

# Camden Profile

[Link to Demographic Databook](#)

June 2021



## 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, as well as areas of relative deprivation.

The Council has designated 40 Conservation Areas that cover approximately half the borough, while 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 – soon to include the Crossrail link at Tottenham Court Road. Many of the borough's streets are under severe parking stress, and the southern part of the borough is within the central London congestion-charge zone and Ultra Low Emissions Zone (ULEZ), though a high proportion of households (78%)<sup>2</sup> in this area do not have access to a vehicle.

Camden is home to 11 higher education institutions, 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 27,600 higher education students living in Camden: 59% are women and 57%

are from overseas. 28% of students live in university halls of residence or properties; while 39% reside in the area south of Euston Road<sup>3</sup>.

The latest 'official' estimate of Camden's resident population is 279,500 at mid-2020<sup>4</sup>. This is the nationally comparable population estimate required for government returns and nationally comparable performance indicators.

**For overall strategy and for planning services, Camden uses the GLA demographic projections – See *Future Change in Population* on p2).**

ONS estimates show that of our neighbours, Barnet and Brent have larger populations; Haringey, Westminster, Islington and the City are smaller. Camden is just a fragment of Greater London, occupying only 1.4% by area – making it London's 8<sup>th</sup> smallest borough by area, but 5<sup>th</sup> highest by population density (128 per hectare). Camden is home to 7.1% of London's employment and 3.1% of its population. Note that for planning services Camden uses GLA development-led forecasts – see 'Future change in population' section below on p2.

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 found** that for residents aged 16+, over half (51%) were educated to degree level or equivalent (ranking 5<sup>th</sup> highest

<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. For further details of statistics quoted in this profile see the [Demographic Databook](#) (Excel).

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

<sup>3</sup> Higher Education Statistics Agency (HESA) 2018-19.

<sup>4</sup> Mid-2020 usual resident population estimates, based on the 2011 Census; ONS, published 25 June 2021.

<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>.

in England & Wales); while 13% had no qualifications. The Camden population is ethnically diverse and consists predominantly of younger working-aged adults. 1 in 7 (14%) Camden people had an illness or disability affecting their day-to-day activities. Almost a third of households (32%) lived in private-rented accommodation; while more households owned their home outright (17%) than owned with a mortgage or loan (15%). 4% of people lived communally (e.g. student halls, hostels, or care homes) rather than in households. 85% of household spaces were in purpose-built or converted flats, just 15% lived in houses (of which less than 2% were 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 census found that the majority of households in Camden did not have access to a car or van (61%). DVLA records show that the number of cars registered in Camden has fallen over the period 2010-20 by 16%<sup>6</sup>.

41% of households contained one person living alone – a third of those were people aged over 65 years; of the remaining households, 31% contained household members who were from the same ethnic group and 26% of households contained people from different ethnic groups. 30% of Camden's usual residents were born outside the UK and European Union<sup>7</sup>. English was not the main language for 23% of people<sup>8</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>9</sup>. Camden has the 5<sup>th</sup> largest population churn in the UK, due to large migration in- and out-flows. **In the year to mid-2020**, ONS estimates total migration inflow to Camden of

41,100 people, a total outflow of 32,600, with the net effect of an additional 8,500 people<sup>10</sup>. Migration flows are split between those measured within the UK and those from outside (international). The domestic flows to/from the rest of the UK, account for half of the annual inflow (51%) and three-quarters of the outflow (76%). A sizeable proportion of movement is the annual transfer of students to/from Camden, both international and within the UK.

**Births and deaths** also affect population dynamics. In the year to mid-2020 there were 2,337 births to Camden-resident mothers and 1,377 deaths recorded, leading to a 'natural change' of +960 (births minus deaths). This is the lowest natural change since 1996 and is the result of reducing births and a spike in deaths due to COVID-19. Since 2011-12, annual births in Camden have reduced by a quarter (24%). Camden has the lowest total fertility rate in the UK, 1.05 in the calendar year 2019<sup>11</sup>. Camden's low fertility is contributed to by the large student population (60% female), the high cost of family accommodation, alongside other factors including welfare reform, short-term letting, Brexit and other economic uncertainties.

