



Penceil Paper 1

St Martin's Estate – an Area Profile

Mike Cushman

Research Fellow

Department of Information Systems

London School of Economics and Political Science

October 2004

St Martin's Estate – an Area Profile

Mike Cushman, London School of Economics and Political Science

The oldest parts of this estate, Abbots Park and High Trees, were built by the LCC in the late 1950s and 1960s. Since then Lambeth council has built to the west and north of the original blocks. In 1999, following a vote by the tenants, the whole estate was transferred to a RSL, St Martin's Community Partnership, a consortium of three housing associations active in south London: Presentation HA, South London Family HA and Metropolitan Housing Trust. The partnership is managed by an estate board of:

- 7 tenants
- 1 leaseholder
- 2 representatives from each housing association
- 2 council representatives

According to their website (<http://www.st-martins.org.uk/stmartins/whoweare.html>):

“The Partnership was established with the tenants, leaseholders and freeholders of the St. Martin's Estate to oversee an exciting five-year regeneration programme which will see the investment of more than £30 million.

The regeneration project also includes a strategy, funded in part by the Estate Renewal Challenge Fund, to bring additional and sustainable community and economic benefits to local residents.”

The estate consists of 1282 dwellings including low-rise deck access blocks, four 6-storey tower blocks and a small number of houses.

There has been considerable exercise of the right-to-buy option in the past few years and now about one third of the estate has been sold to tenants. This is considerably higher than the borough average of 22%.

The estate is well served by public transport with a number of bus routes on the roads through and adjoining the estate and the tube and Thameslink and Southern trains are a short bus ride away. There are a few local shops, but the shopping centres of Brixton, West Norwood and Streatham are easily accessible and there are good public transport links with both the City and West End.

Analysis of data from the 2001 Census (Office of National Statistics, 2004) describe an estate which suffers considerable, but not extreme, economic hardship and the residents are largely drawn from groups whose lives are characterised by disruption and have limited resources to cope with adverse events such as redundancy, ill-health and school exclusion. The residents, typically, have low status jobs and poor qualifications. They suffer considerable overcrowding and have low car ownership. There are many single parent households and the residents are highly diverse, ethnically.

Before ward boundaries were redrawn in 2002, the estate formed about a quarter of the former St Martin's ward. This ward was ranked 974 out of 8444 wards in England on The Index of Multiple Deprivation (DETR, 2000) , just outside the worst 10%. These indices however, controversially, gave a high weighting to lack of access to services and a low weighting to numbers of non-English speaking families, which lowered the rankings of London wards and increased the rankings of rural areas as part of a Government strategy to divert regeneration

48% of the population of the adjusted survey area has no level 2 (GCSE level) or above qualifications. While this is only slightly higher than the national figure of 46% it is dramatically lower than the inner London and Lambeth figures. The capital is generally a well qualified area. This level of qualification is reflected in the high London figures for approximated social grade¹ while the figures for this area at 14% are very low by both regional and national standards. The numbers for the lowest grade, E, are similar, nationally, regionally and for Lambeth, the figure for this area at 25% are half as high again as these comparators. There are few people in the highest occupational categories only 6% of the area population are in 'higher managerial and professional occupations' and only 15% are in lower managerial and professional occupations, compared with borough figures of 14 and 15% respectively. Conversely 12% of the area population have 'never worked or are long term unemployed', over three times the national figure and almost twice the Lambeth proportion.

The census classifies household deprivation by how many of four selected characteristics they display². Only 21% had none of the characteristics, compared with over 30% nationally, regionally and borough wide. 16% had three or four characteristics compared with 10 to 12% in the wider areas.

Car ownership is often seen as indicator of affluence, while car ownership is low in inner London because of road over-crowding and the availability of public transport, with 51% of households not owning a car or van in inner London and Lambeth, 59% in this area had no vehicle. There were only 0.5 vehicles per household in the area compared with 0.6 across inner London and Lambeth.

The area is densely populated at over 100 persons per hectare, but this figure ignores Brockwell Park which adjoins the area. The area suffers overcrowding 11% of households have an occupancy rating³ of -2 or less (they have at least 2 rooms too few for socially acceptable norms), this compares with 9% in the borough, 10% regionally and only 2% nationally. Under-

¹ Social Grade is the socio-economic classification used by the Market Research and Marketing Industries, most often in the analysis of spending habits and consumer attitudes. Although it is not possible to allocate Social Grade precisely from information collected by the 2001 Census, the Market Research Society has developed a method for using Census information to provide a good approximation of Social Grade. Results produced using the algorithm are similar to other sources of information on Social Grade for Household Reference Persons, aged 16-64 (and for adults aged 16-64) but show significant differences from other sources for those aged 65 and above, which will affect the total counts. More information about the causes and extent of the differences is available from the Market Research Society.

