

# Camden Profile

March 2017



## Overall Size and Composition<sup>1</sup>

Comprising almost 22 square kilometres in the heart of London, Camden is a borough of diversity and contrasts. Business centres such as Holborn, Euston and Tottenham Court Road contrast with exclusive residential districts in Hampstead and Highgate, thriving Belsize Park, the open spaces of Hampstead Heath, Parliament Hill and Kenwood, the youthful energy of Camden Town, subdivided houses in Kentish Town and West Hampstead and the relative deprivation of areas such as Kilburn, King's Cross and Gospel Oak.

The Council has designated 39 Conservation Areas that cover approximately half the borough and more than 5,600 buildings and structures are listed as having special architectural or historic interest. Camden is well served by public transport, including three main-line railway stations (St Pancras, King's Cross and Euston); and St Pancras International, with extensive bus, tube and suburban rail networks. Many of the borough's streets are under severe parking stress, and the southern part of the borough is within the central London congestion-charging zone, though a high proportion of households (78%)<sup>2</sup> in this area do not have access to a vehicle.

Camden is home to more higher education institutions than any other local authority area. Camden has 11, including University College London (UCL), the School of Oriental and African Studies (SOAS), the London School of Hygiene and Tropical Medicine, Birkbeck and the University of London. Camden is home to the largest student population in London, with more than 25,700 higher education students resident in Camden, 51% of whom are from overseas. Almost a third (32%) of students live in halls of residence or university properties;

while 39% reside in the area south of Euston Road<sup>3</sup>.

The latest 'official' estimate of Camden's resident population is 241,100 at mid-2015<sup>4</sup>. This is the nationally comparable population estimate required for government returns and nationally comparable performance indicators. Of our neighbours, Barnet, Brent, Haringey and Westminster have bigger populations; Islington and the City are smaller. Camden is just a fragment of Greater London, occupying only 1.4% by area (London's 8<sup>th</sup> smallest borough by area), but is home to 7% of London's employment and 2.8% of its population.

The mix of social and economic conditions in Camden is like nowhere else, though parts of Camden are very similar to parts of other London boroughs. According to the 2011 Census-based area classification for London, Camden is described in terms of "High Density & High Rise Flats" (32%), "Urban Elites" (29%), "City Vibe" (22%) or "London Life-cycle" (16%)<sup>5</sup>.

**The 2011 Census finds** that for residents aged 16+, over half (51%) are educated to degree level or equivalent (ranking 5<sup>th</sup> highest in England & Wales); while 13% have no qualifications. The population is ethnically diverse and consists predominantly of younger adults. 14% of Camden people have an illness or disability that affects day-to-day activities. Almost a third of households (32%) live in private-rented accommodation, while there are more households that own their home outright (17%) than own with a mortgage or loan (15%). 4% of people live communally (e.g. student halls, hostels, or care homes) rather than in households. 85% of household spaces are in pur-

<sup>1</sup> The 2011 Census provides the most comprehensive and detailed information about Camden and is supplemented by various survey estimates and administrative counts.

<sup>2</sup> South of Euston Road, 2011 Census table KS404EW.

<sup>3</sup> Higher Education Statistics Agency (HESA) 2014-15.

<sup>4</sup> Mid-2015 usual resident population estimates, based on the 2011 Census, published by ONS on 23 June 2016.

<sup>5</sup> 2011 Census-based London Output Area Classification (LOAC) Super-group typologies, published by GLA: <https://data.london.gov.uk/dataset/london-area-classification>.

pose-built or converted flats, just 15% are in houses (of which less than 2% are detached). 19% of households had more than 1.5 persons per bedroom – ranking 12<sup>th</sup> highest amongst local authorities in England & Wales.

The majority of households in Camden do not have access to a car or van (61%). 41% of households contain one person living alone – a third of these are people aged over 65 years; of the remaining households, 31% contain household members who are from the same ethnic group and 26% of households contain people from different ethnic groups. 30% of Camden's usual residents were born outside the UK and European Union<sup>6</sup>. English is not the main language for 23% of people<sup>7</sup>, though the vast majority (86%) said they spoke English either 'very well' or 'well'.

