

Perry Vale ward profile

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* EPC stands for Energy Performance Certificate

Councillors 2022 - 2026



John Paschoud

Labour and Co-operative Party



Sakina Sheikh

Labour and Co-operative Party



Susan Wise

Labour and Co-operative Party

Ward profile introduction

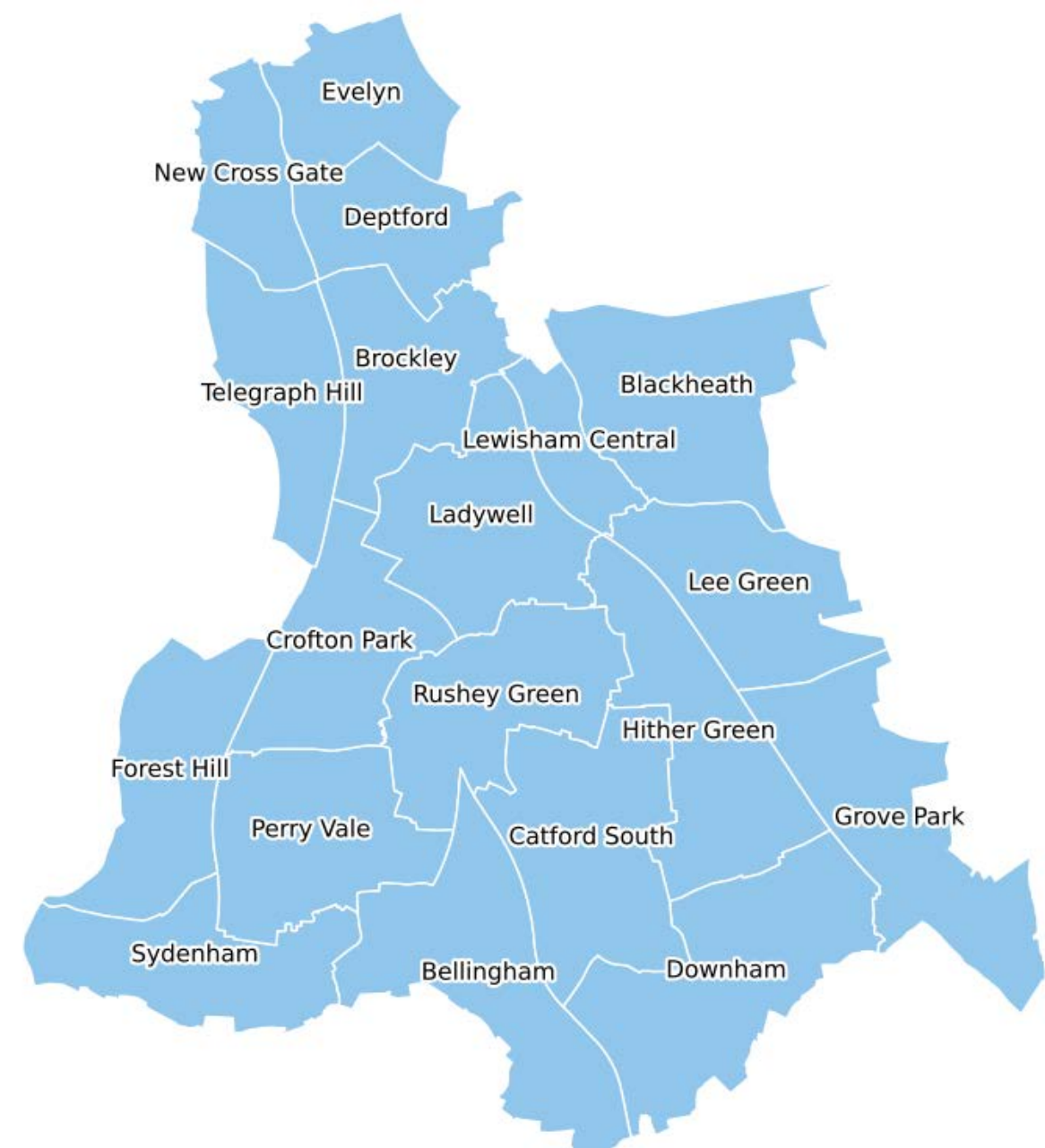
About Lewisham's Ward profiles

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the 2021 Census have not yet been published, which means many indicator variables in this report rely on potentially outdated data from the 2011 Census.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



Perry Vale

Nearly 50% of housing in Perry Vale is owner-occupied, however it also contains significant social housing developments, the two main providers being Lewisham Homes and London & Quadrant (L&Q). The ward is predominantly residential with no significant shopping high street/retail park within its boundaries. A small local high street exists on Perry Vale providing local facilities such as newsagents, café and dry cleaners. Some new retail outlets have recently opened up around the “Perry Vale Triangle” near Forest Hill station.

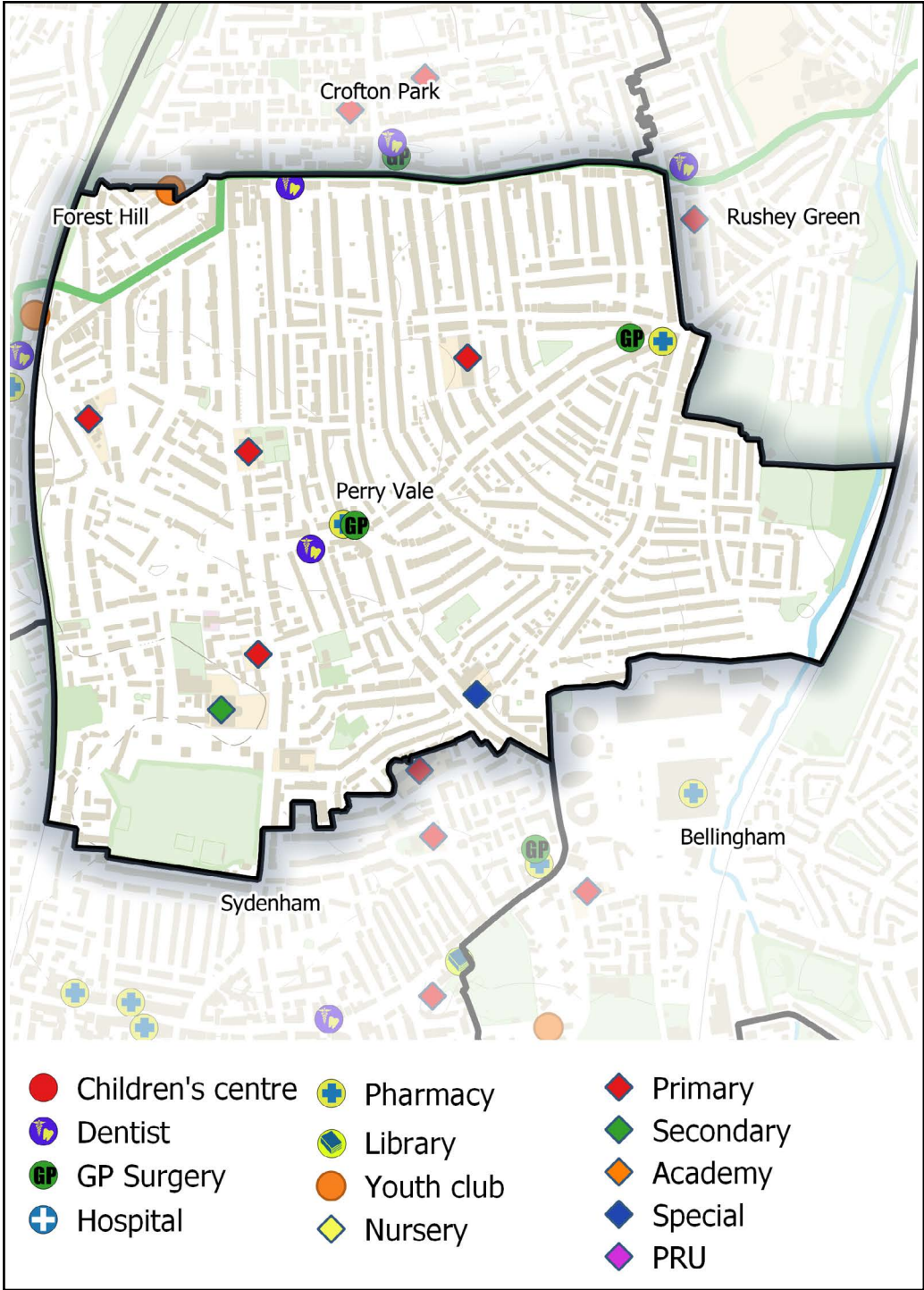
Perry Vale’s northern boundary is Stanstead Road which forms part of the South Circular. To the east, part of the newly-extended ward boundary now adjoins the River Pool with the Waterlink Way running alongside. The only other significant green space within the ward is Mayow Park, a very well-used facility which has benefitted from much attention from the Friends of Mayow Park over the years and can boast a trim trail, outdoor gym, tennis courts, orchard planting as well as a children’s play area and café. The children’s play area has recently been awarded a Ward NCIL grant to upgrade the play provision.

Other community groups in the ward include Grow Mayow community garden, Young Lewisham alternative education and youth provision, Stanstead Lodge community centre, and Sydenham Garden. Several faith-based community centres offer space for activities such as parent and toddler groups, fitness classes etc. Bampton TRA is currently active following a dormant period and has refurbished its community room.

Community organisations based in the ward tend to be borough-wide (or wider) in their focus, however they have a history of collaborating well on specific projects, for example with Stanstead Lodge working with Young Lewisham on intergenerational projects and with Sydenham Garden on a dementia project. Groups have historically come together for an annual festival in Mayow Park called Lark in the Park.

In Perry Vale ward £145,181 was awarded in NCIL funding to six projects which included a significant sum for playground development, facilities for children and young people such as a scheme at Kilmore school, another at Rockbourne Youth Club and another supporting SEN children and families during school holidays.

Key facilities in Perry Vale



Summary of key statistics

Population

19,216

Average age

37

% of households that reported themselves as a family

53.2

% of residents in employment

70.2

% of residents that practice a religion

62.7

% of residents not born in England

18.7

Number of universal credit claimants

2,117

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

6.7

% of residents with low English proficiency

2.1

LSOAs among the most deprived 20% of national IMD

1 of 12

Average life expectancy (female / male)

87(f) / 80.1(m)

Air pollution (NO2) with recommended guideline <40

11.88

Average proportion of households in fuel poverty

12% - 25%

Median house price (borough)

£430k

% of residents without formal qualifications

16.7

Number of crimes reported in 2021

1,550

Population

Perry Vale has an estimated population of **19,216 residents**, which makes it one of the larger constituencies in the borough (rank 3 of 19 wards.)

Among its residents, **50.6% identify as female**, and **49.4% as male**. Unfortunately, ONS population statistics do not include estimates for nonbinary gender identities.

The **average age in Perry Vale 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.



19,216

People lived in Perry Vale in 2019



9,700

Population density in 2019

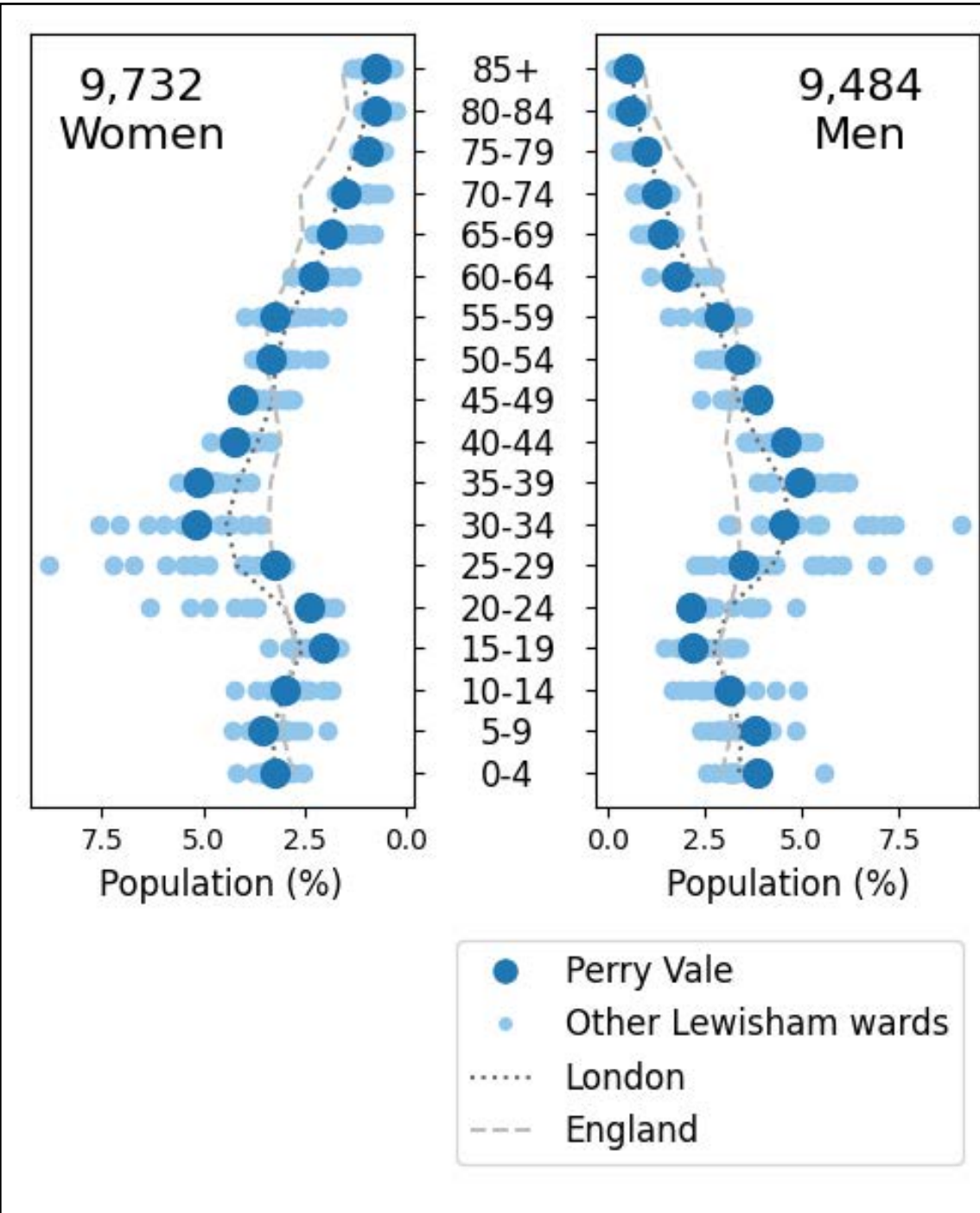
In terms of its geographic area, at 2.0 km² (rank 9 of 19.)

