

Cost of Living Crisis Impact on our Residents

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Summary



- Inflation rose by 4.2% in the year to January 2024 (same as December 2023), easing from a high of 9.6% in October 2022 – easing was initially driven by the lowering of the Ofgem energy price, although people are facing higher energy bills again from Jan '24 – Mar '24 the cap will fall again in April '24. Food and non-alcoholic drink prices have risen by 7% in the year to January 2024, down on the previous month but remaining stubbornly high with poorer families most affected by surging food prices as they spend a far greater share of their family budgets on food.
- Inflationary pressures in January 2024 were largely attributed to **higher restaurant/hotel, housing and food prices**.
- According to the ONS, 1 in 25 (4%) adults in the UK said they had [run out of food in the past two weeks](#) and had been unable to afford more when surveyed between 18 October 2023 to 1 January 2024, this is similar to late autumn and winter 2022 (5%). 3% of adults reported [experiencing both heating and food insecurities](#) and were more likely to report both measures if they had moderate-to-severe depressive symptoms (10%), were economically inactive for reasons other than retirement (8%), living in the most deprived areas (7%) and disabled adults (6%).
- Compared to other areas in London and England, Wandsworth residents are relatively better placed to face Cost of Living challenges. But many residents are facing considerable financial hardship.
- Wandsworth Citizens Advice data shows **foodbank referrals have generally continued to rise throughout 2023** with the largest recorded number seen in June 2023. Wandsworth has relatively high levels of food insecurity for one of the less deprived London boroughs. More deprived parts of the borough, particularly Roehampton have limited access to affordable and healthy sources of food.
- **Private rental prices in Wandsworth are among the least affordable** in London, accounting for more than half of resident incomes. On top of this, rental prices across the capital are increasing at a higher rate than the national average.
- **Wandsworth saw the highest residential house sales of all London boroughs** across Jul 2020 – Jun 2021. Mortgages approaching renewal, particularly those fixed below 2% during this period could struggle with the new higher interest rates and repayments. The [Bank of England reported](#) that over the last 12 months, 55% of households with fixed-rate mortgages were taking action by reducing their spending if their fixed term expires in 2024, compared to 38% if it ends in 2027 or later.
- Those on low or fixed incomes are particularly impacted by rises in the Cost of Living - this includes **pensioners** and **disabled people**. Government Cost of Living support has been bolstered with additional payments to low-income households, disabled people and pensioners in 2023 and 2024. Despite this, approximately 3,800 low-income households will not be eligible for the Government payments based on the criteria used.

Details of support available in the borough be found on [Wandsworth Cost of Living Hub](#)

Outline

- Summary
- Drivers & Impacts
- Local Context:
 - Local Economic Context
 - Food
 - Housing
 - Energy
 - Transport
- Who is impacted most?

Data and Interpretation Notes

- This presentation is intended as an overview to deliver higher level context for the Cost of Living situation and focuses on residents.
- The situation is complex and constantly evolving with new data and updates being released all the time, and changing policies. We have listed sources to allow users to obtain up to date information.
- The presentation provides an overview and given the complexity of the issues does not provide a comprehensive view of all Cost of Living impacts and groups at risk.
- This presentation includes baseline figures – it should not be used for monitoring.
- Most up to date available data has been used. In some cases the data may be several years old.
- Please note that not all data is available at sub-borough level e.g. ward or LSOA.

Cost of Living

1. Drivers & Impacts

Inflation

Goods and energy prices have been increasing at a higher rate since early 2021 as economies recovered from the impact of COVID-19 and the Russian invasion of Ukraine added further economic uncertainty and cost pressures.

