

Lee Green ward profile

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* EPC stands for Energy Performance Certificate

Councillors 2022 - 2026



Ese Erheriene

Labour and Co-operative Party



Eva Kestner

Labour and Co-operative Party



James Rathbone

Labour and Co-operative Party

Ward profile introduction

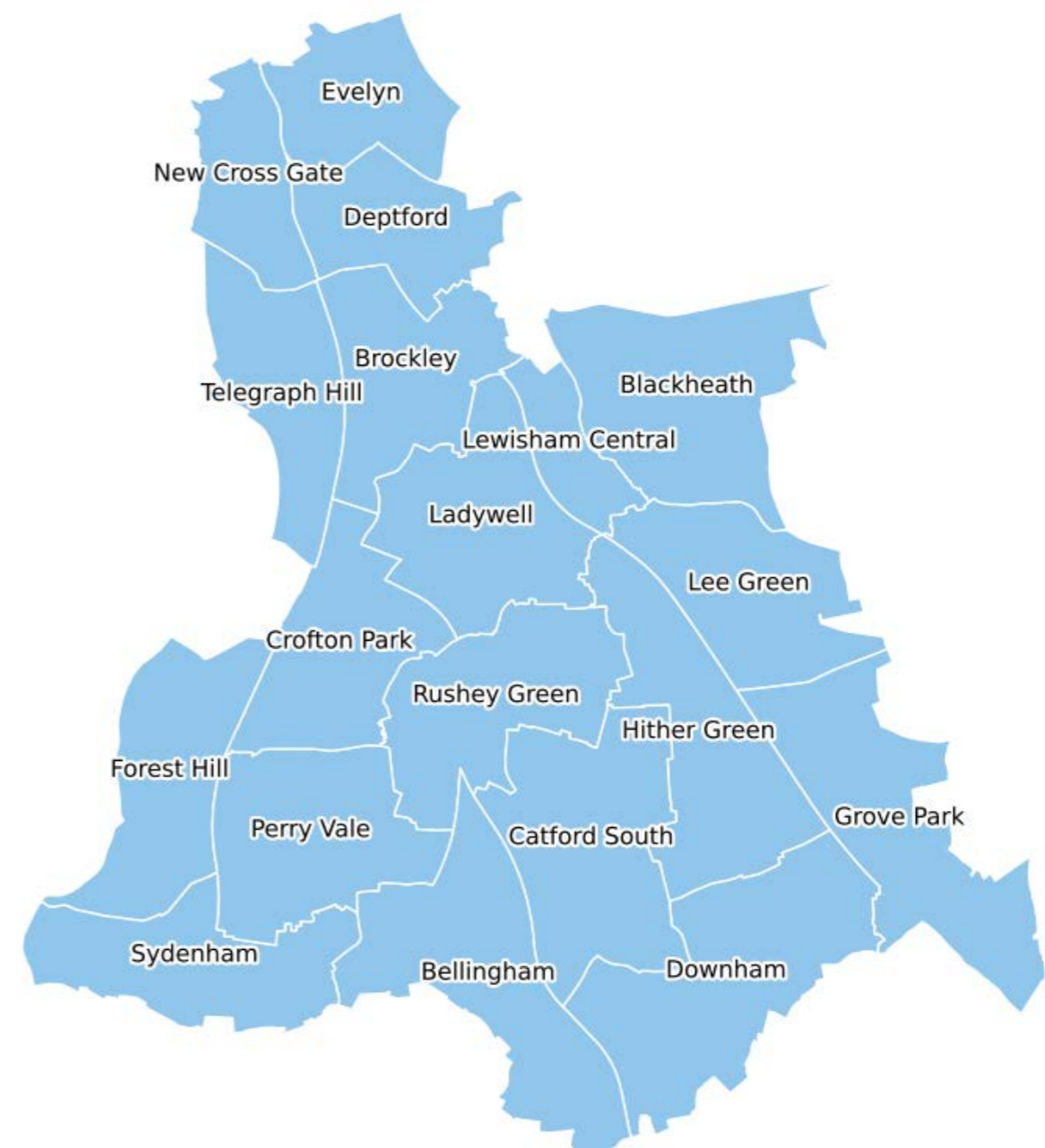
About Lewisham's Ward profiles

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 exist: 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of the 2021 Census have not yet been published, which means many indicator variables in this report rely on potentially outdated data from the 2011 Census.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



Lee Green

Lee Green ward boundary remains unchanged following the ward boundary established in May 2022. The ward borders onto Blackheath to the north, Grove Park, Hither Green and to a section of the Royal Borough of Greenwich (Kidbrooke and Horn Park).

The Chiltonian Industrial Estate is home to many renowned commercial businesses. There are also a variety of shops along Lee High Road, Staplehurst Road, Burnt Ash Road and Burnt Ash Hill including a large Sainsbury's store.

Lee Green has a number of green spaces including the Manor House Gardens, Manor Park and Edith Nesbit Gardens.

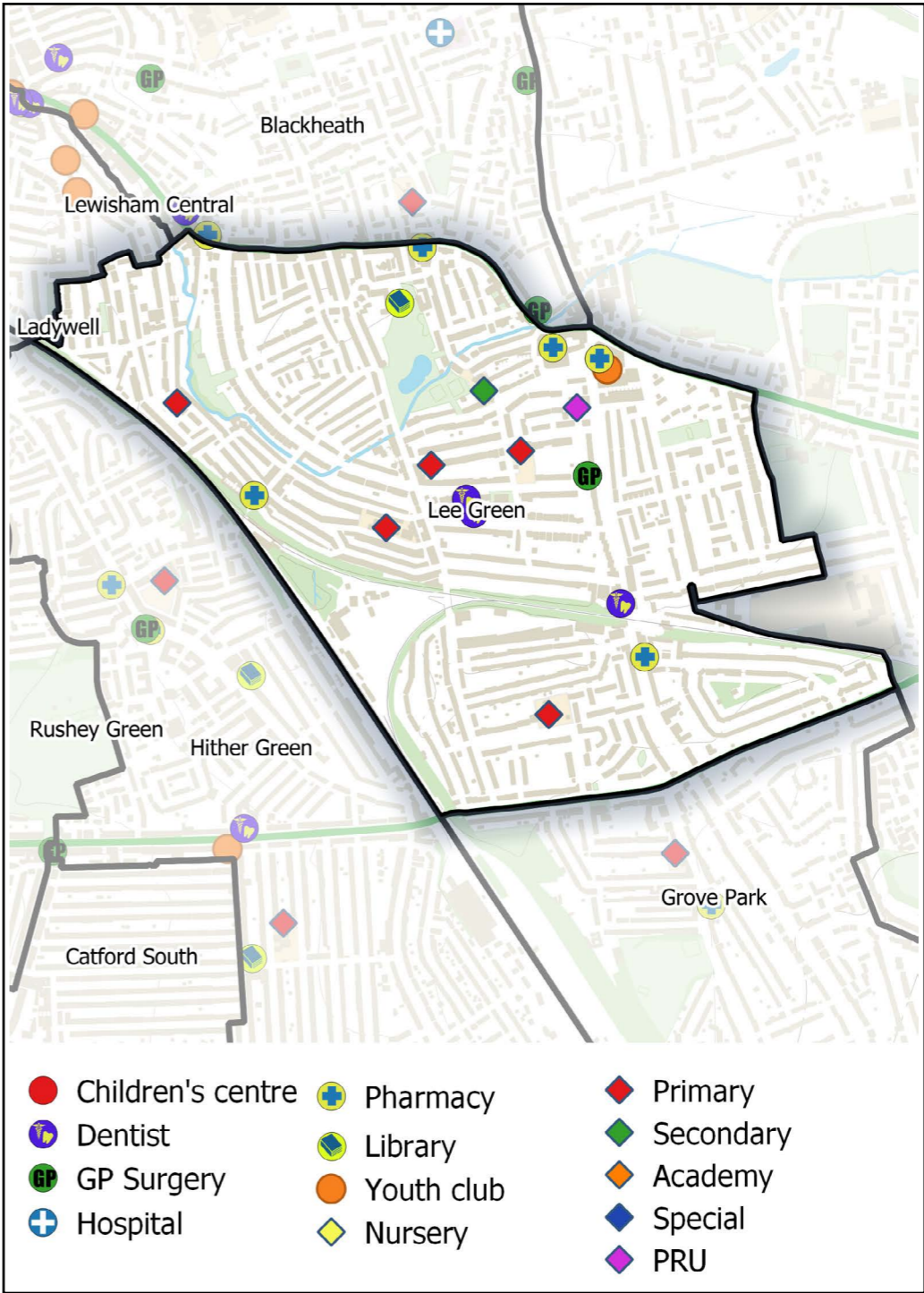
The Lee Manor Conservation area was designated in 1975 and consists of a variety of mainly two storey terraced residential housing built on land owned by the Baring Family in 1860s. This conservation area covers Micheldever Road, Handen Road etc.

Clarion Housing Group is the main social landlord, managing homes on the two main social housing estate (Leybrigde and Newstead Estates). Other social landlords covering the area include Peabody and London and Quadrant Group.

Lee Green has a **range of well-established amenities groups who seek to protect and enhance the cultural heritage of the area promoting community cohesion** i.e. (Lee Green Lives, Lee Manor Society, Friends of Manor House Gardens, Friends of Manor House Library, Friends and Users of Staplehurst Shops (FUSS – now in the new Hither Green ward) etc.

In Lee Green ward **£39,349 was awarded in NCIL funding to eight projects** which included, greening projects such as tree planting and updating planters, improved local facilities at Manor House Library, community support and events such as the Lee Green Consortium, Lee Fair Share and the FUSS Christmas Fair. A project to look at travel safety has also been jointly funded with Grove Park ward.

Key facilities in Lee Green



Summary of key statistics

Population

16,080

Average age

37

% of households that
reported themselves as a
family

53.2

% of residents in
employment

71.7

% of residents that
practice a religion

61.3

% of residents not born in
England

18.1

Number of universal credit
claimants

1,339

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

6.6

% of residents with low
English proficiency

2.5

LSOAs among the most
deprived 20% of national
IMD

0 of 8

Average life expectancy
(female / male)

85.2(f) / 78.9(m)

Air pollution (NO2) with
recommended guideline
<40

10.15

Average proportion of
households in fuel poverty

12% - 18%

Median house price
(borough)

£430k

% of residents without
formal qualifications

14.6

Number of crimes reported
in 2021

991

Population

Lee Green has an estimated population of **16,080 residents** (rank 12 of 19 wards.)

Among its residents, **48.8% identify as female**, and **51.2% as male**. Unfortunately, ONS population statistics do not include estimates for nonbinary gender identities.

The **average age in Lee Green is 37**, compared to 36 in Lewisham as a whole, and 37 in London. This makes it one of the oldest wards in the borough.