**Future change in population** GLA's *2019-based Projections*<sup>12</sup> forecast Camden's population in line with planned residential development. These forecasts are used by Camden to underpin council strategies and in planning services. Over the next decade, Camden's population is forecast to increase by 15,100 (5.7%) between 2021 and 2031. Future growth is due to both natural increase (births outstripping deaths) of +7,700 and 7,300 due to net migration over the 2021-31 period.

Government trend-based projections<sup>13</sup>, which are unconstrained by housing capacity, show higher increases in population. ONS 2018-based projections for Camden show an increase of 22,600 over 2021-31 (+8.2%)<sup>14</sup>. The

<sup>6</sup> DVLA - cars registered to Camden addresses 2010-2020.

<sup>7</sup> European Union as at 27 March 2011.

<sup>8</sup> Usual residents aged 3+.

<sup>9</sup> Churn measures migration flows relative to population size, calculated as the sum of in- and out- migration divided by the total population. Churn is 26% in the year to mid-2020, but includes university student moves to and from Camden.

<sup>10</sup> ONS Mid-year Estimates: components of change 2019-20.

<sup>11</sup> Total fertility rate is calculated as the number of live births per 1,000 women aged 15-44. Source ONS 2019 Summary Births.

<sup>12</sup> GLA 2019-based Projections, Scenario 3, GLA, 2021.

<sup>13</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>14</sup> ONS 2018-based Subnational Population Projection Projections (24 March 2020).

higher growth implies increased household size and/or greater sharing in order to fit the increased population within the forecast housing stock.

## 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: 37% of residents are aged under 30, 65% are aged under 45. 15% of the population are children and young people aged under-18. Average (mean) age in Camden is 38.9 years, compared to 37.7 in London and 41.0 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 men (38%) than women (36%)<sup>15</sup>. The dependency ratio, which measures the relative burden of the young and old in comparison with the working age population, is 35.4% at mid-2021, but is forecast to rise to 41.2% by 2041.

## Cultural Diversity

Camden's population is ethnically diverse. In 2011, 34% of Camden residents were from Black, Asian or other minority ethnic groups<sup>16</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 2018-19 the top 5 nationalities of Camden residents requesting National Insurance numbers to work in the UK were: Italy (11%), France (10%), USA (6%), Spain (6%) and China (5%)<sup>17</sup>.

According to the 2011 Census ethnic group categorisation, *Bangladeshi* form the largest minority ethnic 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 were from black and minority ethnic groups; there are no wards in Camden where *White* groups were 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>18</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 2019 there were 2,448 births to Camden-resident women: 39% were to mothers born in the UK; 19% to those born in Middle East and Asia; 16% in the EU, 11% in Africa, 7% in the rest of the world and 6% in non-EU Europe.<sup>19</sup>

GLA ethnicity projections forecast little change in the proportion of people from minority ethnic groups, peaking and falling slightly from 34.0% in 2018 to 33.4% in 2028. The largest growth in numbers forecast (2018-28) are in the *Other White*, *White British*, *Other Asian* and *Other Ethnic* groups. The largest decrease is in the *Bangladeshi* group<sup>20</sup>.

Main language spoken<sup>21</sup> was recorded for the first time in the 2011 Census. 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 149 languages and dialects. The most widely spoken languages after English are: Bengali with 2,715 speakers; Somali with 1,250; Arabic with 844; Albanian/Shqip with 706, and

<sup>15</sup> GLA 2019-based Scenario 3 at mid-2021.

<sup>16</sup> All ethnic groups other than *White British*, *White Irish*, *White Gypsy* or *Irish Traveller*, or *Other White*.

<sup>17</sup> DWP National Insurance Number registrations by nationality 2018-19 (via London Datastore)

<sup>18</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>19</sup> ONS Vital Statistics 2019.

<sup>20</sup> GLA 2016-based Ethnic Group Projections 'Camden Development, Capped AHS'.

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

French, Spanish and Portuguese, each with more than 200 speakers<sup>22</sup>.

