

Appendix 2 – Baseline Information

1. Location

- 1.1 Lambeth is an inner London borough with a northern boundary on the Thames and situated mainly between the boroughs of Wandsworth and Southwark. It covers an area of approximately ten and a half square miles, including Waterloo and the South Bank, Vauxhall, the Oval, Kennington, Stockwell, Clapham, Brixton, Loughborough Junction, Herne Hill, Streatham, Tulse Hill, West Norwood, Gipsy Hill and Upper Norwood. The north of the borough has a mix of central London activities, while the south of the borough is predominantly suburban in character.

2. Population

- 2.1 In common with the rest of inner London, Lambeth's population has grown rapidly in recent years, expanding from a quarter of a million in the 1990s to 303,100 in 2011 (2011 Census data, ONS). By 2016, the population was estimated to have increased to 328,237 (ONS mid-year population estimate 2016). The GLA estimates that Lambeth's population will increase to 353,900 by 2026 and to 386,400 by 20341 (GLA 2016 round population and household projections trend-based, long-term variant).¹
- 2.2 White people make up 59 per cent of the population. Around 40 per cent of Lambeth residents are White British or Irish, in line with inner London (43 per cent). The remainder (around 47,000 people) are from other White backgrounds: Europe outside the UK & Ireland, central and South America, North America and the Caribbean, and Australasia.
- 2.3 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 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%).
- 2.4 The proportion of white British people in Lambeth decreased from 50 per cent to 39 per cent between 2001 and 2011 (Census data ONS). The figure is now around 40%². Lambeth ranks in the lowest ten per cent of districts nationwide for the proportion of the population that is white British (Census 2011). This is comparable to other inner London boroughs.
- 2.5 Around 150 different languages are spoken within families in the borough. Around 17,000 people (6% of the population) speak a main language other than English, mostly EU and African languages.

¹ <https://files.datapress.com/london/dataset/2016-based-projections-documentation/2017-07-11T08:20:39.76/2016%20based%20trend%20projection%20results.pdf>

² <https://www.lambeth.gov.uk/sites/default/files/State%20of%20Borough%202016%20-%20v3.pdf>

Population change and migration

- 2.6 Lambeth is a largely residential borough with many long-term residents: around 80 per cent of Lambeth's population has been resident for over two years and 50 per cent over five years.
- 2.7 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 per cent for the last few years. This means that approximately 12 per cent of the population leave each year and are replaced by around 12 per cent new arrivals (data from ONS mid-year estimate 2014). In other words, around 88 per cent of the population each year remains the same.
- 2.8 Most migration is internal with 80 per cent of in-migration and 87 per cent of out-migration from/to other parts of UK. Generally, people move to Lambeth from more expensive parts of London or cities with large universities; and leave to go to more affordable neighbouring boroughs.
- 2.9 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.
- 2.10 Changes in international migration will probably continue to change Lambeth's ethnic mix. London's evolution to a multicultural city in the mid-20th century was based in Britain's imperial past and most migrants came from the new Commonwealth. Since the 1980s, however, the drivers of international migration have been EU expansion and integration, people displaced by conflict, and perceived economic opportunities available in the UK. Most recent international migration is from the EU, especially countries severely affected by the Euro zone crisis, such as Spain, Italy, and Portugal. As a result, Lambeth has significant Portuguese, Polish and Somali populations and the Black Caribbean community is reducing as a proportion of the population.
- 2.11 Figure 1 below shows migration flows within London, using data from the 2011 Census on people who moved place of residence in the 12 months before the Census. This shows a complex pattern of moves from Central London to outer London boroughs. For Lambeth, there are significant migration flows both ways to and from Southwark and Wandsworth, together with a major net flow south to Croydon.

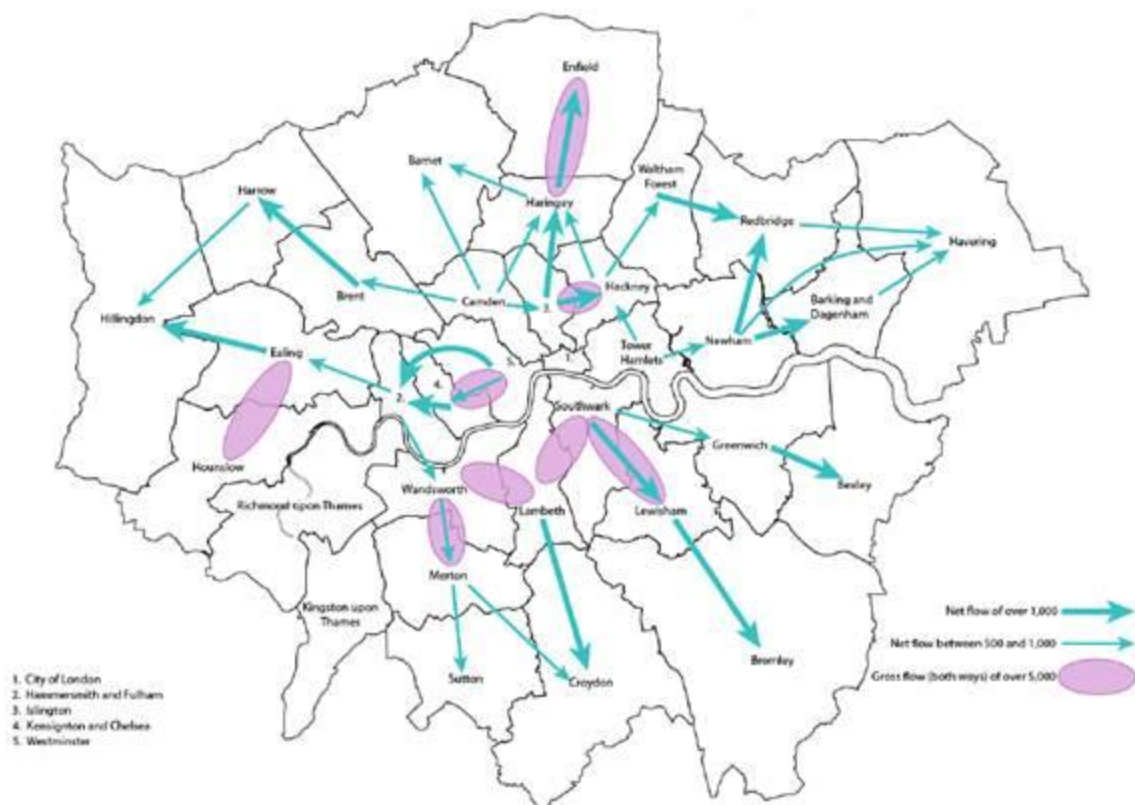


Figure 1: Migration flows within London

3. Deprivation

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

3.2 The IMD focuses on the 32,482 Lower Super Output Areas (LSOAs) in England, ranking them according to their level of deprivation; the lower the ranking of a LSOA, the higher its level of deprivation. Lambeth contains a total of 178 LSOAs.

3.3 There are ten measures of deprivation within the IMD: Overall deprivation, Income-related deprivation, Income-related deprivation affecting older people, Income-related deprivation affecting children, Living Environment, Barriers to housing and services, Employment, Health, and Education and skills.

3.4 Using the number of Lambeth LSOAs in the top three most deprived deciles for each measure of deprivation, Lambeth is most deprived in terms of the following types of deprivation:

	1 st decile (most deprived) – number of Lambeth LSOAs	2 nd decile – number of Lambeth LSOAs	3 rd decile – number of Lambeth LSOAs
Crime	96	44	24
Income-related deprivation among older people	72	44	24
Living Environment	66	73	36

Income-related deprivation among children	39	54	31
Barriers to housing and other services	39	45	37

Deprivation in Lambeth

3.5 Using the same measure, Lambeth is least deprived in terms of the following types of deprivation:

	1 st decile (most deprived) – number of Lambeth LSOAs	2 nd decile – number of Lambeth LSOAs	3 rd decile – number of Lambeth LSOAs
Income-related deprivation overall	15	45	31
Overall deprivation	13	46	39
Employment	8	26	32
Health	6	12	34
Education and Skills	-	-	2

Deprivation in Lambeth

4. Equality

Age

4.1 Lambeth has a relatively young age profile – the median age is 32.4 years. The young working age population is roughly even between males and females. For all ages over 50, there are slightly more women than men. This reflects national trends. 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.

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

2014 ONS Mid-year population estimate by 5 year age bands.

Children and young people

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

Young working age

- 4.1.2 Over half of the population, 51%, is aged between 20 and 44, around 163,000 people, and almost a third (28%) are aged 25-34.
- 4.1.3 Lambeth is in the top ten London boroughs for people aged 20 to 24 (8.8%), and the top five for people aged 25 to 29 (14%) and 30 to 34 (13%).

Older working age

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

Older people

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

Lesbian, Gay, Bisexual and Transgender

- 4.2 Lambeth is 6th highest in the country for registered same-sex civil partnerships (Census 2011). Regional data³ suggests that around 3.5% of people in London are LGBT. Recent health estimates suggest that Lambeth has one of the largest populations of gay men in the UK.⁴
- 4.3 4% of respondents to the Lambeth Residents' Survey identified themselves as lesbian, gay or bisexual. This level has remained constant since first being asked in 2007, although this is likely to be an under representation.
- 4.4 Overall not much is known about gender reassignment group in the Borough. Research conducted in the borough found that 29% of respondents avoided going to certain areas and 33% avoided going out at certain times of day/night (ESRO 2012). It has been estimated that there are 20 transgender people per 100,000 people in UK, which

³ Annual Population Survey

⁴ Men who have sex with men: estimating the size of at-risk populations in London primary care trusts, Health Protection Agency (HPA), 2010.

suggests roughly 50-60 people in Lambeth⁵. There is not much local data - of 24,800 Lambeth tenants, 28 (0.1%) are transgender⁶.

Disability

- 4.5 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.
- 4.6 About 37,000 people in Lambeth say their day-to-day activities are limited by a long term illness or disability, about 17,000 limited a lot, and 20,000 limited a little. About 60% of people with a limiting 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.⁷
- 4.7 7% of adults classify themselves as having a long term limiting illness or infirmity, and 5% say they have a disability.⁸
- 4.8 Projections from by the Department of Health, projecting data from the Health Survey for England⁹ to a borough level suggests that there are 19,000 working age residents who have a moderate or severe physical disability in the borough, and 37,600 who have a common mental disorder.

Predicted numbers of disabled people (2015)

Physical disabilities (18-64 years)	19,194
Moderate physical disability	15,264
Serious physical disability	3,930
Serious visual impairment	152
Moderate or severe hearing impairment	6,102
Profound hearing impairment or deaf	47
Mental disabilities (18-64 years)	16,854
Common mental disorder	37,605
Antisocial personality disorder	827
Psychotic disorder	934

Source: PANSI, Department of Health

Religion

- 4.9 Over 60% of Lambeth residents have a religion and 28% have no religion¹⁰. 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

⁵ Gender Variance in the UK: Prevalence, Incidence, Growth and Geographic Distribution, Gender Identity Research and Education Society, 2009.

⁶ Lambeth Living Tenancies and Diversity Digest

⁷ 2011 Census

⁸ 2015 Resident's survey

⁹ PANSI & POPPI

¹⁰ 2011 Census

overwhelmingly white British (60%), white other (15%), and 9% of mixed ethnic groups.

Religion	People	% of population
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%

- 4.10 In recent years¹¹, the percentage of Christians has decreased by around 1.8 percentage points per year, whilst the percentage of people with no religion has increased by almost three percentage points per year. The percentage of Muslims, Buddhist, Jews, Hindus and Sikhs has remained largely the same.

Language

- 4.11 Around 150 different languages are spoken families in the borough¹². Around 17,000 people (6% of the population) speak a main language other than English, mostly EU and African languages.

Language group	People aged 3+	%
European Language (non-English)	16,929	5.8
African Language	7,530	2.6
East Asian Language	3,956	1.4
South Asian Language	3,703	1.3
West/Central Asian Language	1,014	0.3
Sign Language	138	0.0
Caribbean Creole	23	0.0

- 4.12 Languages most commonly spoken.

Languages	People aged 3+	%
Portuguese	9,897	4.3
Spanish	7,152	3.1
Polish	6,451	2.8
French	5,098	2.2
Somali	2,354	1.0
Arabic	1,485	0.6
German	1,408	0.6
Tigrinya	1,107	0.5
Akan	1,039	0.4
Chinese	1,029	0.4

¹¹ Annual Population Survey, 2006-14

¹² 2011 Census

Urdu	1,001	0.4
Bengali (inc Sylheti & Chatgaya)	996	0.4

- 4.13 The most common main languages after English spoken by pupils in Lambeth schools being Portuguese (7% of pupils) , Spanish (5%), Somali (4.5%), French (3.7%), Yoruba (3.4%) , Akan/Twi-Fante (2.7%), Polish (2.6%), Arabic (2.5%) and Bengali (1.6%)¹³. There has been a significant increase in non-English main languages in the last twenty years.

Main Languages Spoken by all Lambeth Pupils (%)¹⁴

Language	1992	2014	Change (% points)
English	76.0	49.6	-26.4
Portuguese	1.5	7.6	6.1
Spanish	0.9	5.1	4.2
Somali	0.1	4.5	4.4
French	1.0	3.7	2.7
Yoruba	3.2	3.4	0.2
Akan/Twi-Fante	1.5	2.7	1.2
Polish	0.1	2.6	2.5
Arabic	1.2	2.5	1.3
Bengali	1.9	1.6	-0.3

Country of birth

- 4.14 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.¹⁵

	Place of birth (non-UK)	Number	%
1	Europe	42,514	14.0
2	Africa	28,715	9.5
3	North 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

¹³ School pupil survey 2015

¹⁴ School Pupil Survey 2014

¹⁵ 2011 Census

4.15 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

4.16 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.

National Insurance numbers

4.17 National Insurance numbers (NINOs) were allocated to job-seeking new immigrants from 142 different countries¹⁶ between 2002 (when centralised records began) and 2015. The largest group were from Poland – 11% of all registrations. There were 12,700 registrations in 2014/15. NINO registrations in 2014-15 to non-UK residents in Lambeth are overwhelmingly to people from Europe. Over 80% are to people from Europe and Australia & New Zealand.

Total NINOs	12764	%
European Union EU15 ¹⁷	7004	54.9
European Union EU8 ¹⁸	1397	10.9
European Union EU2 ¹⁹	1095	8.6
Oceania ²⁰	838	6.6
Central and South America	555	4.3
Sub-Saharan Africa	529	4.1
North America	336	2.6
East Asia	254	2.0

¹⁶ National Insurance Number Allocations to Adult Overseas Nationals entering the UK, DWP

¹⁷ Austria, Belgium, Denmark, Finland, France, Germany, Greece, Ireland, Italy, Luxembourg, the Netherlands, Portugal, Spain and Sweden.

¹⁸ Czech Republic, Estonia, Hungary, Latvia, Lithuania, Poland, Slovakia and Slovenia.

¹⁹ Bulgaria and Romania.

²⁰ Australasia, Melanesia, Micronesia and Polynesia.

Other Europe	226	1.8
South Asia	195	1.5
South East Asia	109	0.9
North Africa	87	0.7
Middle East and Central Asia	65	0.5
European Union Other	55	0.4
Unknown	21	0.2

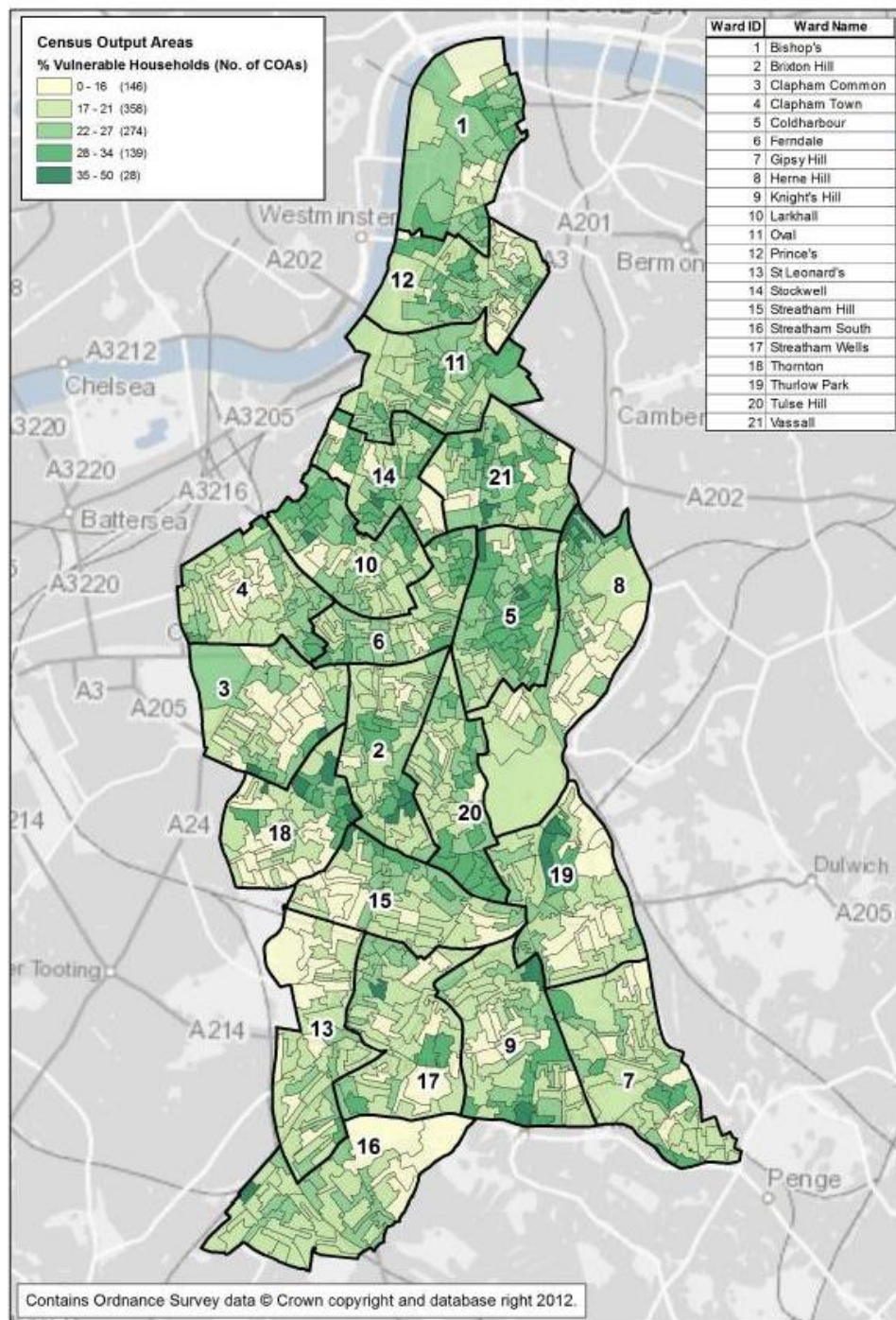
Gypsy and Travellers

- 4.18 The council owns and manages one gypsy and traveller site, located in Streatham Vale, which provides sixteen pitches. The Council is currently exploring options for identifying a second site.

Vulnerable households

- 4.19 Figure 2 illustrates extent of private sector dwellings in the Borough that are occupied by vulnerable (older, disabled) households (asset rich but cash poor). Further In line with the rest of inner London, the rate of households in fuel poverty in Lambeth is increasing (9.2% compared to an inner London average of 9.9%). This equates to an estimated 12,200 households in fuel poverty in Lambeth, a substantial increase from the estimated 9,300 in 2011 (Inequality in Lambeth (Draft) 2016).

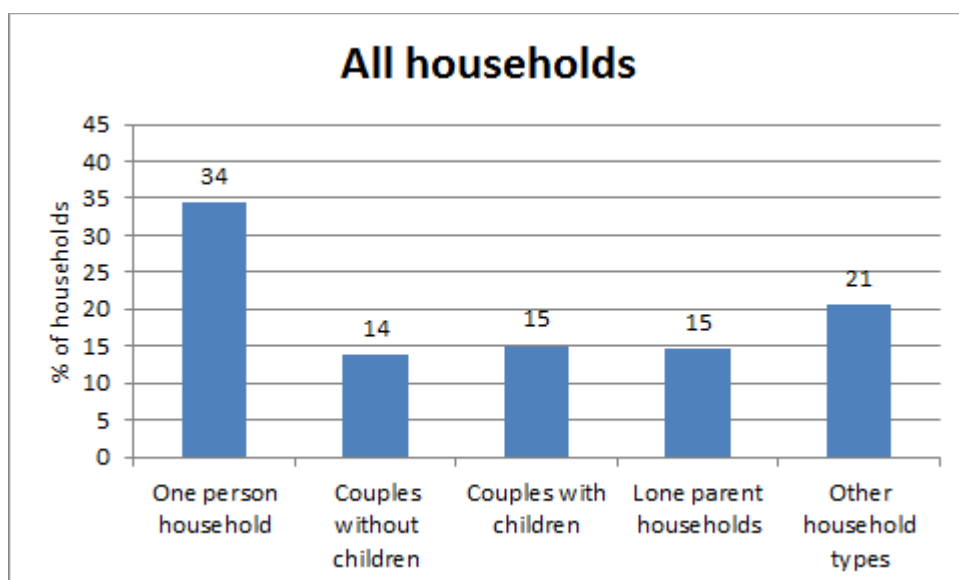
Figure 2: Percentage of private sector dwelling occupied by vulnerable households



5. Housing

5.1 There are around 136,000 households in Lambeth. Family households – couples with or without children - make up 29% of Lambeth’s households. Lone parents make up 15% of households. Single person households make up 35% and others, such as working age house-sharers, account for 20% of households. Tenure in Lambeth is similar to Inner London – around 65% of households live in rented accommodation, and 33% (43,000 households) own their own home. Just under one in five households (25,000) rent from the council, and around 16% (20,000) rent privately. Over 70% of households in Lambeth live in flats, either purpose built or converted houses. Just over 10% of households live in detached or semi-detached houses.

- One person households make up 34% of all households. (44,700 households)
- Other household types make up 21% of all households. (27,000 households)
- Couples with children make up 15% of all households. (19,000 households)
- Couples without children make up 14% of all households. (17,900 households)
- Lone parent households make up 15% of all households. (19,000 households)



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

Post-code sector	Area	Household income required to afford median house price (2014)
SE1	Waterloo	£129,000
SE11	Kennington	£109,000
SW8	Vauxhall	£135,900
SW9	Stockwell & Brixton	£99,500
SW2	Brixton	£98,700
SW4	Clapham	£140,700
SW16	Streatham	£85,100
SE24	Norwood	£123,000
SE27	Norwood	£92,500
SE19	Crystal Palace	£72,800

- 5.3 Average house prices in Lambeth rose by 11% in the year to Feb 2015. In 2001, the average house price in London was £172,000. In 2014, the average house price was £439,000. The ratio of London house prices to median earnings has risen from 5.6 in 2000 to 9.1 in 2013. In Lambeth, the ratio has risen from 6.4 to 9.7 over the same period. In half of Lambeth's wards, house prices have doubled in the last ten years. Oval, in particular, has seen very steep house prices rises.
- 5.4 There were an estimated 134,850 dwellings in Lambeth on 1 April 2014 (DCLG live tables on dwelling stock, Table 100). This has increased by 12 per cent from 120,390 in 2001: 14,460 additional dwellings, averaging 1,112 a year (DCLG live tables on dwelling stock, Table 125)
- 5.5 There has been a marked change in the relative numbers of local authority and registered provider dwellings over the past 20 years, largely as a result of the right-to-buy local authority homes introduced in 1980 and amended, with larger discounts for purchasers, in 2012; and Government policy on stock transfer. The stock of local authority dwellings in Lambeth has almost halved from 44,531 in 1994; while RP stock has more than doubled from 11,504 in 1997 (DCLG dwelling stock live tables 115 and 116). This is illustrated in the graph below.

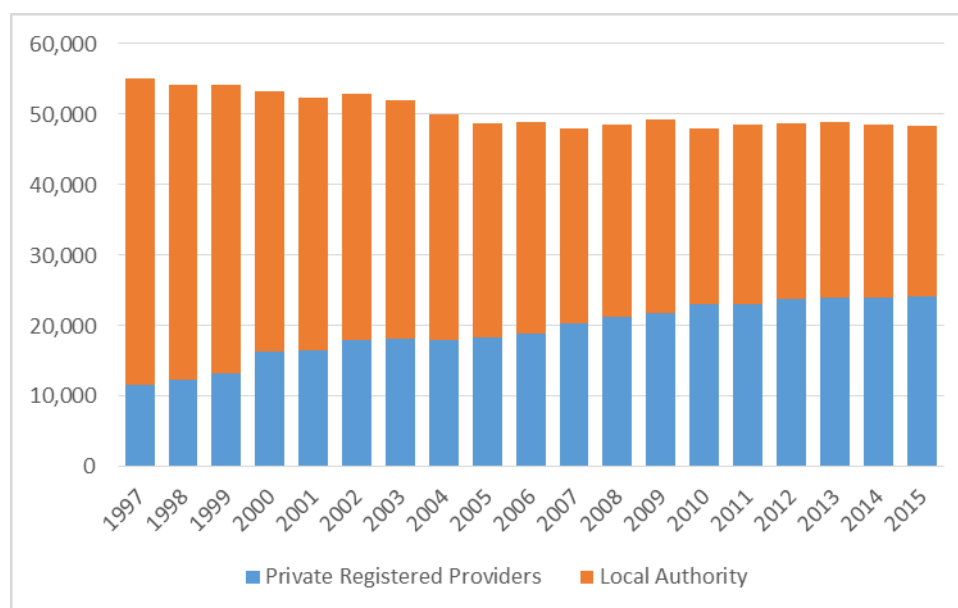


Figure 1 - Local Authority and Private Registered Provider housing stock in Lambeth 1997 to 2015 (DCLG dwelling stock live tables 115 and 116)

- 5.6 Census data from 2011 shows that the composition of Lambeth’s housing stock is typical of inner London, with a large proportion of flats (73 per cent in total, of which about two-thirds purpose built and one-third conversions) and a correspondingly small proportion of houses (27 per cent).
- 5.7 At the Census 2011, around 65 per cent of households lived in rented accommodation and a third owned their own home. Just fewer than one in five households rented from the council and around 16 per cent rented from other social landlords. Just under one in three households rented privately.

Tenure	Households	Percentage
Owned: Total	42,885	33
<i>Owned outright</i>	14,778	
<i>Owned with a mortgage or loan</i>	28,107	
<i>Shared ownership (part owned and part rented)</i>	1,987	
Social rented: Total	45,619	35
<i>Rented from council (Local Authority)</i>	25,496	
<i>Other social rented</i>	20,123	
Private rented: Total	38,133	29
TOTAL (all households)	130,017	100

- 5.8 Tenure patterns in Lambeth tend to be quite geographically distinct, with social rented housing much more concentrated in the northern and central wards and owner-occupation (both types) and the private rented sector much more concentrated in the western (around Clapham) and southern wards.
- 5.9 The biggest tenure change between 2001 and 2011 was the growth in the private rented sector, from 20.0% of the housing stock total number of households in 2001

to 29.3% in 2011. This was against a background of a 9.8% increase in the total housing stock. Correspondingly, the owner occupation with a mortgage sector fell from 24.3% in 2001 to 21.6%. The private rented sector is more concentrated in the southern wards; one lower super output area in St Leonards contains nearly 70% privately rented housing. However, the level of privately rented accommodation is starting to rise has risen in recent years in the northern wards. Oval is an example of this, with its private rented sector rising from 23.4% of total housing stock number of households in 2001 to 34.7% in 2011.