## Population

The population of an area changes over time. As a central London borough Camden experiences a high degree of population 'churn'<sup>8</sup>. Due to large migration in- and out-flows, Camden ranks 3<sup>rd</sup> highest local authority area in 2014-15 after the City of London and Cambridge. **In the year to mid-2015**, ONS estimates total migration inflow to Camden of 34,500 people, a total outflow of 29,900; with the net effect of an additional 4,600 people<sup>9</sup>. Migration flows are split between those measured within the UK and those from outside (international), though the dominant flows for Camden are to/from the rest of the UK, accounting for almost two thirds of the annual inflow (60%) and four-fifths of the outflow (79%). A sizeable proportion of movement is the annual transfer of students to/from Camden, both internationally and within the UK.

**Births and Deaths** also affect population dynamics. In the year to mid-2015 there were 2,735 births to Camden-resident mothers and 1,117 deaths recorded, leading to a 'natural change' of +1,618 (net population change). The previous two years had seen a marked fall in the number of births in Camden but 2014-15 shows a moderate increase of 2.1%. This increase in births in Camden is consistent with

increases in births in London, but England & Wales births are still falling.

**Future change in population** GLA's 2015 *Round of Demographic Projections*<sup>10</sup> forecasts Camden's population in line with planned residential development. These forecasts are used by Camden to underpin council strategies and in planning services. Camden's population is forecast to increase by 31,500 (13.1%) between 2016 and 2031. In the forecast, future growth in Camden is almost entirely due to natural increase, births outstripping deaths, to give a net population increase due to natural change of 28,800 during 2016-31, while net migration contributes a small net gain of 2,700. GLA forecasts an increase of 18,800 households (17.6%) during 2016-31.

Government trend-based projections<sup>11</sup> which are unconstrained by housing capacity show higher increases in population. ONS 2014-based projections for Camden show an increase of 44,600 over 2016-31 (17.9%)<sup>12</sup>. This higher growth implies increased household size and/or greater sharing in order to fit the increased population within the forecast housing stock. DCLG household projections<sup>13</sup> (using ONS 2014-based populations) show household growth in Camden of 25,500 (23%).

## Age and Gender

Camden's demographic profile corresponds to a typical metropolitan city with a university presence: a large proportion of students and younger adults, relatively few children and older people compared to the national average: 42% of residents are aged under 30, 68% are aged under 45. 17% of the population are children and young people aged under-18. Average age in Camden is 36.7 years, compared to 36.4 in London and 40.5 nationally. There are more older women than older men and more boys than girls. The working-age (16-64) population is relatively even, but with slightly more women (37%) to men (36%)<sup>14</sup>.

<sup>6</sup> European Union as at 27 March 2011.

<sup>7</sup> Usual residents aged 3+.

<sup>8</sup> Churn measures migration flows relative to population size, calculated as the sum of in- and out- migration divided by the total population.

<sup>9</sup> ONS Mid-year Estimates: components of population change.

<sup>10</sup> GLA 2015 Round 'Camden Development, Capped AHS', GLA May 2016.

<sup>11</sup> Trend based projections are solely based on recent estimates of fertility, mortality and migration and do not take into account local housing policy or the ability of an area to accommodate the population. Such projections for Camden tend to over-estimate the future population.

<sup>12</sup> ONS 2012-based Subnational Population Projection Projections (May 2014). 2014-based projections expected Oct-16.

<sup>13</sup> DCLG 2014-based Household Projections (July 2016).

<sup>14</sup> GLA 2015 Round 'Camden Development, Capped AHS' at mid-2016.

The dependency ratio, which measures the relative burden of the young and old in comparison with the working age population, is currently 37.6% but is forecast to rise to 41.6% by 2031. Camden currently has the 8<sup>th</sup> lowest dependency ratio in London.