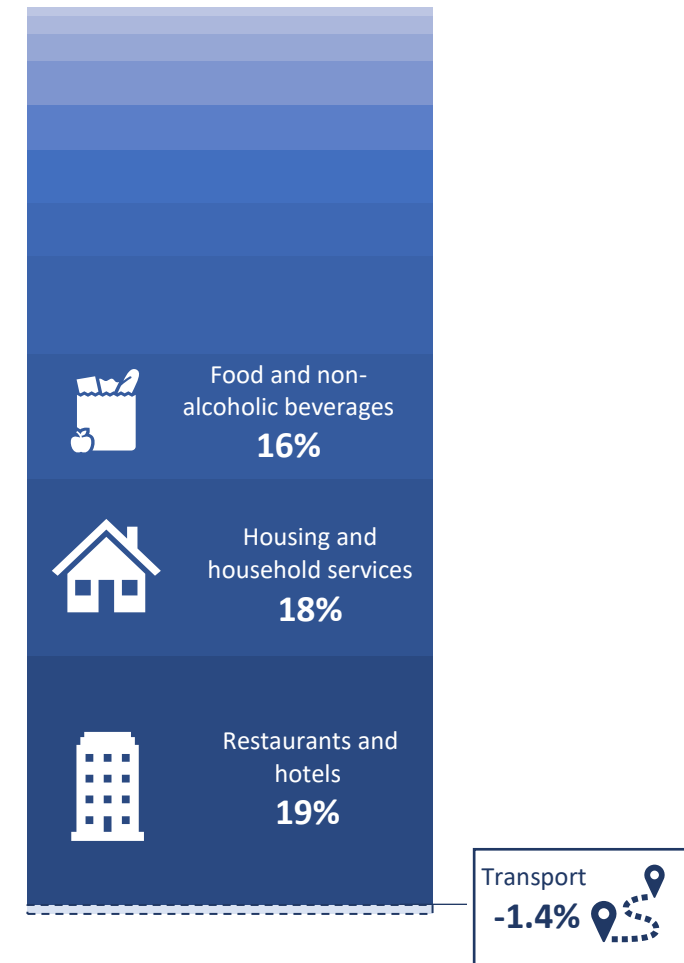
The [Consumer Price Index \(CPIH\)](#) rose by **4.2%** in the 12 months to January 2024 (the same as December 2023), easing from a 40-year peak of 9.6% in October 2022.

The easing was initially driven by the **lowering of the Ofgem energy price cap** resulting in lower prices for gas and electricity. From 1 January 2024, the bill for a typical household who use gas and electricity and pay by Direct Debit went up by £94 per year to £1,928 the cap is **due to go down to £1,690 in April 2024**. Rising motor fuel prices between July and September prevented further easing of inflation, but prices began falling again between October and January 2024.

The **largest contributions** to the annual CPIH inflation rate in December 2023 came from **restaurant and hotels** and **food and non-alcoholic beverages**. Although food and non-alcoholic beverages are still increasing the annual rate has eased for the ninth consecutive month to 8% in December 2023 from 19.2% in March 2023.

**ONS reports that CPIH is the most comprehensive measure of inflation as it includes owner occupiers' housing costs and Council Tax.*

Contribution to CPIH percentage change over 12 months to January 2024 (ONS, 2024)



Key Drivers of Inflation



Food

Food prices rose by 8% in the 12 months to December 2023. This was the ninth consecutive month of falls in food inflation, down from 9.2% in November and a recent high of 19.2% in March 2023, which was the highest annual rate seen for over 45 years. Since the [food foundation began tracking prices](#) in April 2022, a weekly basket of food for an individual has increased by between £9.80 and £11.97. In the [food foundation survey tracking food insecurity](#) conducted from 9th – 16th January 2024 14.8% of households reported experiencing food insecurity (down from 17% in June 2023) and households with children reported higher levels of insecurity (20%) than those without children (12.7%), particularly those with pre-school children.



Housing

Landlords leaving the market to sell their properties during the post-pandemic housing sale boom and renters re-entering as London recovers from the pandemic has pushed up private rental prices. In London, [private rents increased by 6.8% in the 12 months to December 2023](#), its highest annual rate since the London data series began in January 2006. The asking **rent for properties new to the market was lower for inner London for the latest quarter (3.4% in Inner London in Q4 of 2023)**. Interest rate hikes are leading to higher mortgage rates – the costs of which could further impact stretched homeowners, and private renters as landlords pass on costs. A YouGov survey conducted on behalf of the Mayor of London in October 2023 reported that 33% of Londoners may struggle to meet mortgage payments.



Energy

Attributed largely to supply/demand issues and the impact of the Russian invasion of Ukraine, wholesale energy prices increased rapidly from the second half of 2021. The Energy Price Guarantee (EPG) was introduced on 1 October 2022 to protect households from rocketing prices. However, on 1 July the Price Cap fell below the EPG, meaning for most the EPG no longer applies. The cap in October 2023 was £1,834 and increased to £1,928 in January 2024, but is [set to go back down in April 2024 to £1,690 \(-15%\)](#). As these are below the EPG it will not be used to set maximum prices again before it ends in March 2024. Households on prepayment energy meters will [no longer face higher costs than direct debit customers](#) as the Government announced scrapping the prepayment premium. In September 2023 it was also confirmed that [energy suppliers have been banned from forcibly installing prepayment meters](#) for people over 75 with no support in their house and homes with children aged under 2.