16,080

People lived in Lee Green in 2019

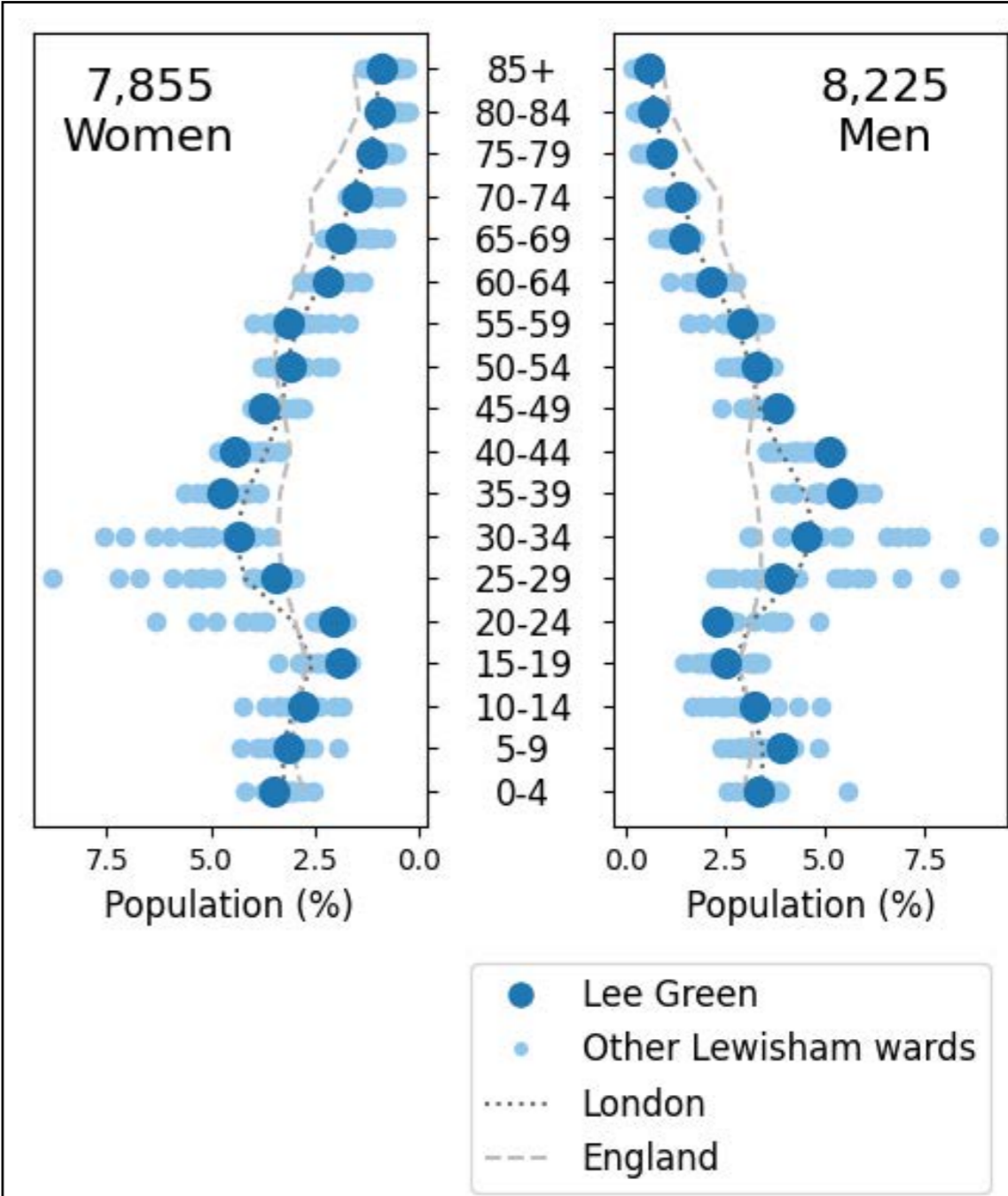


8,900

Population density in 2019

In terms of its geographic area, at 1.8 km² (rank 12 of 19.)
As to its population density, at 8,900 people per km² (rank 11 of 19.)

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



Proportion of Population Groups in Lee Green, ONS 2020

	United Kingdom	London	Lewisham	Lee Green
Children and Youth (0-17)	22.2%	23.8%	23.3%	23.5%
Working age (18-64)	60.2%	64.8%	67.8%	65.9%
Senior (65+)	17.6%	11.4%	8.9%	10.6%

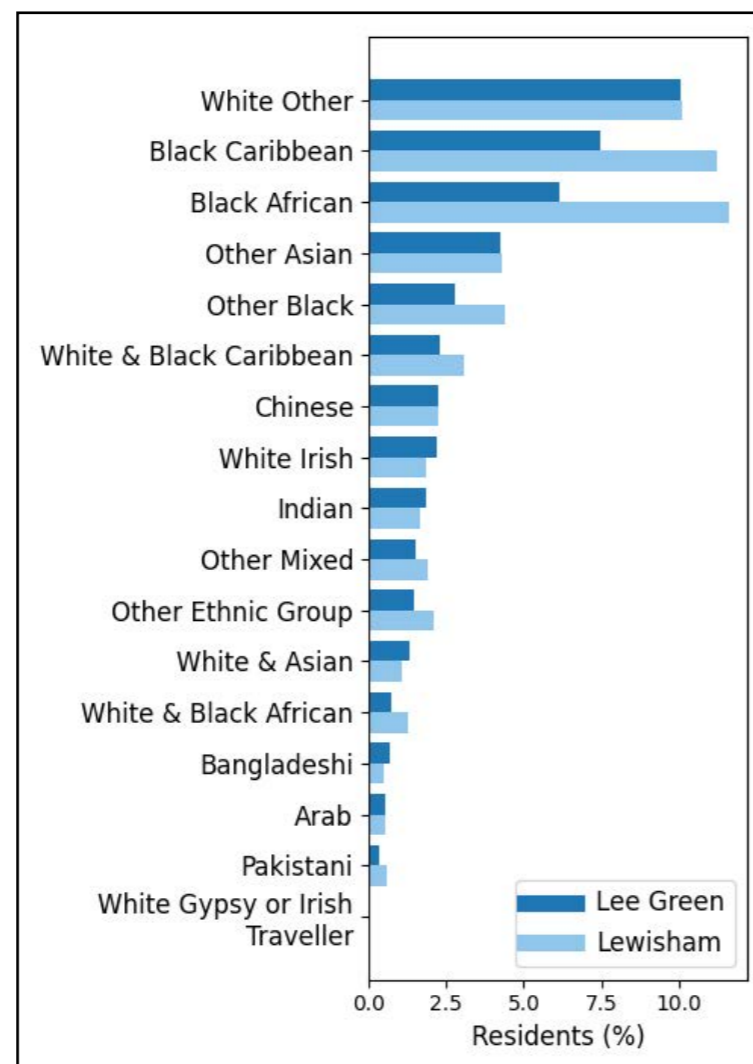
Diversity: Ethnicity and religion

Ethnicity

54.1% of Lee Green 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 White Other (10.0%), Black Caribbean (7.5%), and Black African (6.1%).

Ethnicity (excluding White British) in Lee Green, ONS Census 2011

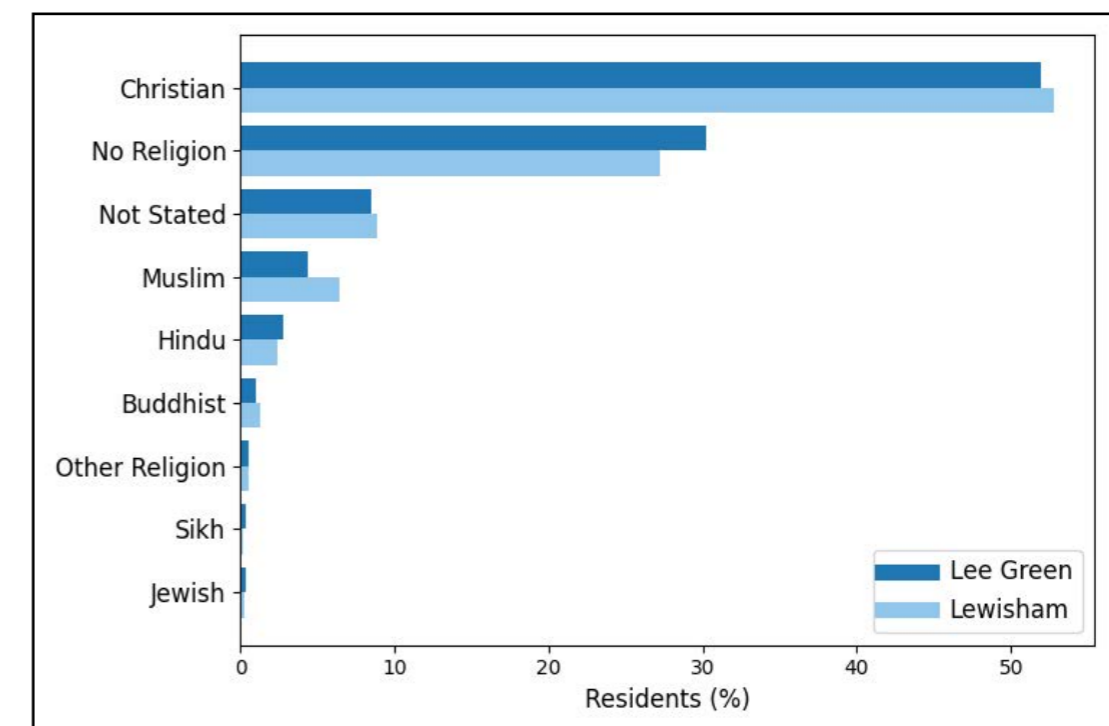


Religion

52.0% of Lee Green 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 (30.3%), Not Stated (8.5%), and Muslim (4.4%).

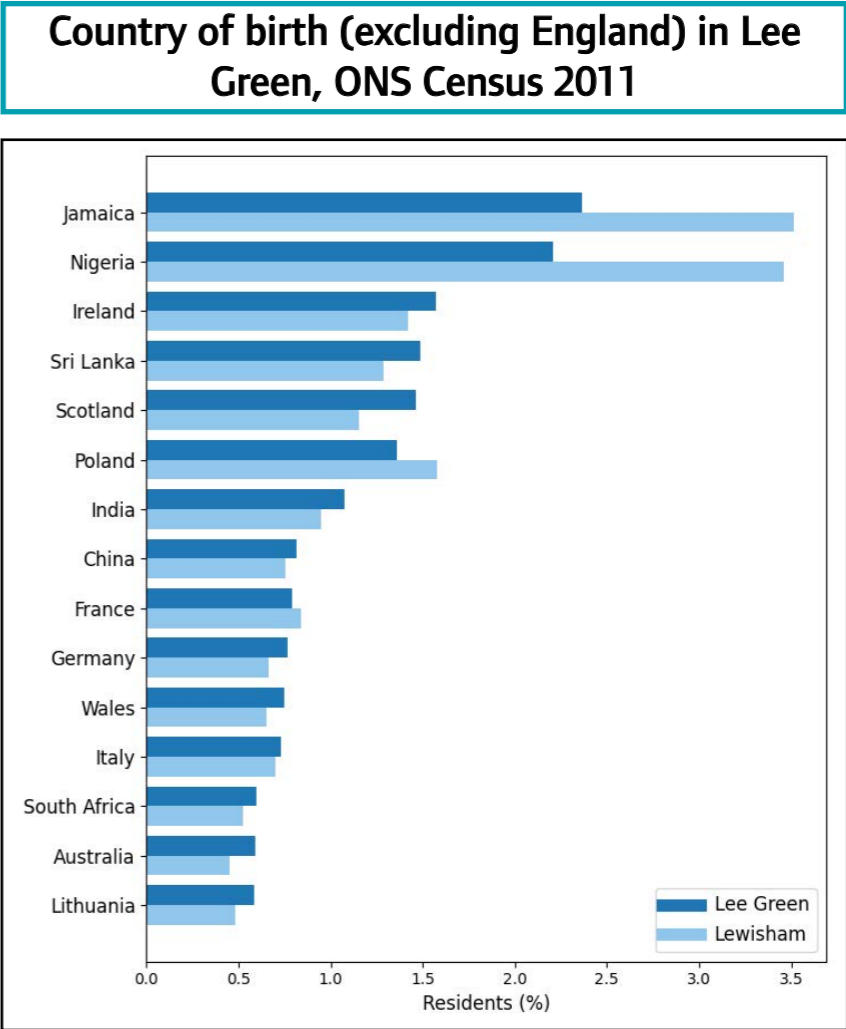
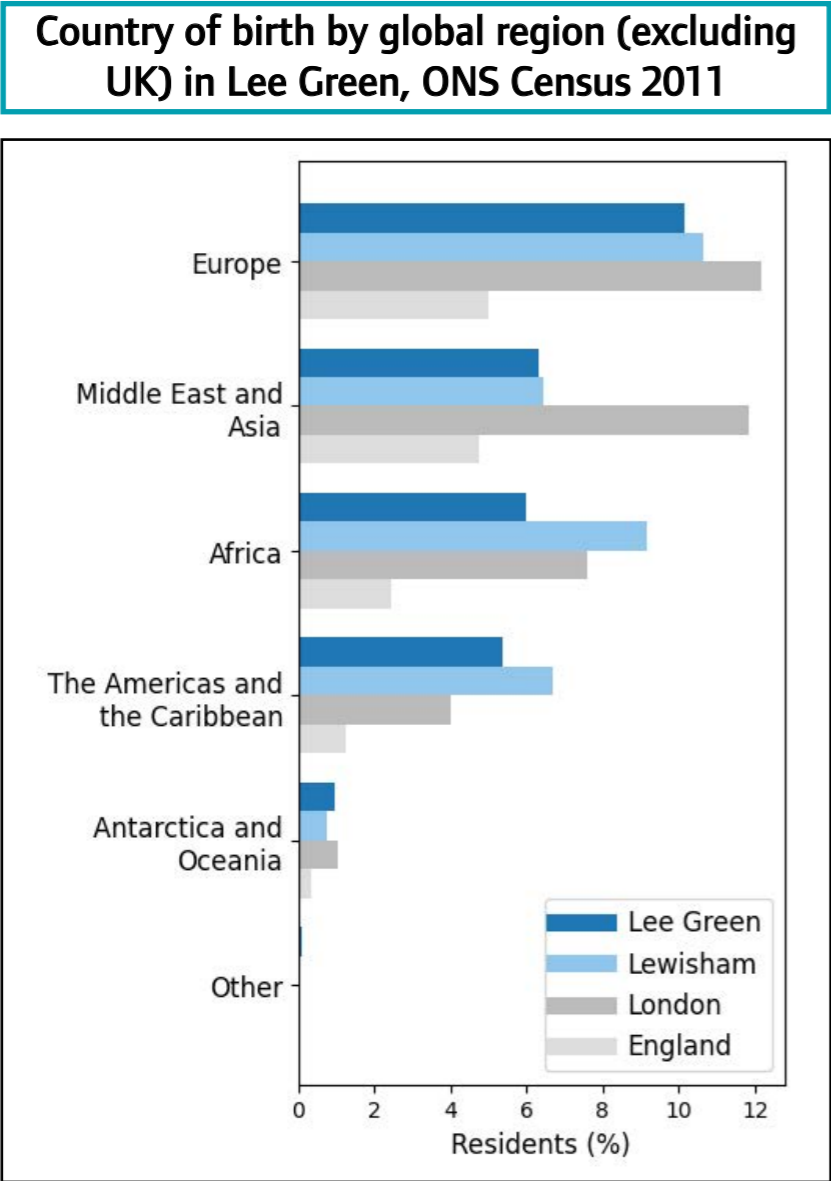
Religion and beliefs in Lee Green, ONS Census 2011



Diversity: Country of birth

68.4% of Lee Green 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 (2.4%), Nigeria (2.2%), and Ireland (1.6%).

