

## **Appendix One: Key facts about Lambeth. Source: State of the Borough report 2015**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

There are an estimated 49,000 people in poverty in Lambeth before housing costs, and 87,000 people in poverty after housing costs. A third of working age people and a quarter of people of retirement age in Lambeth are living in poverty.

Lambeth is the 8th most deprived borough in London and 22nd most deprived in England<sup>1</sup>. More Lower Super Output Area's (LSOAs) are amongst the 10% most deprived in England in 2015 than was the case in 2010 (13 compared to 5). The most deprived places in the borough are mostly in Brixton and Stockwell, with some in Norwood.

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

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

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<sup>1</sup> 2015 Index Multiple Deprivation

Lambeth is an important part of the London economy, particularly in providing homes for young, skilled workers. There are 140,500 people employed in Lambeth, with a significant concentration of jobs in the north of the borough. The borough has relatively few jobs: the biggest sectors in for employment within Lambeth are human health and social work and administrative and support services. Residents are more likely to be in employment than the London average. Whilst unemployment in 2014 was the lowest in ten years, there was an increase from 6% to 7% in 2015, which is still amongst the lowest in the last decade. Lambeth's population is highly skilled, but those who are not risk missing out on the opportunities created by growth, as well as being likely to be negatively affected by the health and well-being impacts of unemployment.

## Economy and labour markets

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

However, it is a time of changing employment prospects and expectations. For example, the number of working poor relying on housing benefit to boost their income has doubled nationally in five years. It is estimated that there are less than 100,000 people currently employed on contracts that do not guarantee minimum working hours in London. Continuing pressure on the public sector, which is a significant employer in the borough, can be expected to affect the pattern of employment in the borough. We have also seen a 13% per cent decline in the proportion of mid-skilled jobs (skilled administrative, manufacturing and trade jobs), meaning fewer opportunities for progression out of low pay<sup>2</sup>. Lambeth is still a destination for young people from the Eurozone and further afield abroad looking for work.

## Housing

Pressures on housing continue to be severe. In 2001, the average house price in London was £172,000. In July 2015, the average house price is £493,000. Average London house prices grew by 4% in 2014. The annual growth rate of average private sector rents in London increased to 3.2%, while rent levels are around twice the national average. The ratio of London house prices to median earnings has risen from 5.6 in 2000 to 13.0 in 2014. In Lambeth, the ratio has risen from 6.4 to 13.2 over the same period<sup>3</sup>. Factors driving London's house price inflation include limited increases in supply, and strong demand from wealthy overseas buyers for prestige central London properties. This demand for a safe investment at times of political turmoil at home has been exacerbated by the

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<sup>2</sup> GLA (2016) *The Hourglass Economy: An analysis of London's labour market*

<sup>3</sup> 2011 Census

weak pound, low interest rates and London being outside the Eurozone. At the same time, London's rising population means there is a shortage of appropriate housing.

The general expectations about housing are also changing. House prices are unaffordable to anyone on a median income – in 2015, someone would need a salary of over £70,000 to afford the average house in Lambeth<sup>4</sup>. More people are renting privately into middle age, rather than private renting being a relatively short phase before home ownership.

## **Social change and Deprivation**

Overall, Lambeth is a stimulating and desirable place to live. Over 85% of Lambeth residents are satisfied with their neighbourhood as a place to live – 32% are very satisfied.<sup>5</sup> 53% of Lambeth residents say their neighbourhood is changing for the better. 45% say their local area is a better place to live than two years ago, compare to 13% who say it is worse. 38% of residents say the changes they see in their local area benefit them and their families.

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

In recent decades, Lambeth has had a reputation as one of the most deprived areas in the country. It is the 22<sup>nd</sup> most deprived most deprived district in England, and in the top 10% most deprived boroughs. More of the borough is in the 10% of most deprived nationally than five years ago. Deprivation has a number of characteristics; the borough is especially deprived in terms of income affecting older people, crime, barriers to housing and services, and the outdoor living environment. Brixton is the most deprived town centre, although all parts of the borough have areas of deprivation.

## **Historical and social context**

Nearly a third of a million people live in Lambeth in central south London. Situated between Wandsworth and Southwark, it has one of the largest geographic areas of any inner London borough. It reaches from the south bank of the Thames to the Surrey Hills, following the A23 London to Sussex road. 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

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<sup>4</sup> 2011 Census

<sup>5</sup> Residents survey 2015. In total, 1,238 residents were interviewed as part of this survey. Quota sampling was used, with quotas set on gender, age, and ethnicity at ward level, and on tenure and working status at the borough-wide level. All quotas were based on 2011 census figures. The survey findings are based on results of a survey of a sample of Lambeth residents and not the entire resident population of Lambeth. Therefore, results are subject to sampling tolerances.

London Eye, the South Bank arts complex, the Oval cricket ground and Lambeth Palace, the residence of the Archbishop of Canterbury.

The name Lambeth originally referred to a small area on the south bank of the Thames, close to where St Thomas' Hospital is today. Most places now in Lambeth were separate settlements, many mentioned in the 1087 Domesday book: Streatham's first parish church, St Leonard's, dates back to Saxon times, and in 18th century, the village's natural springs, known as Streatham Wells, were first celebrated for their health-giving properties; In 1659, thirsty labourers, taking a break from weeding on the steep hill above Streatham Common, tried the water from a spring and discovered it was a powerful purgative. Reports of its efficacy spread, and Streatham water became a prized commodity. Streatham became a social centre, and a group of intellectuals – the Streatham Worthies, including Samuel Johnson, Edmund Burke, David Garrick and Oliver Goldsmith – gathered at Streatham Park, a mansion owned by Henry and Hester Thrale. The mansion was also the location for negotiations that ended the American War of Independence. Later the Prince Regent was said to stop off regularly on his way to Brighton at the Horse and Groom pub. Norwood is named after the Great North Wood that at one time reached from Croydon to Camberwell. For around two hundred years, Vauxhall was the site of the Pleasure Gardens, where all sections of society enjoyed music, theatre, dining and socialising; in the early 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 in 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. 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.

Over the last 100 years, Lambeth has changed from a group of Victorian commuter suburbs to become one of the most cosmopolitan districts in the country. Just before the Second World War, there was a dance craze "The Lambeth Walk", which referred to Lambeth Walk, then a working class area notable for its street market. 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. 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 Spain, Italy and Poland as well as Australia, and New Zealand.

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