



## A Profile of Plaistow South Big Local Area

### GENERAL DESCRIPTION

Plaistow South Big Local is situated in the London Borough of Newham, in east London. It is comprised of 5 of the 8 'Local Super Output Areas' which make up Plaistow South Ward, and is in the West Ham parliamentary constituency. All three local Councillors are from the Labour Party, as is the MP, Lyn Brown.

The PSBL area includes the Newham University Hospital, Newham Sixth Form College (NewVIC), a Secondary school (Cumberland), three Primary Schools (Tollgate, Kaizen and New City), a Pupil Referral School (Tunmarsh), two of the Borough's three Leisure Centres, three GP practices, a fire station, a Metropolitan Police shop front, a significantly sized public park (Plaistow Park) and 3 sections of the Greenway (a green strip on top of the Thames Water-owned Northern Outfall Sewer). There are two other Primaries and one other Secondary school just outside the area whose catchment includes part of the PSBL population.

The housing stock includes one 13-floor tower block (Bermersyde Point), significant social housing (Housing Association or Local Authority) and many private lets.

There are around 150 business units in the PSBL area, of which around 10% are vacant at the time of writing. Most of these units are shop-front retail outlets, including 22 fast food/café units, Tesco and Iceland supermarkets, 25 other grocers/small supermarkets, three betting shops, and a plethora of hair/nail 'boutiques'. There is one bank (Halifax) and a shop-based Post Office. There are no pubs, but one private (co-operative) members' club (South West Ham Labour Club & Institute).

The largest traditional religious building within the PSBL area is the former St Andrew's Church of England, now owned by the United Church of the Kingdom of God. There are at least eight other Christian groups meeting in the area, two small Mosques (Masjid-al-Fallah and Hafazoth), and the East London Buddhist Cultural Centre. The Anglican Parish of the Divine Compassion, Roman Catholic Parish of Our Lady of Compassion, Memorial Community Church (Baptist) and Christ Church URC also include the area in their consideration.

There are three pre-school childcare centres within the area – Tollgate Children's Centre, New City Outreach Centre, and Lenwood Daycare, with another, Step-by-Step Children's Centre (Lawrence Hall), right on the edge.

The area has excellent transport links including a tube station, Plaistow (District and Hammersmith & City lines), just to the north, DLR stations (Prince Regent, Canning Town and Stratford) short bus rides to the south, west or north, and 10 bus routes linking to the rest of Newham and beyond, including Stratford which is a significant regional, national and international rail transport hub.

The following statistical elements of this profile have been compiled on the basis of the 2010 Indices of Deprivation (Dept.of Communities & Local Govt) and the 2011 Census. We have also extensively used Aston-Mansfield Community Involvement Unit's excellent "Newham Key Statistics 2013" report for the Newham-wide and ward level figures. Some of the health data is drawn from Public Health England's Health Profile 2013 for Newham.

## POPULATION & DENSITY

The area consists of 5 of the 'Local Super Output Areas' used for recording census and other statistics – there are a total of 32,482 LSOAs. The PSBL area measures 89 hectares. It contains 3208 registered households with a total population of 9,782 – giving an average household size of 3.04 (England average is 2.4). The density of population is 135 per hectare, though in one LSOA where there is no large public institution or park this increases to 223 per hectare. These figures could well be under-estimates as they do not account for unregistered households/individuals of which, anecdotally, there are significant numbers in Plaistow South. Despite a larger average household size, the borough has housing stock with fewer than average bedrooms, an average of 2.4 per home (2.7 nationally). Newham ranks highest in the country for having more than 1.5 persons per bedroom, at 30.5% of households.

Newham had the largest population increase of all London boroughs, approximately 64,000 people since the 2001 census and this 23.5% increase is the second highest growth in the country. The actual population is even larger than these statistics suggest as Newham only recorded a 90% household response rate for the 2011 census.

The GLA predicts a further 8% increase in Plaistow South ward's population between 2011 and 2031. According to GLA projections, Newham's population is due to reach 375,500 in 2031. This increase is 2.5 times greater than the London average and the 3<sup>rd</sup> highest of all London Boroughs.

Newham has one of the highest population turnover rates in London with large numbers of people moving into the borough for very short periods every year. In 2007/08 19.5% of residents either left or entered the Borough, significantly higher than the London average of 13.6%.

Evidence suggests that people who leave are more highly skilled and generally better off than those who arrive.