Transport

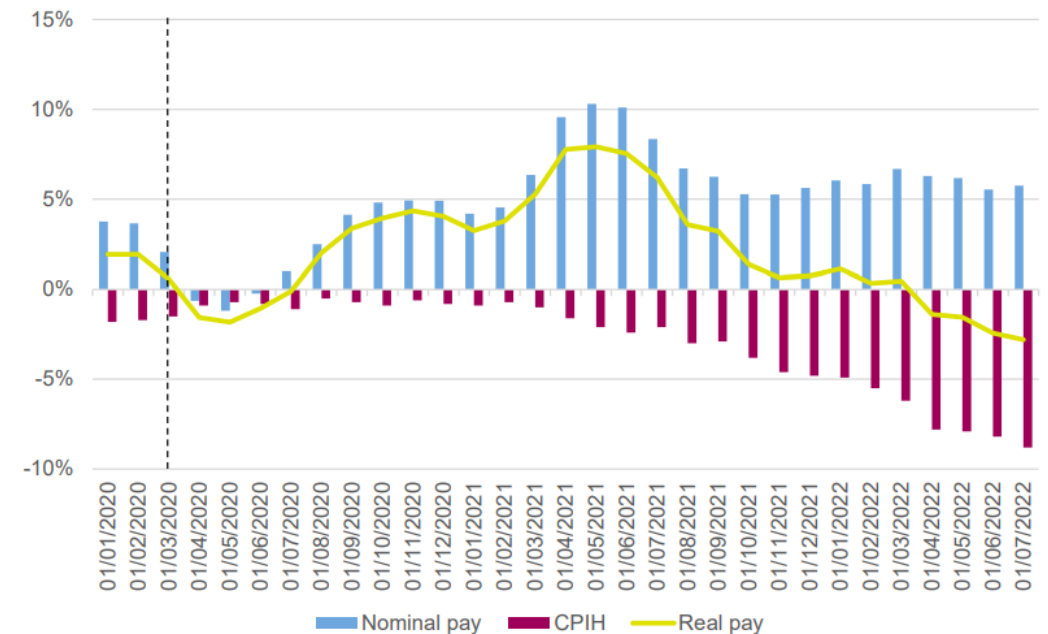
Overall motor fuel prices fell 10.8% in the year to December 2023, compared with a fall of 10.6% in the year to November 2023. The [cost to fill up a petrol family hatchback](#) was approximately £86 at the beginning of October and has fallen to approximately £77 in January 2024. The cost of filling up the equivalent car with diesel has seen a similar decrease going from approximately £89 at the beginning of October to £81 in January 2024.

The London Picture

- **Food** is one of the largest pressures pushing London's inflation above the national average.
- **Londoners** continue to **spend a larger share of their income on housing** compared to UK – on average, [rent for a one-bedroom dwelling](#) accounts for 46% of gross pay in London compared to 25% in England.
- Across the UK and in London **real wages have decreased** as inflation increases. A research briefing by the House of Commons library on [Average earning by age and region](#) indicates that London saw the second largest fall in median full-time earnings (-12%) over the period 2008-2023 after adjusting for price inflation.
- Pay growth in London has tended to be strongest in the best-paid sectors (e.g. Finance, Media, IT) and lower-paying sectors have seen slower growth, **reinforcing income inequalities**.

Real median pay growth in London, broken down into nominal pay and inflation

Decomposition of real median pay in London, % annual change
Effect from nominal pay change and CPIH inflation, to July 2022

