



Ladywell ward profile

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* EPC stands for Energy Performance Certificate

Councillors 2022 - 2026



Bill Brown

Labour Party



Laura Cunningham

Labour Party



Liz Johnston-Franklin

Labour Party

Ward profile introduction

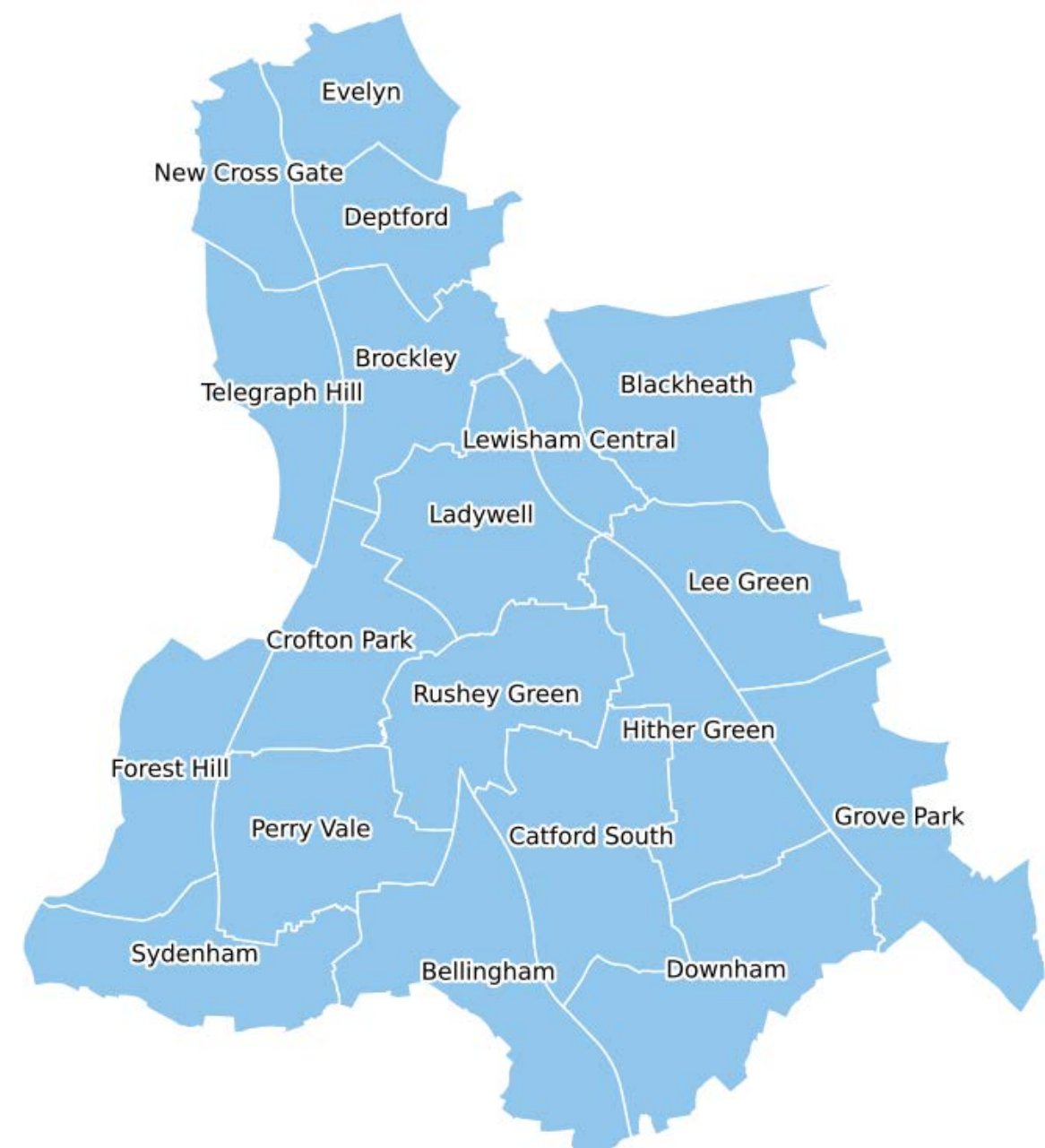
About Lewisham's Ward profiles

The ward profiles bring together some of the key data sources to provide the demographic, social and economic characteristics of an area. In May 2022, the number of wards increased from 18 to 19.

- The boundaries of two wards have stayed the same, Telegraph Hill and Forest Hill, all the others changed.
- Two wards no longer exists: New Cross and Whitefoot.
- We now have three brand new wards: Deptford, Hither Green and New Cross Gate.
- 16 wards have three Councillors.
- Three wards have only two Councillors: Bellingham, Lewisham Central and New Cross Gate.
- The total number of Councillors remained in 54, the same as the previous period.

At the time of publication, the results of the 2021 Census have not yet been published, which means many indicator variables in this report rely on potentially outdated data from the 2011 Census. Data sources of all charts and statistics are clearly stated throughout this document. Revised data will be made available in the next revision of this document.

Wards 2022



Ladywell

With the recent introduction of the new ward boundaries, **Ladywell ward has increased in size incorporating areas from the former Lewisham Central ward.** The ward now extends to cover areas east of the old Lewisham Central boundary, including Lewisham Hospital, Ladywell Fields and Arena, Lewisham Park and Place Ladywell. Ladywell ward shares borders with Brockley, Crofton Park, Lewisham Central and Rushey Green Wards.

Ladywell Village has a range of retail outlets including a number of cafes, a patisserie and delicatessen. **The area was given a facelift in 2013 with a £800,000 of Transport for London funding.** The pavements were widened, short stay bays created to help local businesses and shoppers.

The Ladywell Centre provides a range of social care services including art and craft and leisure. There is an Adventure Playground within the grounds of Ladywell Fields operated by Youth First. St Andrews Centre located on the border with Brockley, which forms part of the United Reform Church’s building is a main focal point of the area and offers a range of activities for all ages.

Ladywell has ample green spaces including Ladywell fields and Hilly Fields (which borders Brockley) and Francis Drake Bowls Club.

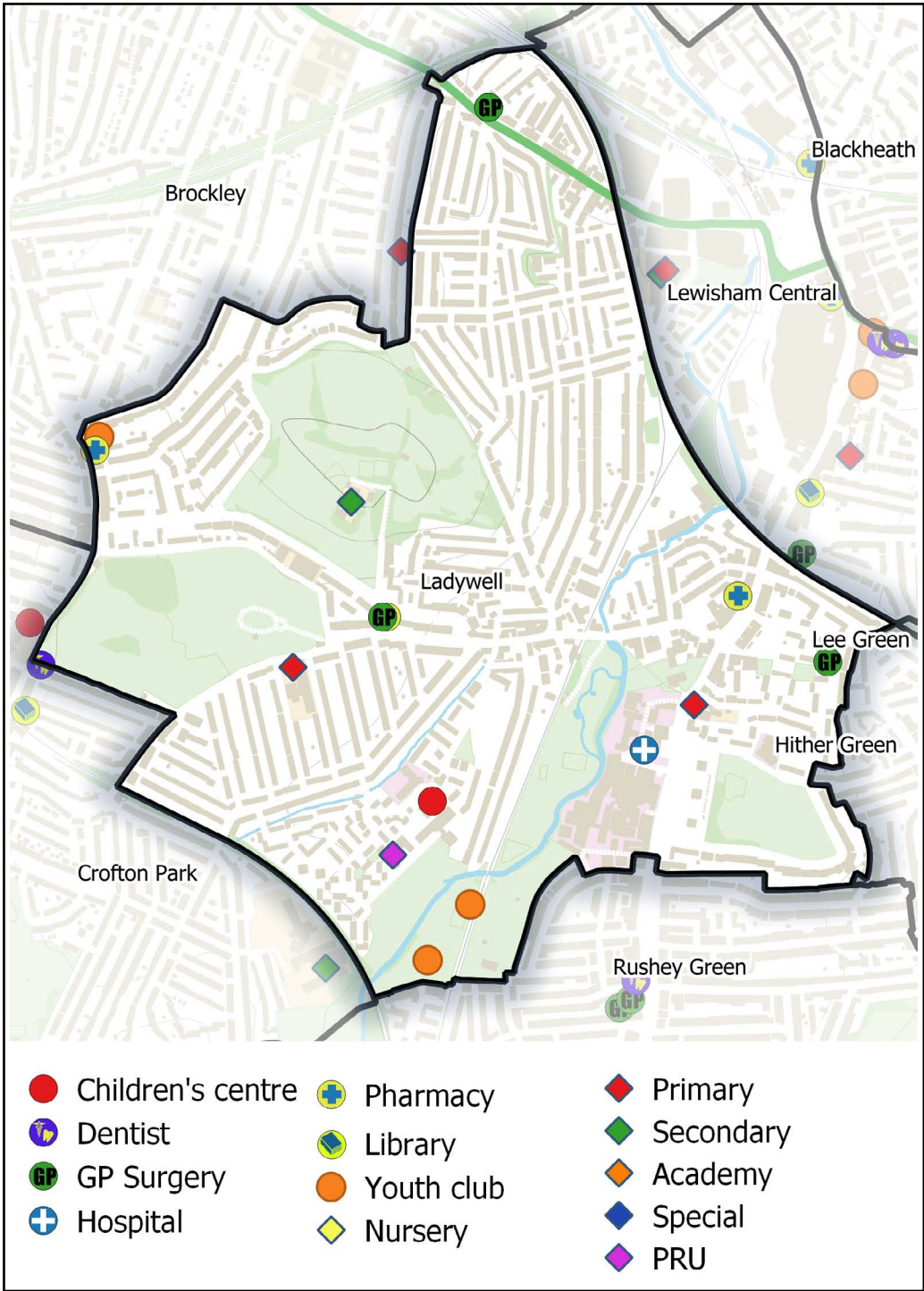
Ladywell conservation area designated in 2010, consists mainly of late Victorian suburban residential development built between 1880s and 1890s on Vicars Hill, and the later developments along Algernon Road, Algiers Road, Ermine and Embleton Road.

Pinnacle, Peabody and London & Quadrant Housing Groups are the main Social Housing landlords in the area, providing much needed social housing across the ward.

There are a **range of established Community organisations, groups and Tenant and Residents Associations in the ward who seek to protect and enhance the cultural heritage** of the area promoting community cohesion bringing people together (Ladywell Society, Friends of Brockley and Ladywell Cemeteries, Max Media Arts, Friends of Hilly Fields and Ladywell Village Improvement Group and Curvy Blocks Resident Association).

In Ladywell ward **£62,923 was awarded in NCIL funding to 11 projects** which included Community activities such as Art in the Park and a Music Festival, greening activities such as tree planting and a community gardens, and resilience support for children and young people. Ladywell Assembly Organising Group also received funding to support the Ladywell Assembly.

Key facilities in Ladywell



Summary of key statistics

Population

16,700

Average age

36

% of households that reported themselves as a family

51

% of residents in employment

68.4

% of residents that practice a religion

60.6

% of residents not born in England

21.7

Number of universal credit claimants

1,860

% of residents whose day to day activities are limited a lot

6.5

% of residents with low English proficiency

3.7

LSOAs among the most deprived 20% of national IMD

1 of 7

Average life expectancy (female / male)

83.2(f) / 78.9(m)

Air pollution (NO2) with recommended guideline <40

17.81

Average proportion of households in fuel poverty

13.9% - 21.6%

Median house price (borough)

£430k

% of residents without formal qualifications

14.2

Number of crimes reported in 2021

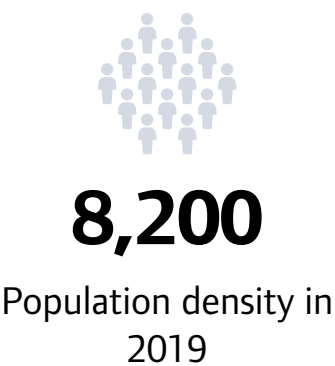
1,060

Population

Ladywell has an estimated population of **16,700 residents** (rank 10 of 19 wards.)

Among its residents, **50.8% identify as female**, and **49.2% as male**. Unfortunately, ONS population statistics do not include estimates for nonbinary gender identities.