### Cultural Diversity

Camden's population is ethnically diverse. In 2011, 34% of Camden residents were from black or minority ethnic groups<sup>15</sup> (increased from 27% in 2001). A further 22% are non-British *White* residents including *Irish* and others originating mainly from English-speaking countries in the new world, the EU, Eastern Europe and beyond. In 2015-16 the top 5 nationalities of Camden residents requesting National Insurance numbers to work in the UK were: Italy (13%), France (12%), Spain (8%), Australia (5%) and USA (3%)<sup>16</sup>.

According to the 2011 Census ethnic group categorisation, *Bangladeshis* form the largest minority group in seven Camden wards; *Black African* the largest minority in six, *Other Asian* in four and *Chinese* in one. In all wards at least 20% of the population is from black and minority ethnic groups; there are no wards in Camden where *White* groups form a minority.

Camden's largest communities with a distinctive cultural identity are the *Bangladeshi*, *Black African* and *Irish* communities, followed by *Chinese* and *Indian*. In common with other inner London boroughs, there are small but growing communities of migrants who are refugees or seeking asylum, as well as migrants resulting from EU enlargement.

According to the 2011 Census, 60% of Camden residents were born in Britain or Ireland. Of the remainder, 11% were born in other EU countries<sup>17</sup> and 30% from elsewhere. After England, more Camden residents were born in the United States, Bangladesh, the Republic of Ireland, France, Scotland, Australia, Italy, Germany and Somalia than any other individual country in the world. In 2015 there were 2,699 births to Camden-resident women: 37% of the births were to mothers born in the UK;

19% to those born in Middle East and Asia; 16% in the EU, 11% in Africa, 10% in the rest of the world and 7% in non-EU Europe<sup>18</sup>. GLA ethnicity projections forecast little change in the proportion of people from *non-White* ethnic groups, increasing slightly from 34.7% in 2016 to 35.2% in 2031. The largest growth in numbers is forecast (2016-31) in the *Other White*, *Other Asian*, *Indian* and *Arab* groups<sup>19</sup>.

Camden residents' attitudes are collected in a series of periodical Residents' Surveys<sup>20</sup>, including an attempt to quantify social cohesion: the most recent response in summer 2016 was that 86% of Camden residents agreed that their local area is "a place where people from different backgrounds get on well together". The result has been consistently high over time in Camden, but the latest response is the highest it has been in the time-series from October 2012. This is in line with the latest national data - in England in 2013-14, 85% of people aged 16 and over agreed that their local area is a place where people from different backgrounds get on well together.

Main language spoken<sup>21</sup> was recorded for the first time in the 2011 Census. In Camden, after English, the most commonly spoken languages were Bengali (13%); French (8%); Spanish (6%); Italian and Somali (5%); German, Arabic, Portuguese and Polish (4%). Meanwhile in Camden schools, Camden-resident children speak 146 languages and dialects. The most widely spoken languages are: Bengali/Sylheti with 3,295 speakers; Somali with 1,635; Arabic with 1,025; Albanian with 960, and French, Spanish and Portuguese, each with more than 360 speakers<sup>22</sup>.

### Pay and Income

Median gross full-time pay for people resident in Camden is £39,796, higher than the central London average (£37,816) and the London average of £33,776. Median full-time gross pay for women in Camden is £36,632.<sup>23</sup> Estimated equivalised median household income in Camden in 2016 is £36,851. It ranges from £22,819 in St Pancras and Somers Town

<sup>15</sup> All ethnic groups other than *White* (i.e. *White British*; *White Irish*; *White Gypsy or Irish Traveller*; or *White Other*).

<sup>16</sup> DWP National Insurance Number registrations by nationality 2015-16 (via London Datastore)

<sup>17</sup> 8% were from EU as constituted on Census Day, 29 April 2001 and a further 3% from EU Accession countries joining between April 2001 and March 2011.

<sup>18</sup> ONS Vital Statistics 2015.

<sup>19</sup> GLA 2015 Round-based Ethnic Group Projections.

<sup>20</sup> Camden Resident's Surveys:

<https://www.camden.gov.uk/ccm/navigation/council-and-democracy/having-your-say/residents-survey/>

<sup>21</sup> ONS 2011 Census table QS204. All people aged 3+.

<sup>22</sup> Camden Schools Language Survey 2014-15 (unpublished).