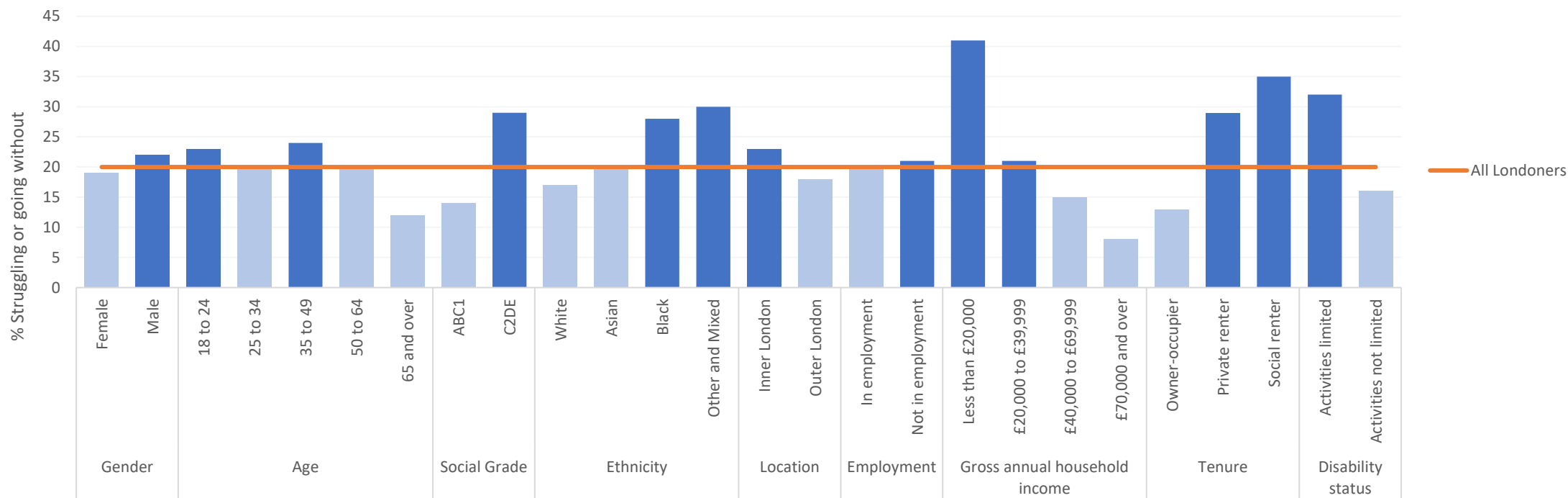


Source: HM Revenue and Customs - Pay As You Earn Real Time Information, ONS.
Note: March 2020 indicated by dotted line. Inflation measure does not account for region-specific housing costs. Sign of inflation rates has been reversed (higher inflation rates are associated with lower real pay growth).

Source: [GLA, August 2022](#)

Impact on Londoners

When asked to describe their financial situation, **lower-income, renting, disabled, unemployed** and Londoners from some **ethnic minorities** were more likely to report that they were struggling or going without* in December 2023. The two categories where we saw an increase in reports of struggling financially from June 2023 to December 2023 are those 65+ and the C2DE Social Grade, although those aged 65+ are the age group that has reported struggling the least overall.



*going without their basic needs and/or relying on debt to pay for basic needs or struggling to make ends meet

Source: [YouGov, December 2023 \(poll commissioned by GLA\)](#)

Impact on Health & Wellbeing

- Wandsworth has a relatively young, physically active population that are generally in good health.
- Worry about the Cost of Living has the potential to negatively impact the mental health of many residents, particularly on the heels of the COVID pandemic with ongoing NHS challenges.
- Financial pressures and strains have the potential to increase the instance of domestic abuse and economic abuse (whereby a victim is restricted from accessing finances, goods and services).
- Food insecurity, consumption of less nutritious food and hunger could have a detrimental impact, particularly in children.
- Living in a cold home is associated with poor health outcomes and an increased risk of morbidity and mortality for all age groups – [certain groups are more vulnerable](#) including those with respiratory and cardiovascular conditions, disabled people, older people and children.
- Not all who are vulnerable will be in contact with health and care services - older people living alone are at particular risk of being isolated – [37% of those aged 66+ in Wandsworth live alone](#).

Impact on Children

- Estimates of **children living in low-income families in Wandsworth** range from **8,200 before housing costs** to **17,200 when housing costs are taken into account** (2021/22).
- Local data indicates there are 11,100 children living in households in receipt of Council Tax Reduction and/or Housing Benefit in December 2023 - these households have higher average arrears than households without children* with just under three quarters being 1 child (40%) and 2 children (32%) households.
- Food insecurity, consumption of less nutritious food and hunger could have a detrimental impact on child growth and development – in June 2023, **23.4% of households in the UK with children reported experiencing food insecurity** compared with 14.8% of households without children.
- Lack of sufficient nutrition (quantity or quality) during critical parts of early life may cause immediate effects such as lack of concentration which has a knock-on effect on education but also **lasting changes to a child's development which affect later life such as obesity, dental decay and stunted growth**.
- Children **can emotionally harbour the stress and anxiety of their parents** in the face of the Cost of Living crisis affecting mental health.
- Financial pressures have the potential to increase the exposure of children to domestic abuse in family settings and there are concerns that the Cost of Living **could draw more children and young people into criminal activity**. City Hall analysis shows a **strong link between serious youth violence and Londoners affected by deprivation, poor mental health and poverty**.

* Of those households in receipt of CTR and/or HB; **Source: Low Income Family Tracker (Policy in Practice), December 2023; Figures rounded to the nearest 100**

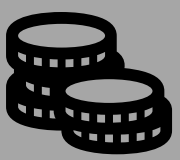
Impact on Disabled People

- Comparatively low incomes, combined with significant ‘extra costs’ leave disabled individuals and households particularly vulnerable to the rising cost of living. They have a much smaller ‘buffer’ to absorb any unexpected increase in prices of goods and services.
- The financial challenges faced by disabled households due to the rising Cost of Living are particularly acute as two of the [key commodities which have been driving the increase in inflation](#)—energy and food—make up a disproportionate share of the disabled household consumption.
- With respect to energy, disabled people with limited mobility often require [greater levels of household heating to stay warm](#). Warmer homes might also be required to cope with the side effects of certain treatments.
- Disabled people who rely on assistive technologies use comparatively more electricity.
- Some disabled people have [difficulties preparing food](#), leading to increased reliance on [convenience food](#), which is comparatively more expensive than preparing meals from raw ingredients. Condition-specific specialist diets are also more costly.