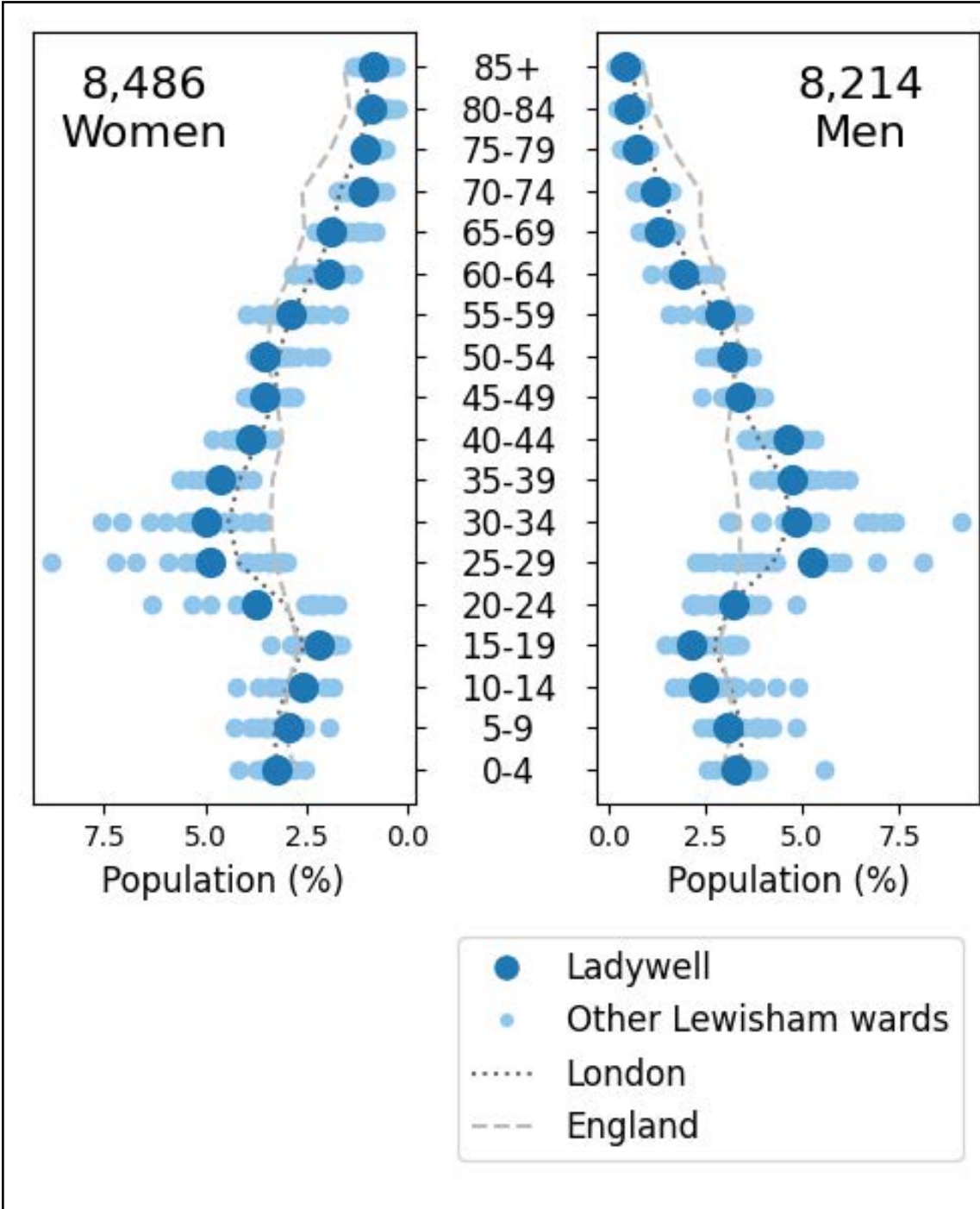
The **average age in Ladywell is 36**, compared to 36 in Lewisham as a whole, and 37 in London.



In terms of its geographic area, at 2.0 km² (rank 7 of 19.)

As to its population density, at 8,200 people per km² it is among the least densely populated wards in the borough (rank 14 of 19.)

Population by five years age group and gender in Ladywell, ONS 2019



Proportion of Population Groups in Ladywell, ONS 2020

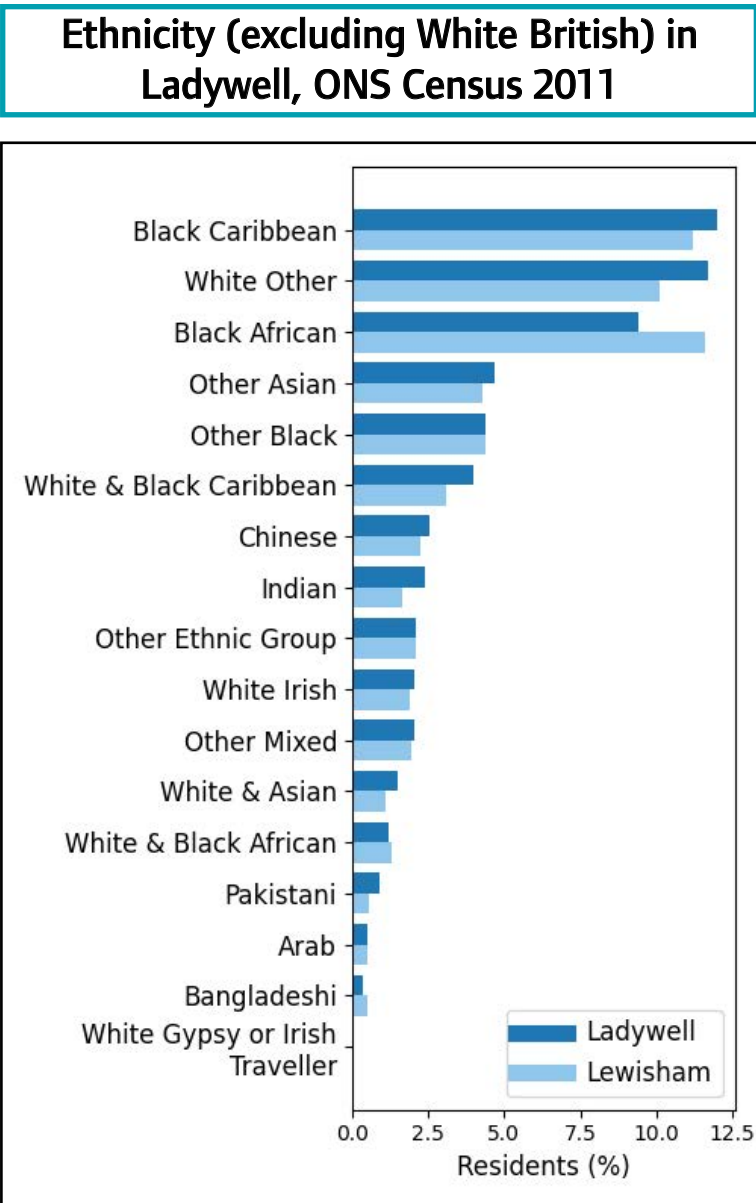
	United Kingdom	London	Lewisham	Ladywell
Children and Youth (0-17)	22.2%	23.8%	23.3%	21.1%
Working age (18-64)	60.2%	64.8%	67.8%	69.6%
Senior (65+)	17.6%	11.4%	8.9%	9.3%

Diversity: Ethnicity and religion

Ethnicity

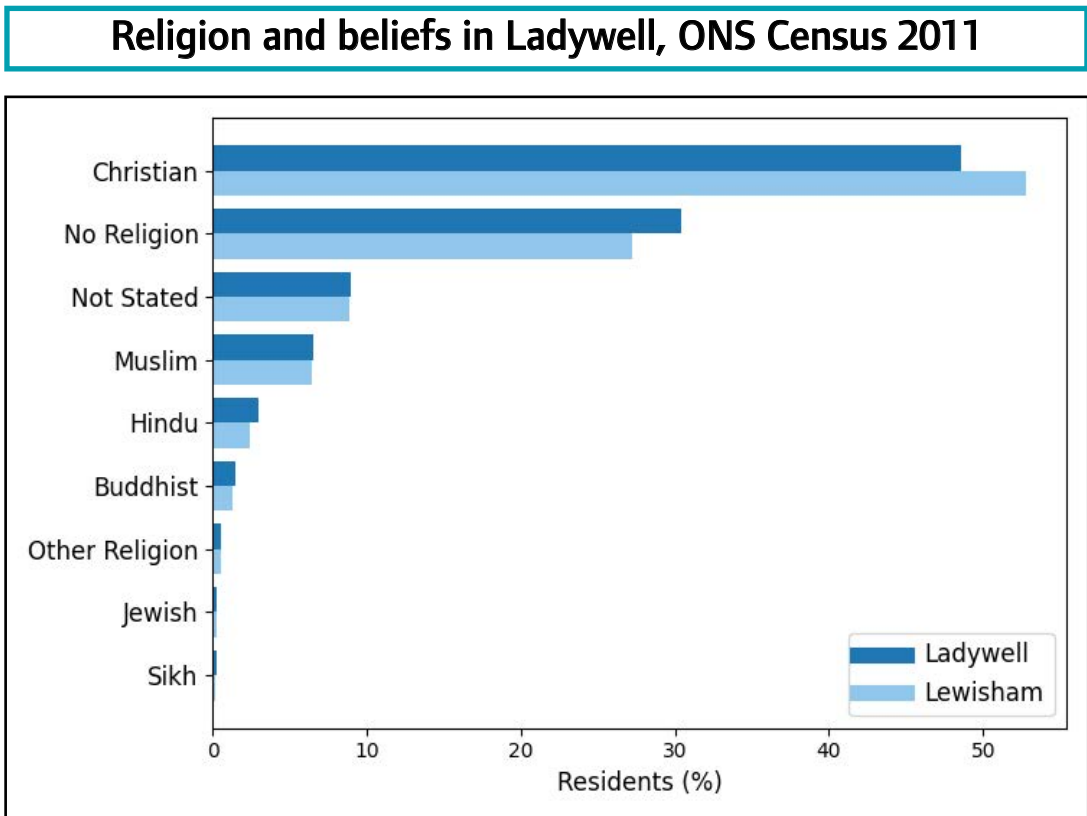
38.1% of Ladywell residents have an ethnicity of White British (White English, Welsh, Scottish, or Northern Irish), compared to 41.5% in Lewisham as a whole, 44.9% in London, and 79.8% in England.

Among those not White British, the three most common ethnicities are Black Caribbean (12.0%), White Other (11.7%), and Black African (9.4%).



Religion

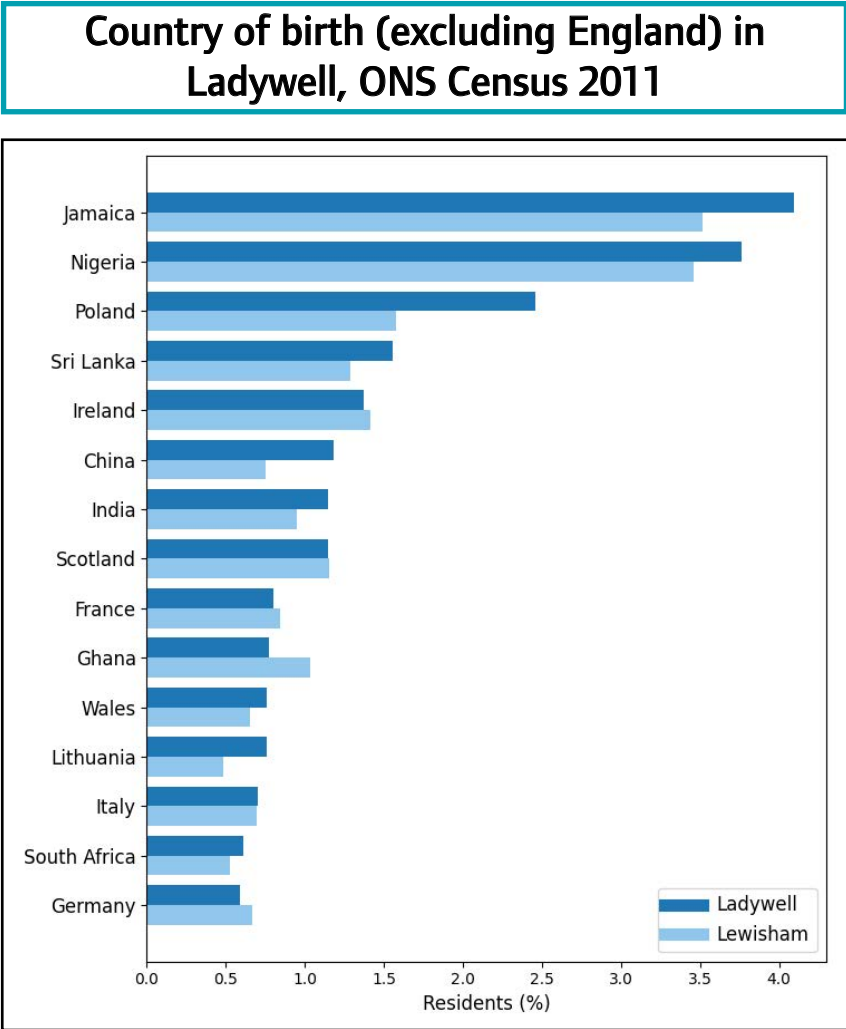
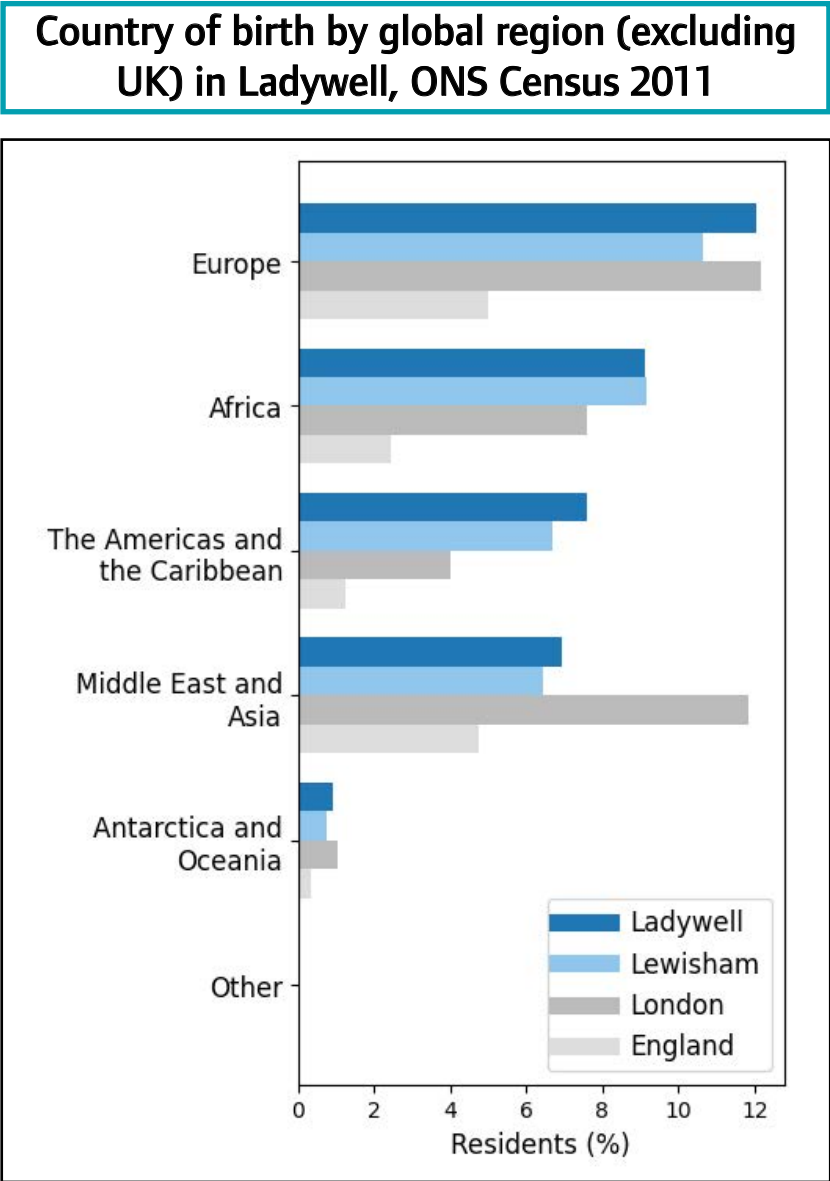
48.6% of Ladywell residents identify as Christian, compared to 52.8% in Lewisham as a whole, 48.4% in London, and 59.4% in England. Among those not identifying as Christian, the three most common religions are No Religion (30.4%), Not Stated (9.0%), and Muslim (6.5%).