### Pay and Income

The median gross annual pay for **Camden residents** who were full-time employees was £42,528 in 2020. Camden's median gross annual pay is lower than for Central London (£43,309), but higher compared to Greater London (£38,592) or UK (£31,461). Average pay increased for Camden residents in 2019-2020 by 0.3%, lower than the increases for Central London (4.1%), Greater London (4.7%) or UK (3.6%)

Estimated equivalised median household income in Camden in 2021 is £35,751. It ranges from £24,759 in St Pancras and Somers Town ward, up to £47,279 in Hampstead Town ward. 19% of Camden households have an annual median income of less than £20,000<sup>23</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>24</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%).

Disability-related benefits for November 2020 show there were 8,301 are in receipt of Employment & Support Allowance; 195 are on Incapacity Benefit or Severe Disablement Allowance; 4,104 on Disability Living Allowance and 8,801 in receipt of Personal Independence Payments. Support payments are also being

made for Carers Allowance (2,987) and Attendance Allowance (2,854)<sup>25</sup>.

Life expectancy shows that a boy born in Camden can expect to die 3.8 years before a Camden-born girl (83.3 male, 87.1 female), but a Camden-born boy can expect to live 3.7 years longer than the national average and a Camden-born girl, 3.5 years longer<sup>26</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 11.3 years and 9.4 years fewer respectively than those from the least deprived areas<sup>27</sup>.

Numbers of deaths had been declining in Camden since the 1960s, but have been rising over the last 5 years. There were 1,140 recorded deaths to Camden residents in 2019. Camden's Standardised Mortality Ratio (SMR) of 68 is lower than London (87) and is 32% lower than the national average (100). It is 4<sup>th</sup> lowest in London. Male and female SMRs are 70 and 65 respectively<sup>28</sup>. Deaths in 2020 and 2021 will be higher still, due to COVID-19.

On some health indicators Camden scores significantly worse than the England average, including: diabetes diagnoses, new sexually transmitted infections (STI) and new cases of TB. Camden outperforms the national average on a range of indicators including: under 75 mortality rates for all causes, cardiovascular and cancer; hospital stays for self-harm; and dementia diagnoses in the over 65s<sup>29</sup>.

Personal Wellbeing<sup>30</sup> measures average 'satisfaction with life'; how 'worthwhile' life is; 'happiness'; and 'anxiety', marked out of 10. Self-reported life satisfaction in Camden in 2019-20 was estimated to be 7.27, below the London average (7.54) and UK average (7.66). Camden has been consistently below the national average on this measure. Statistical analysis of wellbeing data shows that people in rural areas have higher well-being scores than Londoners. The survey also shows that people in Camden expressed a lower score that the things they did in their life were 'worthwhile',

<sup>22</sup> Camden Schools Census, Spring 2020.

<sup>23</sup> CACI *Paycheck* equivalised household income 2021.

<sup>24</sup> ONS 2011 Census table DC3302.

<sup>25</sup> DWP, November 2020 via DWP Stat-Xplore.

<sup>26</sup> ONS Life Expectancy at birth 2017-19; compared to England.

<sup>27</sup> PHE Health Profile 2019: Life Expectancy 2015-17 by areas of deprivation.

<sup>28</sup> ONS Deaths/SMRs 2019.

<sup>29</sup> Public Health England LA Profiles for 2019.

<sup>30</sup> ONS National Wellbeing Survey 2019-20.

7.46 compared to 7.86 nationally. In terms of people's level of 'happiness', people in Camden (7.05) were less happy than the national average (7.48). Levels of anxiety have been falling over time, but Camden (3.46) is higher than the national average (3.05).

## 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 2019<sup>31</sup> ranks Camden 139<sup>th</sup> most deprived out of 317 districts in England. The most deprived area in Camden (E01000890 in Gospel Oak ward) is within the 13% most deprived areas in England. By contrast, Frognal and Fitzjohns ward is home to the least deprived LSOA in Camden; 4 out of its 8 LSOAs fall within the 10% least deprived LSOAs in England. In 2018-19 38.9% of children in Camden live in low income families (60% below median income)<sup>32</sup>. Camden ranks 4<sup>th</sup> highest in London. This compares with a London average of 19.3% and 17.3% in England & Wales.

