Sustainable Growth and Inclusive Opportunity

A Draft Strategy for the London Borough of Lambeth

APPENDIX: Evidence Base
Sustainable Growth and Inclusive Opportunity

Appendix: Evidence Base

1. Growth Pipeline
2. Impact Growth on Future Resources
3. Housing Tenure & Affordability
4. Business Growth & Sectors
5. Employment and Unemployment
6. Skills and Training
Residential Development: Annual units

<table>
<thead>
<tr>
<th>Period</th>
<th>Private</th>
<th>Affordable</th>
</tr>
</thead>
<tbody>
<tr>
<td>19/20</td>
<td>770</td>
<td>20</td>
</tr>
<tr>
<td>20/21</td>
<td>1,710</td>
<td>170</td>
</tr>
<tr>
<td>21/22</td>
<td>1,490</td>
<td>190</td>
</tr>
<tr>
<td>22/23</td>
<td>780</td>
<td>20</td>
</tr>
<tr>
<td>23/24</td>
<td>1,070</td>
<td>10</td>
</tr>
<tr>
<td>24/25</td>
<td>680</td>
<td>20</td>
</tr>
<tr>
<td>25/26</td>
<td>880</td>
<td>20</td>
</tr>
<tr>
<td>26/27</td>
<td>1,290</td>
<td>20</td>
</tr>
<tr>
<td>27/28</td>
<td>600</td>
<td>20</td>
</tr>
<tr>
<td>28/29</td>
<td>340</td>
<td>20</td>
</tr>
</tbody>
</table>

Residential (Annual, Units)

Private
Affordable
Residential Development: Cumulative units

<table>
<thead>
<tr>
<th>Year</th>
<th>Private</th>
<th>Affordable</th>
</tr>
</thead>
<tbody>
<tr>
<td>19/20</td>
<td>300</td>
<td>1,500</td>
</tr>
<tr>
<td>20/21</td>
<td>2,500</td>
<td>4,000</td>
</tr>
<tr>
<td>21/22</td>
<td>4,000</td>
<td>6,500</td>
</tr>
<tr>
<td>22/23</td>
<td>4,800</td>
<td>7,400</td>
</tr>
<tr>
<td>23/24</td>
<td>5,800</td>
<td>8,700</td>
</tr>
<tr>
<td>24/25</td>
<td>6,500</td>
<td>9,300</td>
</tr>
<tr>
<td>25/26</td>
<td>7,400</td>
<td>9,600</td>
</tr>
</tbody>
</table>

Legend:
- Private
- Affordable
Residential Development: Breakdown by tenure

- Private: 72%
- Affordable: 28%
Affordable Homes: Annual units by tenure

Affordable (Annual, Units)

Social Rent  |  Aff. Rent  |  Interm. Rent  |  Other Aff.

19/20: 240
20/21: 330
21/22: 460
22/23: 220
23/24: 370
24/25: 260
25/26: 270
26/27: 340
27/28: 190
28/29: 50
Affordable Homes: Breakdown by type

Affordable Breakdown

- Social Rent: 43%
- Aff. Rent: 33%
- Interm. Rent: 23%
- Other Aff.: 1%

Legend:
- Social Rent
- Aff. Rent
- Interm. Rent
- Other Aff.
Net Commercial Development: Annual, Sq. m.

Net Non-Residential (Annual, Sqm)

- Office
- Retail
- Community
- Other
<table>
<thead>
<tr>
<th>Year</th>
<th>Office</th>
<th>Retail</th>
<th>Community</th>
<th>Other</th>
</tr>
</thead>
<tbody>
<tr>
<td>20/21</td>
<td>44,000</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>21/22</td>
<td>61,000</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>22/23</td>
<td>91,000</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>23/24</td>
<td>105,000</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>24/25</td>
<td>116,000</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>25/26</td>
<td>126,000</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>26/27</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>27/28</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>28/29</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Net Commercial Development: Cumulative, Sq. m.
Commercial Development: Cumulative Sensitivity Sq. m.