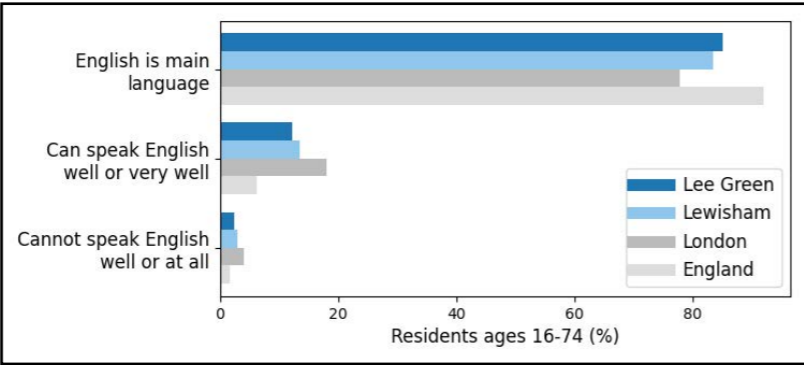


Diversity: Languages

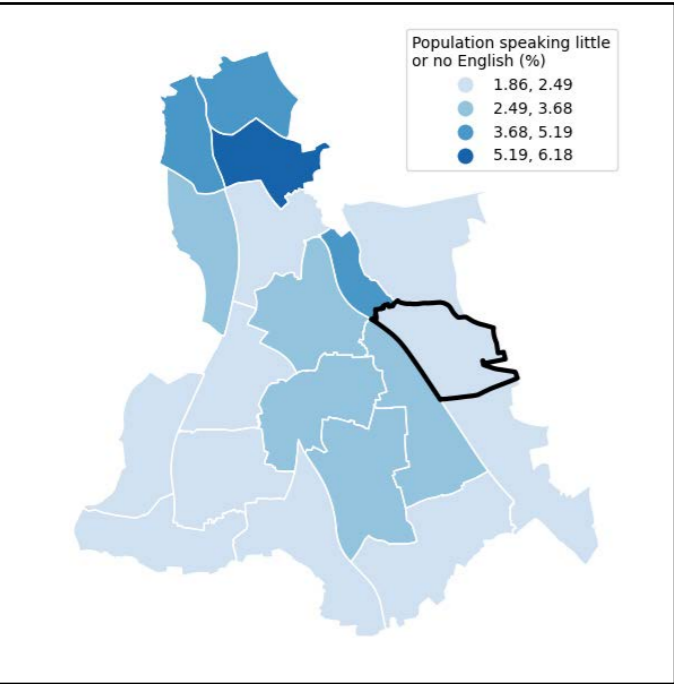
85.2% of Lee Green residents speak English as their primary language, compared to 83.5% in Lewisham as a whole, 77.9% in London, and 92.0% in England.

Of the remaining residents, 12.3% can speak English well or very well.

English proficiency in Lee Green, ONS Census 2011



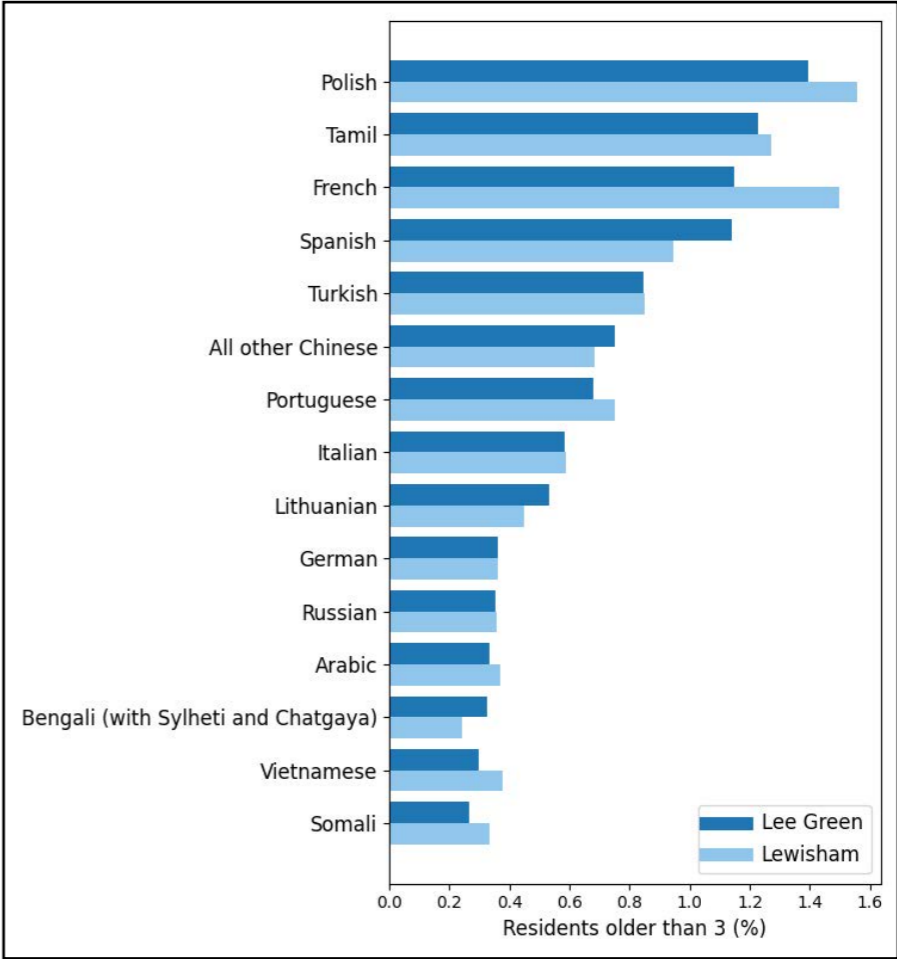
Population speaking little or no English in Lee Green, ONS Census 2011



On the other hand, **2.5% of residents cannot speak English well or at all**, compared to a Lewisham average of 3.1%. This means an estimated 400 people in Lee Green may require everyday language support.

Among those not speaking English as their main language, the three most widely spoken languages are Polish (1.4%), Tamil (1.2%), and French (1.1%).

Main language (excluding English) in Lee Green, ONS Census 2011

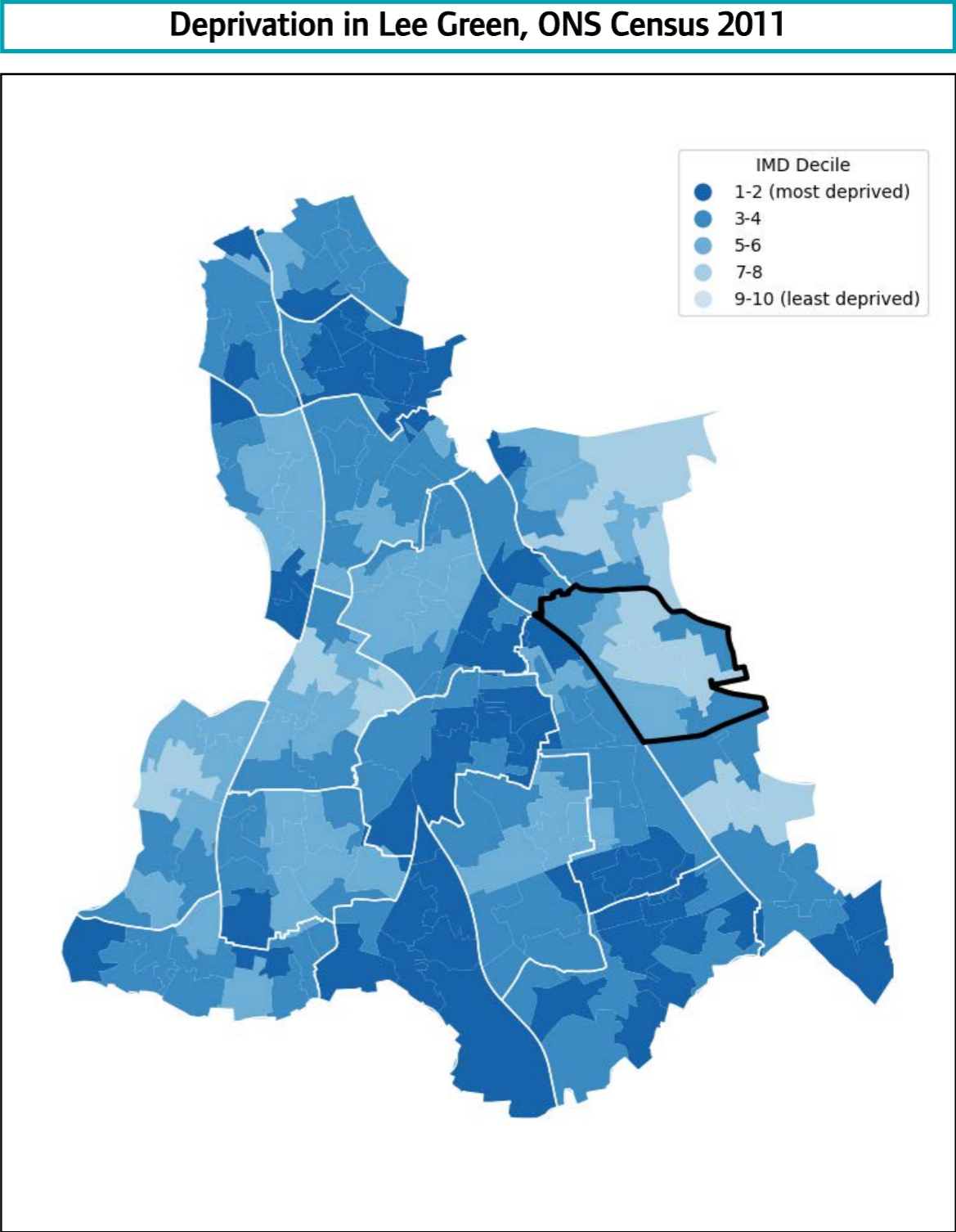
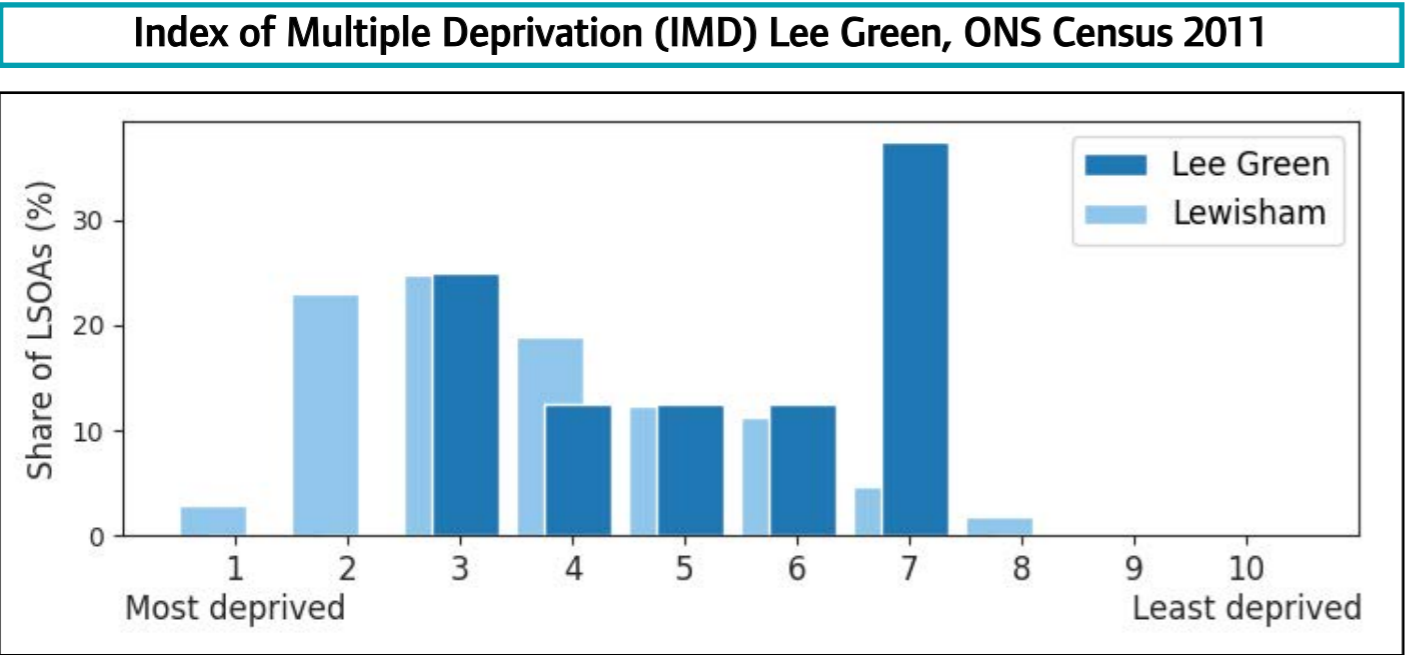


Deprivation

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 eight LSOAs in Lee Green, zero rank 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.