## Crime

Recorded crime peaked in Camden in 2002-03 with over 53,000 offences, falling to 28,400 by 2014-15 before increasing to 39,543 offences in 2019-20<sup>33</sup>. The impact of COVID-19 lockdowns and restrictions has seen the number of offences fall during 2020-21 to 25,424 (-36% on the previous year). By type, recorded offences were for: Theft (7,664; 30%); Violence Against the Person (6,052; 24%); Vehicle Offences (2,707; 11%); Burglary (1,997; 8%); Public Order (1,878; 7%); Drugs (1,766; 7%); Arson & Criminal Damage (1,432; 6%); Robbery (949; 4%); Sexual Offences (551; 2%); Miscellaneous Crimes Against Society (286; 1%); and Possession of Weapons (142; <1%).

## Housing

The total dwelling stock from the 2011 Census is 99,127<sup>34</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 in the country. The average (mean) house price in Camden in March 2021 was £796,442 – 3.0 times the average price for England & Wales and 1.6 times the average price for London – but down from peaking at £894,898 in July 2019. The average price for a flat or maisonette in Camden, which make up the bulk of the housing stock, was £711,477<sup>35</sup>. The high property values are confirmed by the Council Tax valuation list where 43.7% of properties are above the average band D (i.e. band E or above). In 2020 there were 111,540 properties registered for Council Tax<sup>36</sup>.

Those in the private rented sector in Camden also face some of the highest rents in the country, ranking 5<sup>th</sup> highest for median monthly rent (£1,750), after Westminster, Kensington & Chelsea, City and Lambeth. For a two bed flat in Camden renters currently pay median rent of £2,150 a month, which is 1.5 times the London average and 3.1 times the England average<sup>37</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

<sup>31</sup> CLG English Indices of Deprivation, 2019 - based on Lower-layer Super Output Area (LSOA) geography.

<sup>32</sup> Loughborough University 'Local indicators of child poverty after housing costs, 2018/19', 2020.

<sup>33</sup> Metropolitan Police Service: Notifiable Offences (financial year) to March 2021; MPS End of Year Dashboard, © MPS.

<sup>34</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>35</sup> Land Registry in the period to 31 March 2021. © Crown copyright 2021.

<sup>36</sup> VOA Council Tax dwellings, by band 2020.

<sup>37</sup> Data in the year to September 2020. Valuation Office Agency, 2020.

(17%) than were owned with a mortgage/loan (15%), while less than 1% of homes were in shared ownership. Camden recorded a large social rented sector, with 23% of households rented from the council and 10% in other social rented accommodation (Housing Association or other registered social landlords). 32% of households were rented privately. The 2011 Census found 41% of Camden households were comprised of one person living alone (the 4<sup>th</sup> highest proportion in London and in England or Wales), with 34% of whom were aged 65 and over. 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. The 2011 Census estimated 46,600 cars or vans available for use by Camden households (compared with 50,000 in 2001). Just 7% of Camden households had access to two or more cars or vans. DVLA records show that the number of cars registered to Camden addresses has fallen by 16% between 2010 and 2020<sup>38</sup>.

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

**Please note that the majority of economic and labour market statistics still relate to the position prior to the initial COVID-19 pandemic lockdown.**

Camden's geographic position in central London and the business environment created has enabled it to become one of the most important business locations in the country, making a large contribution as measured by GVA<sup>39</sup>. ONS estimates show that Camden added £34.4Bn to the national economy in 2018, an increase of 93% on 2008, growing faster than Central London (54%), Greater London (45%) or UK (34%). Camden is the 4<sup>th</sup>

highest contributor to GVA in London after the City (£69.1Bn); Westminster (£68.4Bn); and Tower Hamlets (34.6Bn). Camden contributes 7.6% of London's GVA, while the share of UK GVA of 1.8% is up from 1.12% in 2008.

Employment growth in the borough had been forecast to be good, though this may be at risk from both the national withdrawal from the EU and the effects of the Coronavirus pandemic. 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 is 3<sup>rd</sup> highest in the UK. There were 36,805 enterprises registered in Camden in 2020, a 2% increase on 2019 and has grown 52% since 2008. Camden accounts for 6.2% of all London local (business) units. Camden has the 3<sup>rd</sup> highest number of businesses in the UK after Westminster and Birmingham<sup>40</sup>.