<sup>23</sup> ONS Annual Survey of Hours and Earnings 2016.

up to £51,873 in Froggnal and Fitzjohns. 21% of households in Camden have a median household income of less than £20,000 a year<sup>24</sup>.

## Health and Social Care

Camden has a greater proportion of its population stating that day-to-day activities are limited to some degree (14.4%) compared with the Inner London (13.6%) and Greater London (14.2%) averages. Camden has a higher proportion of its population self-reporting that it is in bad health (5.6%) compared to London averages (Inner London 5.3%, Greater London 4.9%)<sup>25</sup>. Although the proportion of the population providing unpaid care has not changed since 2001 the total number of carers has increased. The proportion of Camden's population providing 20 hours or more unpaid care a week has increased from 2.2% to 2.6%. The 2011 Census estimated there were 10,100 one person households where the person was aged 65+. This represents 10.3% of all household types in Camden and a high proportion of persons aged 65 and over (42%). 10,160 working-age residents are in receipt of incapacity/ Employment and Support Allowance and a further 1,090 on disabled benefits<sup>26</sup>.

Life expectancy shows that a boy born in Camden can expect to die almost five years before a Camden-born girl (81.8 male, 86.7 female), but a Camden-born boy can expect to live 2.3 years longer than the national average and a Camden-born girl, 3.5 years longer<sup>27</sup>. There are health inequalities within Camden by location, gender, deprivation and ethnicity. Men and women from the most deprived areas have a life expectancy of 9.0 and 11.2 fewer years respectively than those from the least deprived areas<sup>28</sup>.

Numbers of deaths have been declining in Camden since the 1960s, with 1,160 recorded deaths to Camden residents in 2015. Camden's Standardised Mortality Ratio of 759 is 24% lower than the national average (993) and 4<sup>th</sup> lowest of any UK local authority, but

differs by sex, with men having an SMR of 910 and women and SMR of 635<sup>29</sup>.

On a number of health indicators Camden scores significantly worse than the England average, including incidence of TB and new sexually transmitted infections (STI). Other indicators show Camden outperforming the national average including breastfeeding initiation; recorded diabetes and hip fractures in over 65s<sup>30</sup>.

Personal Well-being<sup>31</sup> measures average 'satisfaction with life', ratings of how 'worthwhile' life is, 'happiness' and 'anxiety'. In common with much of London, self-reported life satisfaction in Camden is below the national average – at 7.35 out of 10, compared with 7.65 nationally. Although the survey has a small sample size at a local level, with resultant large confidence intervals, Camden has been consistently below the national average over the past 5 years of this survey. Statistical analysis of well-being data shows that people in rural areas have higher well-being scores than Londoners. The survey also shows that people in Camden express a lower score that the things they did in their life were 'worthwhile', 7.51 out of 10 compared to 7.84 nationally. In terms of people's level of 'happiness', people in Camden (7.24) were less happy than the national average (7.48). This relatively low well-being measure is consistent with Camden's relatively high incidence of mental ill-health and may be confirmed by the level of anxiety measure, higher in Camden (3.16) than the national average (2.90).

## Social Deprivation

Every part of Camden has areas of relative affluence alongside areas of relative poverty. On the *average rank* summary measure for local authorities, the Indices of Deprivation 2015<sup>32</sup> ranks Camden among the 69 most deprived districts in England. The most deprived area in Camden (found in Gospel Oak ward) is among the 5% most deprived areas in England. By contrast, Hampstead Town ward has the least deprived areas in Camden, where 5

<sup>24</sup> CACI *PayCheck* equivalised household income 2016.

<sup>25</sup> ONS 2011 Census table DC3302.

<sup>26</sup> DWP, August 2016.

<sup>27</sup> PHE Life Expectancy at birth 2012-14.

<sup>28</sup> LHO Life Expectancy at birth by ward 2012-14. Male differential is Froggnal and Fitzjohns and Kilburn; female differential is Hampstead Town and Kilburn wards.

<sup>29</sup> ONS Deaths/SMRs 2015. SMRs calculated using Standard European Population (expressed per 100,000 persons).