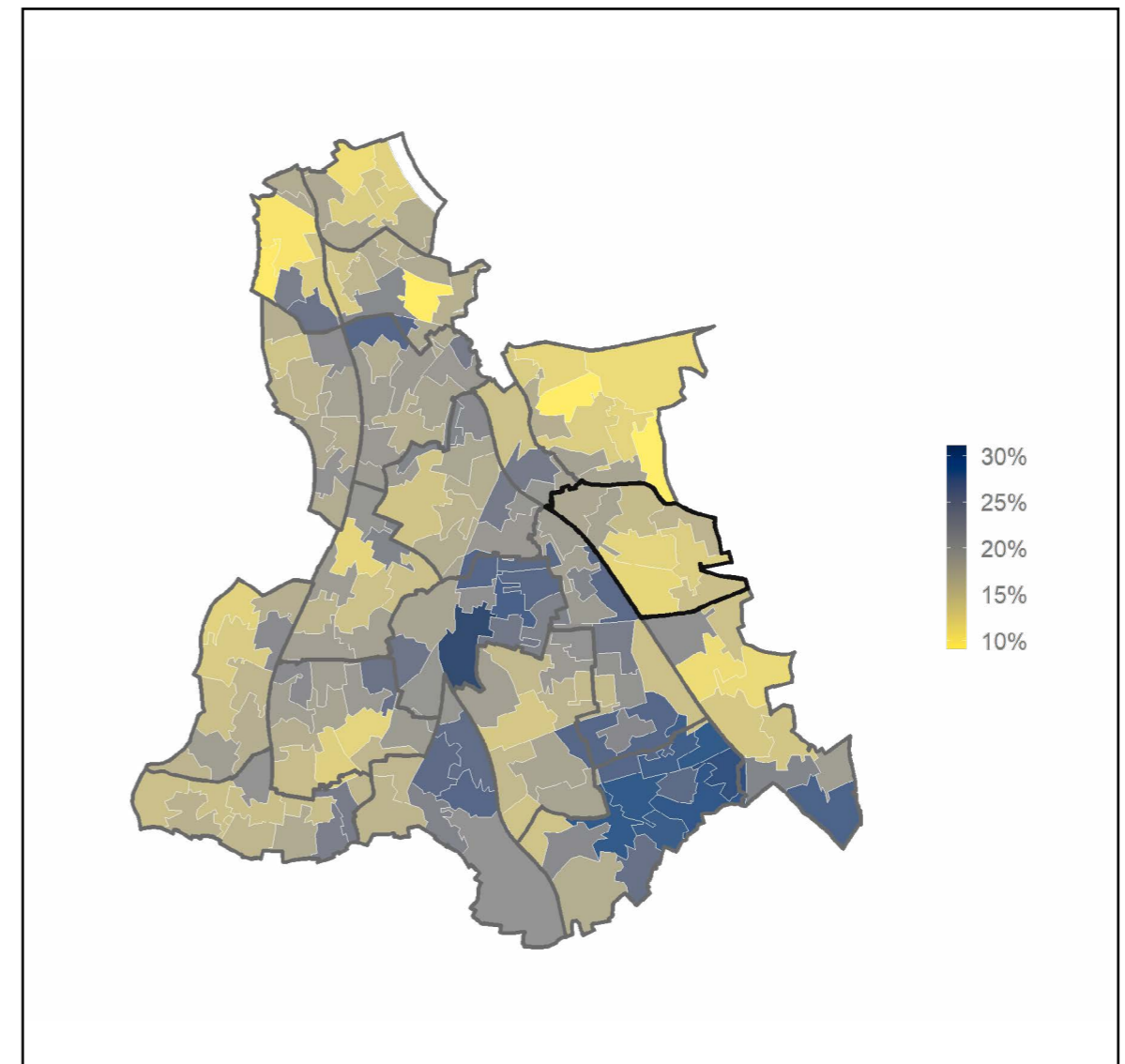
In the eight LSOAs in Lee Green, proportion of households fuel poor ranges from 12% to 18%.

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 Lee Green, 38% 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 Lee Green 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

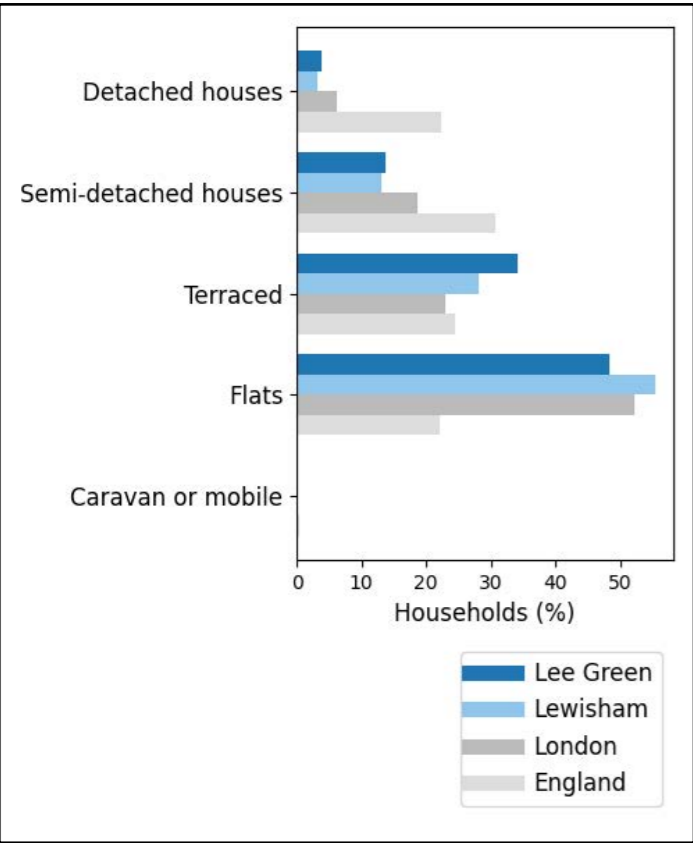
48.3% of Lee Green residents live in flats, compared to 55.4% in Lewisham as a whole, 52.2% in London, and 22.1% in England. Among Lee Green residents, the three most common accommodation types are Flats (48.3%), Terraced (34.1%), and Semi-detached houses (13.7%).

21.2% of Lee Green 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 Lee Green residents, the three most common types of tenure are Owned (53.7%), Private rented (23.4%), and Social rented (21.2%).

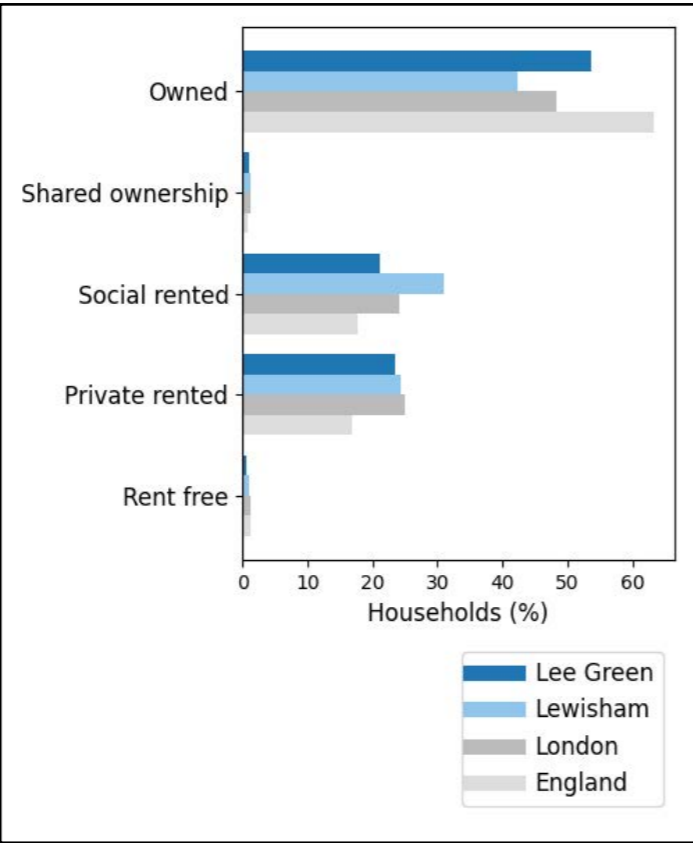
House prices in Lewisham remain lower than those for London as a whole. In 2020, the median house price in the borough was **£430,000** compared with £483,000 for Greater London and £249,000 for England.

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 Lee Green, ONS Census 2011



Types of tenure in Lee Green, ONS Census 2011

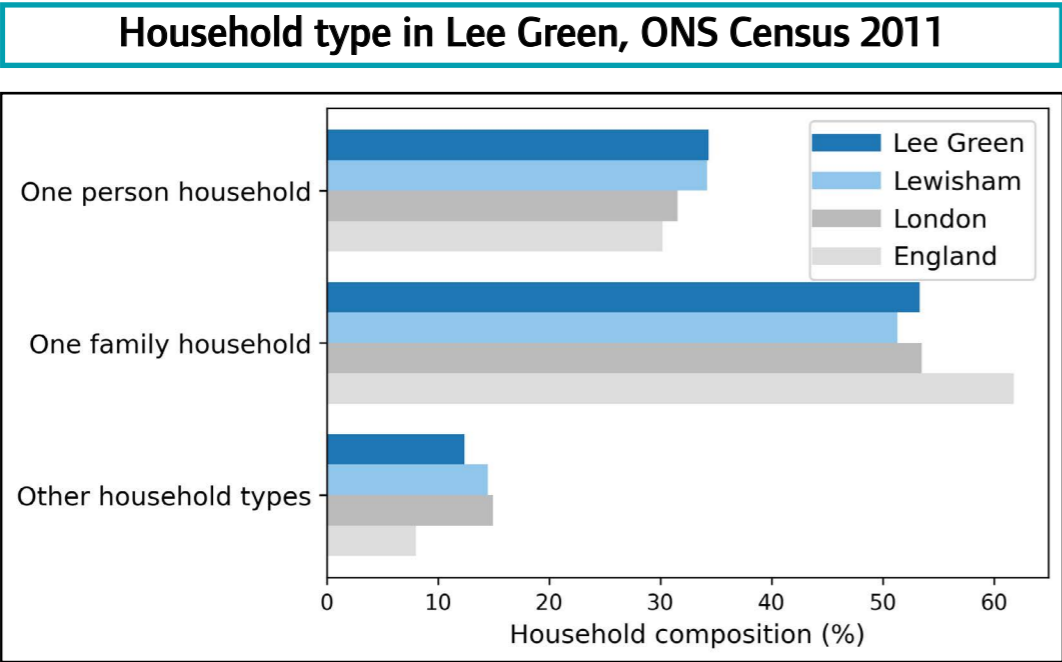


Relative affordability of median prices by local authority area, ONS 2021

	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 Lee Green’s households in 2011, 34.3% were one person households, 53.2% were families and 12.3% other household types, compared to a Lewisham average composition of 34.1% one person household, 51.3% families and 14.4% other household types.