Source: [House of Lords Library, December 2022](#)

Cost of Living

2. Local Context



Local Economic Context



The median earnings of Wandsworth residents ranks top of all local authority districts nationally.

Compared to London and England, Wandsworth also has a lower economic inactivity rate, unemployment rate, claimant rate, and proportion of the population on universal credit.

	Wandsworth	London	England
Median Annual Gross Pay (2023)	£50,742	£41,853	£35,004
Economic Inactivity (16-64) (Oct 22 - Sep 23)	11.4%	21.5%	21.2%
Unemployment Rate (16+) (Oct 22 - Sep 23)*	3.4%	4.8%	3.7%
Claimant Rate (16+) (Dec 23)*	3.4%	5.0%	3.7%
People on Universal Credit (16-65) (Oct 23)	10.3%	16.2%	15.0%

*numbers are as a proportion of the economically active population
[See DataWand for further local economic context](#)

Cost of Living Vulnerability Index

Wandsworth Relatively Less Vulnerable than other London Boroughs



Wandsworth, has the **4th lowest** Cost of Living Vulnerability Index score in London and a ranking of **98th lowest out of 307** in England.

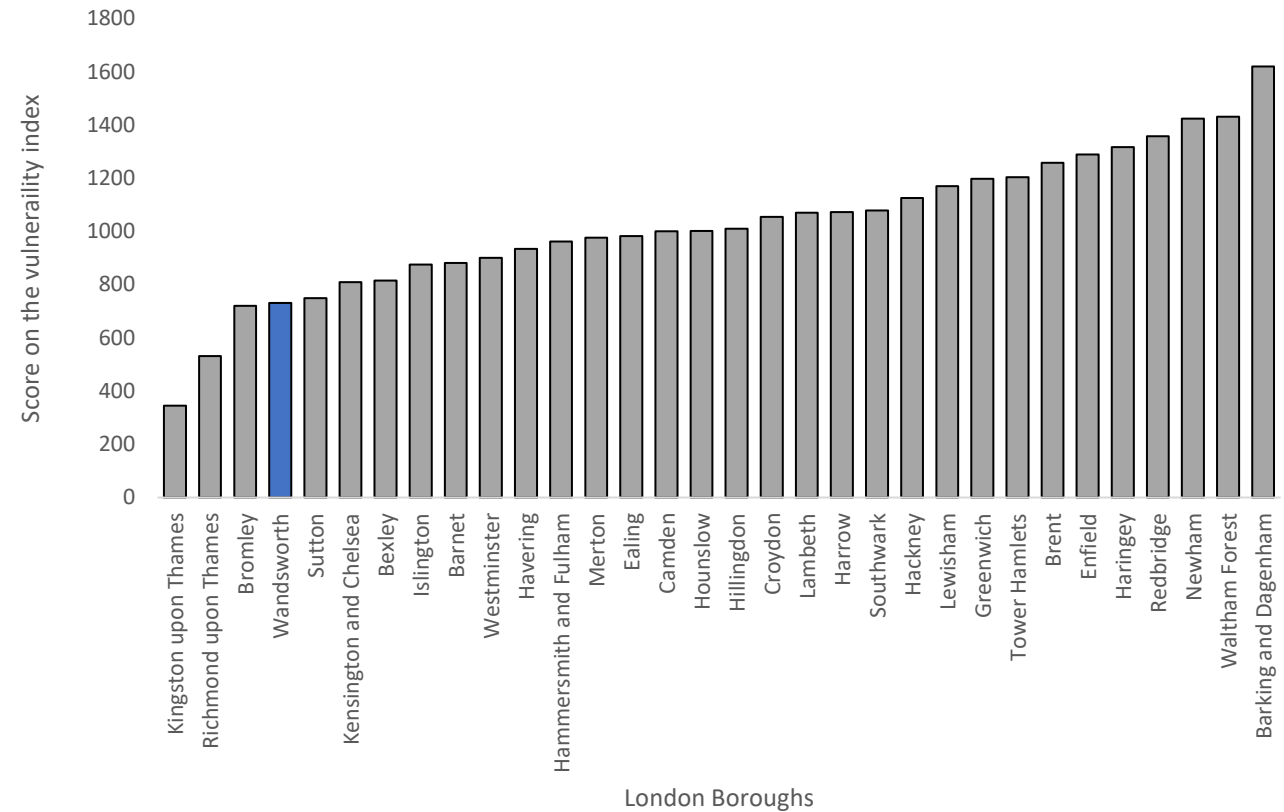
For Wandsworth, the Cost of Living Vulnerability Index score **improved** from 827 in April 2022 to **731** in September 2022.

