

Telegraph Hill ward profile

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* EPC stands for Energy Performance Certificate

Councillors 2022 - 2026



Joan Millbank

Labour Party



Luke Sorba

Labour Party



Paul Bell

Labour Party

Ward profile introduction

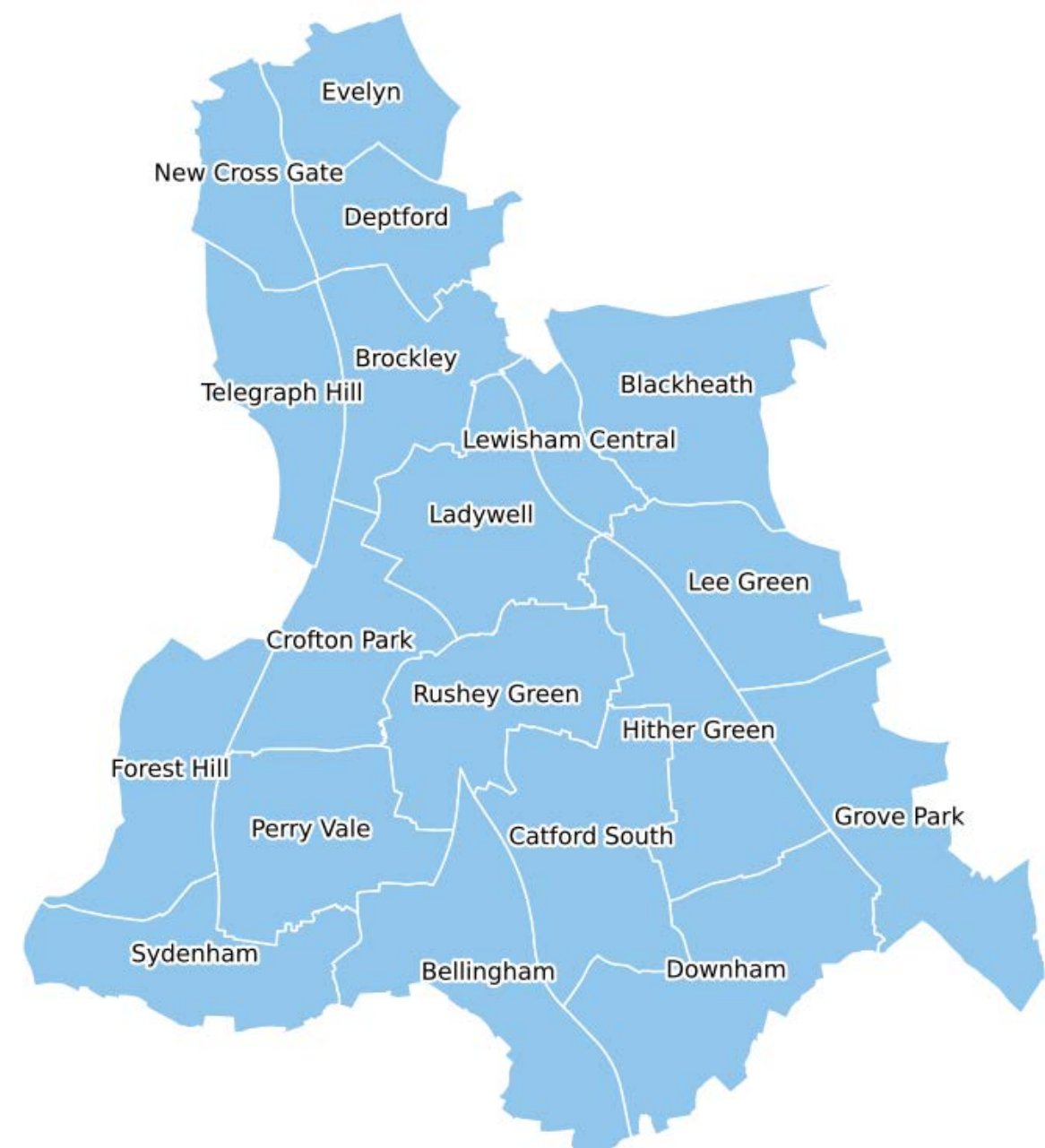
About Lewisham's Ward profiles

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the 2021 Census have not yet been published, which means many indicator variables in this report rely on potentially outdated data from the 2011 Census.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



Telegraph Hill

The ward is bordered by Southwark on the west and the railway line from New Cross Gate station on the east. The northern border runs along the Old Kent Road and New Cross Road to Southwark border on the north. As the name suggests, there is a steep hill with housing that was built for families after the railway expansion in the mid-1830s.

There are **four social housing estates; Kender Triangle (Hyde Housing), Somerville and Telegraph Hill (Lewisham Homes) and Honor Oak (Lewisham Homes/Peabody)**. In addition **there is a conservation area** which covers an enclosed well preserved planned development of late 19th century terraces and pairs of houses built under the control of the Worshipful Company of Haberdashers.

The geography of the ward means that most residents do not travel from one end of the ward to the other. **There is a consolidated needs led approach to the Assembly programme. The ward Co-ordinating Group identifies the needs, and is formed by the Telegraph Hill Community Network and Honor Oak Estate Steering Group, both chaired by the Councillors.**

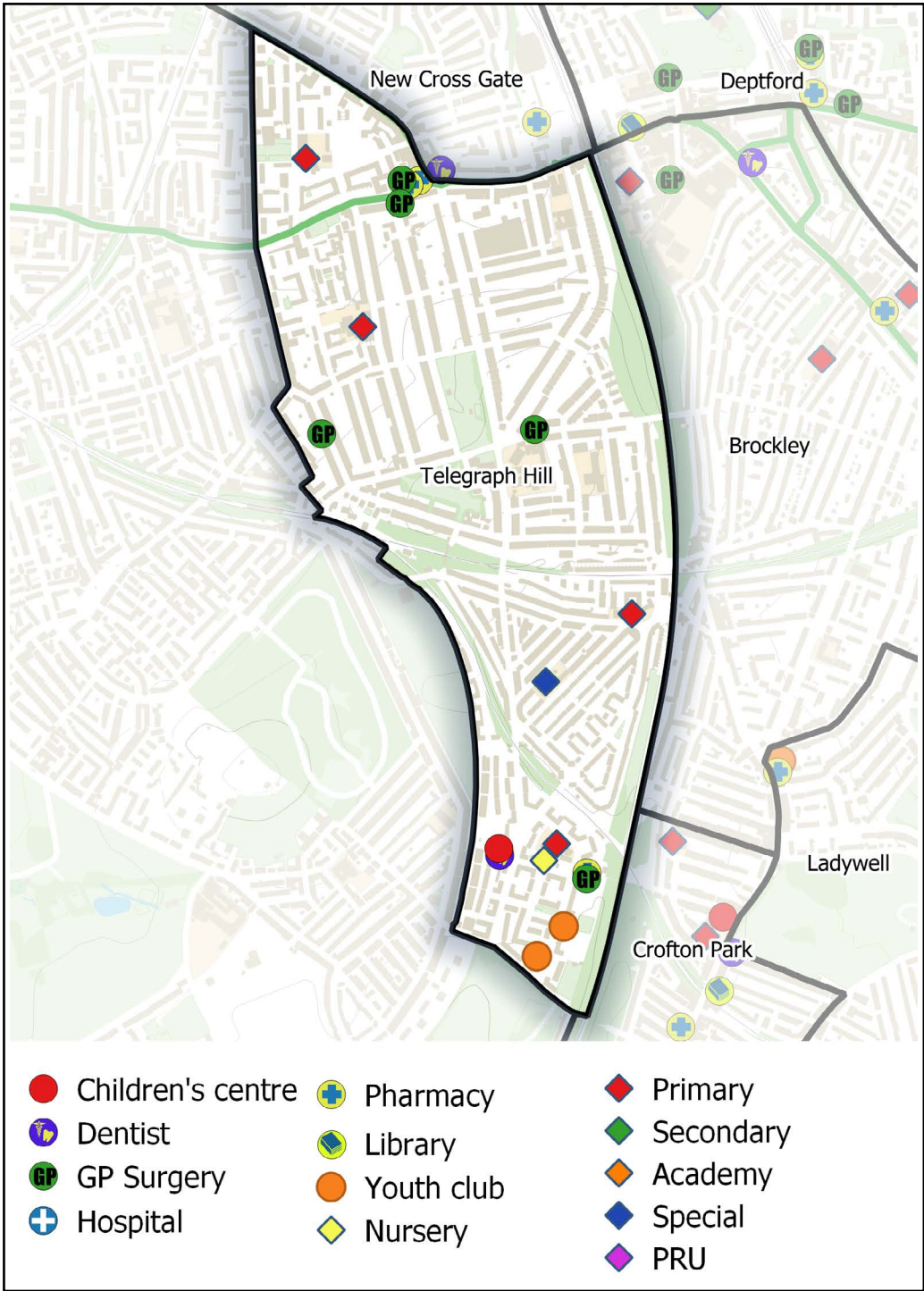
Telegraph Hill Community Network is an un-constituted group of over 25 voluntary, neighbourhood, community and public sector organisations that was developed out of the Telegraph Hill Assembly. Having been active in the ward since 2010, its members help to deliver a range of community initiatives and events, share information, develop skills, prevent replication and promote partnership working. Many members sit on the Assembly Co-ordinating Group.

Honor Oak Estate Steering Group was established in response to incidents of youth violence on the estate in 2015-16 and subsequent community fears regarding the safety for young people on the estate. It brings together various key members of the community to work with the social landlords and the council on projects that directly address concerns of local residents.

Previous ward priorities identified have included: Children’s services; Transport and streets; Community facilities; Community safety; Open/green spaces and nature; Air quality and climate change.

In Telegraph Hill ward **£96,167 was awarded in NCIL funding to six projects.** These include projects supporting young people working with Bold Vision, Youth First and Somerville Youth Club; community facilities development and a project developing a nature zone at Edmund Waller school.

Key facilities in Telegraph Hill



Summary of key statistics

Population

17,471

Average age

35

% of households that
reported themselves as a
family

48.1

% of residents in
employment

69.5

% of residents that
practice a religion

58

% of residents not born in
England

21.7

Number of universal credit
claimants

2,064

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

6.1

% of residents with low
English proficiency

3.4

LSOAs among the most
deprived 20% of national
IMD

3 of 10

Average life expectancy
(female / male)

86.1(f) /80.4(m)

Air pollution (NO2) with
recommended guideline
<40

7.8

Average proportion of
households in fuel poverty

14% - 21.2%

Median house price
(borough)

£430k

% of residents without
formal qualifications

14.4

Number of crimes reported
in 2021

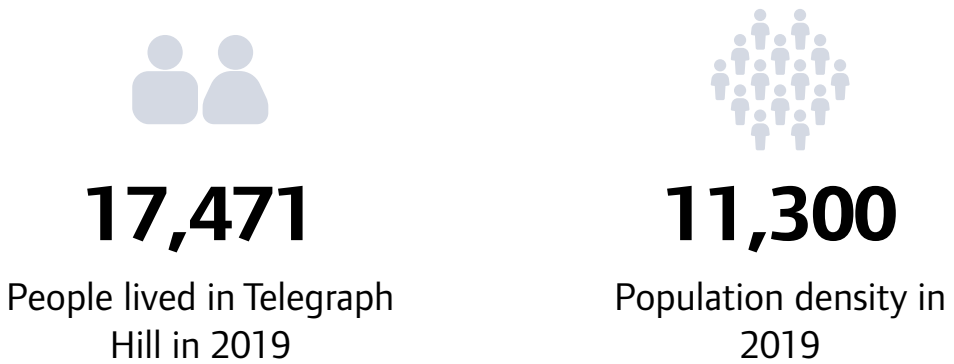
1,089

Population

Telegraph Hill has an estimated population of **17,471 residents**, which makes it one of the larger constituencies in the borough (rank 6 of 19 wards.)

Among its residents, **49.9% identify as female**, and **50.1% as male**. Unfortunately, ONS population statistics do not include estimates for nonbinary gender identities.