Diversity: Country of birth

60.9% of Ladywell residents were born in England, compared to 64.0% in Lewisham as a whole, 61.1% in London, and 83.5% in England.

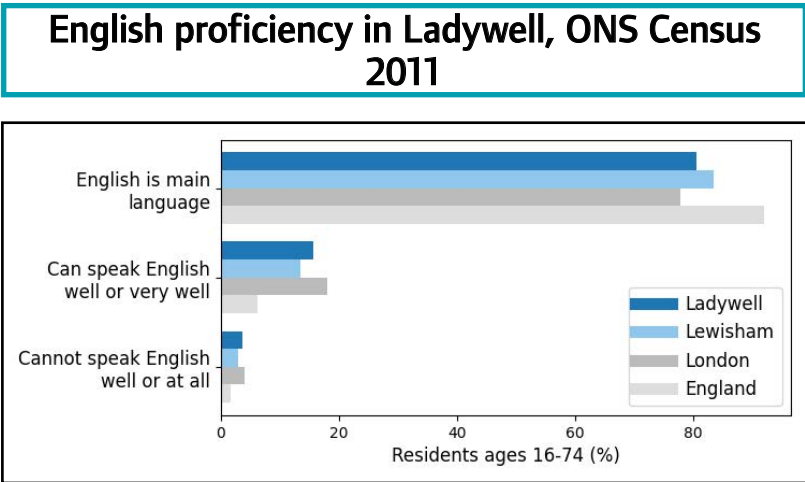
Among those not born in England, the three most common countries of birth are Jamaica (4.1%), Nigeria (3.8%), and Sri Lanka (1.6%).



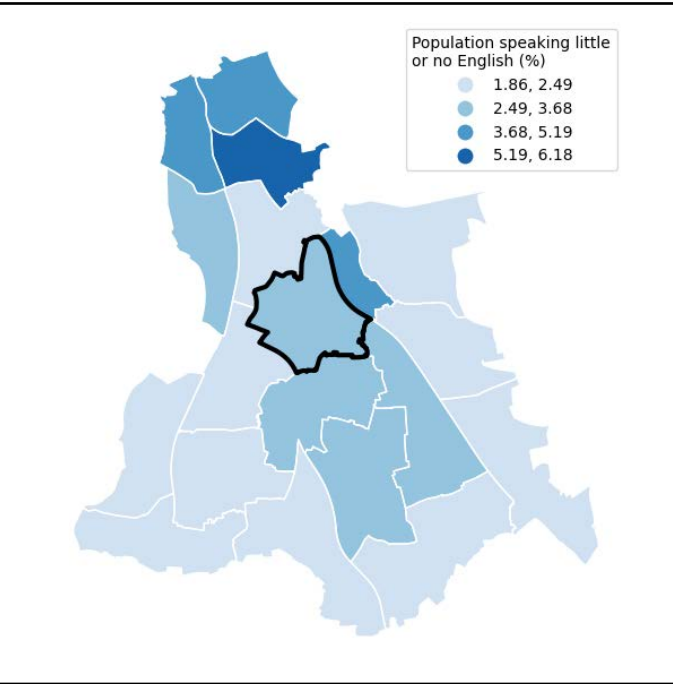
Diversity: Languages

80.6% of Ladywell residents speak English as their primary language, compared to 83.5% in Lewisham as a whole, 77.9% in London, and 92.0% in England.

Of the remaining residents, 15.7% can speak English well or very well.

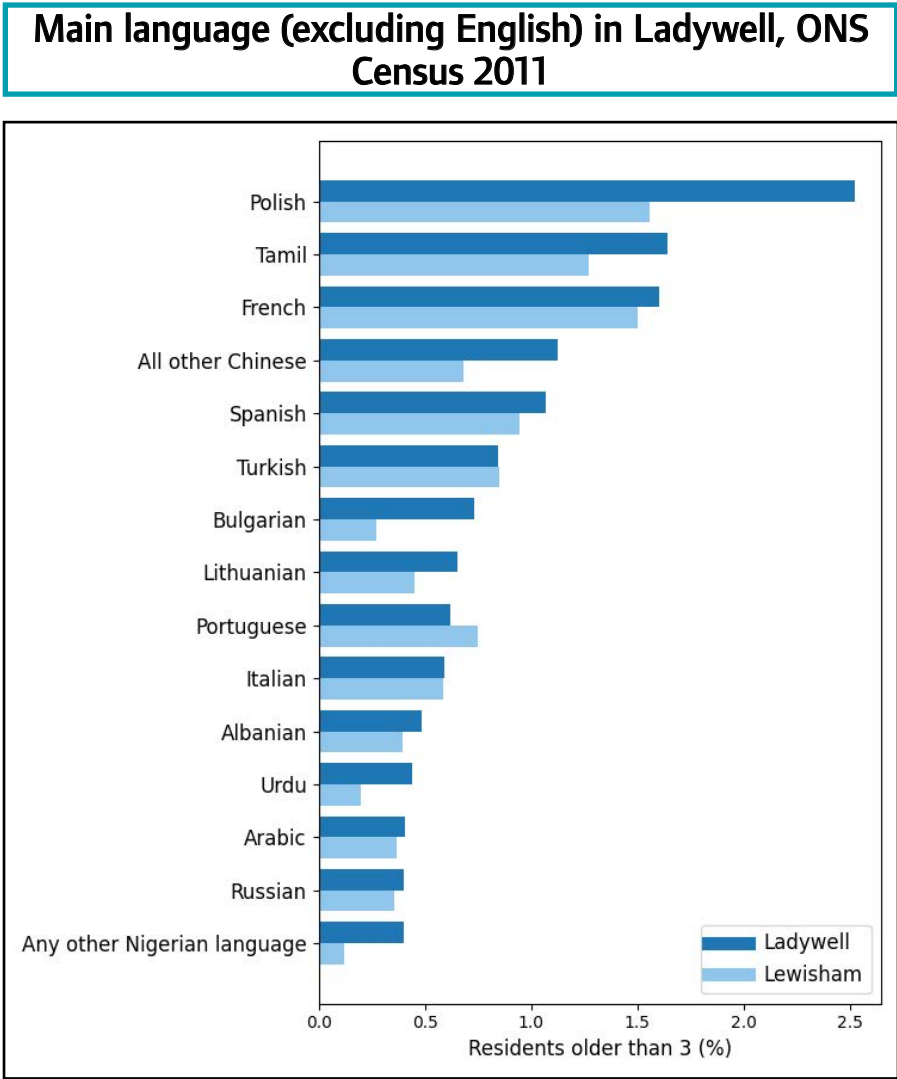


Population speaking little or no English in Ladywell, ONS Census 2011



On the other hand, **3.7% of residents cannot speak English well or at all**, compared to a Lewisham average of 3.1%. This means an estimated 614 people in Ladywell may require everyday language support.

Among those not speaking English as their main language, the three most widely spoken languages are Polish (2.5%), Tamil (1.6%), and French (1.6%).

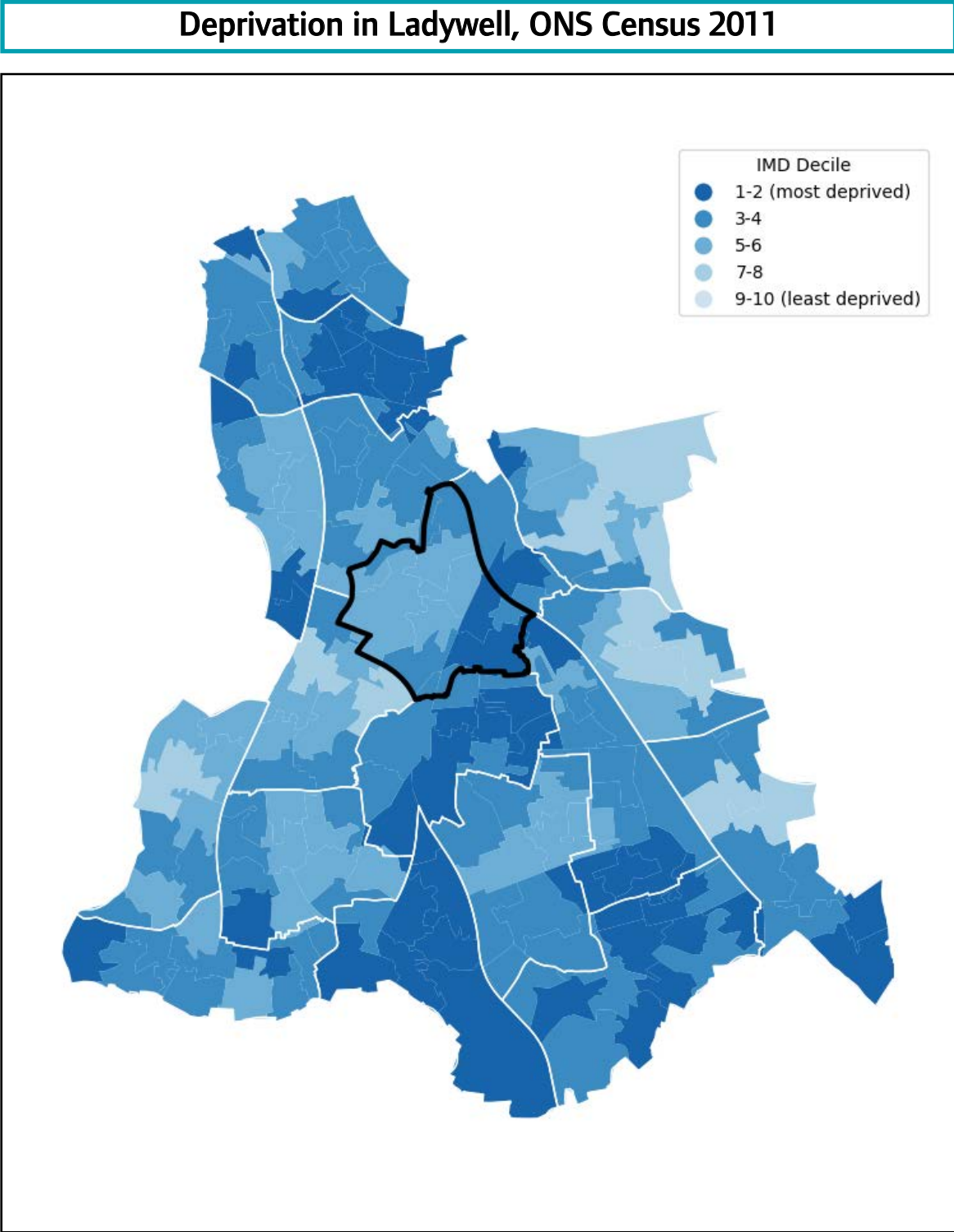
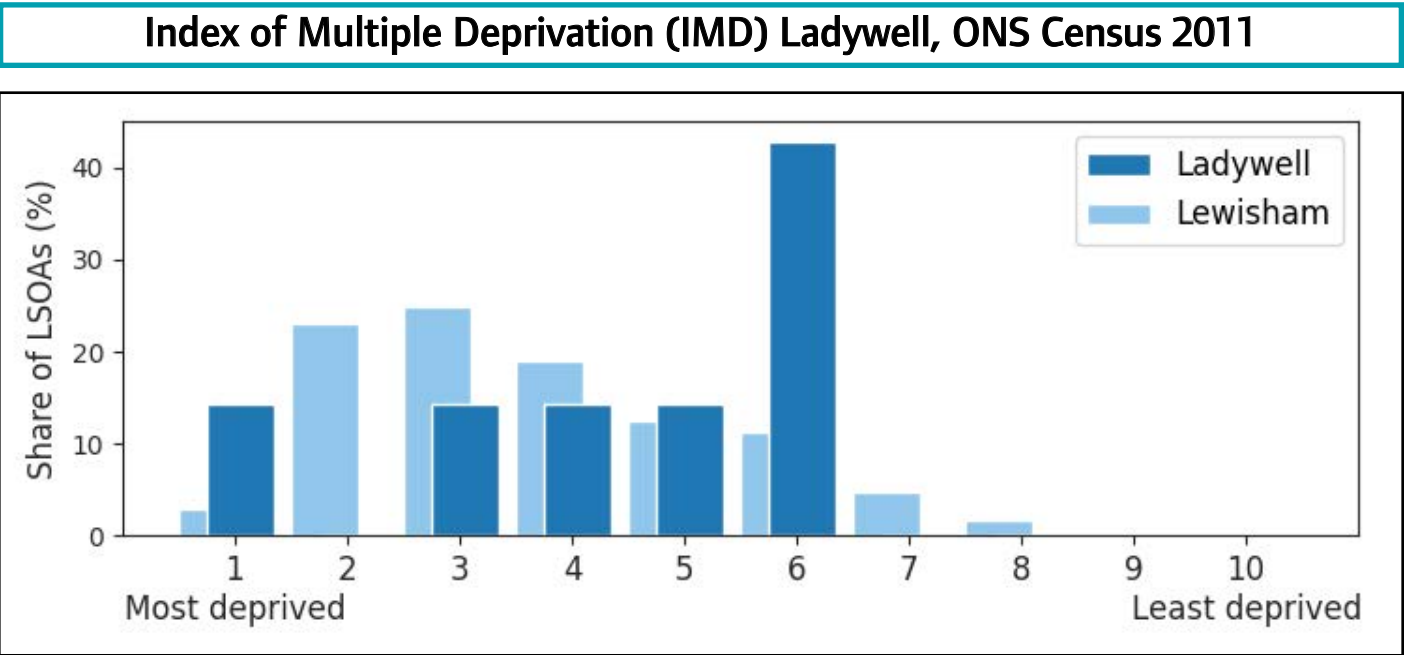


Deprivation

The Index of Multiple Deprivation (IMD) is the official measure of relative deprivation in England. It is based on multiple factors: population income, employment, education skills and training, health and disability, crime, barriers to housing and services, and general living environment.