5.10 The following tables shows how tenure varies by ward in Lambeth:-

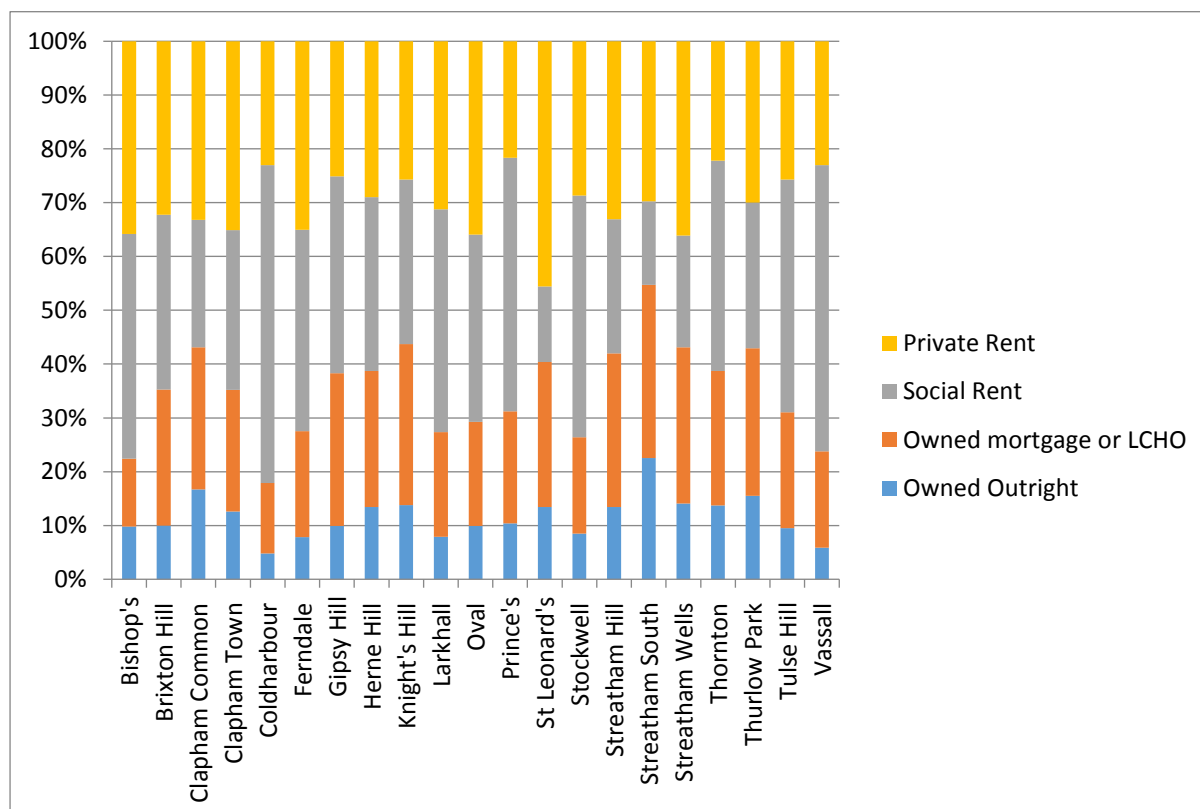


Figure 2 - Tenure by Ward (Census 2011)

5.11 Overall, the social rented sector tends to be more concentrated in the northern and central wards, while homes which are privately rented or owned outright are more concentrated in the south of the borough. Owner-occupation with a mortgage is more evenly distributed through the borough.

5.12 The following table shows tenure by the age of the head of the household.

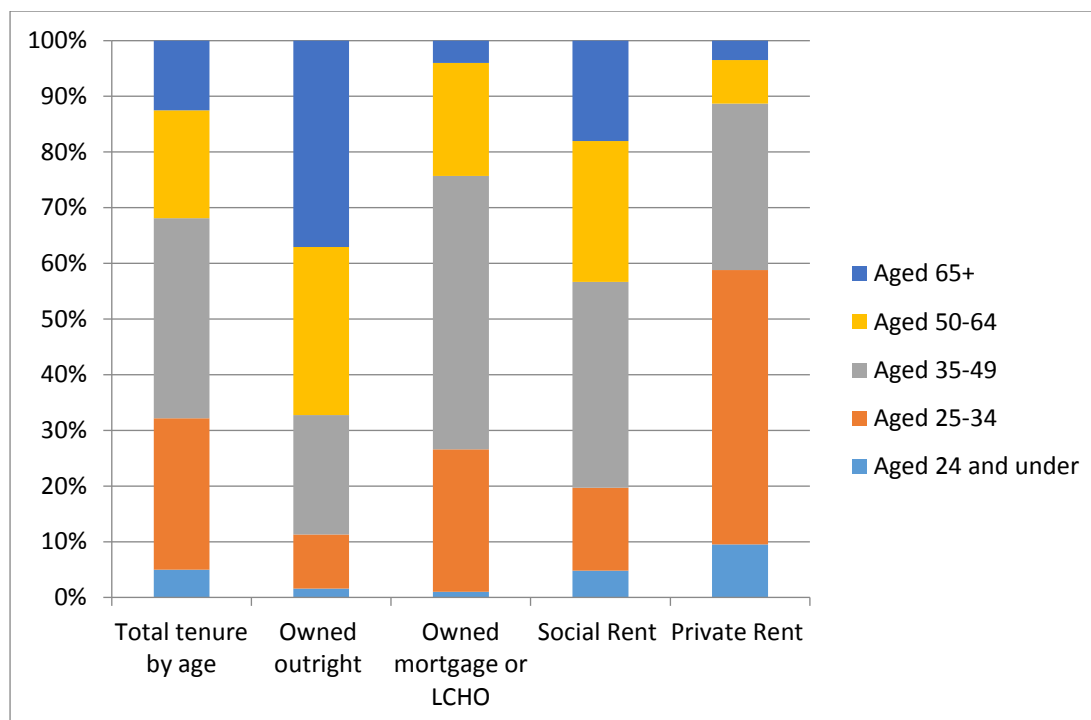


Figure 3 - Tenure by age of household head, Census 2011

5.13 Significant features are:-

- The youthful profile of heads of households renting in the private rented sector, with almost 60% aged under 35.
- The comparatively low number of heads of households in the under 34 year old age group who are buying a home with a mortgage, compared with the 35-49 year old age group.
- The relative maturity of heads of households in the social rented sector, with much higher numbers in the 35-64 year old group in comparison with the under 35 year old age group. This provides an important contrast with the private rented sector, and also with owner-occupation with the mortgage in which there are higher numbers of younger age groups.. It may indicate the lower turnover and lesser availability of housing stock in the social rented sector, and suggest that young households are having to revert increasingly to the private rented sector in order to find accommodation.
- The dominance of the over 50s age group in the owned outright tenure.

Population density and housing density

- 5.14 Largely residential, Lambeth 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.

Households

- 5.15 The Census 2011 recorded 130,017 households in Lambeth, accounting for 300,101 people (99 per cent of the population). 2,985 people (the remaining 1 per cent) were living in communal establishments.
- 5.16 Tables 1 and 2 below give the breakdown from the Census 2011 for households and people living in unshared or shared dwellings; and the number of households per dwelling.

	Households	People	Average household size (persons)
Living in an unshared dwelling	127,461	295,305	2.32
Living in a shared dwelling	2,556	4,796	1.88
Total	130,017	300,101	2.31

Table 1- Household size

	Dwellings	Households living in a dwelling	Number of households per dwelling
Unshared	131,511	127,461	0.97
Shared	702	2,556	3.64
Total	132,213	130,017	0.98

Table 2 - Households per dwelling

- 5.17 Of the 702 shared dwellings, one third had two household spaces and two thirds had three or more household spaces.
- 5.18 Of the 2,985 people living in communal establishments at the 2011 Census, 298 (10 per cent) were in Brixton Prison, 387 (13 per cent) were in a hostel or temporary shelter for the homeless, 454 (15 per cent) were in educational establishments, and 1,365 (47 per cent) were in a care home with or without nursing. The remainder were in a variety of establishments including hospitals, hotels, religious communities and staff accommodation.

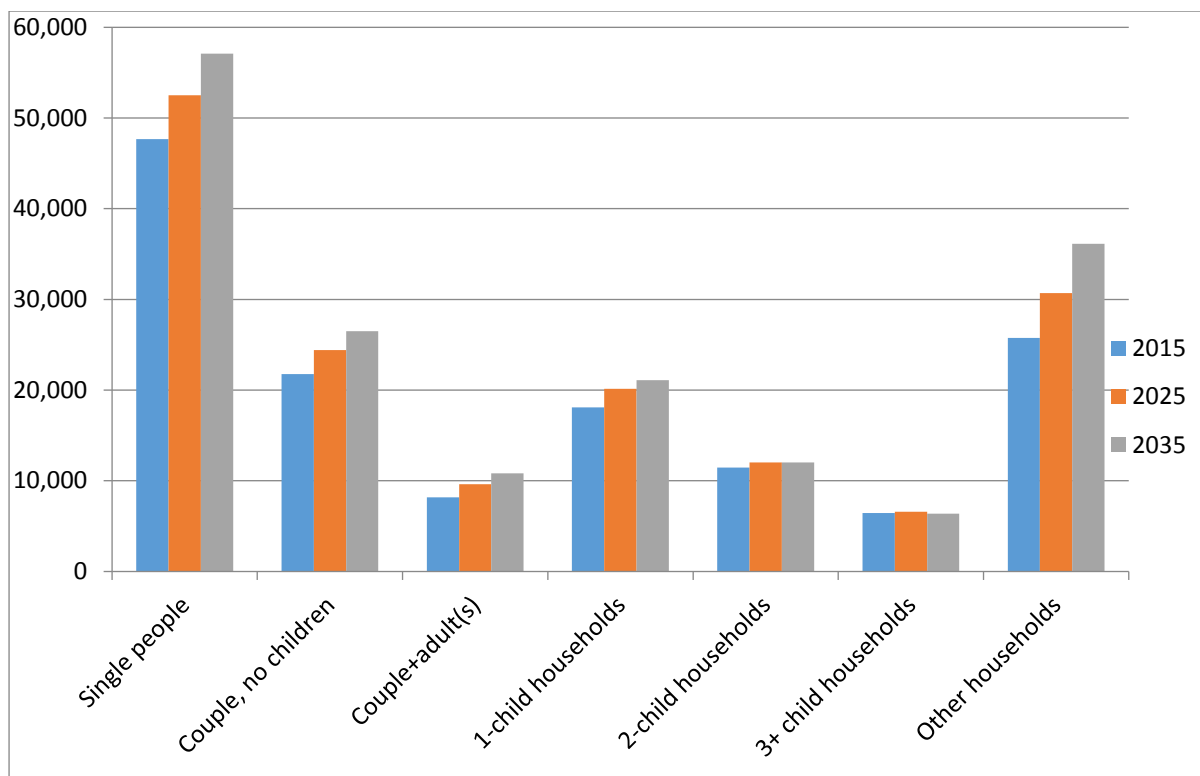


Figure 4 - Population Change 2015-35 (GLA, 2014 projections)

- 5.19 The population projections shown above are taken from the GLA’s 2015 round of trend-based household projections for Lambeth. The overall Lambeth population is expected to increase by over 30,000 in the next 20 years.
- 5.20 Single-person households are expected to significantly increase in numbers, both among men and women, and there will continue to be more single male households than single female households. The number of single-person households is one of the largest increases across all household types, with over 9,000 more single-person households expected to form in the borough in the next 20 years.
- 5.21 Couples with no children are expected to increase steadily, with almost 5,000 more of this type of household in 2035 than in 2015.
- 5.22 The number of one-child households will also rise, by around 3,000, but fewer larger families will come into the borough: two-child households increase by only around 500 and three-child households are expected to very slightly decrease in numbers. This is the only household type that is not expected to increase over the next 20 years.
- 5.23 There will be an increase of over 10,000 ‘other’ households – the largest increase in any category. Most of these are assumed to be groups of (mostly younger) adults sharing a property. Couples living with one or more other adults will also see a smaller but steady increase.

	% increase from 2015 to 2025	% increase from 2015 to 2035

Single people	10.09%	19.76%
Couple, no children	12.25%	21.73%
Couple+adult(s)	17.44%	32.14%
1-child households	11.30%	16.66%
2-child households	5.04%	4.83%
3+ child households	2.36%	-1.05%
Other households	19.13%	40.16%
Overall	11.92%	21.97%

Table 3 - Proportional change in household types, 2015-35

5.24 The overall picture is one of a borough with fewer families, especially larger families, who will find it increasingly difficult to afford housing of the size they require in Lambeth, and many more single people, couples without children, and younger adults sharing accommodation.

Household type

5.25 At the Census 2011, a third of households contained only one person. Approximately one fifth of households were couple families with dependent children. Lone parent households with dependent children made up over one in ten households.

Household type	Number of households	Percentage
One person household	44,691	34
Couple family with dependent children	28,063	22
Couple family no dependent children	18,013	14
Lone parent household with dependent children	15,932	12
Lone parent household no dependent children	6,354	5
Multi-person household - all full-time students	830	1
Multi-person household - other ²¹	16,134	12
Total - all households	130,017	100

Table 4 - Household Types

5.26 The following table shows how Lambeth compares with Greater London and England in terms of the size of its households. This shows how Lambeth has a proportionately higher number of smaller households consisting of one and two people.

²¹ • Households containing non-dependent children only. Dependent children are deemed to be either children aged 0-15 or young people aged 16-18 who are in full-time education.
• All adults (excluding dependent children) extended family households containing aunts, uncles, grandparents etc.

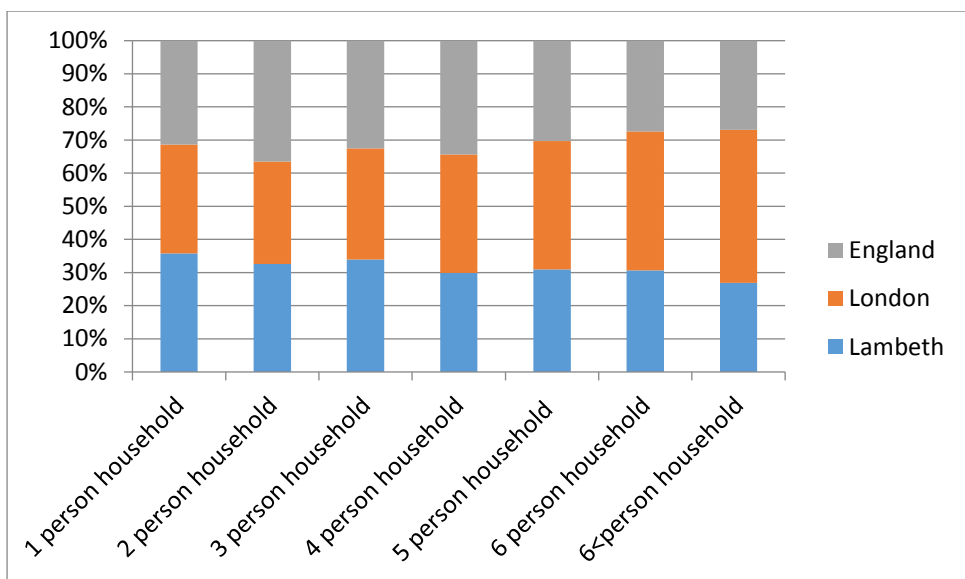
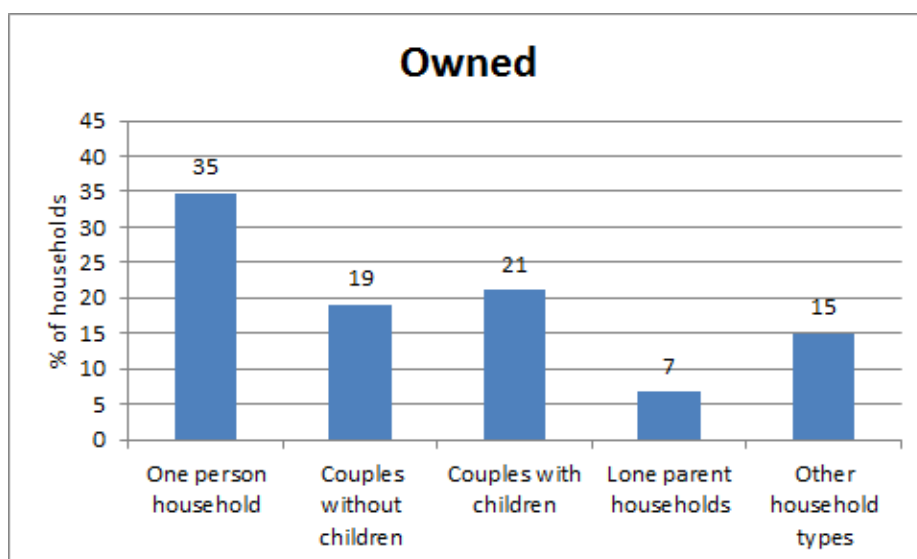


Figure 5 - Comparison of household size by Lambeth, Greater London and England.

5.27 The following three graphs show the variation in the type of household living in the three main housing tenures at the Census 2011. Higher proportions of one person households and lone parent households lived in social rented accommodation. Couples without children were more likely to own or rent privately. Couples with children had comparable proportions across all three tenures, although the lowest proportion was in the private rented sector.



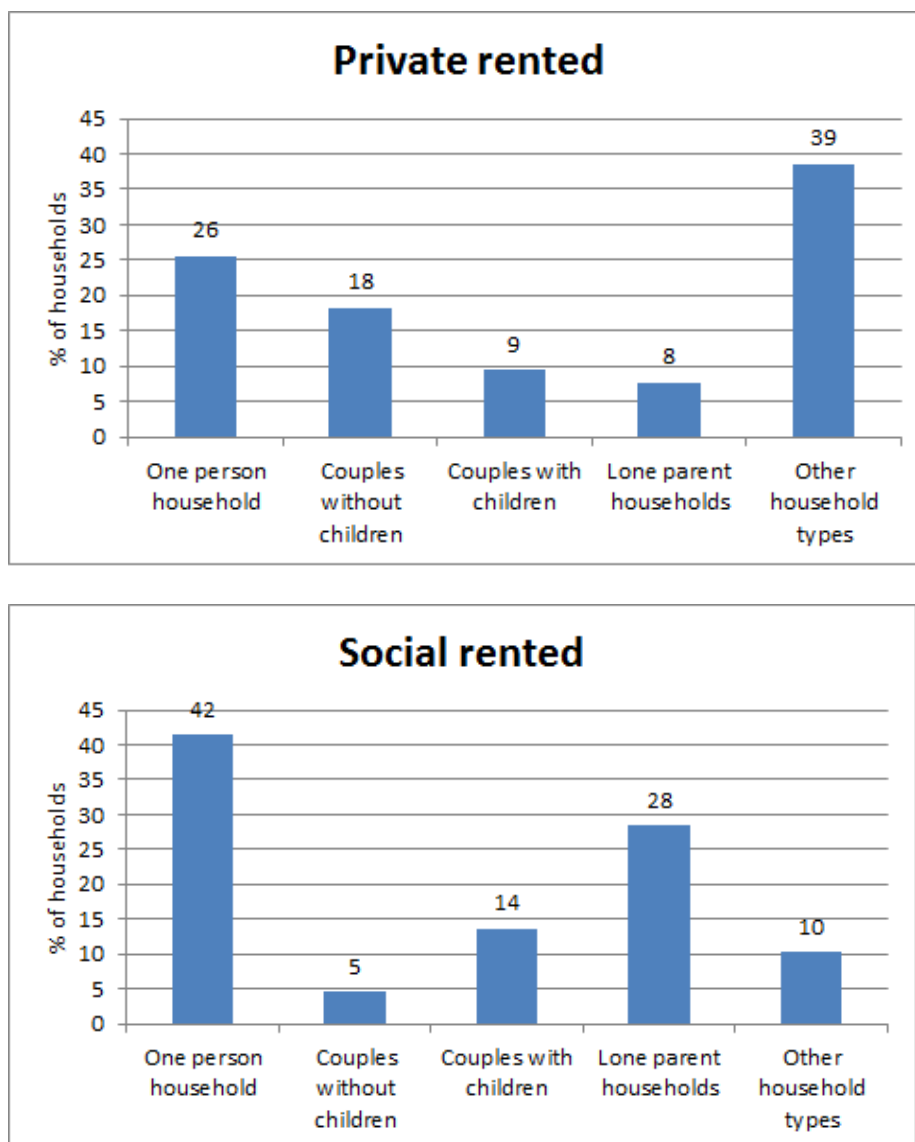


Figure 6 - Household types in different tenures

Occupancy and over-crowding

5.28 Overall, under-occupation rates in Lambeth are much higher than overcrowding rates. The borough is characterised by a comparatively high number of one and two person households. In November 2015 a total of 1,249 households on housing register were classified as under-occupiers and had registered a wish to move to smaller accommodation. The following data from the Census 2011 shows how overcrowding (defined as lacking either one bedroom or two more bedrooms) and under-occupation (defined as an excess of either one bedroom or two or more bedrooms) feature within each ward:-

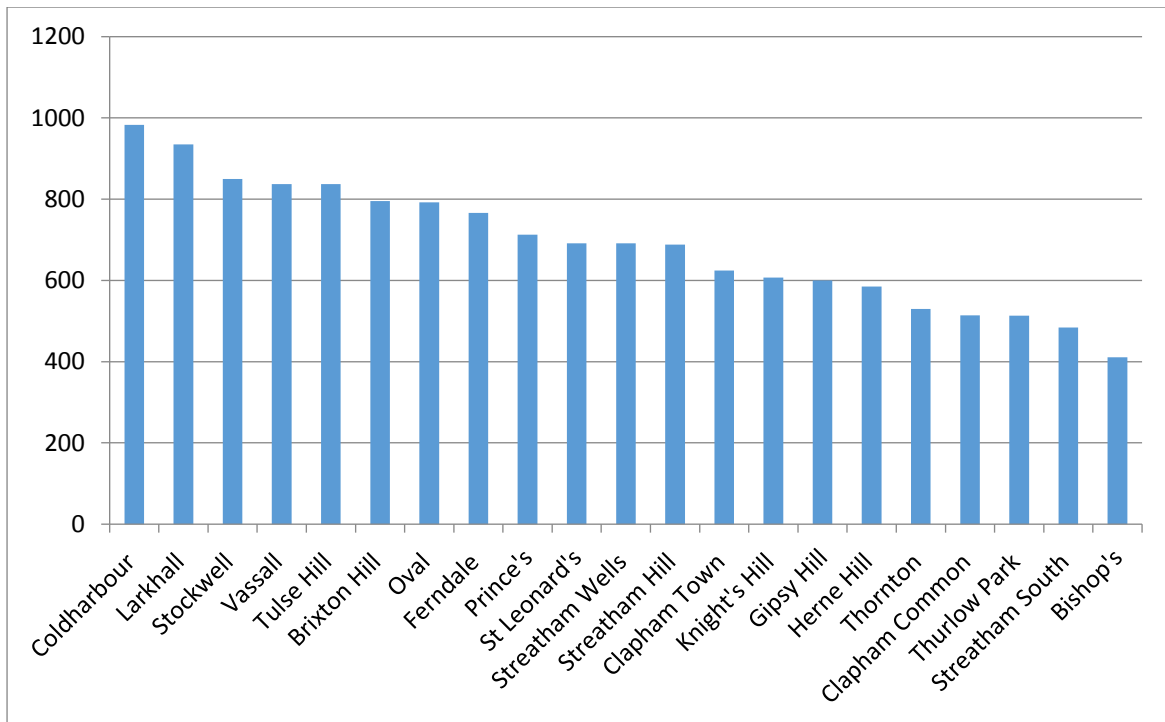


Figure 7 - Homes lacking 1 bedroom by number of homes in each ward (Census 2011)

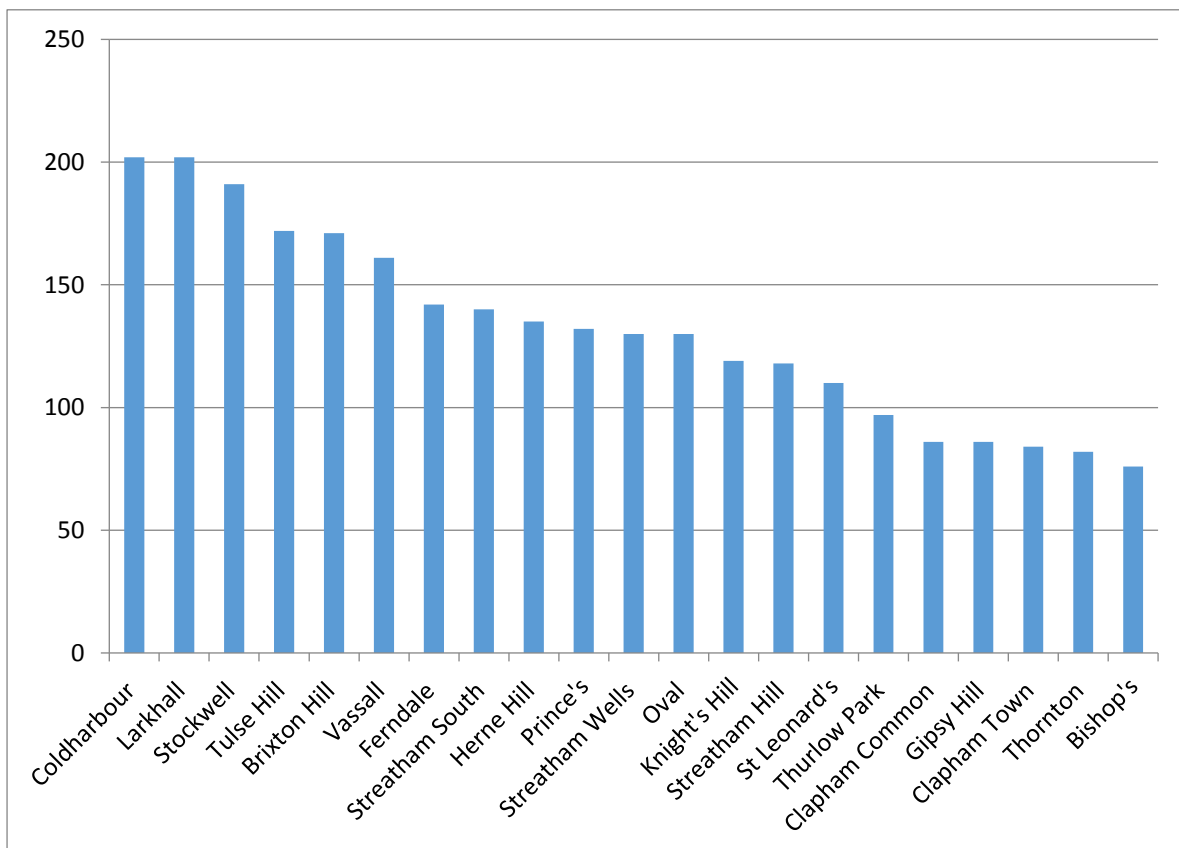


Figure 8 - Households lacking 2+ bedrooms by number of homes in each ward

5.29 Overcrowding is generally more concentrated in the private rented sector. This is partly due to the smaller housing stock within this tenure, as shown in figure 11.