There were 6,435 business 'births', new enterprise start-ups in Camden in 2019<sup>41</sup>, a 3% decrease on revised figures for 2018<sup>42</sup>. This is the 2<sup>nd</sup> highest business births figure in London after Westminster (9,180). There was an increase in the number of business 'deaths' between 2018 and 2019, up 1,580 to 5,470 (+41%) in 2019. Camden ranks 3<sup>rd</sup> in London by the number of business 'deaths', but is lower than Westminster (9,150) and the City (5,750).

Of Camden enterprises that started-up in 2014, 39% were still active five years later in 2019. This is better than the survival rates for Central London and Greater London (36% and 39% respectively), but is lower than the national average (42%). Amongst London boroughs, in 2019, Camden ranked 24<sup>th</sup> by

<sup>38</sup> DVLA - cars registered to Camden addresses 2010-2020.

<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 2020.

<sup>41</sup> ONS Business Demography 2019.

<sup>42</sup> Due to a change in tax law in 2016, ONS has reviewed recent business demography data (2015-19) and advises caution for some areas, including Camden, due to large numbers of PAYE & VAT registrations (500+) at an individual postcode. This affects total numbers and business survival rates.

business survival rates, compared to 6<sup>th</sup> in 2010.

By turnover, 13.1% of Camden enterprises had a turnover of £1m or more in 2020, higher than for businesses in London generally (10.2%) and the UK (9.4%), but lower than Central London (15.5%). In London, only the City and Westminster have a higher proportion, while Camden ranks 9<sup>th</sup> in the UK <sup>43</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 that make up 29% of enterprises in Camden, compared with 21% in London. The sector includes legal, management consultancy, architectural and engineering practices, scientific research and advertising/market research<sup>44</sup>.

There were 382,000 jobs done by people working in Camden in 2019 (latest), 7.1% of all employment in London. This is the third highest in London after Westminster and the City. The latest figures relate to 2019 and shows that total jobs continued to grow strongly in the year prior to COVID-19. Camden had 91,600 (32%) more jobs than in 2009, comparing well against overall jobs growth in Central London (31%), Greater London (26%) and GB (12%).

Despite a long-term trend of growth in part-time jobs in Camden, there was a fall-off in part-time employment 2017-18 of 8,000 jobs (-8.7%) which has carried through into 2019. Over the long-term, there has still been a large growth in part-time employment, increasing by 23,600 (39%) 2009-2019, while full-time employment rose by 57,100 (31%). Part-time employment has increased more in Camden than Central London (29%), Greater London (27%) or Great Britain (14%)<sup>45</sup>.

Geographically, 60% of jobs are located 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 (16%) are scattered across town centres and employment sites in north and west Camden including Hampstead, Kentish Town and Swiss Cottage.

There was an overall net gain in employment of 91,600 during 2009-2018 (32%). By sector, Camden saw the largest employment growth in: *Health* (+19,000); *Information & Communication* (+19,000); and *Business & Administrative Support* (+12,000). There has been a net loss of employment in the following sectors: *Transport & Storage* (-6,000); and *Manufacturing* (-1,00)<sup>46</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>47</sup>. 91% of people for whom Camden is their workplace live outside. 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.

Between 2001 and 2011, there was 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).

Median gross full-time pay for people **working in Camden** in 2020 is £40,772<sup>48</sup> compared to

<sup>43</sup> ONS UK Business: Activity, Size and Location 2020.

<sup>44</sup> ONS UK Business: Activity, Size and Location 2020. See [UK SIC 2007](#) for a full classification.

<sup>45</sup> ONS Business Register & Employment Survey, 2019 (provisional) – final 2019 results to be confirmed in October 2020.

<sup>46</sup> ONS Business Register & Employment Survey 2019.

<sup>47</sup> ONS 2011 Census Origin-Destination tables.

<sup>48</sup> ONS Annual Survey of Hours and Earnings 2020. ASHE 2020 relates to the pay period that includes 22 April 2020, at which time approximately 8.8 million employees were furloughed under the Coronavirus Job Retention Scheme (CJRS). The estimates include furloughed employees and are based on actual payments made to the employee from

the Central London<sup>49</sup> average (£42,812) and the London average of £40,017. Median full-time gross pay for men and women working in Camden is not available for 2020 (due to small sample size), but revised figures for 2019 showed that it was £36,658 for women, which is 81% of the male equivalent and similar to the central London, Greater London and national proportions.