The IMD is determined for small areas, using a statistical geography called Lower-layer Super Output Areas (LSOA), with each LSOA typically representing between 1,000 and 3,000 people. Each LSOA in England is ranked from most deprived to least deprived, and then segmented into ten groups (or deciles), with the bottom decile (or decile 1) representing the most deprived 10% LSOAs in England.

Of the seven LSOAs in Ladywell, one ranks in the bottom 20% of the country (decile 1 or 2.)



Fuel poverty and EPC

Fuel poverty in England is measured statistically using the Low Income High Costs definition, under which a household is considered to be in fuel poverty if:

- They have required fuel costs that above average (the national median spend on fuel).
- Were they to spend that amount they would be left with a residual income below the official poverty line.

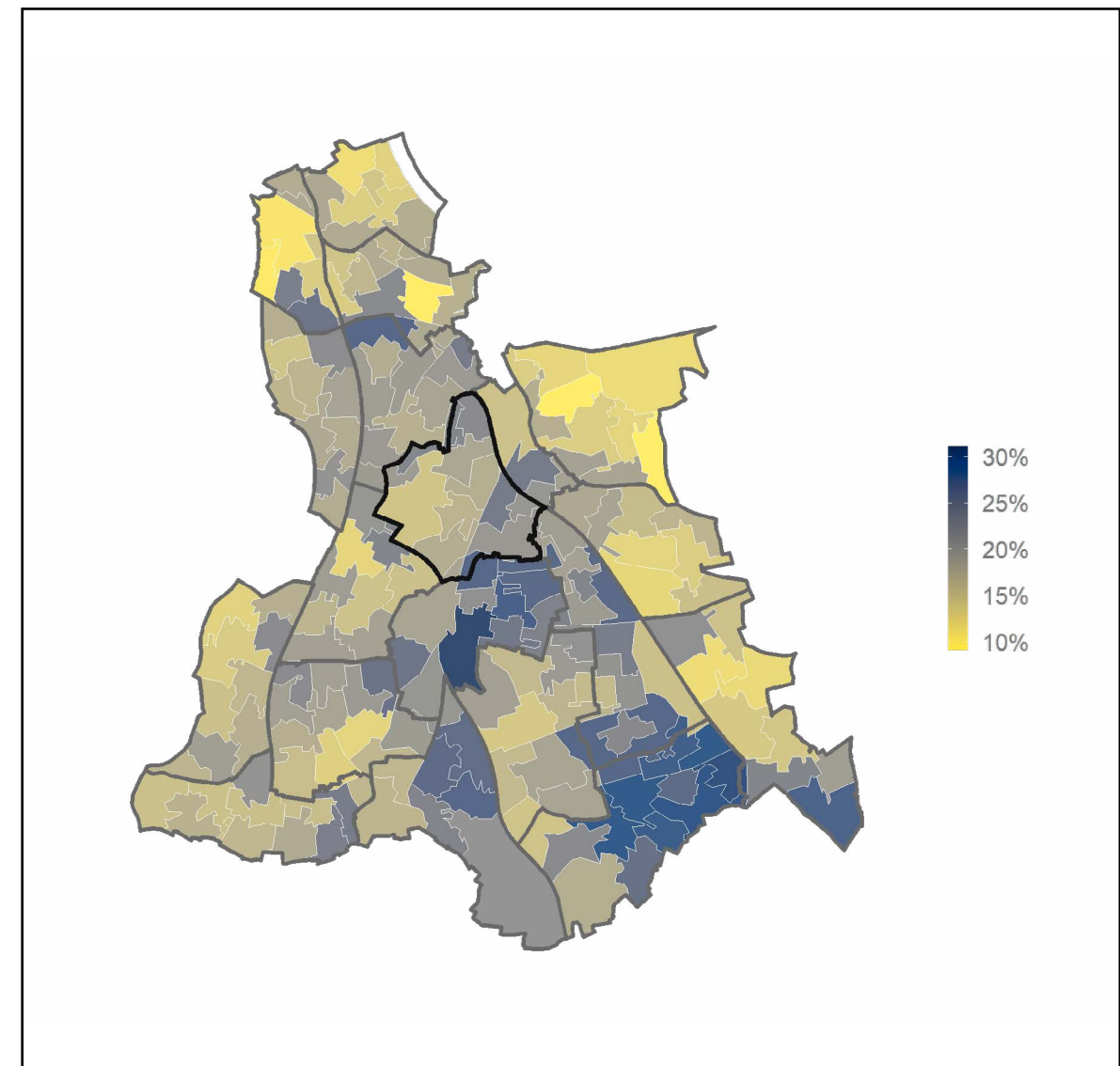
In the seven LSOAs in Ladywell, proportion of households fuel poor ranges from 13.9% to 21.6%.

Energy Performance Certificates (EPCs) were first introduced in England and Wales in 2007, and are valid for 10 years. They contain information about a property's energy use and typical energy costs, and recommendations about how to reduce energy use and save money. Dwellings are rated between A (highly energy efficient) and G (highly inefficient.) The average EPC rating for dwellings in England is D.

In Ladywell, 43% of assessed households have received an EPC rating of A, B, or C, which means they are highly energy-efficient.

It is estimated that the share of highly energy-efficient dwellings in Ladywell could be as high as 82% if home owners were to carry out the improvements recommended during their assessment.

Proportion of households in fuel poverty, BEIS 2019



Housing and affordability

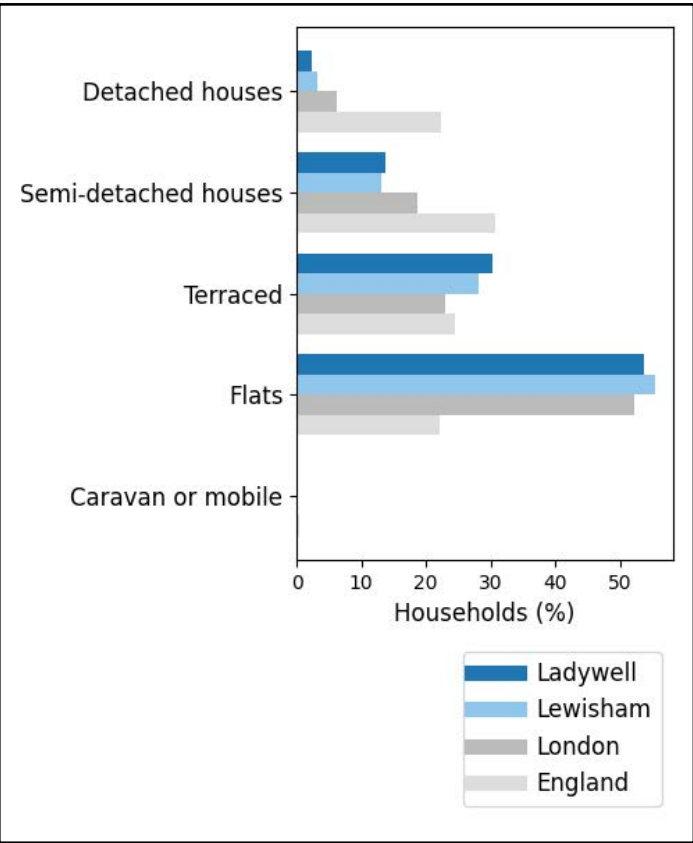
53.7% of Ladywell residents live in flats, compared to 55.4% in Lewisham as a whole, 52.2% in London, and 22.1% in England. Among Ladywell residents, the three most common accommodation types are Flats (53.7%), Terraced (30.2%), and Semi-detached houses (13.8%).

27.9% of Ladywell residents live in social rented accommodation, compared to 31.1% in Lewisham as a whole, 24.1% in London, and 17.7% in England. Among Ladywell residents, the three most common types of tenure are Owned (45.0%), Social rented (27.9%), and Private rented (24.5%).

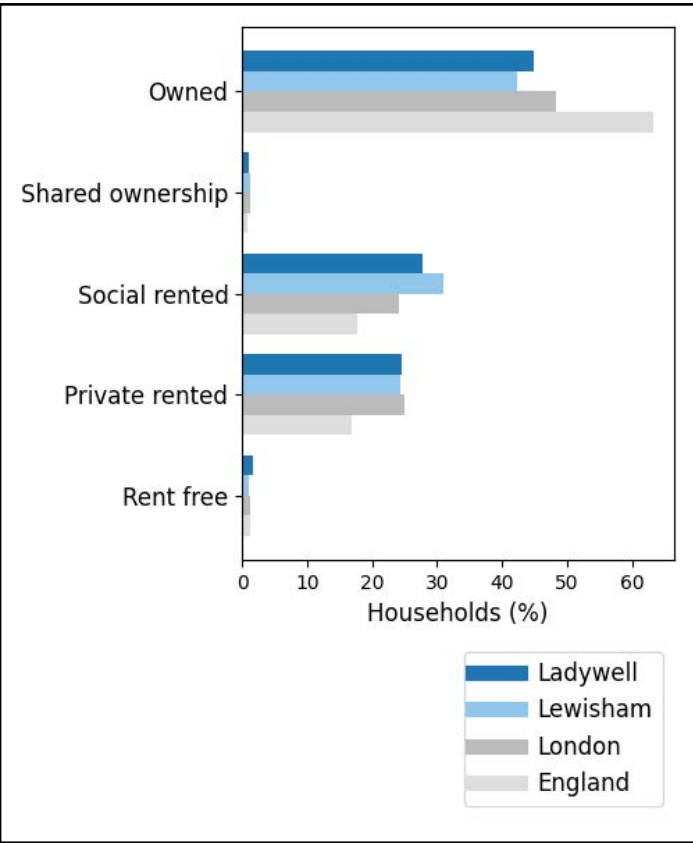
House prices in Lewisham remain lower than those for London as a whole. In 2020, **the median house price in the borough was £430,000** compared with £483,000 for Greater London and £249,000 for England.

In terms of relative affordability based on median prices, Lewisham had a median work-place based income to house price ratio in 2020 of 12.3x. Based on median ratios, Lewisham was relatively more affordable than Lambeth, Greenwich and Bromley; and less affordable than Southwark, Croydon, Tower Hamlets and London overall, the South East region and England.

Housing by accommodation type in Ladywell, ONS Census 2011



Types of tenure in Ladywell, ONS Census 2011

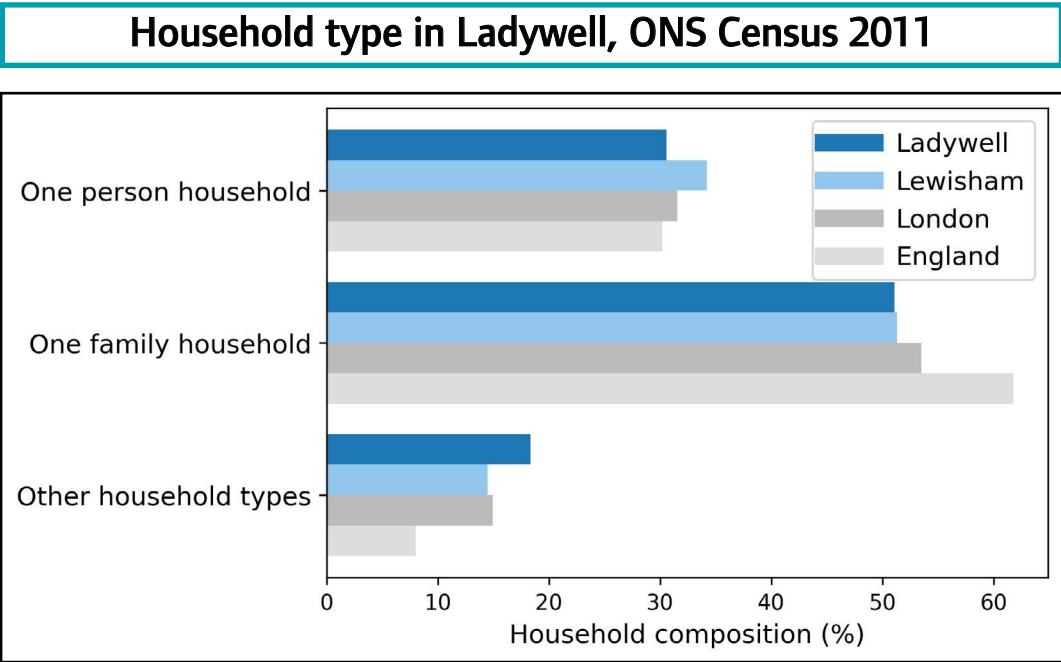


Relative affordability of median prices by local authority area, ONS 2021

	Workplace-based				Resident-based			
	2017	2018	2019	2020	2017	2018	2019	2020
Southwark	14.23	13.88	13.87	12.12	15.28	15.35	14.31	13.83
Lambeth	14.7	14.5	14.3	14.21	15.03	13.82	14.4	13.1
London	7.91	12.26	12.05	11.78	13.25	13.09	12.75	12.52
Tower Hamlets	9.82	9.85	10.67	9.98	12.88	12.73	11.5	12.12
Greenwich	12.87	12.97	13.77	12.73	12.67	11.95	12.72	12
Lewisham	12.61	13.65	13.27	12.33	12.28	12.2	12.74	11.55
Bromley	14.59	14.3	13.85	13.3	10.83	11	10.73	10.55
Croydon	11.21	11.09	10.83	11.34	10.73	10.46	10.97	10.41
South East	10.25	10.37	10.05	9.92	9.79	9.92	9.67	9.57
England	7.91	8.04	7.88	7.84	7.91	8.04	7.88	7.84

Household composition

Of Ladywell’s households in 2011, 30.5% were one person households, 51% were families, and 18.3% other household types, compared to a Lewisham average composition of 34.1% one person household, 51.3% families and 14.4% other household types.