As to its population density, at 9,700 people per km² it is among the most densely populated wards in the borough (rank 6 of 19.)

Proportion of Population Groups in Perry Vale, ONS 2020

	United Kingdom	London	Lewisham	Perry Vale
Children and Youth (0-17)	22.2%	23.8%	23.3%	24.0%
Working age (18-64)	60.2%	64.8%	67.8%	66.1%
Senior (65+)	17.6%	11.4%	8.9%	9.9%

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

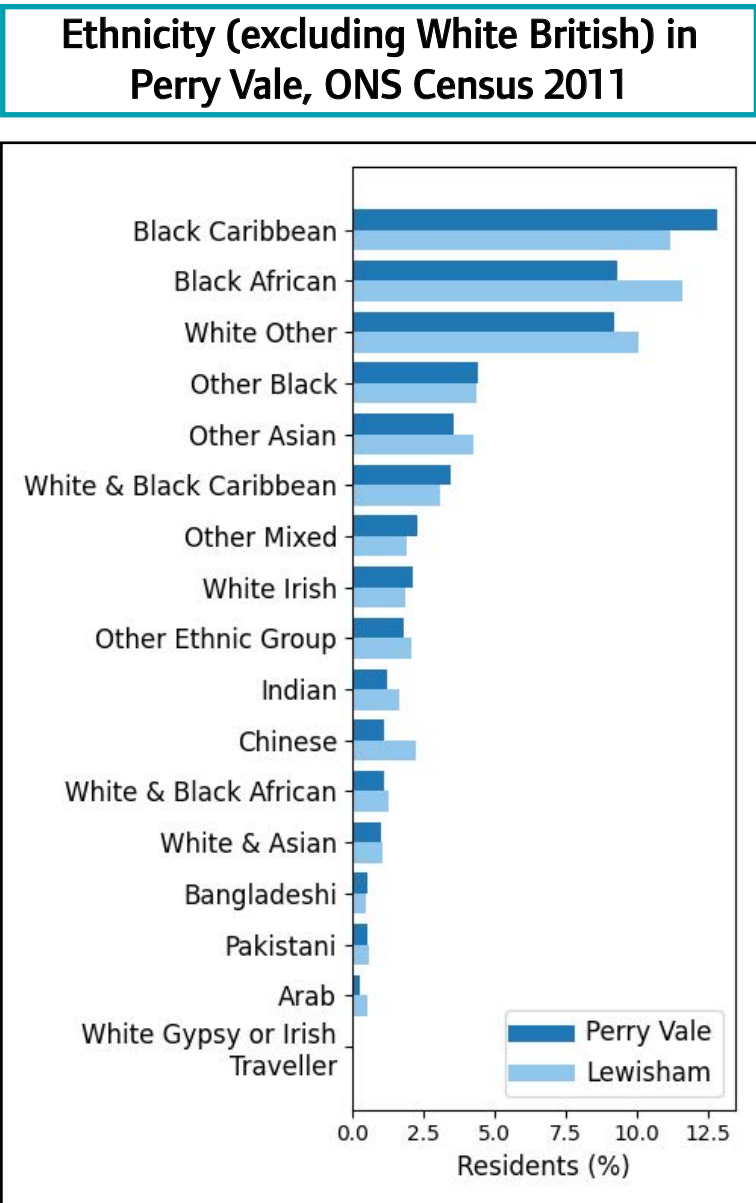


Diversity: Ethnicity and religion

Ethnicity

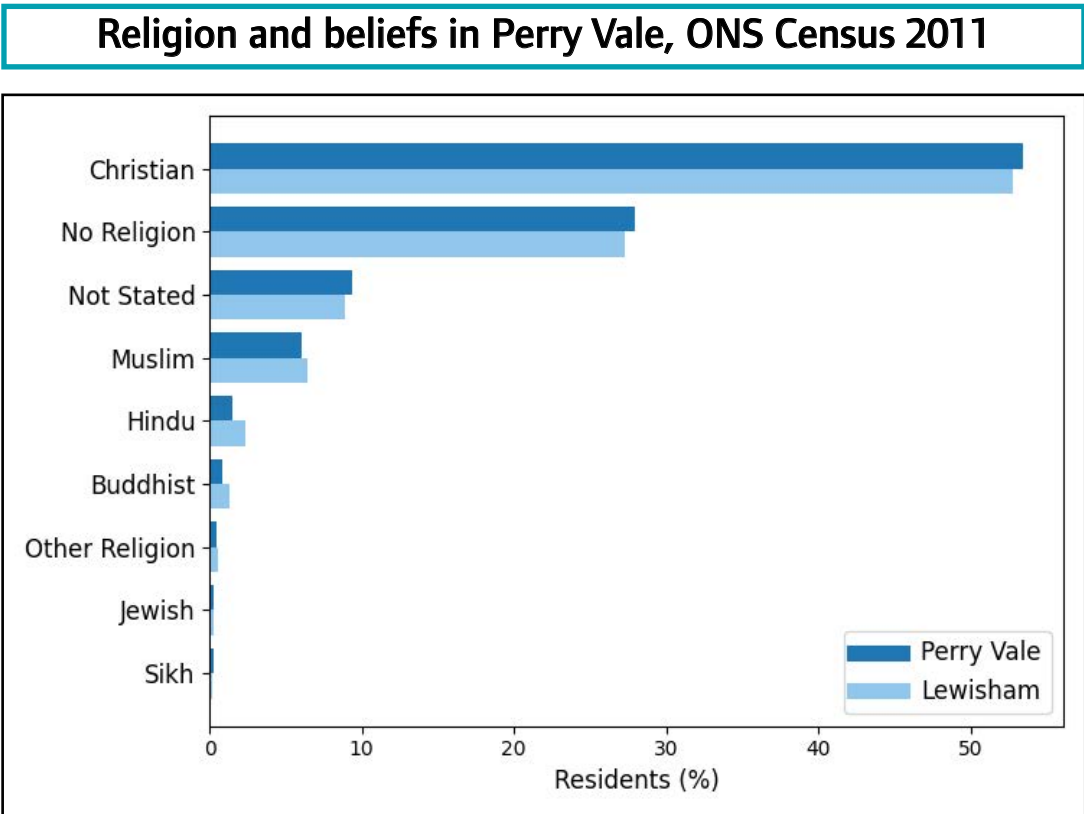
45.0% of Perry Vale residents have an ethnicity of White British (White English, Welsh, Scottish, or Northern Irish), compared to 41.5% in Lewisham as a whole, 44.9% in London, and 79.8% in England.

Among those not White British, the three most common ethnicities are Black Caribbean (12.8%), Black African (9.3%), and White Other (9.2%).



Religion

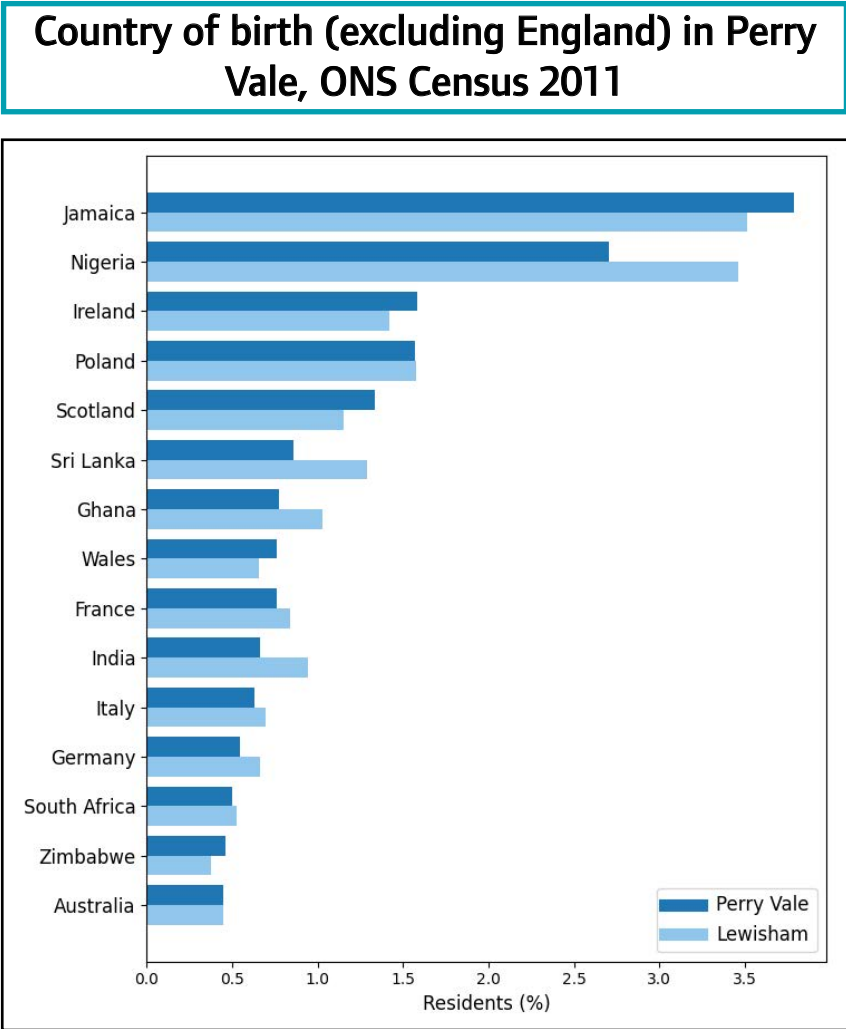
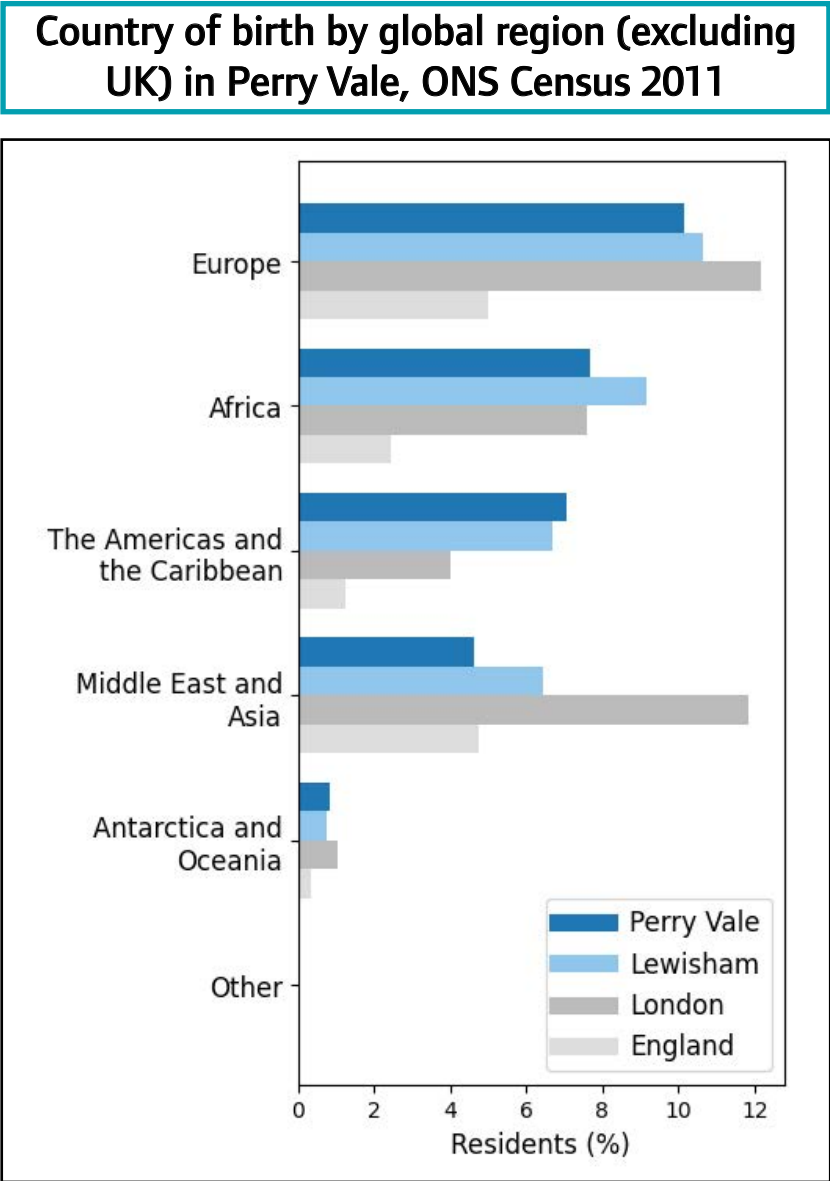
53.4% of Perry Vale residents identify as Christian, compared to 52.8% in Lewisham as a whole, 48.4% in London, and 59.4% in England. Among those not identifying as Christian, the three most common religions are No Religion (27.9%), Not Stated (9.3%), and Muslim (6.0%).



