

Camden Profile

[Link to Demographic Databook](#)

July 2020



Overall Size and Composition¹

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%)² 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 Road³.

The latest 'official' estimate of Camden's resident population is 270,000 at mid-2019⁴. This is the nationally comparable population estimate required for government returns and nationally comparable performance indicators.

Please note that 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 8th smallest borough by area, but 5th highest by population density (124 per hectare). Camden is home to 7.1% of London's employment and 3.0% 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%)⁵.

The 2011 Census finds that for residents aged 16+, over half (51%) are educated to degree level or equivalent (ranking 5th highest in England & Wales); while 13% have no qualifications. The population is ethnically diverse

¹ 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).

² South of Euston Road, 2011 Census table KS404EW.

³ Higher Education Statistics Agency (HESA) 2018-19.

⁴ Mid-2019 usual resident population estimates, based on the 2011 Census, ONS, 6 May 2020.

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

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 purpose-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 12th 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 Union⁶. English is not the main language for 23% of people⁷, 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'⁸. Camden has the 6th largest population churn in the UK, due to large migration in- and out-flows. **In the year to mid-2019**, ONS estimates total migration inflow to Camden of 40,700 people, a total outflow of 34,300, with the net effect of an additional 6,400 people⁹. 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 three fifths of the annual inflow (59%) and four-fifths of the outflow (79%). 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-2019 there were 2,523 births to Camden-resident mothers and 1,082 deaths recorded, leading to a 'natural change' of +1,441 (net change to the population). Over the past 5 years, annual births in Camden have been lower than in the preceding decade. Camden has the lowest total fertility rate in the UK, 1.05 in 2019¹⁰ and 2,448 live births. Camden's low fertility is contributed to by the large student population (60% female) and the high cost of family accommodation.

Future change in population GLA's *2018-based Projections*¹¹ 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 16,800 (6.6%) between 2020 and 2030. Future growth is due to both natural increase (births outstripping deaths) of +9,600 and 7,200 due to net migration over the 2020-30 period.

Government trend-based projections¹² that are unconstrained by housing capacity show higher increases in population. ONS 2018-based projections for Camden show an increase of 24,400 over 2020-30 (9.0%)¹³. This 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: 38% of residents are aged under 30, 65% are aged under 45. 16% of the population are children and young people aged under-18. Average age in Camden is 38.6 years, compared to 37.4 in London and 40.9 nationally. There

⁶ European Union as at 27 March 2011.

⁷ Usual residents aged 3+.

⁸ Churn measures migration flows relative to population size, calculated as the sum of in- and out- migration divided by the total population. Churn is 28% in the year to mid-2019.

⁹ ONS Mid-year Estimates: components of change 2018-19.

¹⁰ Total fertility rate is calculated as the number of live births per 1,000 women aged 15-44. Source ONS 2019 births.

¹¹ GLA 2018-based Projections, 'Camden Development, Capped AHS, Medium Migration, Trend Fertility', GLA, 2020.

¹² 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.

¹³ ONS 2018-based Subnational Population Projection Projections (24 March 2020).

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%) to women (36%)¹⁴. The dependency ratio, which measures the relative burden of the young and old in comparison with the working age population, is currently 36.6% but is forecast to rise to 43.6% by 2041.

Cultural Diversity

Camden's population is ethnically diverse. In 2011, 34% of Camden residents were from black or minority ethnic groups¹⁵ (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%)¹⁶.

According to the 2011 Census ethnic group categorisation, *Bangladeshi* 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 countries¹⁷ 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 2018 there were 2,519 births to Camden-resident women: 37% were to mothers born in the UK; 19% to those born in Middle East and Asia; 16% in the EU, 12% in Africa, 10% in the rest of the world and 6% in non-EU Europe.¹⁸ GLA ethnicity projections forecast little change in the proportion of people from *non-White* 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* group¹⁹.

Main language spoken²⁰ 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 162 languages and dialects. The most widely spoken languages after English are: Bengali with 2,920 speakers; Somali with 1,530; Arabic with 1,160; Albanian/Shqip with 885, and French, Spanish and Portuguese, each with more than 320 speakers²¹.