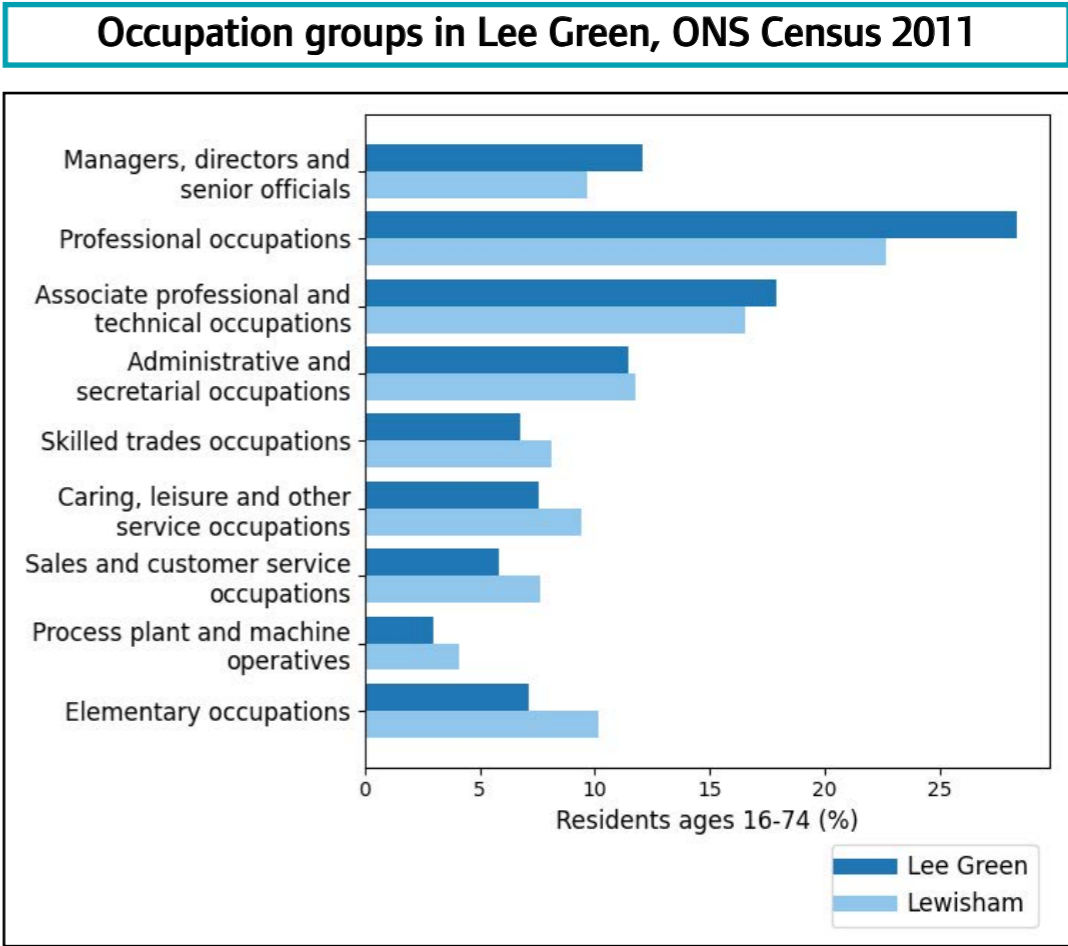
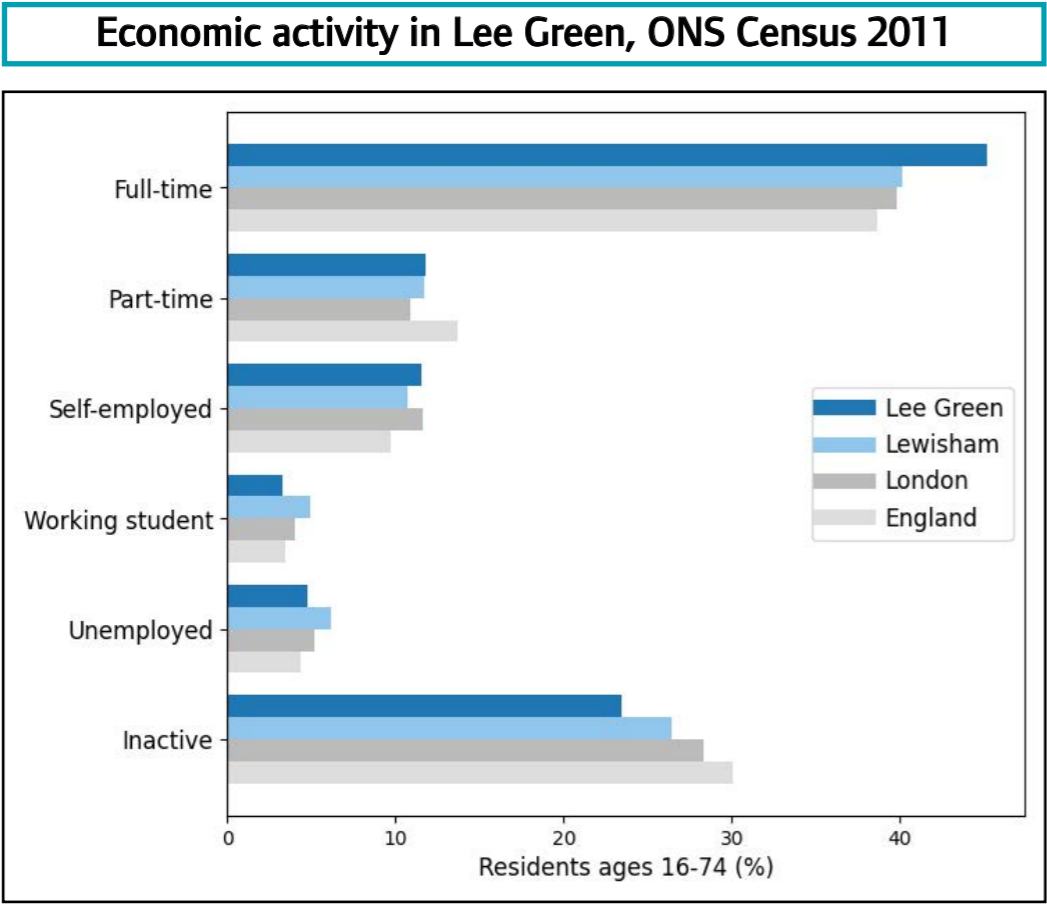


Household living arrangements in Lee Green, ONS Census 2011						
	Lee Green		Lewisham		England	
	Count	%	Count	%	Count	%
One person household: Aged 65 and over	605	9.6	9,994	8.6	2,725,596	12.4
One person household: Other	1564	24.7	29,686	25.6	3,940,897	17.9
One family only: All aged 65 and over	213	3.4	3,134	2.7	1,789,465	8.1
One family only: Married or same-sex civil partnership couple: No children	508	8	7,985	6.9	2,719,210	12.3
One family only: Married or same-sex civil partnership couple: Dependent children	935	14.8	14,152	12.2	3,375,890	15.3
One family only: Married or same-sex civil partnership couple: All children non-dependent	249	3.9	4,105	3.5	1,234,355	5.6
One family only: Cohabiting couple: No children	460	7.3	6,755	5.8	1,173,172	5.3
One family only: Cohabiting couple: Dependent children	241	3.8	4,200	3.6	890,780	4
One family only: Cohabiting couple: All children non-dependent	23	0.4	464	0.4	108,486	0.5
One family only: Lone parent: Dependent children	485	7.7	13,301	11.5	1,573,255	7.1
One family only: Lone parent: All children non-dependent	254	4	5,494	4.7	766,569	3.5
Other household types: With dependent children	216	3.4	5,257	4.5	584,016	2.6
Other household types: All full-time students	24	0.4	718	0.6	124,285	0.6
Other household types: All aged 65 and over	25	0.4	307	0.3	61,715	0.3
Other household types: Other	518	8.2	10,539	9.1	995,677	4.5

Employment

In the 2011 Census, the unemployment rate in Lee Green was 4.8% among residents aged 16-74, compared to a Lewisham average of 6.3%. 23.5% 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.

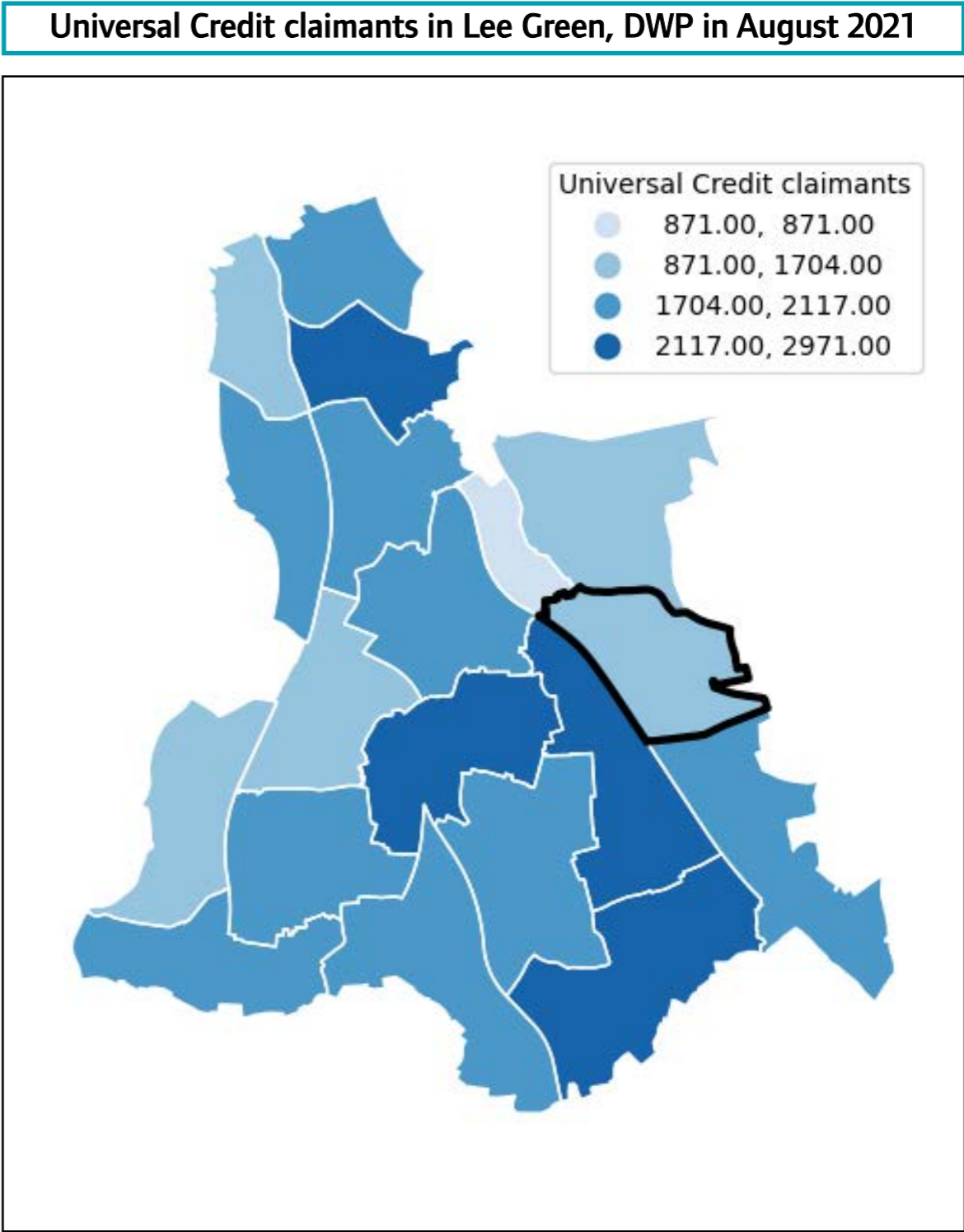
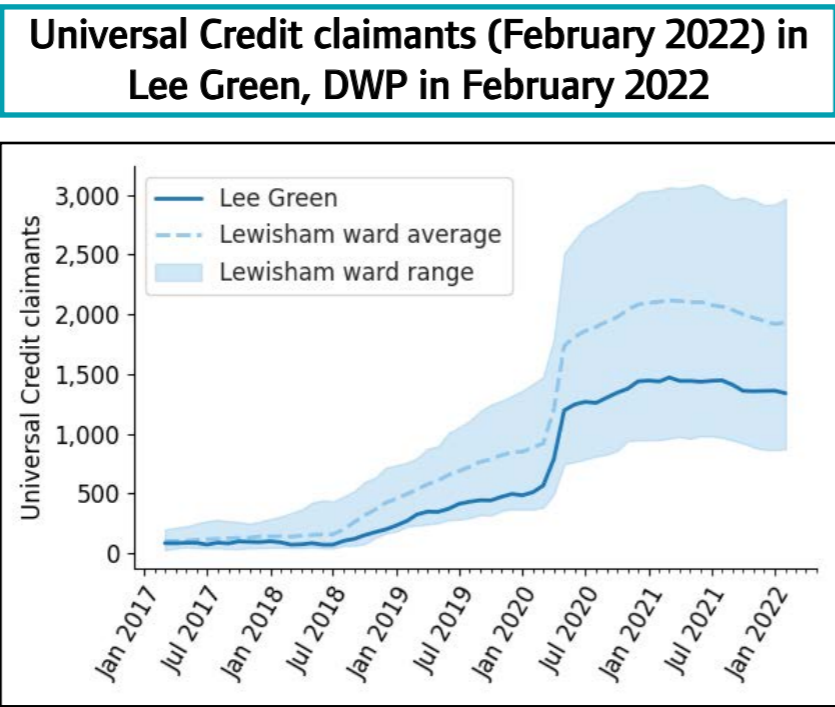
The three most common occupations in Lee Green are Professional occupations (28.4%), Associate professional and technical occupations (17.9%), and Managers, directors and senior officials (12.1%).