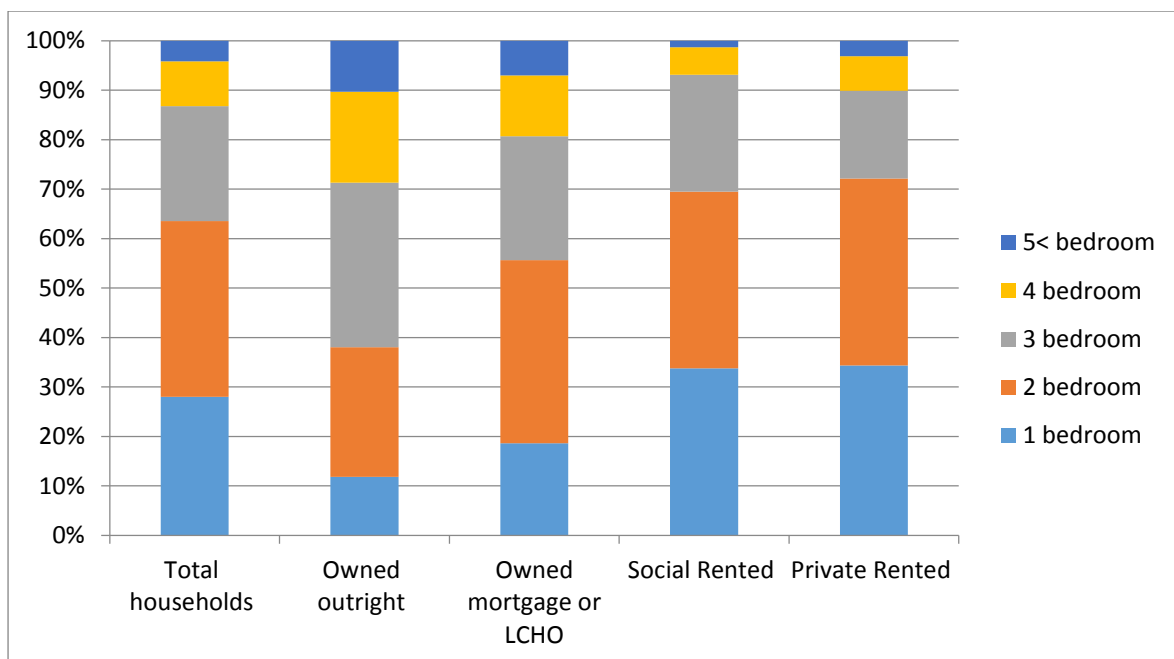


Figure 9 - Tenure by number of bedrooms

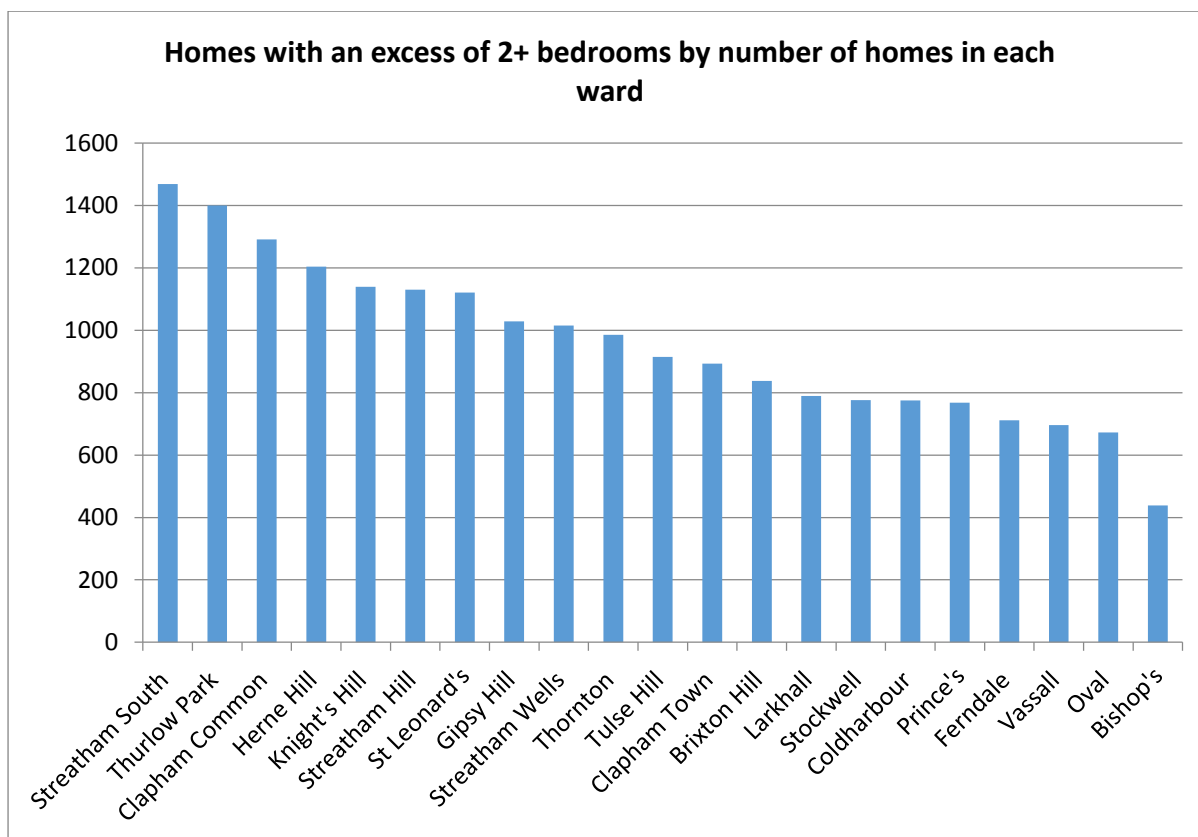
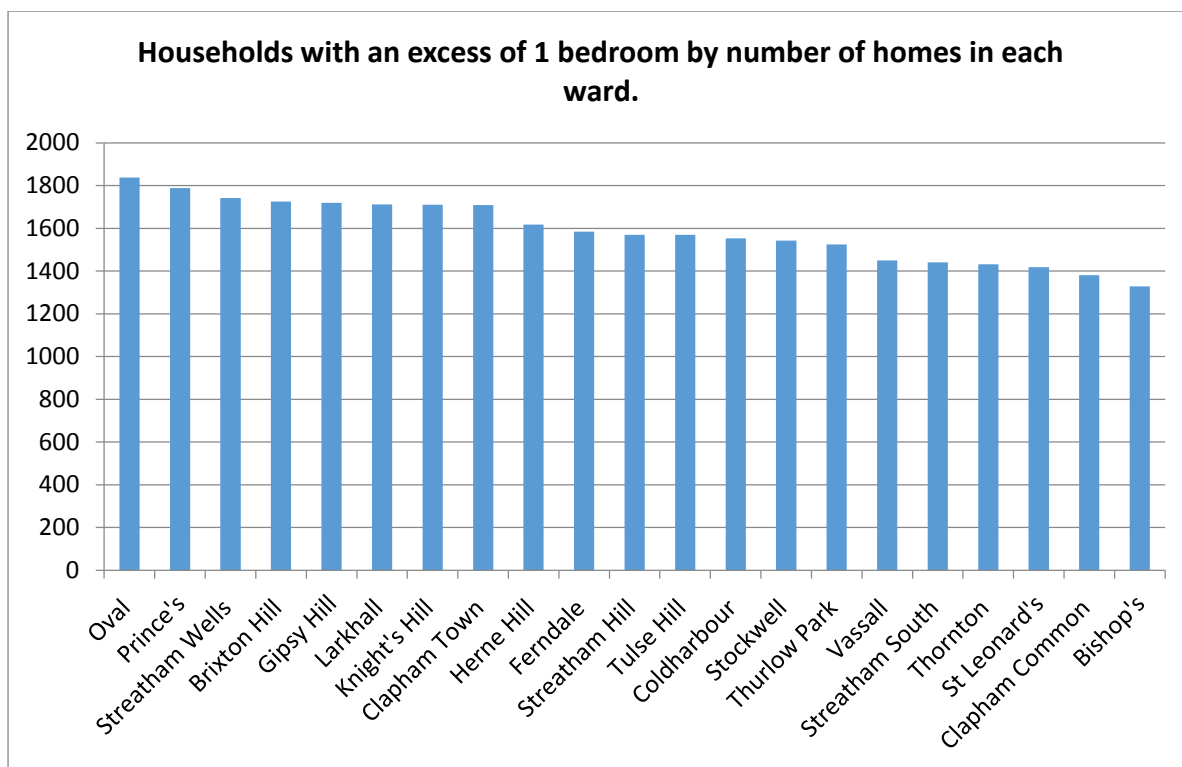
- 33.3% of housing stock in the private rented sector consists of 1 bedroom accommodation, compared to 12.2% among homes owned outright, 18.6% among homes owned with a mortgage, and 28.6% among homes in the social rented sector.
- 71.3% of housing stock in the private rented sector consists of 1 or 2 bedroom accommodation, compared to 40.2% among homes owned outright, 56.0% among homes owned with a mortgage, and 67.4% among homes in the private rented sector.

5.30 In February 2016 a total of 3,439 households living in privately owned housing in Lambeth were on the housing register and were receiving priority because of overcrowding.

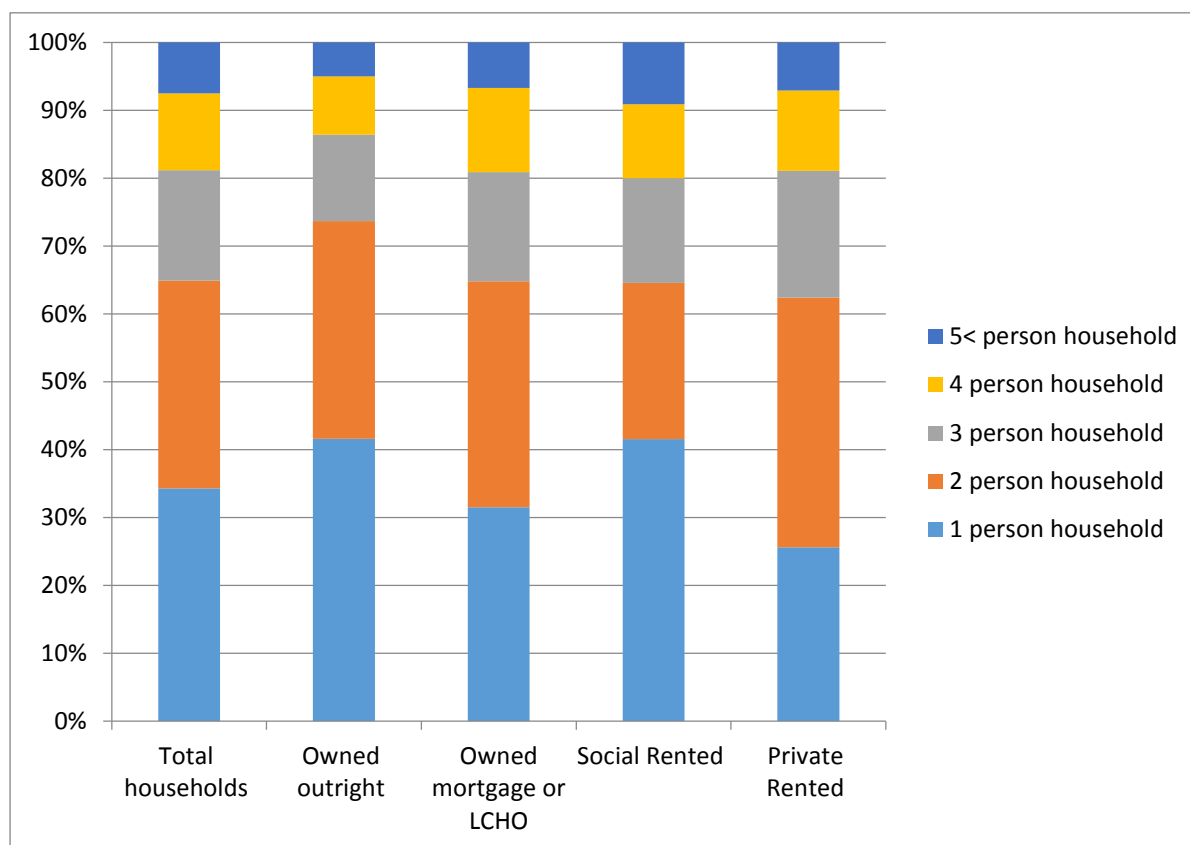
Bed need	NonTransfers - overcrowded households
1 bed	769 ²²
2 bed	1852
3bed	720
4+bed	98
Total	3439

Table 5 - Overcrowded households (Lambeth Housing Register)

²² Includes overcrowded households in temporary accommodation hostels



Tenure by number of persons in each household



5.31 The large number of two person households in the private rented sector may indicate not only the high number of couples living in this sector, but also households consisting of two unrelated persons who are sharing accommodation.

5.32 By comparing the data on Tenure by number of bedrooms and Tenure by number of persons in each household, it is possible to conclude that under-occupation is more heavily concentrated in the owner-occupied sector than other tenures, especially the owned outright sector.

- 73.7% of households in the owner-occupied sector consist of either one or two person households, yet only 38.0% of housing stock in this sector consists of one or two bedroom housing stock, while 61.9% consists of homes with three or more bedrooms.
 - 64.8% of households in the owner-occupied with a mortgage or low cost home ownership sector consist of either one or two person households, while 55.6% consists of one and two bedroom housing stock and 44.3% consists of homes with three or more housing stock.

By contrast:-

- 62.4% of households in the private rented sector consist of either one or two person households, while 72.0% of homes in this sector have one or two bedrooms.

Property prices and sales

5.33 According to Land Registry data, residential sales values in Lambeth have recovered since the lowest point in the cycle in May 2009. In December 2015, sales values were 61% higher than the previous (November 2007) peak value. Across London, prices increased by 47% between November 2007 and December 2015.

5.34 Median property prices have continued to rise in London, and Lambeth, since 2010. Inner London has also seen steady increases in property prices. Lambeth saw a 53% increase in median property prices between 2009 and 2014, a steeper increase than seen in London (46%) and Inner London (44%) over this period. This indicates that prices have increased strongly in Lambeth.

5.35 In December 2015 average house-purchase prices in Lambeth were as follows:-

Overall	£570,849
Detached	£1,039,546
Semi-detached	£816,717
Terraced	£714,765
Flats	£523,523

Table 6 - Lambeth House Prices (Land Registry)

5.36 The overall average price is influenced by the fact that flats comprise approximately 75% of Lambeth's overall housing stock. They are also likely to comprise a higher proportion of turnover, as Lambeth's more mobile population are more likely to live in flats.

5.37 Total property sales are often used as a marker by which to gauge how active the housing market is in a particular area. As illustrated in figure x sales volumes in Lambeth and across the UK experienced a significant drop between 2007 and 2008. The general trend in both Lambeth and London has seen sales volumes 'bounce back' slightly since this time, although numbers of transactions are still well below the pre-recession peak.

5.38 Figure 12 below shows the lower quartile, median and upper quartile prices for properties in Lambeth, together with the number of total sales. The gap between the upper and lower quartile has grown and continues to increase. This has implications for the housing market in that people wishing to 'upsize' could be prevented from doing so as the step up to the next type or size or property may be beyond their financial capabilities.

5.39 The number of homes sales in Lambeth in 2012 was 3,930 (*to be updated*). The number for 2011 was 3,554, for 2010 was 3,478 and for 2009 (at the height of the recession) was 2,331. The number of sales have not yet recovered from the peak of 6,248 in 2006.

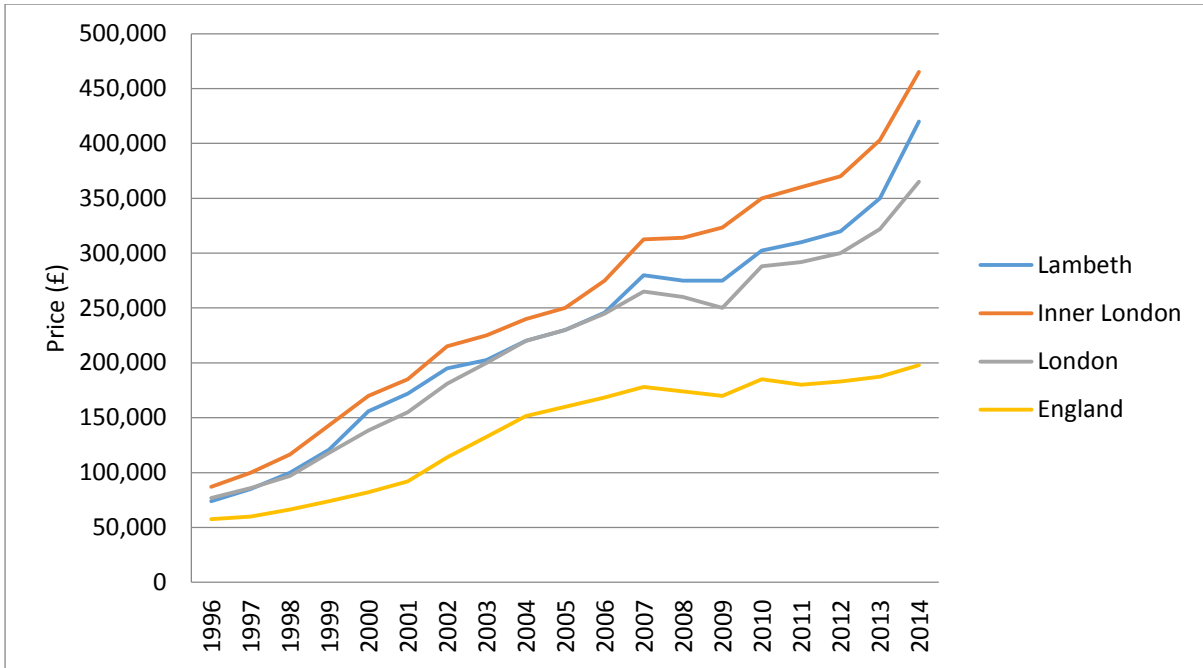


Figure 10 - Median Annual Property Prices 1996-2014 (London Datastore)

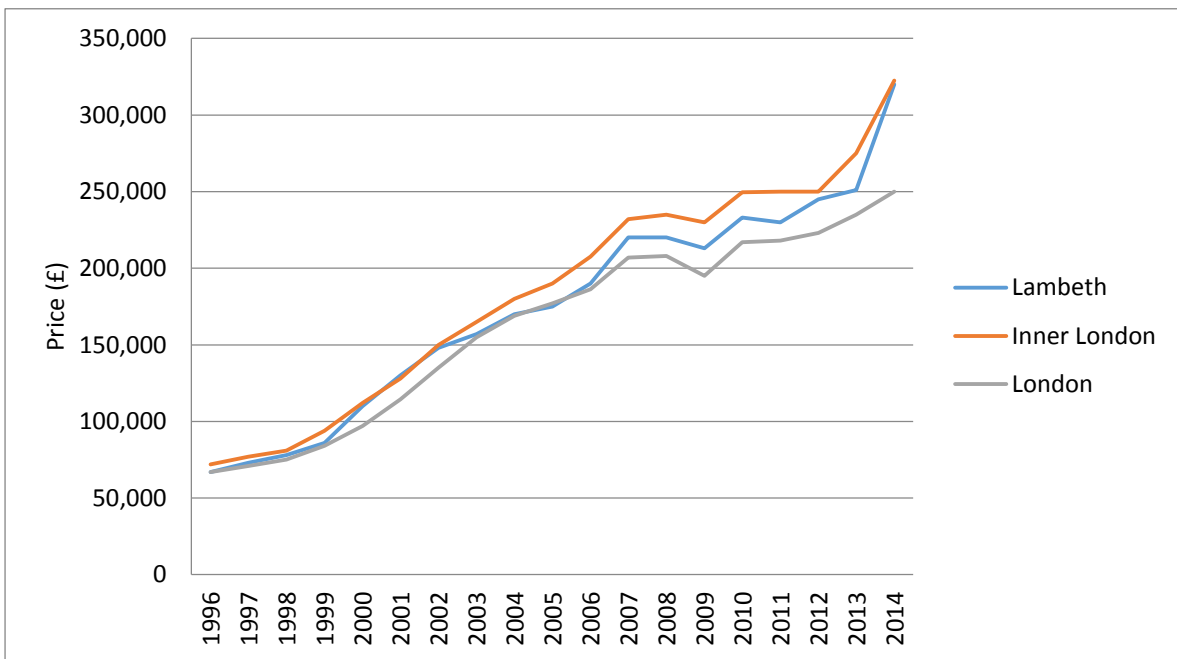


Figure 11 - Lower Quartile Property Prices (GLA Datastore)

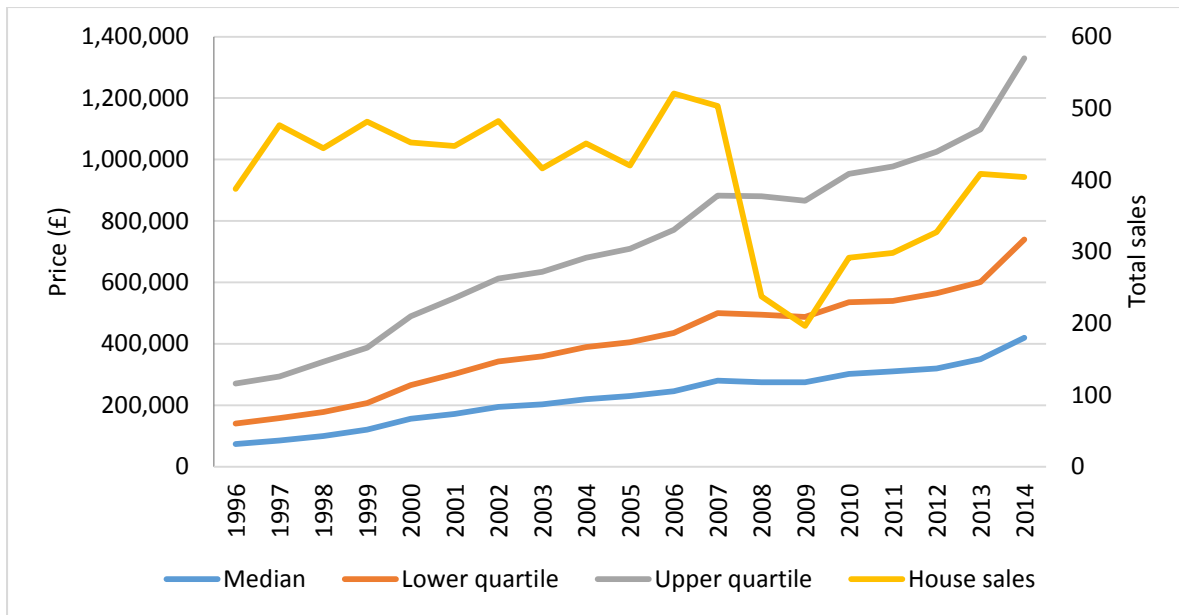
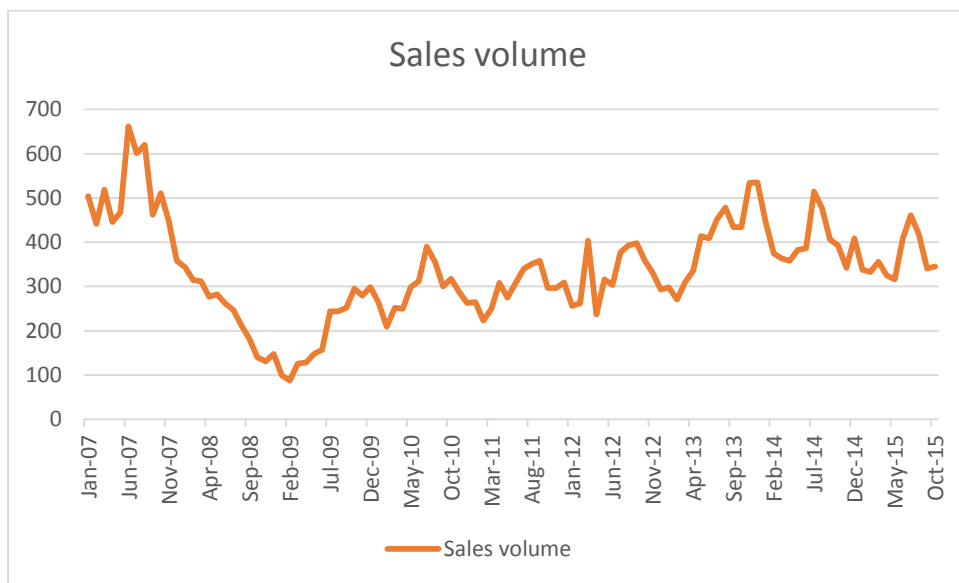


Figure 12 - Lambeth property prices and sales (London Datastore)



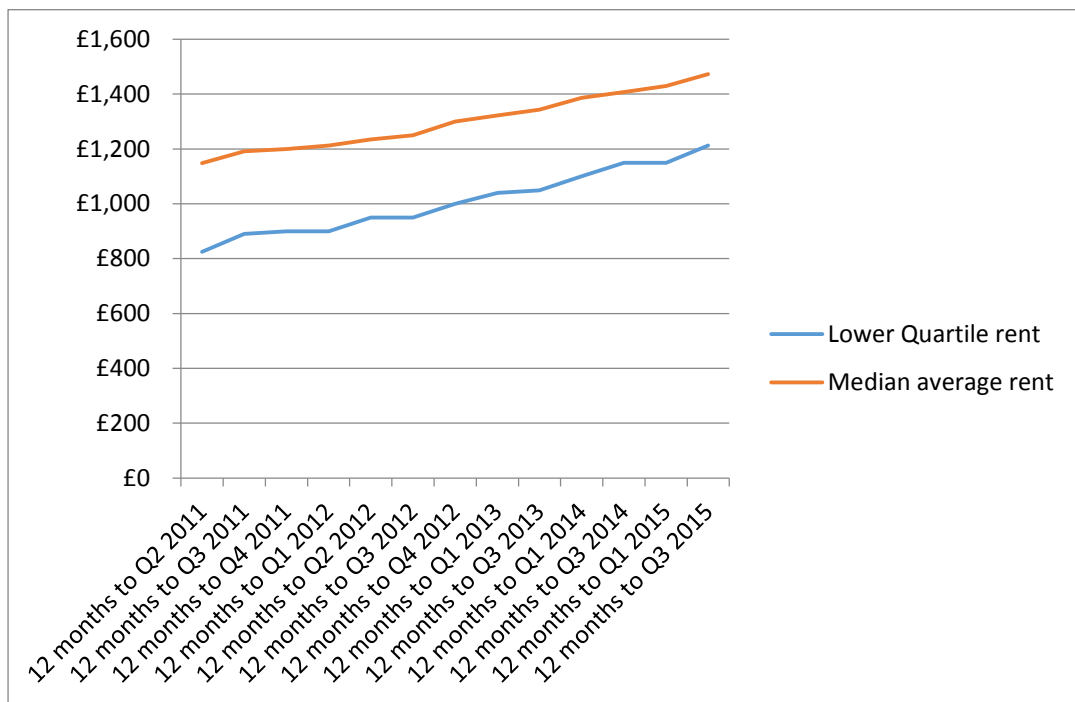
5.40 The future trajectory of house prices is currently uncertain, although Savills' current prediction is that values are expected to increase over the next five years. Medium term predictions are that properties in mainstream London markets will grow over the period between 2016 to 2020. Savills predict that values in mainstream London markets (i.e. non-prime) will increase by 5.5% in 2016, 2.0% in 2017, 2.0% in 2018, 2.5% in 2019 and 2.5% in 2020. This equates to cumulative growth of 15.3% between 2016-2020 inclusive, compared to a UK average of 17.0% cumulative growth over the same period.

Rent levels in the private rented sector.