² Selected household characteristics

Selected characteristics are defined within the four dimensions as follows:

1. Employment: Any member of the household aged 16-74 who is not a full-time student is either unemployed or permanently sick.
2. Education: No member of the household aged 16 to pensionable age has at least 5 GCSEs (grade A-C) or equivalent AND no member of the household aged 16-18 is in full-time education.
3. Health and disability: Any member of the household has general health 'not good' in the year before Census or has a limiting long term illness.
4. Housing: The household's accommodation is either overcrowded (occupancy indicator is -1 or less); OR is in a shared dwelling OR does not have sole use of bath/shower and toilet OR has no central heating.

This selection of household characteristics does not relate to any National Statistics indicator of deprivation or disadvantage

³ This provides a measure of under-occupancy and over-crowding. For example a value of -1 implies that there is one room too few and that there is overcrowding in the household. It relates the actual number of rooms to the number of rooms 'required' by the members of the household (based on an assessment of the relationship between household members, their ages and gender).

occupation shows the opposite pattern: 18% locally, 24% in Lambeth, 22% in inner London and 50% nationally.

The area is highly diverse ethnically. 55% are white, notably lower than the borough figure of 62% and the national figure of 91%. The figure for 'Asian and Asian British' is also low at 3% compared with 5% in the borough and 11% for inner London and is only just below the national figure of 4%. The numbers for 'Black and Black British' are high at 34%, comparable with the ward figures for central Brixton and the figures for 'Mixed' individuals at 6% are strikingly high, compared with 5% for the borough, 4% for inner London and 1% nationally. However the pattern for ethnically mixed households show a slightly different pattern, only marginally more households are mixed in the area compared with Lambeth and inner London, but these areas all have rates three times the national one. In terms of place of birth the area is distinguished by the large number of people born in Africa, 11%, and the small number born in south Asia, 2%. People come from many different countries: there are significant numbers born in Jamaica, Nigeria, Portugal and Italy in particular.

In terms of household composition the area is marked by large numbers of children both under 5s and 5-16 year olds. 20% of the population is school age children compared with 13-14% in Lambeth and inner London and 15% nationally. The proportions in age bands remain high up to 39, levels off to the national average in the 40-49 band, but there are many fewer than the national proportion of older people (although slightly higher than the regional and borough figures). There are a striking number of lone parent households, 22% compared with 12% in the borough, 10% in inner London and 7% across England and Wales. This is significant as lone parent status is frequently associated with child poverty (Piachaud and Sutherland, 2002).

Health may be taken as indicator of general social conditions. The figures for people describing themselves as not in good health was slightly higher, at 10%, than nationally or regionally, 9%, or in the borough, 8%. However given the relative under-representation of older people in the area, who typically experience the least good health, these figures would suggest that the health of the residents is significantly worse than average.

Fenstanton Primary School is within the estate and many of its pupils live on St Martin's. 40% of the pupils at the school speak a home language other than English, the most common being French, Somali and Yoruba at 4 to 6%, followed by Portuguese, Arabic, Turkish and Bengali at 2 to 3%. In total over 30 languages are spoken by the children. 61% of the pupils are entitled to free school meals compared with 37% for the borough (Ofsted, 2004) and 38% in inner London and 17% in England (Department for Education and Skills, 2004, Table 13). Further details are given in Appendix 2.

25 October 2004

Bibliography

- Deas, I., B. Robson, C. Wong and M. Bradford (2003) "Measuring Neighbourhood Deprivation: A Critique of the Index of Multiple Deprivation", *Environment and Planning C: Government and Policy*, **21 (6)**, pp. 883-903.
- Department for Education and Skills (2004) "Statistics of Education: Schools in England: 2004 Edition" *HMSO*, London.
- DETR (2000) "Indices of Deprivation 2000" Regeneration Report Summaries 31, *Department of the Environment, Transport and the Regions*, London.
- Office of National Statistics (2004) *Census 2001* Last accessed: 30 September 2004 Last updated: n/a Address: <http://neighbourhood.statistics.gov.uk/default.asp>.
- Ofsted (2004) "Lambeth Local Education Authority Inspection Report" *Office for Standards in Education and the Audit Commission*, London.
- Piachaud, D. and H. Sutherland (2002) "Child Poverty" in *Understanding Social Exclusion*, (Hills, J., J. Le Grand and D. Piachaud eds) Oxford University Press, Oxford, pp. 141-154.