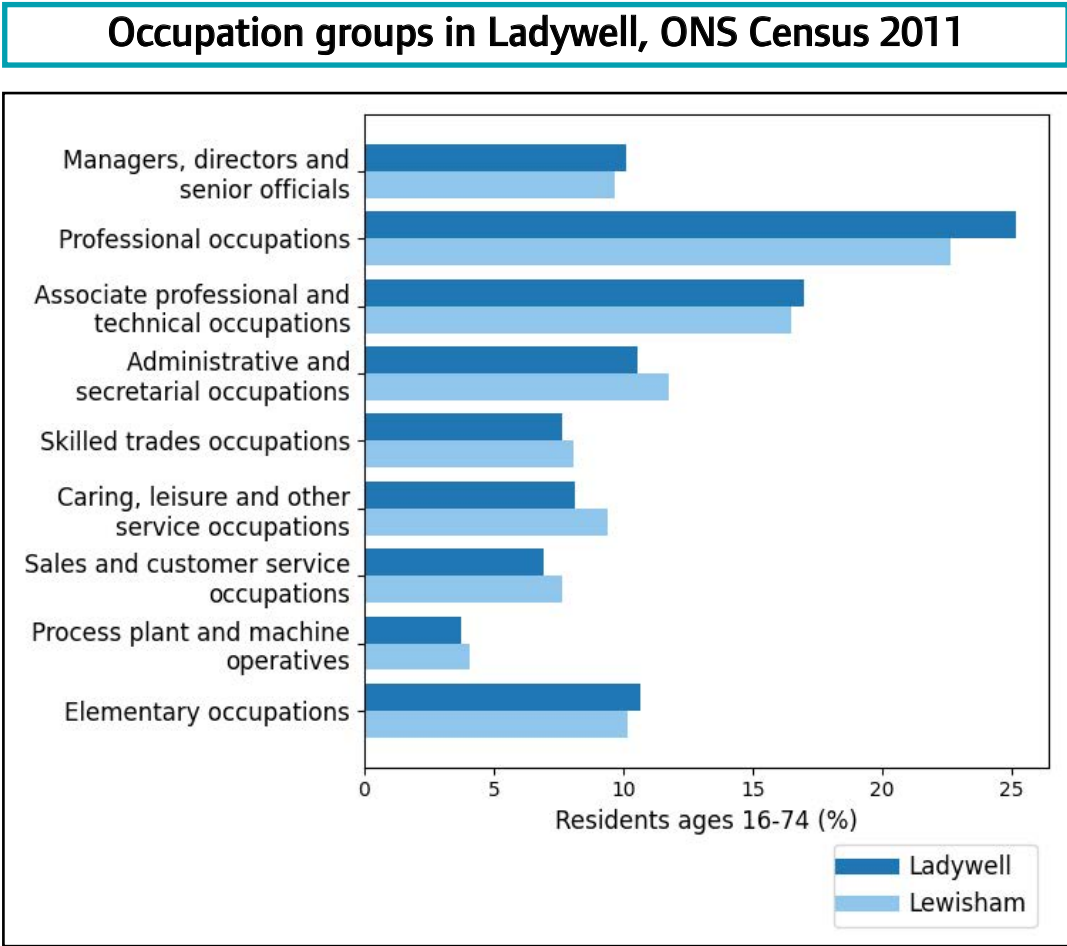
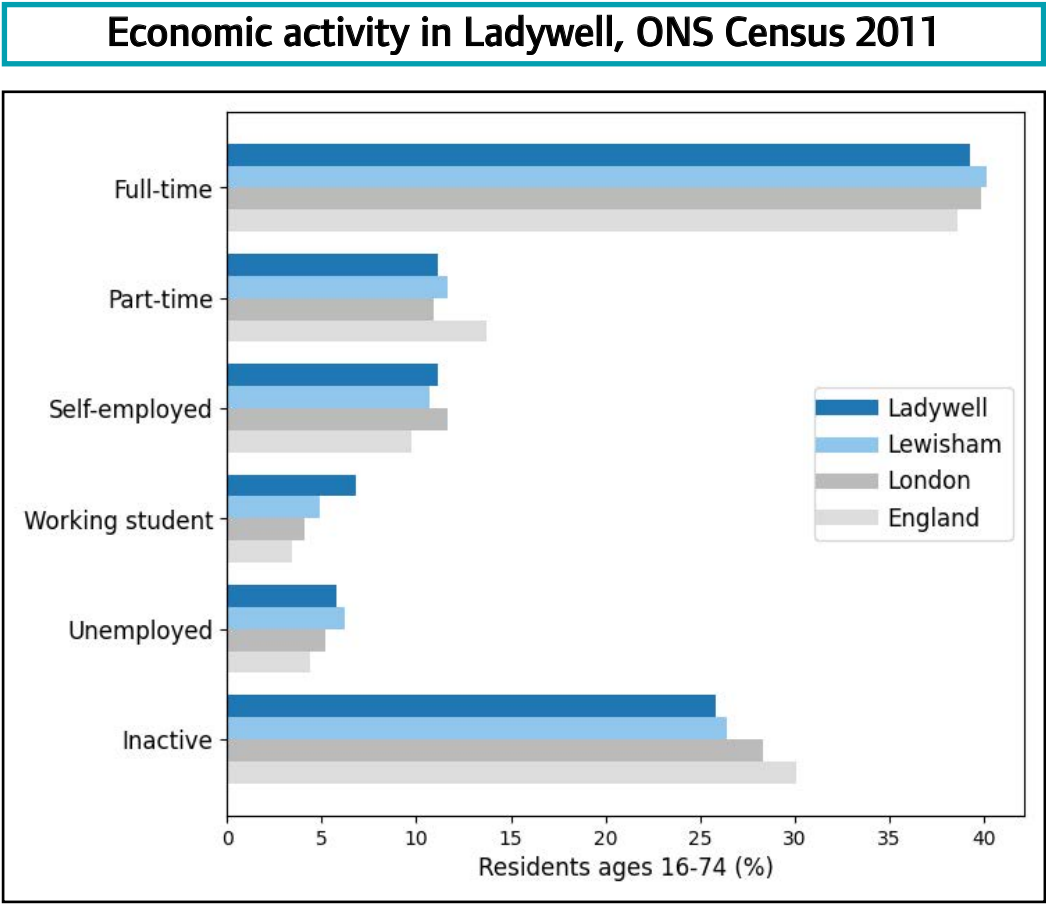


Household living arrangements in Ladywell, ONS Census 2011						
	Ladywell		Lewisham		England	
	Count	%	Count	%	Count	%
One person household: Aged 65 and over	495	7.6	9,994	8.6	2,725,596	12.4
One person household: Other	1498	23	29,686	25.6	3,940,897	17.9
One family only: All aged 65 and over	139	2.1	3,134	2.7	1,789,465	8.1
One family only: Married or same-sex civil partnership couple: No children	452	6.9	7,985	6.9	2,719,210	12.3
One family only: Married or same-sex civil partnership couple: Dependent children	834	12.8	14,152	12.2	3,375,890	15.3
One family only: Married or same-sex civil partnership couple: All children non-dependent	221	3.4	4,105	3.5	1,234,355	5.6
One family only: Cohabiting couple: No children	398	6.1	6,755	5.8	1,173,172	5.3
One family only: Cohabiting couple: Dependent children	230	3.5	4,200	3.6	890,780	4
One family only: Cohabiting couple: All children non-dependent	26	0.4	464	0.4	108,486	0.5
One family only: Lone parent: Dependent children	744	11.4	13,301	11.5	1,573,255	7.1
One family only: Lone parent: All children non-dependent	288	4.4	5,494	4.7	766,569	3.5
Other household types: With dependent children	285	4.4	5,257	4.5	584,016	2.6
Other household types: All full-time students	47	0.7	718	0.6	124,285	0.6
Other household types: All aged 65 and over	21	0.3	307	0.3	61,715	0.3
Other household types: Other	843	12.9	10,539	9.1	995,677	4.5

Employment

In the 2011 Census, the unemployment rate in Ladywell was 5.8% among residents aged 16-74, compared to a Lewisham average of 6.3%. 25.9% of residents are not economically active, for example because they are in education, looking after home or family, long-term sick or disabled, or in retirement.

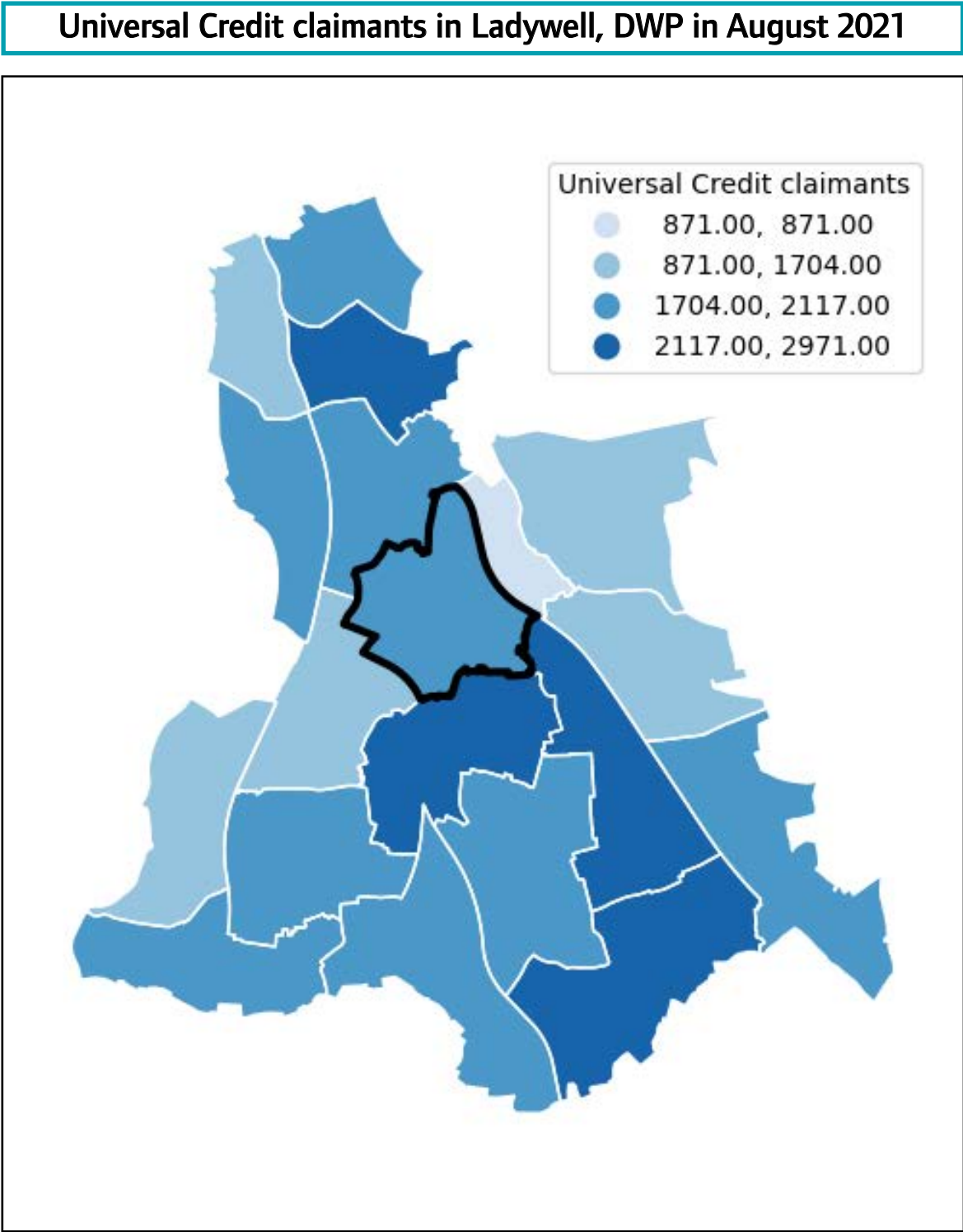
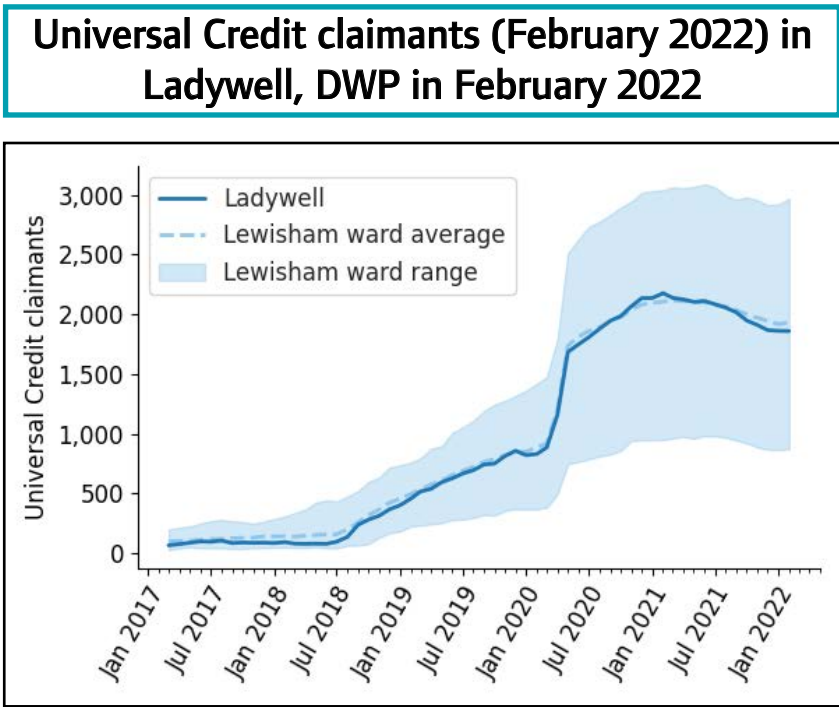
The three most common occupations in Ladywell are Professional occupations (25.2%), Associate professional and technical occupations (17.0%), and Elementary occupations (10.6%).



