads.

### **Bishop's**

Bishops is the least residential ward. It has lowest ward population (10,600), with a low proportion of children – over 80% of residents are working age, with a many born outside UK. It has the highest number of jobs and the highest employment per head of resident working age population. Health outcomes, such as life expectancy and childhood obesity are typical of the borough. It has the highest proportion of Asian residents in the borough.

Although the riverside areas are affluent, household income in most of the rest of the ward is comparable with the borough as a whole. Housing tenure is similar to the borough as a whole – 21% home owners, 42% Social rented, 34% private rented. It has the highest proportion of flats, and house prices are high - 30% of dwellings are in council tax bands F, G or H.

Bishop's has the highest ward crime rate (2012-13), especially violence against the person and theft and handling – this may be connected to large numbers of people at Waterloo Station and the South Bank.

### **Prince's**

Princes has a population of 149,00, which is average for Lambeth wards. There many people aged 65+ - almost 10% of the population, compared to 7.5% for Lambeth as a whole.

There are both affluent areas, such as Kennington Lane, Kennington Road & Walcot Square, and poorer areas such as the Cottington Close, Cotton Gardens and Knights Walk Estates. There is a high number of jobs in the ward, and high employment per head of population. National Insurance registrations of migrant workers is also high.

The ward has a high number of household spaces, 85% of which are flats. Almost half - 47% - of households are social rented, and there is the lowest rate of private renting (20% of households). Home ownership is average for Lambeth at 27%. Nearly 40% of dwellings in council tax bands A or B, which is high.

The ward has high rates of Incapacity Benefit and JobSeekers Allowance claimants , and 16% of residents have no qualifications, which is high. About a third of children in year 6 are obese.

A high proportion (3.5%) of Prince's residents speak an African language as their first language. Crime in Prince's is average for wards in Lambeth, although drugs offences are high (2012-13).

### **Oval**

Oval ward has a population of 15,600, with almost 75% working-age. It has the most of household spaces of any ward. Almost 90% of households are in flats (87%), and there is a high proportion of private rented households (35%, compared to 35% social rented and 26% owner-occupied). 17% dwellings in council tax bands F, G or H, which is high. Affluent areas in the ward include Clapham Road and South Island place, and poorer areas include the Mawby Brough and Wyvill estates.



It has a high number of residents in employment, a high number of jobs in the ward, and a high rate of registrations of migrant workers. There is a high proportion of non-british white residents. In 15% of households, there is no-one whose first language is English; 4.5% of Oval residents speak Portuguese as their first language, and 3.6% speak Spanish.

The rates of benefit claimants, dependent children in out-of-work households, households with no adults in employment with dependent children, and lone parents not in employment are all average for the borough. The ward crime rate is average for the borough although violence against the person and drugs offences are high (2012-13).

## **Brixton**

The most heavily populated area of the borough, Brixton is known as the heart of Lambeth's black community.

Brixton is the major town centre at heart of Lambeth - it is the most populous town centre in Lambeth. Brixton has developed a reputation as a diverse cultural and creative centre and it is famous for its entertainment venues and markets. Brixton is a transport interchange, and a major administrative centre for the local council.

Nearby areas such as Herne Hill and Tulse Hill are also thriving neighbourhoods. Population density in Herne Hill is low and the area is characterised by higher than average numbers of housesharers and young professionals. Tulse Hill has a larger than average black Caribbean population and many households are housesharers, as a result, population density is higher than average here.

Coldharbour is the most deprived part of the borough, unemployment is high and income is lower than the borough average. Brixton's town centre has recently been re-developed, including Windrush Square, Brixton Village and the Black Cultural archive.

### **Brixton Hill:**

Brixton Hill has one of the largest ward populations in the borough (16,350 ). The age profile is in line with the borough as a whole, although there are a large number of working-age people. It has one of the highest population densities in the borough, and it has the lowest female life expectancy.

The ward has a high employment rate, and number of residents in employment. It has average rates of claimant benefits, dependent children in out-of-work households, households with no adults in employment with dependent children and lone parents not in employment. A fifth (20%) of households are working age people sharing accommodation (i.e. not living as a family). Although the area near Kings avenue is affluent, most of the rest of the ward is in line with the borough average, and areas like Blenheim Gardens and Roupell estate are poorer.

Tenure is in line with the borough as a whole (Owner occupied 33%, Social Rented 33%, and private rented 32%). Around three-quarters of household spaces are flats, which is about average for the borough.

The crime rate is in line with the borough as a whole (2012-13).

### **Coldharbour**

Coldharbour has a large population compared to other wards (17,200). It has a young age profile, with a high proportion of children aged 0-15. It is the poorest ward in the borough. Many children in reception year are obese and there are many ambulance call outs for alcohol related illness. It has the highest proportion of people from ethnic minorities, and a high proportion of people not born in UK. 4.8% of Coldharbour residents speak an African language as their first language, and 4% speak Portuguese. Coldharbour has the highest proportion of Black Caribbean residents, and the highest proportion of Black African residents. Less than a quarter of residents are White British.

Much of the wards is less affluent estates, such as the Loughborough, Hertford, Angell Town and Moorlands estates. It has the highest proportion of social rented households (60% , compared to 22% private rented and 16% owner occupation). There is a high percentage of dwellings in council tax bands A or B. Only the southern part near Brockwell park has household income above the Lambeth average.

It has the lowest employment rate. There is a high rate of benefit claimants, the highest proportion of dependent children in out-of-work households and the highest proportion of households with no adults in employment with dependent children. There is a high proportion of lone parents not in

employment, and of residents with no qualifications. It has the lowest cars per household of any ward in Lambeth.

The crime rate is high, with the highest rates of robbery, criminal damage and drugs offences (2012-13).

### **Herne Hill**

Herne Hill's population is of average size for Lambeth (15,400), and the age profile is typical of the borough. The ward includes Brockwell park, which means this is the ward with the largest proportion of open space. It is a mainly affluent ward, but with poorer areas such as the Thorlands and Lilford estates. There is a high number of jobs in the ward and employment per head of population is also high. There is a high proportion of residents with graduate level 4 qualifications. 12% of residents travel to work by bicycle, which is the highest in Lambeth.

Tenure is in line with the borough (owner-occupiers 37% of households, social rented 32%, private rented 29%). There are average rates of claimant benefits, dependent children in out-of-work households, households with no adults in employment with dependent children, and lone parents not in employment. The ward crime rate is average for the borough (2012-13).

Tulse Hill: Tulse Hill has one of the largest ward populations in Lambeth (16,000), and one of the highest population densities. There is a large proportion of children aged 0-15.

Over half of the population is from ethnic minorities. 3.2% of Tulse Hill residents speak an African language as their first language. There is a high proportion of Black Caribbean residents. Less than a third of residents are from a White British background.

Employment rates are typical of Lambeth. Tenure is typical of Lambeth as a whole (owner occupier 29% of households, social renting 43%, and private rented 25%), and a high proportion of dwellings in council tax bands A or B. There are average rates of benefit claimants, although the proportion of residents claiming JSA, and dependent children in out-of-work households are high. The crime rate is average for Lambeth.

Poor areas include the St Matthews, Tulse Hill, St Martin's estates, and better off areas include Brixton Hill near Josephine Avenue, and Upper Tulse Hill.

### **Ferndale**

This is a mixed ward, from affluent areas around Clapham High Street to poorer areas such as the Stockwell Park estate. Ferndale is the ward in Lambeth with the smallest percentage of open space, and the highest population density. The ward's population is average for Lambeth (15800), and it has the highest percentage of working-age people and the lowest percentage of older people.

Private renting is common in the ward 34% of households, and there are average levels of owner occupation (26%) and social renting (37%). A quarter of households are working age people sharing accommodation (i.e. not living as a family). Employment and registrations of migrant workers are high. 4.9% of Ferndale residents speak an Portuguese as their first language.

Although there is a high proportion of residents with no qualifications, there is also a high proportion of residents with graduate level qualifications. Benefit claimant rates, and dependent children in out-of-work households are average for the borough. There is a high proportion of children in reception year who are obese.

The crime rate is high, including violence against the person, robbery, theft and handling, criminal damage and drugs offences (2012-13).

## Clapham

Clapham is a mixed area with prosperous young commuters and poor social tenants living in close proximity.

Clapham is one of Lambeth's most diverse areas, combining some of the borough's most affluent parts with some deprived areas. Some of Lambeth's most expensive housing is found in Clapham Town and Clapham Common wards. However, Clapham also contains large areas of social housing and pockets of deprivation, in particular within Thornton ward.

Clapham has long been popular with young professionals, drawn by its good transport connections to central London and its vibrant night time economy. The High Street's restaurants, pubs and clubs attract visitors from across London, as do sport and live music events on Clapham Common.

### **Clapham Common: (TIDY UP)**

The ward population is fairly low for the borough (13,250), and the age profile in line with the borough overall. It is the most affluent ward in the borough. The affluent areas such as Crescent Lane close to Clapham Common are among the most well off in the borough. Over a quarter of the ward is open space.

It has the highest house prices: Owner occupation is high (42% of households) - social renting (24%) and private renting (34%) are average for the borough

It has the lowest proportion of residents from ethnic minorities. The ward has the highest proportion of White British residents, and few black Caribbean residents, and the lowest proportion of households where English is First Language of no one.

It has the highest ward employment rate, low rates of benefit claimants, and the lowest rate of dependent children in workless households. It has the lowest proportion of residents with no qualifications, and highest proportion of graduates.

The crime rate is average for Lambeth (2012/13)

Only the area around Notre Dame and Cairfax estates is below the Lambeth average household income. A fifth (21%) of households are working age people sharing accommodation (i.e. not living as a family).

### **Clapham Town**

The ward population (14,350) is average for the borough, with a high proportion of working age people. This is a mostly affluent ward, with areas such as Clapham Old Town with a high household income. Poorer areas include the William Bonney, Nelson's Row and Heath Road estates.

Housing tenure is in line with the borough as a whole (home ownership 34%, social renting 30%, private rented 34%).

The ward has a high proportion of White British residents, and with few black Caribbean residents and of people not born in the UK.

There is a high proportion of residents with graduate qualifications and there is a high employment rate. A fifth (21%) of households are working age people sharing accommodation (i.e. not living as a family). Benefit claimant rates and dependent children in out-of-work households are average for the borough.

The crime rate is high, especially robbery and theft (2012/13).

### **Thornton**

Thornton has one of the smallest ward populations (13,250), and the age profile is in line with the borough as a whole.

Affluent areas include Emmanuel Road and Cavendish Road. The Clapham Park estate is the poorest part of the ward.

Life expectancy is the highest in the borough.

Employment is average for the borough - Benefit claimant rates are low, with is the lowest rate of incapacity benefit.

Housing tenure is average for the borough (owner occupied 38% households, social rented 40%, private rented 21%)

The crime rate is the lowest in the borough (2012/13)

## **Stockwell**

Home to many settled Portuguese and black residents, Stockwell is an ethnically and socially mixed area.

Stockwell is a mixed area including substantial social housing, it is home to one of Britain's largest Portuguese communities, many of whom originally come from Madeira. This has led to Stockwell becoming known locally as 'Little Portugal'. Many mid African and east African people also live in the area. Stockwell's housing is as mixed as its population. Conservation areas of Georgian and Victorian housing can be found next door to large pre- and post-war housing estates.

### **Larkhall**

Larkhall has the highest ward population in Lambeth (17,800), and has a high population density. There is a large working age population, with the highest number of working age people in employment, although the age profile does not differ markedly from the borough as a whole. A fifth (22%) of households are working age people sharing accommodation (i.e. not living as a family). 5.3% of Larkhall residents speak Portuguese as their first language.

Tenure is in line with the borough as a whole (owner occupiers 25% of households, social rented 41%, private rented 30%). Affluent areas include the area around Larkhall Rise & Chelsham Rise, and Landor road. Poorer areas include the Larkhall, Glaskell Street, and Springfield estates.

Benefit claimant rates are average for the borough. The rate of dependent children in out-of-work households lone parents not in employment are high. There is a high rate of children in year 6 who are obese.

The crime rate is average for the borough (2012-13).

### **Stockwell**

Ward population is of average size for Lambeth (15,100), and the age profile is typical of the borough. There is a high population density.

Stockwell's diverse population has a high proportion of residents whose first language is not English (8% of residents speak Portuguese, 3% Spanish, 2.6% Polish and 4% an African language). Over 40% of residents were not born in UK, especially Portugal, Poland, South America, Caribbean (esp Jamaica) and Africa (esp Nigeria). It has the highest National Insurance registrations of migrant workers in the borough. Around a third of residents are white British.

Although it is one of the least well off wards in Lambeth, the employment rate is average for the borough. Benefit claimant rates and dependent children in out-of-work households are average.

Stockwell has the highest proportion of dwellings in council tax bands A or B, and a high proportion of households are in flats (86%). There is a large amount of social rented households (45%), compared to 25% home owners and 27% private rented. The Landsdowne Green, Studley, Mursell and South Lambeth estates are amongst poorest area in borough. Landsdowne Gardens is a more affluent area. Stockwell has a high proportion of reception year children who are obese and the highest rate of obese year 6 children.

The crime rate is average for the borough (2012-13)

### **Vassall**

The ward population is average for Lambeth (14,950), and the age profile is in line with the borough as a whole. Over a half of residents are from ethnic minorities. There is a high proportion of Black Caribbean residents and around a third of residents are white British. 3.5% of Vassall residents speak an African language as their first language.

Over half of households are social rented (53%) compared to 23% home owners and 22% private rented. The Cowley estate is one of the poorest areas of the borough. Only the area around Slade Gardens and Durand Gardens has above Lambeth average household income.

Although Vassall has the highest rates of incapacity benefits, and high rates of income support, ESA and JSA, employment rates are average for the borough. There is a high rate of dependent children in out-of-work households.

The crime rate is average (2012/13)

## **Streatham**

The only area projecting a net decline in population, Streatham is a mixed residential area boasting a 2.5km commercial stretch.

Recent population growth has increased the diversity of the area, with a large Somali community in Streatham South and a Polish community in Streatham Vale. Streatham is home to the largest concentration of Asian residents in the borough with a particular concentration in Streatham South

Streatham is relatively affluent compared with other areas of the borough; population density and deprivation are both lower than average. It is best known for its residential areas and its High Road.