Camden has the third most valuable commercial property estate in London. Business premises in Camden were valued at £1.59Bn in aggregate for the purposes of business rates in September 2020. This is the third highest total of London boroughs after Westminster and the City. Camden businesses account for 7.8% of the total rateable value for London<sup>50</sup>.

Back in 2019, retail was already an industry under pressure. Nationally about 16 stores closed their doors every day in the first half of 2019 while only nine opened, resulting in a net decline of 1,234 chain stores on Britain's top 500 high streets according to analysis by PricewaterhouseCoopers (PwC) and high street analysts the Local Data Company (LDC). At that point, despite the national net decline of high street retailers, Camden continued to have relatively low vacancy rates of between 5% and 6% over recent years<sup>51</sup>. Currently there is no data to gauge the impact of COVID-19 over the course of 2020.

## 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 (2011 Census 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. The Annual Population Survey estimated the Camden employment rate at 69.6% in 2020 Q4, 0.6 percentage points lower than the same quarter last year, and 6.6 points lower than Central London boroughs<sup>52</sup>.

The ILO<sup>53</sup> 'model-based' unemployment rate estimates are survey-based, improved with Claimant Count data. Camden bottomed out at 4.1% in Mar-Jun-Sep 2020, but rose to 5.3% in December 2020. The rate is lower than for Central London (5.9%) and Greater London (5.9%), but higher than for GB (4.6%)<sup>54</sup>.

'Claimant Count' is a combination of Jobseekers Allowance (JSA) and those in receipt of unemployment-related Universal Credit. Released as the number of claimants only, no claimant rates are provided (i.e. measured against the proportion of the economically active population), therefore making comparison across areas difficult. The Claimant Count had been falling in Camden between March 2013 (5,010) and December 2015 (2,595). Increases in the year to Mar-20 (4,315) have been supplemented with the massive increase due to COVID-19 and at May 2021 stands at 11,210

## Education and Skills

The Annual Population Survey for the year to December 2020 (latest) estimates that 66% of the working-age population of Camden were qualified to NVQ level 4 or above<sup>55</sup>, higher than for London (59%) or Great Britain (43%). The proportions have increased considerably since 2008, by 14 percentage points in Camden. APS estimates 2% of economically active Camden residents of working age have no qualifications; while 16% have no or low-level qualifications (no qualifications or NVQ level 1), significantly disadvantaging them in the London labour market<sup>56</sup>.

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company payrolls and the hours on which this pay was calculated, which in the case of furloughed employees are their usual hours.

<sup>49</sup> In this Profile 'Central London' is defined as the Central London Forward (8) boroughs of Camden, City, Islington, Kensington & Chelsea, Lambeth, Southwark, Wandsworth and Westminster.

<sup>50</sup> CIPFA, 2020.

<sup>51</sup> Camden Retail Surveys, 2007- 2019.

<sup>52</sup> ONS Annual Population Survey, 2020 Q4 (Camden accuracy +/- 5.5%) compared to the 8 Central London First boroughs.

<sup>53</sup> International Labour Organisation.

<sup>54</sup> ONS Annual Population Survey Model-based, 2020 Q4 (Camden accuracy +/- 1.5%) – 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> ONS Annual Population Survey Q4 2020: Economically active working aged people, Margin of error is +/-5.7%. From [NOMIS](#).

<sup>56</sup> ONS Annual Population Survey Q4 2020: Economically active working aged people, Margin of error is +/-4.4%. From [NOMIS](#).

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## The Camden Profile

The Camden Profile is updated on a regular basis to provide the latest information available about the borough. For related data see the [Demographic Databook](#). Questions or comments about the information provided can be emailed to [population@camden.gov.uk](mailto:population@camden.gov.uk).

## 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 while the Demographic Databook covers more detail.

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

### Labour market and economy:

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

**Camden Profile** is produced by:

#### **Strategy & Change**

Corporate Services

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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.