Benefit claimants

Universal Credit is the primary social security payment for working-age people with a low household income. It was introduced in 2013 and has gradually replaced six prior benefits: income-based Employment and Support Allowance, income-based Jobseeker’s Allowance, and Income Support; Child Tax Credit and Working Tax Credit; and Housing Benefit. All Universal Credit recipients receive a standard payment that varies by age and whether they live with a partner. Additional payments are offered to help with housing, children and childcare, sickness and disability, and for carers. A further weekly £20 uplift was offered during the COVID-19 pandemic until September 2021.

In Ladywell, **1,860 people received Universal Credit in February 2022**. By comparison, in February 2020, 830 people received Universal Credit.

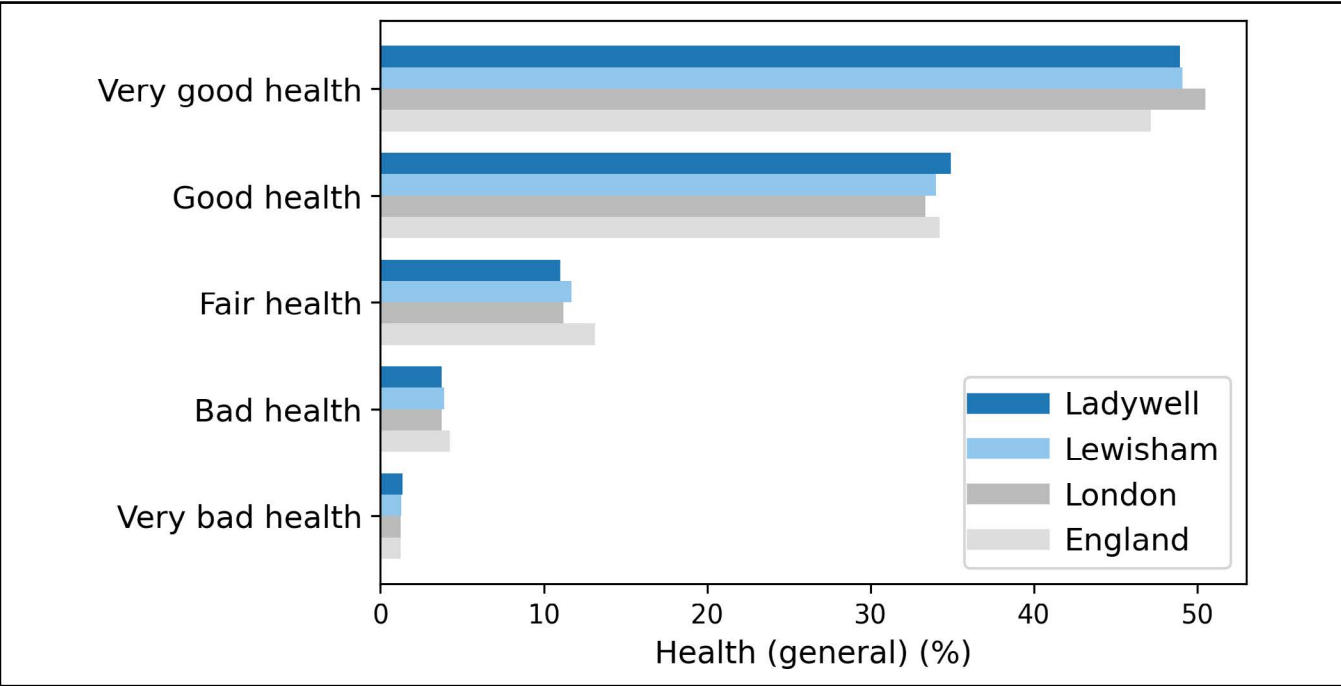


Health and wellbeing

Census captures different metrics related to a self-assessment of health which can be a useful indicator of the population’s general wellbeing and health-related quality of life. These include general health, day-to-day activities limited, and provision of unpaid care.

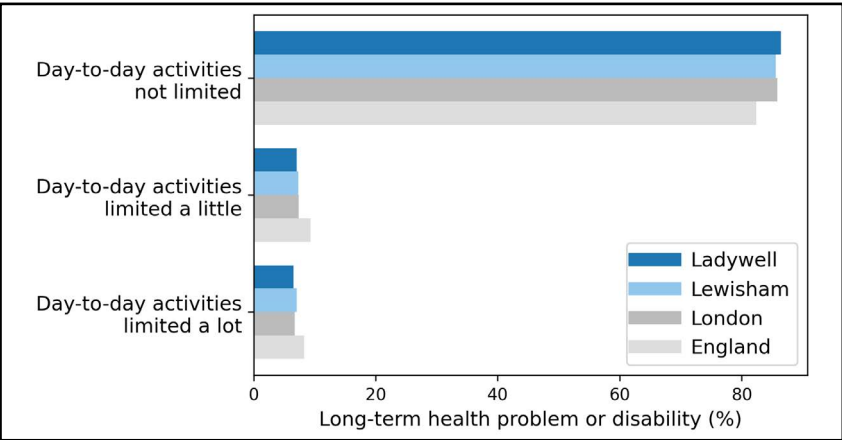
The average rate of Ladywell residents in very good/good health is 83% compared to a Lewisham average of 81% and a national average of 83%.

General health status in Ladywell, ONS Census 2011

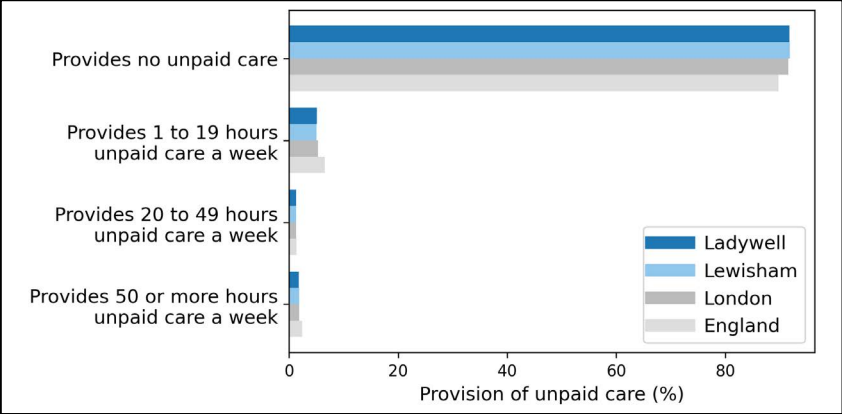


Around 6.5% residents of Ladywell had a long term health problem or disability limiting their day to day activities a lot compared to a Lewisham average of 7% and a national average of 8.3%.

Day-to-day activities limited in Ladywell, ONS Census 2011



Provision of unpaid care in Ladywell, ONS Census 2011



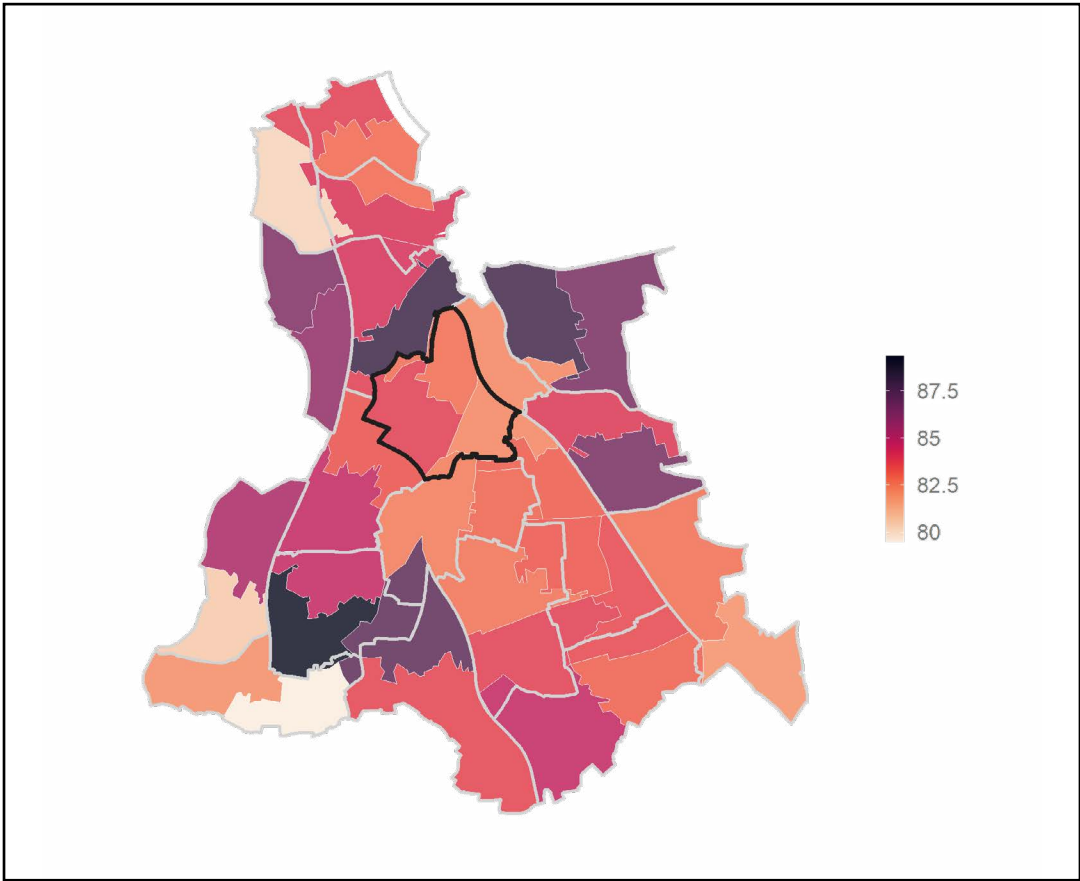
Around 8.1% of residents in Ladywell provided unpaid care compared to a Lewisham average of 8.1% and a national average of 10.1%.

Health and life expectancy

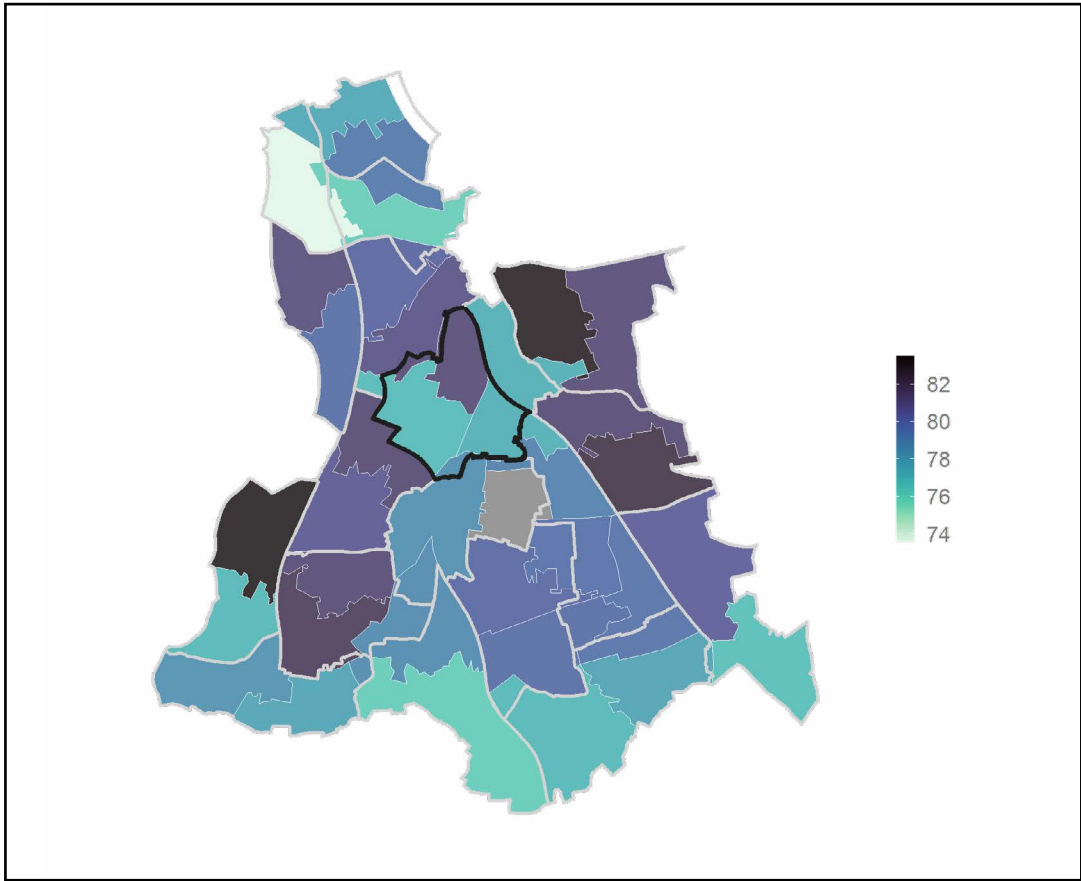
The average life expectancy at birth for females in Ladywell is 83.2 years compared to England average of 83.2.