### **St Leonard's**

The ward population (14,900) is average for Lambeth. The age profile is in line with the borough. St Leonard's has the high proportion of private rented households (45% ) and the lowest social rented (14%). Owner occupation (40%) is average for Lambeth. There is a high proportion of dwellings in council tax bands F, G or H, and the highest proportion of detached houses. Affluent areas include Abbotswood Road, Woodfield Avenue, Drewstead Road. Poorer areas include Stanthorpe Road & Gleneagle Road.

Employment patterns are in line with the borough as a whole. Benefit claimant rates and dependent children in out-of-work households are average for the borough. 7.4% of St Leonard's residents speak Polish as their first language.

The crime rate is average for the borough (2012/13)

### **Streatham Hill**

The population (14700) average for the borough, and the age profile is in line with Lambeth as a whole.

2.9% of Streatham Hill residents speak Polish as their first language.

Tenure is in line with the borough as a whole (40% of households are owner-occupied, 25% social rented and 32% private rented). Telford avenue, Sternhold Road, Sternhold avenue and Salford Road amongst the more affluent areas. Palace Road, Cheshire & Clermont estates less well off areas. Benefit claimant rates and dependent children in out-of-work households are average for Lambeth. The crime rate is average for Lambeth (2012/13)

### **Streatham South:**

Population 14550 average (rank 15) ; It has the oldest age profile in Lambeth. The ward is more like an Outer London suburb than other places in Lambeth. The area near Streatham Common is significantly more affluent than the rest of the wards – over a quarter of the ward is open space. There is a high proportion of people from ethnic minorities, especially Asian residents. Countries of birth for residents born outside UK include Africa (11% of residents), Poland (7%), India and Pakistan (6%), Jamaica (4%) and South America (2%); % English is First Language of no one in household high (rank 2) 7% of Streatham South residents speak Polish as their first language.

It has the most detached and terraced houses, the fewest flats, and the lowest percentage of dwellings in council tax bands A or B. It has the highest rates of owner occupation (53%) - social housing (15%) and private rented (29%) are average. Benefit claimant rates and households with no adults in employment with dependent are average for the borough. It has a high level of residents with no qualifications and the lowest rate of residents with graduate level qualifications. It has the highest cars per household, and relatively low public transport accessibility.

The crime rate is average, although drugs offences are low (2012/13).



## **Streatham Wells**

Population - 2013 15100 average (rank 8) ; The age profile is typical of Lambeth as a whole.  
There is a high proportion of detached houses. Most affluent area around Streatham Common.  
6% of Streatham Wells residents speak Polish as their first language.  
Employment rates are in line with the borough average.  
In 2013, Streatham Wells had the lowest median house prices.  
Poorest area Sackville and Streatham Hill estates. Private renting is very prevalent (35% of households, compared to 41% owner occupiers and 21% social renting).  
Benefit claimant rates and dependent children in workless households are average for Lambeth.  
The crime rate is average for Lambeth (2012/13)

## Norwood

A mainly high quality residential area containing the borough's only industrial area.

Although Norwood does not have the wide ranges of income and deprivation found elsewhere in Lambeth, it does have some areas where poverty is an issue. Thurlow Park ward is the most affluent part of the area, while Knight's Hill and Gipsy Hill wards are relatively more deprived. The Crown Lane area is particularly deprived.

Norwood is well known for its high quality of life and the pride local people have in being residents. West Norwood has a popular town centre, with a good range of shops, while new schools and leisure facilities are a focus for community activity. Norwood's arts attractions are popular with locals and visitors alike and its cemetery has become the 'Highgate of the south', an attraction which has put the area on the map.

### Thurlow Park

The ward population (13,700) is average for the borough, with a high proportion of older people. There is a high proportion of white residents, and the lowest proportion of residents not born in UK. Thurlow Park has a high proportion of owner occupiers (42% of households). Social renting (27%) and private renting (29%) are average for the borough. There is a high proportion of terraced houses. It has the highest rate of cars per household.

Affluent areas include Croxted Road and Thurlow Park Road. Poorer areas include the Lairdale and Peabody Hill estates.

Employment, benefit claimant rates and dependent children in out-of-work households are average for the borough.

The crime rate is average for Lambeth (2012/13)

### Gipsy Hill

The ward population is average for Lambeth (13,800), with a high proportion of children and young people.

There is a high proportion of Black Caribbean residents, and a low proportion of residents whose first language is not English.

This is a mixed ward, from affluent areas around South Croxted Road to poorer areas such as the Central Hill estate. There is a high proportion of semi-detached houses and a high proportion of dwellings in council tax bands C, D or E. However, employment is low for Lambeth. Benefit claimant rates are high especially income support and Employment Support Allowance. There is a high proportion of dependent children in out-of-work households. It has the highest rate of residents with no qualifications.

Housing tenure is average for the borough (owner occupied 37% of household, social rented 36%, private rented 24%)

The crime rate is average for Lambeth (2012/13)

### Knight's Hill

The ward population (14,950) is average for Lambeth. There is a high proportion of children aged 0-15 and a high proportion of older people. There is a high proportion of Black Caribbean residents. Both male and female life expectancy are low.

The most affluent parts of the ward are near St Julian's Farm Road, and there are poorer areas such as the Holderness, Woodvale and Portobello estates.

Employment rates are average for Lambeth, although NI registrations to migrant workers are low.

Knight's Hill has a high proportion of detached and semi-detached houses, and the lowest proportion of flats. Owner occupation is high (43% of households), whilst social renting (31%) and private renting (25%) is average. There is a high proportion of dwellings in council tax bands C, D or E.

Benefit claimant rates are high, as are workless households with dependent children. There is a low proportion of residents with degree level qualifications.

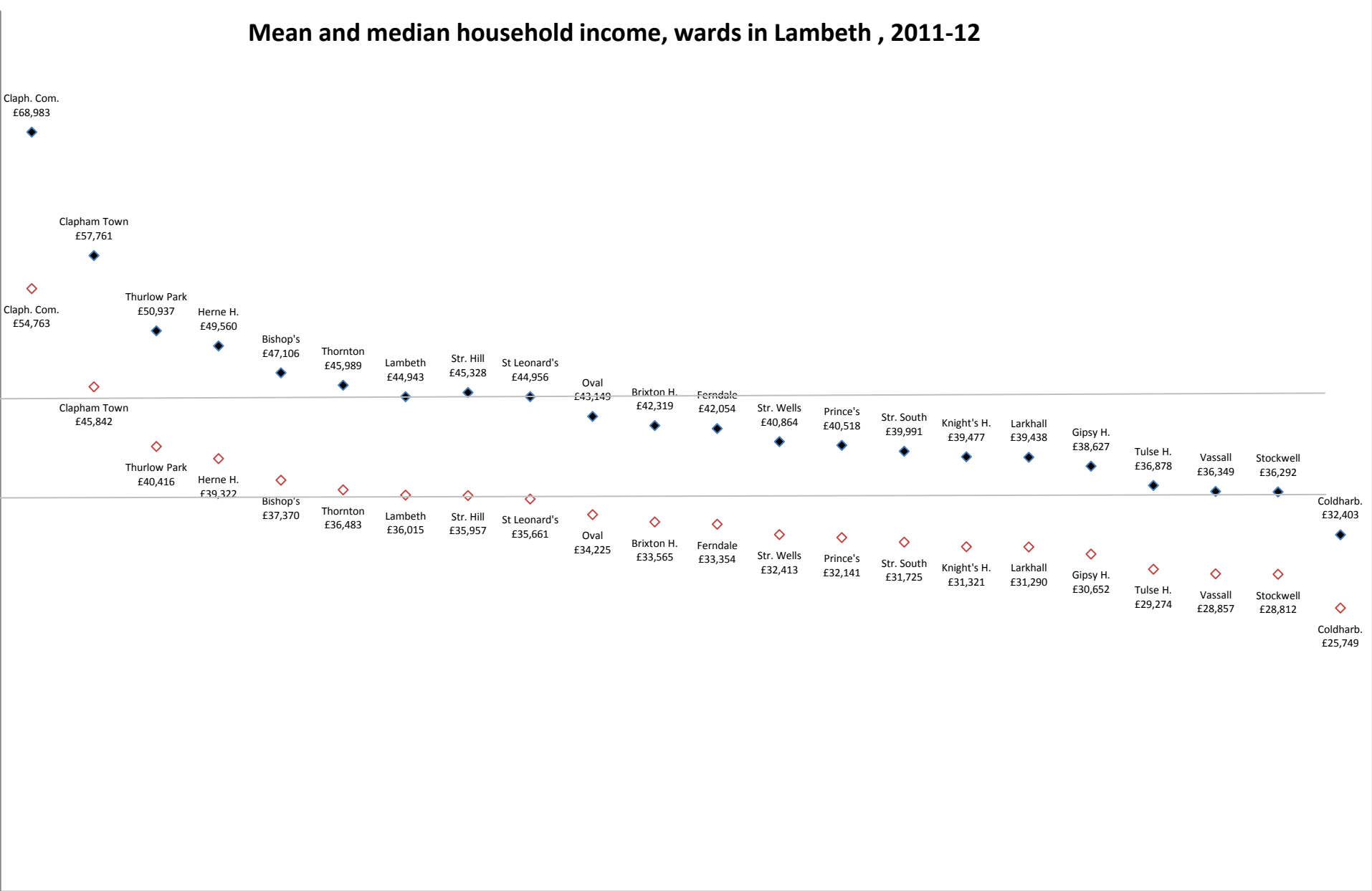
There is a high rate of cars per household.

The crime rate is average for Lambeth (2012/13)

# Mean and median household income, wards in Lambeth , 2011-12

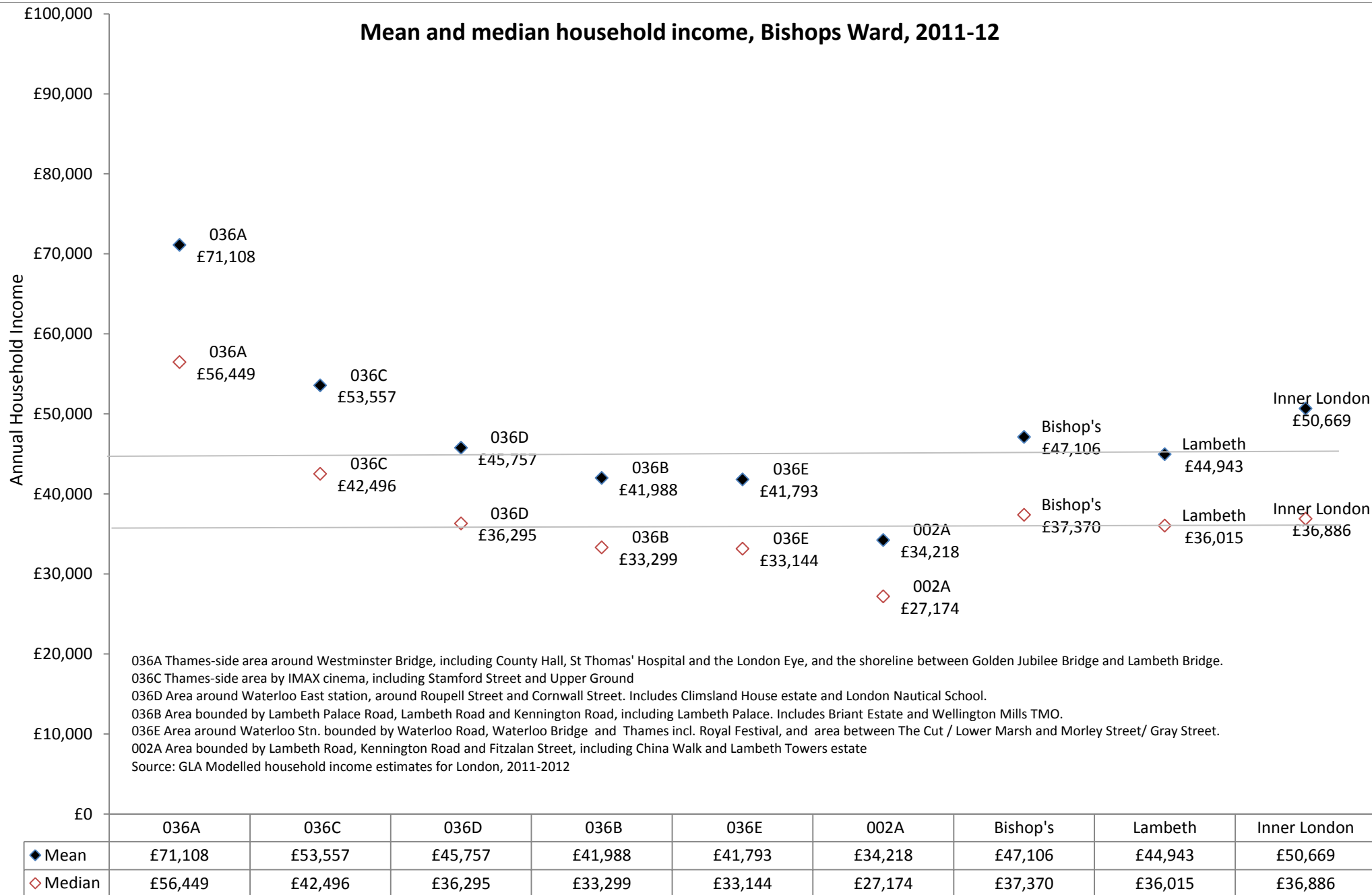
Annual Household Income

£80,000  
£70,000  
£60,000  
£50,000  
£40,000  
£30,000  
£20,000  
£10,000  
£0