Non-Residential (Cumulative Sensitivity, Sqm)
Commercial Development: Breakdown by type

Net Non-Residential Breakdown

- Office: 83%
- Retail: 6%
- Community: 9%
- Other: 2%
Distribution of Major Development Sites

Type

Status
2. Impact of Growth on Future Resources
Community Infrastructure Levy Income: Annual

<table>
<thead>
<tr>
<th>Year</th>
<th>Income</th>
</tr>
</thead>
<tbody>
<tr>
<td>19/20</td>
<td>£7.5m</td>
</tr>
<tr>
<td>20/21</td>
<td>£4.4m</td>
</tr>
<tr>
<td>21/22</td>
<td>£6.3m</td>
</tr>
<tr>
<td>22/23</td>
<td>£3.4m</td>
</tr>
<tr>
<td>23/24</td>
<td>£1.0m</td>
</tr>
<tr>
<td>24/25</td>
<td>£12.9m</td>
</tr>
<tr>
<td>25/26</td>
<td>£5.7m</td>
</tr>
<tr>
<td>26/27</td>
<td>£1.3m</td>
</tr>
<tr>
<td>27/28</td>
<td>£0.0m</td>
</tr>
<tr>
<td>28/29</td>
<td>£0.0m</td>
</tr>
</tbody>
</table>
Community Infrastructure Levy Income: Cumulative

CIL Income (Cumulative)
Section 106 Income: Annual

S106 Income (Annual)

- 2019/20: £2.7m
- 2020/21: £9.9m
- 2021/22: £1.9m
- 2022/23: £9.8m
- 2023/24: £9.8m
- 2024/25: £1.7m
- 2025/26: £1.3m
- 2026/27: £12.0m
- 2027/28: £7.3m
- 2028/29: £0.0m
Business Rates Growth: Net, annual
Business Rates Growth: Net, cumulative
Business Rates Growth: Net, cumulative, sensitivity

Net New Business Rates (Cumulative Sensitivity)
Additional Council Tax Receipts: Annual
Additional Council Tax Receipts: Cumulative
Additional Council Tax Receipts: Cumulative Sensitivity
New Homes Bonus: Annual
New Homes Bonus: Cumulative
New Homes Bonus: Cumulative sensitivity
3. Housing Tenure and Affordability
### Number of Dwellings by Tenure

<table>
<thead>
<tr>
<th>Year</th>
<th>Local Authority (incl. owned by other LAs)</th>
<th>Private Registered Provider</th>
<th>Other public sector</th>
<th>Private sector</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Number %</td>
<td>Number %</td>
<td>Number %</td>
<td>Number %</td>
<td>Number %</td>
</tr>
<tr>
<td>2009</td>
<td>27,602</td>
<td>21.3%</td>
<td>21,686</td>
<td>16.8%</td>
<td>319</td>
</tr>
<tr>
<td>2010</td>
<td>25,079</td>
<td>19.2%</td>
<td>22,958</td>
<td>17.6%</td>
<td>346</td>
</tr>
<tr>
<td>2011</td>
<td>25,612</td>
<td>19.4%</td>
<td>22,975</td>
<td>17.4%</td>
<td>324</td>
</tr>
<tr>
<td>2012</td>
<td>24,980</td>
<td>18.6%</td>
<td>23,730</td>
<td>17.8%</td>
<td>320</td>
</tr>
<tr>
<td>2013</td>
<td>24,910</td>
<td>18.6%</td>
<td>23,910</td>
<td>17.9%</td>
<td>330</td>
</tr>
<tr>
<td>2014</td>
<td>24,650</td>
<td>17.8%</td>
<td>23,910</td>
<td>17.7%</td>
<td>220</td>
</tr>
<tr>
<td>2015</td>
<td>24,220</td>
<td>17.8%</td>
<td>24,060</td>
<td>17.7%</td>
<td>320</td>
</tr>
<tr>
<td>2016</td>
<td>23,790</td>
<td>17.3%</td>
<td>24,010</td>
<td>17.4%</td>
<td>310</td>
</tr>
<tr>
<td>2017</td>
<td>23,720</td>
<td>17.1%</td>
<td>24,050</td>
<td>17.3%</td>
<td>300</td>
</tr>
</tbody>
</table>
### Percentage Change in the Number of Dwellings by Tenure 2011-2017