Pay and Income

Median gross full-time pay for people resident in Camden is £42,125 compared to the Central London²² average (£41,962) and the London average of £36,797. Median full-time gross pay for women in Camden is £39,181 which is 87% of the male equivalent.²³

Estimated equivalised median household income in Camden in 2019 is £36,053. It ranges from £24,674 in St Pancras and Somers Town up to £47,748 in Hampstead Town. 19% of households in Camden have a median household income of less than £20,000 a year²⁴.

¹⁴ GLA 2018-based Projections 'Camden Development, Capped AHS, Medium Migration, Trend Fertility' at mid-2020.

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

¹⁶ DWP National Insurance Number registrations by nationality 2018-19 (via London Datastore)

¹⁷ 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.

¹⁸ ONS Vital Statistics 2018.

¹⁹ GLA 2016-based Ethnic Group Projections 'Camden Development, Capped AHS'.

²⁰ ONS 2011 Census table QS204. All people aged 3+.

²¹ Camden Schools Census, Spring 2019.

²² 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.

²³ ONS Annual Survey of Hours and Earnings 2019.

²⁴ CACI *Paycheck* equivalised household income 2019.

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%)²⁵. 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 show 9,103 are in receipt of Employment & Support Allowance; 221 are on Incapacity Benefit or Severe Disablement Allowance; 5,067 on Disability Living Allowance and 6,957 in receipt of Personal Independence Payments. Support payments are also being made for Carers Allowance (2,836) and Attendance Allowance (2,996)²⁶.

Life expectancy shows that a boy born in Camden can expect to die 4.4 years before a Camden-born girl (82.7 male, 87.0 female), but a Camden-born boy can expect to live 3.4 years longer than the national average and a Camden-born girl, 4.1 years longer²⁷. 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 areas²⁸.

Numbers of deaths have been declining in Camden since the 1960s, with 1,149 recorded deaths to Camden residents in 2018. Camden's Standardised Mortality Ratio (SMR) of 69 is 31% lower than the national average (100) and 4th lowest in London. Male and female SMRs are 72 and 66 respectively²⁹.

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 65s³⁰.

Personal Wellbeing³¹ measures average 'satisfaction with life'; how 'worthwhile' life is; 'happiness'; and 'anxiety', marked out of 10. Self-reported life satisfaction in Camden is 7.48, below the London average (7.58) and UK average (7.71). Camden has been consistently below the national average on this measure. Statistical analysis of wellbeing data shows that people in rural areas have higher wellbeing 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', 7.63 compared to 7.89 nationally. In terms of people's level of 'happiness', people in Camden (7.38) were less happy than the national average (7.56). Levels of anxiety have been falling over time, but Camden (3.30) is higher than the national average (2.87).

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 2019³² ranks Camden 139th 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 2016 (latest data available) 28.5% of children in Camden live in low income families³³. Camden ranks 4th highest in London. This compares with a London average of 19.3% and 17.3% in England & Wales.

²⁵ ONS 2011 Census table DC3302.

²⁶ DWP, May 2019.

²⁷ ONS Life Expectancy at birth 2016-18; compared to UK.

²⁸ PHE Health Profile 2019: Life Expectancy 2015-17 by areas of deprivation.

²⁹ ONS Deaths/SMRs 2018.

³⁰ Public Health England LA Profiles for 2019.

³¹ ONS National Wellbeing Survey 2018-19.

³² CLG English Indices of Deprivation, 2019 - based on Lower-layer Super Output Area (LSOA) geography.

³³ HMRC Households Below Average Income (HBAI) local measures, 2016.

Crime

Recorded crime peaked in Camden in 2002-03 with over 53,000 offences but fell to 28,400 by 2014-15. In 2019-20 overall crime has increased to 39,475 recorded offences, an increase of 2,632 (7%) on the previous year³⁴. By type, recorded offences were for: Theft and Handling (17,014; 43%); Violence Against the Person (6,762; 17%); Burglary (3,241; 8%); Drugs (2,018; 5%); Robbery (1,962; 5%); Criminal Damage (1,611; 4%); Sexual Offences (677; 2%); Fraud/Forgery (45; <1%); and all other offences (6,145; 17%).