This Index is based on multiple poverty-based and work-based vulnerability indicator rankings (fuel poverty, claimant count, food insecurity, low pay, child poverty, economic inactivity) for each local authority. Created by the [Centre for Progressive Policy](#).

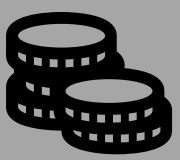
Higher scores indicate an area's relative risk of more people being pulled into poverty, and relative risk of those already hard up being pushed into destitution. This is a relative measure.

Despite this, many Wandsworth residents are facing great financial hardships due to increased costs.

The updated Cost of Living Vulnerability Index (September 2022) for London Boroughs



Source: Centre for Progressive Policy - Cost of Living Vulnerability Index



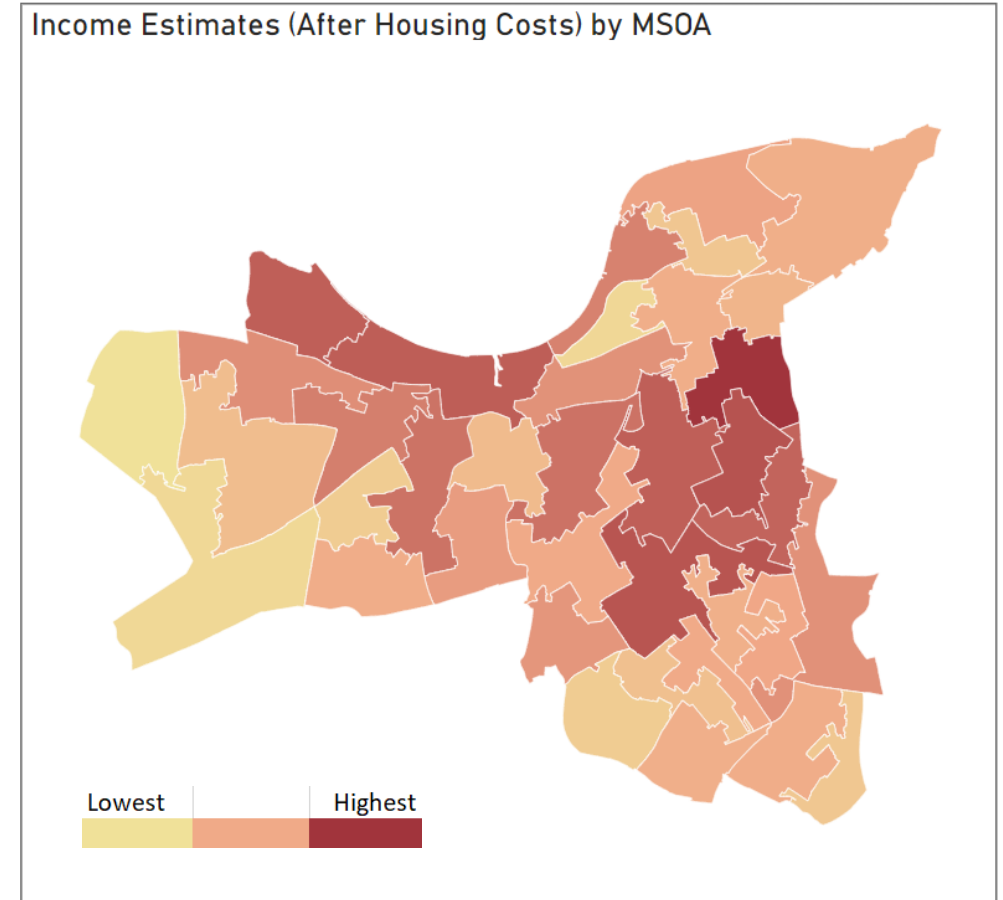
Model-based Income Estimates for Households after housing costs

£38,730

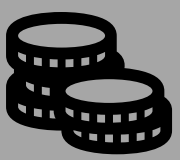
The **average estimated net annual income after housing costs (AHC)** for small areas (MSOAs) across Wandsworth in 2020

These income estimates are equivalised which considers the household size and composition and makes it easier to compare income across households. It acknowledges that, for example, two people do not need double the income of one person to have the same living standards.