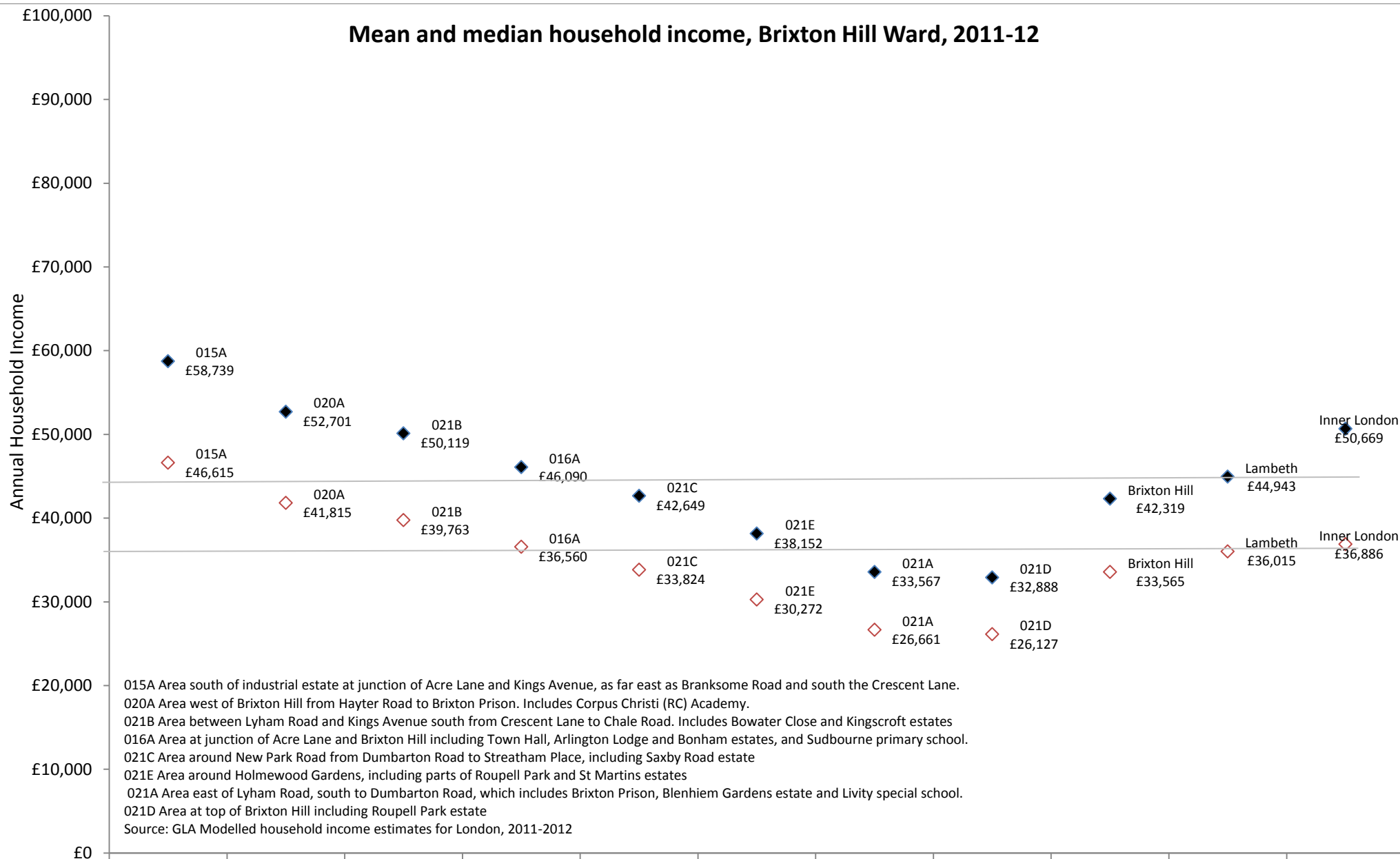


	Claph. Com.	Clapham Town	Thurlow Park	Herne H.	Bishop's	Thornton	Lambeth	Str. Hill	St Leonard's	Oval	Brixton H.	Ferndale	Str. Wells	Prince's	Str. South	Knight's H.	Larkhall	Gipsy H.	Tulse H.	Vassall	Stockwell	Coldharb.
◆ Mean	£68,983	£57,761	£50,937	£49,560	£47,106	£45,989	£44,943	£45,328	£44,956	£43,149	£42,319	£42,054	£40,864	£40,518	£39,991	£39,477	£39,438	£38,627	£36,878	£36,349	£36,292	£32,403
◇ Median	£54,763	£45,842	£40,416	£39,322	£37,370	£36,483	£36,015	£35,957	£35,661	£34,225	£33,565	£33,354	£32,413	£32,141	£31,725	£31,321	£31,290	£30,652	£29,274	£28,857	£28,812	£25,749

## Mean and median household income, Bishops Ward, 2011-12

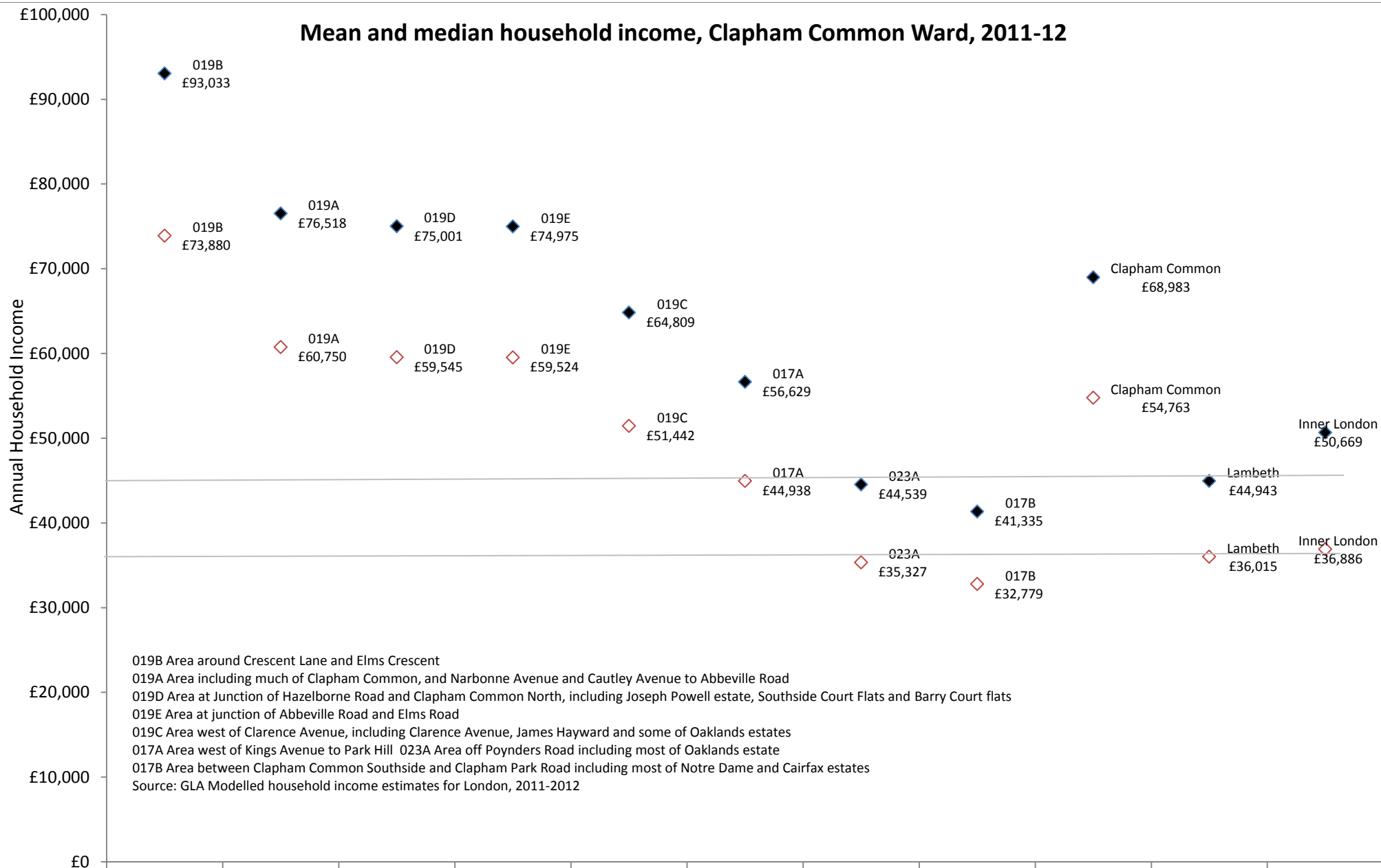


## Mean and median household income, Brixton Hill Ward, 2011-12



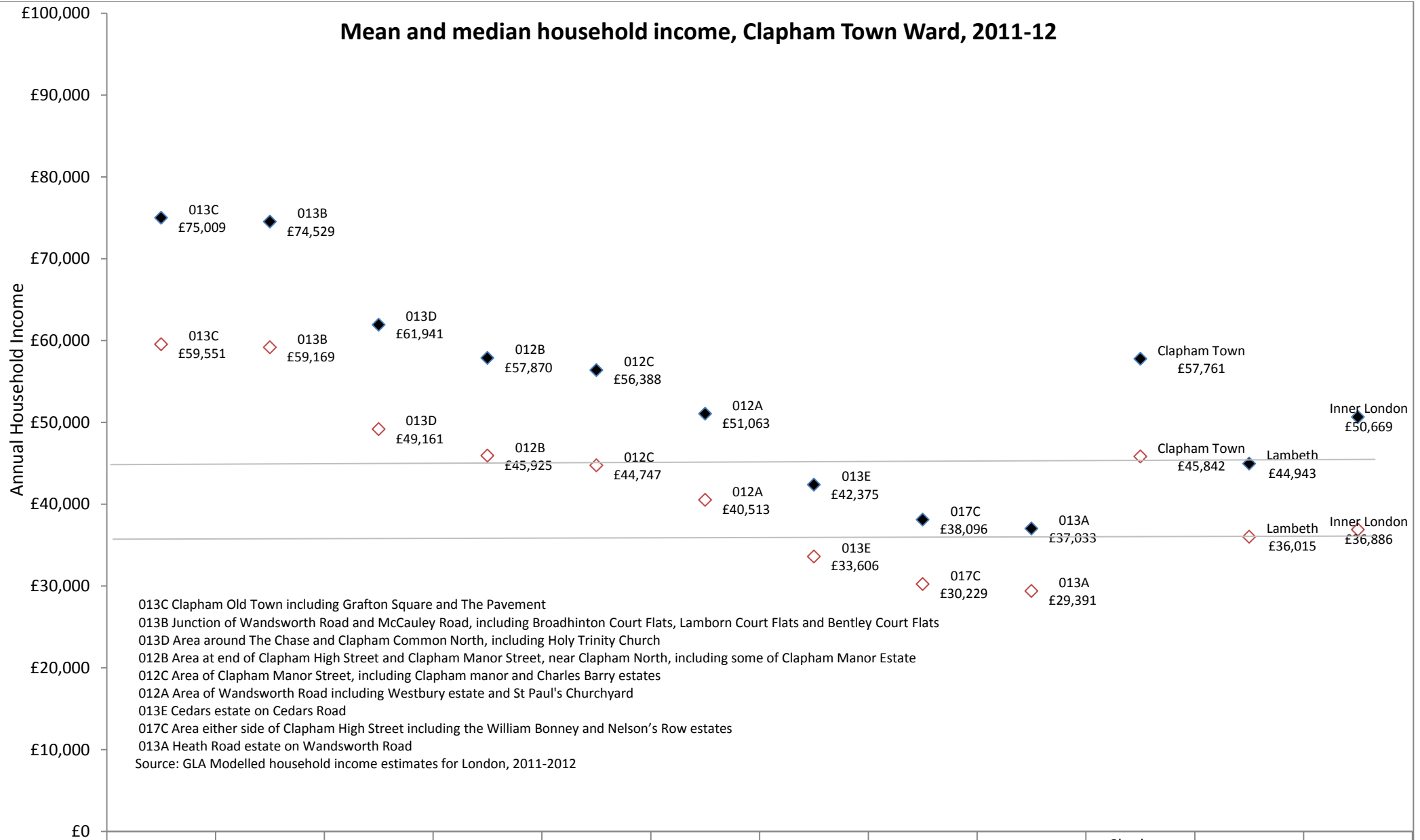
	015A	020A	021B	016A	021C	021E	021A	021D	Brixton Hill	Lambeth	Inner London
◆ Mean	£58,739	£52,701	£50,119	£46,090	£42,649	£38,152	£33,567	£32,888	£42,319	£44,943	£50,669
◇ Median	£46,615	£41,815	£39,763	£36,560	£33,824	£30,272	£26,661	£26,127	£33,565	£36,015	£36,886

## Mean and median household income, Clapham Common Ward, 2011-12



	019B	019A	019D	019E	019C	017A	023A	017B	Clapham Common	Lambeth	Inner London
◆ Mean	£93,033	£76,518	£75,001	£74,975	£64,809	£56,629	£44,539	£41,335	£68,983	£44,943	£50,669
◇ Median	£73,880	£60,750	£59,545	£59,524	£51,442	£44,938	£35,327	£32,779	£54,763	£36,015	£36,886

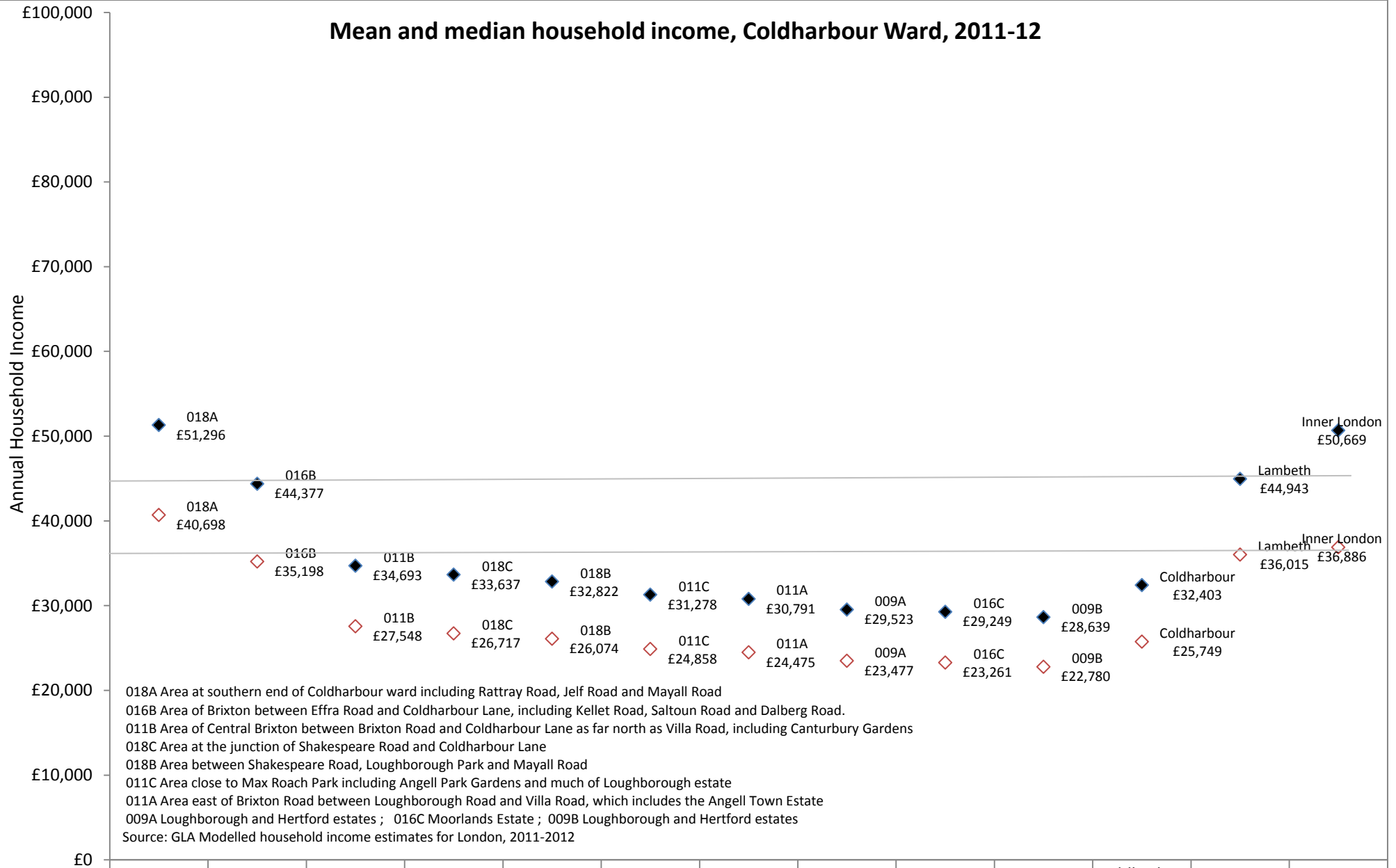
## Mean and median household income, Clapham Town Ward, 2011-12