Housing

The total dwelling stock from the 2011 Census is 99,127³⁵. 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 2020 was £881,096 – 3.6 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 £792,846³⁶. The high property values are confirmed by the Council Tax valuation list where 43.5% of properties are above the average band D (i.e. band E or above). In 2019 there were 110,230 properties registered for Council Tax³⁷.

Those in the private rented sector in Camden also face some of the highest rents in the country, ranking 4th highest for median monthly rent (£2,000), after Kensington & Chelsea, Westminster and the City. For a two

bed flat in Camden renters currently pay median rent of £2,123 a month, which is 1.4 times the London average and 3.1 times the national average³⁸.

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 (4th 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 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 show

³⁴ Metropolitan Police Service: Notifiable Offences (financial year) to March 2020 via London Datastore.

³⁵ 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.

³⁶ Land Registry in the period to 31 March 2020. © Crown copyright 2020.

³⁷ VOA Council Tax dwellings, by band 2019.

³⁸ Valuation Office Agency, March 2019.

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 4th 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 2008³⁹.

Employment growth in the borough is forecast to be good, though this may be at risk from the 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 3rd highest in the UK. There were 36,040 enterprises registered in Camden in 2019, a 4% increase on 2018 and has grown 49% since 2008. Camden accounts for 6.2% of all London local (business) units. Camden has the 3rd highest number of businesses in the UK after Westminster and Birmingham⁴⁰.

There were 6,765 business 'births', new enterprise start-ups in Camden in 2018⁴¹, a 17% increase on 2017. This is the 2nd highest business births figure in London after Westminster (9,400). This demonstrates that Camden is a good place to set up. There was also a decrease in the number of business 'deaths', down 855 (-16%) to 4,655 in 2018. Camden ranks 3rd highest in London by numbers of business 'deaths', lower than Westminster (7,300) or City (5,650).

Of Camden enterprises that started-up in 2013, 41% were still active five years later in 2018. This is better than the survival rates for

Central London and Greater London (37% and 39% respectively), but lower than the national average (42%). Amongst London boroughs, in 2018, Camden ranks 15th by business survival rate, compared with 6th in 2010. By turnover, 13% of Camden enterprises had a turnover of £1m or more in 2019. This is lower than Central London (15%) and compares to London (10%) and UK (9%). In London, only Westminster and the City has a higher proportion. Camden ranks 7th in the UK⁴².

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 research⁴³.

375,000 jobs are done by people working in Camden, just over 7% of all employment in London. This is the third highest in London after Westminster and the City. The latest figure relates to 2018 and shows that total jobs continues to grow strongly, with Camden now having 84,600 (29%) more jobs than in 2009, comparing well against overall jobs growth in Central London (29%), Greater London (24%) and GB (11%).

Despite a longer-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%). Over the longer-term there has still been a large growth in part-time employment, increasing by 23,600 (39%) 2009-2018, while full-time employment rose by 59,100 (27%). Part-time employment has increased more in Camden since 2009 than it has in Central London (29%), Greater London (28%) or Great Britain (13%)⁴⁴.

Geographically, 59% of jobs are located south of Euston Road; almost a quarter (24%) are

³⁹ 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*.

⁴⁰ ONS UK Business: Activity, Size and Location Survey 2019.

⁴¹ ONS Business Demography 2017.

⁴² ONS UK Business: Activity, Size and Location 2019.

⁴³ ONS UK Business: Activity, Size and Location 2017. See [UK SIC 2007](#) for a full classification.

⁴⁴ ONS Business Register & Employment Survey, 2018 (provisional) – final 2018 results to be confirmed in October 2020.

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 an overall net gain in employment of 84,600 during 2009-2018 (29%). By sector, Camden saw the largest employment growth in: *Health* (+17,000; +68%); *Information & Communication* (+16,000, +57%); and *Professional, Scientific & Technical* (+12,000; +18%). There has been a net loss of employment in two sectors: *Transport & Storage* (-7,000; -44%); and *Manufacturing* (-500; -10%)⁴⁵.