<sup>30</sup> Public Health England LA Profiles for 2016.

<sup>31</sup> ONS National Wellbeing Survey 2015-16: <https://www.ons.gov.uk/peoplepopulationandcommunity/wellbeing/bulletins/measuringnationalwellbeing/2015to2016>

<sup>32</sup> CLG English Indices of Deprivation, 2015 - based on Lower-layer Super Output Area (LSOA) geography.

out of the 7 LSOAs are among the 25% least deprived LSOAs in England. In 2014 (latest data available) 31.9% of children in Camden live in low income families<sup>33</sup>. Camden ranks 4<sup>th</sup> highest in London. This compares with a London average of 24% and 20% in England & Wales.

## Crime

Between 2003 and 2016 overall crime in Camden fell 44%. However, total crime numbers bottomed out in 2014 and have started to rise again. Despite the overall fall, some types of crime have increased: violence against the person has risen sharply in the last 2 years, up 62% since 2014; +29% in the longer-term; sexual offences (614 in the year to Mar-14) have been on a rising trend since 2009, rising 75% since 2014; while criminal damage has also risen over the last 2 years (+23%) following over a decade of year-on-year decline<sup>34</sup>.

## Housing

The total dwelling stock from the 2011 Census is 99,127<sup>35</sup>. The 2011 Census recorded a total of 102,703 household spaces in Camden. 95% of these contained at least one usual resident - the others are either vacant, or contain visitors and short-term residents not counted in the official 'usual resident' population. Most Camden dwellings are flats, either purpose built or converted from a house or other building. Flats, maisonettes and apartments accounted for 85% of accommodation in the borough, of these 52% were purpose-built, 30% converted or shared and 3% in commercial buildings. Only 15 per cent were self-contained houses. The cost of housing in Camden is amongst the highest for all local authority areas in the country. In December 2016, the average (mean) house price in Camden was £866,973 – 3.7 times the average price for England & Wales and 1.8 times the average price for London. The average price for a flat or maisonette in Camden, which make up the bulk of the housing stock, was £783,103<sup>36</sup>. The high property values are confirmed by the Council Tax valu-

ation list where 42.8% of properties are above the average Band D (i.e. Band E or above)<sup>37</sup>.

Those in the private rented sector in Camden also face some of the highest rents in the country, ranking 4<sup>th</sup> highest for median monthly rent (£1,885), after Kensington & Chelsea, Westminster and the City. For a two bed flat in Camden renters currently pay median rent of £2,058 a month, which is 1.4 times the London average and 3.3 times the national average<sup>38</sup>.

## Households and Dwellings

The 2011 Census recorded 97,534 households with residents, with an average household size of 2.18 persons per household. On average, there were 4 rooms per household; 2.1 bedrooms per household. However, the Census *occupancy rating* calculated that 32% of households had fewer rooms (and 13% fewer bedrooms) than required by their inhabitants and were 'overcrowded'. By tenure, 33% of Camden households were owner occupied, but a higher proportion were owned outright (17%) than were owned with a mortgage/loan (15%), while less than 1% of homes were in shared ownership. Camden has a large social rented sector, with 23% of households rented from the council and 10% in other social rented. 32% of households rented privately. The 2011 Census found 41% of Camden households comprised one person living alone (4<sup>th</sup> highest proportion in London and in England or Wales), with 34% of whom are aged 65+. 41% of people aged 16+ lived as a couple, either married/civil partnership, or cohabiting. Of those *not* living as a couple, 73% were single, never married/civil partnership.

61% of households had no access to a car or van, while there were an estimated 46,600 cars or vans available for use by Camden households (fewer than the 50,000 estimated in 2001). Just 7% of Camden households had access to two or more cars or vans. 3.6% of Camden people lived in communal establishments (including student halls of residence, hostels, hospitals and nursing homes and long-stay residents in hotels).

## Local Economy

Camden's geographic position in central London and the business environment created

<sup>33</sup> HMRC Households Below Average Income (HBAI) local measures, 2014.