## AGE STRUCTURE

Newham as a whole has one of the youngest age structures in England and Wales. The borough has a larger than average proportion of residents aged under 10 years, and aged between 20 and 39 years, with a correspondingly smaller than average proportion aged 40 and above. People aged 65 and over make up a relatively small proportion of the Newham population in comparison to London and England as a whole.

In 2011 6.6% of Newham's population was aged 65 and over compared to 16.6% across England and Wales. Newham also has the lowest proportion of people aged 75-84 years and the second lowest proportion in the following age groups: 45 -59, 60-64, 64-74, 85-89 and 90 and over. Newham has a very low proportion of retired people (5.8%) compared to the national average of 13.8%. This breakdown of ages in Newham can partially be explained by particular health factors.

Newham has the third highest proportion of children up to the age of four in England and Wales. When comparing the mean age of Newham residents to other local authorities, Newham ranks second lowest in England and Wales.

However, there is a marked variation in age profile between wards. The proportion of people aged over 65 in Plaistow South ward is the highest for Newham at 11.1% (but still below national

average). The proportion of people aged under 18 living in Plaistow South is the lowest for Newham at 23.7%.

## GENDER

The 2011 Census shows that in Newham there is a slightly larger male population at 52.1% compared to 47.9% for females. In Plaistow South ward the difference is smaller, with 50.7% males and 49.3% females.

## ETHNICITY & LANGUAGES

Ethnic minority groups in Newham (other than White British), have grown and live in more evenly mixed areas in 2011 than before.

2011 Census data shows the ethnic mix in Newham continuing to change. The borough now has the UK's lowest proportion of White British people in England and Wales (16.7%), the second largest Bangladeshi population and fourth largest Black African population. The proportion of residents born in other countries, at 42.4%, is the highest in London. This compares to the London average of 26.4% and England average of 9.4%

The 2011 Census ranks Newham 1<sup>st</sup> in England and Wales in terms of the number of residents born in countries other than the UK and the EU. Along with Brent, Newham has the most diverse population in the UK, although the distribution of ethnic groups is uneven across the borough. There is wide variability in the ethnic composition, from East Ham North which is predominantly Asian (69%), to Royal Docks which is predominantly White (61%)<sup>1</sup>. According to GLA ethnicity projections there is an uneven distribution of white and non-white ethnic groups across the age range. As a general trend, the proportion of white population increases with age.

Plaistow South is the 4<sup>th</sup> most ethnically diverse ward in East London.

The table below gives the breakdown and compares this to Newham and London as a whole:

Ethnic Group			
	Plaistow South	Newham LB	London
White British (2011)	3110	51516	3669284
Percentage White British (2011)	19	17	45
White Other (2011)	2259	37700	1218151
Percentage White Other (2011)	14	12	15
Mixed (2011)	763	13945	405279
Percentage Mixed (2011)	5	5	5
Asian or Asian British (2011)	5836	133895	1511546
Percentage Asian or Asian British (2011)	36	43	18
Black or Black British (2011)	3821	60256	1088640
Percentage Black or Black British (2011)	23	20	13
Arab and Other Groups (2011)	615	10672	281041
Percentage Arab and Other Groups (2011)	4	3	3

Newham is the second most linguistically diverse London borough after Hillingdon, with 103 languages recorded in the 2011 Census. Newham has the lowest proportion of people with English as their main language of all local authority areas in England and Wales. In 2011, the proportion of pupils in Newham whose first language was known or believed to be other than English was 71%. The 2011 Census also asked Newham residents whose main language is not English how well they felt they could speak it. Significantly more people who do not speak English as their main language feel they speak English very well, or well (32.6%), compared to those who feel they cannot speak it well (7.4%), or not at all (1.3%). The figures for Plaistow South ward closely match these, and this reflects trends across London and the country as a whole.

## CRIME

Plaistow South Ward is ranked by the Met Police as 'average' in terms of its crime rate. In September 2013 the 'rate' was just under 6% (with 98 recorded crimes) compared to the Newham average of nearly 7%. Stratford is the Borough's crime 'hotspot'.

## HOUSING TENURE & QUALITY

The proportion of owner-occupied housing in Plaistow South is higher than the Newham average, but still significantly lower than the London average and even more substantially lower than the England average. Social rented (Local Authority and Housing Association) housing is substantially higher than the England average, close to the London average, but lower than the Newham figure. The proportion of private rented housing in Plaistow South is lower than the Newham average (which itself is double the England average) but still significantly higher than the London figure.