- MSOAs with the **HIGHEST** estimated income (AHC) are:
 - Clapham Common West - £54,400
 - Nightingale Lane - £50,200
 - Springfield - £49,900
- MSOAs with the **LOWEST** estimated income (AHC) are:
 - Roehampton North West - £23,000
 - Roehampton South & Putney Vale - £25,400
 - York Gardens - £25,700



*Data published for 2011 Middle Super Output Areas (MSOAs) only - not available at Ward level.
Source: [Office for National Statistics, 2020](#)



Income Deprivation

35,500

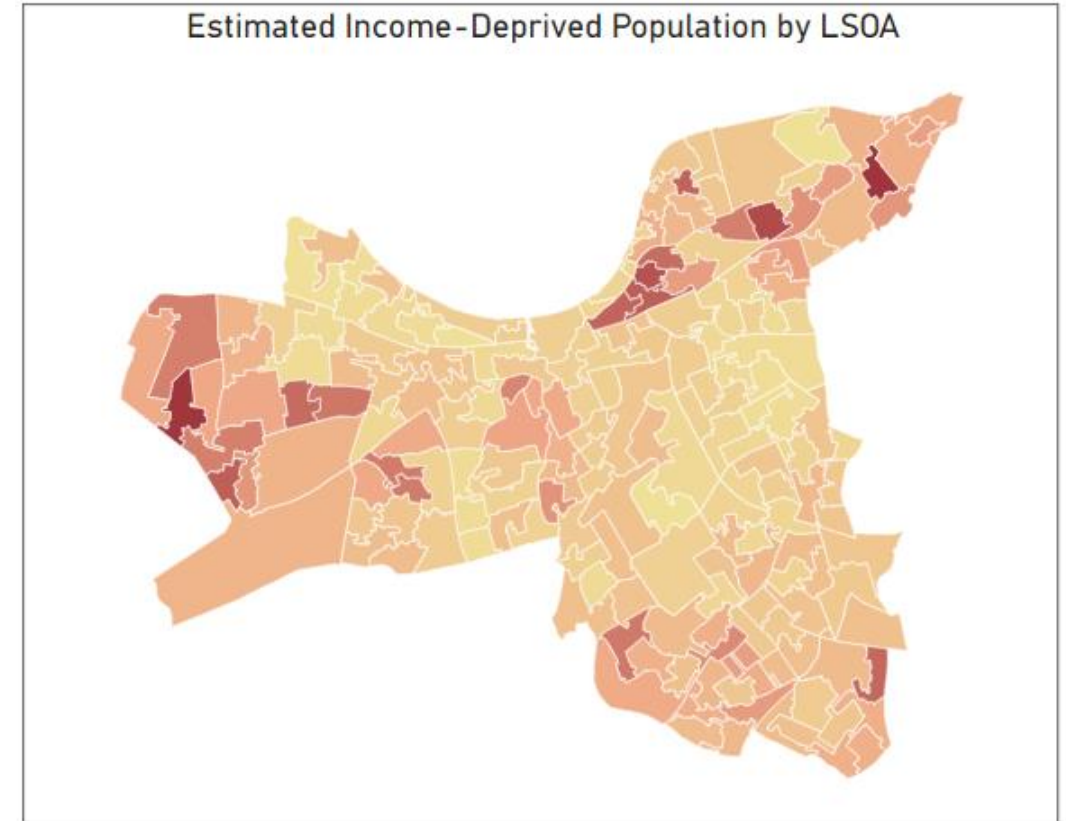
affected by **income deprivation**
in Wandsworth, 2021*

Income deprivation is estimated to affect 11% of the borough's population. Overall, Wandsworth is within the 50% least income deprived local authorities nationally and is the ninth least income deprived in London.

More income deprived areas include York Gardens, Latchmere, Nine Elms & Patmore and Roehampton.

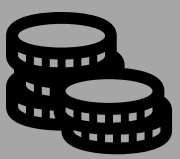
Without taking housing costs into account, income deprivation is estimated to affect 9,200 older people (60+) and 8,500 children (0-15) in the borough*.

*Percentages from the English Indices of Deprivation 2019 were applied to the local population (Census, 2021) to estimate the number affected – rounding to nearest 100.



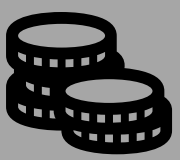
Source: [MHCLG, 2019](#)

Additional information: [Wandsworth Deprivation Report and Dashboard](#)



Low Income Households

- **Lower incomes households** will continue to **spend a greater proportion** of their household income **on essentials** such as energy, food and housing.
- In London, [housing costs push the proportion of people living in low-income households up](#) from 14% to 25%.
- Lower paying sectors have experienced slower pay growth that has not kept up with inflation.
- Some low income households are concentrated in parts of the borough with low public transport accessibility so might be spending more on motoring costs.
- Low income households are often subject to a “poverty premium” - the extra costs people on low incomes and in poverty pay for essential products and services.
- Poverty premiums exist on non-standard billing arrangements, higher insurance premiums, paying to access cash and high cost credit.
- The pattern of income deprivation can also be found in the pattern of those claiming Unemployment Benefits, Universal Credit and Housing Benefit.