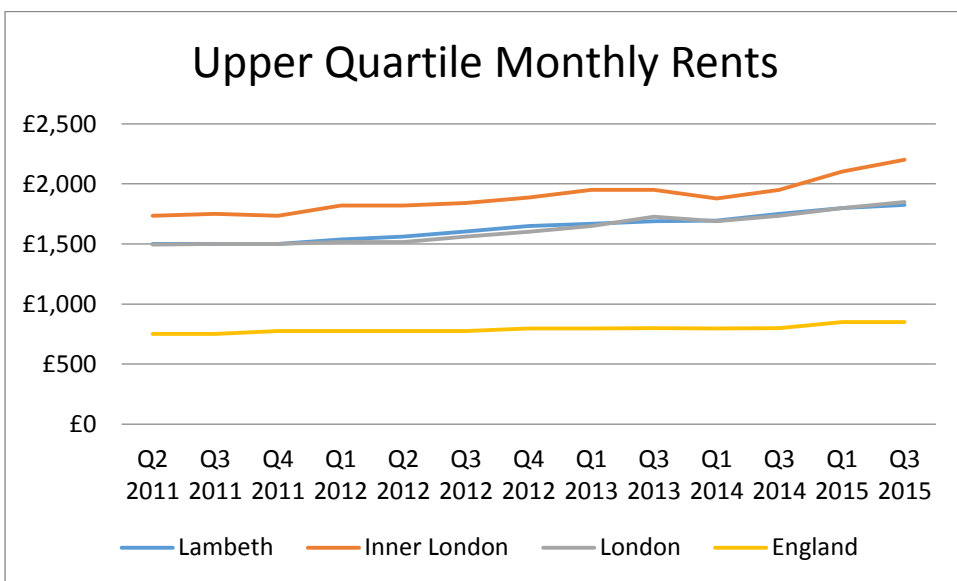
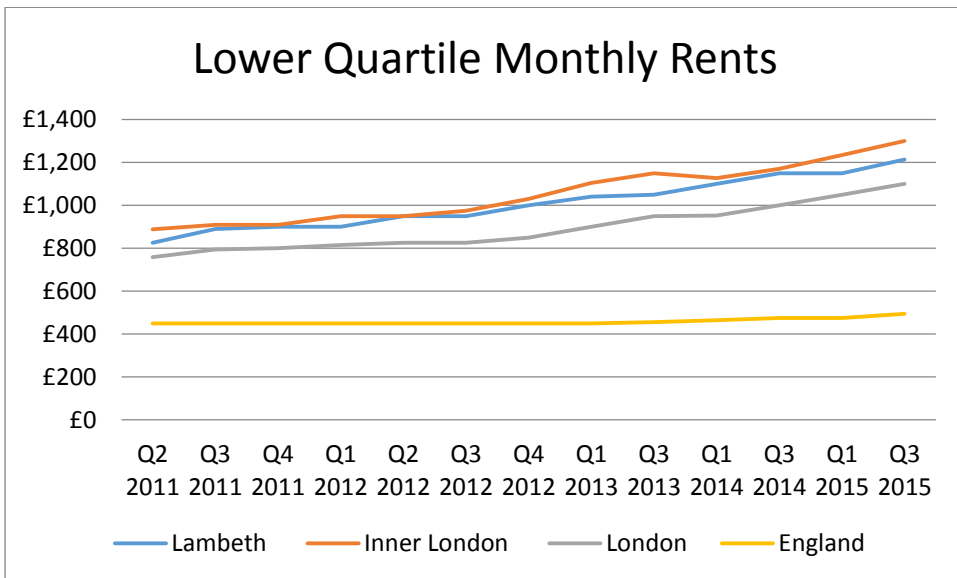
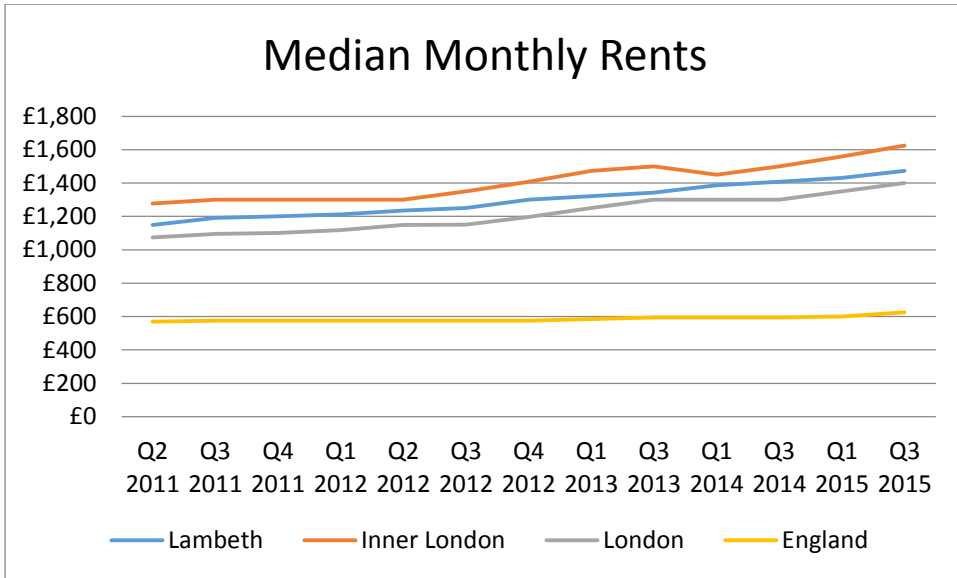
5.41 The Greater London Authority gives the level of lower quartile private rents in Lambeth in October 2015 as:-

- Studio = £184 per week £736 per month
- 1 bedroom = £253 per week £1,012 per month
- 2 bedroom = £320 per week £1,280 per month
- 3 bedroom = £418 per week £1,672 per month
- 4 bedroom = £543 per week £ 2,172 per month

5.42 The following graph shows how the overall levels of monthly private rents, both lower quartile and median average, rose in Lambeth between 2011 and 2015:-

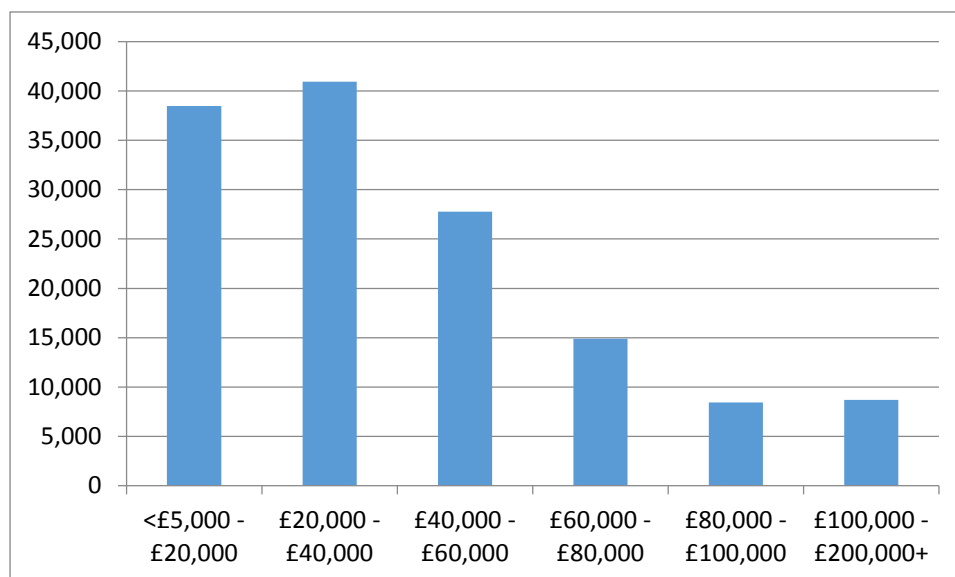


5.43 Monthly rental levels are higher in Lambeth than London as a whole, with the exception of upper quartile rents, which are comparable. Lower quartile rents are comparable to those recorded for Inner London, while upper quartile and median monthly rents are lower.

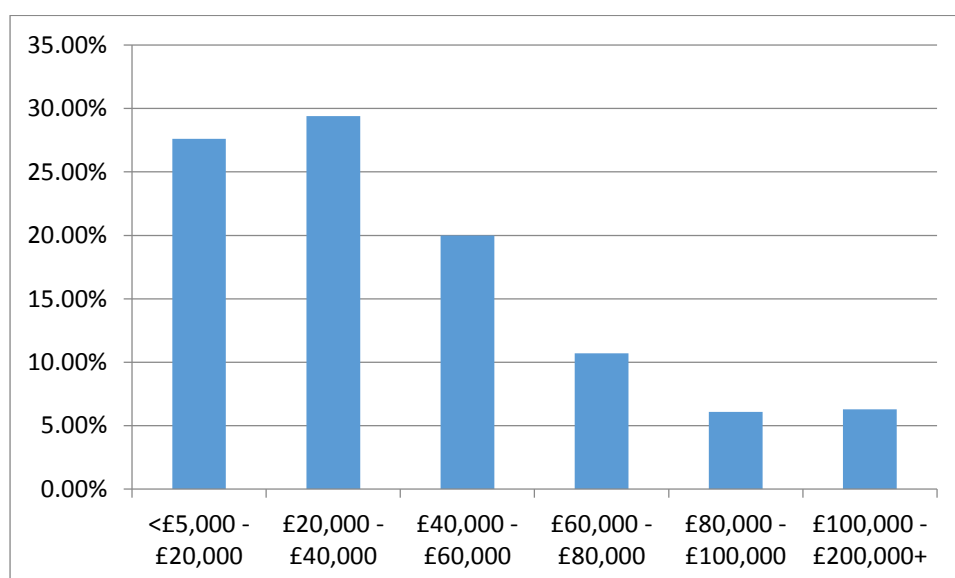


Household Income

5.44 There are a variety of possible sources for income data, although individual earning data is readily available, at a household level it is more difficult. The household income data used in this report is from CACI²³ which provides the necessary granular level of detail breaking down into 10 earning bands.



Number of households in each income band



Percentage of households within each income band.

Figure 13 - CACI 2015 Data

5.45 The above data shows that 57.0% of Lambeth's households have an annual income of £40,000 or less, and that over a quarter of households have an income of less than £20,000 a year. A total of 20.0% earn £40,000-£60,000, 10.7% earn £60,000-

²³ The applicable copyright notices can be found at <http://www.caci.co.uk/copyrightnotices.pdf>.
© 1996 – 2015 CACI Limited. This report shall be used solely for academic, personal and/ or non-commercial purposes.

£80,000 and 12.3% earn over £80,000. In December 2015 the median household income in Lambeth was £34,747 and the mean household income was £42,740. This emphasises the heavy concentration of households in lower income bands.

5.46 The GLA also produce household income figures which, although these are not available with a detailed split into different income bands, show median (£38,490) and mean (£48,610) average household earnings to be about 10% higher than the CACI figures. Figure 5 compares the GLA data for Lambeth from 2001/2 to 2012/13 with that for London and the UK as a whole. The Lambeth figures are very similar to those for the whole of London.

5.47 Both approaches use complex modelling from a variety of sources, include multiple presumptions and do not differentiate incomes between different types of households with variables such as size and age. An alternative would have been to commission a large scale survey, but these are expensive, present their own difficulties in terms of data collection and been contrary to government guidance on housing needs assessment which asks for the use of secondary data. Historic CACI data is not freely available. The figure underneath shows how income in Lambeth, London and nationally have changed from 2000-2013.

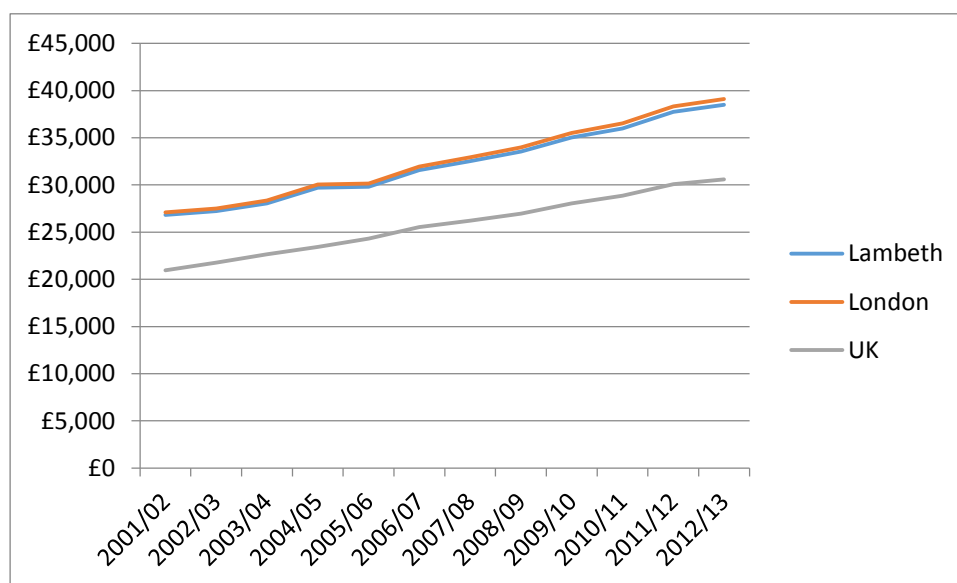


Figure 14- Average household income (GLA Datastore)

Housing-related Benefit Claimants

5.48 In November 2015 a total of 40,463 households in Lambeth were claiming some form of housing-related benefit, 29.1% of all households in the borough. These claimants fell into five categories:-

- *Full Housing Benefit claimants in the social rented sector* – these households are renting a home in the social rented sector and are unlikely to be economically active. Total number of households in this category = 21,432.

- *Partial Housing Benefit claimants in the social rented sector* – these households are renting a home in the social rented sector and are likely to be economically active but on a low income. Total number of households in this category = 9,910.
- *Full Local Housing Allowance claimants in the private rented sector* – these households are renting a home in the private rented sector and are unlikely to be economically active. Total number of households in this category = 3,809.
- *Partial Local Housing Allowance claimants in the private rented sector* – these households are renting a home in the private rented sector and are likely to be economically active but on a low income. Total number of households in this category = 3,252.
- *Local Housing Allowance claimants unknown.* These households are renting a home in the private rented sector but information is not available on whether their claim is full or partial. Total number of households in this category = 2,060.

5.49 The status of Partial Housing Benefit claimants in the social rented sector and Partial Local Housing Allowance in the private rented sector demonstrate the level of need among household on low to medium incomes to require either affordable housing or a level of housing-related assistance in order to access market housing. 20% of those renting privates and claiming LHA have incomes in excess of £34,000 and 10% in excess of £38,000.

Housing needs of specific groups

5.50 The following key groups have been identified:

- Private renting
- Houses in Multiple Occupation
- Older people
- Accessible homes
- Supported housing
- Households with children (family households)
- Student accommodation
- Service families
- Gypsies and Travellers
- Custom build

Private Renting

5.52 The private rented sector now makes up almost one third of all households in the borough. At the Census 2011 there were 38,133 households in the private rented sector. Between the 2001 and 2011 Censuses the proportion of households in the private rented sector increased from 20.0% to 29.3%.

	2001	2011
All categories: Tenure	118,447	130,017
Owned: Total	44,028	42,885
Owned outright	13,909	14,778
Owned with a mortgage or loan	28,819	28,107

Shared ownership (part owned and part rented)	1,300	1,987
Social rented: Total	48,983	45,619
Rented from council (Local Authority)	33,765	25,496
Other social rented	15,218	20,123
Private rented: Total	23,660	38,133
Private landlord or letting agency	21,824	36,023
Employer of a household member	218	248
Relative or friend of household member	968	1,389
Other	650	473
Living rent free	1,776	1,393

Table 7 - Lambeth tenure characteristics, Census 2001 and 2011

- 5.53 The English National Housing Survey 2013-14 reported that in London, the proportion of households in the private rented sector increased from 14% to 30% between 2003-04 and 2013-14. Over the same period, the proportion of households in London that were owner occupied, but buying with a mortgage declined from 39% to 27%. In London, the private rented sector became as large as the mortgagor sector in 2013-14.
- 5.54 The proportion of private rented sector households varies from 44.7% in St Leonard's ward in the south of the borough, to 20.4% in Prince's ward in the north of the borough.

Ward	Number of homes for private rent	Percentage of housing stock
St Leonard's	2,766	44.7%
Streatham Wells	2,196	35.0%
Oval	2,431	34.7%
Ferndale	2,248	34.2%
Bishop's	1,549	33.9%
Clapham Town	2,093	33.8%
Clapham Common	1,754	32.4%
Streatham Hill	1,961	32.1%
Brixton Hill	2,167	31.9%
Larkhall	2,174	30.3%
Thurlow Park	1,718	29.3%
Streatham South	1,540	28.8%
Herne Hill	1,780	27.4%
Stockwell	1,756	27.3%
Tulse Hill	1,644	24.8%
Knight's Hill	1,504	24.8%
Gipsy Hill	1,435	24.1%
Vassall	1,334	22.0%
Coldharbour	1,536	21.5%
Thornton	1,071	21.2%
Prince's	1,371	20.4%

Table 8 - Proportion of private rented sector properties by ward, Census 2011

- 5.55 Multi-person households make up the largest proportion of households in the PRS in Lambeth (30%; 2% of which are student only households), followed by one person households (26%), and couples without dependent children (25%). A smaller proportion of households contain dependent children: couples with children

(10%) and lone parent households (8%). 62% of households in the private rented sector consist of either one or two person households.

5.56 Like house prices in the borough, private rents are high. Average monthly private rents in Lambeth in 2015 were £1,614 per month. Lower quartile (entry level) monthly rents were £1,213 per month. Average and entry level rents are increasing rapidly in the borough. Between 2011 and 2015, average monthly rents increased by 30% and lower quartile rents by 39%. Over the same period average rents in Inner London increased by 22% (lower quartile rents by 30%) and rents in Greater London by 30% (lower quartile rents by 38%).

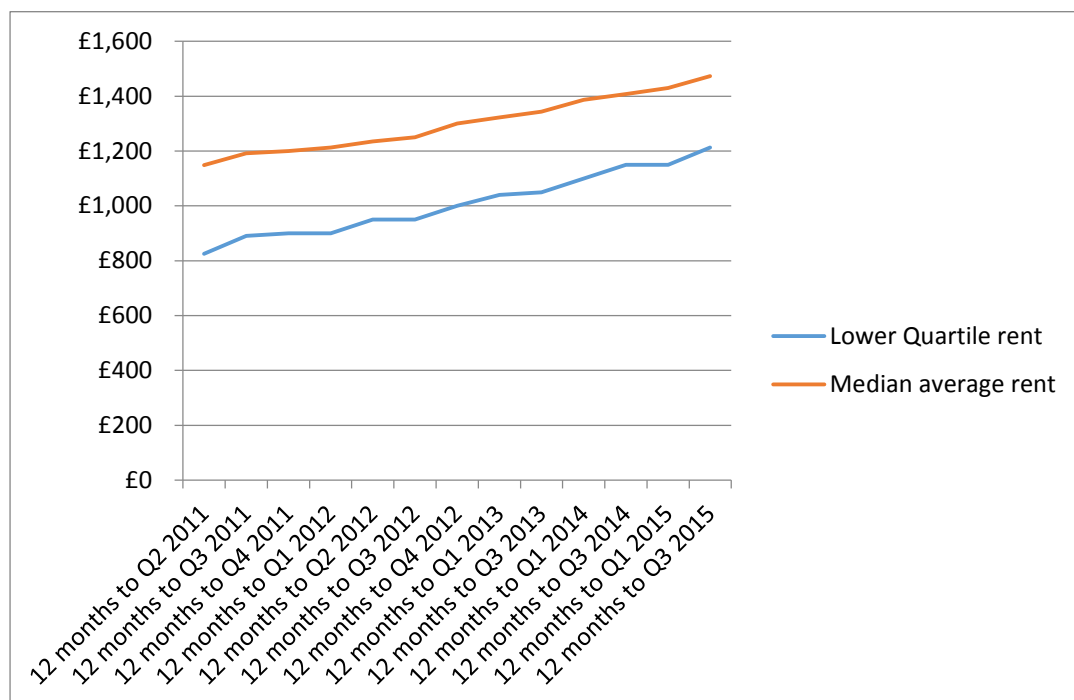


Figure 15 - Comparison of Lower Quartile Average rents and Median Average rents, quarter 3 2011 to quarter 3 2015

5.57 The median household income in Lambeth is £34,747 and the mean household income is £42,740 (CACI data December 2015). Average household income is 2.2 times higher than average annualised rent (£19,368). In other words, average rents in Lambeth equate to 45% of average household income. This illustrates how unaffordable the private rented sector is for a significant proportion of the resident population.

5.58 This is further illustrated by the number of partial Local Housing Allowance claimants in Lambeth, who are in employment but with an income which is not sufficient to meet the total cost of their rent. It is notable that approximately 20% of partial Local Housing Allowance claimants earned at or above the median household income in Lambeth, yet still needed to claim Local Housing Allowance to meet the cost of their rent in the private rented sector.

5.59 The private rented sector, supported by Local Housing Allowance serves some important housing functions in Lambeth. Research carried out into Local Housing

Allowance claimant households in Lambeth in November 2015 identified the following:

- There were 9,121 households in Lambeth claiming Local Housing Allowance in November 2015. This represents approximately 29% of Lambeth's private rented sector households.
 - Approximately 40% of these households claim partial Local Housing Allowance, so are likely to be employed but in receipt of an income at or below the borough's household income average.
 - Heads of households claiming partial Local Housing Allowance are likely to be younger, with 63.3% aged under 45.
 - A significant number of households claiming partial Local Housing Allowance contain children. 28.5% of these households consisted of a couple with a child or children, and 32.4% of these households consisted of a single person with a child or children.
 - The Census 2011 recorded that 33.3% of privately rented homes in Lambeth had one bedroom. The private rented sector supported by Local Housing Allowance plays an important role in accommodating older person households without children who might have low priority for social housing. A total of 71.6% full Local Housing Allowance claimants consisted of single people or couples, and 50.9% of these households were aged over 45.
- 5.60 The private rented sector plays an important role both in Lambeth and across London providing housing, particularly for young and single people, who cannot afford to buy. It is the only tenure to have experienced relative growth in recent years and, based on past trends, is likely to expand even further.

Houses in Multiple Occupation

- 5.61 Houses in Multiple Occupation (HMOs) play a vital role within the private rented sector, providing affordable housing to a wide range of households including young people, students, low and middle income households as well as new migrants moving to the borough. HMOs also contribute in supporting labour market flexibility (especially for new entrants), and can reduce pressure on publicly provided affordable housing.
- 5.62 HMOs predominantly take two forms: Single people who know each other and collectively decided to get together a rent a property and; HMOs in which rooms are let individually by a landlord and residents have very little connection with each other.
- 5.63 There are currently 435 mandatory licensable HMOs in Lambeth and an estimated 3,400 in total, mostly concentrated in the southern wards of the borough. Lambeth's Environmental Health Officers work most closely with HMO landlords in the central wards of Ferndale and Brixton Hill and the southern wards of St Leonard's, Streatham South, Streatham Hill and Knight's Hill.

5.64 In Lambeth, HMOs are an important source of housing for single person households within the private rental sector. Trends in new household formation indicate that growth in ‘other’ households (of which a significant component is shared accommodation) will continue. The impact of welfare reform is also likely to result in increased demand for HMO accommodation.

Older people

5.65 The Planning Practice Guidance emphasises that the need to provide housing for older people is critical, given the projected increase in the number of households aged 65 and over. Local authorities are advised to consider the age profile of the population, drawn from Census data and population and household projections by age group. The future need for specialist accommodation for older people, broken down by tenure and type, should be assessed and can be obtained from online tool kits provided by the sector. The assessment should set out the level of need for residential institutions (Use Class C2) as well as identifying particular types of general housing older people who may not want or need specialist accommodation or care.

5.66 The NPPF defines older people as: “People over retirement age, including the active, newly-retired through to the very frail elderly, whose housing needs can encompass accessible, adaptable general needs housing for those looking to downsize from family housing and the full range of retirement and specialised housing for those with support or care needs.”

5.67 At the time of the 2011 Census there were 23,187 people, 16,305 households, in Lambeth aged 65 or over.

5.68 According to the GLA’s population projections²⁴ the number of people aged over 65 in Lambeth is projected to increase by 69% over the next 20 years, from 24,700 in 2015 to 41,800 in 2035. Over this period the 70-74 age group, which sees the highest projected growth, is expected to increase by 91%.

Population projections	Total 65-69	Total 70-74	Total 75-79	Total 80-84	Total 85+	Total population 65+
2015	7,700	5,700	4,900	3,400	3,100	24,700
2035	13,100	10,900	7,500	4,900	5,400	41,800
Increase (2015-2035)	5,400	5,200	2,600	1,500	2,300	17,100
Percentage increase (2015-2035)	70%	91%	53%	44%	74%	69%

Table 9 – GLA 2014 population projections, number of people over 65

²⁴ GLA 2014 Round Trend-based, Long-Term Migration Scenario Population Projections (April 2015)), London Datastore

5.69 The number of households headed by an older person is similarly projected to see significant growth, from 18,663 households in 2015 to 32,739 in 2035, an increase of 75%. The largest increase is again in the 70-74 age bracket (+105%)²⁵.

Household projections	Total 65-69	Total 70-74	Total 75-79	Total 80-84	Total 85+	Total households 65+
2015	5,685	4,140	3,722	2,708	2,408	18,663
2035	10,488	8,504	5,625	3,942	4,180	32,739
Increase (2015-2035)	4,803	4,364	1,903	1,234	1,772	14,076
Percentage increase (2015-2035)	84%	105%	51%	46%	74%	75%

Table 10 - Household projections, over 65

5.70 At the time of the 2011 Census there were 929 people aged 65 and over living in communal establishments (4% of the total number of over 65's in Lambeth). GLA household projections indicate that the number of older institutional households will grow by 50% between 2015 and 2035, although this growth is limited to the over 75 age category²⁶. The projections assume that the communal establishment population in each age group will remain constant at 2011 estimated numbers with the exception of those groups aged 75 and over, for whom it is assumed that a constant proportion of the population will reside in a communal establishment. This group is likely to have a higher level of need for housing with care and/or support.

Institutional population projections	Total 65-69	Total 70-74	Total 75-79	Total 80-84	Total 85+	Total households 65+
2015	121	100	156	180	411	968
2035	121	100	275	274	680	1450
Increase (2015-2035)	0	0	119	94	269	482
Percentage increase (2015-2035)	0%	0%	76%	52%	65%	50%

Table 7 – GLA 2014 household projections, institutional population over 65

5.71 Data from the 2011 Census shows that Lambeth has a relatively low rate of home ownership amongst the over 65's, and a correspondingly high proportion of older people in socially rented housing. 41% of over 65 households in Lambeth are owner-occupiers, 51% rent from the council or a registered housing provider and 8% rent privately. This compares with 65% owner-occupier, 27% social / affordable renters and 8% private renters in London. Across all ages home ownership in

²⁵ Note: Institutional population not living in households (e.g. living in a care home) is additional to the number of households and is not taken into account in these projections.

²⁶ 2014 Round of Demographic Projections, Household projections, Long-term Trend-based population scenario, 2012-based DCLG household formation rates, Stage One projections

Lambeth is low compared to London, at 33% and 48% respectively, and the number of owner-occupiers over 65 is therefore not disproportionate. The analysis does illustrate however that Lambeth has a significantly higher proportion of older people in social rented accommodation than both London and England.

	Lambeth		London		England	
	Value	%	Value	%	Value	%
All categories: Tenure	16,305		607,066		5,721,724	
Owned	6,615	40.6%	391,338	64.5%	4,239,177	74.1%
Shared ownership (part owned and part rented)	71	0.4%	2,864	0.5%	27,489	0.5%
Rented from council (Local Authority)	5,016	30.8%	100,747	16.6%	585,397	10.2%
Other social rented	3,213	19.7%	65,590	10.8%	499,063	8.7%
Private rented	1,187	7.3%	36,604	6.0%	252,553	4.4%
Living rent free	203	1.2%	9,923	1.6%	118,045	2.1%

Table 12 - Census 2011 Table population: All households where the Household Reference Person is aged 65 and over (households)

- 5.72 There is currently very little specialist accommodation for sale or lease in the borough; an overwhelming majority of older owner occupiers and those renting in the private sector will therefore be in general needs housing. Analysis has shown that many older owner occupiers are likely to be under-occupying their homes. Suitable alternative provision would need to be available for these households to downsize or move into specialist accommodation should they wish to. Current provision of specialist older person's housing is shown in the table below:

Form of provision	Current provision (units)
Sheltered rent / designated older person's accommodation	2,087
Sheltered lease / designated older person's accommodation	74
Extra care rent	263*
Extra care sale	0

*This includes planned provision in new schemes

- 5.73 Existing specialist housing targets, set out in the Lambeth Older People's Housing Strategy 2012, were derived using a prediction model from the Older Persons Housing Toolkit published by the Housing Learning and Improvement Network (LIN) in 2010. The model forecast a borough-wide requirement of 1,710 units of traditional sheltered housing for rent, together with 642 units of extra care housing by 2031 (428 for rent and 214 leasehold); a total of 2,332 units.
- 5.74 In June 2015 the council commissioned the Elderly Accommodation Council (EAC) Consultancy to carry out research to estimate the impact of projected growth in the older population on specialist housing requirements. This research was undertaken using SHOP@ (Strategic Housing for Older People), a forecasting tool developed

by the Housing Learning and Improvement Network (LIN) and the EAC. SHOP@ uses nationally available datasets (including ONS Census population projections, the EAC housing and care service database, the More Choice Greater Voice report and Index of Multiple Deprivation) to estimate the growth in the population of older people and applies a “prevalence rate” (i.e. the number of people aged 75 and over who are likely to require a particular type of specialist accommodation), and compares this to current and future (pipeline) provision. In summary, the forecasting tool:

- Considers the current number of older people in the borough and the forecast growth to 2035 (population)
- Estimates how many of these older people will need specialist supported accommodation based on locally set Prevalence Rates (140 units/000 for sheltered and 33 units/000 for extra care)
- Records the current and planned provision in Lambeth – taking into account the borough’s current plans for new extra care accommodation and the closure of sheltered accommodation
- Deducts the estimated requirement from the planned provision to calculate either a surplus or shortfall over given time periods

5.75 The research estimated requirements for sheltered and extra care accommodation for 2015, 2025 and 2035 as follows:

Planned provision		2015		2025		2035	
Rent	Lease	Estimate required	Deficit or (surplus)	Estimate required	Deficit or (surplus)	Estimate required	Deficit or (surplus)
Borough-wide sheltered housing forecast requirement							
1,578	74	1,565	(87)	1,858	206	2,502	849
Borough-wide extra care forecast requirement							
500	71	369	(202)	438	133	590	19

Table 13 – Sheltered housing and extra care forecast requirement

- 5.76 A revised borough-wide forecast, which takes account of extra care schemes in the development pipeline as well as decommissioning plans for sheltered accommodation, indicates a surplus of 202 units of extra care and 230 units of sheltered accommodation by 2018. By 2025 the extra care surplus is estimated to reduce to 133 and the sheltered housing to have a shortfall of 63. By 2035 the shortfall is forecast to be 19 and 706 respectively.
- 5.77 In addition to forecasting a borough-wide requirement, the model was applied on an area basis to Lambeth’s six town centre localities of North Lambeth, Stockwell, Brixton, Clapham, West Norwood and Streatham. This will enable more localised strategies and commissioning.
- 5.78 The model looked specifically at people aged 75 and over. This age group is of particular interest when considering demand for older person’s housing, as this group is the most likely to require specialist accommodation. However it is acknowledged that some older persons housing is occupied by households aged less than 75 – the minimum age for access to older persons housing is typically aged 55 and over.

- 5.79 This research will inform a review of current commissioning plans and research / consultation into requirements for other tenures in Lambeth.
- 5.80 At the London level, a report produced by Three Dragons and Celandine Strategic Housing (March 2014) for the GLA ('Assessing Potential Demand for Older Persons Housing in London') analysed 2011 Census data and applied a number of modelling assumptions to derive figures for potential demand for additional retirement housing by borough during the period to 2025. This was then compared with EAC data on current supply to set out target annual retirement provision by tenure by borough. These figures are set out in Table A5.1 'indicative annualised strategic benchmarks to inform local targets and performance indicators for specialist housing for older people 2015-2025' in the London Plan March 2015. The indicative benchmark figures for Lambeth are set out below:

	Private sale	Intermediate sale	Affordable rent	Total
Lambeth	55	15	5	75
London	2,620	955	325	3,900

Table 14 - Indicative annualised strategic benchmarks to inform local targets and performance indicators for specialist housing for older people 2015-2025, London Plan (March 2015)

Accessible homes

- 5.81 At a borough level, data on the number of households which have a wheelchair user is limited. The Census 2011 provides some insight into the number of people affected by disability, but does not collect data specifically linked to mobility-related disability or the need for wheelchair accommodation.
- 5.82 The table below shows the percentage of people living in Lambeth who have identified themselves as being affected by a long-term health problem or disability which limits their day-to-day activity. 13% of Lambeth residents are affected by a long-term problem or disability, which is in line with the London average (14%).