<sup>34</sup> Metropolitan Police Service: Notifiable Offenses (financial year to March), © 2016.

<sup>35</sup> ONS 2011 Census table KS401. 'Dwelling' defined as a unit of accommodation in which all rooms - including the kitchen, bathroom and toilet - are behind a door that only that household can use.

<sup>36</sup> Land Registry in the period 1 Jan-08 to 31 Dec-16. © Crown copyright 2017.

<sup>37</sup> VOA Council Tax dwellings, by band, March 2016.

<sup>38</sup> Valuation Office Agency, September 2016.

has enabled it to become one of the most important business locations in the country, making a large contribution as measured by GVA (Gross Value Added). ONS estimates that Camden added £24.5Bn to the national economy in 2014, an increase of 35% on 2008, growing faster than central London (32%), Greater London (29%) or UK (15%). Camden is the 4<sup>th</sup> highest contributor to GVA in London after Westminster (£51.0Bn), City (£48.1Bn) and Tower Hamlets (£27.6Bn) and its share of national GVA in 2014 was 1.51%, up from 1.28% in 2008<sup>39</sup>.

Employment growth in the borough is forecast to be good, though this may be at risk from the decision to withdraw the UK from the EU. There are a high number of businesses in the borough - large employers to micro enterprises and Small to Medium Sized Enterprises (SMEs). Many of these businesses specialise in highly skilled, high value, employment such as those in *Professional, Scientific & Technical* and *Information & Communication* sectors.

### Business and Employment

Camden is home to the second highest number of businesses in London after Westminster and in the UK. There were 30,900 enterprises registered in Camden in 2016, a 6.2% increase on 2015 and has grown 28% since 2008. Camden accounts for 5.8% of all London local (business) units<sup>40</sup>.

Camden has the third highest number of business start-ups in London, demonstrating that Camden is a good place to set up. There were 5,445 new enterprise start-ups in Camden in 2015<sup>41</sup>, a 24% increase on 2014. This is the third highest figure in London after Westminster and Islington. 39% of Camden enterprises that started-up in 2010 were still active five years later in 2015. However, there was also an increase in the number of businesses folding between 2014 and 2015, up 470 (17.8%) to 3,110 in 2015.

3,715 (14%) of Camden businesses had a turnover of £1m or more in 2016, similar to central London and compared with 10% for

London and 9% for the UK. In London only the City and Westminster has a higher proportion, while Camden ranks 6<sup>th</sup> in the UK<sup>42</sup>.

Camden specialises in highly skilled, high value parts of the economy such as law, management consultancy and advertising. The largest industrial sector in Camden is *Professional, Scientific & Technical* enterprises, 31% of enterprises in Camden, compared with 22% in London. The sector includes legal, management consultancy, architectural and engineering practices, scientific research and advertising/market research<sup>43</sup>.

351,700 jobs are done by people working in Camden, 7% of all employment in London. This is the third highest in London after Westminster and the City. The latest figure relates to 2015 and shows the total number of jobs is growing strongly, with Camden now having 21% more jobs than in 2009, and compares well against overall jobs growth in London (18%) and GB (6%). More than a quarter of employment growth has been in part-time jobs, which rose by 16,100 (27%) since 2009, while full-time employment rose by 43,300 (20%). Part-time employment had risen faster during 2009-14 but has fallen back in the year to 2015 (down 5,500; -7%)<sup>44</sup>.

Geographically, 59% of jobs are located in the central London part of Camden to the south of Euston Road; almost a quarter (24%) are concentrated in the central Camden Town/ Euston/Regent's Park/Somers Town areas, while the remainder of Camden's jobs (17%) are scattered across town centres and employment sites in north and west Camden including Hampstead, Kentish Town and Swiss Cottage.

There was a net gain in employment of 61,300 during 2009-2015 (21%). Camden saw employment growth in several sectors, with the largest growth in: *Professional, Scientific & Technical* (14,900, +23%); *Health* (14,100, +57%); *Business Administration & Support Services* (9,900, +44%); *Information and Communication* (8,500, +31%). However, there has been a net loss of employment in

<sup>39</sup> Gross Value Added is the value of goods and services produced in an area, industry or sector of an economy. London borough estimates have been calculated by ONS but are not classed as *National Statistics*.