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 Lee Green, **1,339 people received Universal Credit in February 2022**. By comparison, in February 2020, 511 people received Universal Credit.

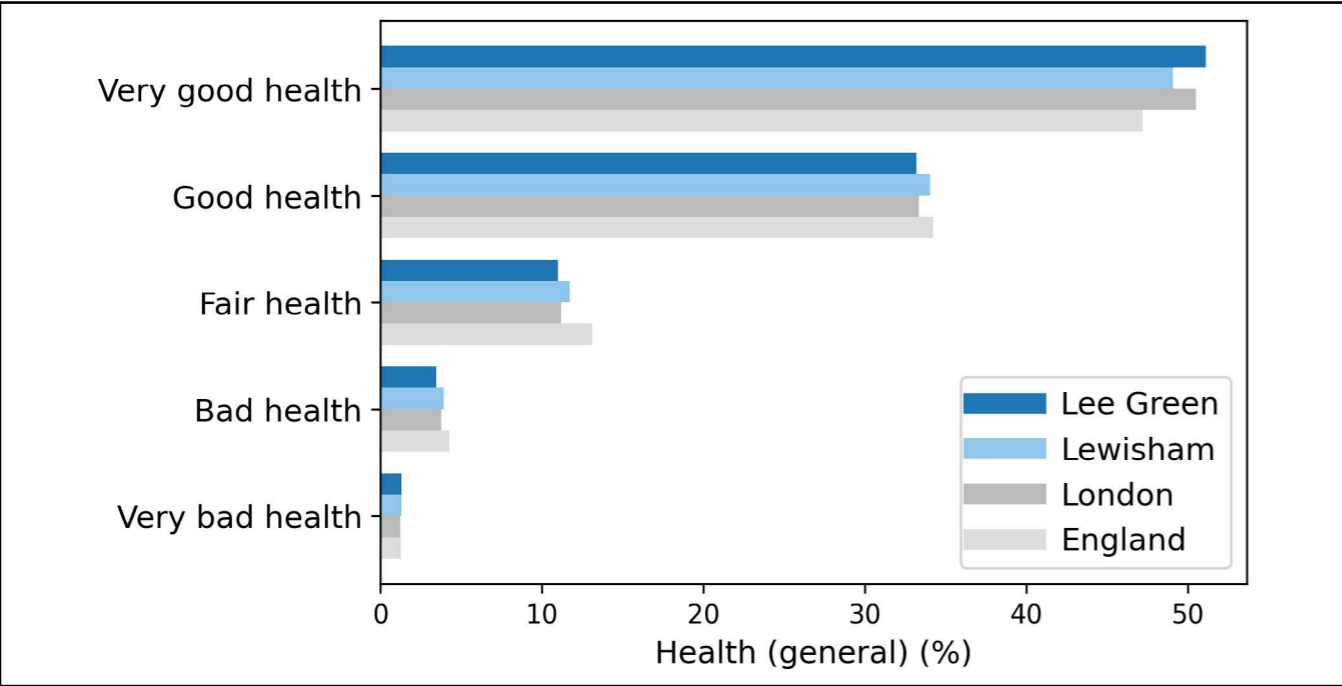


Health and wellbeing

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.

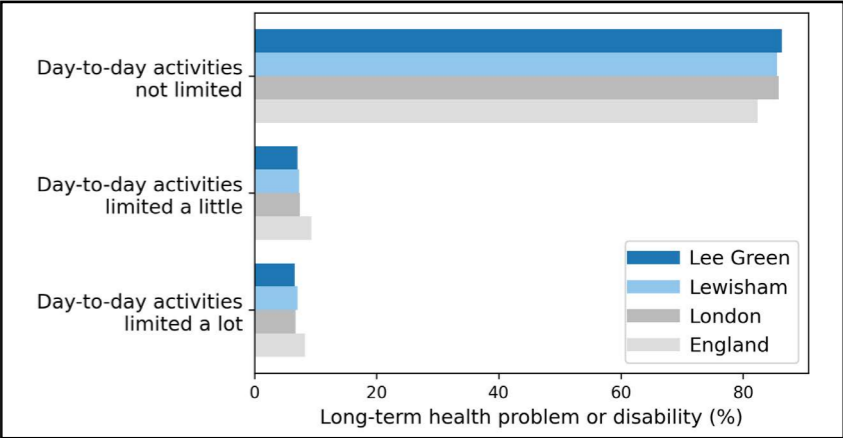
The average rate of Lee Green residents in very good/good health is 84% compared to a Lewisham average of 81% and a national average of 83%.

General health status in Lee Green, ONS Census 2011

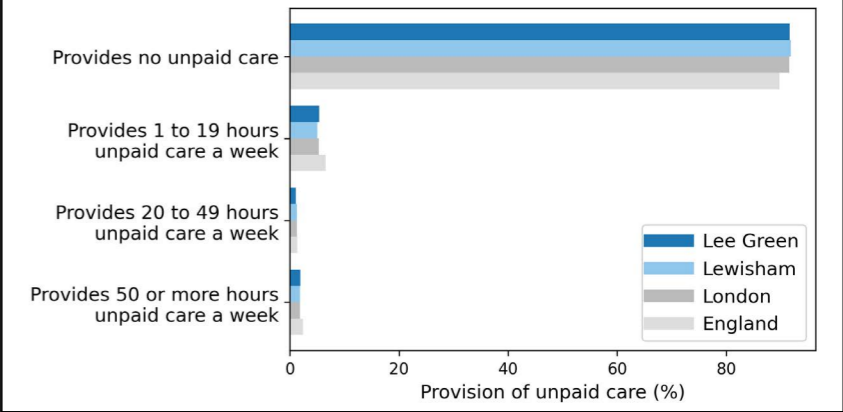


Around 6.6% residents of Lee Green had a long term health problem or disability limiting their day to day activities a lot compared to a Lewisham average of 7% and a national average of 8.3%.

Day-to-day activities limited in Lee Green, ONS Census 2011



Provision of unpaid care in Lee Green, ONS Census 2011



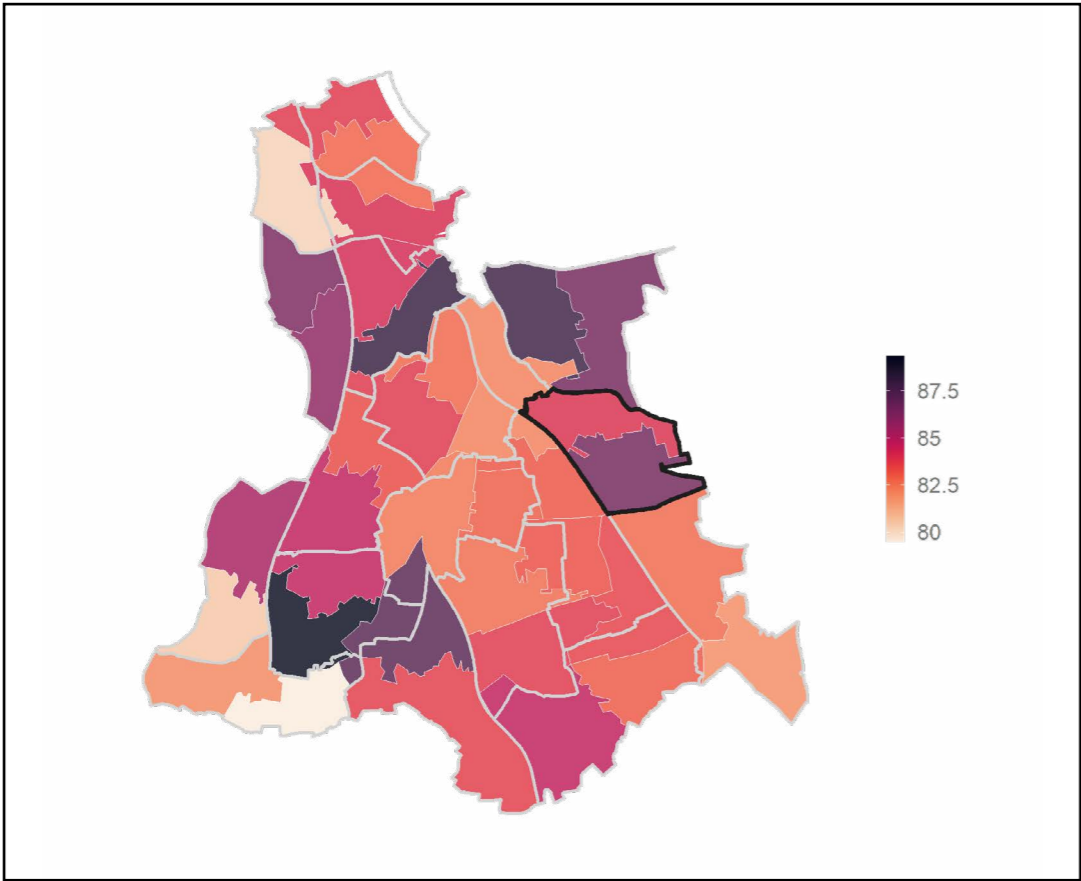
Around 8.2% of residents in Lee Green provided unpaid care compared to a Lewisham average of 8.1% and a national average of 10.1%.

Health and life expectancy

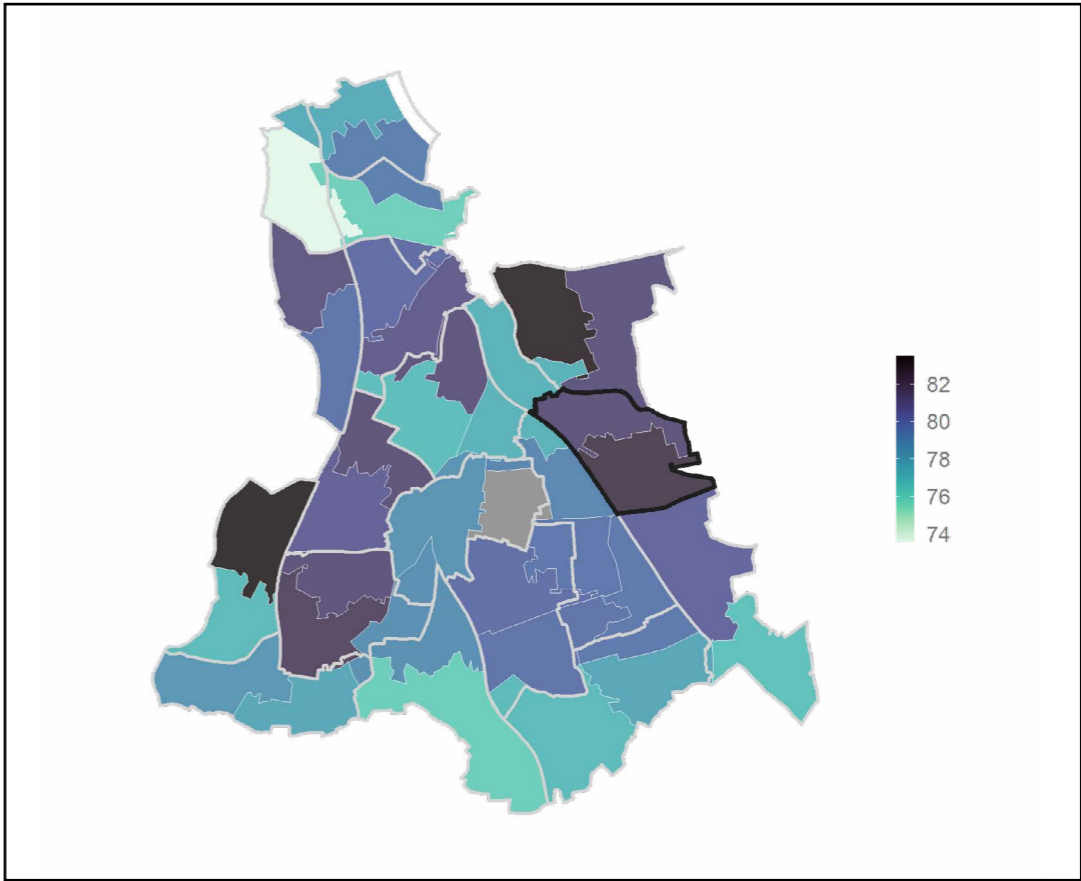
The average life expectancy at birth for females in Lee Green is 85.2 years compared to England average of 83.2.