	013C	013B	013D	012B	012C	012A	013E	017C	013A	Clapham Town	Lambeth	Inner London
◆ Mean	£75,009	£74,529	£61,941	£57,870	£56,388	£51,063	£42,375	£38,096	£37,033	£57,761	£44,943	£50,669
◇ Median	£59,551	£59,169	£49,161	£45,925	£44,747	£40,513	£33,606	£30,229	£29,391	£45,842	£36,015	£36,886

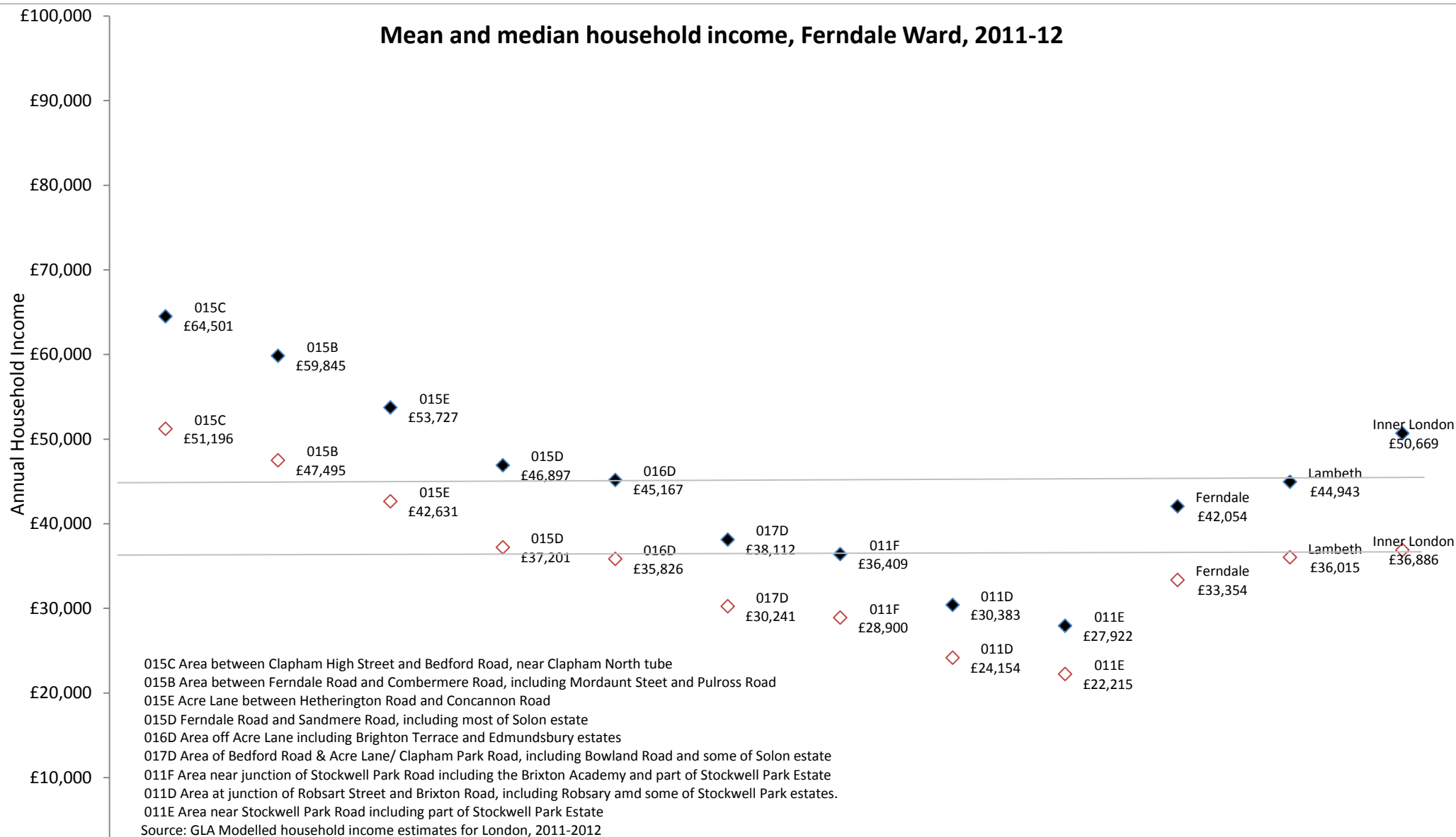


## Mean and median household income, Coldharbour Ward, 2011-12



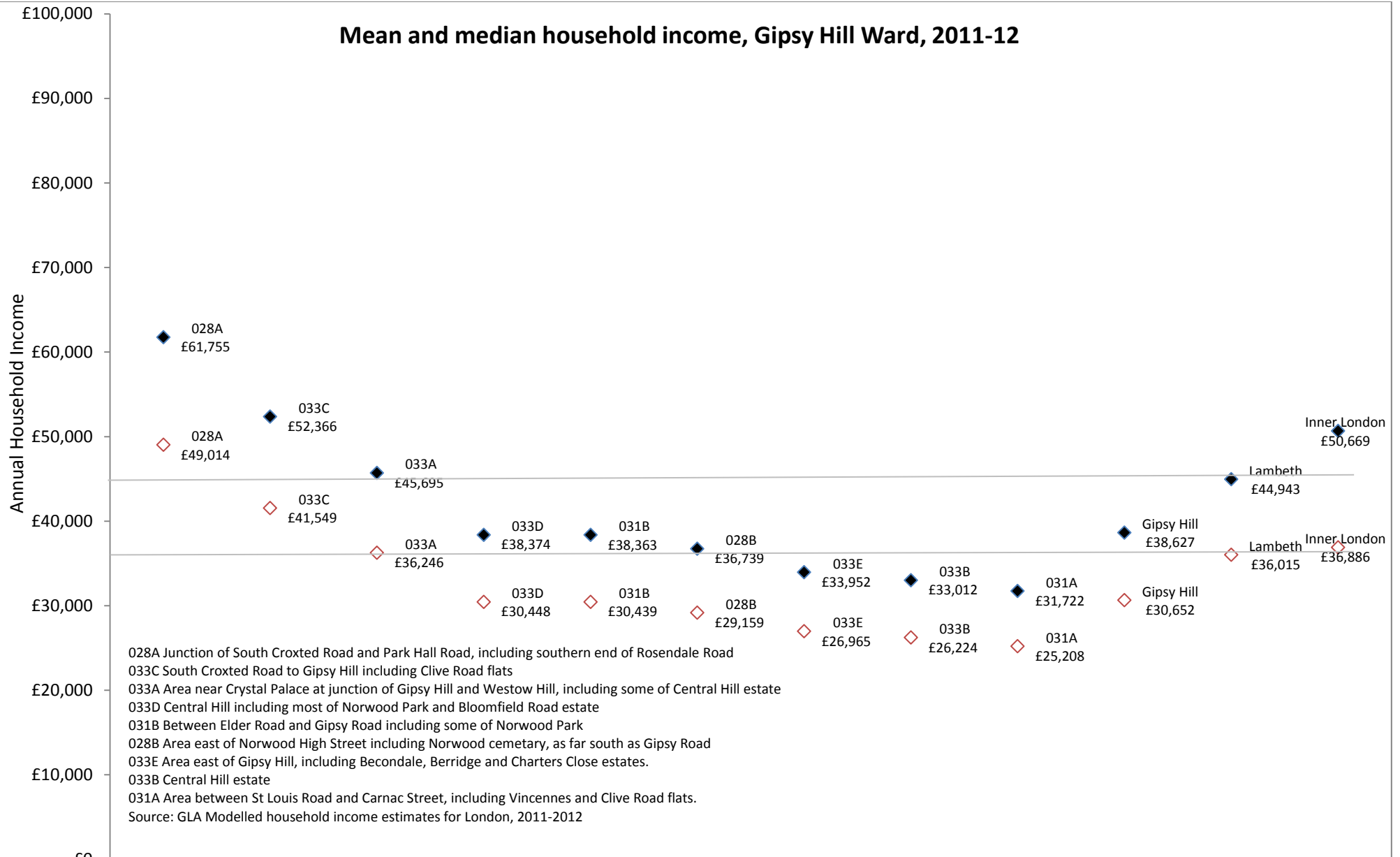
	018A	016B	011B	018C	018B	011C	011A	009A	016C	009B	Coldharbour	Lambeth	Inner London
◆ Mean	£51,296	£44,377	£34,693	£33,637	£32,822	£31,278	£30,791	£29,523	£29,249	£28,639	£32,403	£44,943	£50,669
◇ Median	£40,698	£35,198	£27,548	£26,717	£26,074	£24,858	£24,475	£23,477	£23,261	£22,780	£25,749	£36,015	£36,886

## Mean and median household income, Ferndale Ward, 2011-12



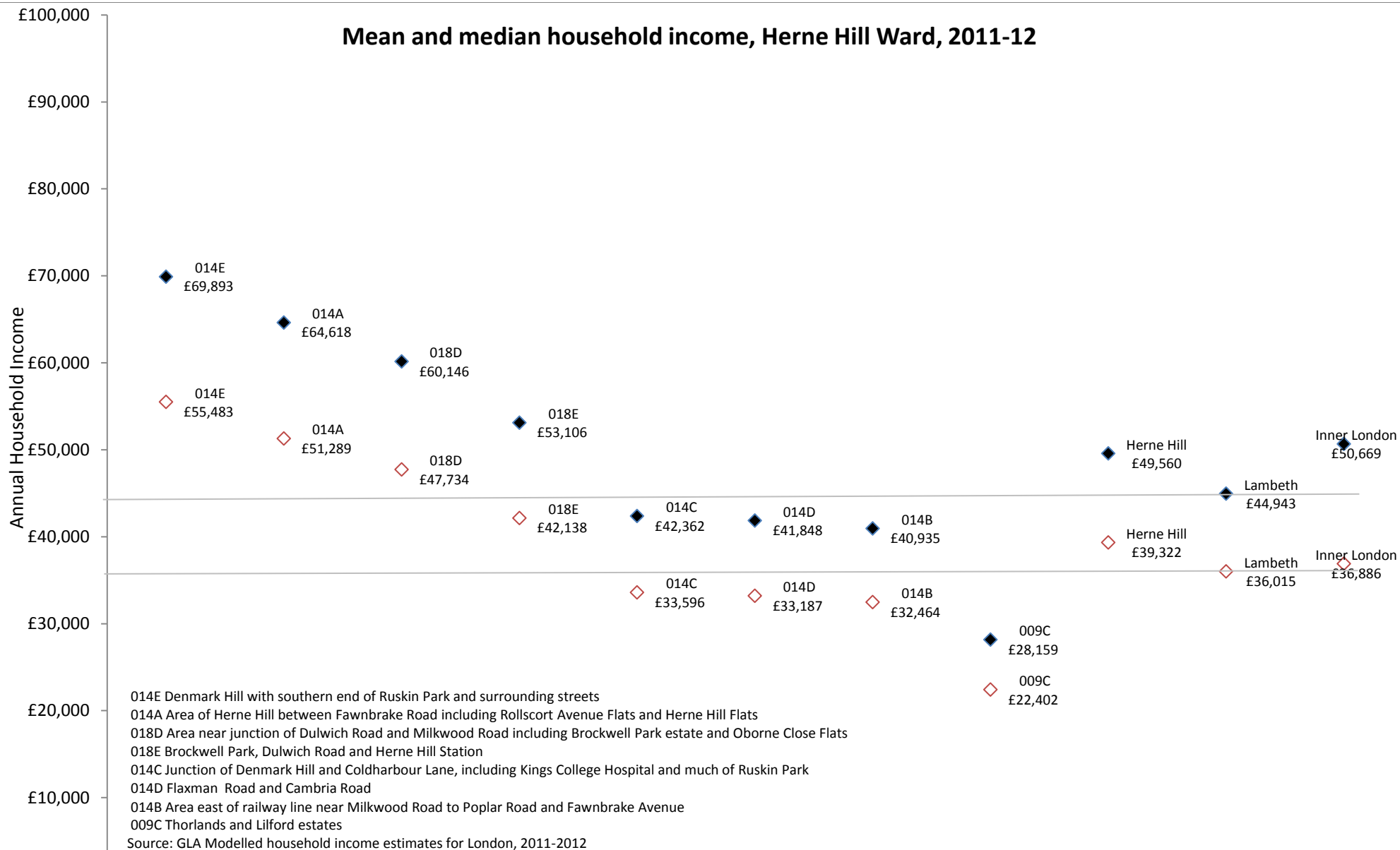
	015C	015B	015E	015D	016D	017D	011F	011D	011E	Ferndale	Lambeth	Inner London
◆ Mean	£64,501	£59,845	£53,727	£46,897	£45,167	£38,112	£36,409	£30,383	£27,922	£42,054	£44,943	£50,669
◇ Median	£51,196	£47,495	£42,631	£37,201	£35,826	£30,241	£28,900	£24,154	£22,215	£33,354	£36,015	£36,886