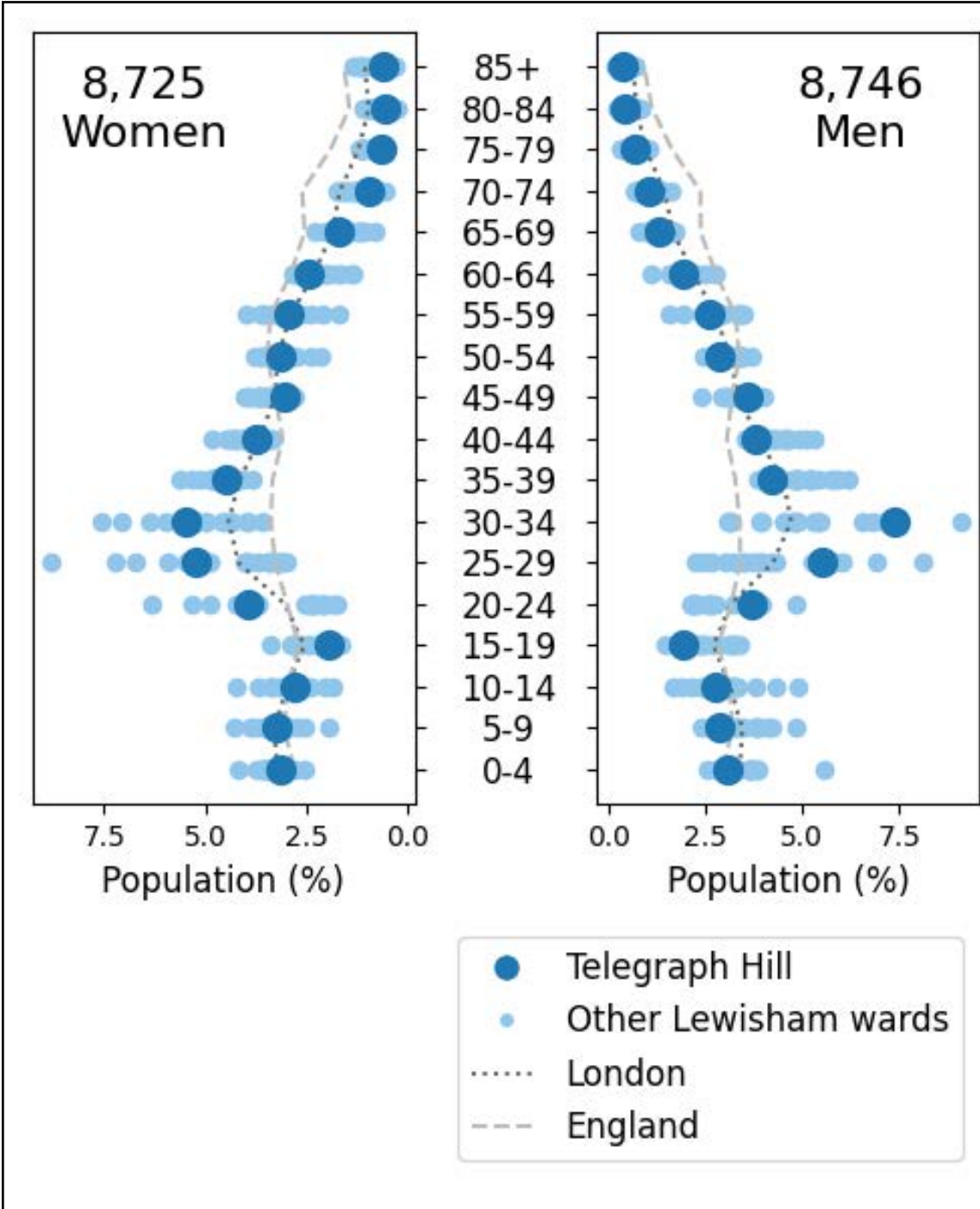
The **average age in Telegraph Hill is 35**, compared to 36 in Lewisham as a whole, and 37 in London. This makes it one of the youngest wards in the borough.



In terms of its geographic area, at 1.5 km² it is one of the smallest wards in the borough (rank 15 of 19.)

As to its population density, at 11,300 people per km² it is among the most densely populated wards in the borough (rank 3 of 19.)

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



Proportion of Population Groups in Telegraph Hill, ONS 2020				
	United Kingdom	London	Lewisham	Telegraph Hill
Children and Youth (0-17)	22.2%	23.8%	23.3%	21.1%
Working age (18-64)	60.2%	64.8%	67.8%	71.3%
Senior (65+)	17.6%	11.4%	8.9%	7.6%

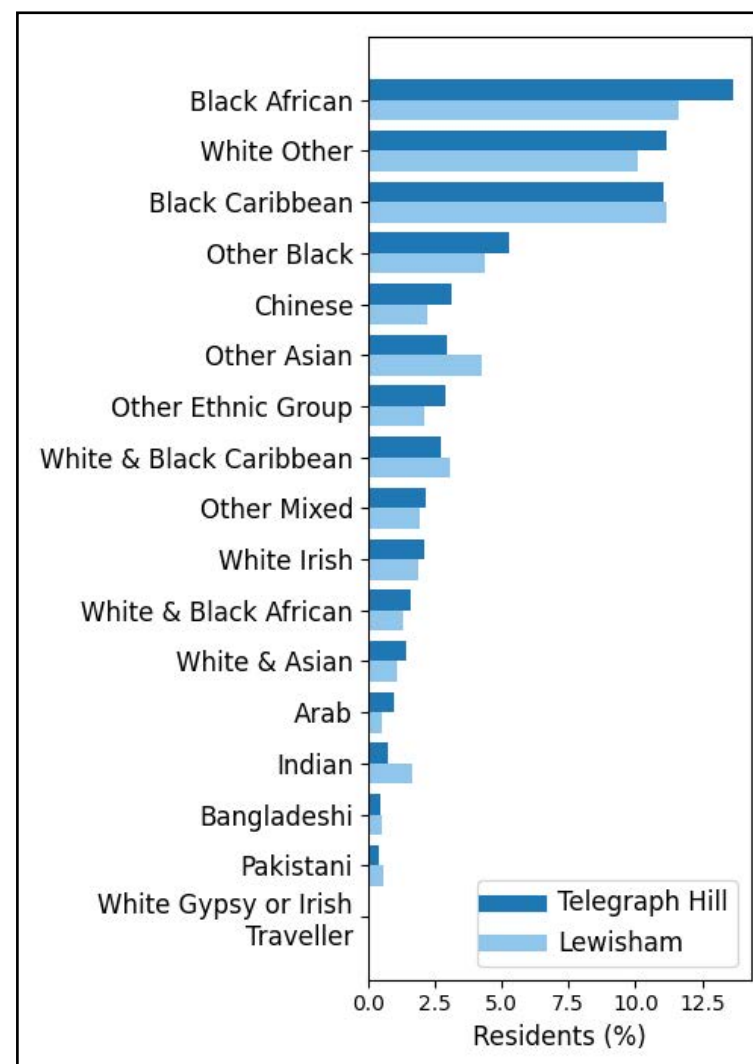
Diversity: Ethnicity and religion

Ethnicity

37.2% of Telegraph Hill 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 African (13.6%), White Other (11.1%), and Black Caribbean (11.1%).

Ethnicity (excluding White British) in Telegraph Hill, ONS Census 2011

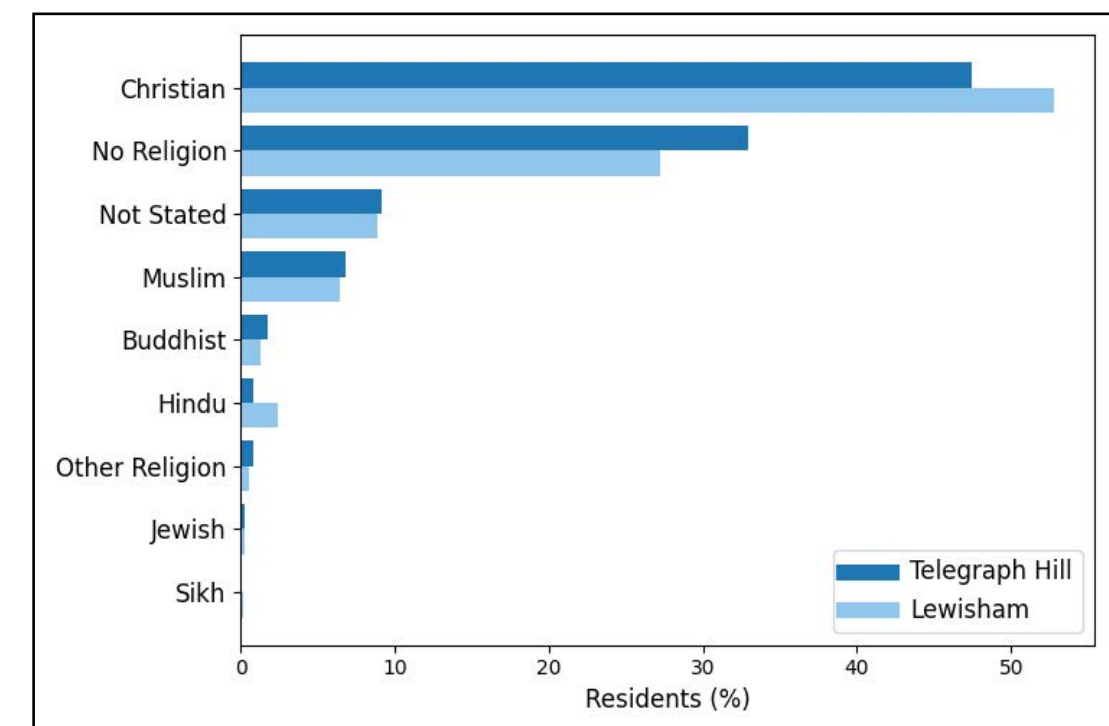


Religion

47.5% of Telegraph Hill 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 (32.9%), Not Stated (9.1%), and Muslim (6.9%).

Religion and beliefs in Telegraph Hill, ONS Census 2011

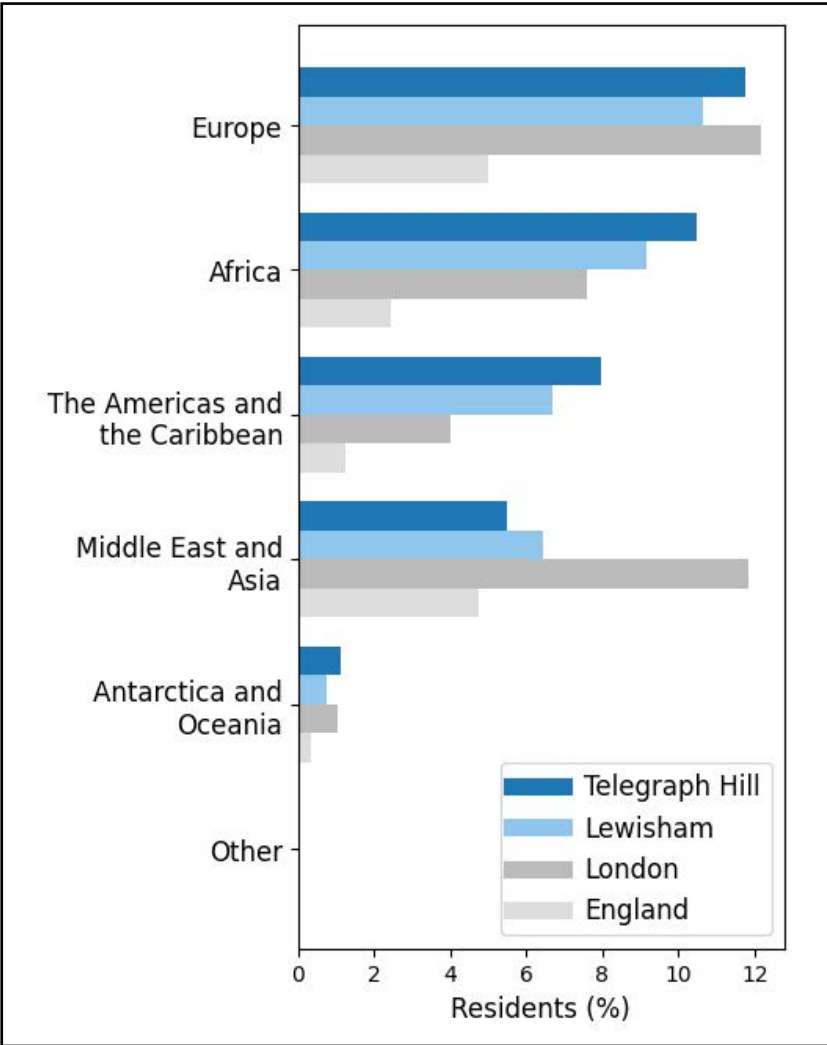


Diversity: Country of birth

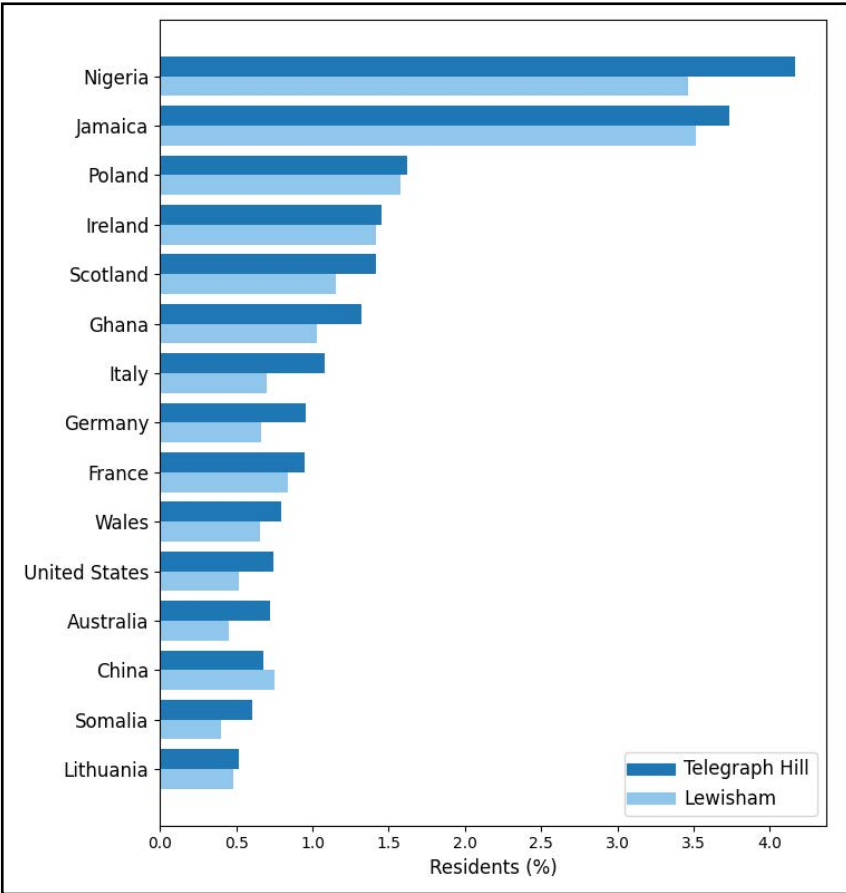
60.4% of Telegraph Hill residents were born in England, compared to 64.0% in Lewisham as a whole, 61.1% in London, and 83.5% in England.