	Lambeth	%	London	%
All usual residents	303,086		8,173,941	
Day-to-day activities limited a lot by a long-term health problem or disability	18,618	6%	551,664	7%
Day-to-day activities limited a little by a long-term health problem or disability	20,053	7%	605,501	7%
Day-to-day activities not limited	264,415	87%	7,016,776	86%

Table 15 - Residents affected by a long-term health problem or disability, Census 2011

- 5.83 59% of people who are affected by a long-term health problem or disability live in social rented housing in Lambeth. This is a notably higher proportion than across London.

	Lambeth		London	
Owned or shared ownership: Total	10,117	27%	526,965	47%

Rented: Social rented	21,720	59%	429,591	39%
Rented: Private rented or living rent free	5,125	14%	158,746	14%

Table 16 - Tenure composition, residents affected by a long-term health problem or disability, Census 2011

5.84 There are estimated to be around 400 households in market housing in Lambeth who need to move to social rented housing due to a household member's disability or medical issue. However this figure excludes those households who are already in social housing or who are not on a waiting list.

5.85 The council assesses applicant's requirements with reference to three levels of mobility need – category 1 – 3 (see Table 17 below). Wheelchair housing is housing specially designed for people confined to wheelchairs and includes space for a wheelchair to manoeuvre. Mobility or adapted housing is general purpose housing with no extra space, but built to be more convenient for people with mobility problems, or with aids and adaptations to help someone with a disability live there.

Category of mobility need	Number of applicants (excluding existing council tenants)
CAT 1 – Wheelchair property required	39
CAT 2 – Mobility or adapted property required.	33
CAT 3 –Level access Ground Floor accommodation required	424

Table 178 - Number of applicants on Lambeth's housing waiting list in each category of mobility need (excluding existing council tenants needing a transfer)

5.86 The analysis in this section is very strongly linked with the above analysis of the housing requirements of older people. The table below shows that 56% of residents over the age of 65 are affected by a long-term health problem or disability.

	% of residents in each age group affected by a long-term health problem or disability	
	Lambeth	London
All categories: Age	12%	14%
Age 0 to 15	4%	3%
Age 16 to 49	7%	7%
Age 50 to 64	27%	24%
Age 65 and over	56%	52%

Table 18 - Age of residents affected by a long-term health problem or disability, Census 2011

5.87 The English Housing Survey (2011/12) identifies that 9% of Londoners over the age of 65 use a wheelchair, and that around 6% of all older person households in

London include a wheelchair user – 33,000 households²⁷. For the majority of older people, remaining in their own home is their preferred choice²⁸.

- 5.88 The CLG guide to available disability data²⁹ shows that currently around one in 30 households in England (3.3%) have at least one wheelchair user, although the rate is notably higher for households living in social housing (7.1%). These proportions are likely to increase over the period to 2035 in the context of the projected increase in the number of older people.

Supported housing

- 5.89 Census data identifies that there were 1,659 people living in communal medical and care establishments in Lambeth in 2011. Of these, 300 people were living in hostels or temporary shelters for the homeless and 83 people were living in a home or hostel operated by the council. A total of 67 people were living in a mental health hospital or unit in Lambeth.

Vulnerable young people

- 5.90 Lambeth Council currently provides two separate accommodation and support offers for young people aged 16 to 21, which are commissioned and delivered separately. Semi-Independent Living is offered to young people aged 16 and 17 who meet social care eligibility criteria and who the local authority has a duty to provide accommodation for Under Section 20 of the Children Act 1989. This accommodation is purchased as required and delivered by a range of service providers with varying degrees of support to meet assessed needs. In November 2015 there were approximately 145 young people living in this type of accommodation, though this number fluctuates according to demand.
- 5.91 Housing provision is also offered to young people aged between 16 and 21 who are considered vulnerable due to being homeless or at risk of becoming homeless in accordance with part 7 of the Housing Act (1996). This accommodation is managed by block contracts with four supported housing providers. In November 2015 the total number of young people housed through this provision was 215.
- 5.92 The council is currently developing an integrated accommodation and support pathway for all young people aged 16-21, with shared assessment, accommodation and move-on processes.

People with disabilities

- 5.93 In 2015 there were 1,344 people with disabilities in Lambeth known to the Integrated Disabilities Team, 1,012 of who were actively case-managed in the

²⁷ Note from the Mayor on post-EiP action points 4, 5, 6, 8, 11 and 12, October 2015, para. 13.

²⁸ Lifetime Homes, Lifetime Neighbourhoods A National Strategy for Housing in an Ageing Society, DCLG DoH DWP DWP 2008

²⁹ Guide to available disability data, March 2015, Department for Communities and Local Government

community. A total of 332 people were living in residential or nursing care homes, 109 in supported accommodation, and 38 in extra care accommodation.

Number known to the integrated disabilities team	1,344
Number of are actively case managed in the community	1,012
Number who are supported, living in residential and nursing homes	332
Number of people living in supported accommodation	109
Number of people in Shared Lives (this is where a person who needs support and/or accommodation moves in with or regularly visits an approved Shared Lives carer, to share family and community life)	20
Number of people in extra care accommodation	38
Number of people living outside Lambeth (out of borough placements)	383

Table 19 - People with disabilities in Lambeth

- 5.94 Fewer adults with learning disabilities live in their own home or with families in Lambeth when compared with the London average (63.8% in Lambeth, compared to 69.6% in London). However, this is an increase from 58.7% in 2012/13. The council is continuing to support and encourage this upward trend.
- 5.95 Demographic trends are expected to lead to growth in the population and number of households with disabilities over the period to 2036. Housing support services will need to be adequately resourced to take account of this.
- 5.96 Lambeth Council is currently undertaking a housing needs assessment for adults with disabilities. In addition, the council is working with Public Health colleagues on the development of a Market Position Statement for Adult Social Care and, separately, a needs assessment for adults with disabilities including young people who transition from children's services to adults.

Household with Children (family households)

- 5.97 For the purposes of this assessment families have been defined as any household which contains at least one dependent child. In 2011 there were 34,847 families in Lambeth, accounting for 27% of households (ONS Census 2011). This is a lower proportion than across London as a whole (31%). When compared with London, the proportion of married couples with children in Lambeth is notably lower: 10% compared to 15% across London. Other household type categories do not show any particular deviations from the regional average.

	Number (households)
All families in households	70,374
No dependent children in family	35,654
One dependent child in family aged 0 to 4	7,425

One dependent child in family aged 5 to 11	4,576
One dependent child in family aged 12 to 18	5,794
Two dependent children in family; youngest aged 0 to 4	5,160
Two dependent children in family; youngest aged 5 to 11	3,928
Two dependent children in family; youngest aged 12 to 18	1,846
Three or more dependent children in family; youngest aged 0 to 4	3,516
Three or more dependent children in family; youngest aged 5 to 11	2,169
Three or more dependent children in family; youngest aged 12 to 18	306
Total dependent children	61,544 (persons)

Table 20 - Household composition, Census 2011

	Lambeth		London	
	Number	%	Number	%
Married couple	12,378	10%	489,586	15%
Same-sex civil partnership couple	24	0%	454	0%
Cohabiting couple	3,582	3%	91,774	3%
Lone parent	13,559	10%	278,986	9%
Other households	5,304	4%	149,043	5%
Total households with dependent children	34,847	27%	1,009,843	31%
Households with no dependent children	95,170	73%	2,256,330	69%
Total households	130,017	100%	3,266,173	100%

Table 21 - Household type, Census 2011

- 5.98 Demographic projections³⁰ suggest that the number of households with dependent children is expected to increase by 10% from 2015 to 2035 (an increase of around 175 households per annum). Total households are projected to increase by 23% over the same period. As a proportion of total households, the number of households with children is projected to reduce over this period - from 26% in 2015 to 23% in 2035. In London, the growth rate to 2035 is almost exactly the same as the overall household growth rate, meaning that the family share of the total is projected to remain almost unaltered (30%).
- 5.99 The projections suggest that there will be a slight decrease (-1%) in households in Lambeth with three or more children between 2011 and 2035, an increase of 17% in the number of families with one child and a 5% increase in families with two children.

³⁰ GLA 2014 round trend-based household projections, central variant

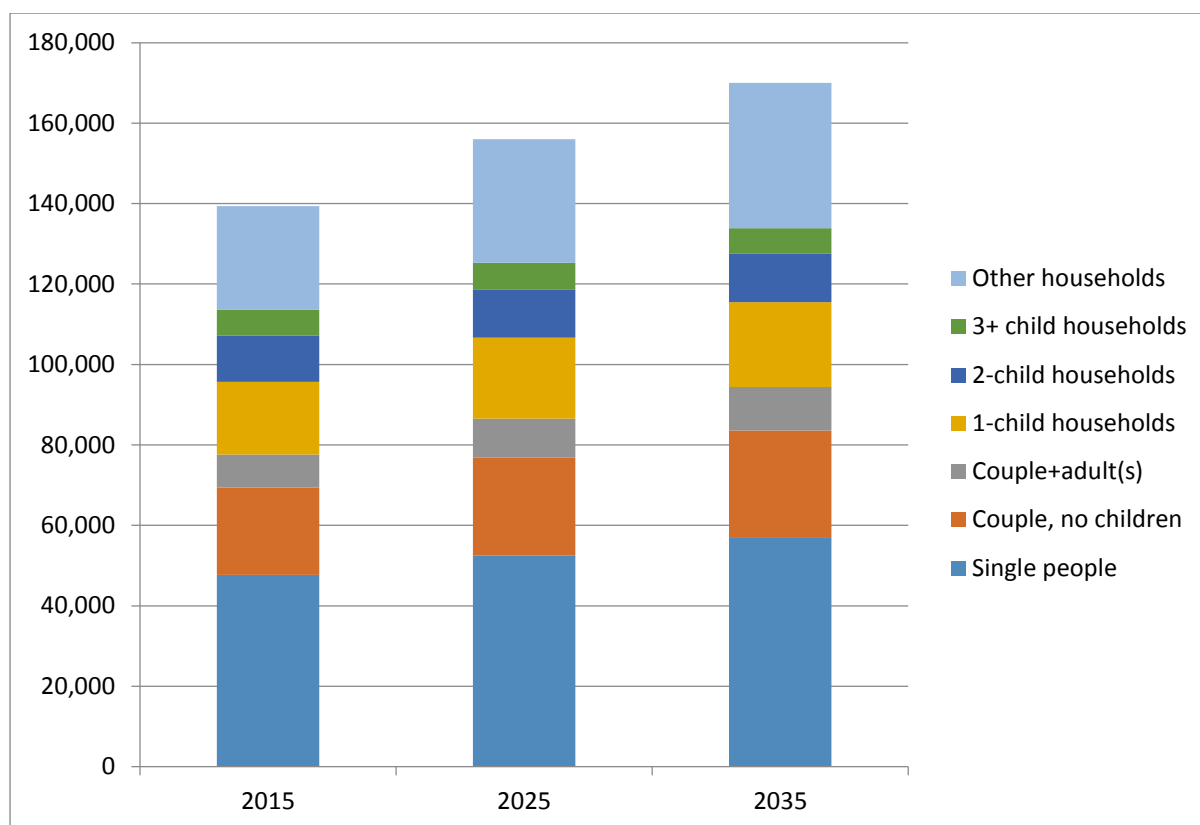


Figure 18 – Projected household change 2015-2035, GLA household projections

	1 bedroom	2 bedrooms	3 bedrooms	4 or more bedrooms	Total	Total %
Owner occupier (including shared ownership)	477	3,310	5,688	8,479	17,954	29%
Social rented	2,513	13,633	11,115	3,994	31,255	51%
Private rented or living rent free	1,952	5,131	3,563	1,689	12,335	20%
All categories	4,942	22,074	20,366	14,162	61,544	100%

Figure 19 - Families with children by tenure and dwelling size (dependent children), persons, Census 2011

5.100 Lambeth has a notably higher proportion of dependent children living in social rented housing (51%) than in London (31%) and a correspondingly lower proportion of children in owner-occupied housing – 29% (45% in London). 20% of children in Lambeth are housed in the private rented sector, compared with 24% across London.

5.101 Analysis also indicates that young families are more likely to be found homeless than other categories.

Household type	Total number	Total %
Emergency homelessness	-	-
Household with 1 child	183	36.3%
Households with 2 children	129	25.6%
Households with 3 or more children	77	15.3%
Household – pregnant, no other children	40	7.9%
16 or 17 year old	-	-
18 to 20 year olds	-	-
Priority need – Old Age	-	-
Priority need – Physical Disability	33	6.5%
Priority need – Mental health needs	28	5.6%
Priority need – Other	14	2.8%
Total	504	

Table 19 - Households accepted for assistance under homelessness legislation between April 2014 and March 2015 (Source:- P1E statistics, April 2014-March 2015)

Students

- 5.102 There are two known providers of higher education in Lambeth. King's College London is a higher education institution funded by the Higher Education Funding Council for England (HEFCE). There were 27,645 students studying at King's College London in 2013/14³¹, across five campuses. Two of these campuses are located wholly in Lambeth: Waterloo and St Thomas' campuses; and a further campus, Denmark Hill, is located partially in Lambeth and partially in LB Southwark. King's College provides accommodation for students in halls of residence close to the teaching campuses. There are also places available to King's students in the Intercollegiate Halls of Residence.
- 5.103 Lambeth College is a further education college which offers higher education courses. The College has two main centres in Clapham and Vauxhall and a smaller centre close to Brixton.
- 5.104 London South Bank University is also located close to the borough boundary, within the London Borough of Southwark.
- 5.105 Existing purpose-built accommodation provides approximately 1,653 bedspaces for students at nine locations in Lambeth. The majority of these are concentrated in the north of the borough. Three of these student residences are University owned and operated – two of which are operated by King's College London, and one that is operated by the University of Westminster. A further six facilities provide privately owned and operated accommodation which is let directly to students. One residence, the Glassyard Building in Stockwell Green, is operated privately but has a nomination agreement in place which means that 258 of the 328 rooms are reserved for students at the University of the Arts.
- 5.106 There were 24,246 full time students (aged 16 and over) in Lambeth at the time of the 2011 Census. Of these, the majority (46%) lived at home with their parents, 14% lived in student only households, and 6% lived alone. Only 2% lived in communal establishments, such as halls of residence or purpose-built student

³¹ Higher Education Statistics Agency data, 2013/14 (<https://www.hesa.ac.uk/>)

accommodation. As would be expected, a higher proportion of students aged 16-19 live at home with their parents, with a correspondingly higher proportion of older students (20+) living in student only households (22%) or alone (9%). The Census does not provide detailed tenure breakdowns for students, however we assume that student only households and those falling into 'other household type' category will be predominantly in the private rented sector.

	All categories: Student accommodation	Living with parents	Living in a communal establishment: Total	Living in a communal establishment: University (for example halls of residence)	Living in a communal establishment: Other	Living in all student household	Student living alone	Living in other household type
Age								
All categories	24,246	11,234 (46%)	579 (2%)	446	133	3,504 (14%)	1,492 (6%)	7,437 (31%)
Age 16 to 17	5,190	4,866 (94%)	32 (1%)	4	28	35 (1%)	15 (0%)	242 (5%)
Age 18 to 19	3,952	3,073 (78%)	268 (7%)	213	55	209 (5%)	123 (3%)	279 (7%)
Age 20 to 24	7,721	2,709 (35%)	187 (2%)	178	9	1,915 (25%)	498 (6%)	2,412 (31%)
Age 25 and over	7,383	586 (8%)	92 (1%)	51	41	1,345 (18%)	856 (12%)	4,504 (61%)

Table 20 - Student accommodation by age, 2011 (All full-time students aged 16 and over)

	All categories: Full-time students and economic activity	Full-time students: Economically active: In employment	Full-time students: Economically active: Unemployed	Full-time students: Economically inactive
All categories: Student accommodation	24,246	6,682	2,441	15,123
Living with parents	11,234	1,878	1,324	8,032
Living in a communal establishment: Total	579	90	80	409
Living in a communal establishment: University (for example halls of residence)	446	66	37	343
Living in a communal establishment: Other	133	24	43	66
Living in all student household	3,504	1,125	278	2,101
Student living alone	1,492	548	221	723
Living in a one family household with spouse, partner or children	2,252	953	175	1,124
Living in other household type	5,185	2,088	363	2,734

Table 21 - Economic activity of full-time students by student accommodation, 2011 (All full-time students aged 16 and over)

5.107 The Census 2011 gives details of the numbers and distribution of full-time students aged 16+ in Lambeth, but does not identify full-time students as separate households. As well as a single person households in higher education, the

classification “full-time student” can also cover people such as a 16/17 year old in further full-time education living in the parental home, or a retired person in a settled home who has decided to go into full-time education.

- 5.108 Data from the 2011 Census shows that full-time students are spread across the whole borough and are not concentrated around a particular area/educational establishment. Excellent public transport links, particularly from the north of the borough, mean higher education institutions in central London are easily accessible from Lambeth.
- 5.109 London SHMA 2013 highlights that students differ from the wider household population in several important respects:
- They are not identified separately in official household projections.
 - Their numbers are subject to different influencing factors, including demographics but also national policy around fees and visa restrictions, the exchange rate and the relative standing of London’s educational institutions.
 - Students also tend to have very low incomes relative to housing costs, but only temporarily.
 - Students may live by themselves, as part of a conventional household, together with other students in a self-contained dwelling, or with other students in halls of residence.
 - Students occupy both purpose-built and general-purpose accommodation.
- 5.110 For these reasons the SHMA concludes that it is neither appropriate nor feasible to identify the housing requirements of students with the same methodology as employed for the population as a whole. However, analysis of the housing requirements of students has been undertaken at the London level.
- 5.111 The London Academic Forum, set up by the Mayor of London to advise on student housing requirements, projected an increased in the full time student population in London from 343,124 in 2011/12, to between 458,354 and 485,916 by 2026/27, with an annual average growth rate of between 7,682 and 9,519 (based on the central growth scenario).
- 5.112 The London SHMA translates the annual growth figures into requirement / demand for purpose-built student housing using a number of different assumptions, including the proportion of students presently living in purpose built accommodation and the views expressed by charitable and private sector providers. Adopting the assumption that 33% of the demand for student accommodation could be met through purpose built accommodation, the SHMA identifies an annual requirement of between 2,500 to 3,100 bed spaces (rounded).
- 5.113 There has been a significant increase in purpose-built student accommodation provision in Lambeth over the past five years. The number of existing student bedspaces in the borough has increased by 93 per cent since 2011 – from 855 bedspaces to 1,653 in 2015. The development pipeline remains healthy, with one scheme under construction at March 2015 and a further five with planning permission yet to commence construction. (Ref. Lambeth Student Accommodation Assessment 2015)

Student Accommodation Affordability

- 5.114 Rents for purpose built student accommodation, not unexpectedly, vary depending on the type of unit provided and the location, ranging from £110.25 per person per week for cluster accommodation at International House (operated by the University of Westminster) to £365 per person per week for a self-contained studio at the newly completed Spring Mews development in Vauxhall. In all cases the accommodation provided by the Universities themselves is cheaper than privately operated direct let units.
- 5.115 In comparison, the median rent for a room in the private rented sector across Lambeth is £138 per week (London median £122) and for a studio £207 (London median £201). Lower quartile rents for a room or studio flat in Lambeth are £112 and £184 respectively (London: £173 and £104). (GLA London Rents Map, February 2016).

Service Families

- 5.116 There is limited information available in terms of the particular housing requirements of this group.
- 5.117 Data from the 2011 Census suggests that there are 170 households in Lambeth containing a member of the armed forces, and a further 20 armed forces personnel living in a communal establishment. The gender and age profile of members of the armed forces shows a far higher proportion of males to females as would be expected (93%), with the majority in the 25-34 and 35-49 age categories (76%).

	Lambeth	London
Lives in a household	170	4,936
Lives in a communal establishment	20	1,317
Total	190	6,253

Table 22 - All usual residents employed in the Armed Forces, Census 2011

- 5.118 Specific information on the tenure breakdown of the 170 members of the Armed Forces in Lambeth who live outside communal accommodation is not available. The London SHMA 2013 reports that the majority of armed forces households in London live in owner occupied or private rented housing, with around 7,500 spread between the two tenures, and the remaining 500 in social rented housing. Analysis of their dwelling size requirements indicates that none of the armed forces households in London are overcrowded.
- 5.119 At the London level, taking affordability into account, the tenure requirements of armed forces households are split in the same proportion as their current tenure, i.e. with the vast majority requiring market housing. The London SHMA concludes that as there are no projections of future change in the number of armed forces households, the most reasonable assumption is that both their total requirements and the tenure mix of those requirements will rise in line with overall growth in the number of households in London.

- 5.120 There are a total of 21 households on Lambeth's housing waiting list who had priority by virtue of being ex-service personnel. This category was introduced in November 2013. Since then the council has had approximately 3,000 new applications per year. This illustrates that only a very small proportion of people applying to the waiting list have been in the armed forces. The council will continue to give priority to service personnel and their families through the housing allocations process.

Gypsies and Travellers

- 5.121 There is one established Traveller site in Lambeth, located at Lonesome Way in Streatham Vale, currently with 16 residential pitches. The site is owned and managed by the council.
- 5.122 Planning Policy for Traveller Sites (PPTS) came into force in March 2012 and was updated in August 2015. This document sets out the government's policy for Gypsies and Travellers and represents the only policy for a particular household group which is not directly covered by the NPPF. However, the PPTS does state that it must be read in conjunction with the National Planning Policy Framework. The PPTS requires local planning authorities to make their own assessment of need for the purposes of planning.
- 5.123 A Lambeth Gypsy and Traveller Accommodation Needs Assessment (GTANA) was completed by Opinion Research Services in June 2014. This evidence demonstrated a need for 11 pitches in the borough over the period 2014 – 2030, arising through concealed households (3 pitches) and new household formation (8 pitches). However, this is now being updated to take account of the 2015 revisions to the PPTS, which change the definition of 'traveller'.

Custom build

- 5.124 Based on analysis of the London Development Database (LDD), the London SHMA 2013 estimated that self-build could represent between 1.9% and 3.5% of annual housing output in London. The SHMA surmised that self-build in London typically takes place in small infill sites, end of terrace spaces, backland sites, gardens, garages and small industrial sites. It refers to London's uniquely pressurised housing and land markets, which tend to favour larger and more experienced builders, as possible explanations behind the high levels of interest yet relatively low levels of activity in London reflected through national surveys.
- 5.125 LDD data shows that in 2014/15 there were six completed developments in Lambeth involving the erection of a new single residential unit (new build houses or bungalows). This represents 0.4% of the total net additional dwellings completed that year (conventional supply). This figure is fairly constant at three developments in 2013/14 (0.35% of the total net additional dwellings completed that year), five in 2012/13 (0.8%), and 11 in 2011/12 (1.44%). It should be noted that some of these may be speculative development of a single unit rather than self-build.
- 5.126 Evidence of demand from individuals for building their own homes is currently limited to five entries on the National Self Build Portal (launched in April 2012). Only one of these entries specifically states that a site is sought in Lambeth however; the

others are not specific or refer to searching for a site within 'London' or within the M25.

- 5.127 The Mayor of London launched the 'Build Your Own Home' London register in August 2015. This will provide a resource to understand demand and will help boroughs to develop appropriate policies.
- 5.128 The Self-build and Custom Housebuilding Act 2015 ("the 2015 Act") introduced new duties on local authorities to keep, and have regard to, registers of people seeking land for self-build and custom housebuilding. Those duties will be brought into force through forthcoming regulations. The Housing Bill 2015 places an additional duty on local authorities to identify and grant sufficient suitable development permissions on serviced plots of land to meet the demand for self-build and custom housebuilding, as evidenced by the number of people on the local register.

6. Economy

Note: Unless otherwise specified the below data is sourced from the Lambeth Investment and Opportunities Strategy.

Employment and skills

- 6.1 Employment levels in Lambeth are extremely high, well above the London and national averages (79.2% for Lambeth compared to 71.8% and 72.4% respectively). This means that Lambeth can be considered as almost having full employment. The female employment rate is especially high, some eleven percentage points higher than the London average.
- 6.2 The population of Lambeth features a much higher proportion of people aged in their 20s and 30s compared to other areas of London, with lower proportions for other age groups. Our residents often work in professional and managerial occupations and earn incomes that compare well with the London average. Lambeth residents are much more likely to commute to work in other boroughs than to work in Lambeth. Only 21,000 people live and work in the borough, whereas 115,000 residents commute to work elsewhere – with over 40,000 going to Westminster and the City of London. Conversely 85,000 people come to Lambeth from other areas to work.
- 6.3 This is also reflected in the high levels of skills and qualifications that Lambeth residents hold. 135,000 of the 234,000 working age residents in Lambeth have at qualifications equivalent to NVQ Level 4 (Higher National Diploma, foundation degree), with just 13,800 residents not having any qualifications at all. This profile has changed over the last five years as the number of residents with higher levels of qualifications has increased and the number with no qualifications has fallen rapidly. Similarly we have seen an increase in the proportion of residents working in professional and managerial occupations and a decrease in those working in elementary occupations. Rather than people developing new skills and moving on in their careers, this suggests that some lower skilled, lower paid workers have moved out of the borough and been replaced by more residents with higher skills in professional jobs. This is likely to have contributed to widening inequality between rich and poor.

Unemployment

- 6.4 Unemployment has fallen dramatically in Lambeth since 2010, and for the first time is now lower than the London and national rate. There are now 13,000 residents who are unemployed. Social housing tenants, Black and Minority Ethnic (BME) residents and residents aged over 50 are more likely to be unemployed than other residents.
- 6.5 There is particular concern amongst residents about the high unemployment rates amongst young Black residents with a range of potential causes including poor educational outcomes, a lack of quality support provision and discrimination suggested.
- 6.6 Lambeth now has the highest rate of long-term Job Seekers Allowance (JSA) claimants in London, although the numbers are reducing month by month. The largest numbers of residents on out-of-work benefits who need help in securing employment are those with health problems. There are 13,000 people claiming Employment Support Allowance, 6,750 claiming JSA and more than 3,000 people claiming Lone Parent benefits.

6.7 With increasing polarisation of the labour market, there are now more people on low pay, with an estimated 19% of employees living in Lambeth earning less than the London Living Wage. In our annual residents' survey Black Caribbean residents, those aged 35-54, and social housing tenants were more likely to say that their financial circumstances had got worse over the last year. White British residents, those aged 18-34 and those who had lived in Lambeth for less than five years were more likely to say their financial circumstances had improved. This corresponds with the findings from research with the Black Caribbean residents which showed they feel excluded or marginalised from the benefits of regeneration and economic growth.

Young people

6.8 There are 990 18-24 year olds in Lambeth claiming Job Seeker's Allowance. This represents 3.4% of the population, compared to 2.9% across London. We know that this vastly under-represents the number of young people who are out of work as often young people are not eligible for out of work benefits.

6.9 There were estimated to be 239 16-18 year olds not in employment, education or training (NEET) in Lambeth in August 2014. At 3.2% of 16-18 year olds, this was below the rate for London as a whole. However there are 1,870 16-18 year olds whose employment or education status is unknown and it is likely that many of these are also not in work or training. As in other parts of London, most jobs now and in the future will require a high level of skills. With a smaller proportion of jobs at the lower end of the jobs market, competition for entry level jobs is fierce. The number of apprenticeships has increased over the last four years, although the growth has been amongst those aged 25 or over.

6.10 There were 1,520 apprenticeships started in 2012/13 of which 840 were over 25s and only 210 were under 19s. Whilst GCSE attainment has improved significantly, attainment at Key Stage 5 (19 year olds) is still below the London average.

6.11 We estimate that there are around 132,000 jobs in Lambeth. The defining economic feature of the borough is the large numbers of jobs in the central London district in the north of the borough. Over half of the jobs in Lambeth are located here, at Waterloo and Vauxhall.

6.12 The health and social care sector is the biggest employer in Lambeth, with around 30,000 jobs. This is a unique feature, because of the presence of two world class teaching hospitals and a number of significant health charities.

6.13 Administrative and support; information and communication; and accommodation and food are also significant employers. All of these sectors are projected to show good levels of employment growth in London over the next fifteen years.