<table>
<thead>
<tr>
<th></th>
<th>Local Authority (incl. owned by other LAs)</th>
<th>Private Registered Provider</th>
<th>Private sector</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lambeth</td>
<td>-7.4%</td>
<td>4.7%</td>
<td>8.9%</td>
<td>4.9%</td>
</tr>
<tr>
<td>Inner London</td>
<td>-4.7%</td>
<td>6.4%</td>
<td>9.5%</td>
<td>6.3%</td>
</tr>
<tr>
<td>London</td>
<td>-2.5%</td>
<td>8.1%</td>
<td>9.4%</td>
<td>5.0%</td>
</tr>
</tbody>
</table>
Housing Market Affordability: For sale

Average 1+2 Bedroom Flat Price
Sources = Rightmove advertisement data (2017 thru 2019)

% of Households who can Afford to Buy an Average Priced 1+2 Bed Flat
Sources = Rightmove advertisement data, Annual Survey of Hours and Earnings (2017)
Housing Market Affordability: To rent

Average 1+2 Bedroom Flat Monthly Rent
Sources = Rightmove advertisement data (2017 thru 2019)

% of Households who can Afford to Rent an Average Priced 1+2 Bed Flat
Sources = Rightmove advertisement data, Annual Survey of Hours and Earnings (2017)
4. Business Growth & Sectors
Substantial business growth: 50% increase in number of businesses since 2010

Notable jobs growth: 21%, 2010-17

Strong employment rate: 81% in 2017

<table>
<thead>
<tr>
<th>Business Growth</th>
<th>Jobs Growth</th>
<th>Employment Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hackney</td>
<td>Tower Hamlets</td>
<td>Lewisham</td>
</tr>
<tr>
<td>Tower Hamlets</td>
<td>Hackney</td>
<td>Lambeth</td>
</tr>
<tr>
<td>Islington</td>
<td>Southwark</td>
<td>Wandsworth</td>
</tr>
<tr>
<td>Lewisham</td>
<td>Camden</td>
<td>Southwark</td>
</tr>
<tr>
<td>Lambeth</td>
<td>Lambeth 21%</td>
<td>Islington 77%</td>
</tr>
<tr>
<td>Camden</td>
<td>Islington 19%</td>
<td>Hackney 73%</td>
</tr>
<tr>
<td>Southwark</td>
<td>K&amp;C</td>
<td>K&amp;C 68%</td>
</tr>
<tr>
<td>Wandsworth</td>
<td>Westminster 14%</td>
<td>Camden 66%</td>
</tr>
<tr>
<td>K&amp;C</td>
<td>Westminster</td>
<td>Westminster 66%</td>
</tr>
<tr>
<td>Westminster</td>
<td>Lewisham 10%</td>
<td>Tower Hamlets 62%</td>
</tr>
</tbody>
</table>
Economic Progress – Business Growth by Sector 2013-18

Sectoral Profile – Businesses, 2013 to 2018

- Creative
- Financial and Professional Services
- Business Support Services
- Hospitality, Leisure and Recreation
- Retail
- Public Admin, Education, Health
- Construction
- Other Services
- Wholesale
- ICT & Digital
- Manufacturing

2013: 450
2018: 320

2013: 385
2018: 320

2013: 270
2018: 270

2013: 1,015
2018: 1,015

2013: 1,240
2018: 1,285

2013: 1,555
2018: 1,575

2013: 3,610
2018: 3,560
Economic Progress – Employment Growth by Sector, 2013-18

Sectoral Profile – Employment, 2012 to 2017

- Public Admin, Education, Health: 55,370
- Business Support Services: 19,385
- Hospitality, Leisure and Recreation: 17,610
- Creative: 16,825
- Financial and Professional Services: 13,885
- Retail: 9,415
- Construction: 4,610
- Transport: 3,915
- Wholesale: 2,610
- Other Services: 2,255
- ICT & Digital: 1,795
Businesses in Lambeth are primarily concentrated in the north of the borough, reflecting this area’s role as part of the Central Activities Zone.
5. Employment & Unemployment
The employment rate has risen significantly, surpassing the London average

- 78.0% of 16-64 year olds in Lambeth were in employment in the year to June 2018, compared to 75.0% nationally and 74.2% across London.
- Overall, the number of working age residents in employment has increased by 35,700 or 22% since the year to December 2010, similar to 21% for London as a whole.

Source: ONS APS
A particularly sharp increase in employment among female residents

Employment rate by gender (% aged 16-64)

Source: ONS APS
The employment rate for Lambeth residents is among the highest in London

Lambeth recorded the highest employment rate in London in the year to December 2016, followed by Wandsworth (80.5%) and Sutton (79.5%).