Diversity: Country of birth

67.0% of Perry Vale residents were born in England, compared to 64.0% in Lewisham as a whole, 61.1% in London, and 83.5% in England.

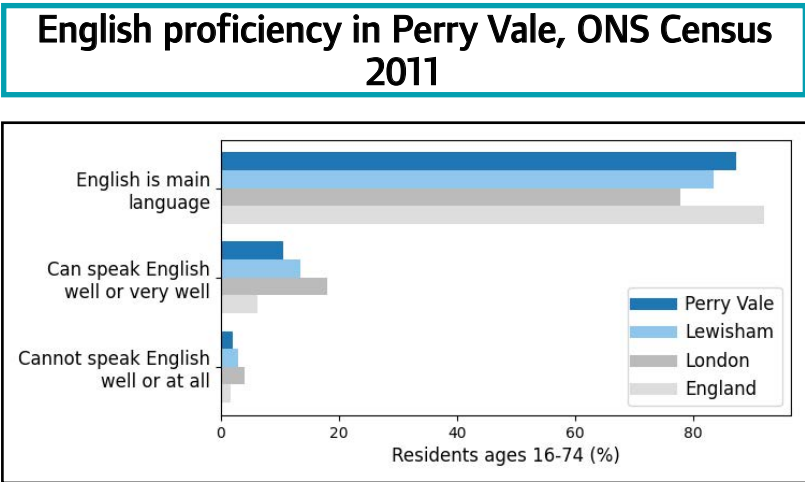
Among those not born in England, the three most common countries of birth are Jamaica (3.8%), Nigeria (2.7%), and Ireland (1.6%).



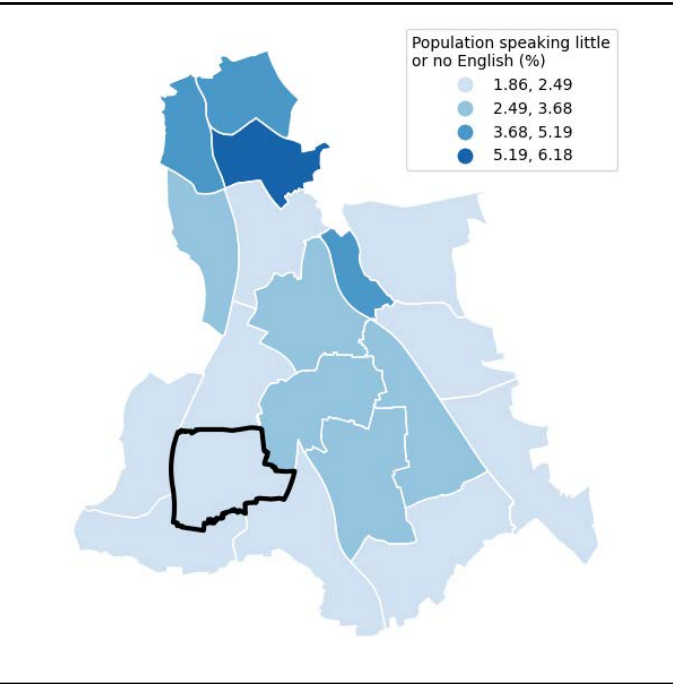
Diversity: Languages

87.3% of Perry Vale 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, 10.6% can speak English well or very well.

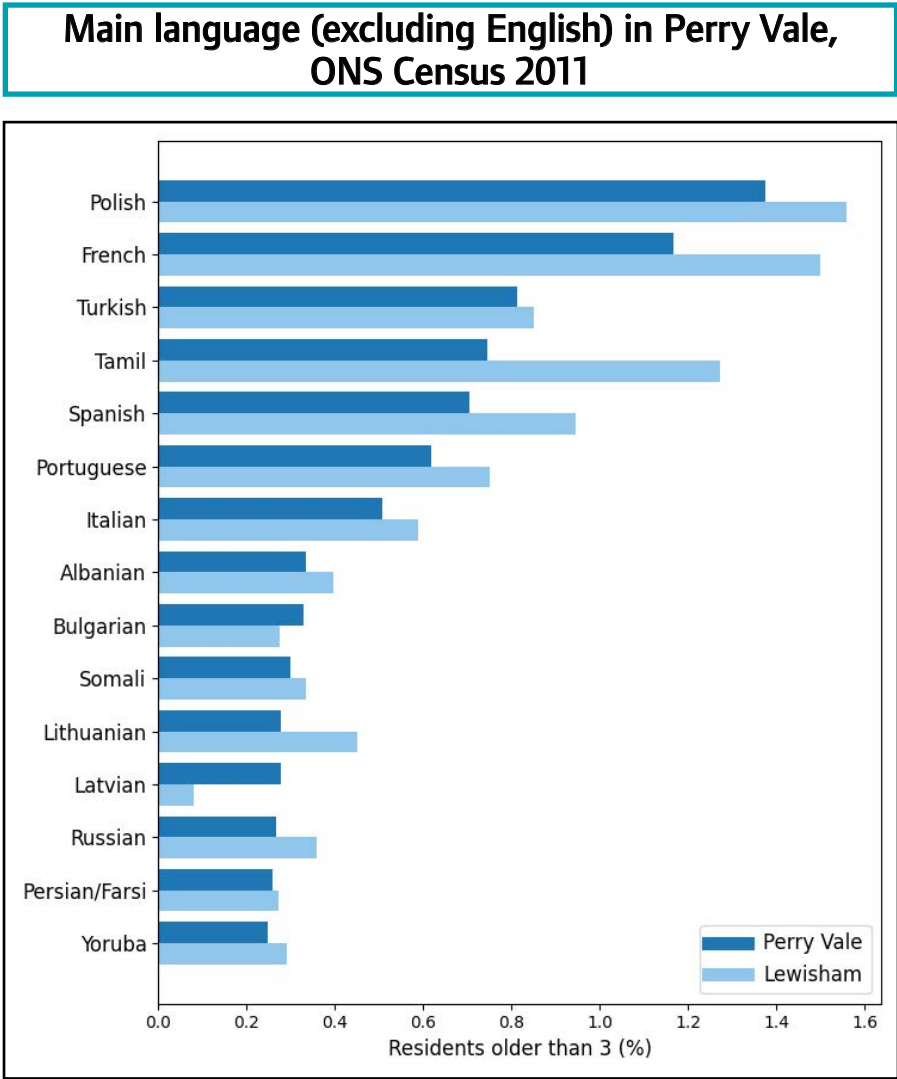


Population speaking little or no English in Perry Vale, ONS Census 2011



On the other hand, **2.1% of residents cannot speak English well or at all**, compared to a Lewisham average of 3.1%. This means an estimated 395 people in Perry Vale may require everyday language support.

Among those not speaking English as their main language, the three most widely spoken languages are Polish (1.4%), French (1.2%), and Turkish (0.8%).

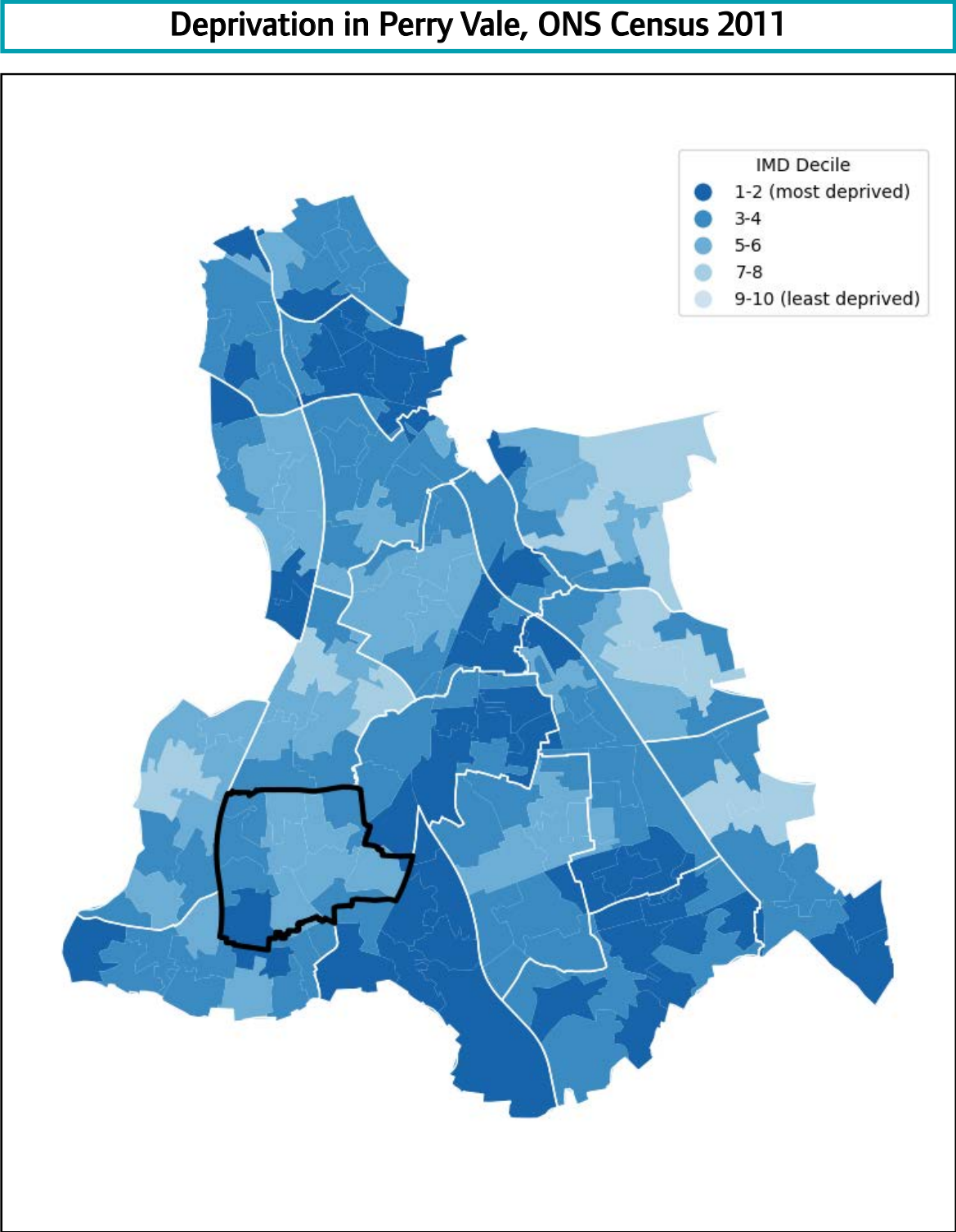
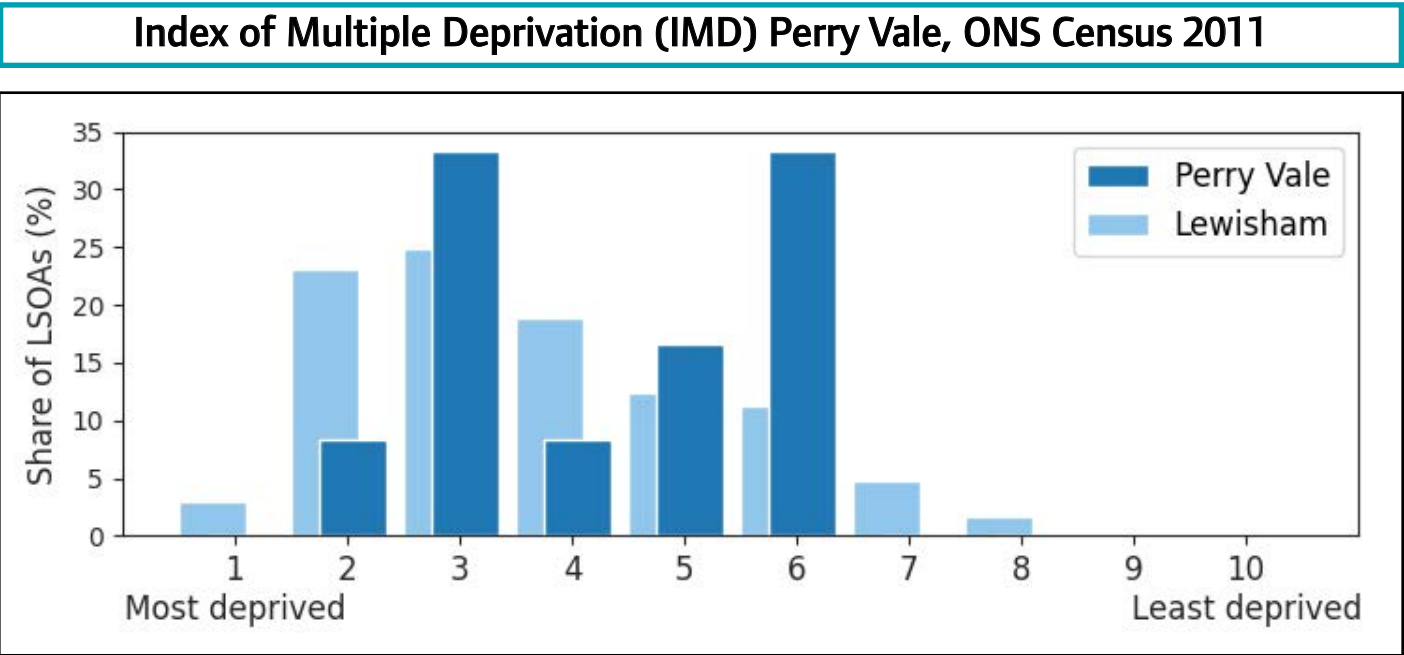