<sup>40</sup> ONS UK Business: Activity, Size and Location Survey 2016.

<sup>41</sup> ONS Business Demography 2015.

<sup>42</sup> ONS UK Business: Activity, Size and Location 2016.

<sup>43</sup> ONS UK Business: Activity, Size and Location 2016. See [UK SIC 2007](#) for a full classification.

<sup>44</sup> ONS Business Register & Employment Survey, 2015 (provisional. 2015 results will be confirmed in October 2017).

other sectors, including in *Transport & Storage* (-6,400, -40%); *Wholesale* (-1,700, -22%) and *Manufacturing* (-1,000, -20%)<sup>45</sup>.

The 2011 Census tells us about where people work compared to where they live. This shows that 21% of Camden residents live and work in Camden, while a further 14% work mainly at/from home. The majority of Camden-resident workers (58%) travel outside the borough to work and the most common destinations are other London boroughs (57%), with 27% working in either Westminster/ City. The most common destinations outside London are Watford, Hertsmere and Welwyn Hatfield but numbers are small. 8% of Camden-resident workers have no fixed place of work<sup>46</sup>.

91% of people for whom Camden is their workplace live outside the borough. The majority (70%) are resident in other London boroughs, the highest proportion from Barnet, Islington, Haringey and Lambeth. Commuting from outside London, the top five home local authorities were St Albans, Hertsmere, Epping Forest, Dacorum and Watford.

Comparing 2001 to 2011, there has been a 20% growth in Camden residents in employment (from 91,900 to 110,200) and a 10% growth in the number of people being employed in Camden (from 227,700 to 250,000). GLA forecasts 44,000 jobs (+11%) to be created in the borough between 2016 and 2036, the 8<sup>th</sup> highest in London. The top three are Tower Hamlets, Westminster and the City. A significant number of new jobs will be created at King's Cross Central, one of the largest and most prestigious developments in London<sup>47</sup>.

The median gross pay of people working in Camden is the 5<sup>th</sup> highest in London: median gross annual pay for full-time employees working in Camden was £37,684 in 2016, compared with £36,302 for London. Average pay increased in Camden in 2015-2016 by 1.9%, while London saw a rise of 2.8%<sup>48</sup>.

Camden has the third most valuable commercial property estate in London. Business prem-

ises in Camden were valued at £1.23bn in aggregate for the purposes of business rates in September 2015. This is the third highest total of London boroughs after Westminster and the City. Camden businesses account for 7.7% of the total rateable value for London<sup>49</sup>.

In 2012, Camden had 2,471,000 sq. m of commercial and industrial floorspace<sup>50</sup>. Business uses (B1) includes offices, light industrial and warehouses. In 2015/16 a total of 10,461sq m of B1 floorspace was completed and 24,581sq m was removed resulting in a net loss of 14,120sq m of B1 floorspace. Trends in B1 floorspace vary year-by-year, however, the last 6 years have seen a gain in B1 floorspace of approximately 23,423sq m<sup>51</sup>. Despite that, there is still a concern in regard to the supply of workspace that is suitable and affordable for SMEs in Camden.

Since the 'credit crunch' recession, vacancy rates on designated shopping frontages in Camden fell from a peak of 7.7% in 2012. Initially falling to 6.5% in 2013, there were consecutive falls to reach 5.1% by 2016. Vacancy rates are now lower than pre-recession – in 2007 vacancy rates were 5.4%<sup>52</sup>.

## Labour Market

The overall employment rate in Camden is relatively low and the economic inactivity rate relatively high in comparison with London and England & Wales (this is supported by findings from the 2011 Census which confirms Camden's employment rate is lower than London or England & Wales, amongst the lowest in London, but consistent with central London boroughs). Students living in the borough account for much of this, but some Camden residents still face significant barriers to accessing employment. Fewer Camden residents are in work as a proportion of the working age population nationally. The Annual Population Survey estimated the employment rate in Camden to be 70.0% in 2016 Q3. This is 2.8 percentage points higher than the same quarter last year and the highest that it has been since the current series of statistics began in 2004<sup>53</sup>.