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 work⁴⁶. 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). GLA forecasts 79,000 jobs (+21%) to be created in the borough between 2016 and 2036, the 4th highest in London. The top three are Tower Hamlets, City and Westminster. A significant number of new jobs are being created

at King's Cross Central, one of the largest and most prestigious developments in London⁴⁷. The median gross pay of people working in Camden is the 6th highest in London and 7th in the UK: median gross annual pay for full-time employees working in Camden was £40,196 in 2019, compared with £38,992 for London. Average pay increased in Camden in 2018-2019 by 2.7%, slightly higher than for London (2.2%)⁴⁸.

Camden has the third most valuable commercial property estate in London. Business premises in Camden were valued at £1.62Bn in aggregate for the purposes of business rates in September 2019. This is the third highest total of London boroughs after Westminster and the City. Camden businesses account for 8.0% of the total rateable value for London⁴⁹.

Retail is 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). Despite the national net decline of high street retailers Camden continues to have relatively low vacancy rates of between 5% and 6.1% vacant over the last five years. The 2019 figure is 6%⁵⁰.

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 70.2% in 2019 Q4, 2.4 percentage points lower than the same quarter last year, and 5.4 points lower than Central London boroughs⁵¹.

⁴⁵ ONS Business Register Employment Survey 2018.

⁴⁶ ONS 2011 Census Origin-Destination tables.

⁴⁷ GLA Economics Employment Projections, 2017. Note - the forecast takes no account of UK exit from the EU.

⁴⁸ ONS Annual Survey of Hours and Earnings, 2019.

⁴⁹ CIPFA.

⁵⁰ Camden Retail Surveys, 2007- 2019.

⁵¹ ONS Annual Population Survey, 2019 Q4 (Camden accuracy +/- 4.5%) compared to the 8 Central London First boroughs.

The ILO⁵² 'model-based' unemployment rate estimates are survey-based, improved with Claimant Count data. Camden's rate fluctuates, but since Sep-08 it has been mostly lower than Central or Greater London. It bottomed out at 4.5% in the year to December 2019. The rate is lower than Central London and Greater London (4.6%), but higher than GB (3.9%)⁵³.

'Claimant Count' is a combination of Jobseekers Allowance (JSA) and those in receipt of unemployment-related Universal Credit. Released as number of claimants only, no claimant rates (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). The numbers fluctuated over 2016/18, but have increased over the 18 months. In March 2020 the Claimant Count stood at 4,315 – an increase of 32% over the year – and the highest level in over 5 years⁵⁴. The increase was partly due to Universal Credit, under which a broader span of claimants are required to look for work than under Jobseeker's Allowance. At March 2020, just 15% of the Claimant Count is JSA claimants, with the vast majority Universal Credit being claimants. However, these levels have been eclipsed by the rise in claimants resulting from coronavirus, with the Claimant Count reaching 10,450 in June 2020.

Education and Skills

The Annual Population Survey for the year to December 2019 (latest) estimates that 72% of the working-age population of Camden were qualified to NVQ level 4 or above⁵⁵, higher than for London (61%) or Great Britain (45%). The proportions have increased considerably since 2008, by 11.8 percentage points in Camden. APS estimates 4% of economically active Camden residents of working age have no qualifications; while 8% have no or low-level qualifications (no qualifications or NVQ level 1), significantly disadvantaging them in the London labour market⁵⁶.

⁵² International Labour Organisation.

⁵³ ONS Annual Population Survey Model-based, 2019 Q4 (Camden accuracy +/- 1.4%) – 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.

⁵⁴ DWP Claimant Count. From [NOMIS](#).

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.

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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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.

⁵⁵ ONS Annual Population Survey Q4 2019: Economically active working aged people, Margin of error is +/-5.3%. From [NOMIS](#).

⁵⁶ ONS Annual Population Survey Q4 2019: Economically active working aged people, Margin of error is +/-3.3%. From [NOMIS](#).