Deprivation

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 12 LSOAs in Perry Vale, 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.

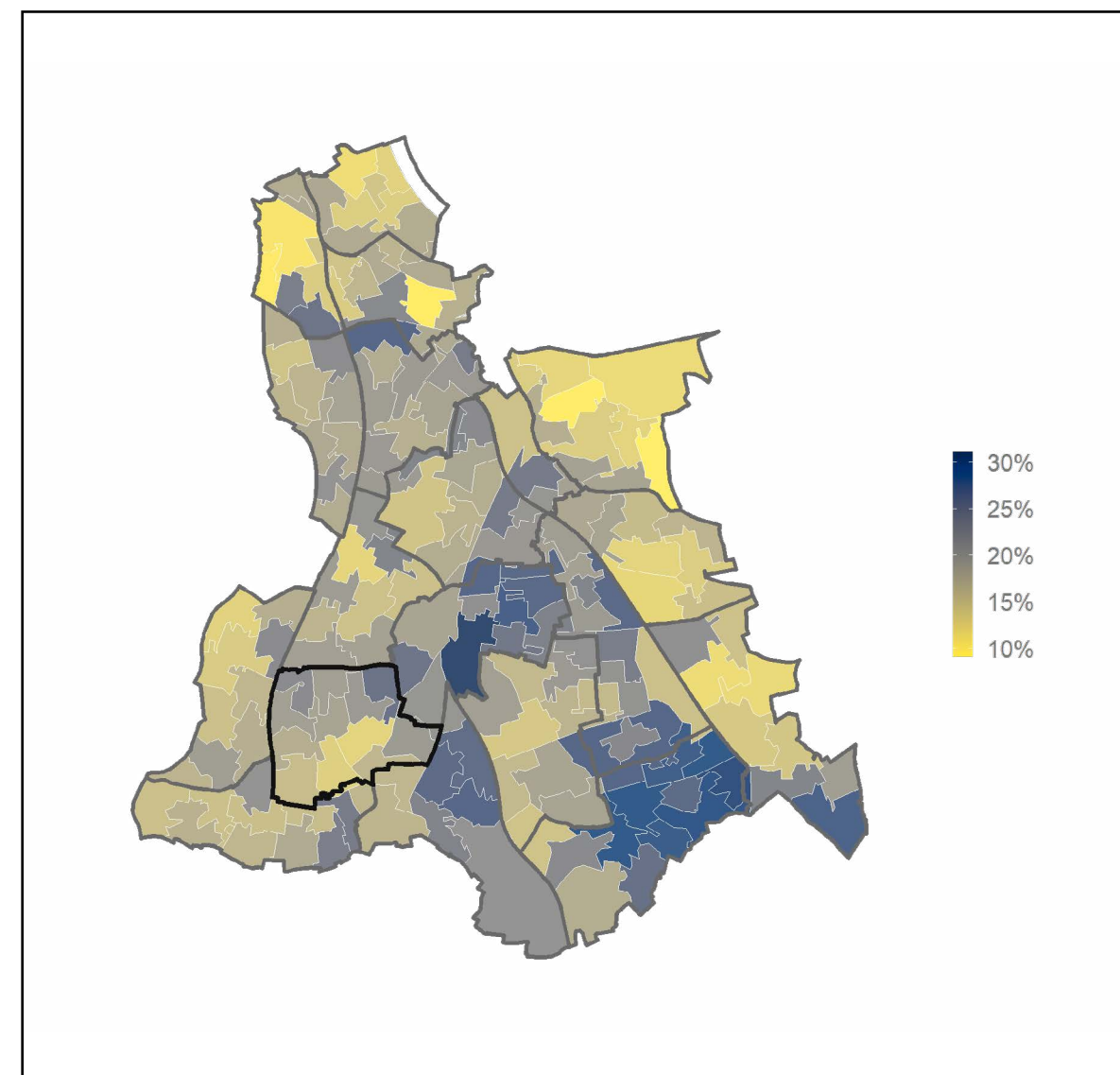
In the 12 LSOAs in Perry Vale, proportion of households fuel poor ranges from 12% to 25%.

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 Perry Vale, 32% 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 Perry Vale could be as high as 79% if home owners were to carry out the improvements recommended during their assessment.

Proportion of households in fuel poverty, BEIS 2019



Housing and affordability

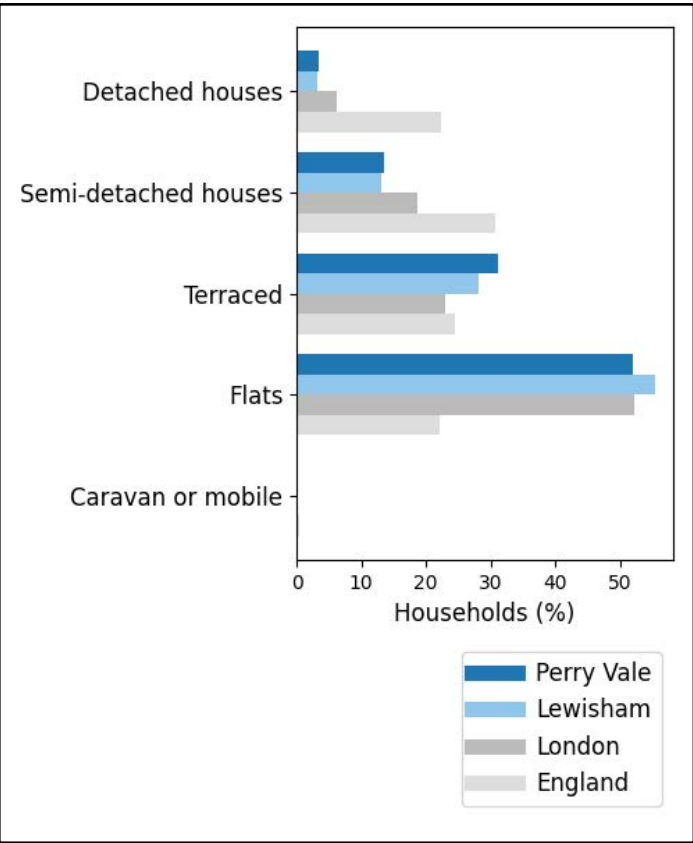
51.9% of Perry Vale residents live in flats, compared to 55.4% in Lewisham as a whole, 52.2% in London, and 22.1% in England. Among Perry Vale residents, the three most common accommodation types are Flats (51.9%), Terraced (31.2%), and Semi-detached houses (13.4%).

24.9% of Perry Vale 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 Perry Vale residents, the three most common types of tenure are Owned (50.7%), Social rented (24.9%), and Private rented (22.0%).

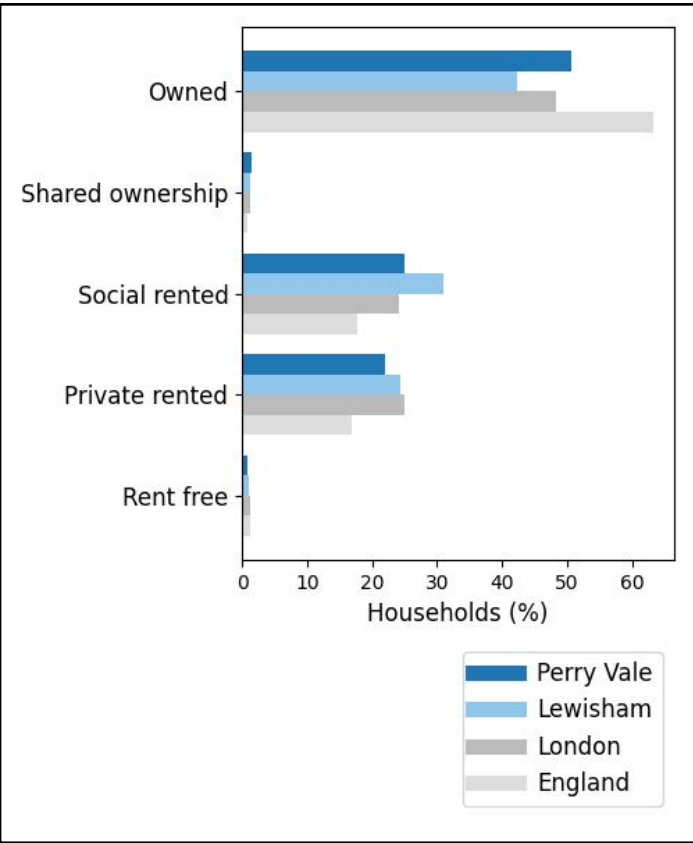
House prices in Lewisham remain lower than those for London as a whole. In 2020, **the median house price in the borough was £430,000** compared with £483,000 for Greater London and £249,000 for England.

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 Perry Vale, ONS Census 2011



Types of tenure in Perry Vale, ONS Census 2011

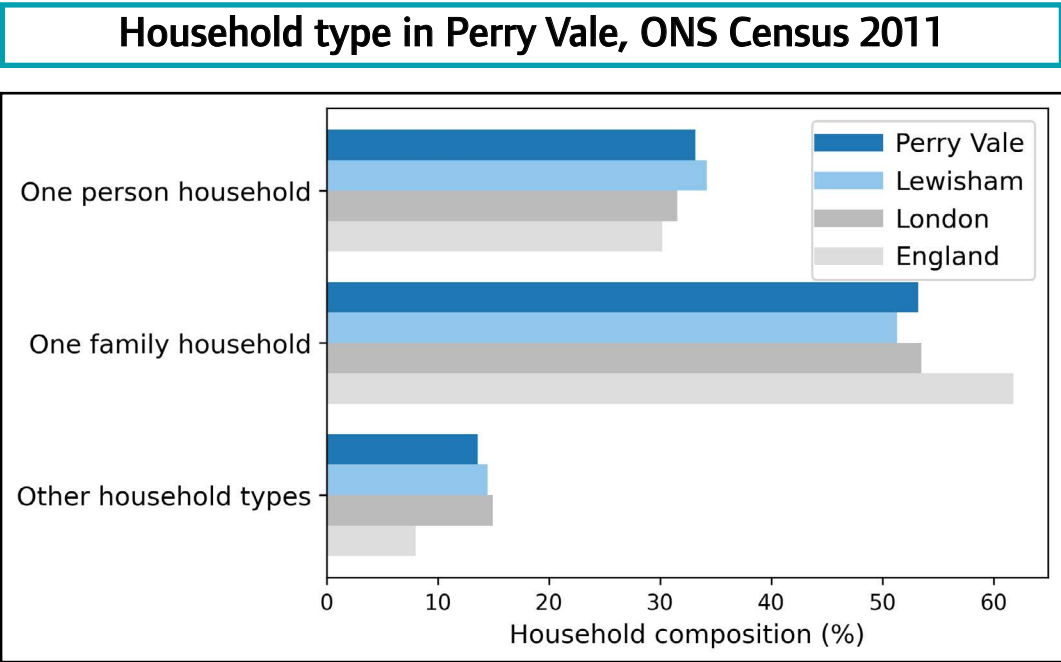


Relative affordability of median prices by local authority area, ONS 2021

	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 Perry Vale’s households in 2011, 33.1% were one person households, 53.2% were families, and 13.6% other household types, compared to a Lewisham average composition of 34.1% one person household, 51.3% families and 14.4% other household types.