Among those not born in England, the three most common countries of birth are Nigeria (4.2%), Jamaica (3.7%), and Poland (1.6%).

Country of birth by global region (excluding UK) in Telegraph Hill, ONS Census 2011



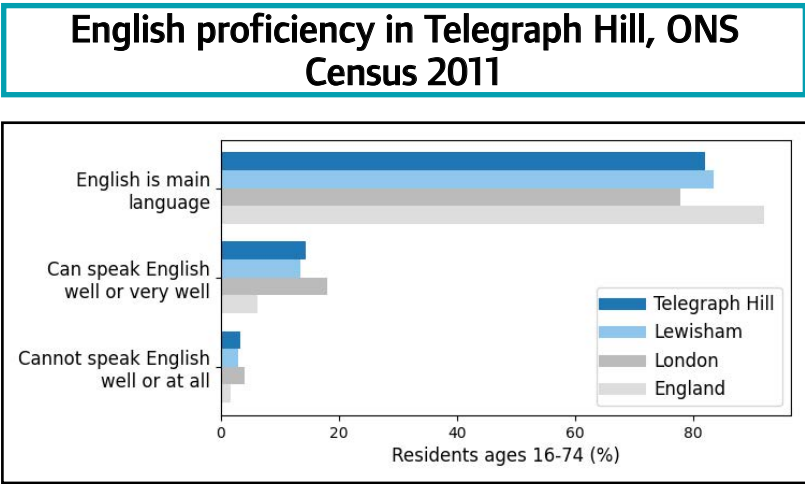
Country of birth (excluding England) in Telegraph Hill, ONS Census 2011



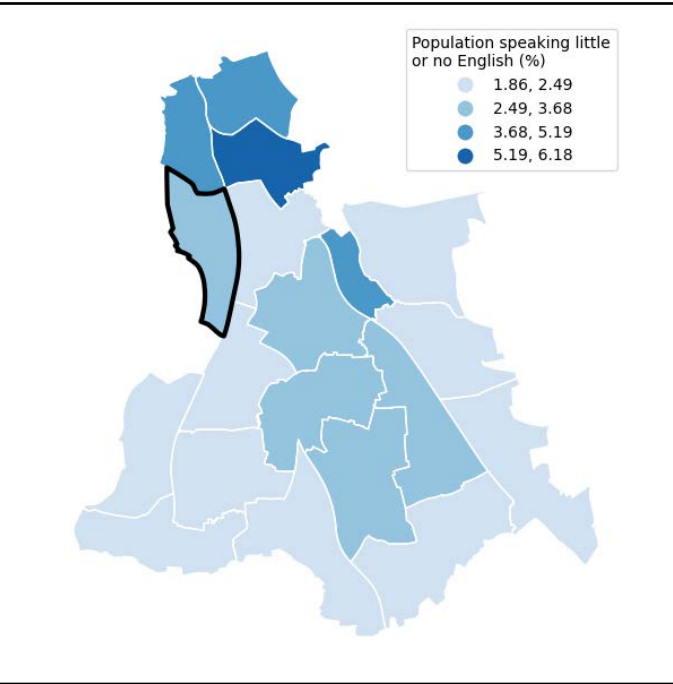
Diversity: Languages

82.1% of Telegraph Hill 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, 14.5% can speak English well or very well.

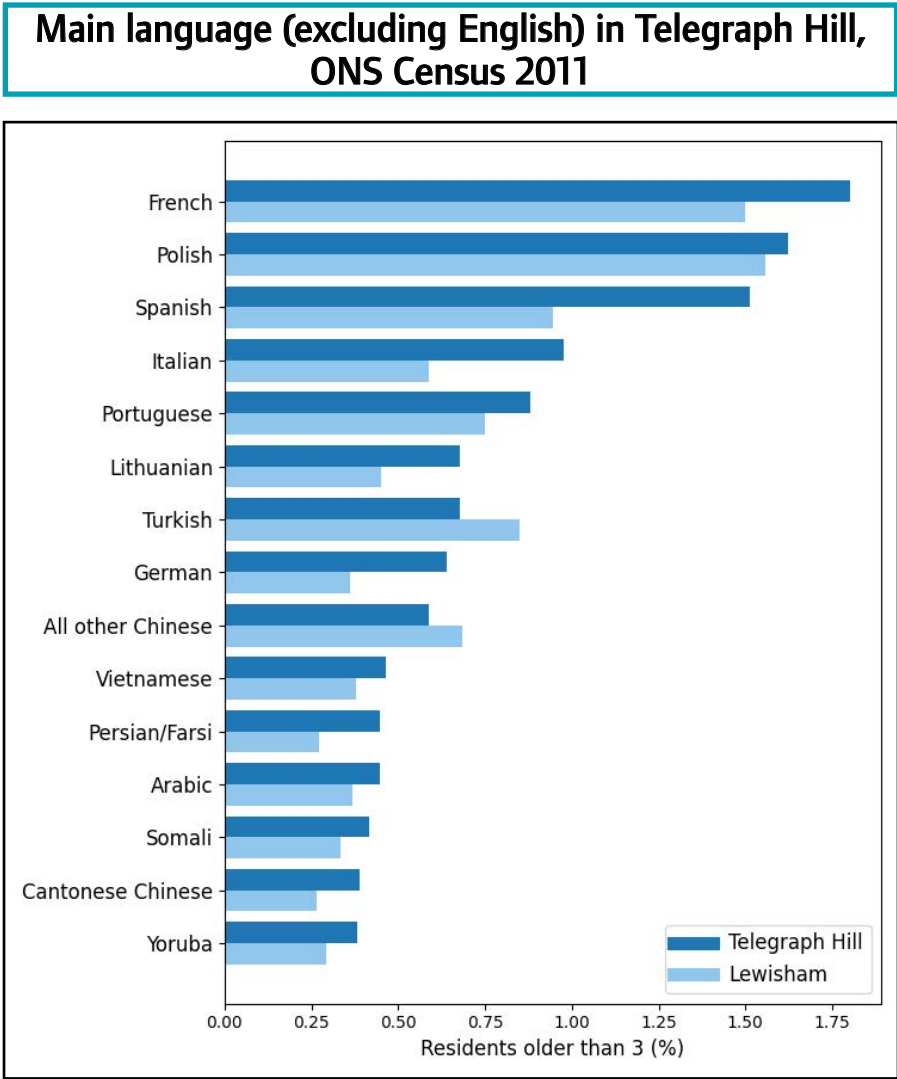


Population speaking little or no English in Telegraph Hill, ONS Census 2011



On the other hand, **3.4% of residents cannot speak English well or at all**, compared to a Lewisham average of 3.1%. This means an estimated 587 people in Telegraph Hill may require everyday language support.

Among those not speaking English as their main language, the three most widely spoken languages are French (1.8%), Polish (1.6%), and Spanish (1.5%).

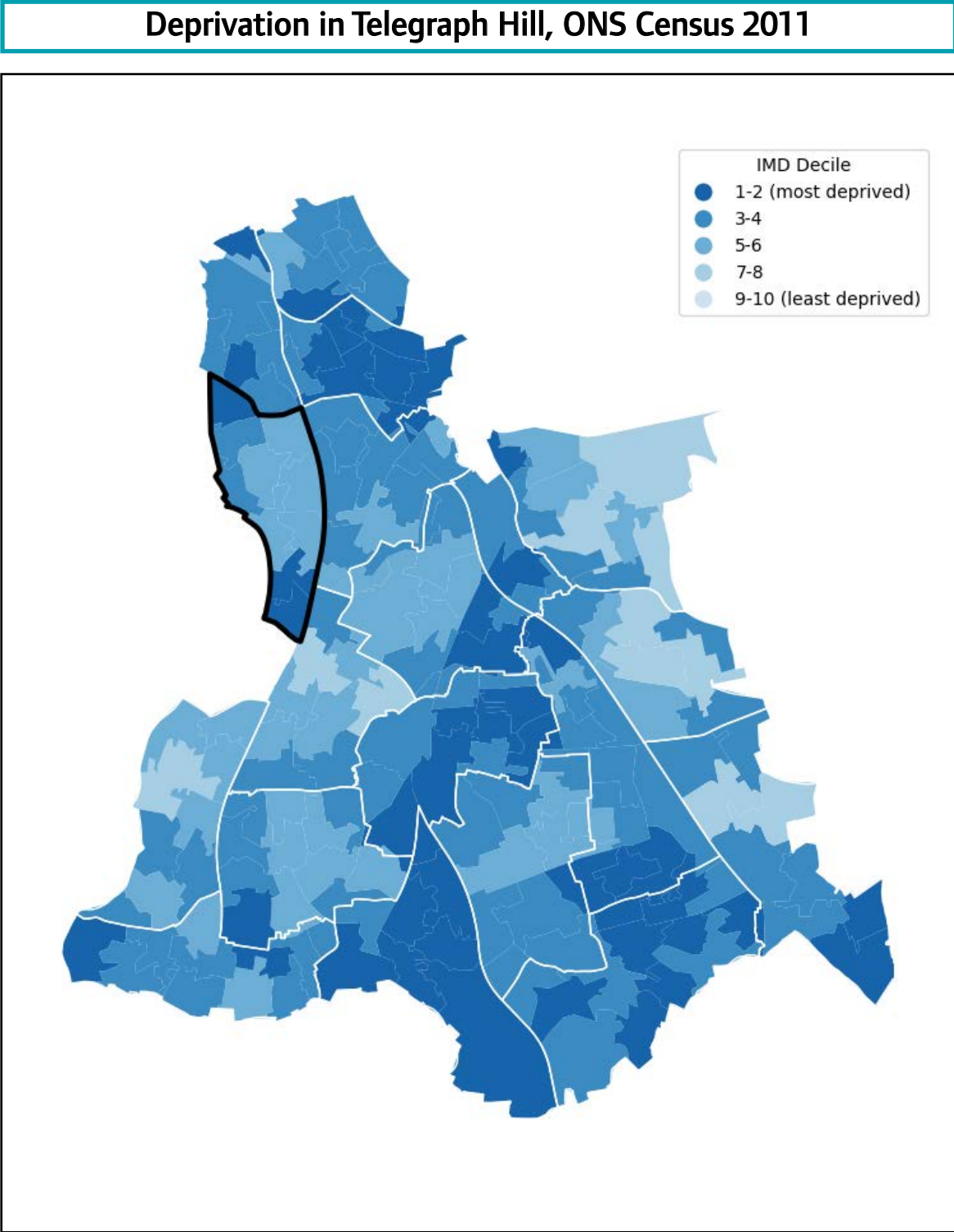
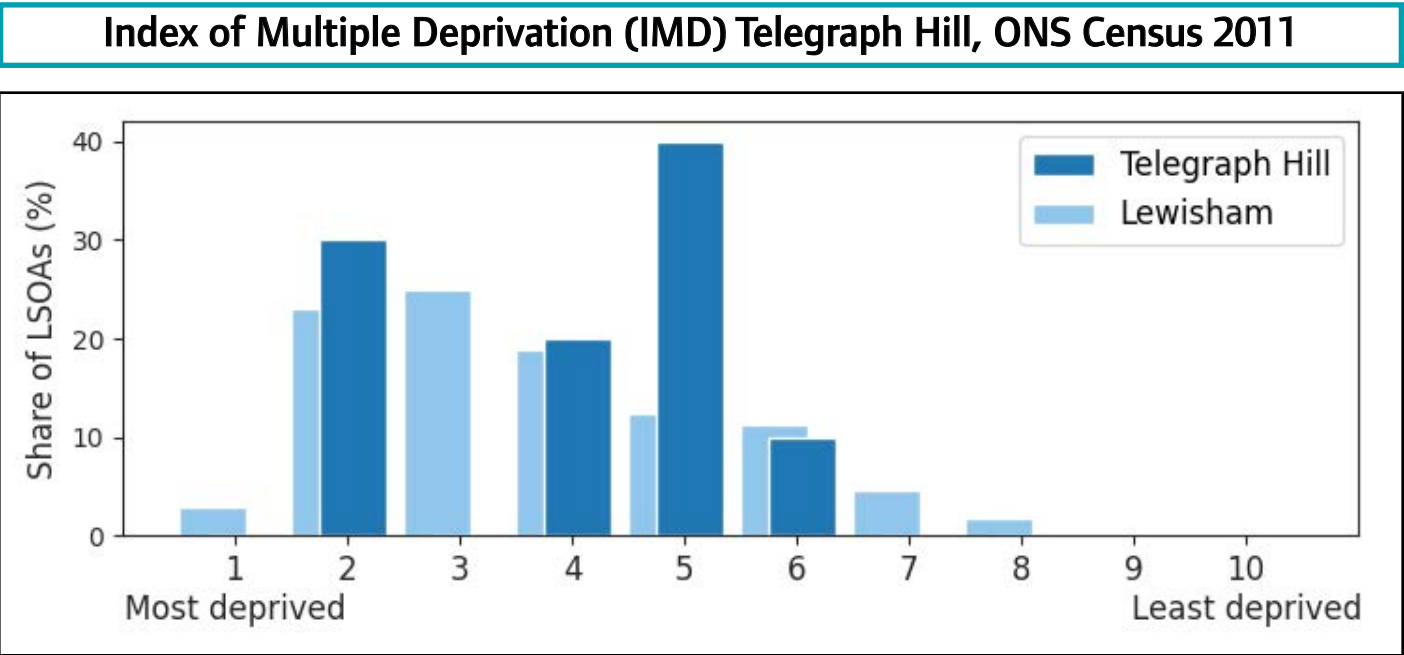