The average life expectancy at birth for males in Ladywell is 78.9 years compared to England average of 79.6.

Life expectancy female, Public Health England 2015 - 2019



Life expectancy male, Public Health England 2015 - 2019



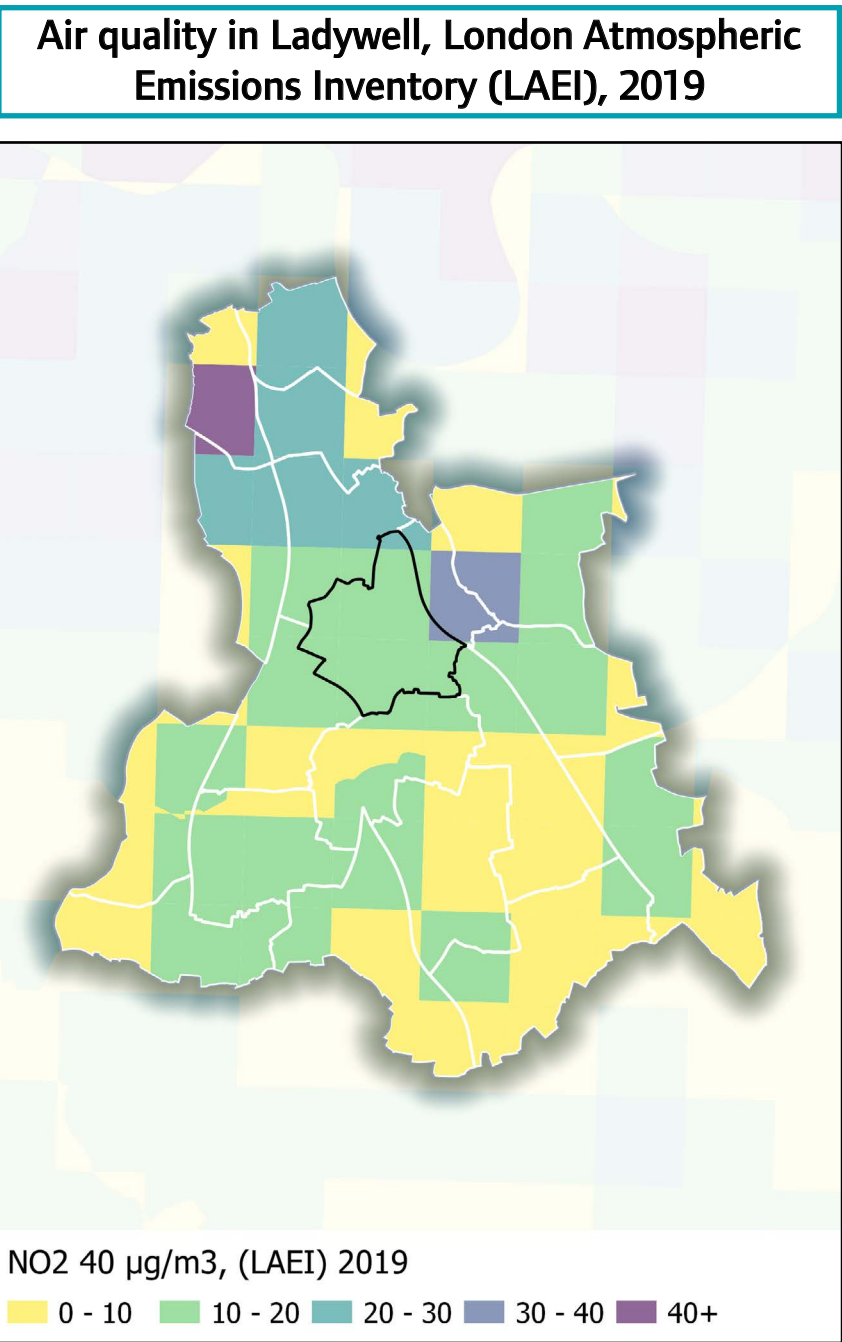
* Grey area on the map indicates missing data for MSOA Catford East & Mountsfield Park (Rushey Green ward).

Environment

Air quality

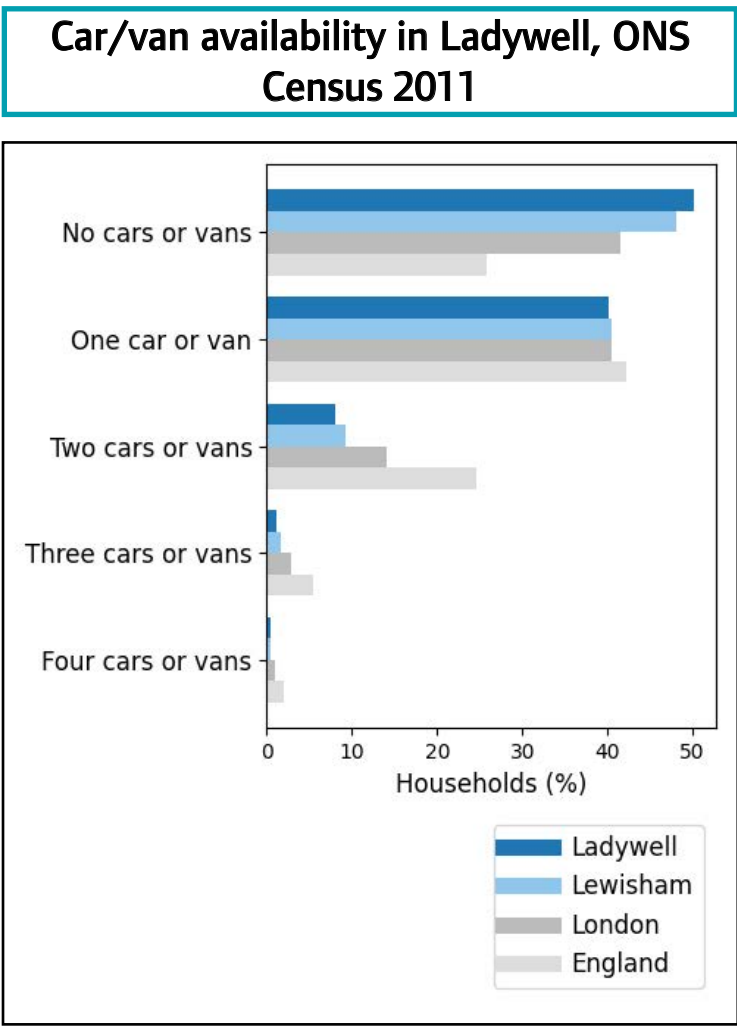
The DEFRA 2010 Air Quality Objective sets a target threshold for Nitrogen Dioxide particles in the air at **no more than 40 micrograms per cubic metre of air**.

This model from 2019 estimates levels based on historical readings at sensor sites, interpolated across the whole of Greater London.



Car/van ownership per household

The three most common types of car or van availability in Ladywell are no cars or vans (50.2%), one car or van (40.1%), and two cars or vans (8.0%).

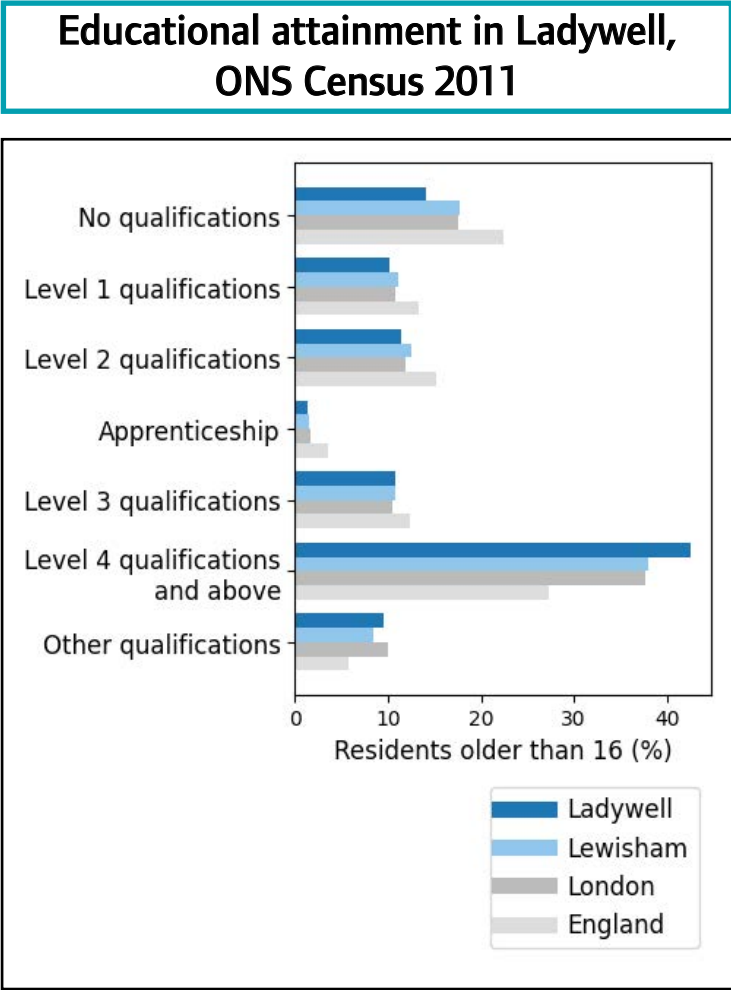


Education

Educational attainment

There are nine qualification levels in England: Entry level and then levels 1-9. Levels 1-2 cover GCSE and equivalents, Level 3 covers A level and equivalents, and Levels 4-8 cover higher education equivalents.

In Ladywell, 14% of residents have no qualifications; 10% have Level 1 qualifications; 11% have Level 2 qualifications; 1% have Apprenticeship; 11% have Level 3 qualifications; and 43% have Level 4 qualifications and above.



OFSTED Ratings

This section provides general information on schools located in the ward and their OFSTED ratings.

Ofsted is the Office for Standards in Education, Children’s Services and Skills. They inspect services providing education and skills for learners of all ages. They also inspect and regulate services that care for children and young people.

Out of three schools in Ladywell, two are rated as Outstanding and one is rated as Good.