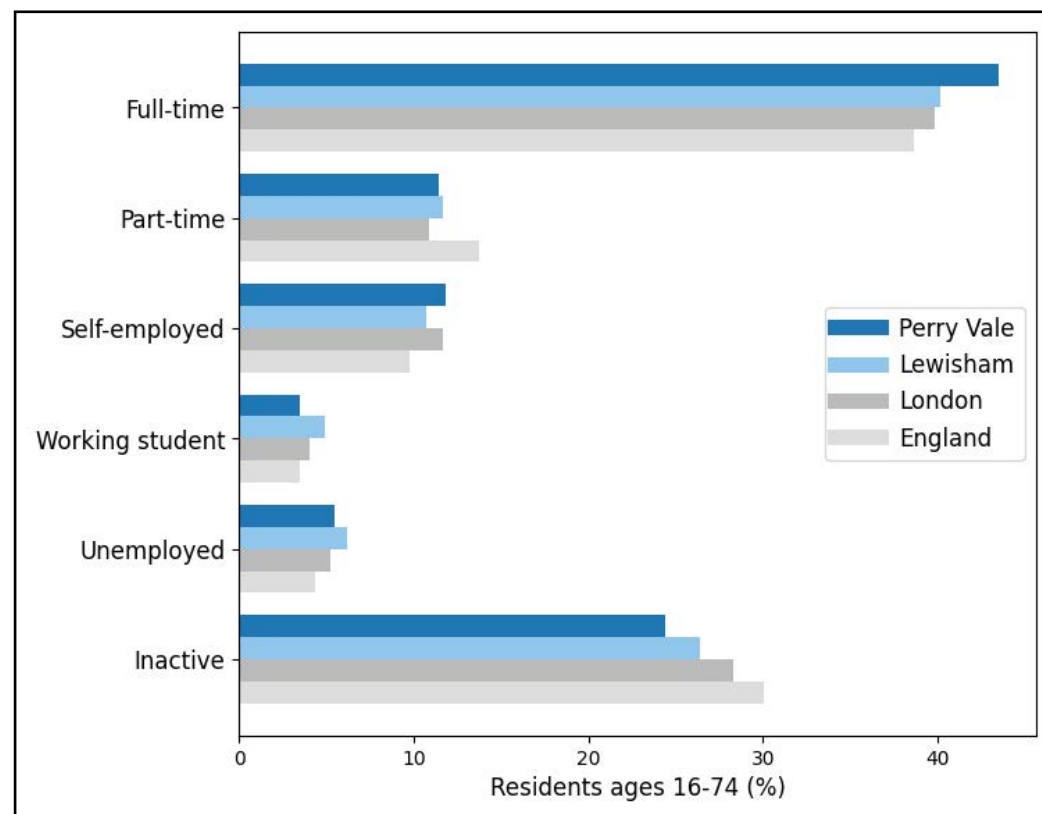


Household living arrangements in Perry Vale, ONS Census 2011						
	Perry Vale		Lewisham		England	
	Count	%	Count	%	Count	%
One person household: Aged 65 and over	643	8.3	9,994	8.6	2,725,596	12.4
One person household: Other	1927	24.9	29,686	25.6	3,940,897	17.9
One family only: All aged 65 and over	220	2.8	3,134	2.7	1,789,465	8.1
One family only: Married or same-sex civil partnership couple: No children	592	7.6	7,985	6.9	2,719,210	12.3
One family only: Married or same-sex civil partnership couple: Dependent children	1004	13	14,152	12.2	3,375,890	15.3
One family only: Married or same-sex civil partnership couple: All children non-dependent	319	4.1	4,105	3.5	1,234,355	5.6
One family only: Cohabiting couple: No children	433	5.6	6,755	5.8	1,173,172	5.3
One family only: Cohabiting couple: Dependent children	306	3.9	4,200	3.6	890,780	4
One family only: Cohabiting couple: All children non-dependent	28	0.4	464	0.4	108,486	0.5
One family only: Lone parent: Dependent children	842	10.9	13,301	11.5	1,573,255	7.1
One family only: Lone parent: All children non-dependent	381	4.9	5,494	4.7	766,569	3.5
Other household types: With dependent children	363	4.7	5,257	4.5	584,016	2.6
Other household types: All full-time students	16	0.2	718	0.6	124,285	0.6
Other household types: All aged 65 and over	28	0.3	307	0.3	61,715	0.3
Other household types: Other	647	8.3	10,539	9.1	995,677	4.5

Employment

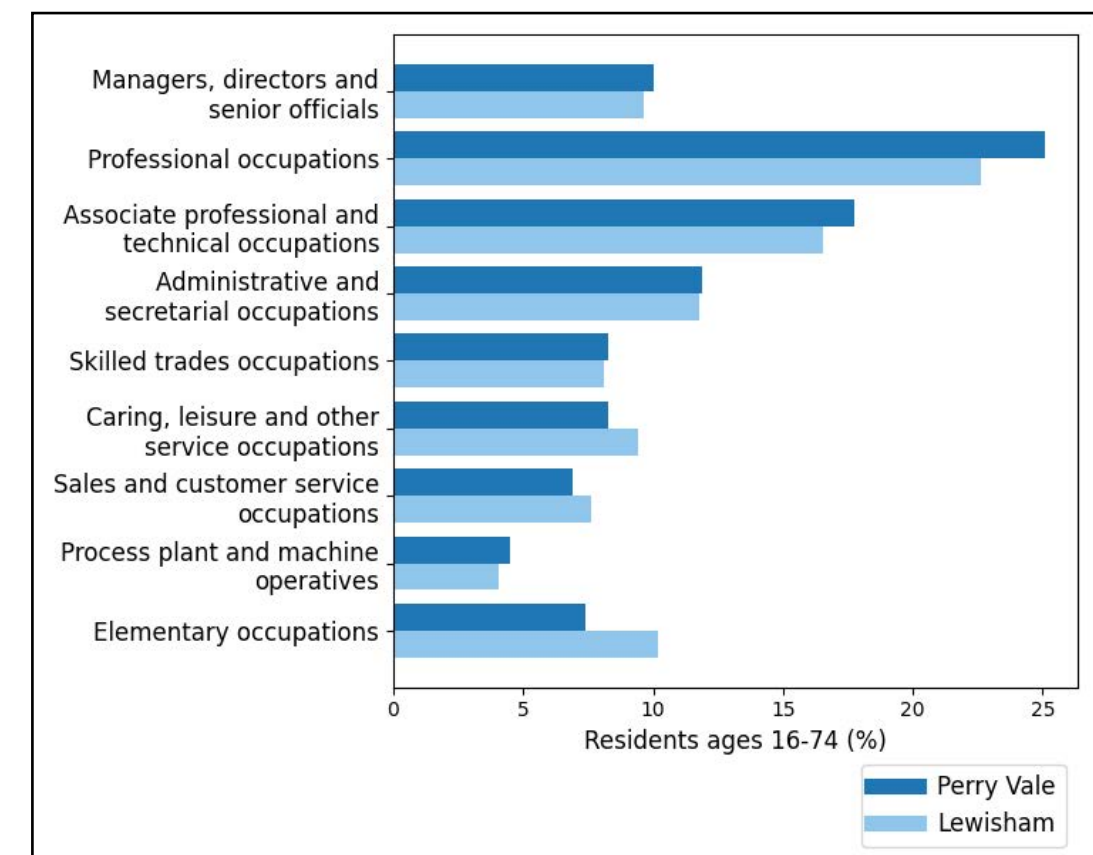
In the 2011 Census, the unemployment rate in Perry Vale was 5.4% among residents aged 16-74, compared to a Lewisham average of 6.3%. 24.4% of residents are not economically active, for example because they are in education, looking after home or family, long-term sick or disabled, or in retirement.

Economic activity in Perry Vale, ONS Census 2011



The three most common occupations in Perry Vale are Professional occupations (25.1%), Associate professional and technical occupations (17.7%), and Administrative and secretarial occupations (11.9%).

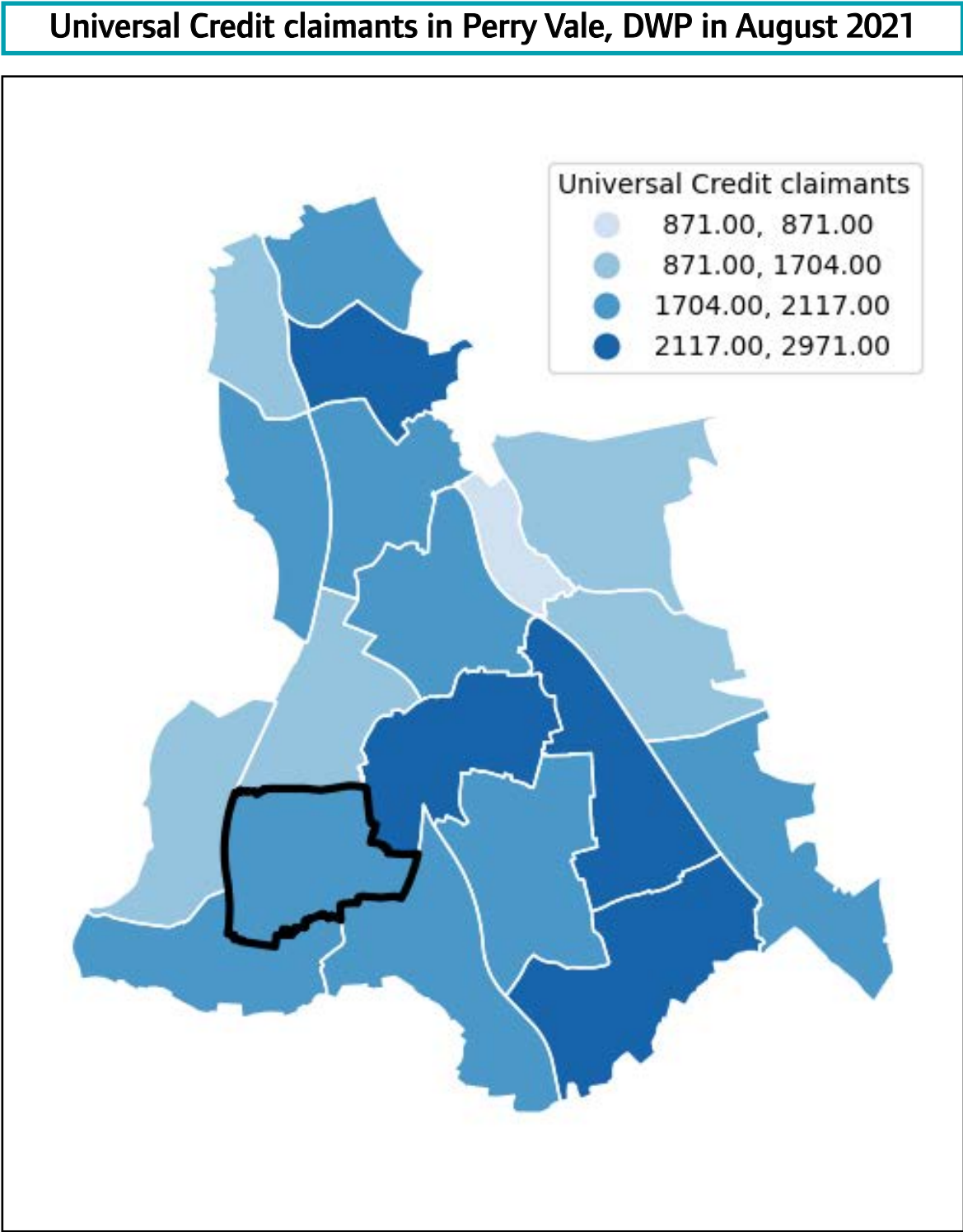
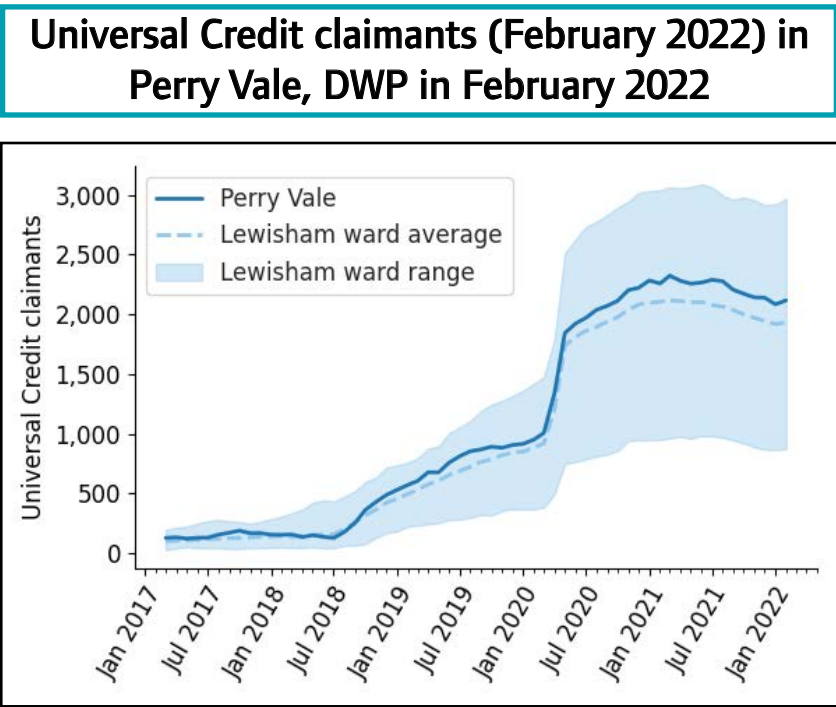
Occupation groups in Perry Vale, ONS Census 2011



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 Perry Vale, **2,117 people received Universal Credit in February 2022**. By comparison, in February 2020, 950 people received Universal Credit.