The average life expectancy at birth for males in Lee Green 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



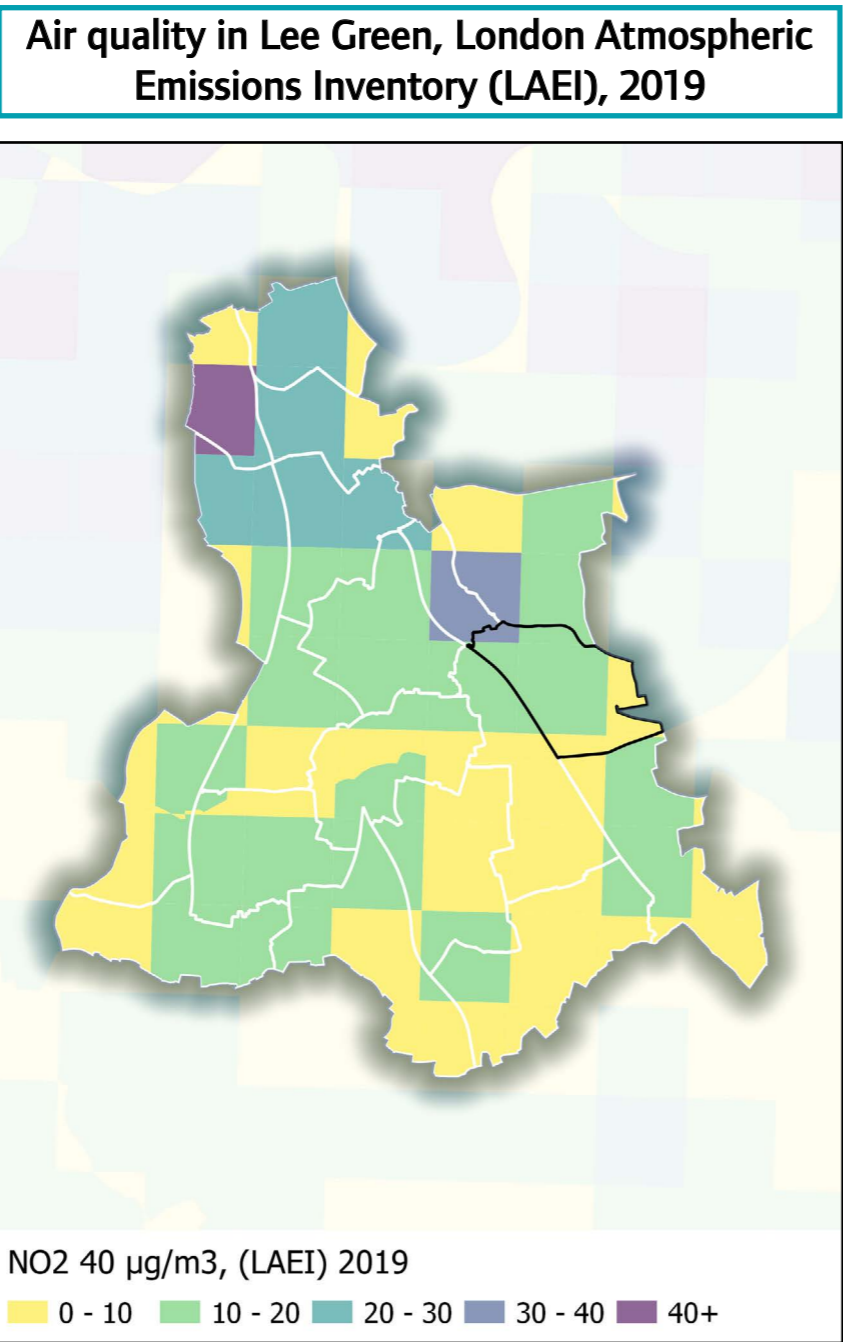
* Grey area on the map indicates missing data for MSOA Catford East & Mountsfield Park (Rushey Green ward).

Environment

Air quality

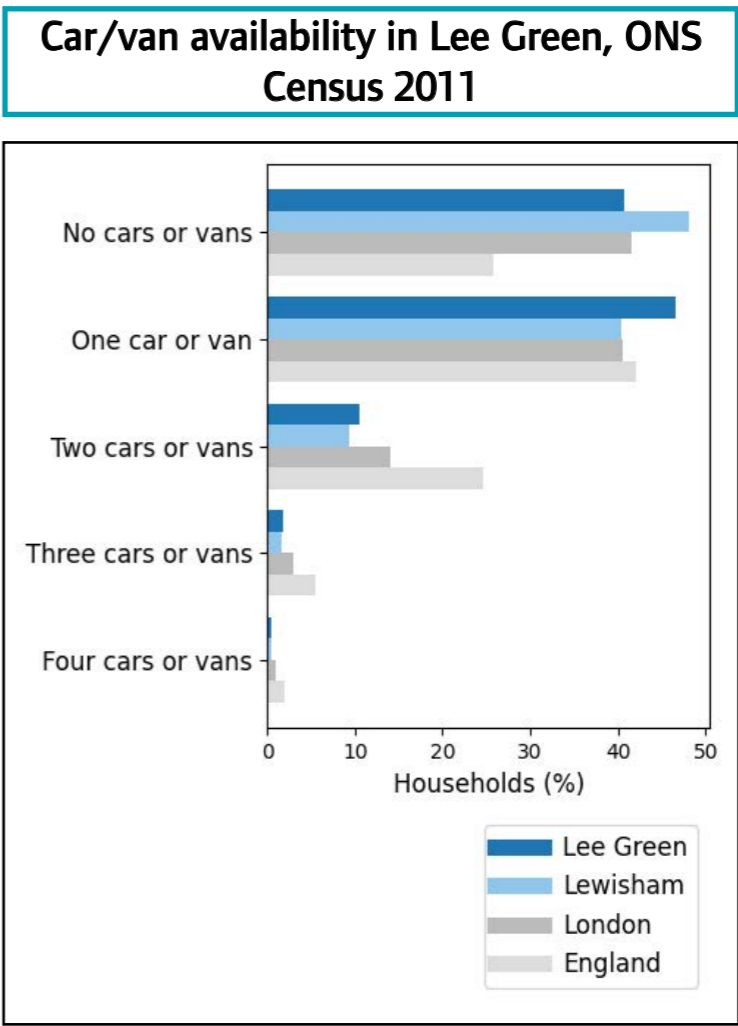
The DEFRA 2010 Air Quality Objective sets a target threshold for Nitrogen Dioxide particles in the air at **no more than 40 micrograms per cubic metre of air**.

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 Lee Green are one car or van (46.6%), no cars or vans (40.7%), and two cars or vans (10.6%).

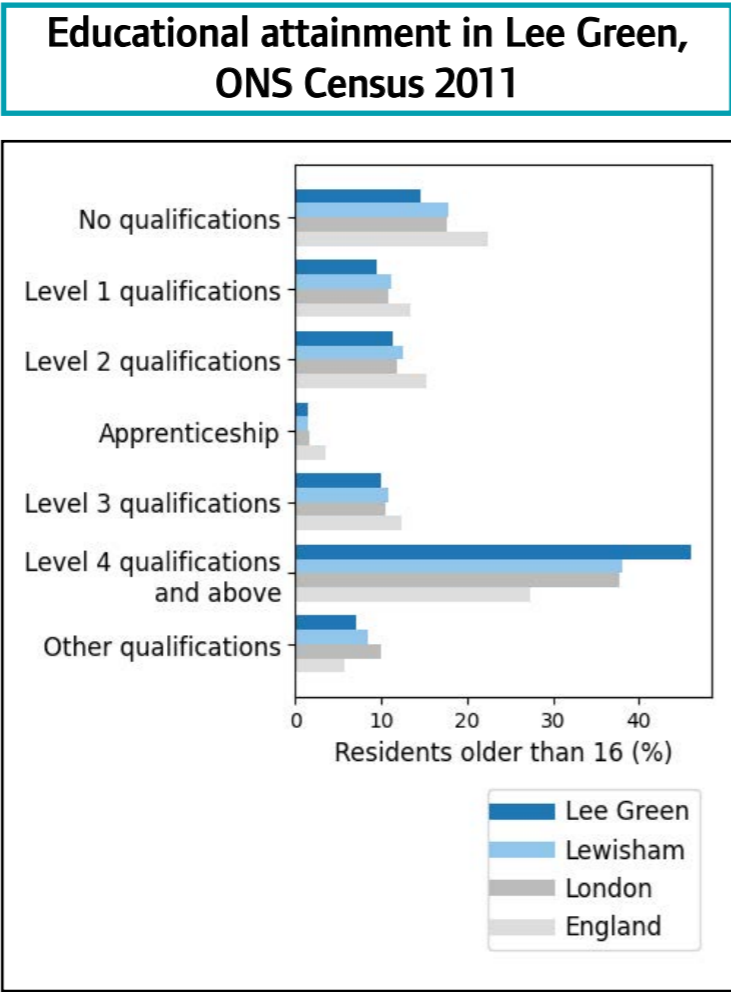


Education

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 Lee Green, 15% of residents have no qualifications; 9% have Level 1 qualifications; 11% have Level 2 qualifications; 1% have Apprenticeship; 10% have Level 3 qualifications; and 46% 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 four schools in Lee Green, two are rated as Outstanding and two are rated as Good.