6.14 The number of jobs in Lambeth has grown steadily over the last eight years, with around 15,000 new jobs having been created. However the employment growth in Lambeth has been well below the levels of growth seen elsewhere in London, but especially elsewhere in Inner London (an increase of 10.9% compared to 16.4% and 22.7% respectively). This suggests that Lambeth has not yet fulfilled its economic potential as a generator of jobs for the London economy.

6.15 In Lambeth, 20% of working people (or about 38,740) are paid below the London Living Wage (or low-paid)³³, in line with the London average (Inequality in Lambeth (draft), 2016). Residents on low pay are more likely to have lived in the

borough for more than 10 years, be women, lone parents, from black or non-British white backgrounds, English for speakers of other languages (ESOL) and older. We know from external evidence that they are also more likely to be part-time and temporary employees, those in lower-skilled occupations, and those employed in the hospitality, retail and care sectors. They are also more likely to be disabled: 34% of disabled people in London are low paid, compared to 24% of non-disabled people³⁵. It is worth remembering that there are different 'patterns' of low pay into which our residents might fall including: those who stay 'stuck' in low pay; those who 'escape' low pay; and, those who 'cycle' in and out of low pay, and our approach to tackling low pay should reflect this (Inequality in Lambeth (draft), 2016).

Businesses in Lambeth

- 6.16 The business base in Lambeth is comparatively small but the number of new businesses being created in the borough has increased significantly over the last four years. Public sector employment is higher in Lambeth than elsewhere, largely because of the scale of health and social care-related employment. Following the national trend, self-employment and part-time working have both increased in Lambeth since the recession. 35,000 Lambeth residents are now estimated to be self-employed.
- 6.17 There are no strategic industrial locations in Lambeth and the borough's industrial areas are made up of Locally Significant Industrial Sites which are identified as Key Industrial Business Areas (KIBAs). The 28 KIBAs cover 47.9 hectares, ranging in size from 0.09 hectares (Lion Yard) to 7.28 hectares (West Norwood Commercial Area). There is a total of 387,995 square metres of commercial floorspace within Lambeth's KIBAs. KIBAs within the borough are performing well and whilst there has been an increase in vacant floorspace the overall proportion of vacant commercial premises has remained the same. Most KIBAs in the borough continue to have high occupancy levels (KIBA Survey 2012).
- 6.18 Lambeth has a number of further and higher education establishments including King's College and Lambeth College (largest provider of adult and community learning in the Borough). King's College aims to be one of the top six universities in the UK, and one of the top twenty-five internationally. It plans to grow by 3,000 students over the next five to ten years. Its estate comprises five main campuses, of which four are wholly or partly in Lambeth. These are at Waterloo, St Thomas's, Guy's and Denmark Hill (which straddles the border with Southwark and is closely associated with King's College Hospital).
- 6.19 The ONS Business Register and Employment Survey 2012 shows that the largest employment sectors in Lambeth are public administration, education and health (46,200) and financial and other business services (30,400) (Lambeth Public Health Report, 2015).
- 6.20 The 2013 ONS Interdepartmental Business Register indicates that there were 12,275 micro businesses (92.6% of total), 795 small businesses, 135 medium businesses, and 45 large businesses (Lambeth Public Health Report, 2015).
- 6.21 Lambeth has a high proportion of self-employed workers (16%) – a group of workers who do not usually benefit from occupational health or other support services, and who may experience higher levels of isolation than other workers (Lambeth Public Health Report, 2015).

Economic health

- 6.22 The UK economy has grown for eleven consecutive quarters up to Q3 2015, and shrunk in only two of the last twenty-five quarters since the recession of 2008-9.^{32,33} UK labour market performance remains mixed, as illustrated by real pay decreases, high levels of youth unemployment and an increase in the number of people who are underemployed³⁴. London has grown more strongly than the UK as a whole, but despite its successes, the London economy faces challenges particularly in terms of high costs of living creating pressures on low income workers, attracting and retaining the skills the economy needs, and addressing long-term unemployment.
- 6.23 Lambeth is an important part of the London economy, particularly in providing homes for young, skilled workers.
- 6.24 The north of Lambeth is an integral part of London's Central Activities Zone (CAZ), home to significant employers and cultural and tourism assets. Further south are a series of important town centres including Brixton, Clapham, Streatham and West Norwood. Over two-thirds of working Lambeth residents are employed outside the borough.
- 6.25 As well as being an important employment location, Lambeth makes a crucial contribution to London's economy as a place where young, highly skilled people live. Over 45% of Lambeth residents are educated to degree level, which is comparable with many inner London boroughs as well as Oxford and Cambridge. Around 14% of residents have no qualifications, which is about average for London. Socio-economic classification gives an indication of socio-economic position based on occupation. About a quarter (26.9%) of Lambeth working age residents are in lower managerial, administrative and professional occupations. This is the largest category. 2.4% of working age residents are long-term unemployed, which is one of the highest in London.
- 6.26 Despite large increases in property prices and rents over the last decade, Lambeth also remains more affordable in comparison with other parts of Central London. However, with housing costs increasingly an issue for those on low-to-middle incomes, it appears as though some lower income residents have moved out of the borough to less expensive locations over the past few years. Clearly, though, those residents who are furthest from the labour market and who live in social housing are less mobile, and there remain pockets of severe deprivation in some parts of the borough.
- 6.27 Lambeth has relatively few jobs, but there are major plans for growth at Waterloo and Vauxhall, and in other key centres.
- 6.28 There are 140,500 people employed in Lambeth, with a significant concentration of jobs in the north of the borough. Employment has grown more slowly in Lambeth than the London average since 2002, while the borough also has a relatively small business base. Self-employment has increased significantly since 2008, particularly among white male residents aged 35 and over, but it is not clear whether this reflects positive choice on the part of residents or a reaction to the recession.
- 6.29 The two biggest sectors in for employment within Lambeth are human health and social work and administrative and support services. The high number of health-related jobs is linked to a number of large employers located in the borough. This includes a number of significant health-related charities (Marie Curie Cancer Care

³² Between 0.4% and 0.9% per quarter over this period.

³³ *Lambeth Growth Strategy Evidence Base*, Shared Intelligence, December 2014

³⁴ In Lambeth, over half (56%) of establishments reported having underutilised staff in 2013. UKCES (2014) *Employers Skills Survey 2013* – modular data

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

- 6.30 Lambeth's residents are more likely to be in employment than the London average, but this masks sharp disparities across the borough.
- 6.31 Whilst unemployment in 2014 was the lowest in ten years, there was an increase from 6% to 7% in 2015, which is still amongst the lowest in the last decade. However, there is a stark gap in employment rates and incomes between white residents and those from a black and ethnic minority background. Overall, employment rates are significantly higher for white Lambeth residents than for those from Black and Minority Ethnic (BME) backgrounds. In the year to June 2015 85% of white working age residents were in employment compared to 66% of BME working age residents. The differences in employment rates for areas within Lambeth are closely linked with the ethnic profile of these areas. With 84% of male residents aged 16-64 in employment in the 12 months to June 2015 and 79% of female residents, the gender employment gap in Lambeth (10 percentage points) is significantly lower than for London (14.4 percentage points). Lambeth had the second highest female employment rate in London in the year to June 2015.
- 6.32 Lambeth has the highest rate of long-term JSA claimants in London, the second highest level of JSA claimants aged 50 and over, and young people in Lambeth are more likely to claim JSA than the London average. These differences reflect entrenched areas of deprivation in certain parts of the borough, including around Brixton, Stockwell and some parts of the south of the borough.
- 6.33 Lambeth's population is highly skilled, but those who are not risk missing out on the opportunities created by growth.
- 6.34 Over the past decade residents have become increasingly skilled, indicating a profound population shift with more highly skilled people moving to Lambeth. More than six out of ten working age residents were qualified at NVQ Level 4 or above in 2014, up from just over four in ten in 2004. These highly skilled people are attracted to Lambeth by its excellent transport connections which allow them to access job opportunities in the borough and in the London economy more generally.
- 6.35 Growth in local employment opportunities offers some potential to help lower skilled residents, who often face relatively higher commuting costs. But future employment opportunities will be overwhelmingly in high skilled occupations, with increasingly few employment opportunities in medium and lower skilled occupations³⁵.

³⁵ Over recent years, the jobs profile has been changing towards more highly skilled occupations. The most significant change in Lambeth residents' occupational profile between 2008 and 2013 was an increase in the share of residents employed in professional (+9.7 percentage points) and associate professional and technical (+7.7 percentage points) roles. There has also been a smaller increase in the

Inequalities in incomes are already high in the borough – median household incomes in the most affluent areas are twice that in the least well-off areas³⁶. Over recent years, the jobs profile has been changing towards more highly skilled occupations. The most significant change in Lambeth residents' occupational profile between 2008 and 2013 was an increase in the share of residents employed in professional (+9.7 percentage points) and associate professional and technical (+7.7 percentage points) roles. There has also been a smaller increase in the percentage of people employed who are working as managers, directors and senior officials (+1.8 percentage points). Again, this corroborates the idea that the borough has seen a significant shift in population, with many higher skilled people moving in who are employed in higher skilled jobs. During the same period, there was also a decline in the proportion of residents working in a range of medium-skilled occupations, including administrative and secretarial jobs (-2.9 percentage points) and skilled trades (-1.6 percentage points), and a significant decline in the share of residents working in lower skilled occupations, particularly elementary roles (-7.2 percentage points).

percentage of people employed who are working as managers, directors and senior officials (+1.8 percentage points). Again, this corroborates the idea that the borough has seen a significant shift in population, with many higher skilled people moving in who are employed in higher skilled jobs. During the same period, there was also a decline in the proportion of residents working in a range of medium-skilled occupations, including administrative and secretarial jobs (-2.9 percentage points) and skilled trades (-1.6 percentage points), and a significant decline in the share of residents working in lower skilled occupations, particularly elementary roles (-7.2 percentage points). ONS (2014) Annual Population Survey.

³⁶ GLA Small area household income estimates 2012 -13

7. Schools and School Places

- 7.1 The information in this section is taken from a report to the Cabinet of Lambeth Council on 27 July 2015.
- 7.2 Lambeth has 90 schools of which five are nursery, 61 primary, 16 secondary, four special schools, two pupil referral units and two Special Educational Needs (SEN) centres. Over a third of primary schools in Lambeth are voluntary aided. Demand for primary school places is strong and there are currently very few surplus places in Lambeth primary schools. Over the next ten years demand for primary places is expected to continue to rise as a result of continuing population growth and housing development, with an estimated additional 5,040 places required by 2020. There will also be an increase in demand for other children's and young people's facilities.
- 7.2 The opening of four new secondary schools is helping to address an historic shortage of secondary school places in the borough. It is estimated that approximately 30 per cent of the 11 to 15 aged secondary pupils currently resident in Lambeth now attend schools in neighbouring local authorities or in the independent sector; and only 30 per cent of 16 to 19 year-olds resident in Lambeth are educated in the borough. There is also a need to meet the growing needs from population increase. Significant increased provision has already taken place through the provision of additional schools and expansion of others. This has increased numbers from 1,627 year 7 places in 2006 to 2,018 in September 2012. By the completion of the secondary schools programme in 2015, the number of year 7 places is expected to increase further to 2,370. It is the council's aspiration to provide a year 7 place for 80 per cent of pupils leaving primary school.
- 7.3 One hundred and twenty-three community languages are spoken in Lambeth schools in addition to English; Portuguese and Yoruba are the most common of these. Overall, educational attainment levels in Lambeth's schools continue to improve and are now above the national average in some cases. Lambeth has a high rate of young people not in employment, education or training (NEET) at 7.5 per cent compared to 4.7 per cent in London as a whole (NOMIS 2012).
- 7.4 One in three children attending Lambeth schools is eligible for free school meals, which is comparable with inner London but higher than nationally (SOB report 2012).
- 7.5 There has been an overall 34% increase in applications to the primary school pupil age group between 2006 and 2013 with a 61% increase in the Norwood area and 63% in Streatham. The number of applications to Reception classes in Lambeth schools remained static in 2014/15, however it is expected that the numbers will rise in the long term due to the additional developments being built in the borough.

Primary

- 7.6 In order to ensure that there are adequate school places in the borough, there have been a number of school expansions and refurbishments and some temporary 'bulge' classes set up in many of our primary schools. A 'bulge' class adds an extra 30 children to a school roll on a temporary basis as those children go through the school. Since 2007 there have been 33.5 'bulge' classes set up across the borough:

Town Centre	Number of bulge classes	Name of School with year of bulge class
North Lambeth	2.5	Herbert Morrison (1 bulge in 2010) ABS (1 bulge in 2012, ½ bulge in 2013)
Norwood	7	Elmwood (1 bulge in 2008, 2010, 2012) Kingswood (1 bulge in 2008, 2009) Rosendale (1 bulge in 2009) Crown Lane (1 bulge in 2009)
Streatham	14	Hitherfield (1 bulge in 2009, 2010, 2011) Sunnyhill (1 bulge in 2010, 2011) Immanuel & St Andrew's (1 bulge in 2009, 2010, 2011, 2012) Granton (1 bulge in 2012) Julian's (1 bulge in 2007, 2010) St Andrew's RC (1 bulge in 2013) Woodmansterne (1 bulge in 2012)
Clapham & Stockwell	6	Glenbrook (1 bulge in 2011, 2012) Kings Avenue (1 bulge in 2009) Telferscot (1 bulge in 2011, 2012, 2013)
Brixton	4	Jubilee (1 bulge in 2009) Loughborough (1 bulge in 2012) Richard Atkins (1 bulge in 2011) Stockwell (1 bulge in 2011)

7.7 Bulge classes are disruptive to schools and distort application priorities and so it is good news that bulge classes were not necessary in 2015 and are not expected to be needed for the next few years.

7.8 There have also been 17.2 permanent forms of entry expansions to Primary Schools completed between 2007 and 2014. The following table shows which schools have had permanent expansions following bulge classes:

Town Centre	Additional Forms of Entry	Name of Schools with year of completion and additional form/s of entry indicated.
Norwood	5	Kingswood (2FE in 2010) Julian's (2FE in 2013) Elm Wood (1FE in 2013)
Streatham	8	Henry Cavendish (2FE in 2010) Hitherfield (1FE in 2012) Sunnyhill (1FE in 2012) Immanuel & St. Andrew's (1FE in 2013) Granton (1 FE in 2013) Dunraven (2FE in 2013) Julians (3FE in 2014). Julians school now 5 FE split over 2 sites
Brixton	3	Jessop (1FE in 2007) Stockwell (1FE in 2012) Loughborough (1FE in 2013)
Clapham & Stockwell	1.2	Telferscot (phase 1) (1FE in 2014) Iqra (0.2FE in 2014)

7.9 There has been a greater demand for places in the South of the borough and the schools' capital building programme has addressed much of this demand with a comprehensive building and expansion programme. While focused in the south of the borough, because of the limited number of sites available there, expansion projects have also been necessary in central Lambeth. Lambeth has received 'Basic Needs' and 'Targeted Basic Needs' funding from the government to meet future immediate

need but projections show that further investment will be needed to ensure that we have sufficient primary school places from 2019 onwards. The Education Funding Agency allocate funding to all local authorities based on their annual school capacity return (SCAP). In summary this return shows the current spare capacity in all schools and the likely future demand. A higher need to meet demand attracts higher funding. Lambeth is currently funded for the period up to 2017/18. It should be noted that Lambeth has not had sufficient funding to enable the expansion programme to progress at the necessary pace until very recently, in spite of a significant of council funding being put in, in addition to government funding.

- 7.10 The following tables set out the numbers of places available currently or already planned to be created, compared with recent trends in applications for places from different areas, and numbers of pupils actually on school rolls. It should be noted that in some areas the number on the school rolls is very different from the numbers of applications (which shows the places needed in the area in question) because of historic under or over-provision of places. Existing programmes have been working to address the shortfall in places in Norwood and Streatham for example.

Table 24 – The number of places available in Reception classes in Lambeth schools situated within each Town Centre Area.

NOTE: Includes bulge classes and permanent expansions both implemented and planned.

PAN	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
Brixton	850	850	850	880	955	955	955
Clapham & Stockwell	790	765	770	770	800	800	800
North Lambeth	642	657	623	653	623	623	623
Norwood	450	450	450	480	510	510	510
Streatham	622	687	716	776	806	866	866
Total	3,354	3,409	3,409	3,559	3,694	3,754	3,754

Table 25 – The number of applications for a place in a Reception class, made by Lambeth residents in each Town Centre Area of Lambeth, to a school anywhere.

Applications	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15
Brixton	883	867	955	862	865	903
Clapham & Stockwell	665	650	776	768	757	708
North Lambeth	409	477	490	513	517	483
Norwood	509	528	591	601	609	663
Streatham	521	586	673	744	753	789
Total	2,987	3,108	3,485	3,488	3,501	3,546

*

Table 26 – The number of pupils on roll in Reception classes in Lambeth schools situated within each Town Centre Area.

Reception roll in Lambeth schools	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15

Brixton	772	778	839	816	795	799
Clapham & Stockwell	707	692	758	753	732	706
North Lambeth	573	615	588	615	615	585
Norwood	387	385	422	442	439	439
Streatham	465	570	551	606	662	692
Total	2,904	3,040	3,158	3,232	3,243	3,221

Source: January PLASC

7.11 It can be seen from the above tables that even with the expansions under way there are significantly fewer places available in Norwood and Streatham than applicants from that area, equivalent to 9.5 FE in 2014/15, whereas in North Lambeth in 2014/15 there were 140 more places available than applicants from that area and 102 more on roll than applicants from the area.

7.12 Due to there being less provision available in the South of the borough some children have had to travel further north in order to find a place for their children. However, it should be noted that the majority of pupils who have to travel longer distances (i.e. over 2km) are those that have chosen to go to schools that are further from their home. Very few pupils, 49 in 2013, are eventually allocated a school over 2km from their home that was not one of their preferred schools.

7.13 Primary expansions planned.

School	Extra reception places
Paxton	30 in 2015, 30 in 2016
St John's (Angel Town)	30 in 2015, 30 in 2016
St Leonards	30 in 2016
Sudbourne	45 by 2017
Woodmansterne	60 in 2015
Telferscot phase 2	60 in 2017 or 18

7.14 The current expansion programme helps address the issue of less provision in the South of the borough and once this programme is complete this will be much less of an issue.

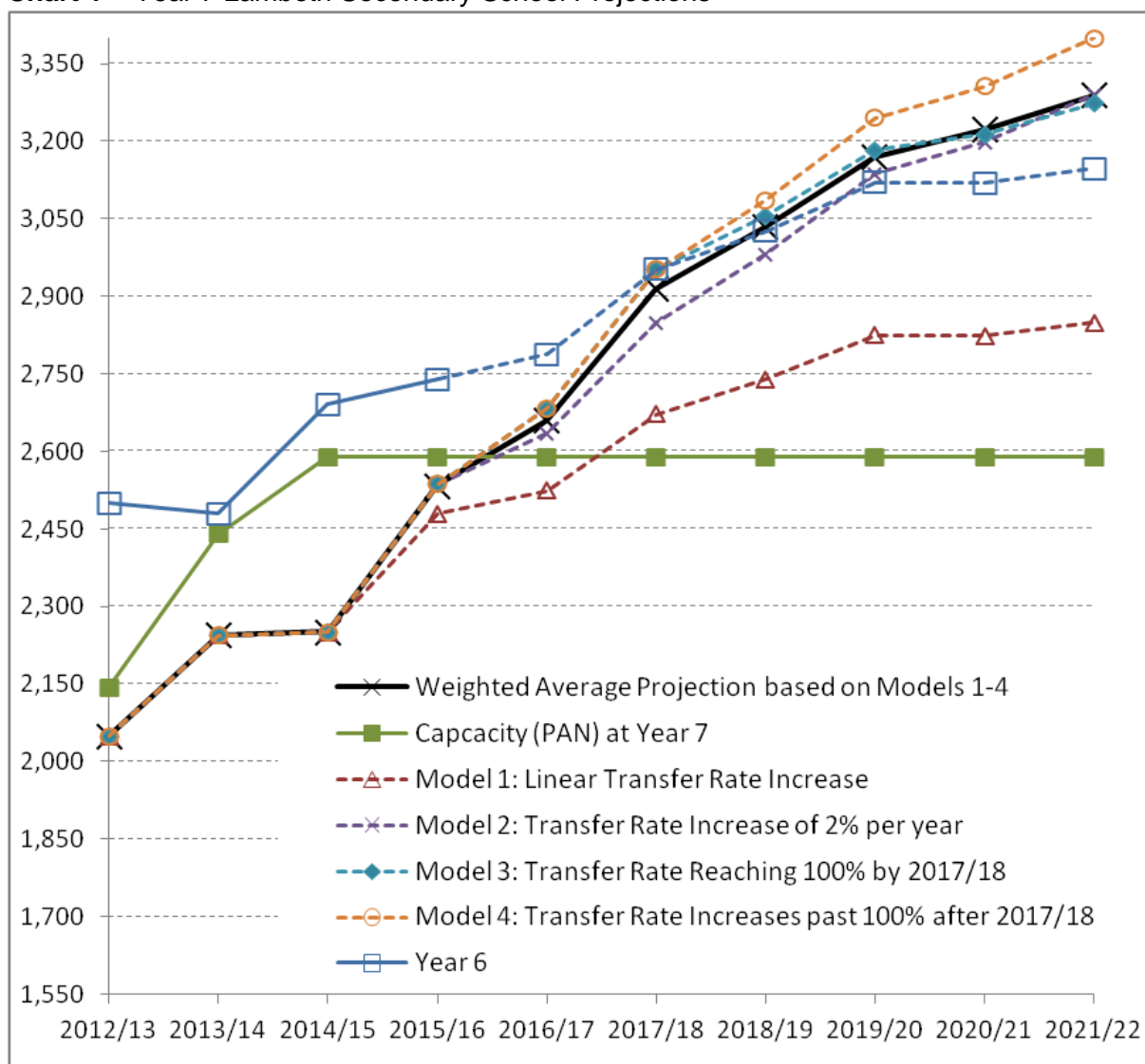
Primary Conclusion

7.15 It can be seen that once existing plans have been completed there is likely to be sufficient overall provision in the borough and in spite of demand remaining higher than available places in the south there is not likely to be need for any further expansion of schools in the south of the borough in the short term. Many of the larger sites being developed are in the north of the borough, but apart from in Vauxhall, which will be further investigated, there should be sufficient places in the north until at least 2019/20.

Secondary Schools

- 7.16 The projections for Secondary schools are primarily based on numbers expected to transfer up from primary schools, but they need to take account of the numbers transferring out of or into Lambeth to/from neighbouring boroughs.
- 7.17 The overall number of expected Year 7 pupils in Lambeth can be predicted in large part using the number of Year 6 pupils on roll in primary schools. Lambeth is a net exporter and around 10 years ago approximately 50% of year 6 pupils went into year 7 in other boroughs, however this has reduced significantly over recent years and the number of year 6 pupils retained in Lambeth is rapidly increasing with the number of year 7 pupils in 2014 being 83.6% of the number of year 6 pupils in the previous academic year. This percentage figure is known as the transfer rate. From 2017, once neighbouring boroughs are expected to begin to run out of secondary places Lambeth will probably be unable to export many pupils, and may become a net importer. The number of places, or lack of them, in adjoining boroughs is very much more significant in secondary place planning than in primary, because of the greater mobility of pupils at this age.
- 7.18 Indications from adjacent boroughs are that:
- Wandsworth currently have a surplus of secondary Year 7 places, and this is expected to remain the case until 2021.
 - Southwark estimate they will have a significant shortage by 2017.
 - Sutton estimates they will have a serious shortage by 2017.
 - Merton estimates they will also have a shortage 2017.
 - Despite 2 free schools opening, Croydon estimates that they will have a very serious shortage by 2020.
- 7.19 Of course the extent to which these shortages manifest themselves will depend in part on whether further funding is made available to them by government but it is unlikely that the necessary places will be provided elsewhere in time to allow Lambeth to continue to be a net exporter bearing in mind the high quality, and therefore popularity, of Lambeth's schools.
- 7.20 The following chart shows the year 6 projections, the year 7 capacity and the projections of places needed by these four different methods, and then a weighted average line of best fit shown for the assumed projections. As set out above these projections will be imprecise because of the difficulty in forecasting the situation with other boroughs.

Chart 1 – Year 7 Lambeth Secondary School Projections



7.21 The following table sets out the projections based on the method described above, showing the surplus/deficit compared with the current capacity.

Table 26 - Secondary School Projections based on an average of Models 1-4

Year 6		Year 7		Projected Transfer Rate	Capacity (PAN) at Year 7	Surplus / Deficit
Age 10 at school in Lambeth		Age 11 at school in Lambeth				
2006/07	2,410	2007/08	1,905	79.0%	1,988	83
2007/08	2,436	2008/09	1,990	81.7%	1,988	-2
2008/09	2,421	2009/10	1,979	81.7%	1,988	9
2009/10	2,466	2010/11	1,961	79.5%	1,988	27

2010/11	2,505	2011/12	1,952	77.9%	1,988	36
2011/12	2,500	2012/13	2,050	82.0%	2,143	93
2012/13	2,479	2013/14	2,244	90.5%	2,440	196
2013/14	2,691	2014/15	2,251	83.6%	2,589	338
2014/15	2,742	2015/16	2,534	92.3%	2,589	55
2015/16	2,789	2016/17	2,661	95.3%	2,589	-72
2016/17	2,952	2017/18	2,916	98.4%	2,589	-327
2017/18	3,026	2018/19	3,034	99.9%	2,589	-445
2018/19	3,121	2019/20	3,170	101.4%	2,589	-581
2019/20	3,120	2020/21	3,224	102.9%	2,589	-635
2020/21	3,148	2021/22	3,289	104.4%	2,589	-700

7.22 Note that Lambeth has seen a significant expansion of places in recent years for secondary provision. Four new schools were created between 2004 and 2013, and in addition DfE approved the creation of additional places at Durand, and the Oasis Academy and the Trinity secondary free schools. With the uncertainty of where free schools are going to open in the borough it is difficult to forecast places available. This can have detrimental effects on our existing schools and their intakes.

Conclusion - Secondary

7.23 It is projected that Lambeth will need more places than currently available (the current PAN) from 2016/17, and will need 327 more places or 10.9 additional FE in 2017/18 with this figure likely to increase significantly in subsequent years, although the difficulty of accurate projection should be noted. There is currently spare capacity in Platanos and Dunraven Academies and Norwood School, amounting to 2.5FE, but this will be far from sufficient to meet the overall demand. There is currently a proposal with the EfA for the opening of an eight form entry free secondary school by the Gypsy Hill Federation and we await the outcome of that decision in the autumn 2015. If successful and the school is situated in Lambeth, this would provide an extra 240 year 7 places from 2016.

8. Transport

- 8.1 Public transport provision in the borough is generally good, with 14 overground stations evenly spread throughout the borough and nine underground stations predominantly in the north. However, much of Lambeth's public transport infrastructure is currently at or over capacity during peak hours. Investment is needed to improve conditions for passengers, to provide full access to all stations and to enable the planned increases in resident and working population.
- 8.2 There are many bus routes with major interchanges at Waterloo, Vauxhall and Brixton. Public transport accessibility is good in north and central Lambeth. However, residents in Streatham and Norwood are without direct access to the underground and are dependent on rail and bus connections. With bus routes focussed on the main north-south radial routes into central London and a lack of east-west services, some areas of the borough continue to have low levels of accessibility compared to the rest of Lambeth.
- 8.3 The proportion of households with no car or van increased from 51 per cent in 2001 to 58 per cent in 2011 (Census data ONS). Traffic congestion is a serious concern for residents, with a perception that major roads can divide communities. A network of major cycle routes is in place throughout the borough and this is being expanded every year. There are also a number of off-street walking routes.
- 8.4 Lambeth has a low live-and-work ratio: only 28 per cent live and work in the borough. Nineteen per cent of residents commute to Westminster and seven per cent commute to the City (Destinations 2020, Mayor of London August 2010). Nearly 60 per cent of Lambeth workers travel to work by public transport, compared to just 14 per cent nationally. Much of the public transport infrastructure in Lambeth is currently operating at or over capacity during peak hours.
- 8.5 The Eurostar terminal at Waterloo relocated to St. Pancras in November 2007, which presents an opportunity to reconfigure Waterloo Station.
- 8.6 The borough also benefits from river transport, both for passengers and transporting freight. There are two Thames Clipper stations in the borough. Lambeth also has London's only river fire station, located south of Lambeth Bridge, home to two fireboats.
- 8.7 Accessibility to public transport is important to ensure that people can move around Lambeth with ease. As Lambeth is amongst the highest nationally for households with no car or van (in line with Inner London) (Census 2011), there is even more reliance on public transport. Lambeth residents have a total of 67,000 cars, compared to 73,000 in 2001. The proportion of households with no car or van has increased from 51% to 58% (Census 2011). However, much of Lambeth's public transport infrastructure is currently at or over capacity during peak hours. This situation will worsen with increasing living and working populations. Ultimately this will impact on access to jobs, Lambeth's economic wellbeing and the attractiveness of the borough to investors.
- 8.8 The Infrastructure Schedule provides details of proposed transport projects that seek to improve transport in the Borough. For example, the East London Line extension to Clapham Junction seeks to increase capacity of the London Overground network. A new station will be provided at Clapham High Street. Funding has been committed for this part of the project. The project offers opportunity to link

Brixton to this Overground network, which would benefit the Borough, particularly residents of Brixton. However, funding has not been committed to provide a new station at Brixton for the East London Line Extension. An appropriate replacement for the former Cross River Tram is also proposed in the Schedule. This seeks to alleviate over-crowding on the Northern line and main line rail stations along its route. It would provide interchanges with twelve tube stations on nine different lines and four main-line stations. Again, funding has not been identified to further this proposal. The Northern Line Extension with a new station at Nine Elms will enable and support development and growth within the Vauxhall Nine Elms Battersea Area. It is expected to be funded by the private sector, although to date, full funding had not been committed and remains uncertain. Indeed the delivery of the extension is uncertain until it has been approved through the Transport Works Act Order and Treasury.