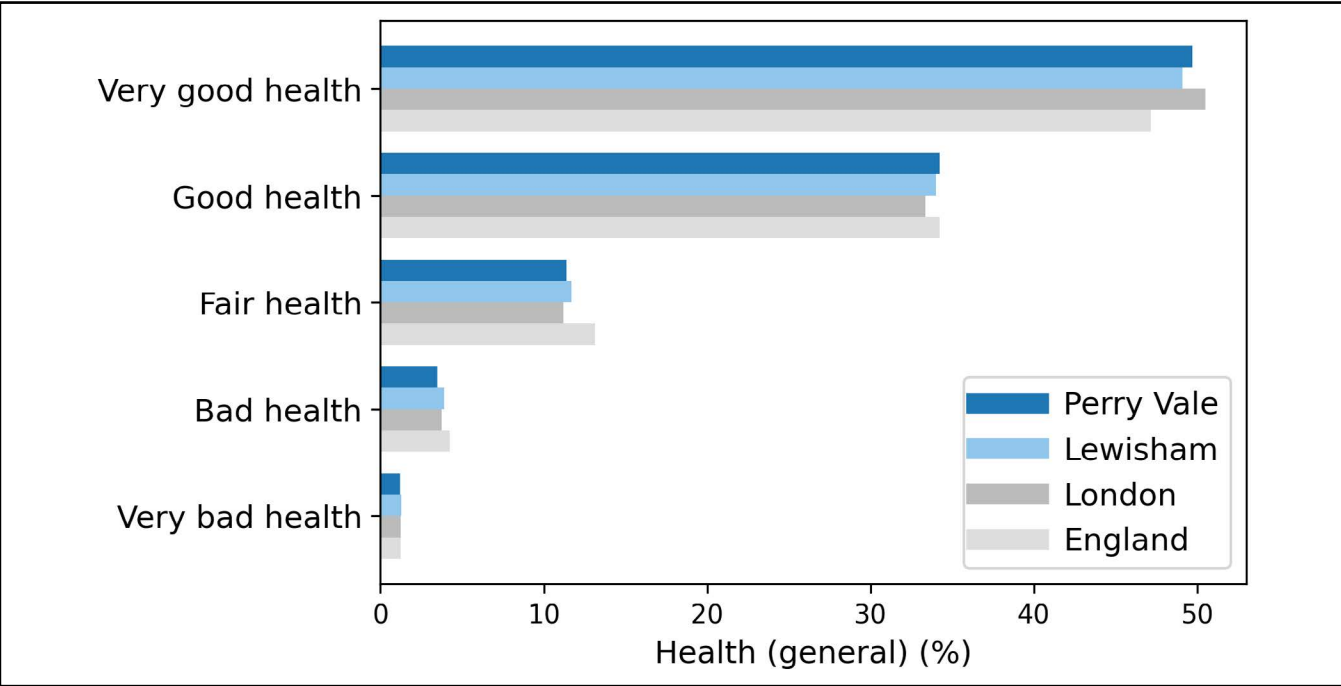


Health and wellbeing

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.

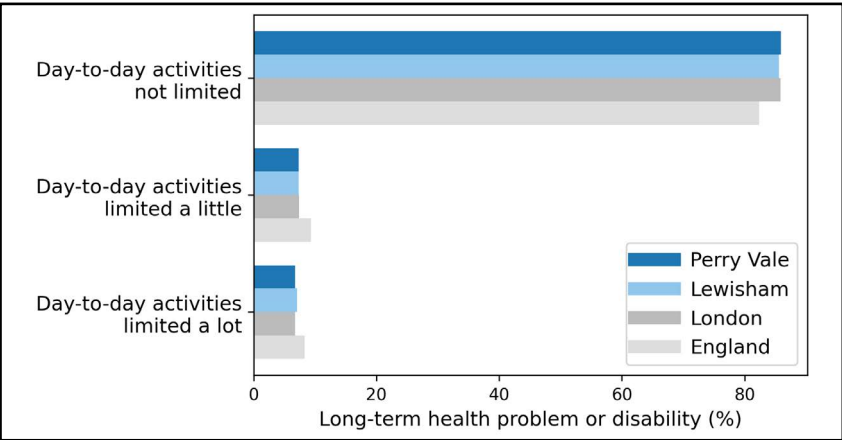
The average rate of Perry Vale residents in very good/good health is 83% compared to a Lewisham average of 81% and a national average of 83%.

General health status in Perry Vale, ONS Census 2011

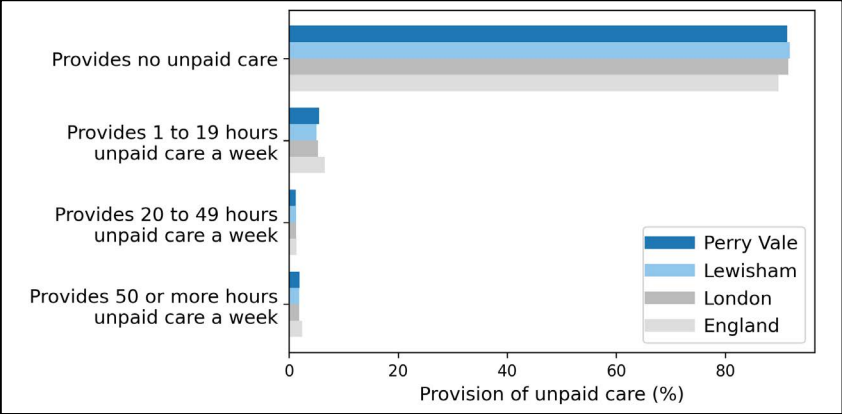


Around 6.7% residents of Perry Vale had a long term health problem or disability limiting their day to day activities a lot compared to a Lewisham average of 7% and a national average of 8.3%.

Day-to-day activities limited in Perry Vale, ONS Census 2011



Provision of unpaid care in Perry Vale, ONS Census 2011



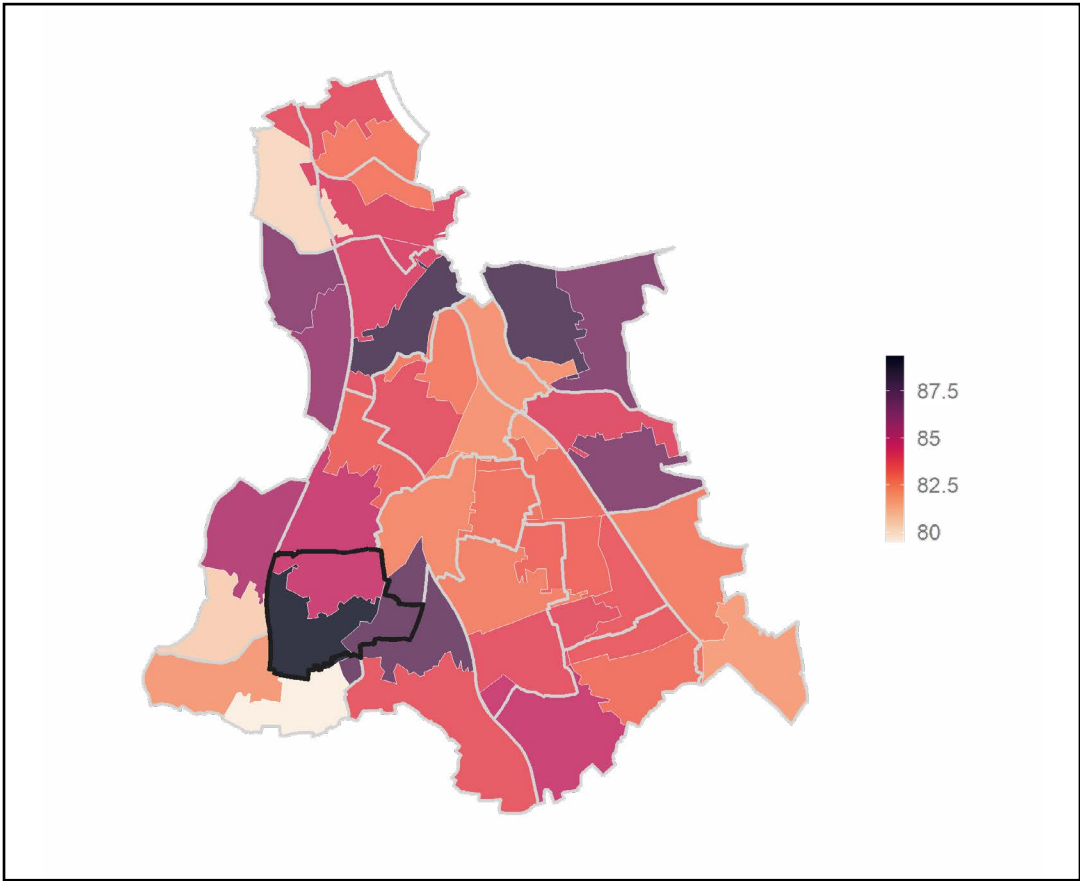
Around 8.5% of residents in Perry Vale provided unpaid care compared to a Lewisham average of 8.1% and a national average of 10.1%.

Health and life expectancy

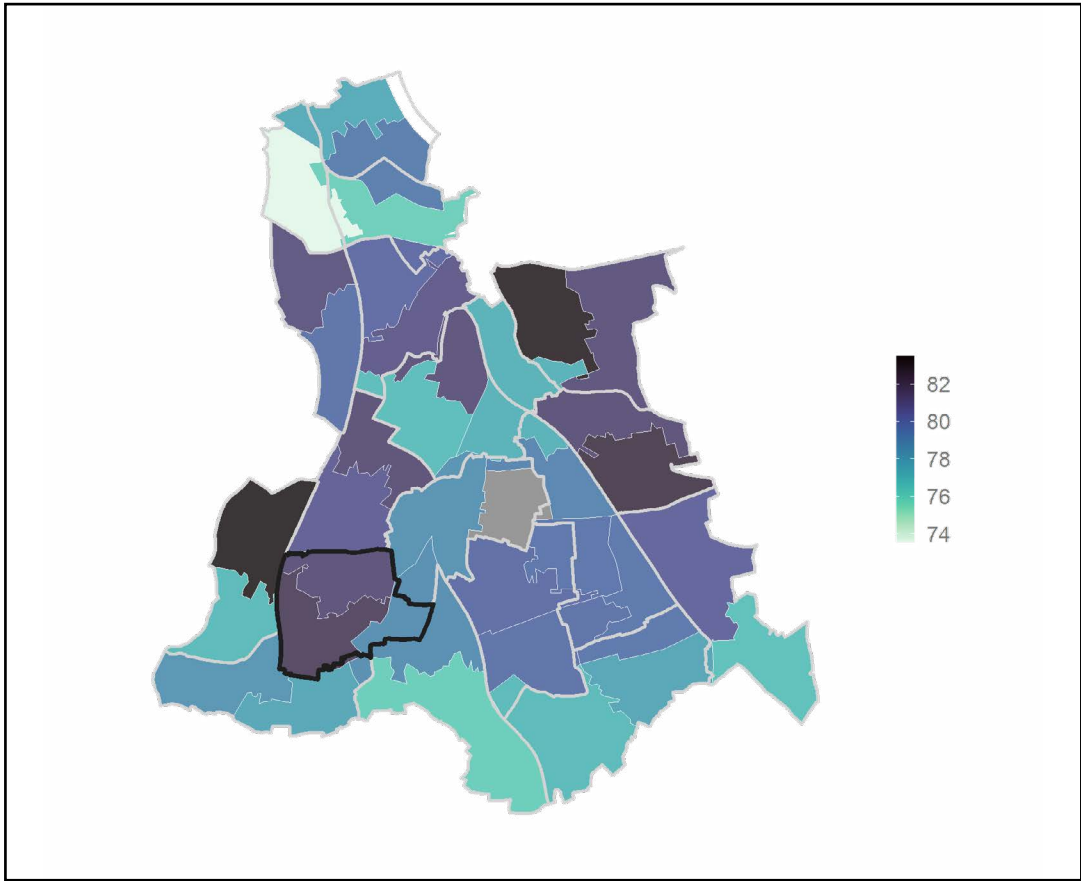
The average life expectancy at birth for females in Perry Vale is 87 years compared to England average of 83.2.