OFSTED rating for schools in Lee Green, Department for Education 2020 - 2021

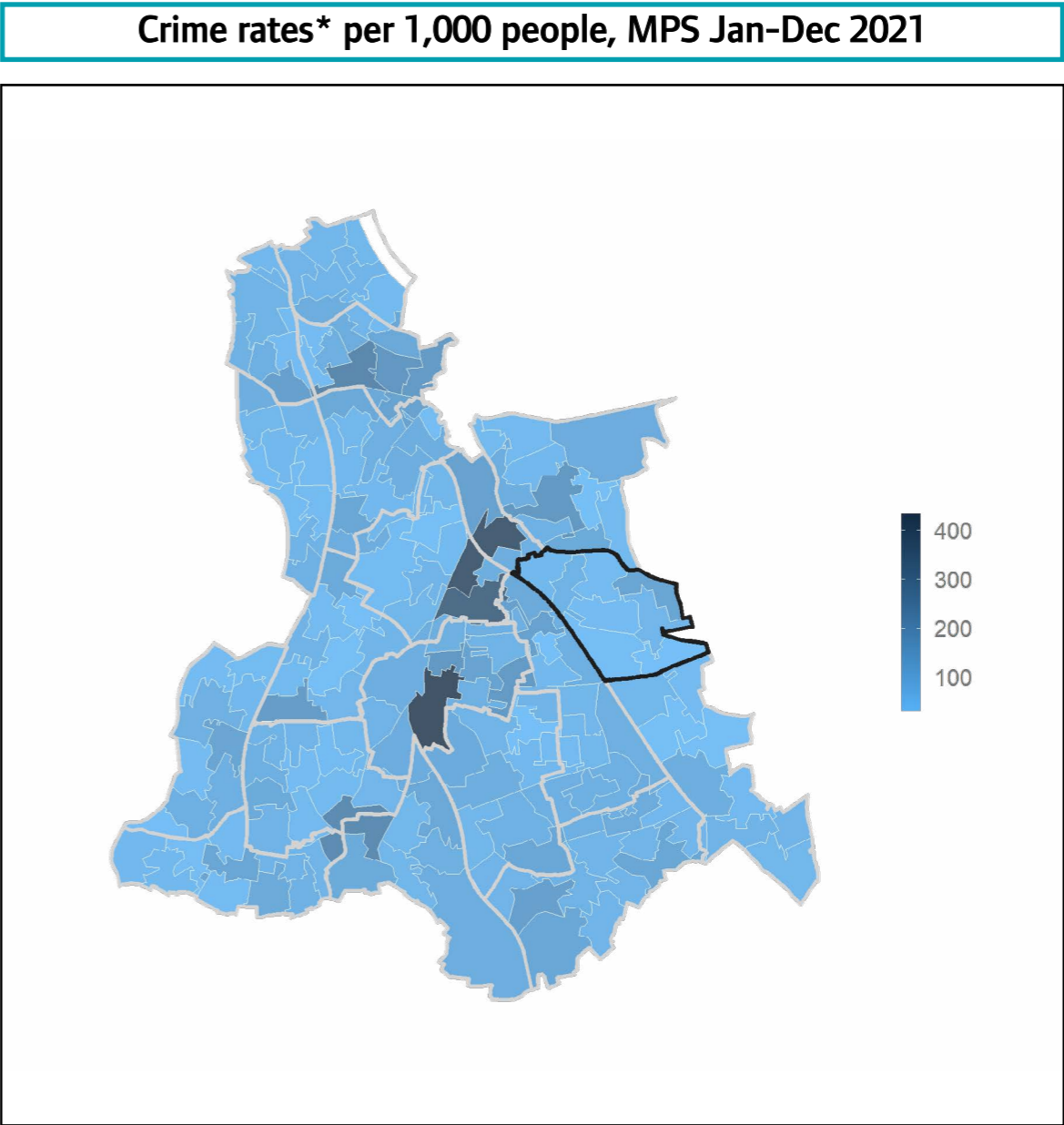
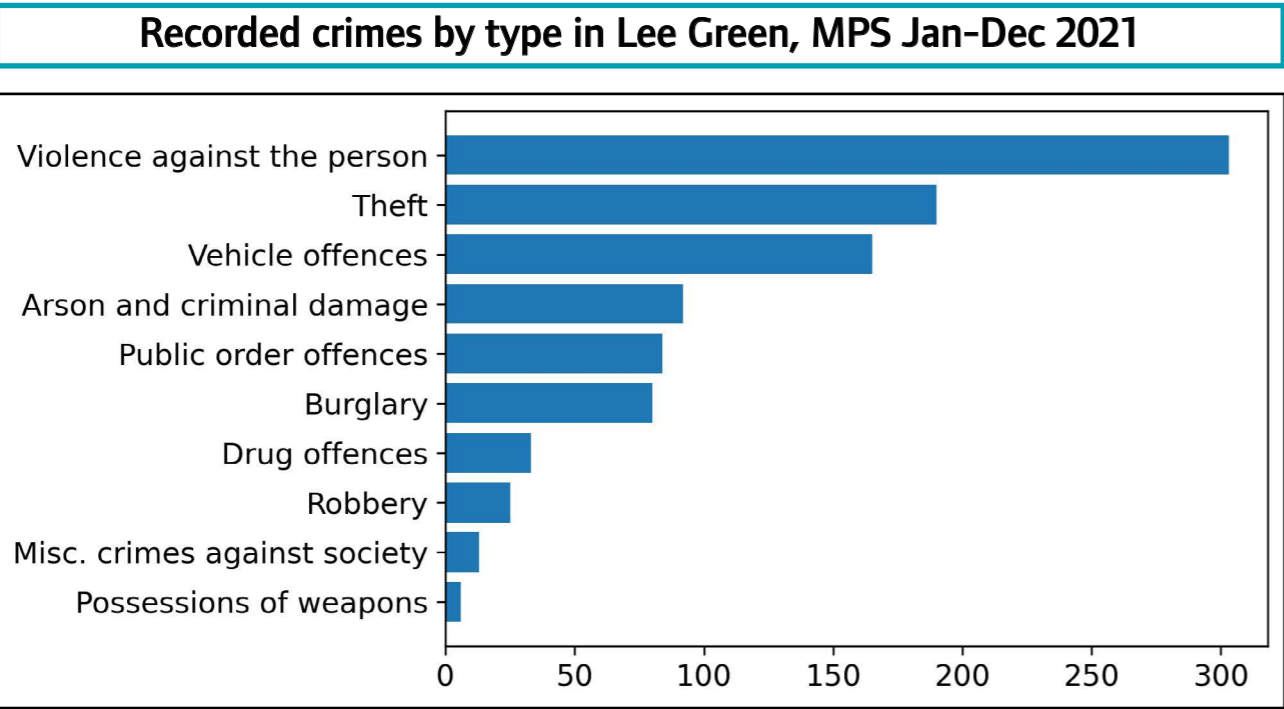
School Name	Group	School Type	Is Primary?	Is Secondary?	Is post 16?	Gender	OFSTED Rating
Brindishe Manor School	Maintained school	Community school	Yes	No	No	Mixed	Outstanding
Brindishe Lee School	Maintained school	Community school	Yes	No	No	Mixed	Outstanding
Trinity Church of England School, Lewisham	Maintained school	Voluntary aided school	Yes	Yes	No	Mixed	Good
St Winifred's RC Primary School	Maintained school	Voluntary aided school	Yes	No	No	Mixed	Good

Crime

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

Of 991 recorded crimes (Home Office crime classifications, excluding sexual offences) in Lee Green, the three most common offences include violence against the person (303), theft (190) and vehicle offences 165.

In the eight LSOAs in Lee Green, overall crime rates per 1,000 people range from 31.2 to 123.4.



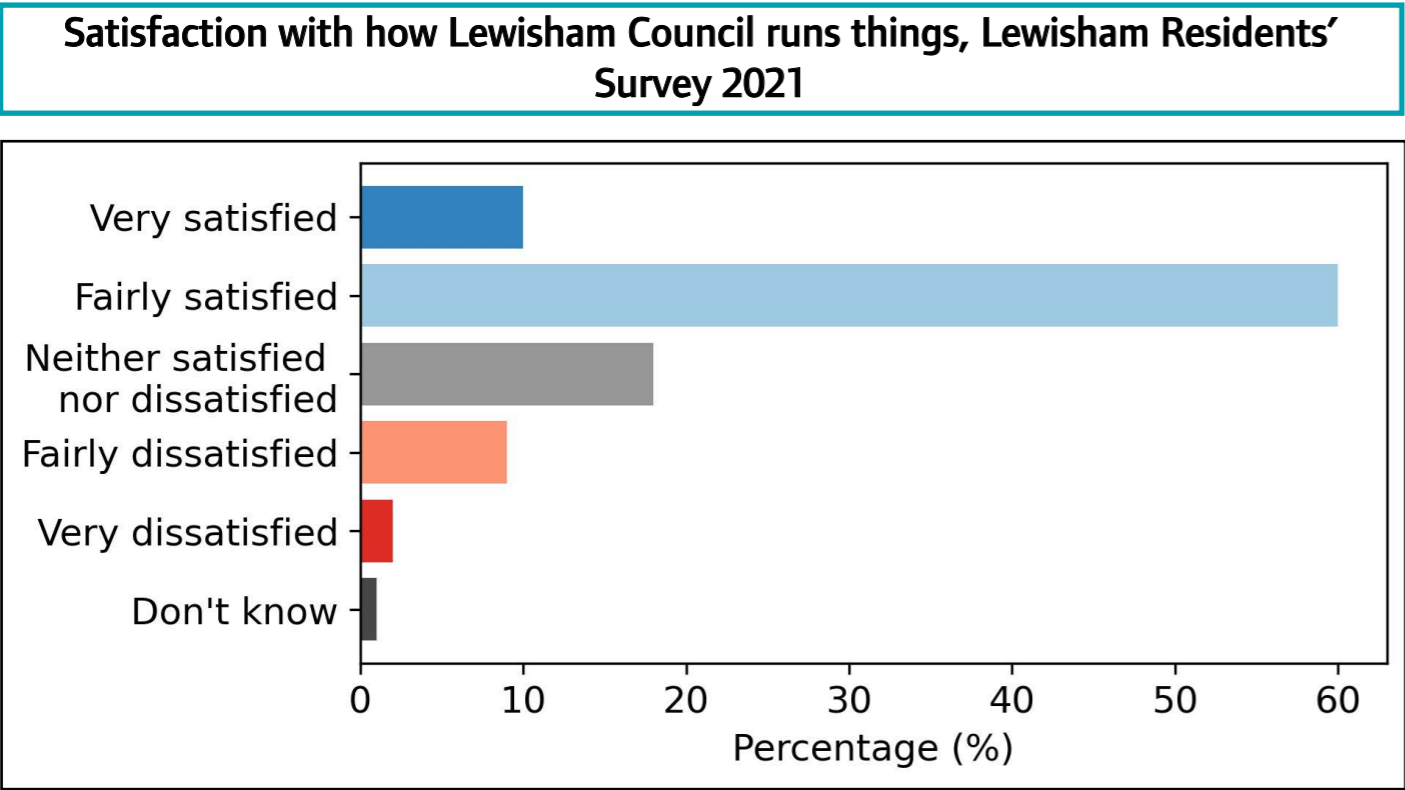
* Recorded crimes based on Home Office crime classifications, excluding sexual offences.

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.

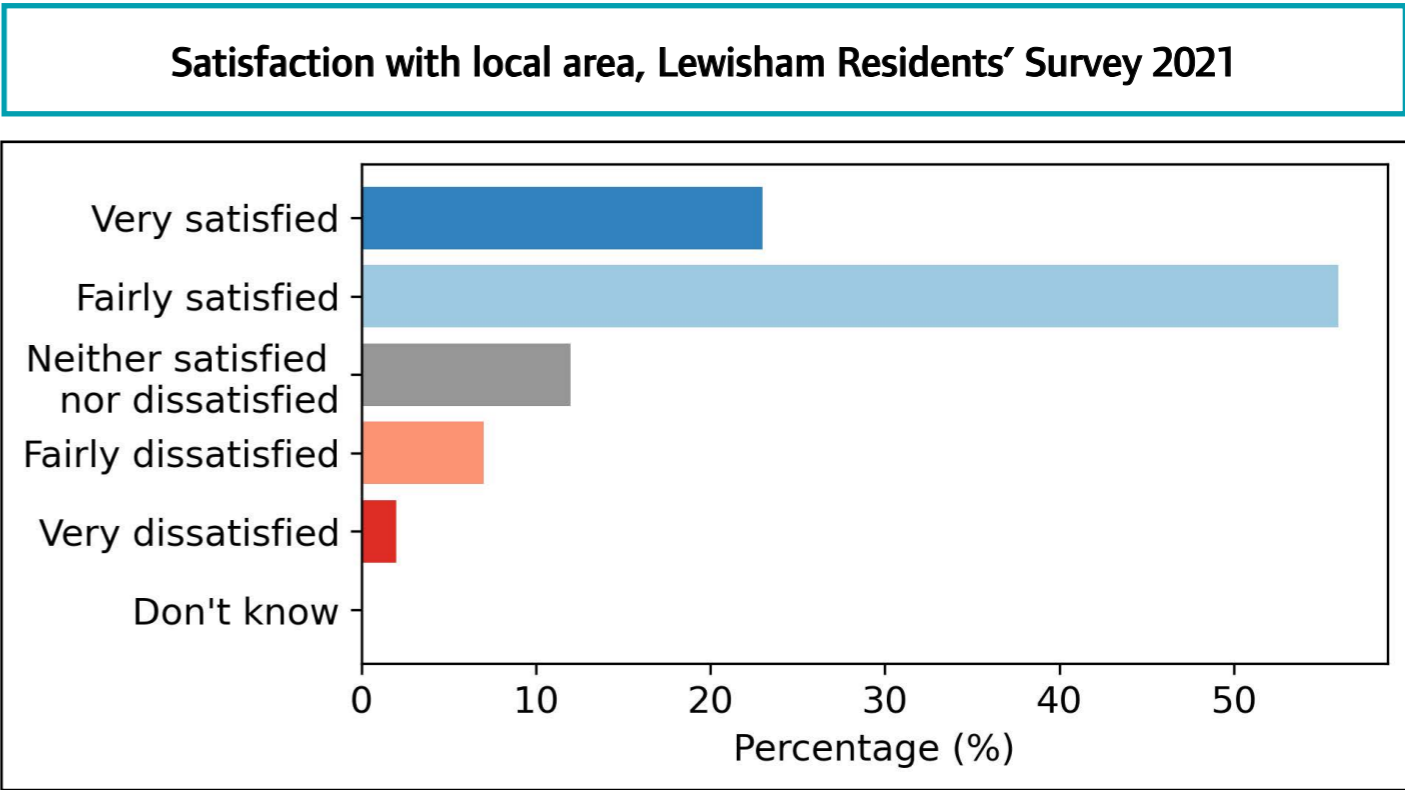
Satisfaction with the Council

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