<sup>45</sup> ONS Business Register Employment Survey 2015.

<sup>46</sup> ONS 2011 Census Origin-Destination tables.

<sup>47</sup> GLA Economics Employment Projections, 2016. Note - the forecast takes no account of UK exit from the EU.

<sup>48</sup> ONS Annual Survey of Hours and Earnings, 2016.

<sup>49</sup> LB Camden Business Rates team (unpublished data).

<sup>50</sup> Valuation Office Agency (VOA).

<sup>51</sup> Annual Monitoring report, LB Camden 2015-16.

<sup>52</sup> Camden Retail Surveys, 2007- 2016.

<sup>53</sup> ONS Annual Population Survey, 2016 Q3 (Camden accuracy +/- 4.1%).

Unemployment in Camden as measured by the ONS 'model-based' estimates (i.e. survey-based estimates improved using the Claimant Count) shows the Camden rate in the year to September 2016 continues a downward trend to 5.3%, which is below the rate for central London (5.8%) and Greater London (6.0%), but higher than GB (4.9%). Camden's rate has fallen 1.2 percentage points compared to the previous year period, a bigger fall than for central London, Greater London or GB<sup>54</sup>.

The 'Claimant Count' unemployment measure is a hybrid combination of Jobseekers Allowance (JSA) and those in receipt of unemployment-related Universal Credit. These are released as number of claimants but not as claimant rates (i.e. the proportion of the economically active population). This makes comparison difficult, as different areas have differing levels of economically active populations. Claimant Count numbers for Camden show a long-term downward trend (-47% since March 2013), but in the year to December 2016 saw a 1.7% rise in Camden claimants, compared to increases in central London (+3.6%), Greater London (+7.0) and GB (+2.6%).

### Education and Skills

The Annual Population Survey for the year to December 2015 estimates that 61% of the working-age population of Camden were qualified to degree level<sup>55</sup>, higher than for London (50%) or Great Britain (37%). The proportions have increased considerably since 2008, increasing by 9.2 percentage points in Camden, compared with London (11.9) or GB (8.5). However, there are also a large number of residents with no qualifications at all: the APS estimates 10,600 (6.2%) of economically active Camden residents of working age have no qualifications; while 16.4% have no or low-level qualifications (no qualifications or NVQ level 1), significantly disadvantaging them in the London labour market<sup>56</sup>.

<sup>54</sup> ONS Annual Population Survey Model-based, 2016 Q3 (Camden accuracy +/- 1.2%) – headline rates only. These use the International Labour Organisation's (ILO) definition of unemployment. They include F/T students who we would not typically be consider as unemployed.

<sup>55</sup> Economically active working aged people, ONS Annual Population Survey Q4 2015. Margin of error is +/-4.1%. From [NOMIS](#).

<sup>56</sup> ONS Annual Population Survey Q4 2015. From [NOMIS](#). Rates have been updated using latest ONS estimates, July 2016.

### Further information

Further information and analysis is available from **Open Data Camden** (<https://opendata.camden.gov.uk>), the Council's open data website. See below for a selection of data, analyses, reports and maps:

#### Key data: [Camden Key Facts](#):

1 page table of facts about Camden.

**Projections:** [GLA population projections](#) used by Camden to plan services.

**2011 Census:** visit [Camden 2011 Census](#) page on Camden's [Open Data](#) website.

#### Labour market and economy:

[Camden Business and Employment Bulletin](#) and [Databook](#);

Latest [Unemployment in Camden](#) bulletin and [Unemployment Summary](#). Updated quarterly.

**Camden Profile** is produced by:

#### Strategy & Change Service

Corporate Services

© London Borough of Camden, 2017

Tel: 020 7974 5561

[population@camden.gov.uk](mailto:population@camden.gov.uk)

**For more information about Camden, go to**



**Open Data Camden**

<https://opendata.camden.gov.uk>

Camden's open data website providing data, reports, maps and analyses about Camden.