## Mean and median household income, Gipsy Hill Ward, 2011-12



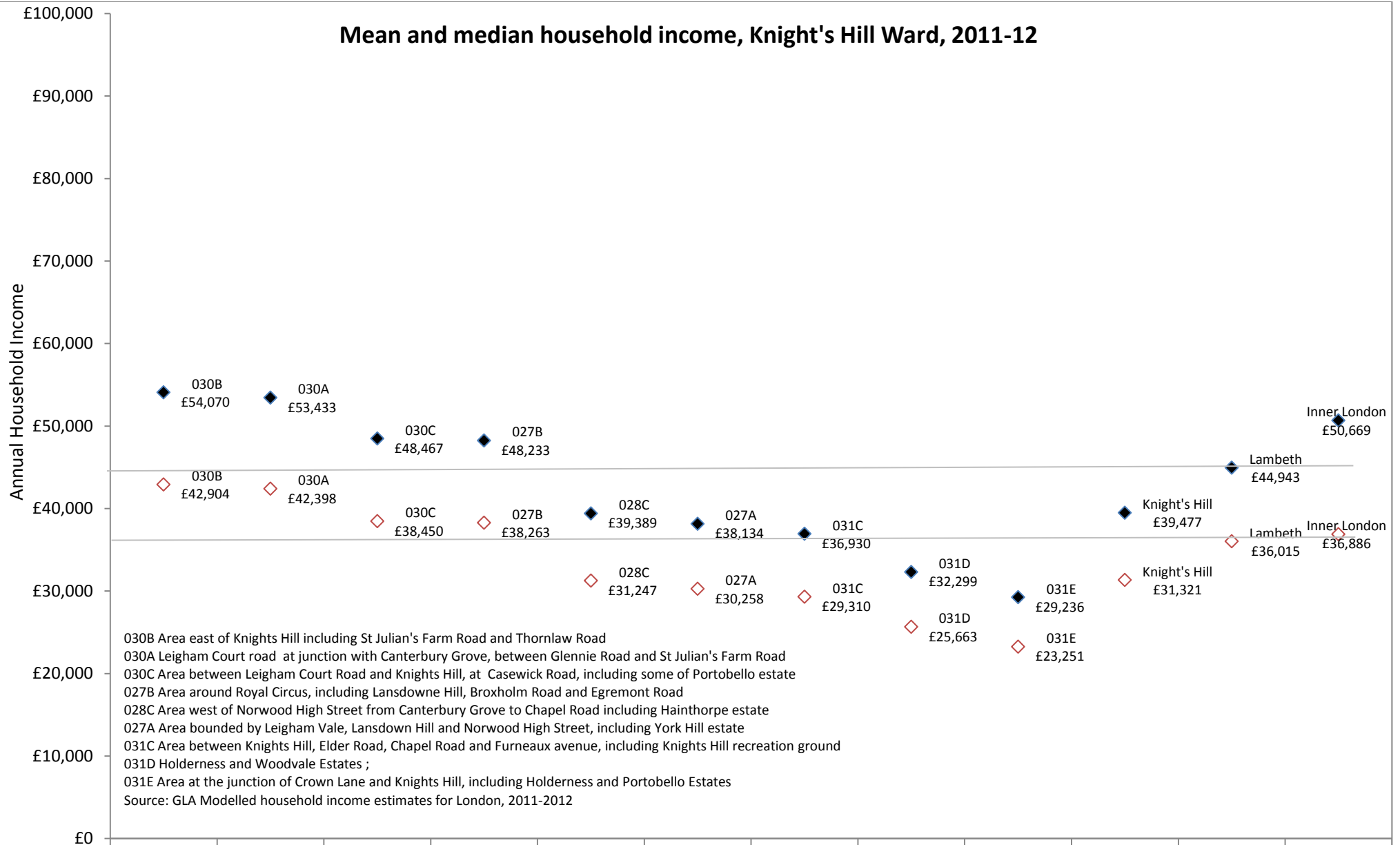
	028A	033C	033A	033D	031B	028B	033E	033B	031A	Gipsy Hill	Lambeth	Inner London
◆ Mean	£61,755	£52,366	£45,695	£38,374	£38,363	£36,739	£33,952	£33,012	£31,722	£38,627	£44,943	£50,669
◇ Median	£49,014	£41,549	£36,246	£30,448	£30,439	£29,159	£26,965	£26,224	£25,208	£30,652	£36,015	£36,886

## Mean and median household income, Herne Hill Ward, 2011-12



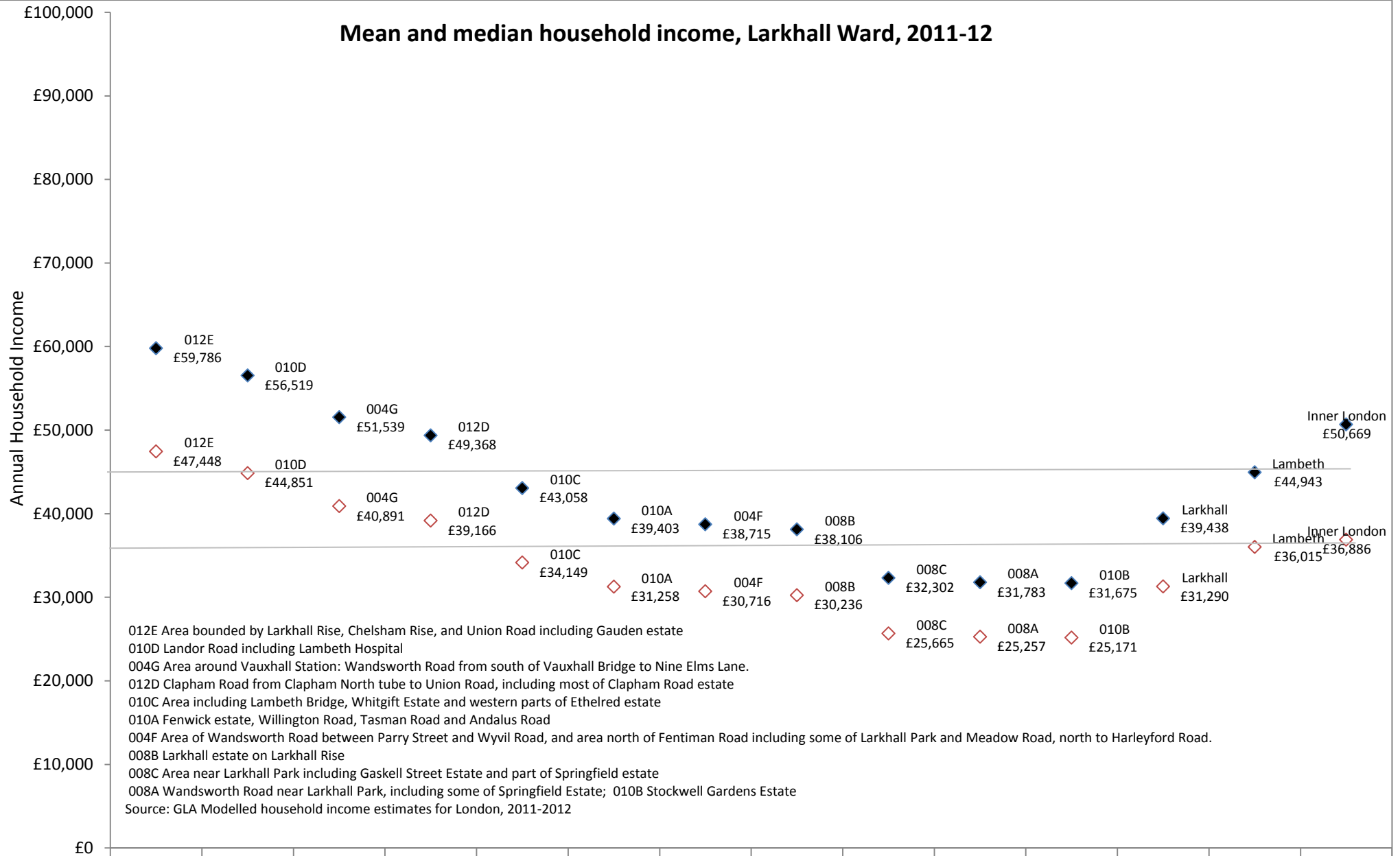
	014E	014A	018D	018E	014C	014D	014B	009C	Herne Hill	Lambeth	Inner London
◆ Mean	£69,893	£64,618	£60,146	£53,106	£42,362	£41,848	£40,935	£28,159	£49,560	£44,943	£50,669
◇ Median	£55,483	£51,289	£47,734	£42,138	£33,596	£33,187	£32,464	£22,402	£39,322	£36,015	£36,886

## Mean and median household income, Knight's Hill Ward, 2011-12



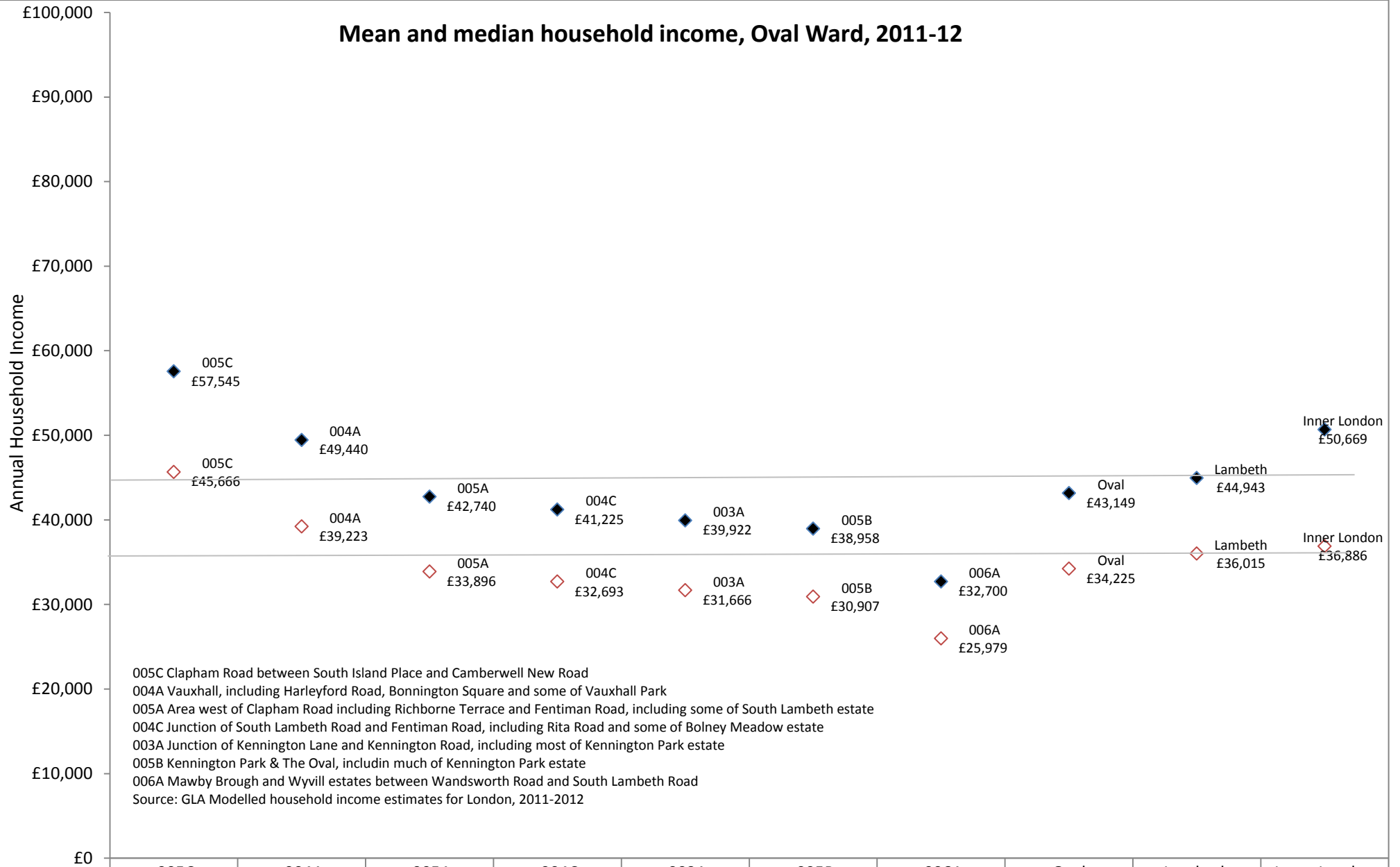
	030B	030A	030C	027B	028C	027A	031C	031D	031E	Knight's Hill	Lambeth	Inner London
◆ Mean	£54,070	£53,433	£48,467	£48,233	£39,389	£38,134	£36,930	£32,299	£29,236	£39,477	£44,943	£50,669
◇ Median	£42,904	£42,398	£38,450	£38,263	£31,247	£30,258	£29,310	£25,663	£23,251	£31,321	£36,015	£36,886