Appendix 1: Selected census data

All figures are percentages shown to two decimal places

		England and Wales	Inner London	Lambeth	adjusted survey area
Age	0-4	5.95	6.87	6.79	8.97
	5 to 16	15.49	13.73	13.47	19.71
Approximated Social grade	AB	21.97	27.79	27.97	13.55
	C1	29.67	31.54	33.11	28.58
	C2	15.12	8.92	8.54	10.34
	D	17.16	14.58	14.96	22.09
	E	16.08	17.16	15.43	25.44
Carers	Provides any care	10.03	7.52	6.96	6.64
Cars and Vans	No car or van	26.79	50.64	50.94	59.48
	cars & vans per household	1.11	0.62	0.61	0.50
Country of birth	UK	83.70	62.75	64.85	67.04
	Africa	1.55	7.67	9.30	10.70
	South Asia	1.93	5.17	2.00	1.51
Children	Dependent Children per household	0.79	0.94	0.92	1.18
Economic Activity	Economically active	66.54	66.12	70.94	60.96
	Economically active, Unemployed	3.35	5.58	6.06	8.21
	White	91.31	65.67	62.39	54.85
Ethnic groups	Mixed	1.27	3.89	4.83	6.31
	Asian or British Asian	4.37	10.64	4.57	2.83
	Black or Black British	2.19	16.43	25.76	33.65
	General Health	Not good health	9.22	8.94	8.19

Household Types	Married couple household with dependent child(ren)	18.53	12.55	10.56	10.46
	Lone parent household with dependent child(ren)	7.18	10.06	12.07	21.93
	One person household	30.02	40.06	37.93	35.62
Households by selected characteristics	Household has no selected characteristic	30.66	32.75	35.69	20.67
	Household has selected characteristics in 3 dimensions	8.91	10.42	9.34	13.19
	Household has selected characteristics in 4 dimensions	1.10	1.73	1.52	2.62
Household relationships	Living in a couple	60.58	41.80	39.01	36.30
	Single (never married)	44.19	60.24	64.28	62.03
Mixed ethnicity by household	Households with mixed ethnicity	6.36	18.33	18.94	19.60
	In employment	62.83	59.80	64.09	52.07
Employment status	Not in employment				
	Never worked	5.35	10.53	8.33	12.19

Occupational category	1. Higher managerial and professional occupations	8.46	13.95	13.98	5.58
	2. Lower managerial and professional occupations	18.59	22.71	24.95	15.28
	3. Intermediate occupations	9.39	8.26	9.13	9.00
	4. Small employers and own account workers	6.98	5.48	5.39	4.71
	5. Lower supervisory and technical occupations	7.15	4.18	4.44	5.50
	6. Semi-routine occupations	11.68	8.41	8.75	12.30
	7. Routine occupations	9.07	5.49	5.80	8.43
	8. Never worked and long-term unemployed	3.73	7.99	6.87	11.94
Occupancy rating	Occupancy rating + 2 or more	49.55	22.16	23.68	18.42
	Occupancy rating - 2 or less	2.05	9.77	8.79	11.07
Population density	Density (Number of persons per hectare)	3.45	86.63	99.24	102.13
Qualifications	No qualifications	29.08	22.67	20.08	33.81
	Level 1	16.57	9.84	10.15	14.60
	Below level 2 qualifications	45.65	32.50	30.23	48.42
Household tenure	Owned	68.86	39.69	37.17	22.70
	Social rented, Rented from Council (Local Authority)	13.24	25.28	28.51	15.18
	Social rented, Other social rented	5.95	12.74	12.85	50.73
	Private rented	9.89	20.19	19.98	9.20

Appendix 2: Fenstanton School Data

All figures are percentages shown to two decimal places

		England	Inner London	Lambeth	School
Entitled to free school meals	All data is for primary schools	17.30	38.20	37.00	61.30

School roll: 460

Home languages spoken

English	306	60.47%
French	28	5.53%
Somali	27	5.34%
Yoruba	21	4.15%
Portuguese	15	2.96%
Arabic	14	2.77%
Turkish	13	2.57%
Bengali	10	1.98%
Spanish	9	1.78%
Twi	9	1.78%
Tigrinya	7	1.38%
Albanian	5	0.99%
Urdu	5	0.99%
Fante	3	0.59%
Italian	3	0.59%
Lingala	3	0.59%
Farsi	2	0.4%
Ga	2	0.4%
Polish	2	0.4%
Swahili(Kiswahili)	2	0.4%
Cantonese	1	0.2%
Edo	1	0.2%
German	1	0.2%
Igbo	1	0.2%
Matabelle	1	0.2%
Vietnamese	1	0.2%
Other	12	2.37%