- 8.9 Journey times on buses have improved significantly in the borough over the last five years. Bus speeds have increased or remained stable across the AM-peak, Interpeak and PM-peak period, unlike other central London boroughs where speeds have decreased. Excess Wait Time (EWT) has reduced by 49% from 2.34 minutes (1999/00) to 1.18 mins (2008/09).
- 8.10 The Council operates three electric charge points in the Borough. The electric charge points are located in:
- Pulross Road, Brixton. SW9 8AA
 - Upper Ground, Waterloo SE1 9PP
 - Concert Hall Approach, Waterloo. SE1 8XU
- 8.11 Car owners in Lambeth are currently being given the opportunity to exchange their resident's parking permits for free car club membership and drive time.
- 8.12 The borough has an extensive network of footway's adjacent to the highway network and these are used for the majority of walking trips in Lambeth. Lambeth also has three strategic walking routes. These are the Capital Ring, Jubilee Walkway and the Thames Path. The borough also has a number of green spaces and parks that are used by pedestrians as a traffic free alternative.
- 8.13 There are more than 20 docking stations for the Barclays Cycle Hire Scheme in Lambeth Borough. Waterloo Station is the most frequently used docking station for both docking and hiring (TfL website July 2012). In addition the Borough has a good network of cycle routes including Cycle Superhighway Route 7 from Merton to the City (route 5 from Lewisham to Victoria via Vauxhall is expected to be in place by 2013), London Cycle Network routes 3, 5 and 25 and National Cycle Route 4.
- 8.14 There are many busy A-roads in Lambeth including the A23 main road from London to Brighton which runs the length of the borough, the A3 which runs south from Elephant and Castle through Kennington, Stockwell and Clapham, and the A205 South Circular Road which cuts East-West across the borough. The total length of road network in Lambeth is 390.2 km (Oct 2007). Traffic congestion is a serious concern for residents, with a perception that major roads can divide communities.

- 8.15 Whilst Crossrail does not affect the borough directly, it may allow a more convenient interchange for travel around London for certain journeys. It has the potential to move investment away from Lambeth and to areas which will be served by Crossrail, and also limits available funding for other schemes in the Capital.
- 8.16 Developments in the Vauxhall area are exempt from paying contributions as set out in the Mayor's Crossrail SPD, instead all contributions will be retained for local transport schemes as a reflection of the lack of benefit to Lambeth of the Crossrail scheme.
- 8.17 However, the Mayor has recently implemented the CIL Levy which is intended to provide up to £300M funding for Crossrail. This includes all developments within Lambeth including Waterloo and Vauxhall. This is on top of any local CIL and s106 requirements and has the potential to affect viability of development within Lambeth, meaning that it may not be possible to obtain appropriate mitigation measures from developers.

9. Access and Services

- 9.1 Similar to other inner London boroughs, Lambeth has a young age profile consisting of many working age people, rather than large numbers of children and teenagers (0-19 year olds represent 20.8% of the population and 53.6% of residents are aged 20-44 years). Lambeth is in the top five districts in the country for people in this age group (Census 2011). This large working age group is likely because Lambeth is a destination for many young working age migrants. Lambeth's older population (aged 60+) is projected to grow by 46% in the next 20 years (2011-31), compared to a 17% growth across the whole population (State of Borough 2011).
- 9.2 The number of those aged over 85 is expected to increase which will significantly increase age-related long term conditions and demand for care services. This includes some people with enduring mental health needs who will become part of the ageing population, with particular housing needs (APH 07/08) (LIP 2011).
- 9.3 Table 27 below provides predicted numbers of disabled people in 2011 according to the Department of Health *PANSI* projections (State of the Borough 2011).

Table 27: Disabilities in Lambeth

on of disability	no.	%	%
Disabilities (18-64 year olds)			
physical disability	3,391	6.4	7.0
physical disability	,423	1.6	1.9
visual impairment	137	0.1	1.9
deaf or severe hearing impairment	,082	2.4	3.0
hearing impairment or deaf	38	0.0	0.0
with a physical disability and permanently unable to work	,983	3.8	2.1
with a physical disability and permanently unable to work	,577	2.4	1.4
Disabilities (18-64 year olds)			
mental disorder	3,446	15.9	6.1
personality disorder	761	0.4	0.4
disorder	321	0.4	0.4

- 9.4 Under the Department for Transport 'Access for All' programme, lifts have been installed at Herne Hill, Streatham Common and Streatham Hill Railway stations. Lifts are also proposed at Vauxhall and Waterloo stations. Lift installation at Vauxhall station is due for completion in 2014. Lift installation at Waterloo station is unlikely during the LTP timeframe due to funding constraints.
- 9.5 The Lambeth resident's survey (2011) for disabled residents and those with long term illness found that similar to older people; there is a longer term trend of

disabled residents being less likely to use all cultural services³⁷. Further research was undertaken to explore the reasons underlying this (which included not feeling welcome and comfortable in leisure centres, poor access and lack of awareness about available discounts).

- 9.6 There are 1.54 hectares of unrestricted open space in Lambeth per 1,000 population, although access is unevenly spread and particularly limited in the north of the borough. Lambeth contains two Areas of Deficiency for Access to Nature for London (AODs) covering approximately 40% of the borough (see Figure 20). Lambeth has two London Priority Opportunity Sites for reducing AODs (Kennington Park and Norwood Park), and five Priority Sites for improving access to nature (Archbishop's Park, Brockwell Park, Myatt's Fields Park, Rush Common, Waterloo Millennium Green).
- 9.7 Open space provision for residents in the Borough includes 228 open spaces within Lambeth above 0.2ha in size and 15 further sites in adjacent Boroughs, accessible to the population of Lambeth (Open Space Study 2013).

³⁷ Disabled residents are less likely to use leisure and sports facilities (20% vs 27%) and parks and open spaces (39% vs 55%). They are more likely to be concerned about not enough being done for older people (24% vs 11%), and less likely to be concerned about pollution of the environment (7% vs 10%) and public transport (3% vs 6%).

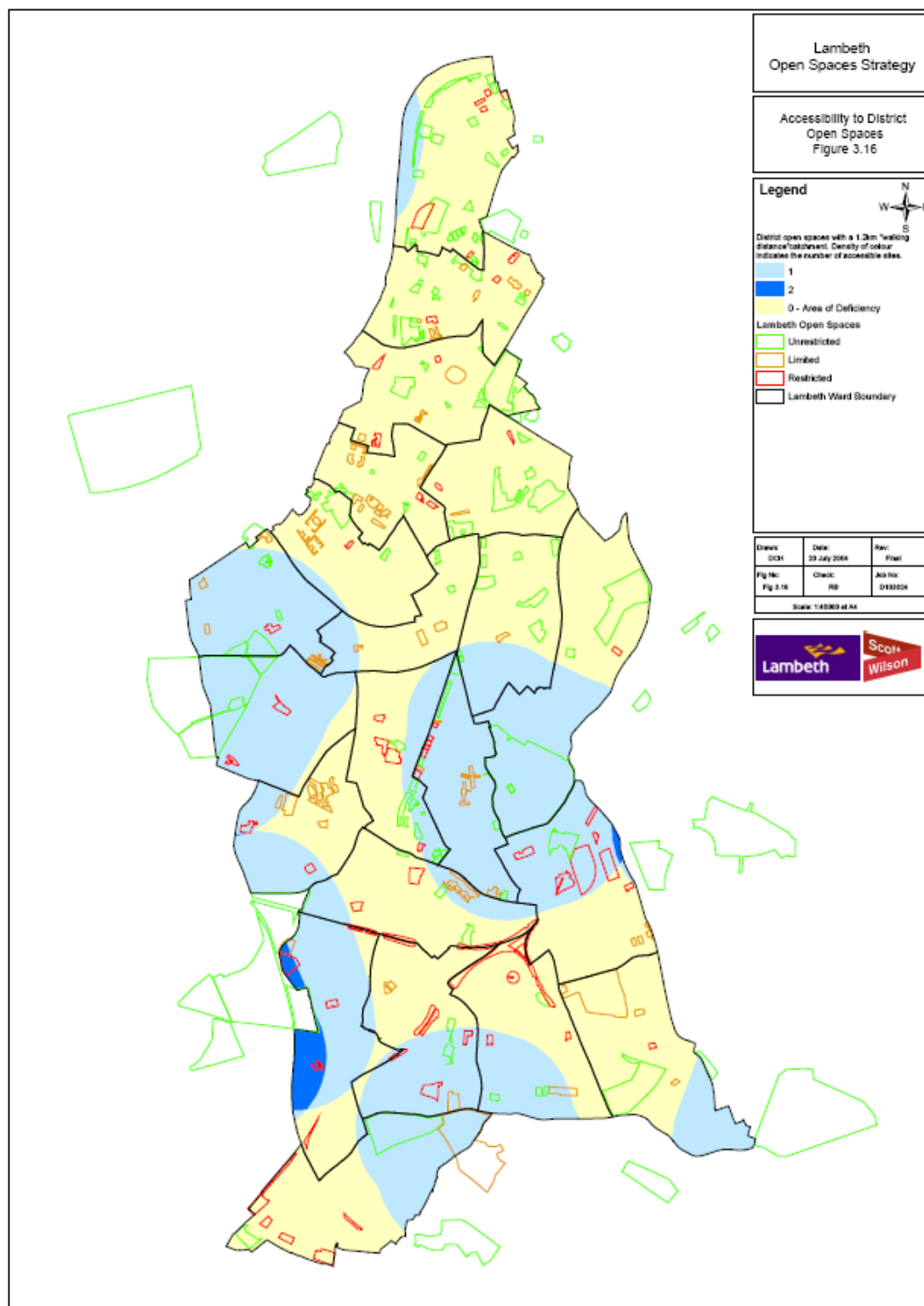


Figure 20: Areas of deficiency for access to nature

9.8 Lambeth currently offers a good range of play facilities but improvement to quality is required in some cases. A recent audit also highlighted geographical disparity in access to play across the borough, with a particular lack of facilities in the south of the Borough, in West Norwood and Streatham (Infrastructure Programmes 2010). As population increases, access to quality play provision will become an increasing priority across the Borough as a whole.

- 9.9 There is already a wide range of community facilities across Lambeth including parks, open spaces, play areas, allotments, Customer Centres, community centres, day care centres, nurseries, Children's Centres, youth centre, local schools with extended opening hours, faith buildings, libraries, leisure centres, pubs, cafes and local shops. However, coverage is currently unevenly spread across the Borough, with some neighbourhoods experiencing severe shortages of usable space, while others apparently have too many under-used facilities.
- 9.10 The number of school places in the Borough is currently insufficient to meet long-term future demand, both at secondary and primary level. The Council has had to add additional temporary classrooms each year, which is an unsustainable position. More land and funding are required to build additional schools to meet projected future demand over the next ten years.

10. Infrastructure

Physical Infrastructure

- 10.1 Existing public transport in Lambeth is already very well used and over capacity in some cases, and current improvements will not achieve the level of capacity increase that is needed. Some projects are underway to improve transport capacity, for example Waterloo station and platform upgrades, improvements to London Underground Victoria and Northern Lines to increase capacity. Extension of the London Overground to Clapham Junction has recently been completed and new stations at Brixton and/or Loughborough Junction are desirable.
- 10.2 Water is supplied to Lambeth area via a system of pipes, owned and operated by Thames Water. Thames Water has two strategic sites in Lambeth: Daysbrook Road in Streatham, and Waterworks Road in Brixton. A recent project that has increased water supply capacity is the Thames Water Ring Main Extension which was a new build tunnel extension which linked the Honor Oak reservoir site in the London Borough of Southwark, to the Brixton pumping station in the London Borough of Lambeth.
- 10.3 The Distribution Network Operators (DNO) distributes electricity to homes and businesses. The DNO for electricity in Lambeth is EDF Energy. EDF Energy owns the EDF Energy Substation and Depot Site at 54 Bengeworth Road, SE5. EDF Energy states that this serves a significant catchment of London, providing electricity and supporting facilities to residents, businesses and London's central business district; that this is a key facility that forms part of the London electricity supply network and will remain so for the foreseeable future (at least 50 years); and that as such it is a facility of national security importance. EDF Energy advises that the structures on part of the site are outdated and surplus to operational requirements. EDF Energy is therefore investigating the scope for partial redevelopment of the depot site.
- 10.4 The Licensed Electricity Distribution Network Operator in Lambeth is UKPN. UK Power Networks (UKPN) is the local electricity grid operator for London and LB Lambeth. The low and medium pressure gas distribution network is run by National Grid in LBL. In 2013 the majority of electricity consumption was from domestic users (88.8%); commercial and industrial users accounted for 11.1% of energy consumption in the borough.
- 10.5 Major Combined Heat and Power (CHP) and community heating schemes are in development at the Roupell and Ethelred housing estates, and through the Myatts Fields North housing estate regeneration (a Private Finance Initiative scheme). The Clapham Park Estate regeneration will involve two large scale energy centres with CHP, providing heat and hot water to over two thousand homes. South Bank Employers' Group is promoting CHP and community heating networks amongst commercial developers in South Bank area to build large scale energy networks. The King's College Hospital and Guy's and St Thomas' Hospital masterplans also set out future strategies for CHP.

Social Infrastructure

- 10.6 There are two major hospitals in the Borough each with A&E facilities. Lambeth and Southwark Public Health Directorate currently operates from 23 sites, of which 11 are owned and 12 leased. The preferred future model in Lambeth is for a Primary Care Neighbourhood Network comprising Neighbourhood Resource Centres ('hubs') and existing GP and dental practices ('spokes'). In addition to Lambeth and Southwark Public Health Directorate premises, primary care services are also provided by:
- 47 GP Practices
 - 59 Pharmacies
 - 40 Dental Practices
 - 20 Ophthalmic Practices
- 10.7 There are currently three ambulance stations in Lambeth: Waterloo (same location as current HQ/control centre); Brixton (Milkwood Road) and Streatham. Brixton and Streatham have recently been refitted and are fit for purpose; there are no plans to extend or relocate these.
- 10.8 There are currently four land fire stations in Lambeth:
- Brixton – 84 Gresham Road
 - Clapham – 29 Old Town
 - North Lambeth – 8 Albert Embankment
 - West Norwood - 455 Norwood Road
- 10.9 There is one river fire station in Lambeth opposite 8 Albert Embankment. Brixton, Clapham and West Norwood are all old facilities no longer fit for purpose. Redevelopment and/or relocation options are being explored. If relocation is required, this would need to be close to the existing site.
- 10.10 Lambeth has a number of further and higher education establishments including King's College and Lambeth College (largest provider of adult and community learning in the Borough). King's College aims to be one of the top six universities in the UK, and one of the top twenty-five internationally. It plans to grow by 3,000 students over the next five to ten years. Its estate comprises five main campuses, of which four are wholly or partly in Lambeth. These are at Waterloo, St Thomas's, Guy's and Denmark Hill (which straddles the border with Southwark and is closely associated with King's College Hospital).

- 10.11 The Waterloo campus is particularly critical and includes four buildings. King's College wishes to expand to another site in the area and would like to see its Waterloo campus develop as an educational and cultural quarter linked to the South Bank. The shortage of good quality, affordable and local student housing has become an issue recently. An additional 1,000 beds are required to meet projected demand at King's. In addition to buying in accommodation from student housing providers, King's is looking at its own assets to provide accommodation, particularly for overseas and post-graduate students (King's College London Strategic Plan 2006 – 2016).
- 10.12 The Borough has four leisure centres – Flaxman, Brixton, Ferndale, and Clapham – and one Lido facility at Brockwell. In addition there is a wide variety of sporting facilities which include:
- natural turf pitches
 - all weather astro pitches – 3rd generation and sand filled astro
 - redgra pitches
 - hard courts
 - MUGA surfaces.
- 10.13 Lambeth currently has two full sized sand-based AGPs and a further three three-quarter size AGPs, two of which are sand based and the third made of 3G rubber crumb. At present all AGPs within the Borough are at capacity and there is an inadequate provision compared to the existing level of demand. Across the Borough as a whole there is a shortfall of seven full-sized 3G AGPs for football and two full-sized sand based AGPs for hockey generated by local unmet demand (LB Lambeth (2015) Playing Pitch Strategy).
- 10.14 At present, approximately two in every five (40.5%) adults residing in Lambeth participate in at least 1 x 30 minutes moderate intensity sport per week according to the Sports England FPM report. This was above the national average of 35.7% and the regional average of 37.2%. This is higher than all of its neighbouring boroughs which ranged from 34.8% to 37.4% (LB Lambeth Council (2015) Playing Pitch Strategy) However, the number of 0-15 year olds projected to rise over the next 25 years will place pressure on different types of sporting facility and services by age and gender for sub-groups within this cohort.
- 10.15 The FPM highlights that there are 20 halls on 15 sites with main sports halls across Lambeth (LB Lambeth Council sports facilities strategy draft assessment report, 2015). This equates to approx. 2.44 courts per 10,000 people. Of the facilities that exist, 57 courts worth of hall space is available in the peak period for community use. Although the level of supply in Lambeth is above the average for the London boroughs and is dominated, like many London authorities, by provision located on education sites, all of the sports halls in Lambeth are considered to be at 100% of capacity at peak times. The current level of unmet demand in Lambeth at 23 courts is significant and is considered to be the second highest figure out of all the London boroughs. There are significant areas of the Borough with high deprivation which are not within a one mile radial catchment of a local authority sports hall. In particular, there is a clear gap in the north of the Borough, where Lilian Baylis Technology School and London Nautical School have become important facilities in ensuring community use. This suggests that facilities located outside of the Borough boundary play an important role in meeting demand for sports halls in Lambeth.

- 10.16 The table below sets out the existing provision of sports and leisure facilities at a CLIP level within Lambeth. At present there is insufficient capacity within the system to fully meet demand generated by the Borough's resident population. The Council's priority is to address this significant level of unmet demand and ensure the provision of sports and leisure facilities is adequate both in terms of quality and quantity.

Table 28: Existing Provision of Sports and Leisure Facilities

Existing provision	Swimming Pools	Sports Courts	Artificial Grass Pitches
Waterloo	0	1	0
North Lambeth	0	1	4 sites
Stockwell	0	2 halls across 2 sites	3 sites
Clapham	6 lanes in 1 site	6 halls across 6 sites	1 site
Brixton	6 lanes in 1 site	4 halls across 4 sites	3 sites
Streatham	6 lanes in 1 site	5 halls across 5 sites	3 sites
Norwood	6 lanes in 1 site	5 halls across 5 sites	1 site

- 10.17 West Norwood Cemetery is the only council owned burial space within the borough. Lambeth Council also owns and manages Streatham and Lambeth Cemeteries, both of which are located in the London Borough of Wandsworth. There is currently insufficient capacity in Lambeth cemeteries to deal with future demand for burials from Lambeth residents. Lambeth has two crematoria located in West Norwood and Lambeth Cemeteries
- 10.18 There are some cultural differences between communities around preferences for burial. Catholic communities have historically tended to have a preference for burial rather than cremation, but this is changing and cremation is becoming more common. Catholics do not necessarily require dedicated Catholic burial areas. Hindus and Sikhs prefer cremation. There is a specific issue in relation to Lambeth's Muslim communities which require burial with no casket (the body is wrapped in a shroud and placed straight into the ground) and prefer proximity to other Muslim graves. This means that concrete burial chambers and intermediate graves (empty graves located between occupied graves) tend not to be acceptable. Muslim communities would prefer a dedicated Muslim burial area within Lambeth cemetery. This compounds the problem of insufficient burial space capacity in Lambeth's cemeteries.
- 10.19 There are approximately 68 parks and open spaces across the Borough¹⁰², of which around 60 open are owned or leased to Lambeth Council and managed as 'public parks or green spaces' where there is free access throughout the year. However, about 32 of these are fenced and gated and only open during normal hours of daylight. The total area of open space in Lambeth is just less than 844 hectares (similar to the total in 2004), representing 31% of the area of the Borough.

- 10.20 The Council has successfully secured 11 prestigious Green Flag Awards which is the national standard for quality parks and open spaces. Archbishop's Park, Brockwell Park, Kennington Park, Milkwood Community Park, Myatt's Fields Park, Ruskin Park, The Rookery Streatham, St. Paul's Churchyard, Vauxhall Park, St John's Churchyard and Hillside Gardens Park all have Green Flag Awards.
- 10.21 Green infrastructure provision can be increased through green roofs, green networks, living walls, redesigning street space and all sorts of other ways as identified in the Draft Green Infrastructure Strategy 2016. Lambeth Housing has incorporated green roofs in refurbishments including Ethelred Estate, redevelopments in Stockwell and Clapham.

11. Environment

- 11.1 The total area of open space in Lambeth is just less than 844 hectares, representing 31 per cent of the area of the borough (GiGL 2011). Current provision of unrestricted open space is approximately 1.49 hectares per 1,000 people (Open Space Strategy update 2013), although access is unevenly spread and particularly limited in the north of the borough. This figure is similar to that for other inner London boroughs, but the ratio is predicted to decrease as a result of population increase and housing growth, given limited opportunities to create major new areas of open space in the borough.
- 11.2 Eleven parks or open spaces were awarded the Green Flag by September 2013 in recognition of high environmental quality and management and access to the community. These are Archbishop's Park, Brockwell Park, Kennington Park, Milkwood Community Park, Myatt's Fields Park, Ruskin Park, The Rookery Streatham, St. Paul's Churchyard, Vauxhall Park, St John's Churchyard and Hillside Gardens Park. West Norwood Cemetery is the only council-owned burial space within the borough. Lambeth Council also owns and manages Streatham and Lambeth Cemeteries, both of which are located in the London Borough of Wandsworth.
- 11.3 Lambeth has identified ten priority habitats and seven priority species for the borough. There are 45 designated Sites of Importance for Nature Conservation (SINCs) of which 96 per cent are or have been in positive conservation management in the five years prior to 2012. 13.8 hectares of Streatham Common was designated as a Local Nature Reserve in January 2013.). Of these, 43 sites (or 96%) are or have been in positive conservation management in 5 years prior to 31/3/2012
- 11.4 The Borough has four Local Nature Reserves, six Metropolitan Open Land spaces, 28 district and local opens spaces, as well as a number of other smaller areas of open space. Additionally the Borough has 45 designated Sites of Importance for Nature Conservation (SINCs).
- 11.5 Just under a quarter of properties in Lambeth are at risk of tidal flooding, but risk is low due to protection from the Thames Barrier. The Thames Estuary 2100, Nov 2012 identifies Lambeth within Action Zone 2 – Central London. The Strategic Flood Risk Assessment 2012 also identifies spatial variation in flood risk from fluvial and surface water flooding.

Fluvial flooding

- 11.6 The key main rivers within Lambeth Borough are:
- River Thames;
 - River Graveney; and
 - River Effra
- 11.7 The tidal River Thames runs along the northern boundary of The London Borough of Lambeth from Nine Elms and Vauxhall in the west to the Oxo Tower in the east. The 3.2km frontage is actively defended by raised embankments and hard defences that protect Lambeth from large scale flood events.

- 11.8 The tidal limit of the River Thames is situated at Teddington Weir approximately 15km upstream of Lambeth. The Borough is therefore potentially at risk from both fluvial and tidal flooding from the Thames.
- 11.9 A 1km stretch of the River Graveney, a tributary to the River Wandle runs through the Streatham / Norbury area to the southern extent of the Borough, joining the Wandle at South Wimbledon. The source of the River Graveney is located in the vicinity of Selhurst and the upper reaches are often referred to as the Norbury Brook. The watercourse is canalised throughout Lambeth.
- 11.10 The EA have provided details of flooding instances on the Graveney from their flood records database for the years; 1968, 1973, 1977,1978,1981,1983 and 1987.
- 11.11 The River Effra flows entirely underground. It rises to the south of Lambeth near Crystal Palace, and flows in a northerly direction through Norwood Cemetery, Dulwich, Herne Hill, Brockwell Park, Brixton, Kennington to flow out into the Thames by Vauxhall Bridge.
- 11.12 Historical anecdotal evidence suggests that the watercourse flooded during heavy rains every decade or so, with records of flooding in July 1890, June 1914 and again in June 2007. Flooding was recorded along its path in the Elder Road/Chestnut Road area of West Norwood.
- 11.13 The Environment Agency has provided a Flood Map for Lambeth (Figure 7). The Flood Map shows the estimated extent of Flood Zones 2 (area with a 1 in 1000 or greater annual probability of flooding) and Flood Zone 3 (area with an annual probability of less than or equal to 1 in 100 fluvial flood risk or 1 in 200 tidal flood risk) (ignoring the presence of flood defences) for all main rivers and/or watercourses with identified critical drainage problems. The Flood Map gives a good indication of the areas at risk of flooding within the Borough however; it does not provide detail on individual properties.

Sewer flooding

- 11.14 A large network of sewers is located in Lambeth. Modern sewer systems are typically designed to accommodate rainfall events with a 1 in 30 year return period. Older sewer systems were often constructed without consideration of a design standard therefore some areas of the London Borough of Lambeth may be served by Victorian sewers with an effective design standard of less than 1 in 30 years. Much of the London sewer network is a combined system with storm and foul drainage served by a single sewer. As a result sewer flooding events where they occur can often be frequent, although the scale of consequence is generally small.

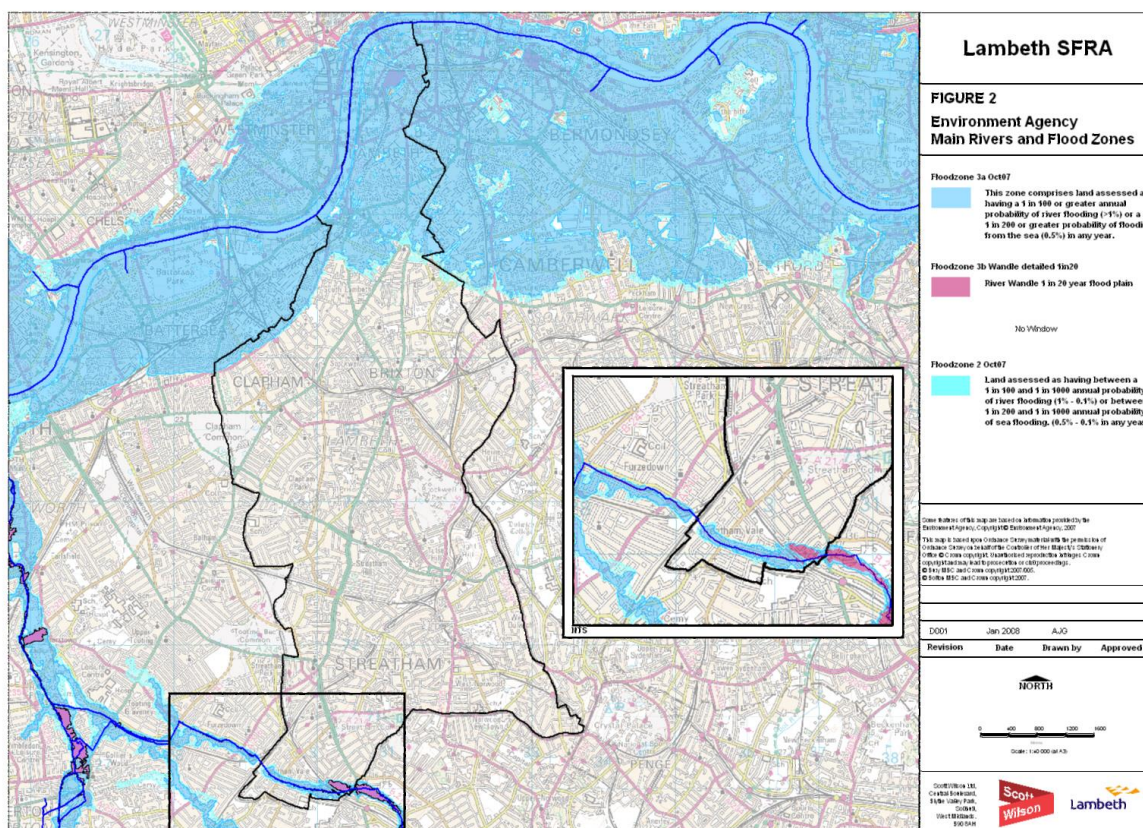
Surface water flooding

- 11.15 In 2004 intense periods of rainfall and thunderstorms caused extensive surface water flooding which caused damage to residential properties, public services and private businesses in the Herne Hill, Dulwich, Streatham Hill and Brixton areas. A reported 60mm of rain fell in just under one hour. In 2005 flash flooding caused problems on three major roads in the borough as a result of heavy rain and hailstones, particularly in the Stockwell and Oval areas. Intense periods of rainfall

caused flash floods in 2007 and the capacity of the existing drainage system to be exceeded in some locations across the borough. London Underground / TfL reported closures of up to 3 hours at Clapham Common, Kennington, Stockwell and Vauxhall railway stations as a result of surface water flooding. The London Borough of Lambeth did not record any substantial flooding to residential / commercial properties as a result of this rainfall event however regular basement flooding has been reported in Herne Hill, West Norwood and in Streatham Vale.