OFSTED rating for schools in Ladywell, Department for Education 2020 - 2021

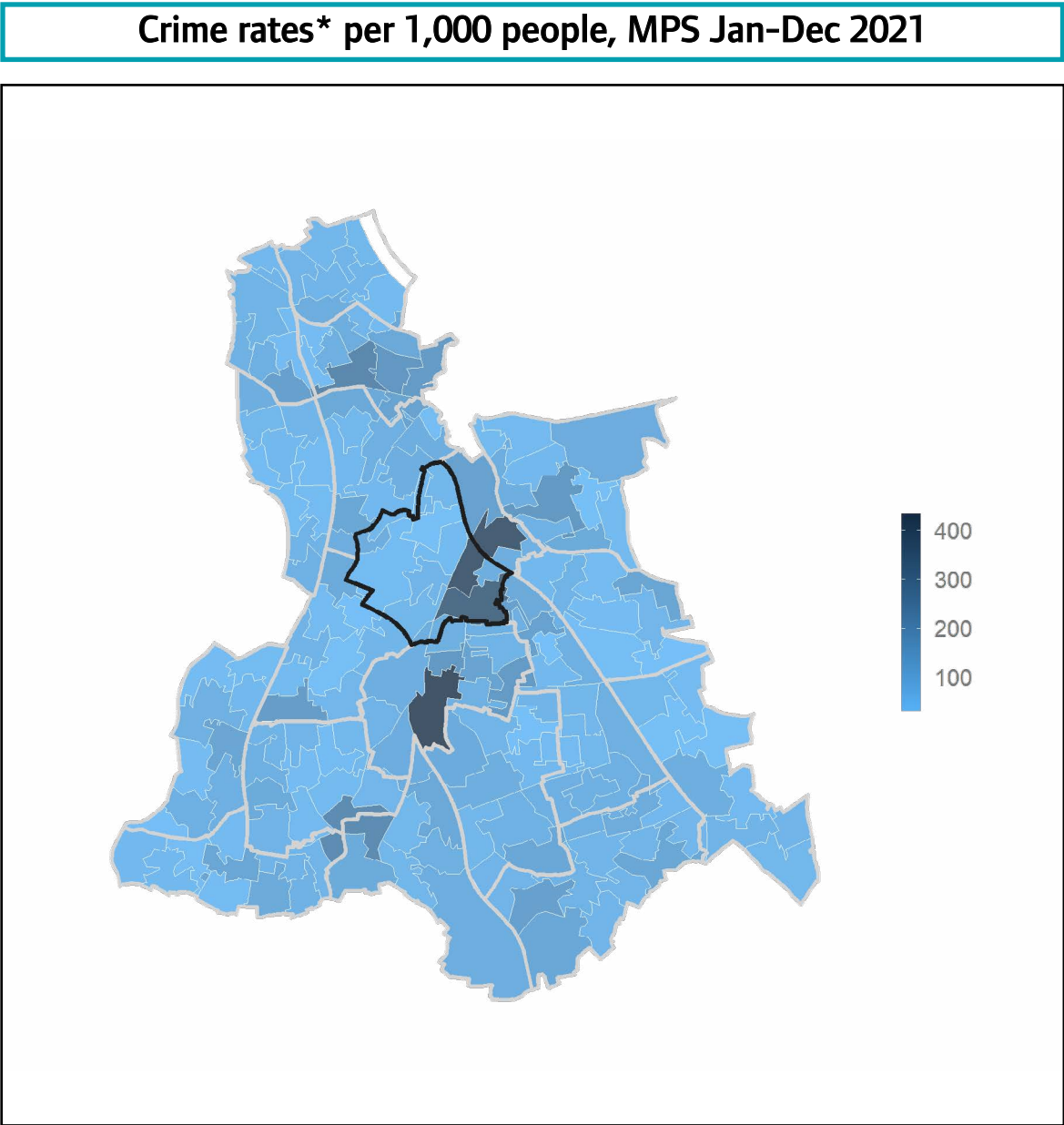
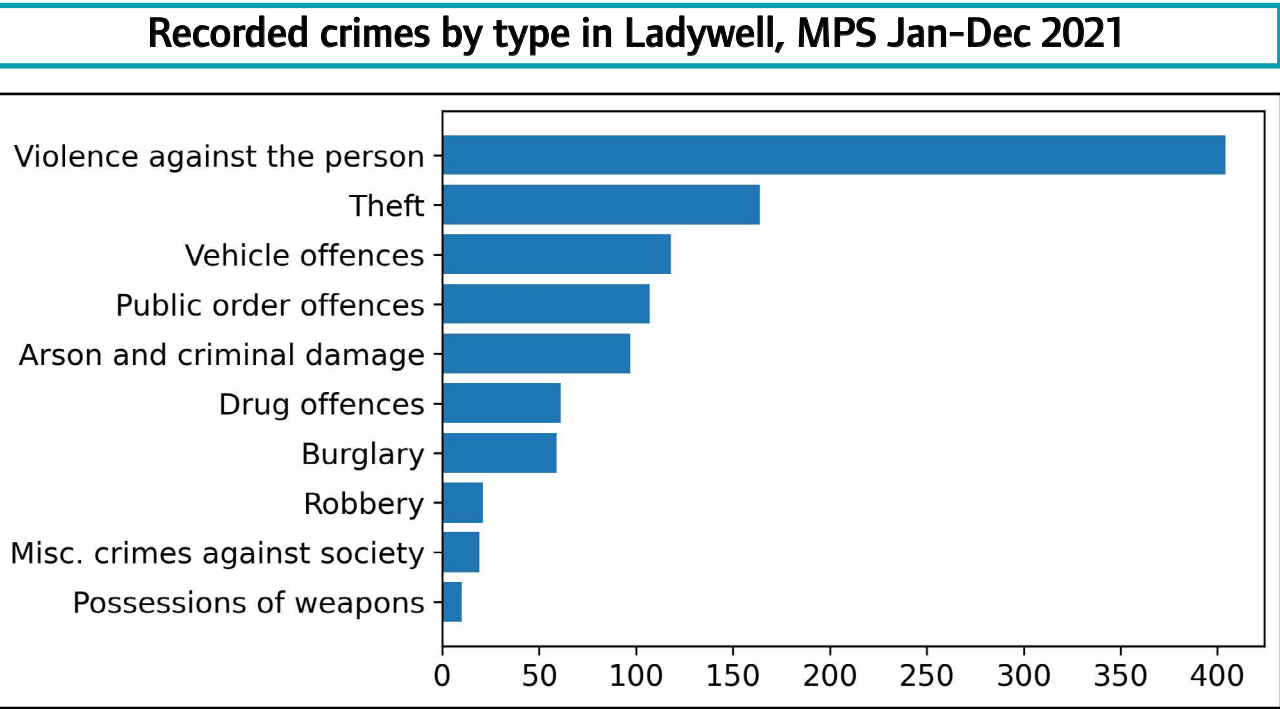
School Name	Group	School Type	Is Primary?	Is Secondary?	Is post 16?	Gender	OFSTED Rating
Gordonbrock Primary School	Maintained school	Community school	Yes	No	No	Mixed	Outstanding
St Mary's Lewisham Church of England Primary School	Maintained school	Voluntary aided school	Yes	No	No	Mixed	Good
Prendergast School	Maintained school	Voluntary aided school	No	Yes	Yes	Girls	Outstanding

Crime

In the period January-December 2021, the number of recorded crimes in Lewisham was 25692 (excluding sexual offences).

Of 1060 recorded crimes (Home Office crime classifications, excluding sexual offences) in Ladywell, the three most common offences include violence against the person (404), theft (164) and vehicle offences (118).

In the seven LSOAs in Ladywell, overall crime rates per 1,000 people range from 33 to 334.2.



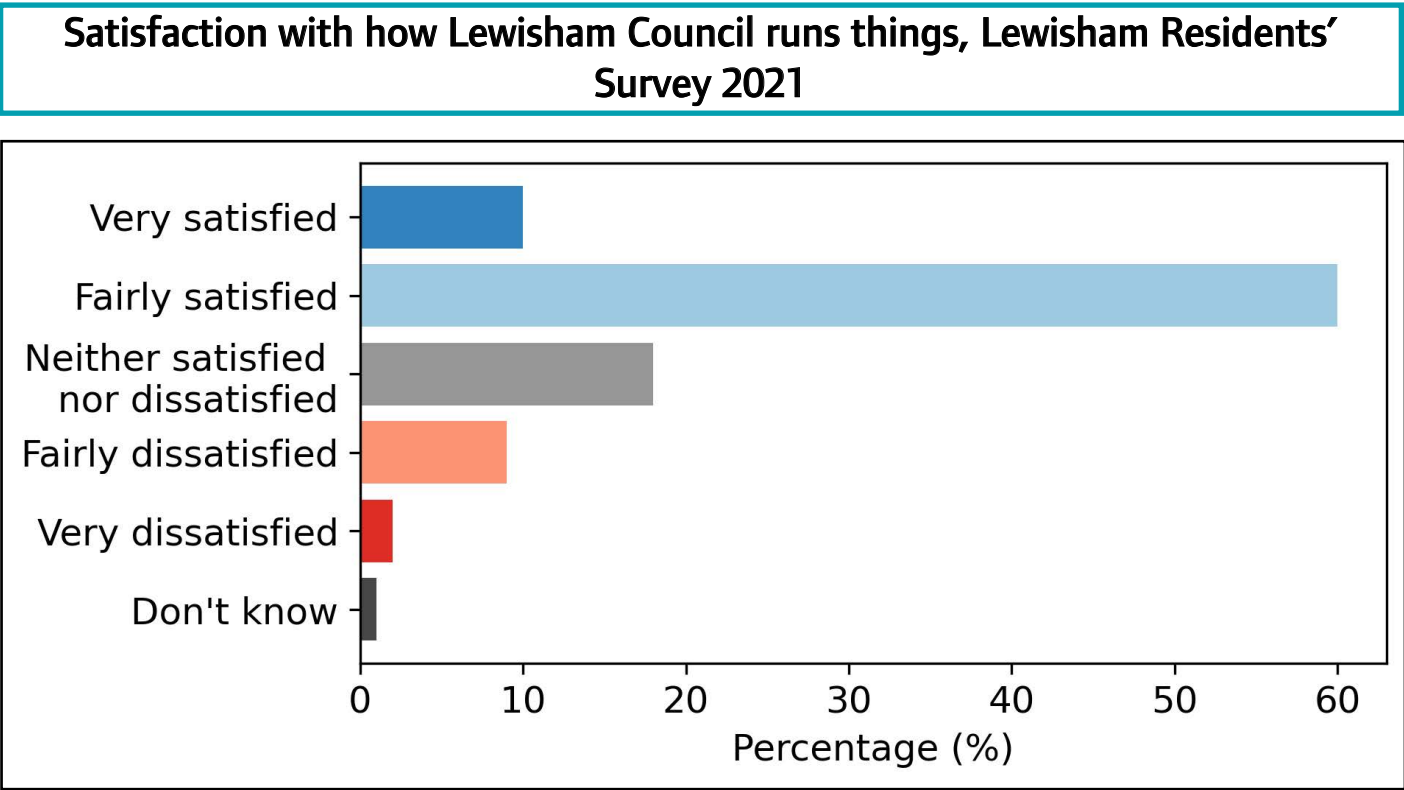
* Recorded crimes based on Home Office crime classifications, excluding sexual offences.

Residents survey

Due to limited data from Lewisham Residents’ Survey 2021 at ward level, survey results included in this document are presented at the borough level.

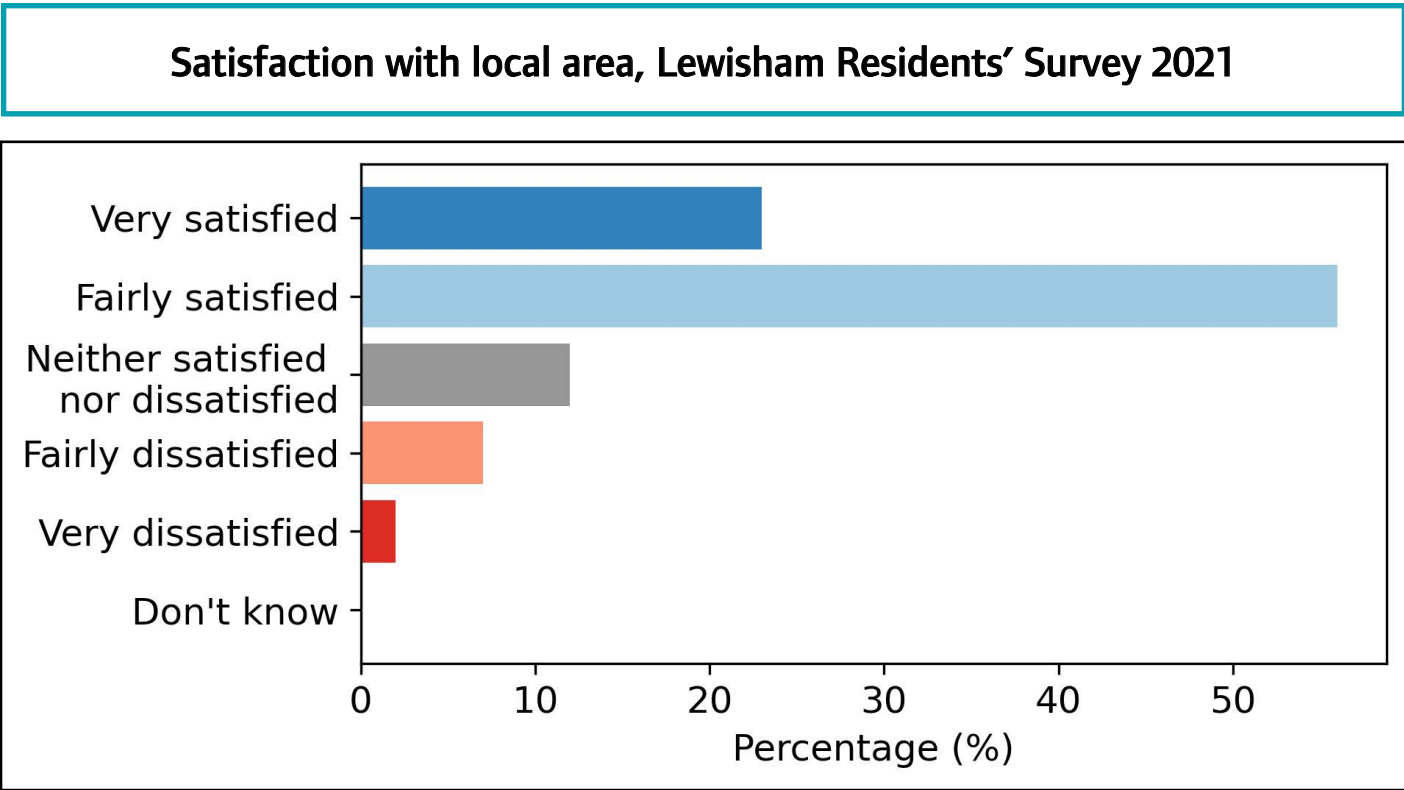
Satisfaction with the Council

Over two thirds (69%) of residents are satisfied with the way Lewisham Council runs things, whilst around 11% are dissatisfied. Satisfaction in Lewisham is significantly higher when compared with LGA October 2021 National data (56%; 13 percentage points).



Satisfaction local area

The majority of residents (79%) are satisfied with their local area as a place to live, whilst around 8% are dissatisfied. Satisfaction is slightly higher when compared with LGA October 2021 National data (78%; 1 percentage points).



Data sources

1. Basemaps (cover): OS Open Zoomstack
2. Ward boundaries: Office for National Statistics (ONS)
3. Community resources: Lewisham corporate postgis (mapthat)
4. Population estimates: ONS mid-2020 population estimate
5. Diversity - Ethnicity & religion: ONS Census 2011
6. Diversity - Country of birth: ONS Census 2011
7. Diversity - Main language & English proficiency: ONS Census 2011
8. Deprivation: Ministry of Housing, Communities & Local Government 2019
9. Fuel poverty & EPC:
Fuel poverty: Department for Business, Energy & Industrial Strategy (BEIS) 2019
EPC: Department for Levelling Up, Housing & Communities 2022
10. Housing & affordability:
Accommodation & tenure: ONS Census 2011
Affordability: ONS 2021
11. Household composition: ONS Census 2011
12. Employment (Economic activity and occupation): ONS Census 2011
13. Benefit claimants: DWP 2021
14. Health and wellbeing: ONS Census 2011
15. Health and life expectancy: Public Health England 2015 - 2019
16. Environment:
Air quality model: London Atmospheric Emissions Inventory (LAEI) 2019
Car & van availability: ONS Census 2011
17. Education:
Educational attainment: ONS Census 2011
OFSTED Rating: Department for Education 2015 - 2019
18. Crime: Metropolitan Police Service (MPS), January - December 2021
19. Resident Survey: Lewisham's Residents' Survey 2021