## Mean and median household income, Larkhall Ward, 2011-12



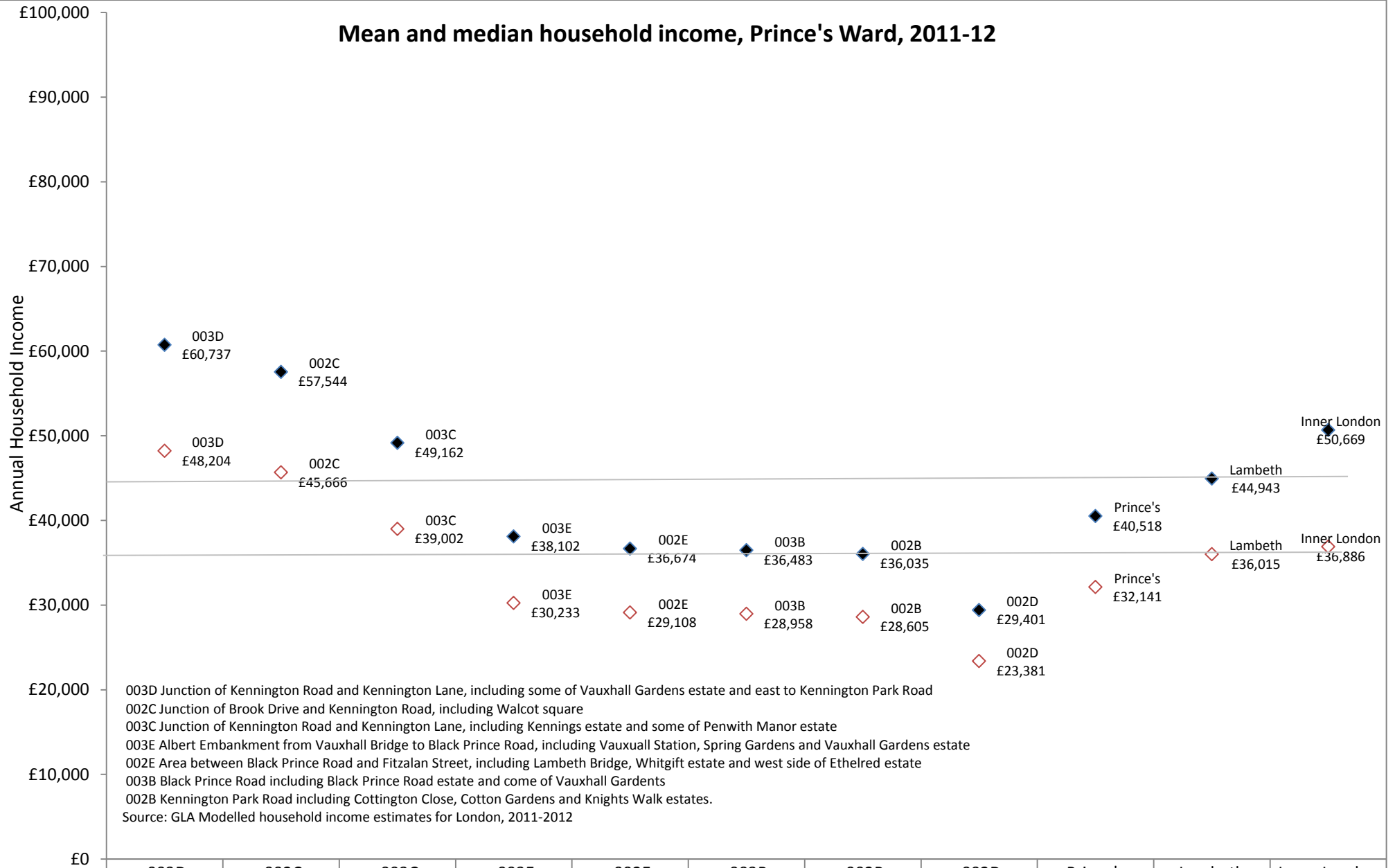
	012E	010D	004G	012D	010C	010A	004F	008B	008C	008A	010B	Larkhall	Lambeth	Inner London
◆ Mean	£59,786	£56,519	£51,539	£49,368	£43,058	£39,403	£38,715	£38,106	£32,302	£31,783	£31,675	£39,438	£44,943	£50,669
◇ Median	£47,448	£44,851	£40,891	£39,166	£34,149	£31,258	£30,716	£30,236	£25,665	£25,257	£25,171	£31,290	£36,015	£36,886

## Mean and median household income, Oval Ward, 2011-12



	005C	004A	005A	004C	003A	005B	006A	Oval	Lambeth	Inner London
◆ Mean	£57,545	£49,440	£42,740	£41,225	£39,922	£38,958	£32,700	£43,149	£44,943	£50,669
◇ Median	£45,666	£39,223	£33,896	£32,693	£31,666	£30,907	£25,979	£34,225	£36,015	£36,886

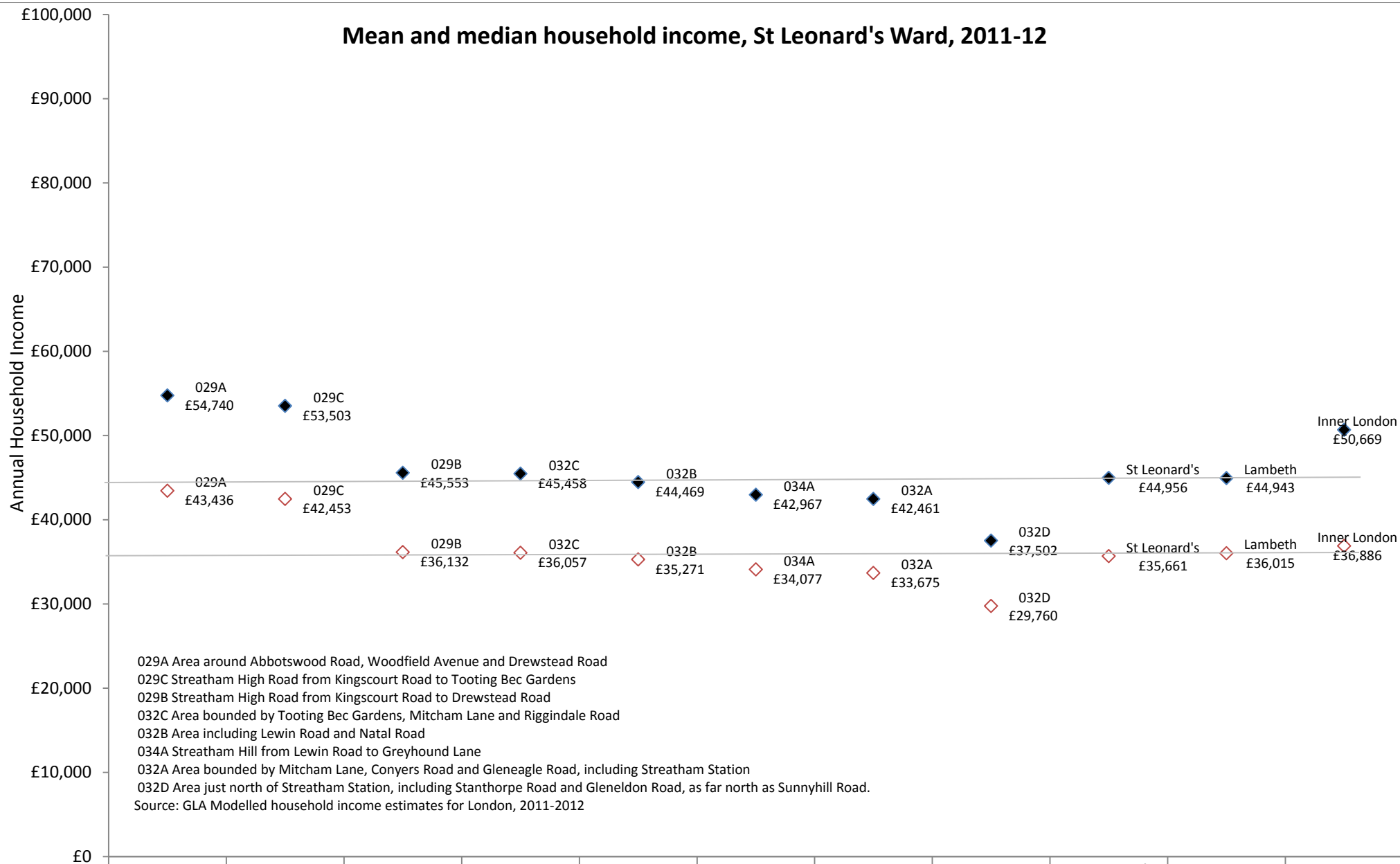
## Mean and median household income, Prince's Ward, 2011-12



	003D	002C	003C	003E	002E	003B	002B	002D	Prince's	Lambeth	Inner London
◆ Mean	£60,737	£57,544	£49,162	£38,102	£36,674	£36,483	£36,035	£29,401	£40,518	£44,943	£50,669
◇ Median	£48,204	£45,666	£39,002	£30,233	£29,108	£28,958	£28,605	£23,381	£32,141	£36,015	£36,886

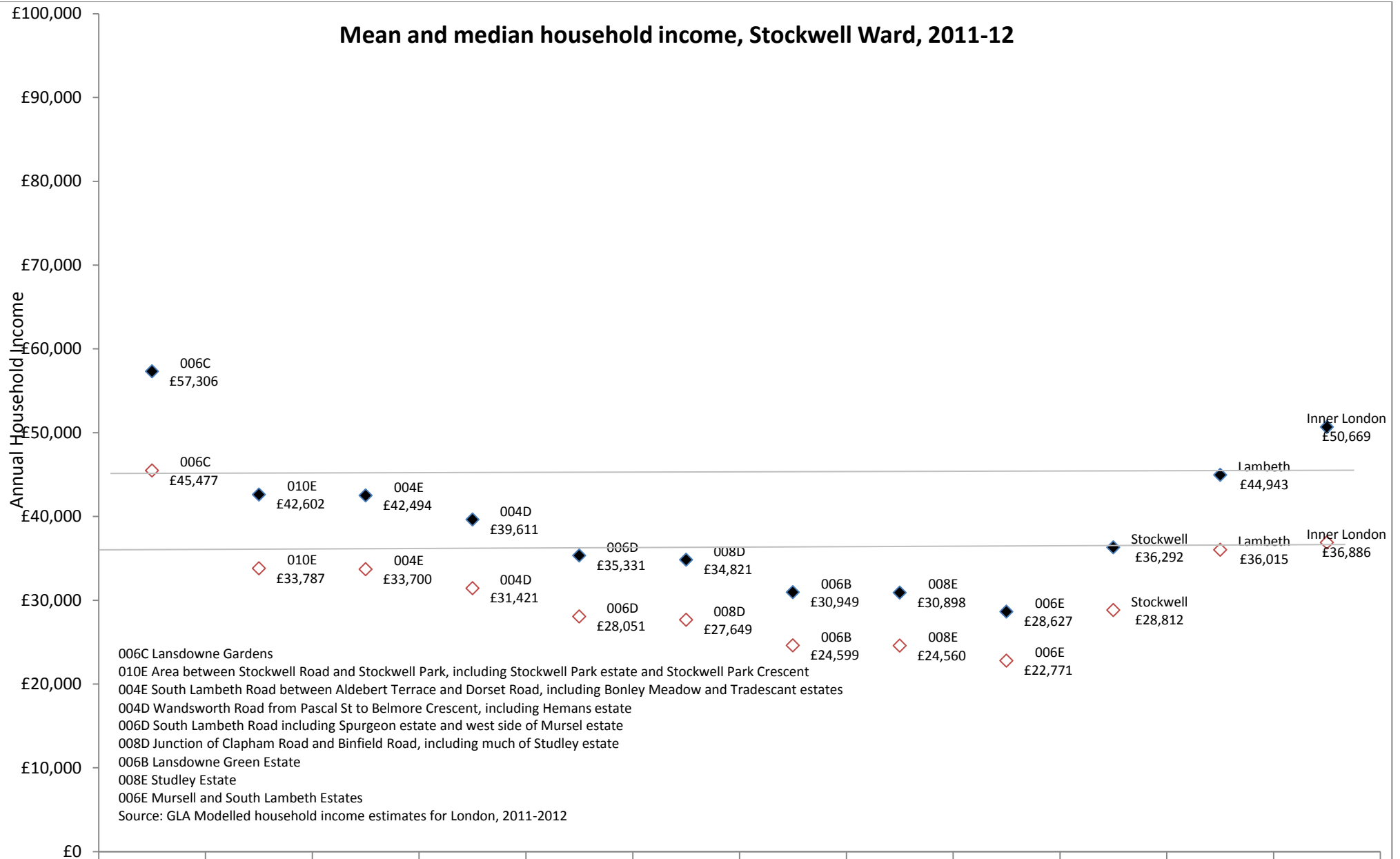


## Mean and median household income, St Leonard's Ward, 2011-12



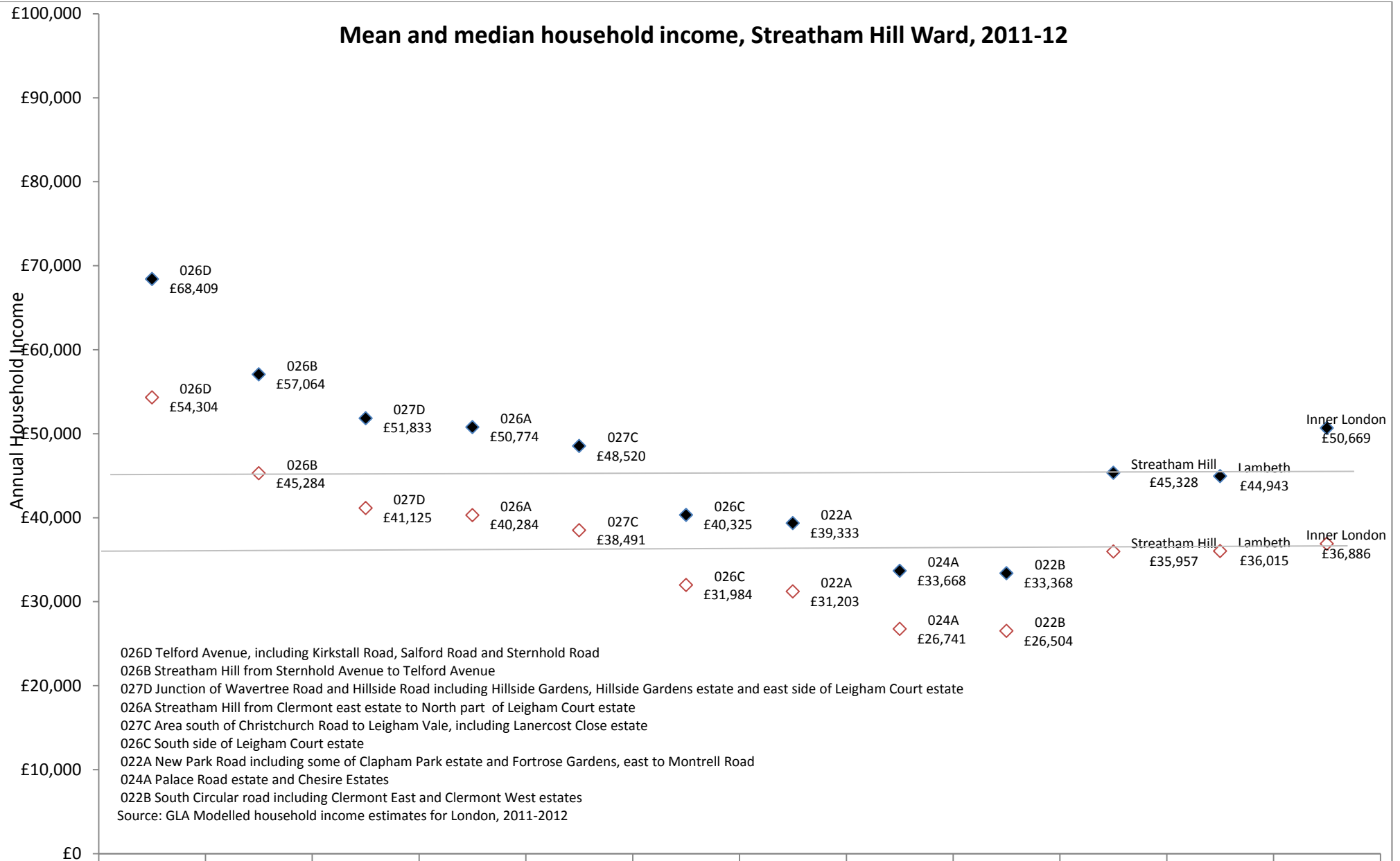
	029A	029C	029B	032C	032B	034A	032A	032D	St Leonard's	Lambeth	Inner London
◆ Mean	£54,740	£53,503	£45,553	£45,458	£44,469	£42,967	£42,461	£37,502	£44,956	£44,943	£50,669
◇ Median	£43,436	£42,453	£36,132	£36,057	£35,271	£34,077	£33,675	£29,760	£35,661	£36,015	£36,886