Groundwater flooding

- 11.16 There is limited information regarding historical instances of groundwater flooding. Local knowledge provided by Lambeth has noted that instances of groundwater flooding have been reported on Ferndene Road adjacent to Ruskin Park in Central Brixton and Dulwich Road adjacent to Brockwell Park. There are also instances of groundwater flooding reported in West Norwood, Streatham, Streatham Hill, east of Clapham Common and Brixton. This data should be used with caution as it is anecdotal and may not be solely caused by groundwater flooding, surface water and/or overland flow may also be contributing.
- 11.17 There are two reservoirs located in the Borough, the first at Brixton Hill on Waterworks Road and the second on Wavetree Road.
- 11.18 London has reasonable high levels of rainfall, but the density of population means that water usage is also going to be increasingly important in the future. The south east of England is an area of serious water stress and water efficiency measures will be essential to support new growth in the Borough. Lambeth is within the London Resource Zone. Average household water consumption for Lambeth in 2010/11 was 166.5 litres per person per day (Environment Agency 2012).
- 11.19 There were no major (category 1) or significant (category 2) water pollution incidents in Lambeth between 2005 and 2010 however; there were eight minor incidents, resulting from fires, containment and control failures and authorised activity (storm sewage discharge).



- 11.20 Total energy consumption in Lambeth equates to 3.2 per cent of the total energy consumption in London and Lambeth ranks 11th out of the 33 London boroughs. The domestic sector accounts for over half of consumption in the borough and gas is the primary fuel type (82 per cent of total domestic consumption). In relation to levels of energy produced from combined heat and power, Lambeth ranks 24th among all London boroughs.
- 11.21 Lambeth has lower levels of carbon dioxide emissions at 4.2 tonnes per capita (2012) and ranks about 7th lowest of London boroughs (Lambeth Sustainability Assessment Report internal draft, 2015) There was a 12 per cent reduction in CO₂ emissions per capita in Lambeth between 2005 and 2009 (DECC, September 2011).
- 11.22 Lambeth's total CO₂ emissions that are within the scope of influence of the Local Authority (previously NI 186) was 1290.4 kilotonnes CO₂ for 2009 according to the Department of Energy and Climate Change. Industry and commercial uses accounted for 39%, domestic accounted for 41% and the remaining 20% was attributed to road transport. Lambeth has achieved a 12% per capita reduction in emissions since 2005 (Department of Energy and Climate Change).
- 11.23 The whole borough is within an Air Quality Management Area in relation to a breach of nitrogen dioxide (annual mean and hourly mean) and particulate matters (daily mean and annual mean) objectives as specified in the Air Quality Regulations 2000. Road traffic continues to be the primary cause of air pollution in London and in Lambeth around 90 per cent of all air pollution is caused by road vehicles. Vehicle pollutants of greatest concern are nitrogen dioxide and fine particles (PM10). Carbon monoxide and volatile organic compounds such as benzene and 1,3-butadiene are also of potential concern, as is ozone.

- 11.24 The whole Borough is within an Air Quality Management Area in relation to a breach of nitrogen dioxide (annual mean and hourly mean) and particulate matters (daily mean and annual mean) objectives as specified in the Air Quality Regulations 2000.
- 11.25 Road traffic continues to be the primary cause of air pollution in London and in Lambeth around 90% of all air pollution is caused by road vehicles. Vehicle pollutants of greatest concern are Nitrogen Dioxide and Fine Particles (PM10). Carbon Monoxide and Volatile Organic Compounds such as Benzene and 1, 3-Butadiene are also of potential concern, as is Ozone.
- 11.26 The Borough continues to suffer from high levels of fine particles (PM10) and Nitrogen Dioxide (NO2). There is increasing evidence to show that despite all the efforts that have been made locally with implementing an Air Quality Action Plan, roadside and kerbside levels of Nitrogen Dioxide have not significantly decreased. Levels of fine particles (PM10) have also remained broadly constant.
- 11.27 A recent Defra study has demonstrated that the emissions of vehicles in day-to-day driving conditions in cities -particularly diesel cars - have not been decreasing in line with the increasingly stringent EU limits applied to new designs.
- 11.28 Results from the 2011 census published in December 2012 show that 58% of households in Lambeth do not own a car – up from 51% in the previous 2001 census.
- 11.29 Lambeth currently generates about 127,000 tonnes of municipal waste each year, which represents a reduction of more than 18 per cent since 2004/05. The proportion of household waste that is recycled or composted has increased year-on-year from less than ten per cent in 2001/02 to almost 22 per cent in 2014/15.
- 11.30 Lambeth is a Waste Planning Authority and a Waste Collection Authority. The Western Riverside Waste Authority (WRWA) is the Waste Disposal Authority for Lambeth, Wandsworth, Hammersmith and Fulham, and Kensington and Chelsea.
- 11.31 The tables below set out the quantity of municipal waste and the way in which it was managed, by management type, in 2014/15.

Table 29: Local Authority Collected Municipal Waste (LACMW) 2012/13 – 2014/15

Source: Lambeth sustainable waste management service 2015

Amount of waste arisings in tonnes (year)	Landfill	Incineration with EfW*	Recycled	Composted	Other (reused)	Total Waste Arisings
2012/13	10	95,544	20,622	3,051	172	119,398
2013/14	7	96,015	20,840	4,429	167	121,458
2014/15	8	94,870	20,065	6,672	120	121,735

Table 30: Municipal Waste Management by Type

Source: Lambeth sustainable waste management service 2012

Total Municipal Waste	Management	Tonnes	%	Total Tonnes
2004/05	Recycling	14,564.04	9.36	155,653.99
	Composting	2,846.36	1.83	
	Energy Recovery	93.27	0.06	
	Disposal	138,150.3	88.75	
2005/06	Recycling	18,031.41	11.64	154,866.8
	Composting	4,418.34	2.85	
	Energy Recovery	92.89	0.06	
	Disposal	132,324.2	85.44	
2006/07	Recycling	19,694.03	12.77	154,237.51
	Composting	3,630.3	2.35	
	Energy Recovery	219.78	0.14	
	Disposal	13,0693.4	84.74	
2007/08	Recycling	22,026.41	15	151,224.03
	Composting	3,835.88	3	
	Energy Recovery	151.33	0.10	
	Disposal	125,210.41	82.80	
2008/09	Recycling	21,884.51	15.51	141,061.64
	Composting	3,282.17	2.33	

Total Municipal Waste	Management	Tonnes	%	Total Tonnes
	Energy Recovery	90.42	0.06	
	Disposal	115,623.99	81.97	
2009/10	Recycling	21,608.87	16.52	130,815.97
	Composting	3,756.23	2.87	
	Energy Recovery	75.40	0.06	
	Disposal	105,218.98	80.43	
2010/11	Recycling	21,845.07	17.14	127,457.77
	Composting	3,508.64	2.75	
	Energy Recovery	48.10	0.04	
	Disposal	101,862.20	79.92	
2011/12	Recycling	22,428.36	18.84	119,049.18
	Reuse	182.02	0.15	
	Composting	3,079.18	2.59	
	Energy Recovery	76,635.59	64.37	
	Disposal	16,724.02	14.05	
2012/13	Recycling	20,622	17.27	119,398
	Reuse	172	0.14	
	Composting	3,051	2.56	
	Energy Recovery	95,544	80.0	
	Disposal	10	0.01	
2013/14	Recycling	20,840	17.2	121,458
	Reuse	167	0.1	
	Composting	4,429	3.6	
	Energy Recovery	96,015	79.1	
	Disposal	7	0	
2014/15	Recycling	20,065	16.5	121,735
	Reuse	120	0.1	
	Composting	6,672	5.5	
	Energy Recovery	94,870	77.9	
	Disposal	8	0	

- 11.32 The total amount of waste arising in Lambeth has generally continued to decrease periodically despite population numbers increasing. Table 30 shows that there has been steady reductions of total municipal waste since 2004/5. In 2012/13 Lambeth produced about 349 tonnes more waste than in 2011/12, and 36,256 tonnes less waste than in 2004/05. This slight increase in waste and that in the last financial year may be attributable to a slight upturn in the economy but it is difficult to know with certainty. Table 30 also shows a general trend towards increased levels of recycling and composting and a reduction in disposal (i.e. landfill).
- 11.33 The total waste apportionment for Lambeth in the Further Alterations to the London Plan 2015 (published/adopted in March 2015) is 222,000 tonnes per annum (tpa) by 2036. This includes waste collected by the council, mainly from households, plus commercial and industrial waste. There is currently a shortfall of some 130,000 tonnes per annum between the capacity of existing waste sites in Lambeth and the London plan apportionment to 2036. At present, Lambeth has capacity on safeguarded waste management and transfer sites for approximately 92,000 tpa. This comes from eight safeguarded sites.

12. Built Heritage

- 12.1 Lambeth has over 2,000 statutory listed buildings. The vast majority of these are residential properties erected between 1800 and 1850; they are generally in good condition. Typically two or three structures are added to the statutory list each year. A local list of historically significant buildings (not on the national list) was established in 2010 with a priority being placed on properties outside conservation areas. It is anticipated that the number of assets on the local list will grow over time as more information comes forward on the significance of buildings and as conservation area appraisals are updated / prepared.
- 12.2 There are 62 conservation areas in Lambeth covering approximately 30 per cent of the borough. They are largely residential in character, some cover town centres. Lambeth Palace and its environs are of particular significance, so too are The South Bank, characterised by post-war cultural and civic buildings, and West Norwood Cemetery. Again the majority of conservation areas are in good condition. Some have been subject to much investment and refurbishment. Others have been subject to a very gradual erosion of historic detailing through incremental change over many years. However, the character of some was already in a relatively eroded state at the time of designation - the objective at that time being their enhancement. The borough also has seventeen archaeological priority zones, eight historic registered parks and gardens (of which two are private), seventeen protected squares under the London Squares Preservation Act 1931 and has protected strategic views in the north of the borough including those of St Paul's Cathedral and the Westminster World Heritage Site (see Annex 7 of Local Plan) as well as a number of local views.
- 12.3 Heritage assets are exceptionally important across Lambeth. They are our most recognisable landmarks and most cherished places - they contribute in very great part to reinforcing Lambeth's local distinctiveness as part of the wider city. The range of significant buildings and places and the uses they contain create a unique and very distinctive sense of place which is what attracts residents, visitors and investors alike to Lambeth. In this respect their contribution to the local economy and to the perception of Lambeth as a place is significant.
- 12.4 There were 42 buildings on the 'Heritage at Risk Register' in Lambeth in 2015 (Heritage at Risk Register 2015). This has increased in the last five years but this may be attributable to a more thorough inspection of many of the tombs and monuments in the borough and therefore a better understanding of the condition of these.

13. Health and social care

- 13.1 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.
- 13.2 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. Approximately 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.
- 13.3 Priorities in Lambeth include mental and emotional wellbeing, preventing long term conditions through reducing risk (smoking, alcohol, diet and physical activity), HIV and sexual health, and early intervention in children and young people (health profile 2014).
- 13.4 Not every resident lives as long as they could. Lambeth residents live longer than they did 10 years ago and live almost as long as people in England overall. Lambeth residents, however, spend fewer years in good health than the English average. Healthy life expectancy for men in Lambeth is 2.7 years lower than in England, and 1.5 years lower for women. As deprivation increases, the chance of living without disability decreases by 6 years. The wealthier the area, the longer people live. In Lambeth the difference between the most and least deprived areas was 5 years for men and 2.8 years for women.
- 13.5 The risk of a child dying before his/her first birthday in Lambeth is higher compared to that in England (5.5 children per 1000 live births die in Lambeth compared to 4.1 in England). We do not have data for intra-borough inequalities, but a national analysis for infant mortality showed that these deaths tend to be higher in deprived areas, among babies of mothers born outside the UK, if the mother is under the age of 20, for babies of single mothers and for those whose parents who work in routine and manual jobs.

Child health

- 13.6 In Year 6, 23.4% (513) of children are classified as obese, worse than the average for England. The rate of alcohol-specific hospital stays among those under 18 was 23.1*, better than the average for England. This represents 14 stays per year. Levels of teenage pregnancy are worse than the England average. Levels of GCSE attainment, breastfeeding and smoking at time of delivery are better than the England average.
- 13.7 The risk of a child dying before his/her first birthday in Lambeth is higher compared to that in England (5.5 children per 1000 live births die in Lambeth compared to 4.1 in England). National analysis for infant mortality showed that these deaths tend to be higher in deprived areas, among babies of mothers born outside the UK, if the mother is under the age of 20, for babies of single mothers and for those whose parents who work in routine and manual jobs.

- 13.8 The level of child poverty is worse than the England average with 29.0% of children aged under 16 years living in poverty³⁸. The rate of family homelessness is worse than the England average.³⁹
- 13.9 199 Lambeth children under 19 years were admitted to hospital for asthma, a rate of 307 per 100,000 children, compared to 197 for England⁴⁰.
- 13.10 Lambeth is better than the England average for these health conditions.
- Hospital admissions due to alcohol specific conditions
 - Smoking status at time of delivery
 - Breastfeeding initiation
 - Hospital admissions caused by injuries in young people (15-24 years)
 - Hospital admissions as a result of self-harm (10-24 years)

Adult health

- 13.11 In 2012, 14.4% of adults are classified as obese, better than the average for England. The rate of alcohol related harm hospital stays was 641*. This represents 1,492 stays per year. The rate of self-harm hospital stays was 89.3*, better than the average for England. This represents 291 stays per year. The rate of smoking related deaths was 339*, worse than the average for England. This represents 269 deaths per year. Estimated levels of adult excess weight and physical activity are better than the England average. Rates of sexually transmitted infections, people killed and seriously injured on roads and TB are worse than average. The rate of hip fractures is better than average.

* rate per 100,000 population

- 13.12 In Lambeth, 21.3% of people smoke, similar to the national and London averages. Tobacco use is associated with a number of demographic factors and well-recognised negative health effects. Health inequalities result from exposure to tobacco smoke. The use of evidence-based approaches is required in order to tackle these effectively. There is a strong link between tobacco use and those from lower socio-economic groups. 31.7% of people with routine or manual occupations smoke, which is higher than in the general population. As a result, smoking accounts for over half of the difference in risk of premature death between social classes. Death rates from tobacco are two to three times higher among disadvantaged social groups than among the better off.
- 13.13 The disease registers show that:
- 40% on the mental health register smoke
 - 16% on the cardiovascular disease register smoke
 - 39% on the COPD register smoke.
- 13.14 In Lambeth there are further concerns associated with tobacco use, such as the use of illegal cigarettes and shisha. 1 out of every 7 cigarettes smoked in Lambeth is illegal (2014). In addition to health risks, illegal tobacco is often associated with crime and gang activity and a loss in tax revenue.

³⁸ % of children aged under 16 living in families in receipt of out of work benefits or tax credits where their reported income is less than 60% median income, 2012

³⁹ Statutory homeless households with dependent children or pregnant women per 1,000 households, 2013/14

⁴⁰ Crude rate per 100,000 (age 0-18 years) for emergency hospital admissions for asthma, 2013/14

- 13.15 Alarming over the last two years there has been a 23% self-reported increase in the use of shisha by children and young people in Lambeth (2014).
- 13.16 The data from National Childhood Measurement Programme (NCMP) show that obesity levels in Lambeth children have been consistently higher than the London average, and significantly higher than the England average. Local authority level NCMP data from 2008/09 to 2012/13 were analysed by Public Health England. It revealed that although there is an increasing national trend among Year 6, Lambeth is the only local authority in England to show a sustained statistical decrease in obesity among Year 6 children. There has also been a significant reduced prevalence of obesity in Lambeth Reception Year children.
- 13.17 Nationally, the NCMP shows a strong relationship between deprivation and obesity among children in each age group. However, in Lambeth where deprivation is fairly widespread, significant differences between the most and least deprived are not as stark. Inequalities are more evident between certain ethnic groups, with children in Black ethnic groups having a significantly higher risk of obesity than those in Mixed, Asian, Other and White ethnic groups.
- 13.18 Physical inactivity is a risk factor for at least 20 chronic diseases. Many of the leading causes of ill health and early death in Lambeth such as coronary heart disease, cancer and Type 2 diabetes could be prevented if more inactive people were to become active.
- 13.19 Approximately 66.3% of adults in Lambeth are active
– doing recommended levels of physical activity
– which is higher than the regional and national average.
However, 21.2% are deemed to be inactive, doing less than 30 minutes a week.
- 13.20 The Active People Survey shows that 45.8% of adults in Lambeth participate in sport, again higher than the regional and national average. This however masks some significant inequalities, with men and those from the highest socio-economic status participating almost twice as much as women and those from the lowest socio-economic status.
- 13.21 Local data is fairly limited but it is likely that Lambeth reflects the national picture of girls, people with disabilities, the unemployed and those from black and minority ethnic groups being less active. Physical activity also decreases with age. Physical activity benefits extend well beyond physical health and into many areas of life such as psychological and social wellbeing, community cohesion and employment. The estimated annual cost of inactivity to society including health care costs and losses in economic productivity is £14 million per 100,000 population in Lambeth.
- 13.22 Sexual health in young people seems to be steadily improving in Lambeth. Teenage pregnancy rates continue to fall. Amongst all age groups however, Lambeth continues to have the highest sexually transmitted infection (STI) rates in the country. Inequalities in sexual health also persist among particular population groups in Lambeth. Men who have Sex with Men (MSM) continue to have very high rates of HIV and STIs. Some MSM in Lambeth are taking very high risks. Black African and Caribbean communities have high STI rates and a high prevalence of HIV as highlighted in the Chemsex study commissioned by Lambeth and Southwark 2013/14 (<http://lambeth.gov.uk/social-support-and-health/public-health/the->

[chemsex-study](#)). Rates of infection continue to rise, partly due to additional cases being identified as more people are coming forward to be tested and treated.

- 13.23 Lambeth is ranked number 1 for Chlamydia screening and diagnosis rates (2013). However, these rates show a reduction on the previous year's coverage of 15 to 24 year olds, the main age group at risk. Despite Lambeth having one of the highest rates of HIV (13.9 per 1000 15-59 year olds), late diagnosis rates are lower than elsewhere in London due to high levels of HIV testing.
- 13.24 At any one time, 16.2% of the adult population (age 16 & over) may have a common mental disorder (CMD), such as depression, anxiety, panic disorder, phobias, obsessive compulsive disorders and eating disorders. This is about 51,000 people in Lambeth (based on the GP registered population). Nationally, about 1% of adults are expected to have a severe mental illness (SMI), mainly schizophrenia and bipolar disorder, but see below for Lambeth figures. One in ten children and young people (10%) aged 5-16 have a clinically diagnosed mental disorder. One in five children diagnosed with a mental health problem may have more than one disorder, and children with an emotional disorder are more likely to have poor physical health (23% compared to 5% of children with no disorder).
- 13.25 However not everyone is at the same risk. Risk of a mental health problem increases as household income decreases. In Lambeth, a borough with high levels of deprivation, 1.5% of the population aged 16 years and over registered with a Lambeth GP have SMI, about 50% higher than what would be expected from national surveys. Having a mental health problem is at least as bad for health as smoking 20 cigarettes a day. People with severe and enduring mental ill health:
- Die much earlier than the general population in South East London (between 8 to 17.5 years earlier).
 - Are more likely to have one or more physical illnesses. In Lambeth, of people known to their GP to have a severe mental illness 26.4% had at least one other physical illness. Over half of this group had two or more conditions.
 - Are more likely to be at risk of poor physical ill health, because they are more likely to smoke, be overweight, and to lack the opportunities and support to live a healthy life. For example, in Lambeth 43.3% of people known to their GP with SMI also smoke compared with (at the time) 22.5% of the adult GP registered population overall.
- 13.26 People with mental illness lose out across society, being more likely to be:
- Unemployed: In 2012 the Mental Health Foundation reported that nationally only 27% of working age adults with mental illness were in work, compared with about 70% of the general working age adult population. Nearly 50% of long term sickness absence is thought to be due to mental health problems. In Lambeth out of all the new clients of Talking Therapies Services in the first 6 months of 2014-15, 24% were unemployed. This is three times the unemployment rate amongst working age adults in the borough (8.3%). Of working age adults (18-69 years) on the Care Programme Approach (CPA) in Lambeth (about 1200 people) only 4.3% are working.
 - In poor quality or otherwise unsuitable accommodation. In Lambeth, of working age adults on CPA about 37% are not in settled accommodation.
 - Excluded from opportunities to make friends, volunteer and contribute to their communities.

- Living on their own and socially isolated and vulnerable to financial or sexual exploitation, as well as being subject to verbal abuse and negative stereotyping in the media and elsewhere. Frequently they do not have a voice or control of their own care.
- 13.27 Despite increased risk of physical illness, health services do not often tailor provision adequately for people with mental illness who then miss out on treatment and preventive services.
- 13.28 Almost 80% of residents⁴¹ rate their health as good or very good, and only 5% rate it as bad or very bad. Only 1% rate it as bad. 82% of residents⁴² rate their mental wellbeing as good or very good, and only 4% rate it as bad or very bad. Less than 1% rate it as bad.
- 13.29 Local adult health priorities in Lambeth include mental and emotional wellbeing, preventing long term conditions through reducing risk (smoking, alcohol, diet, and physical activity), and HIV and sexual health.
- 13.30 Several health outcomes are significantly worse in Lambeth than the England average
- Prevalence of opiate and/or crack use⁴³ - 13.4 per 1,000 population compared to 8.4 in England as a whole.
 - Incidence of TB⁴⁴ - 29.4 per 100,000 population compared to 14.8 in England as a whole
 - Smoking related deaths⁴⁵ : In Lambeth, 333 deaths per 100,000 population aged 35+ compared to 289 in England as a whole
 - Under 75 cancer mortality⁴⁶ : 158 deaths per 100,000 population aged under 75 compared to 145 England
 - Killed and seriously injured on roads⁴⁷ : 48.7 per 100,000 population, compared to 39.7 in England as a whole
- 13.31 The 'Better Health for London' programme⁴⁸ sets out 10 ambitions to improve the health of Londoners and reduce health inequalities - It targets the threats posed by tobacco, alcohol, obesity, lack of exercise and pollution. On these outcomes Lambeth has a mixed public health picture, being amongst the worst boroughs in London on several indicators.

⁴¹ 2015 Lambeth Residents Survey

⁴² 2015 Lambeth Residents Survey

⁴³ Estimated users of opiate and/or crack cocaine aged 15-64, crude rate per 1,000 population, 2011/12

⁴⁴ Crude rate per 100,000 population, 2011-13, local number per year figure is the average count

⁴⁵ Directly age standardised rate per 100,000 population aged 35 and over, 2011-13

⁴⁶ Directly age standardised rate per 100,000 population aged under 75, 2011-13

⁴⁷ Rate per 100,000 population, 2011-13

⁴⁸ Set by the Mayor of London, NHS England, Public Health England, London Councils and the 32 GP-led clinical commissioning groups.

- Give all London's children a healthy, happy start to life
- Get London fitter with better food, more exercise and healthier living
- Make work a healthy place to be in London
- Help Londoners to kick unhealthy habits
- Care for the most mentally ill in London so they live longer, healthier lives
- Enable Londoners to do more to look after themselves
- Ensure that every Londoner is able to see a GP when they need to and at a time that suits them
- Create the best health and care services of any world city, throughout London and on every day
- Fully engage and involve Londoners in the future health of their city
- Put London at the centre of the global revolution in digital health.

Better Health for London key outcomes 2014	Lambeth	Lambeth Rank & comparison with London average	London
School Readiness: The percentage of children achieving a good level of development at the end of reception	55%	29th lowest of 32 boroughs: Worse than average	52%
Excess weight in 10-11 year olds.	41.2	4th highest: Worse	37.6%
Percentage of physically inactive adults;	20.3	29th/ 32: Better	27.1%
Excess weight in adults (2012)	51.8	27th lowest: Better than average	57.3%
The percentage of working days lost to sickness absence	0.9%	6th lowest : Better	1.28%
Smoking prevalence	19.9%	7th highest : worse	17.3%
Admission episodes for alcohol related conditions	625.9	5th highest: Worse	541.2
% of people on register with severe mental illness known to GPs	1.2%	rank 9th highest: Worse	1.03
Proportion of people who are feeling supported to manage their condition	59.4%	18th/ 32: Average	59.7%
Mortality rate from causes considered preventable	205.3	7th highest	171.8

14. Community Safety

- 14.1 From 2008 to 2011, overall crime remained stable across Lambeth. Although the level of gun crime dropped, there was increase in robbery and violent crime, including knife crime and youth violence. Crime in Lambeth is particularly high around public transport interchanges and in town centres. There is a particular concern around safety in town centre night time economies, with high levels of offending in and around licensed premises. Purple Flag accreditation for Brixton is being explored.
- 14.2 The Lambeth Residents Survey 2015 found that the borough is generally seen as a safe place, with 19 out of 20 residents feeling safe from crime in their local area during the day, and four in five feeling safe in the evening, and Lambeth residents now feel safer than ever.
- 14.3 Overall, average crime rates within Lambeth are higher than both the England and London averages. Therefore this needs to be addressed, and regeneration in the Borough provides good opportunity to reduce crime and fear of crime.
- 14.4 Total Notifiable Offences (TNOs) fell for eight successive years between 2001 and 2009. Even following a small rise in 2009/10, TNOs were still more than 30% below the figure for 2000. Most crime categories mirrored this level of reduction: burglary falling by more than 48%, robbery by more than 39%, theft offences by 36% and criminal damage by nearly 44% (Safer Lambeth Strategic Assessment 2011).
- 14.5 At December 2010 Lambeth had the second highest volume of TNOs in our nearest neighbouring family of similar boroughs, behind Southwark. The comparative rate of offending (calculated as the number of offences per 1000 of the population) shows Lambeth to have the eighth highest level of its fifteen most similar boroughs. The 5 most prolific crime categories within those offences were Theft and Handling, Violence against the person, Criminal damage, Burglary and Drugs (Safer Lambeth Strategic Assessment 2011).
- 14.6 Table 31 shows most recent crime statistics for Lambeth to March 2013. For the financial year 2012/13 total number of crimes decreased by 6.2 percent. Of particular interest, residential burglary fell by 8.2%. However, some crime saw an increase (for example non-residential burglary, domestic crime and racist/religious hate crime) but this may be due to better confidence in reporting from victims of crime and slightly different classification methods used by the Police (MET 2013).

Table 31: Lambeth Crime Statistics

	January 2016		January 2015	
	Lambeth	MPS Total	Lambeth	MPS Total
Total Crimes	2,751	60,162	2,504	58,908
Homicide	0	10	1	14
Violence Against the Person (Total)	751	18,333	776	16,320
Rape	24	472	28	462
Other Sexual	45	881	32	783
Robbery (Total)	87	1,835	113	1,814
Robbery (Person)	85	1,694	100	1,675
Robbery (Business)	2	141	13	139
Burglary (Total)	262	6,309	185	6,526
Burglary Residential	185	4,281	117	4,549
Burglary Non-Residential	77	2,028	68	1,977
Gun Crime	7	117	10	149
Motor Vehicle Crime	220	5,867	196	6,163
Domestic Crime	203	6,324	221	5,745
Racist & Religious Hate Crime	29	1,051	43	962
Homophobic Crime	4	139	10	97
Anti-Semitic Crime	0	37	0	33
Islamophobic Crime	3	96	1	8

(Metropolitan Police website 2016)

14.7 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.