The average life expectancy at birth for males in Perry Vale is 80.1 years compared to England average of 79.6.

Life expectancy female, Public Health England 2015 - 2019



Life expectancy male, Public Health England 2015 - 2019



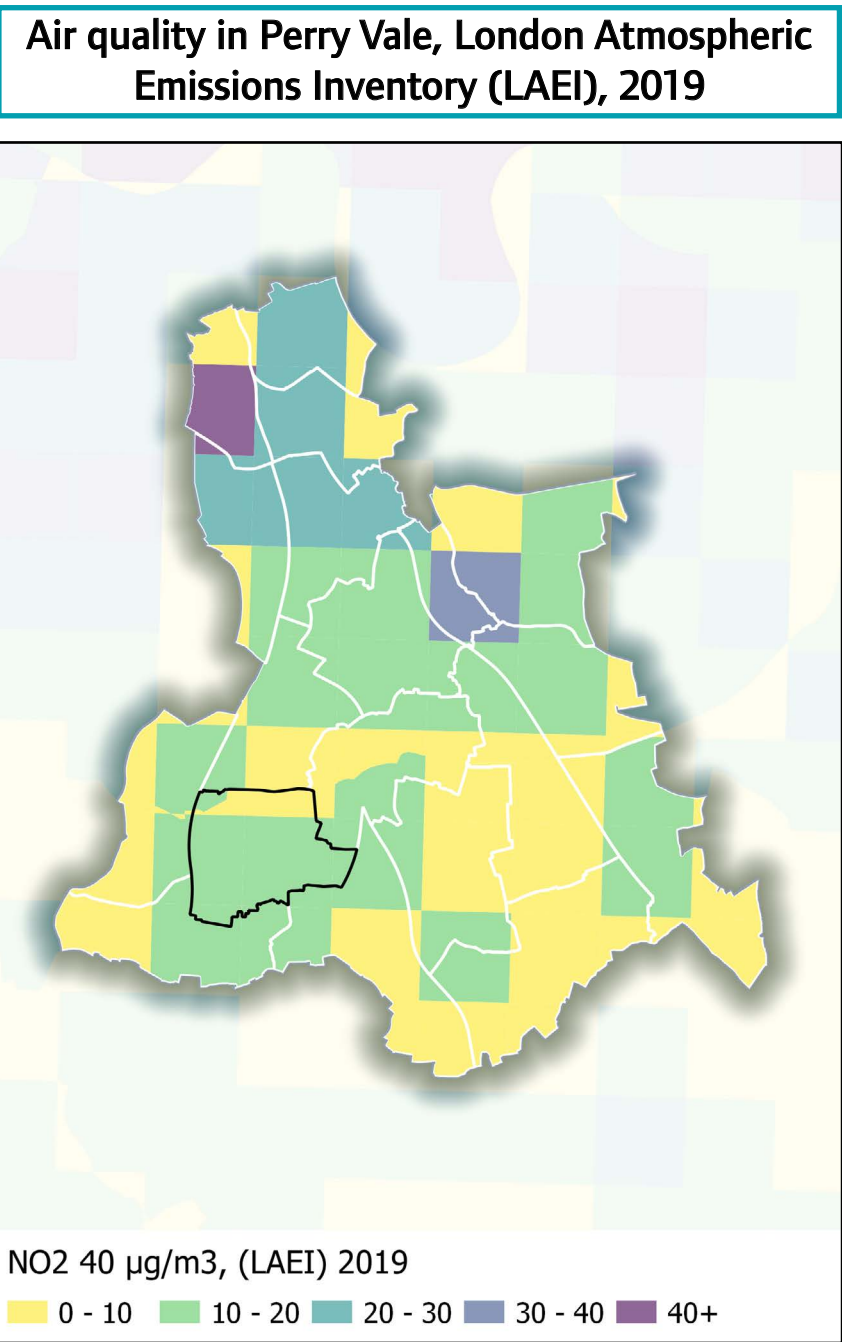
* Grey area on the map indicates missing data for MSOA Catford East & Mountsfield Park (Rushey Green ward).

Environment

Air quality

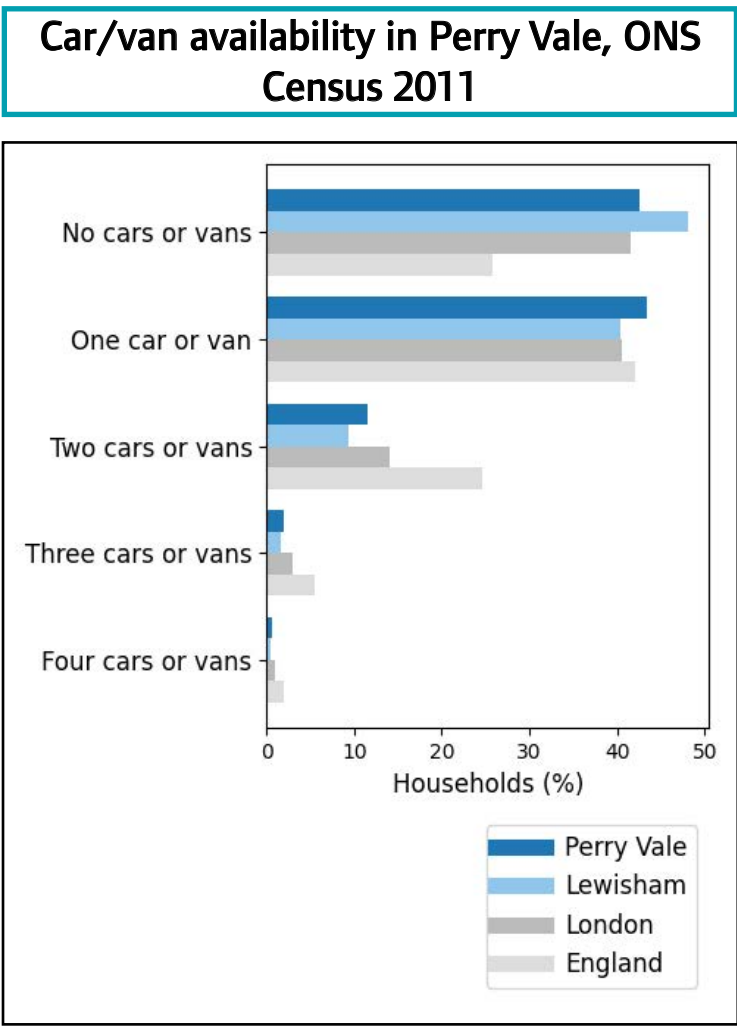
The DEFRA 2010 Air Quality Objective sets a target threshold for Nitrogen Dioxide particles in the air at **no more than 40 micrograms per cubic metre of air**.

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 Perry Vale are one car or van (43.4%), no cars or vans (42.7%), and two cars or vans (11.4%).

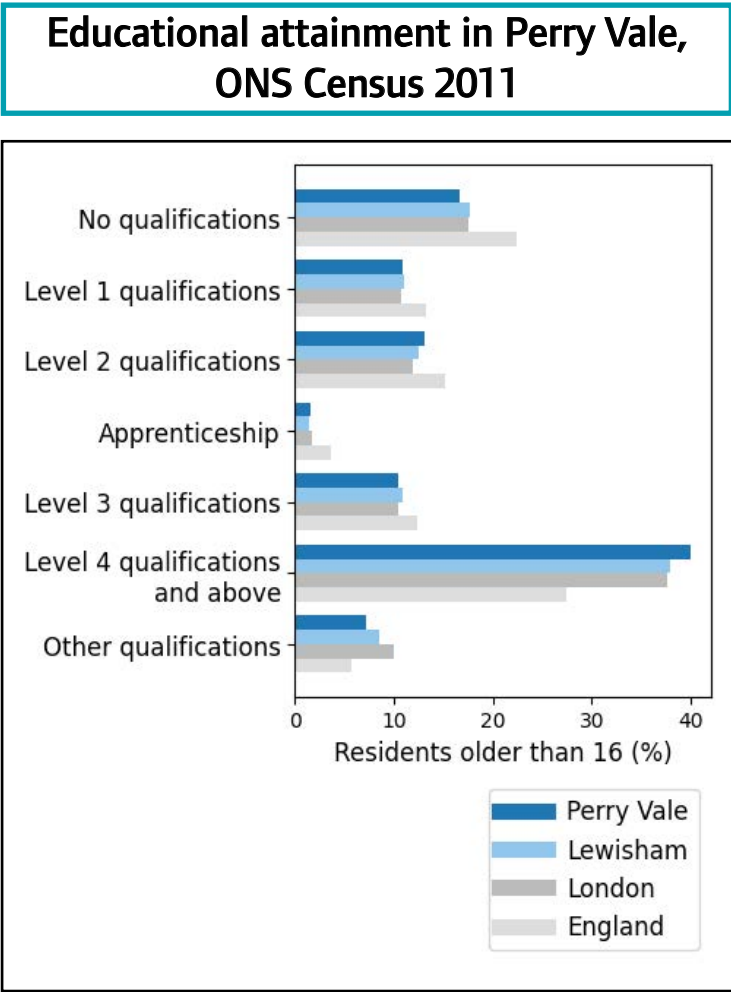


Education

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 Perry Vale, 17% of residents have no qualifications; 11% have Level 1 qualifications; 13% have Level 2 qualifications; 2% have Apprenticeship; 10% have Level 3 qualifications; and 40% 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 seven schools in Perry Vale, one is rated as Outstanding, three are rated as Good and one is rated as Requires improvement.

OFSTED rating for schools in Perry Vale, Department for Education 2020 - 2021

School Name	Group	School Type	Is Primary?	Is Secondary?	Is post 16?	Gender	OFSTED Rating
Adamsrill Primary School	Maintained school	Community school	Yes	No	No	Mixed	Good
Perrymount Primary School	Maintained school	Community school	Yes	No	No	Mixed	Good
Kilmorie Primary School	Maintained school	Community school	Yes	No	No	Mixed	Outstanding
Forest Hill School	Maintained school	Community school	No	Yes	Yes	Boys	Requires improvement
Brent Knoll School	Special school	Foundation special school	Yes	Yes	No	Mixed	Good
Rose House Montessori School	Independent school	Other independent school	Yes	No	No	Mixed	*
St George's CofE Primary School	Academy	Academy converter	Yes	No	No	Mixed	Good