Deprivation

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 10 LSOAs in Telegraph Hill, three 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.

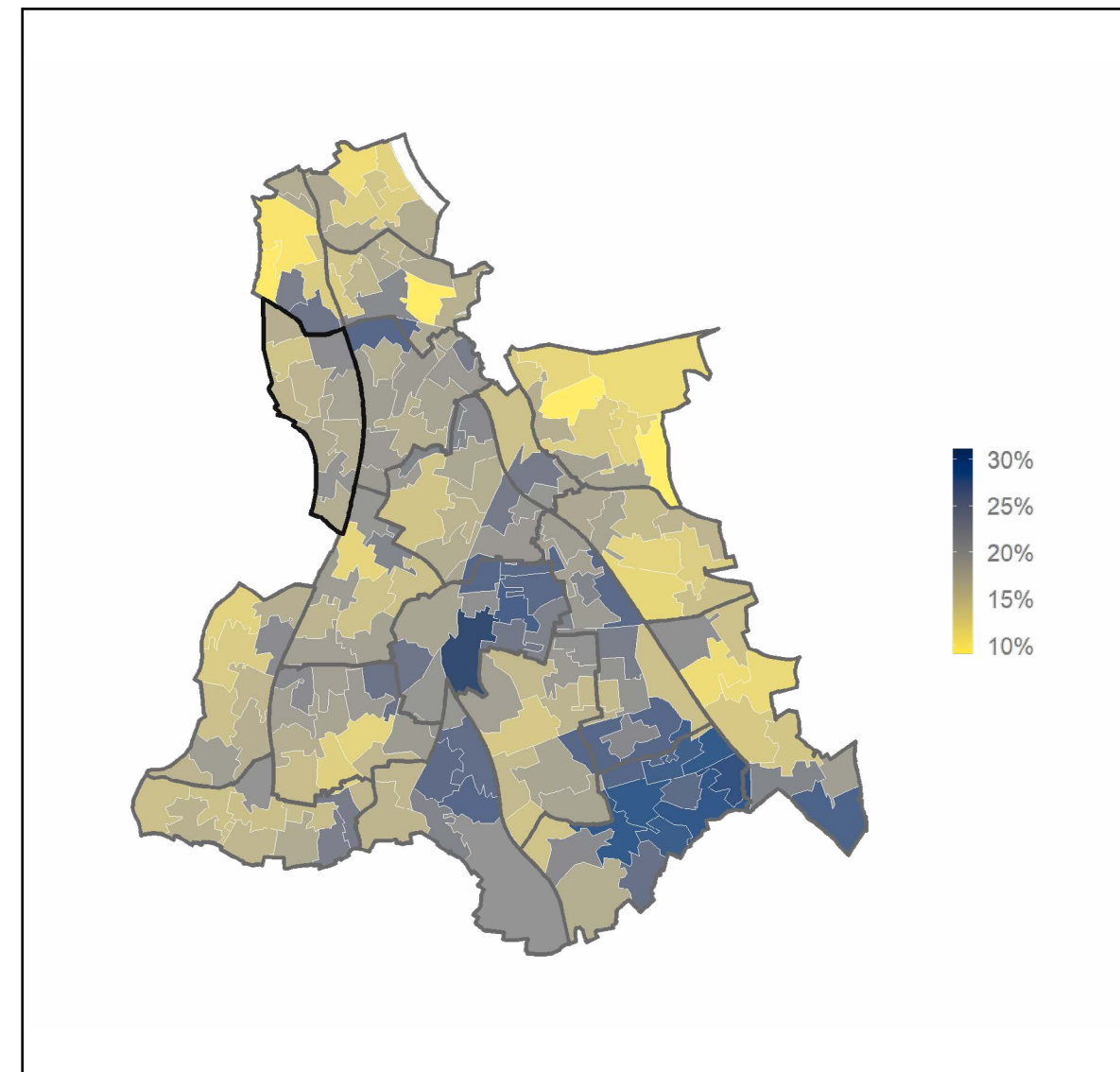
In the 10 LSOAs in Telegraph Hill, proportion of households fuel poor ranges from 14% to 21.2%.

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 Telegraph Hill, 42% 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 Telegraph Hill 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

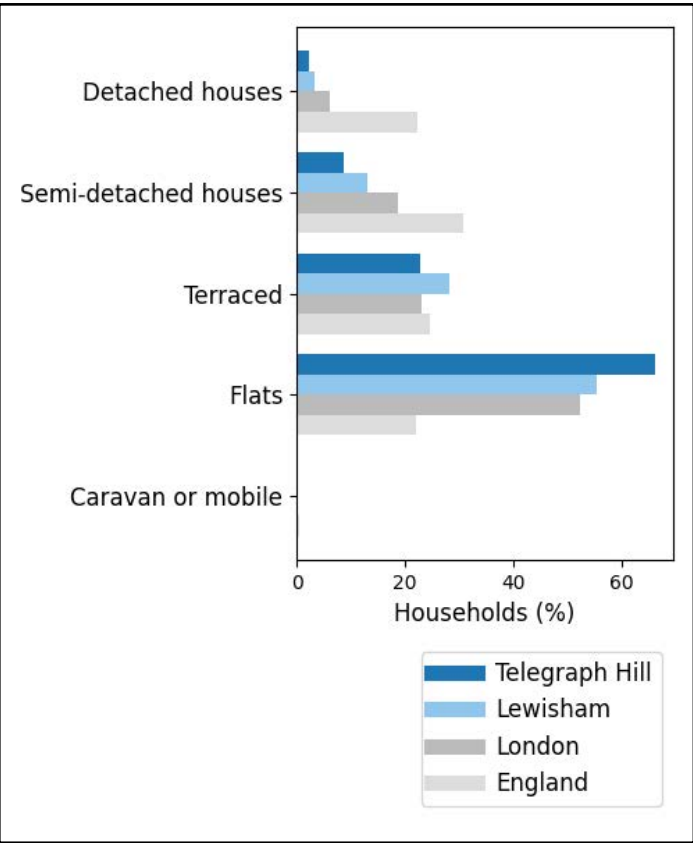
66.1% of Telegraph Hill residents live in flats, compared to 55.4% in Lewisham as a whole, 52.2% in London, and 22.1% in England. Among Telegraph Hill residents, the three most common accommodation types are Flats (66.1%), Terraced (22.8%), and Semi-detached houses (8.6%).

36.6% of Telegraph Hill 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 Telegraph Hill residents, the three most common types of tenure are Social rented (36.6%), Owned (31.6%), and Private rented (29.2%).

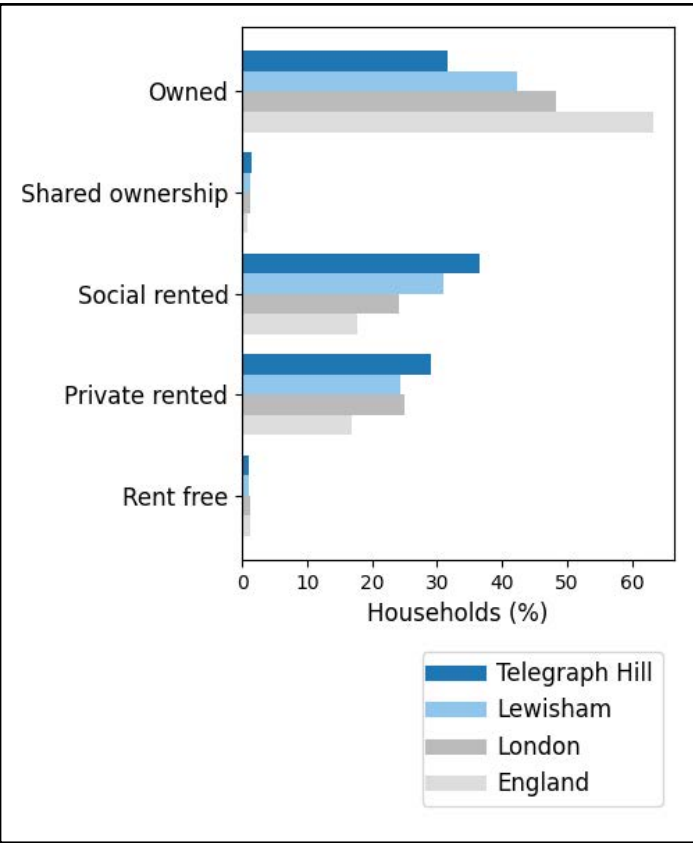
House prices in Lewisham remain lower than those for London as a whole. In 2020, **the median house price in the borough was £430,000** compared with £483,000 for Greater London and £249,000 for England.

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 Telegraph Hill, ONS Census 2011



Types of tenure in Telegraph Hill, ONS Census 2011

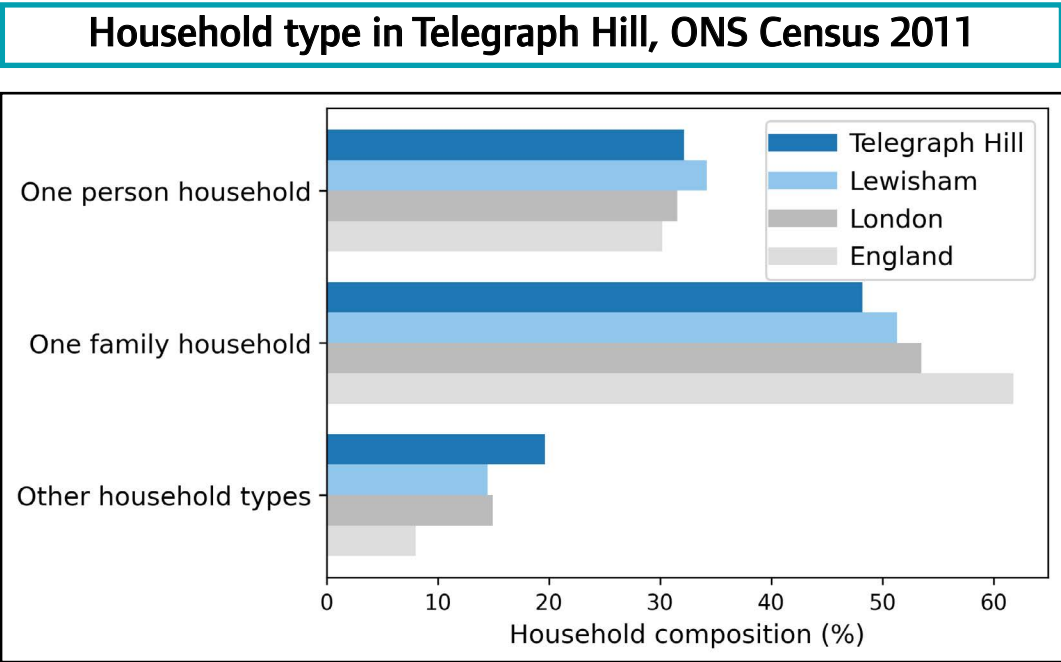


Relative affordability of median prices by local authority area, ONS 2021

	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 Telegraph Hill’s households in 2011, 32.1% were one person households, 48.1% were families, and 19.6% other household types, compared to a Lewisham average composition of 34.1% one person household, 51.3% families and 14.4% other household types.