## Mean and median household income, Stockwell Ward, 2011-12



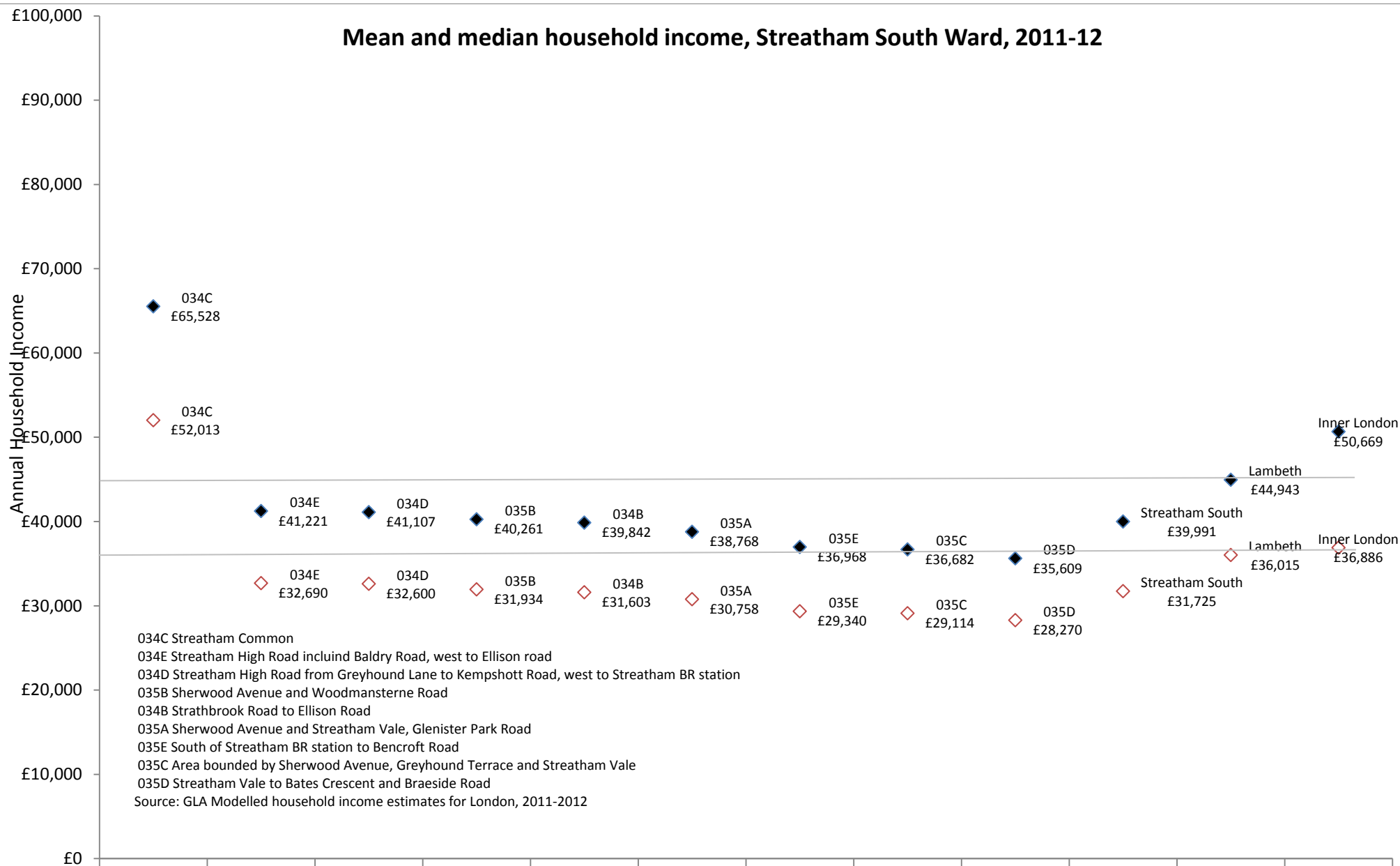
	006C	010E	004E	004D	006D	008D	006B	008E	006E	Stockwell	Lambeth	Inner London
◆ Mean	£57,306	£42,602	£42,494	£39,611	£35,331	£34,821	£30,949	£30,898	£28,627	£36,292	£44,943	£50,669
◇ Median	£45,477	£33,787	£33,700	£31,421	£28,051	£27,649	£24,599	£24,560	£22,771	£28,812	£36,015	£36,886

## Mean and median household income, Streatham Hill Ward, 2011-12



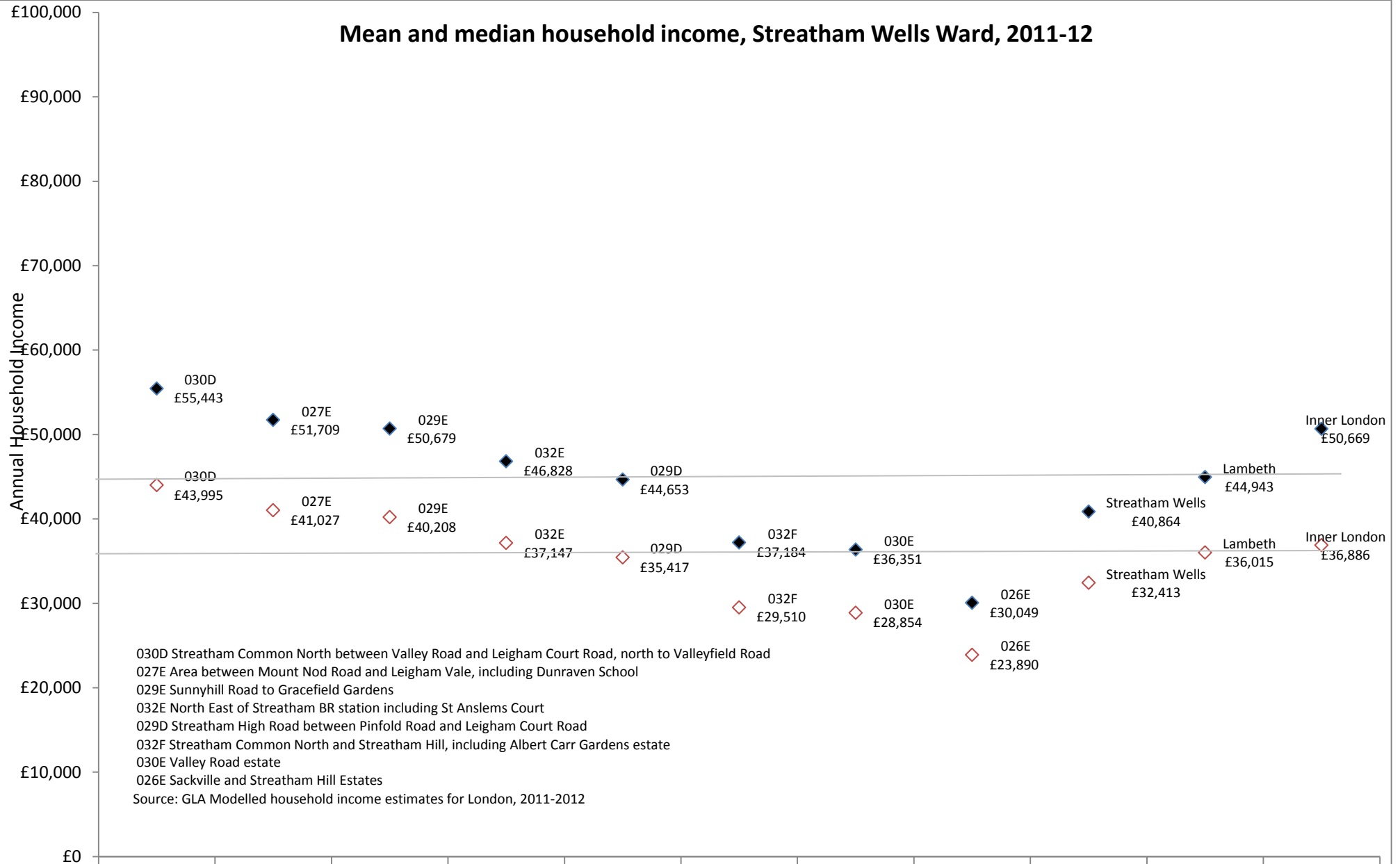
	026D	026B	027D	026A	027C	026C	022A	024A	022B	Streatham Hill	Lambeth	Inner London
◆ Mean	£68,409	£57,064	£51,833	£50,774	£48,520	£40,325	£39,333	£33,668	£33,368	£45,328	£44,943	£50,669
◇ Median	£54,304	£45,284	£41,125	£40,284	£38,491	£31,984	£31,203	£26,741	£26,504	£35,957	£36,015	£36,886

## Mean and median household income, Streatham South Ward, 2011-12



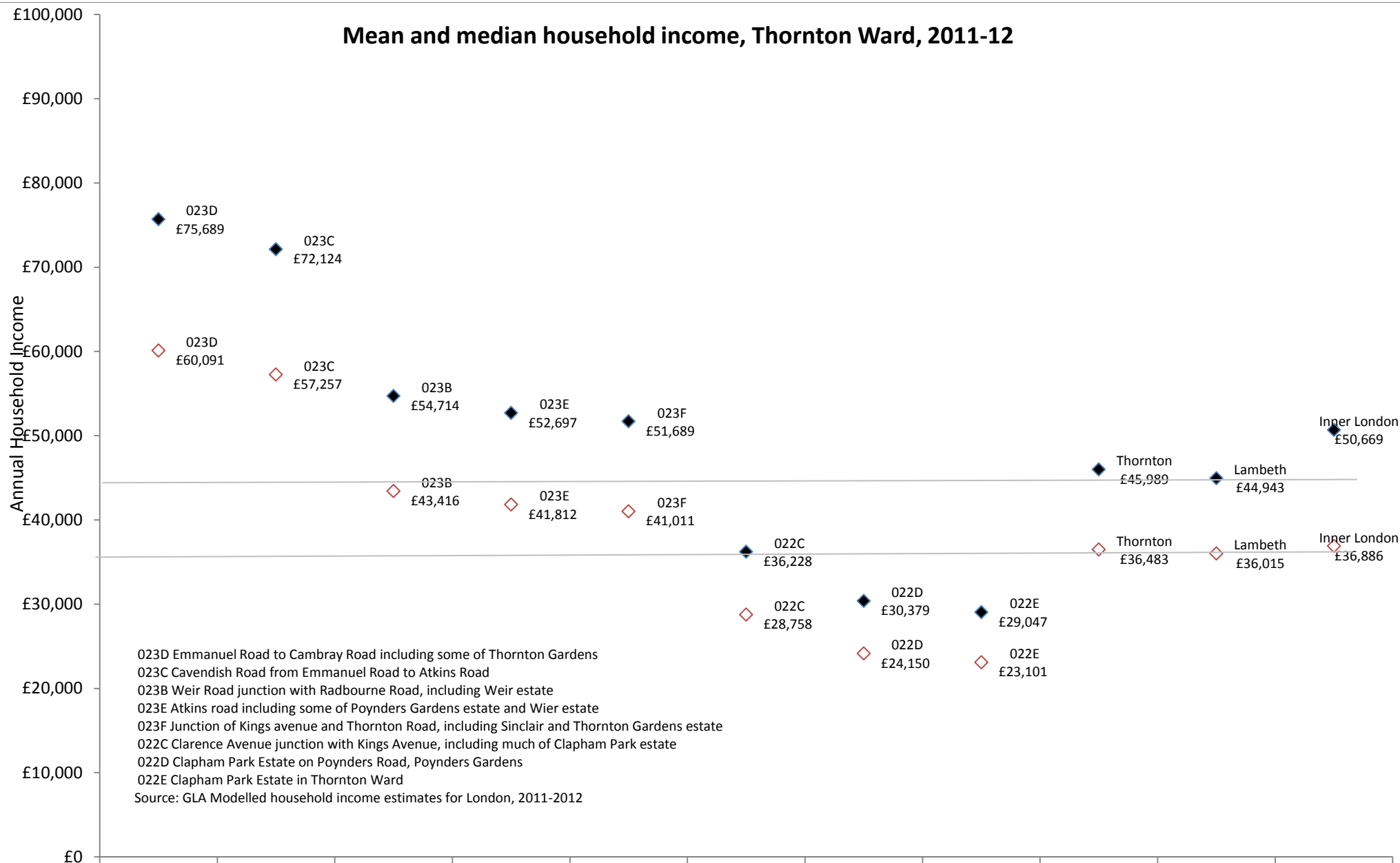
	034C	034E	034D	035B	034B	035A	035E	035C	035D	Streatham South	Lambeth	Inner London
◆ Mean	£65,528	£41,221	£41,107	£40,261	£39,842	£38,768	£36,968	£36,682	£35,609	£39,991	£44,943	£50,669
◇ Median	£52,013	£32,690	£32,600	£31,934	£31,603	£30,758	£29,340	£29,114	£28,270	£31,725	£36,015	£36,886