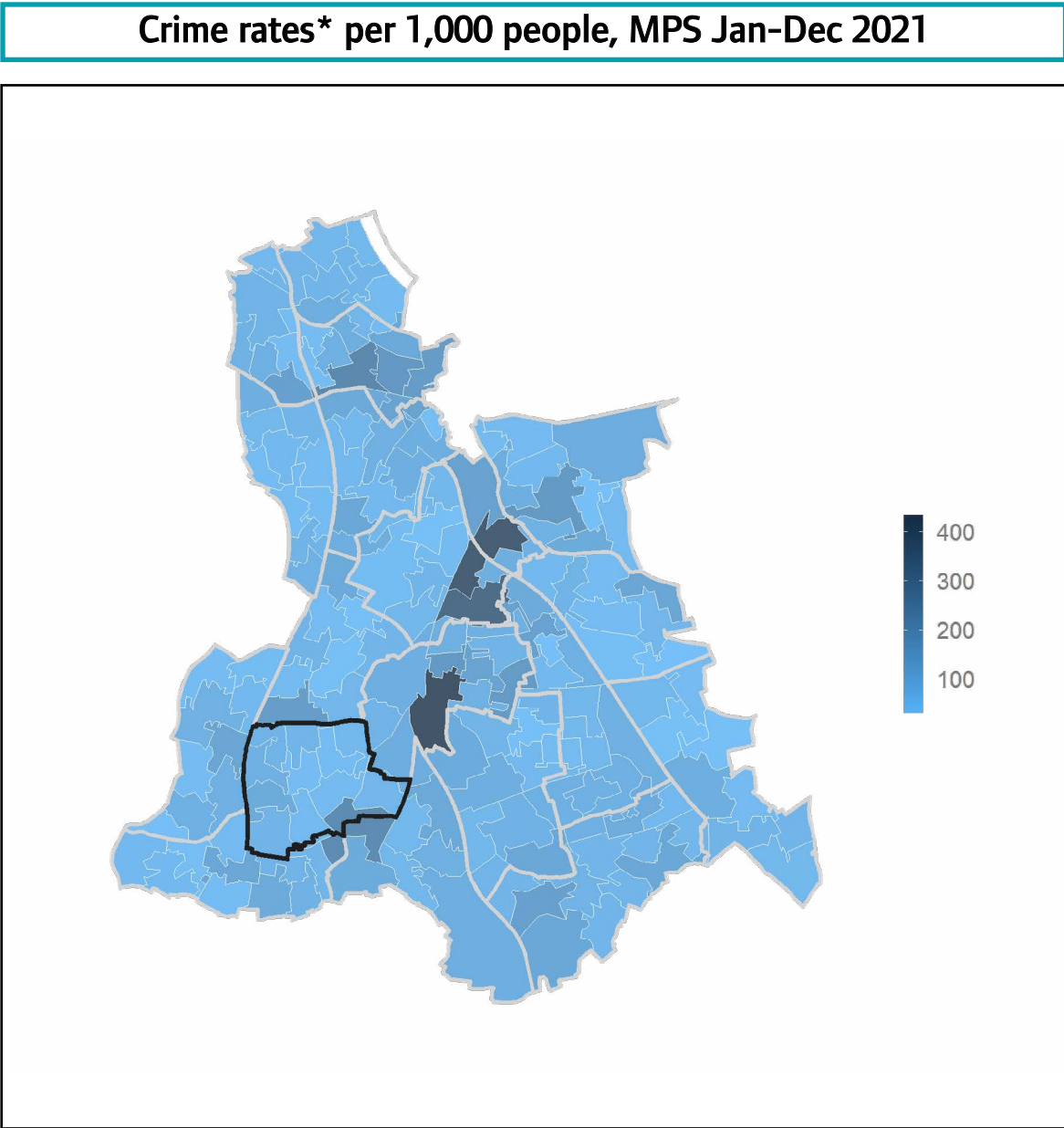
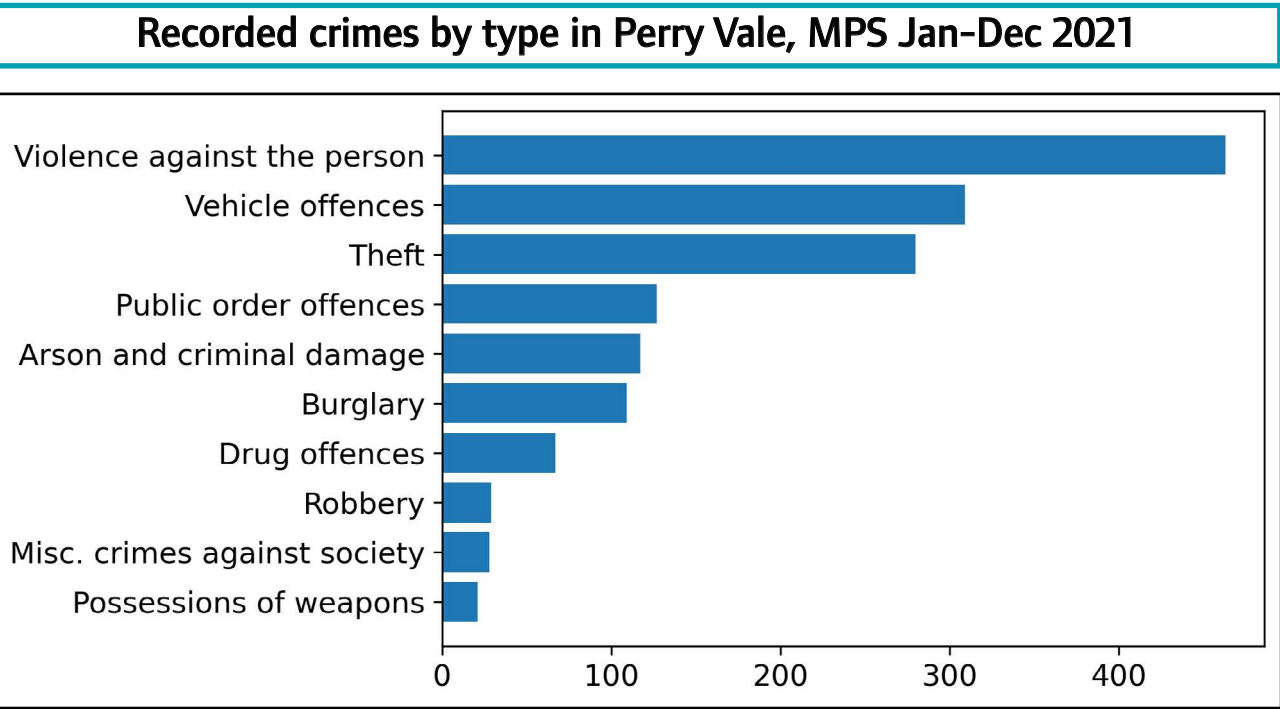
* OFSTED rating not available.

Crime

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

Of 1550 recorded crimes (Home Office crime classifications, excluding sexual offences) in Perry Vale, the three most common offences include violence against the person (463), vehicle offences (309) and theft (280).

In the 12 LSOAs in Perry Vale, overall crime rates per 1,000 people range from 44.5 to 211.6.



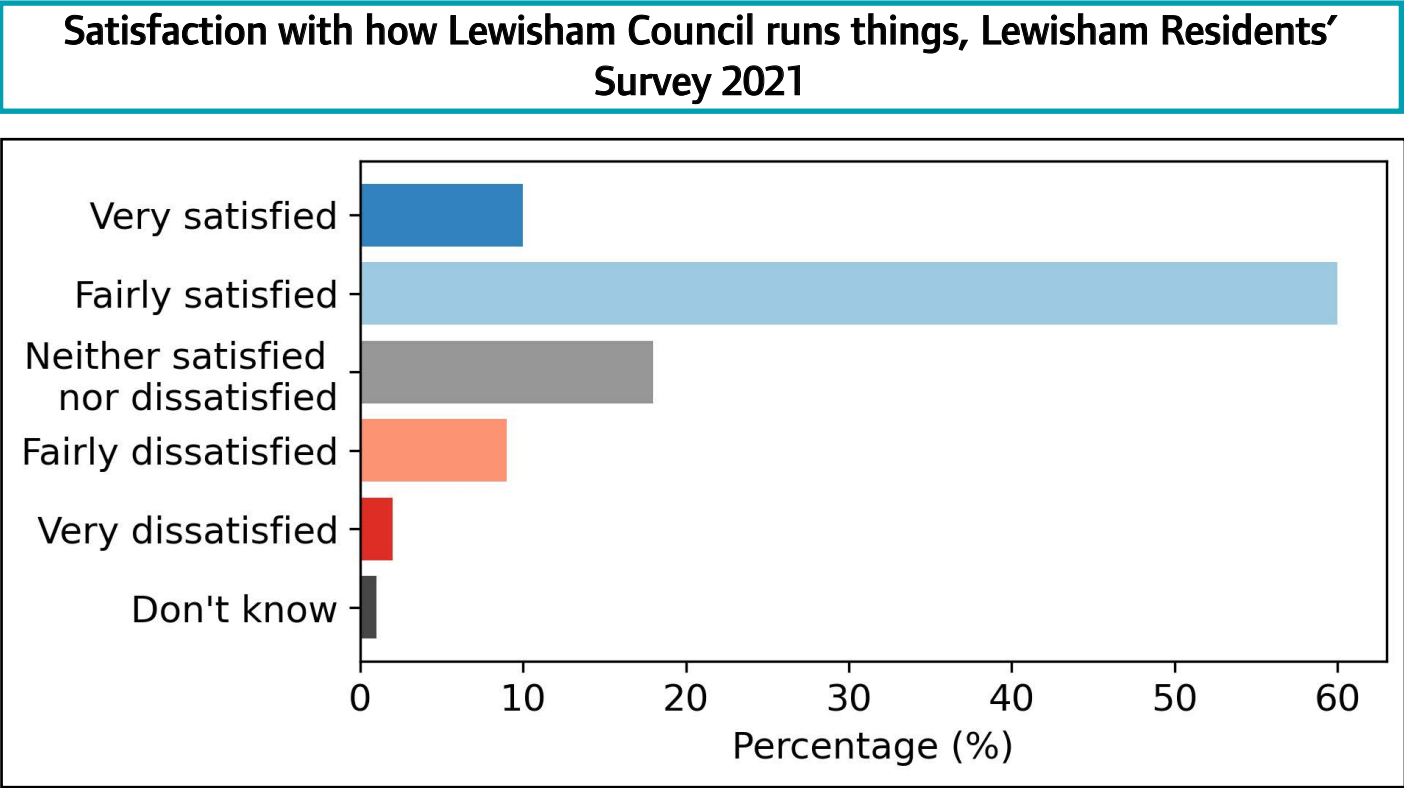
* Recorded crimes based on Home Office crime classifications, excluding sexual offences.

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.

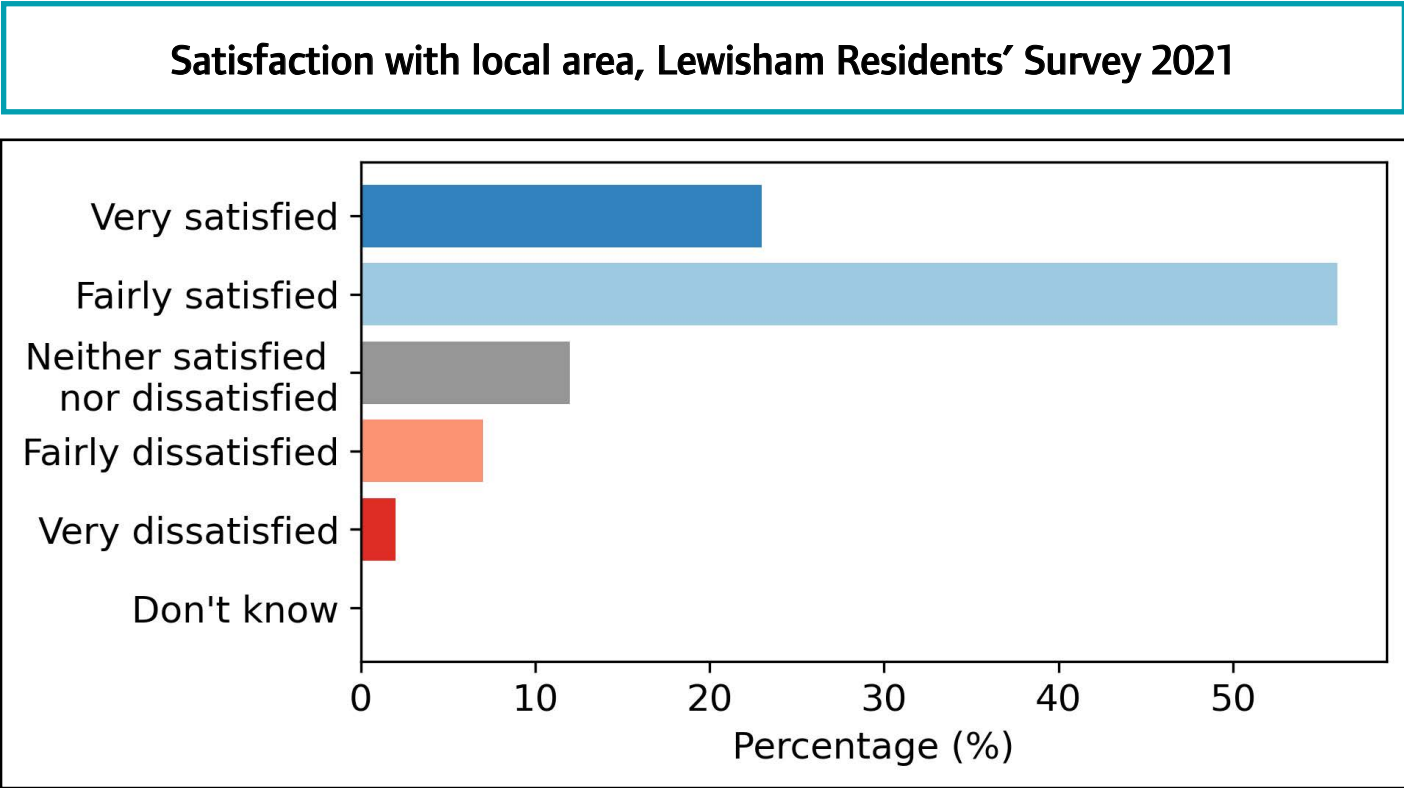
Satisfaction with the Council

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