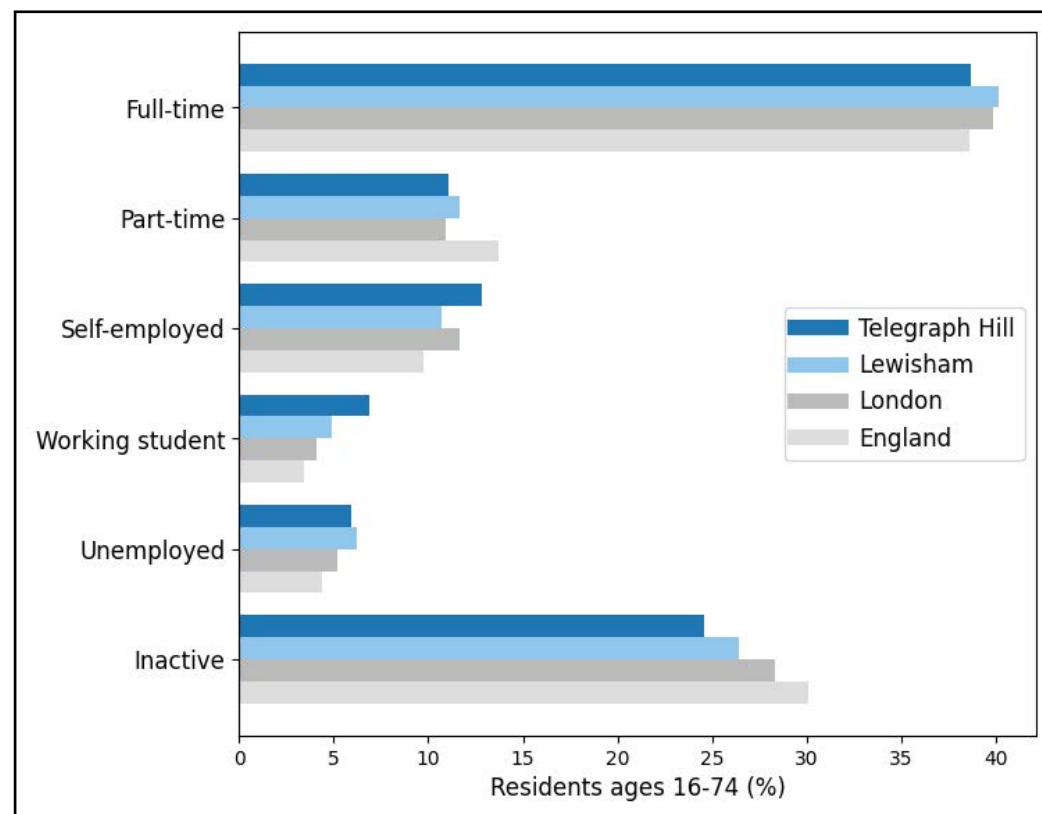


Household living arrangements in Telegraph Hill, ONS Census 2011						
Column1	Telegraph Hill		Lewisham		England	
	Count	%	Count	%	Count	%
One person household: Aged 65 and over	427	6.2	9,994	8.6	2,725,596	12.4
One person household: Other	1778	25.9	29,686	25.6	3,940,897	17.9
One family only: All aged 65 and over	104	1.5	3,134	2.7	1,789,465	8.1
One family only: Married or same-sex civil partnership couple: No children	402	5.9	7,985	6.9	2,719,210	12.3
One family only: Married or same-sex civil partnership couple: Dependent children	694	10.1	14,152	12.2	3,375,890	15.3
One family only: Married or same-sex civil partnership couple: All children non-dependent	199	2.9	4,105	3.5	1,234,355	5.6
One family only: Cohabiting couple: No children	517	7.6	6,755	5.8	1,173,172	5.3
One family only: Cohabiting couple: Dependent children	315	4.6	4,200	3.6	890,780	4
One family only: Cohabiting couple: All children non-dependent	16	0.2	464	0.4	108,486	0.5
One family only: Lone parent: Dependent children	736	10.7	13,301	11.5	1,573,255	7.1
One family only: Lone parent: All children non-dependent	321	4.7	5,494	4.7	766,569	3.5
Other household types: With dependent children	301	4.4	5,257	4.5	584,016	2.6
Other household types: All full-time students	112	1.6	718	0.6	124,285	0.6
Other household types: All aged 65 and over	16	0.2	307	0.3	61,715	0.3
Other household types: Other	917	13.4	10,539	9.1	995,677	4.5

Employment

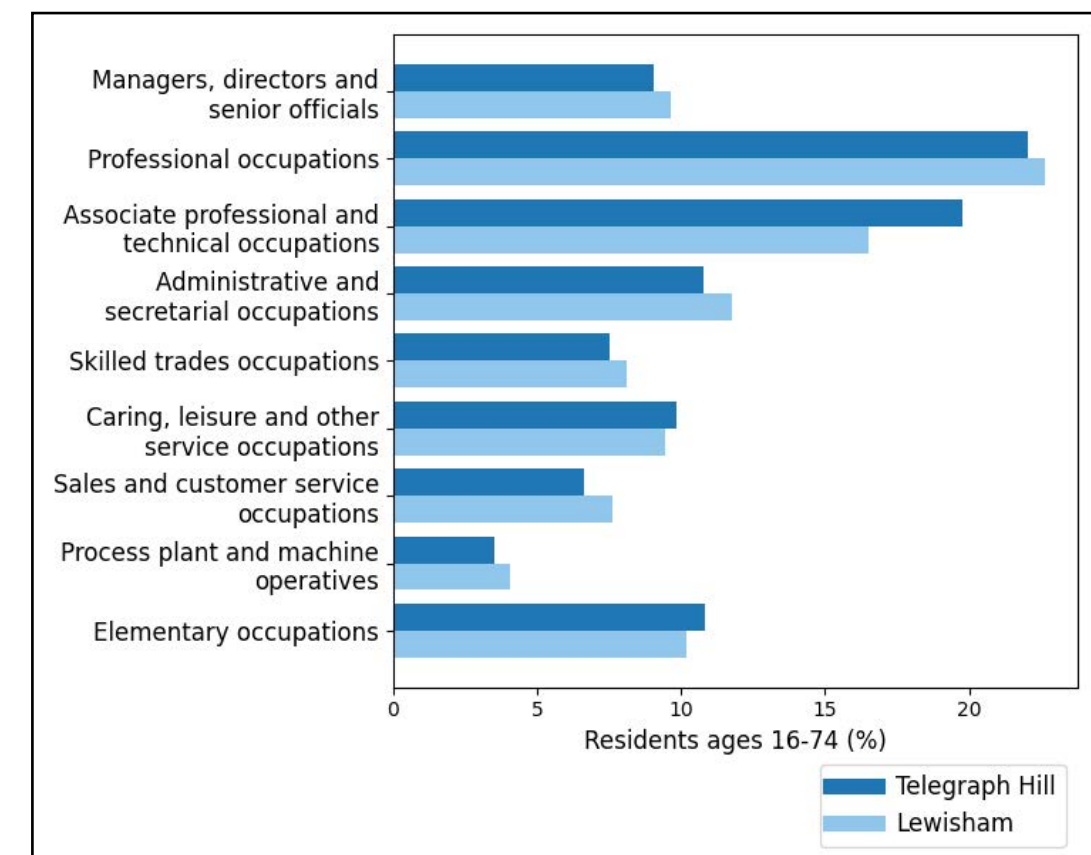
In the 2011 Census, the unemployment rate in Telegraph Hill was 6.0% among residents aged 16-74, compared to a Lewisham average of 6.3%. 24.6% of residents are not economically active, for example because they are in education, looking after home or family, long-term sick or disabled, or in retirement.

Economic activity in Telegraph Hill, ONS Census 2011



The three most common occupations in Telegraph Hill are Professional occupations (22.0%), Associate professional and technical occupations (19.8%), and Elementary occupations (10.8%).

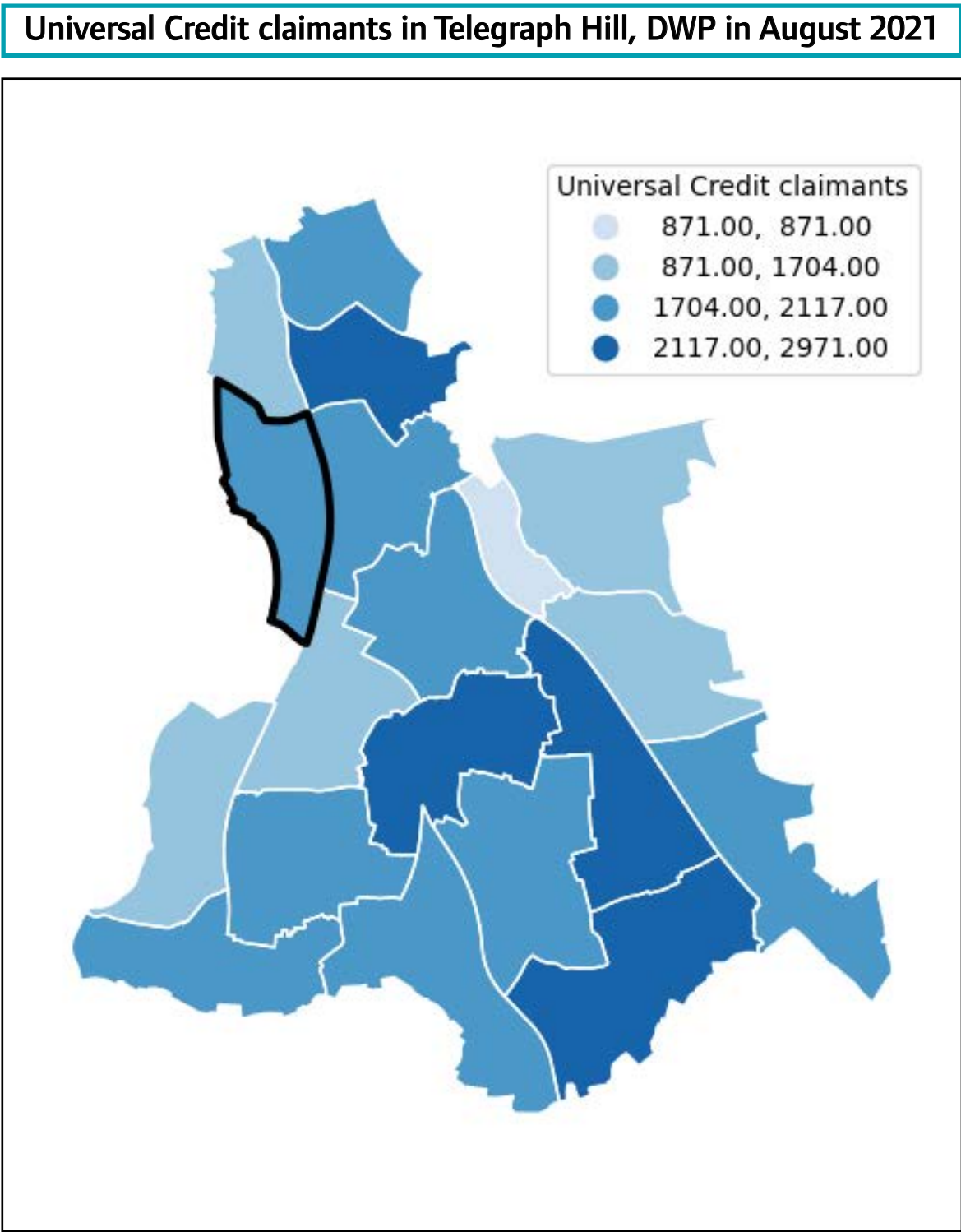
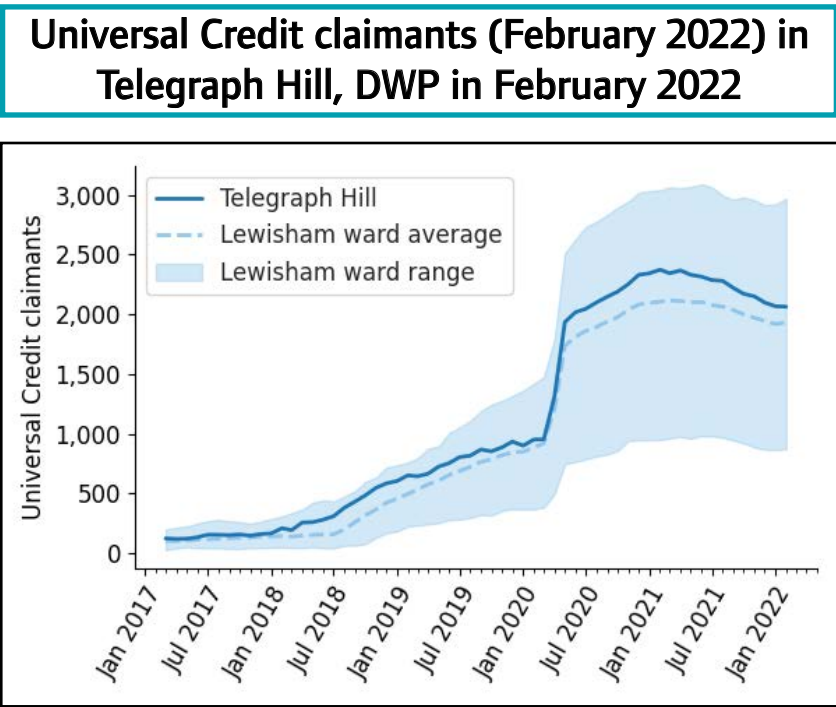
Occupation groups in Telegraph Hill, ONS Census 2011



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 Telegraph Hill, **2,064 people received Universal Credit in February 2022**. By comparison, in February 2020 951 people received Universal Credit.