While survey data fluctuates slightly, employment rates are generally highest among the boroughs in the south-west of the capital...

...and Lambeth has a particularly high employment rate when compared to ‘central’ London (CLF) boroughs.

Source: ONS APS. Note: this does not include the City of London.
Lambeth’s overall unemployment rate is in-line with the London average

- An estimated 11,500 Lambeth residents were unemployed in the year to June 2018 – equivalent to 5.5% of economically active residents aged 16 and over.
- This was slightly higher than London as a whole (5.1%), and above the national average (4.2%).

Source: ONS APS – note: ILO unemployment refers to anyone aged 16 and over without a job who are: a) available to start work within two weeks; and b) looking for work.
Residents are increasingly employed in higher-paid occupations

Lambeth: employment by major occupation group (2006-2016)

Occupation group ranked by median wage (2016) (<- lowest to highest ->)

Source: ONS APS / ONS ASHE
Most Lambeth residents in employment are still working as full-time employees

A relatively high share of those in employment are working full-time (84%) and a lower share work part-time (16%).

% in employment working full time and part-time – aged 16-64

Most residents in work are employees (82%), but self-employment and other flexible employment are above the national average.

% in employment by type – aged 16+

Source: ONS APS
The employment rate varies significantly by ethnicity, but with some signs of improvement

- It is estimated that 85.8% of ‘white’ Lambeth residents aged 16-64 were in employment in the 12 months to July 2015 vs. 70.1% of ‘ethnic minority’ residents in the same age group.
- While the employment gap remains considerable, the ethnic minority employment rate in Lambeth appears to have moved in-line with the London average in recent years.

Source: ONS APS. Note: data for 2009/2010 is missing.
6. Skills & Wages
Rising participation reflects the changing skills profile among the borough's population

- 64.4% of 16-64 year olds were qualified at NVQ Level 4 or above in 2016, compared to 52.0% of working age residents across London and 37.9% nationally (and 40.5% in 2006)
- While there are still 23,700 Lambeth residents qualified at NVQ1 or below - at 9.7% of working age residents, this is below the London (14.2%) and national (19.1%) averages.

Source: ONS APS
Significant changes in the qualifications held by the borough’s residents in the last decade

Residents with NVQ4+ qualifications (% aged 16-64)

Residents with no qualifications (% aged 16-64)

Source: ONS APS
The link between skills and employability is particularly strong among Lambeth residents

- The employment rate for working age residents in Lambeth qualified at NVQ4+ (92%) was almost three times higher than for residents qualified at NVQ1 or below (34%) in 2016 (compared to less than two-times higher for both London and England).

Source: ONS APS
Qualifications and attainment varies considerably by ethnic group in Lambeth

Highest qualification of WA population by ethnic group (% aged 16-64) (2011)

- White: 58.6% Level 4+, 17.1% Level 3; Trade App; Level 2, 14.9% Level 2, 9.4% Level 1
- Mixed/multiple ethnic group: 37.8% Level 4+, 27.1% Level 3; Trade App; Level 2, 24.8% Level 2, 10.3% Level 1
- Asian/Asian British: 48.1% Level 4+, 20.1% Level 3; Trade App; Level 2, 20.0% Level 2, 11.8% Level 1
- Black/African/Caribbean/Black British: 29.5% Level 4+, 32.3% Level 3; Trade App; Level 2, 29.1% Level 2, 9.1% Level 1
- Other ethnic group: 30.9% Level 4+, 20.7% Level 3; Trade App; Level 2, 24.8% Level 2, 23.6% Level 1

Source: ONS Census 2011
Despite a slight improvement, low pay and in-work poverty remain important issues.
16% of jobs in Lambeth are low paid
With significant differences in the incidence of ‘low-pay’ by sector across London

- Across London, sectors with above average rates of low pay are: hotels and restaurants (64%); retail and wholesale (29%); and arts and entertainment (25%).
- Only 10% of jobs in private sector services were low paid in 2016, but because this is a large sector of employment, these make up around 1 in 5 of all low-paid jobs.

Source: London’s Poverty Profile / ONS ASHE
Low pay by qualification

Data source: Labour Force Survey, ONS.