This table gives the detail of tenure proportions:

	Plaistow South	Newham LB	London	England
Owner Occupied (2011)	2338	35628	1618315	
Percentage Owner Occupied (2011)	43	35	50	66
Private Rented (2011)	1653	34570	819085	
Percentage Private Rented (2011)	31	34	25	17
Social Rented (2011)	1351	30092	785993	
Percentage Social rented (2011)	25	30	24	16

The owner occupied category includes shared ownership

London has a higher percentage of local authority homes not meeting the decent homes standard than other parts of the country (25% local authority stock homes in London were non-decent compared to 16% in England in 2010). Newham's is even higher, with 27% not meeting the decent homes standard.

In 2012 it was estimated that more than 25% of the 100,000 households in the borough were living in accommodation that was too small. In Plaistow South ward the figure is 26%, rising to 33% when rooms other than bedrooms are taken into account.

## HEALTH & DISABILITY

Life expectancy is 5.0 years lower for men and 5.5 years lower for women in the most deprived areas of Newham than in the least deprived areas (Public Health England, Health Profile 2013: Newham). PSBL's area is largely categorised as most deprived. Newham male life expectancy is already 1.4 years lower, and female life expectancy 0.9 years lower than the England average.

Early deaths in Newham through heart disease and strokes, although falling, are still over 43% higher than the England average. Infant deaths are 21% higher than the England average. Smoking related deaths are around 10% higher. New cases of TB are nearly 9 times the England average, drug misuse 35% higher, childhood obesity is 33% higher, hospital stays for alcohol-related harm are nearly 46% higher, and acute sexually transmitted infections nearly 68% higher. Contrastingly, injuries and deaths from road accidents are 34% lower than the England average.

## ECONOMIC ACTIVITY (including Types of Employment, Income & Benefit Levels)

Among Newham residents that work, incomes are low. In 2011, the average gross annual pay in Newham was £27,000, compared to £34,000 in inner London.

In the three years prior to 2011 over a quarter of workers living in Newham were paid less than the London Living Wage (the London Living Wage, first introduced in 2005, was set at £8.30 in 2011). At 30%, the borough has the highest proportion of low-paid employees in London, almost three times the proportion of boroughs like Richmond and Kensington and Chelsea which have the lowest proportion of low-paid people (9% each). In the majority of London boroughs the proportion of low-paid residents in 2011 had either increased or remained steady compared to 2007, with the average increase from 2% to 4%. Yet in Newham there was a substantial increase of at least 6%.

In April 2012, 31.1% of Newham's children lived in households where all adults are out of work and receiving 'workless benefits' (Jobseeker's Allowance or Incapacity Benefit). This compares to 26.3% across London. In the first quarter of 2012, 57.6% of Newham pensioners claimed Pension Credit, significantly higher than the London average of 31.7%. Data for 2012 show that claim rates for all key means tested benefits are higher in Newham than the London and UK averages. The new Universal Credit, which will be rolled out throughout 2013, combines many of these benefits and it is likely that the borough's population will be disproportionately affected.

As Newham has a high proportion of residents claiming housing benefit, it is also likely that the borough will be hit harder by the so-called 'Bedroom Tax'. The National Housing Federation predicts that 3,144 families will be affected in Newham.

Plaistow South's figures for employment/unemployment and for economic activity/inactivity closely match both Newham and London averages. Unemployment at 10% is slightly higher than the London average of 9%, but economic inactivity is around 10% lower than the Newham and London figures.

## DEPRIVATION

All of Newham's wards rank in the 20% most 'deprived' in England in terms of the multiple indices. On average, our LSOAs rank in the 15% most 'deprived'. On the index relating to access to housing and services we rank in the 8% most deprived, and in terms of 'living environment' we rank in the worst 9%. However, one of our LSOAs skews the figures significantly on a number of the indices. If we exclude the figures for that LSOA, the other 4 on average rank significantly lower on some indices.

Index	Percentage of National	4 LSOAs % of National
Multiple Deprivation	15.06	12.31
Barriers to Housing & Services	7.64	7.46
Living environment	9.06	9.03
Crime	10.95	10.02
Income	11.38	8.61
Health Deprivation & Disability	24.01	19.94
Employment	28.58	22.28
Education, Skills & Training	49.35	49.27

The HMRC define child poverty as children living in households receiving out-of-work benefits, as well as those receiving tax credits whose income is still below 60% of the Before Housing Costs (BHC). According to this measure, 39.2% of children in Newham are defined as living in poverty, the 4<sup>th</sup> highest in London.

### Questions to explore:

Why do we do relatively well (at around the England average) in terms of education, skills and training yet so poorly (close to worst 10%) in relation to income?

What precisely scores us low in terms of 'barriers to housing and services' and 'living environment'?

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