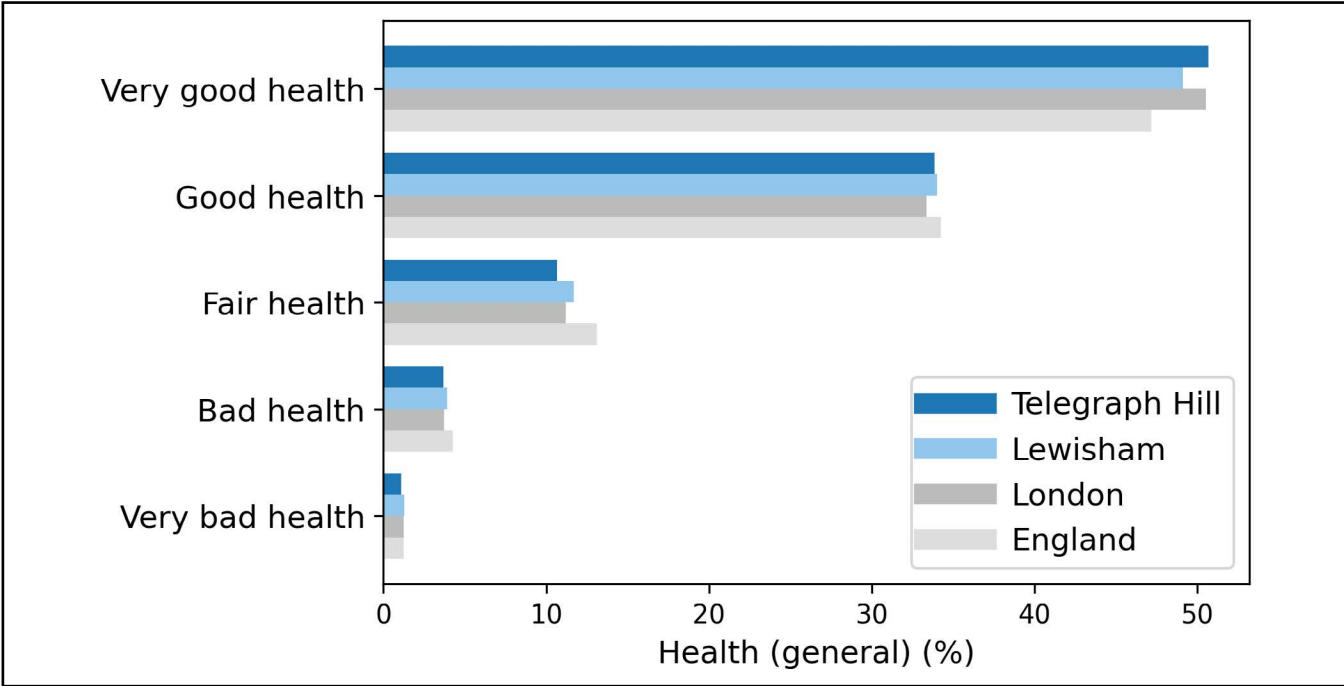


Health and wellbeing

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.

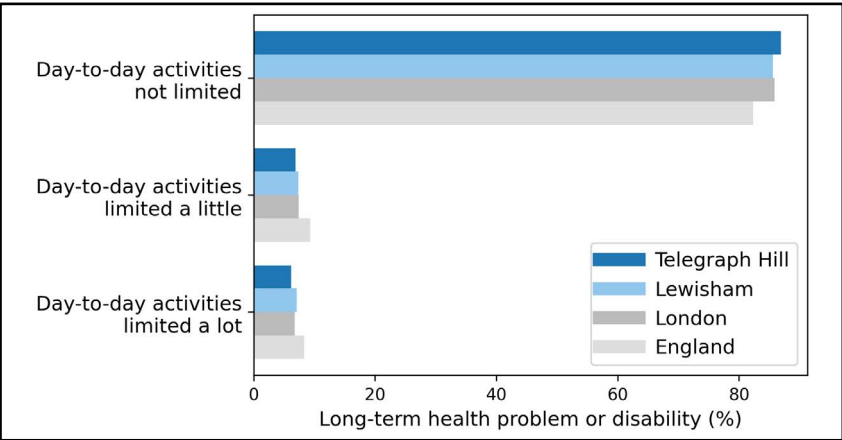
The average rate of Telegraph Hill residents in very good/good health is 84% compared to a Lewisham average of 81% and a national average of 83%.

General health status in Telegraph Hill, ONS Census 2011

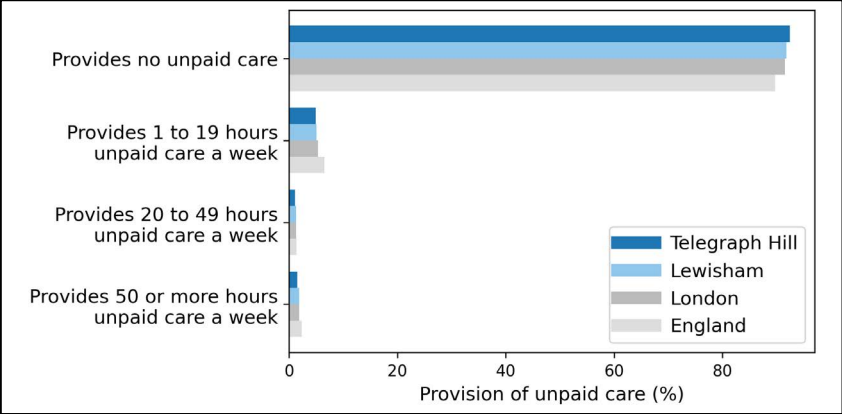


Around 6.1% residents of Telegraph Hill had a long term health problem or disability limiting their day to day activities a lot compared to a Lewisham average of 7% and a national average of 8.3%.

Day-to-day activities limited in Telegraph Hill, ONS Census 2011



Provision of unpaid care in Telegraph Hill, ONS Census 2011



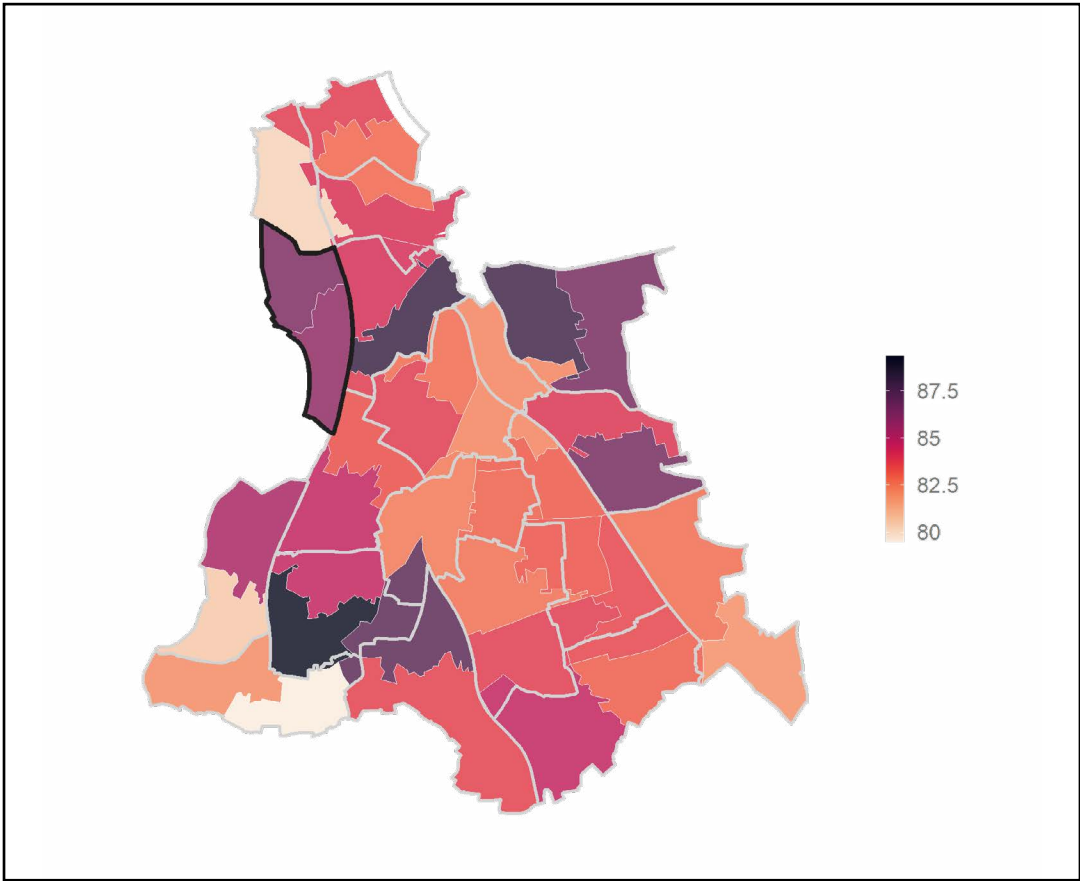
Around 7.5% of residents in Telegraph Hill provided unpaid care compared to a Lewisham average of 8.1% and a national average of 10.1%.

Health and life expectancy

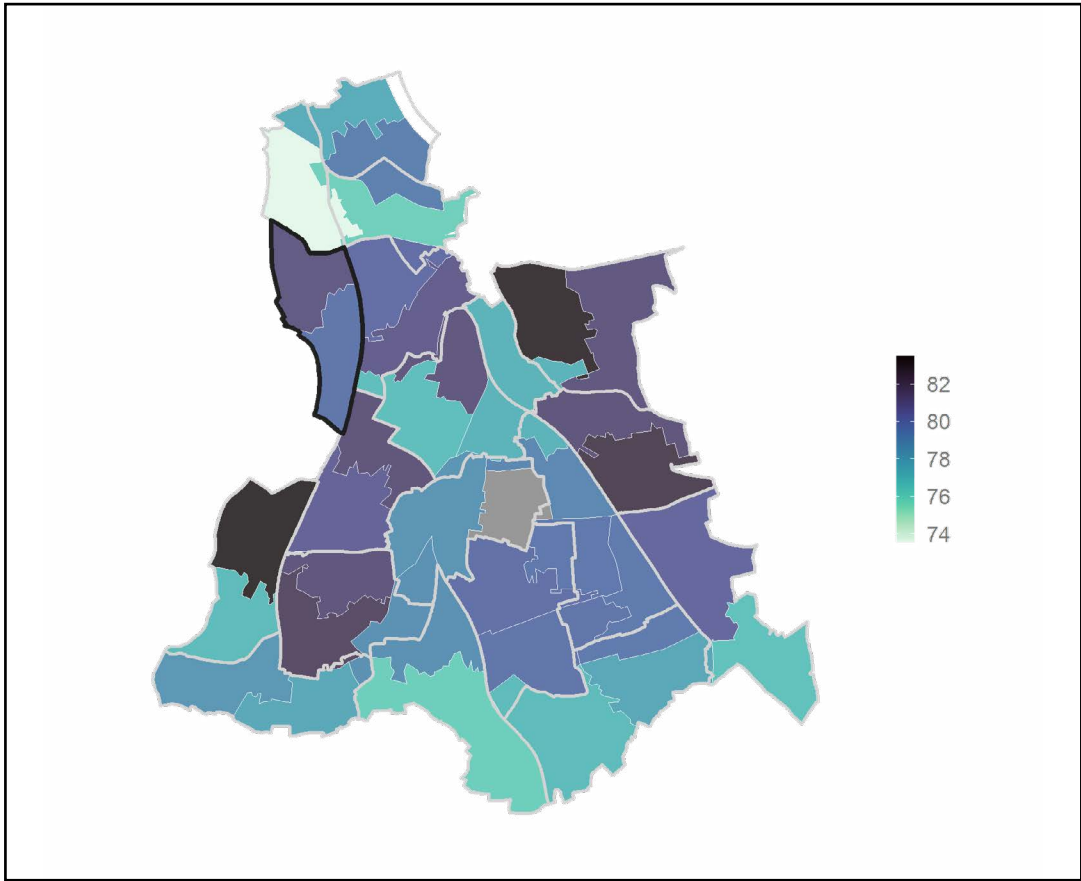
The average life expectancy at birth for females in Telegraph Hill is 86.1 years compared to England average of 83.2.