## Mean and median household income, Streatham Wells Ward, 2011-12



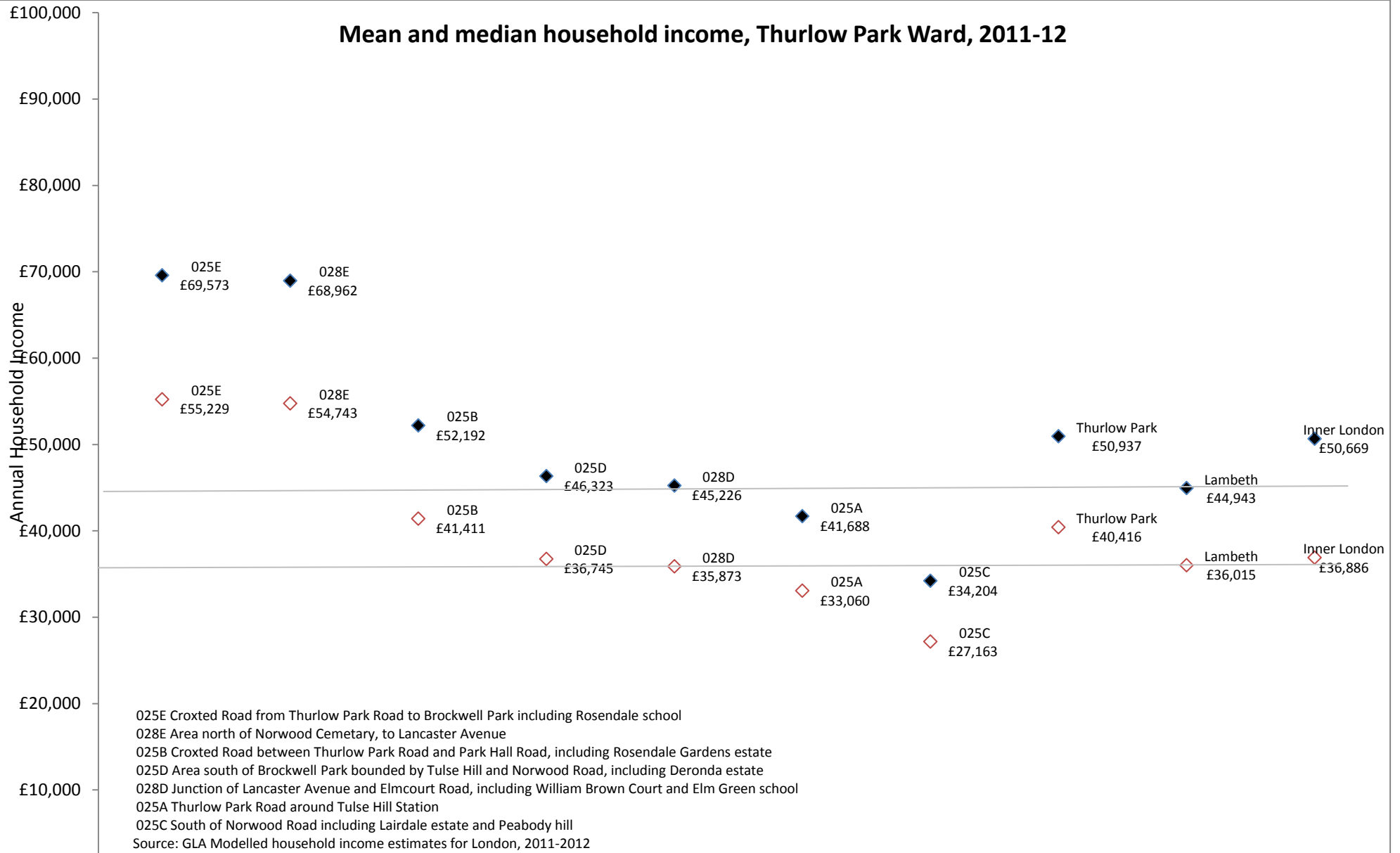
	030D	027E	029E	032E	029D	032F	030E	026E	Streatham Wells	Lambeth	Inner London
◆ Mean	£55,443	£51,709	£50,679	£46,828	£44,653	£37,184	£36,351	£30,049	£40,864	£44,943	£50,669
◇ Median	£43,995	£41,027	£40,208	£37,147	£35,417	£29,510	£28,854	£23,890	£32,413	£36,015	£36,886

## Mean and median household income, Thornton Ward, 2011-12



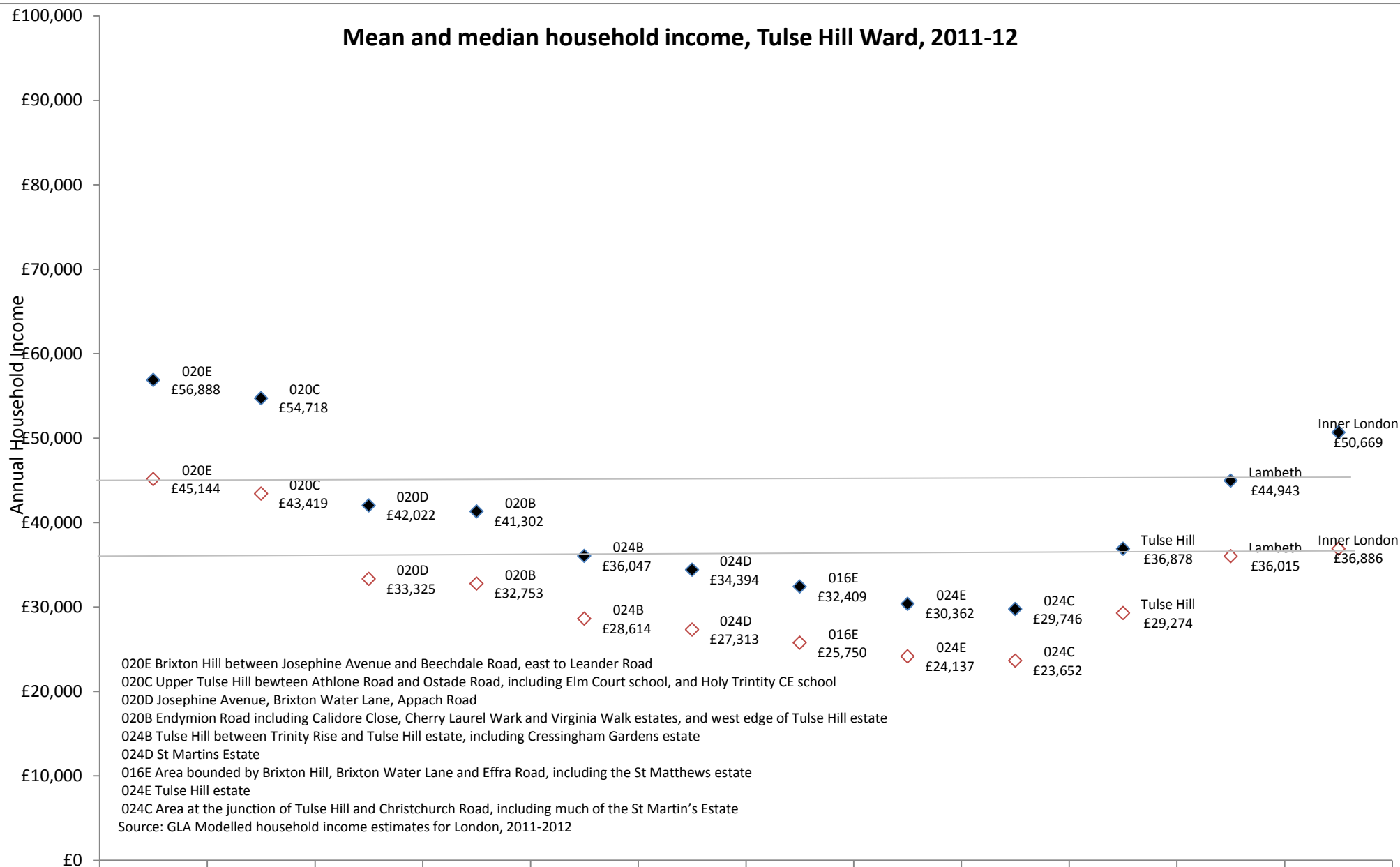
	023D	023C	023B	023E	023F	022C	022D	022E	Thornton	Lambeth	Inner London
◆ Mean	£75,689	£72,124	£54,714	£52,697	£51,689	£36,228	£30,379	£29,047	£45,989	£44,943	£50,669
◇ Median	£60,091	£57,257	£43,416	£41,812	£41,011	£28,758	£24,150	£23,101	£36,483	£36,015	£36,886

## Mean and median household income, Thurlow Park Ward, 2011-12



	025E	028E	025B	025D	028D	025A	025C	Thurlow Park	Lambeth	Inner London
◆ Mean	£69,573	£68,962	£52,192	£46,323	£45,226	£41,688	£34,204	£50,937	£44,943	£50,669
◇ Median	£55,229	£54,743	£41,411	£36,745	£35,873	£33,060	£27,163	£40,416	£36,015	£36,886

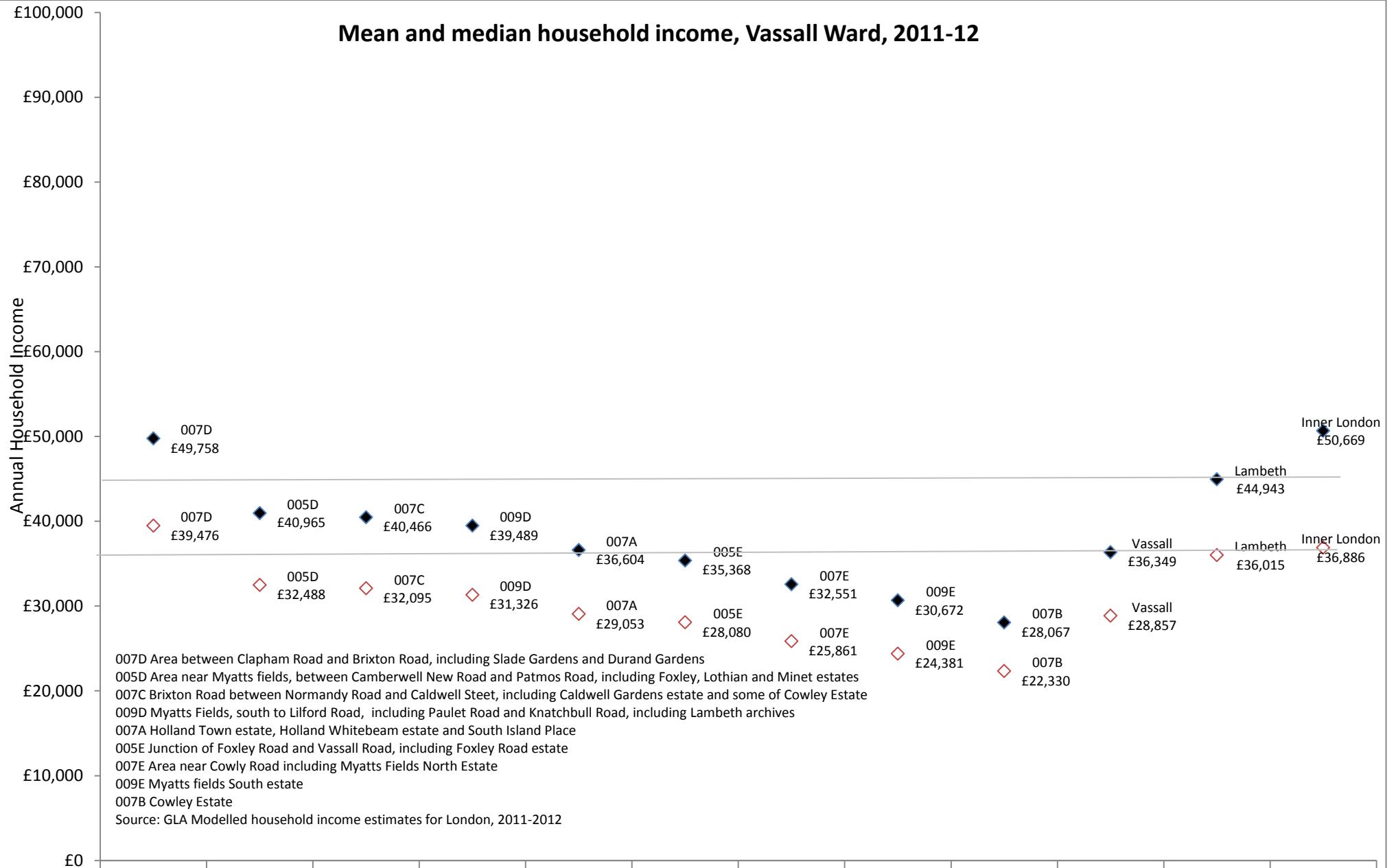
## Mean and median household income, Tulse Hill Ward, 2011-12



	020E	020C	020D	020B	024B	024D	016E	024E	024C	Tulse Hill	Lambeth	Inner London
◆ Mean	£56,888	£54,718	£42,022	£41,302	£36,047	£34,394	£32,409	£30,362	£29,746	£36,878	£44,943	£50,669
◇ Median	£45,144	£43,419	£33,325	£32,753	£28,614	£27,313	£25,750	£24,137	£23,652	£29,274	£36,015	£36,886



## Mean and median household income, Vassall Ward, 2011-12



	007D	005D	007C	009D	007A	005E	007E	009E	007B	Vassall	Lambeth	Inner London
◆ Mean	£49,758	£40,965	£40,466	£39,489	£36,604	£35,368	£32,551	£30,672	£28,067	£36,349	£44,943	£50,669
◇ Median	£39,476	£32,488	£32,095	£31,326	£29,053	£28,080	£25,861	£24,381	£22,330	£28,857	£36,015	£36,886

**Facts and figures about Lambeth. This document draws on data from a number of sources - including the 2011 Census - to provide an overview of the people, businesses and places that make up this distinctive and exciting part of inner London.**

**Cooperative Business Development  
Lambeth Town Hall  
Brixton Hill  
London SW2 1RW**

**Phone** 020 7926 1000

**Email** [xOCEPolicyBriefing@lambeth.gov.uk](mailto:xOCEPolicyBriefing@lambeth.gov.uk)

**Website** [www.lambeth.gov.uk](http://www.lambeth.gov.uk)

#### **Bengali**

এই তথ্য অন্য কোনো ভাষায় আপনার প্রয়োজন  
হলে অনুগ্রহ করে ফোন করুন **020 7926 2757**

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Haddii aad jeclaan lahayd in aad warbixintan ku hesho luqad kale,  
fadlan annaga nagala soo xiriir lambarka **020 7926 2757**

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rogamos nos llame al **020 7926 2757**

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