The average life expectancy at birth for males in Telegraph Hill is 80.4 years compared to England average of 79.6.

Life expectancy female, Public Health England 2015 - 2019



Life expectancy male, Public Health England 2015 - 2019



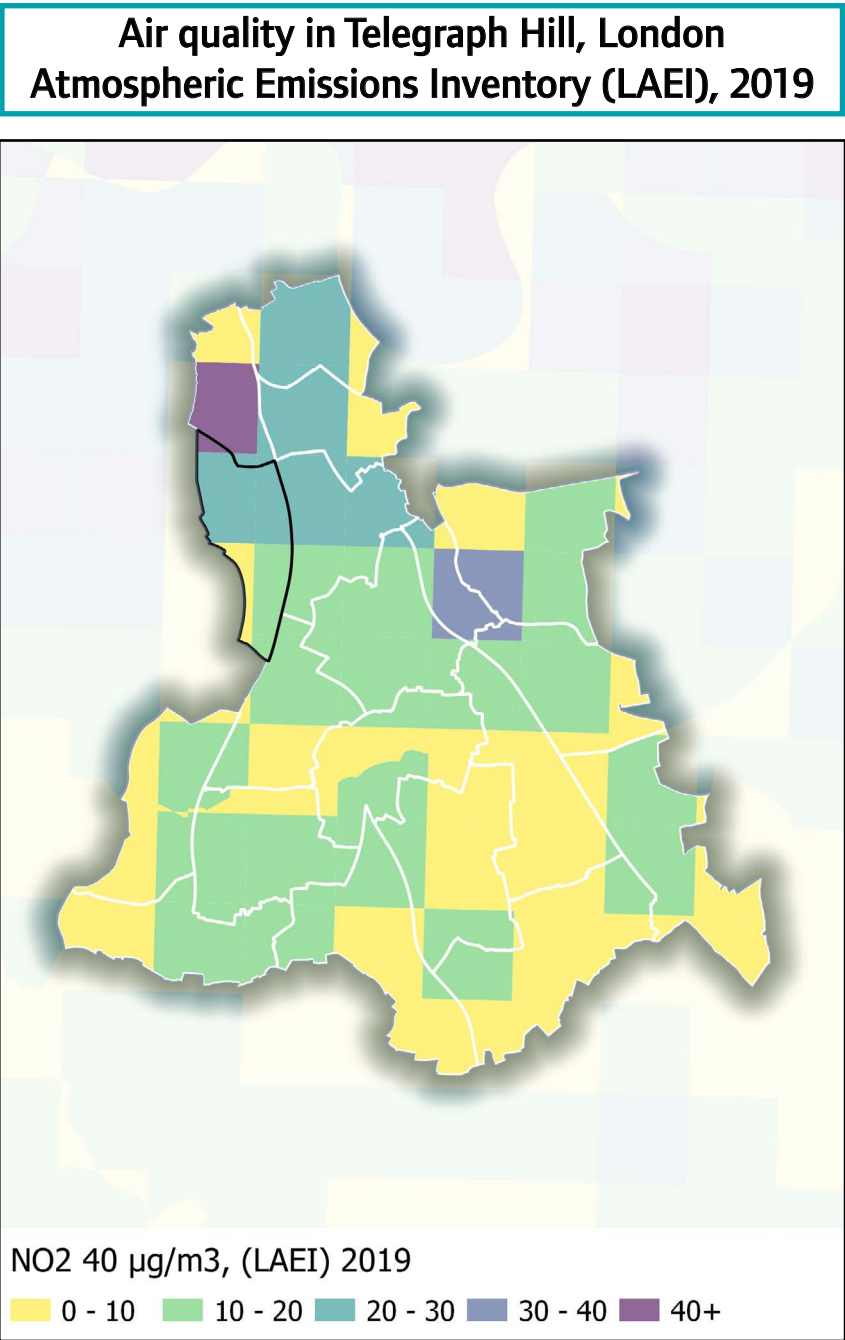
* Grey area on the map indicates missing data for MSOA Catford East & Mountsfield Park (Rushey Green ward).

Environment

Air quality

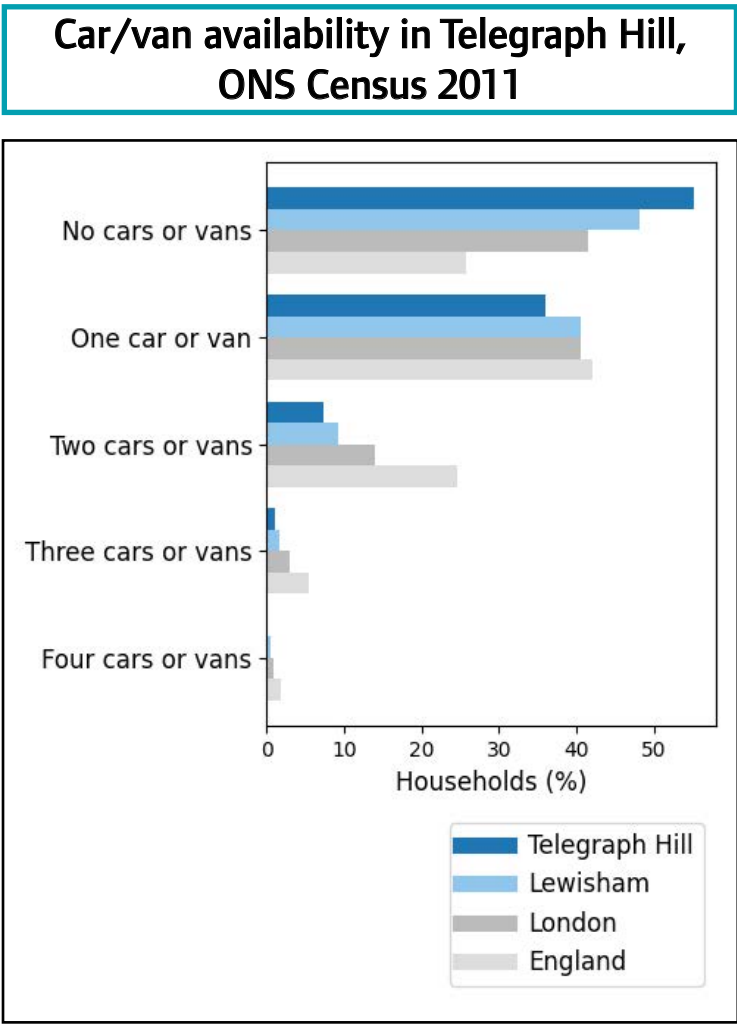
The DEFRA 2010 Air Quality Objective sets a target threshold for Nitrogen Dioxide particles in the air at **no more than 40 micrograms per cubic metre of air**.

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 Telegraph Hill are no cars or vans (55.3%), one car or van (36.0%), and two cars or vans (7.4%).

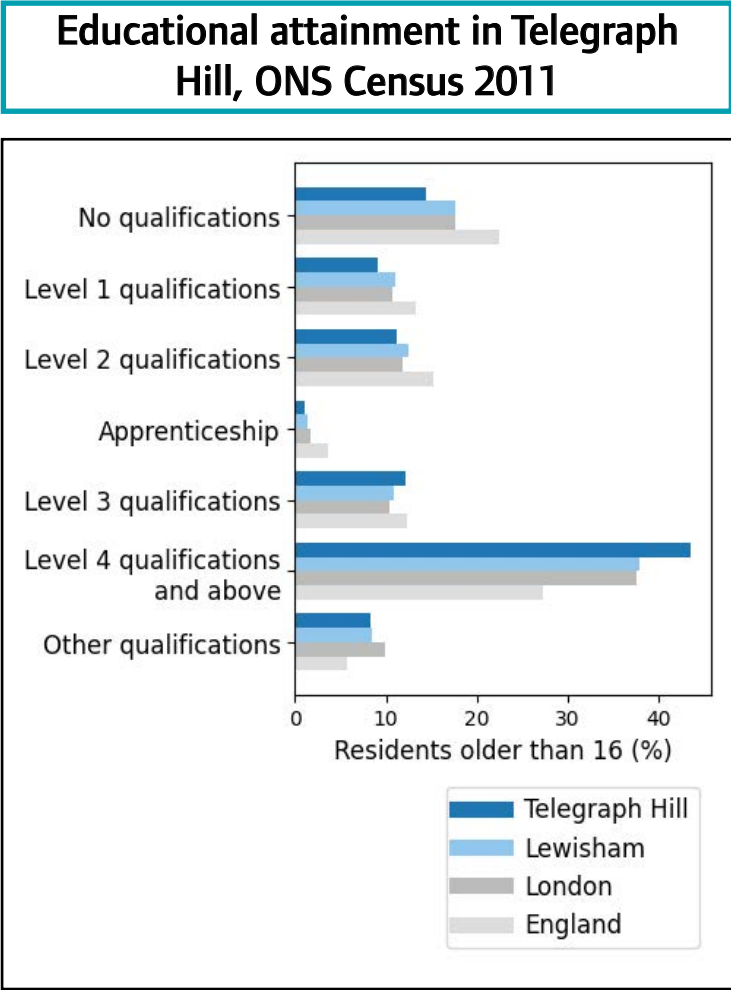


Education

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 Telegraph Hill, 14% of residents have no qualifications; 9% have Level 1 qualifications; 11% have Level 2 qualifications; 1% have Apprenticeship; 12% have Level 3 qualifications; and 44% 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 six schools in Telegraph Hill, two are rated as Outstanding and three are rated as Good.

OFSTED rating for schools in Telegraph Hill, Department for Education 2020 - 2021							
School Name	Group	School Type	Is Primary?	Is Secondary?	Is post 16?	Gender	OFSTED Rating
Edmund Waller Primary School	Maintained school	Community school	Yes	No	No	Mixed	Good
John Stainer Community Primary School	Maintained school	Community school	Yes	No	No	Mixed	Outstanding
Kender Primary School	Maintained school	Community school	Yes	No	No	Mixed	Good
Haberdashers' Aske's Hatcham College	Academy	Academy sponsor led	Yes	Yes	Yes	Mixed	Good

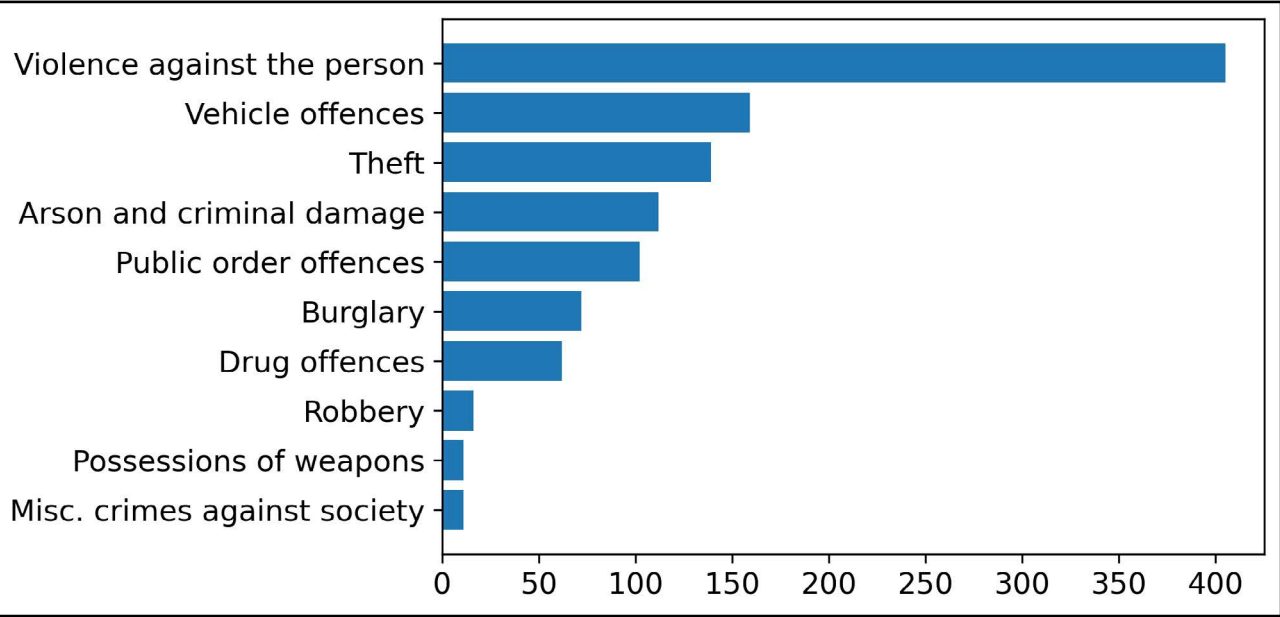
Crime

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

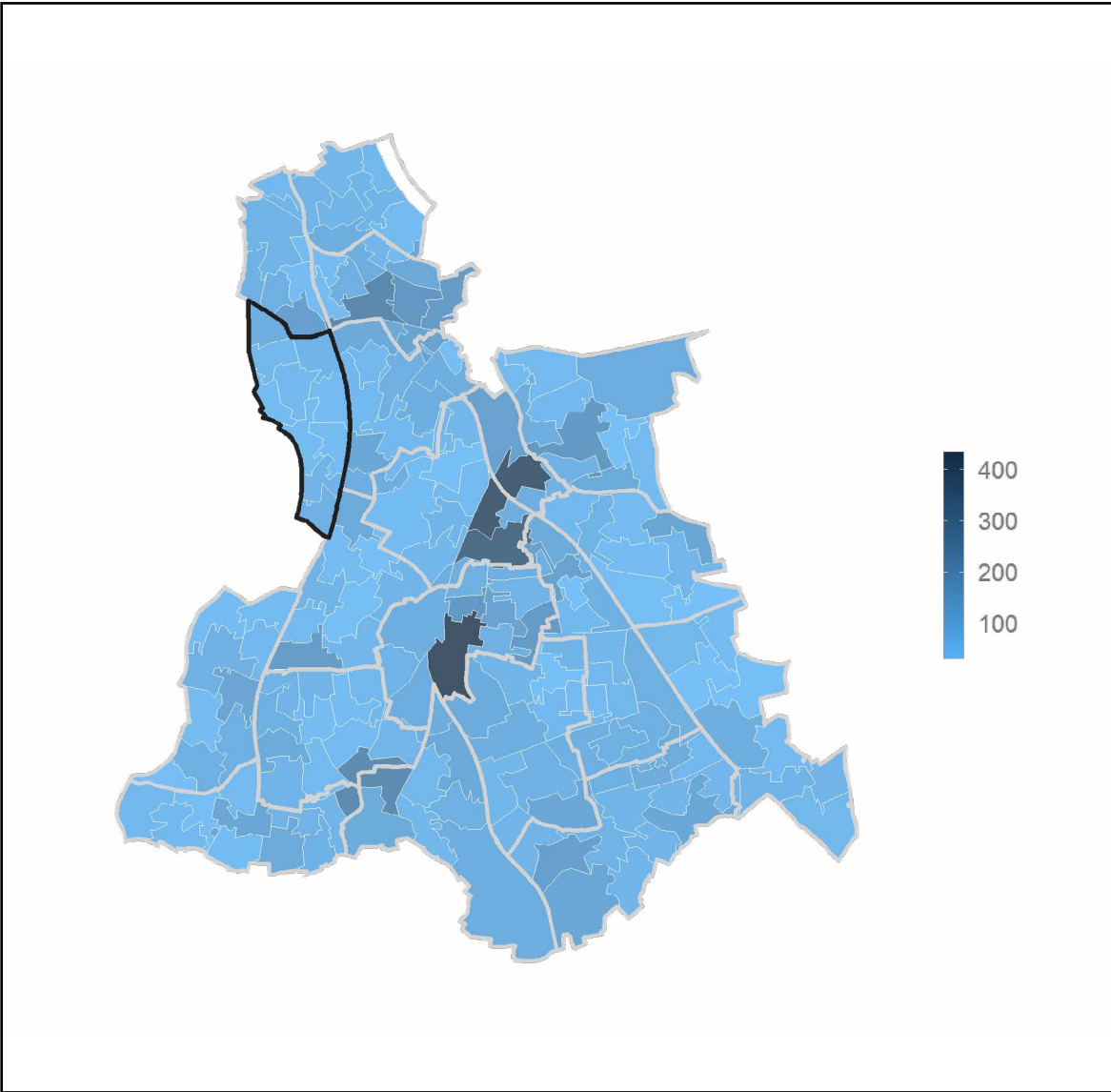
Of 1089 recorded crimes (Home Office crime classifications, excluding sexual offences) in Telegraph Hill, the three most common offences include violence against the person (405), vehicle offences (159) and theft (139).

In the 10 LSOAs in Telegraph Hill, overall crime rates per 1,000 people range from 45.2 to 91.1.

Recorded crimes by type in Telegraph Hill, MPS Jan-Dec 2021



Crime rates* per 1,000 people, MPS Jan-Dec 2021



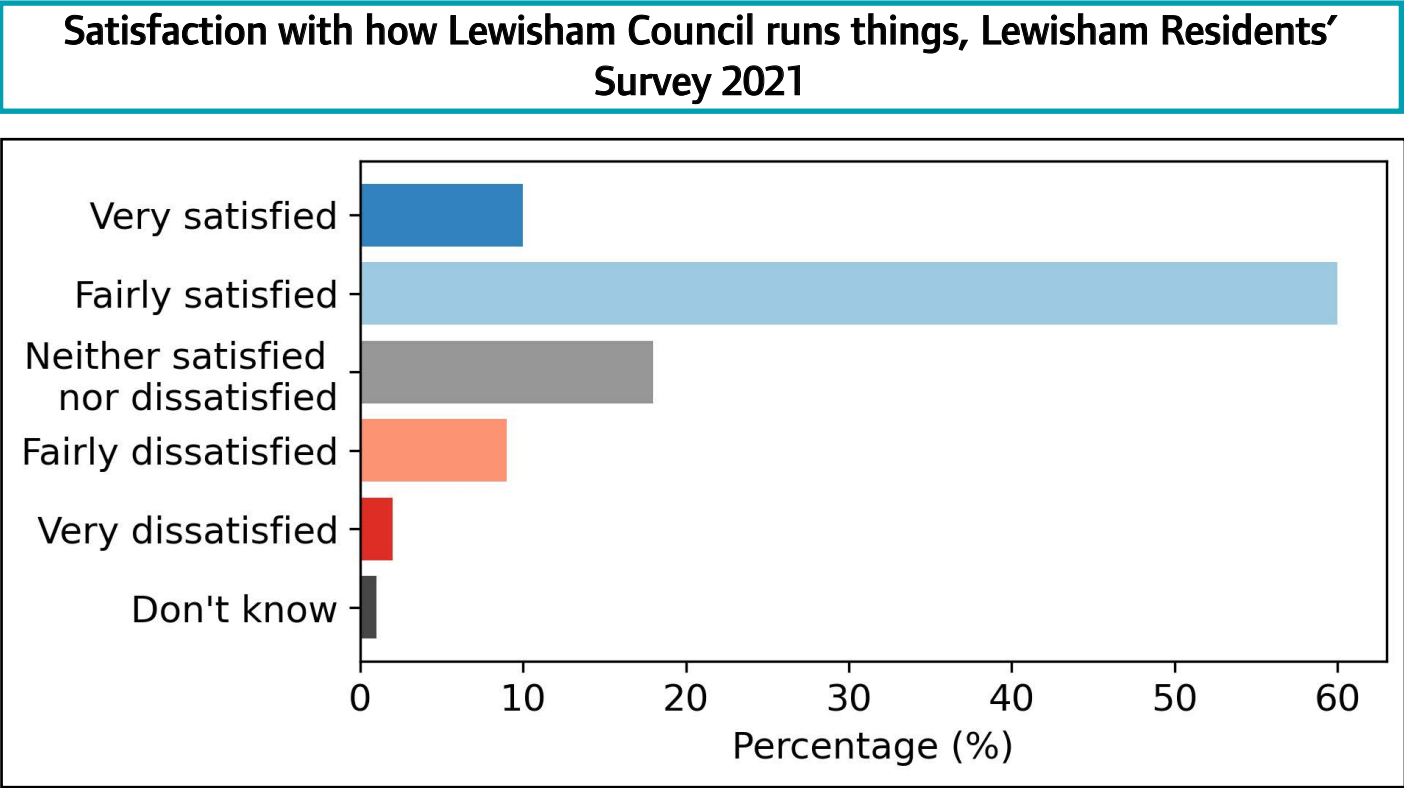
* Recorded crimes based on Home Office crime classifications, excluding sexual offences.

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.

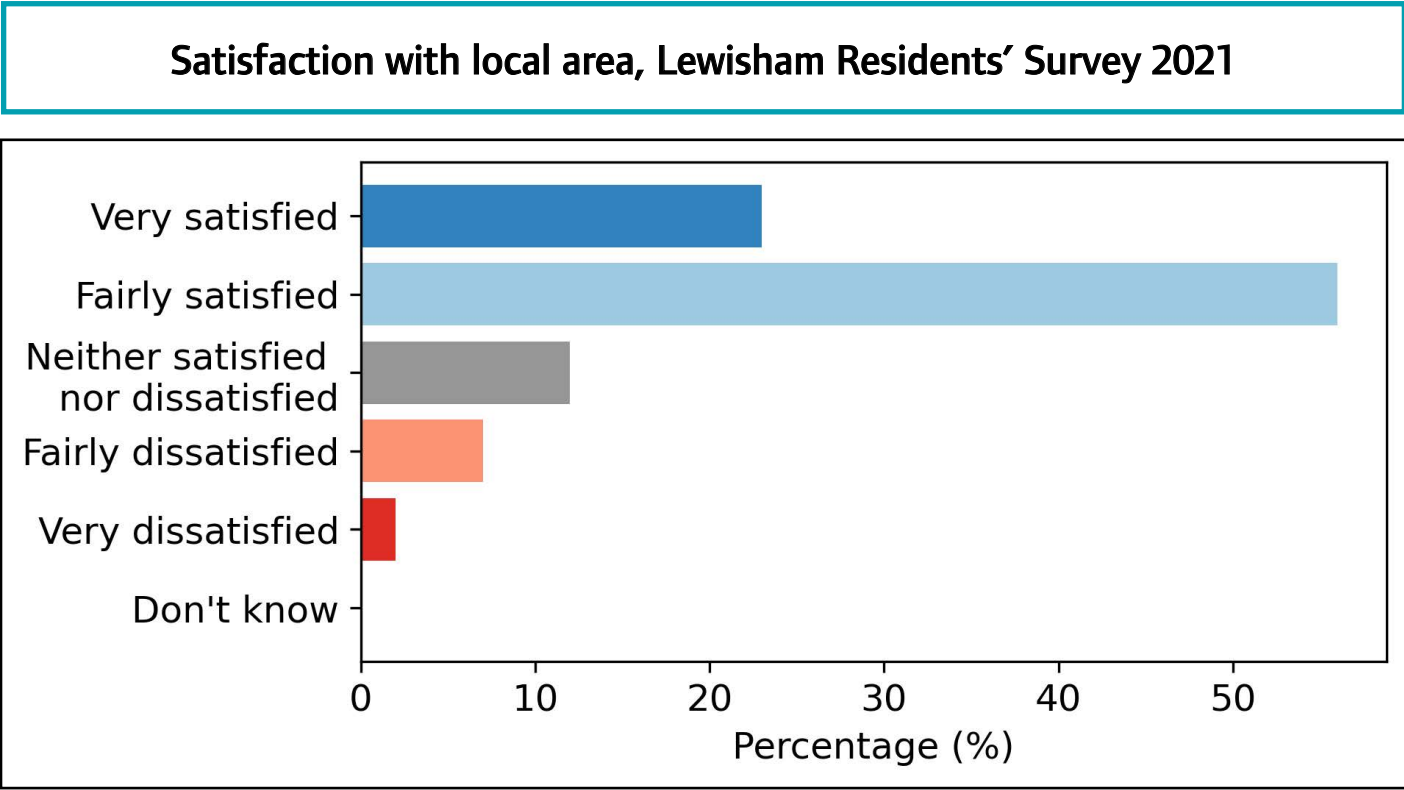
Satisfaction with the Council

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