Universal Credit



20,397

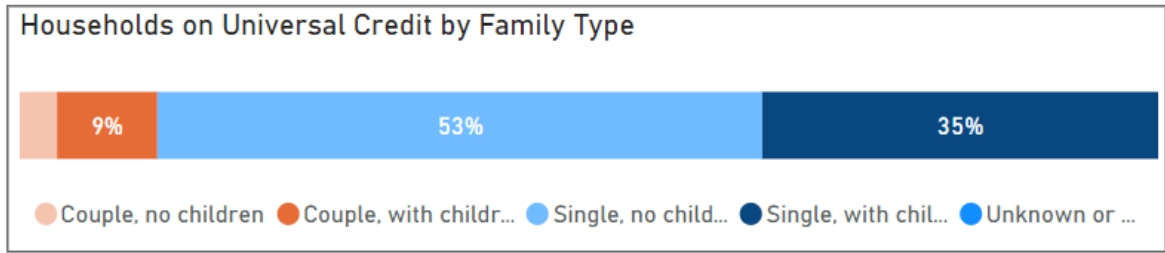
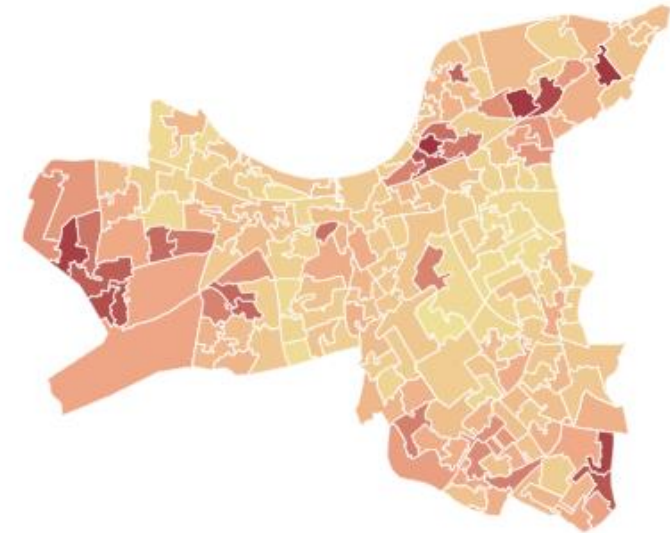
households in receipt of Universal Credit, November 2023

Approximately 15% of households in Wandsworth.

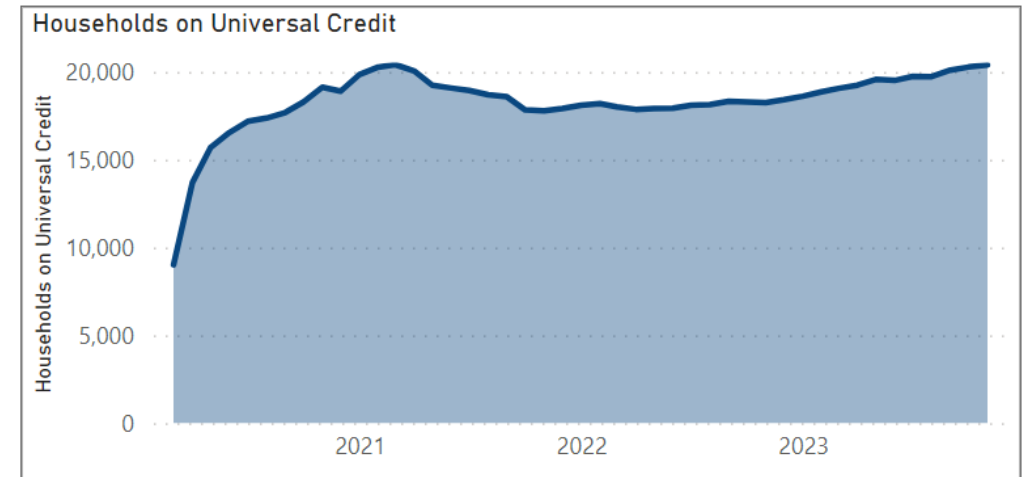
Most working age people must apply for Universal Credit (UC) if they need help with rent rather than making a new claim for Housing Benefit – the migration of housing benefit and other ‘legacy’ benefits could be a factor affecting the continued higher number of UC claimants.

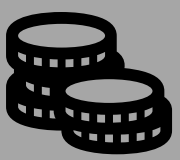
Areas with higher numbers of households receiving UC are generally **more income deprived** with more households in parts of **Roehampton, Furzedown, Battersea Park, West Hill, Totting Broadway** and **Falconbrook**.

Households on Universal Credit by LSOA



Source: DWP, February 2024 (via Stat-Xplore) - [interact with the data via the DataWand Cost of Living dashboard](#)





Housing Benefit



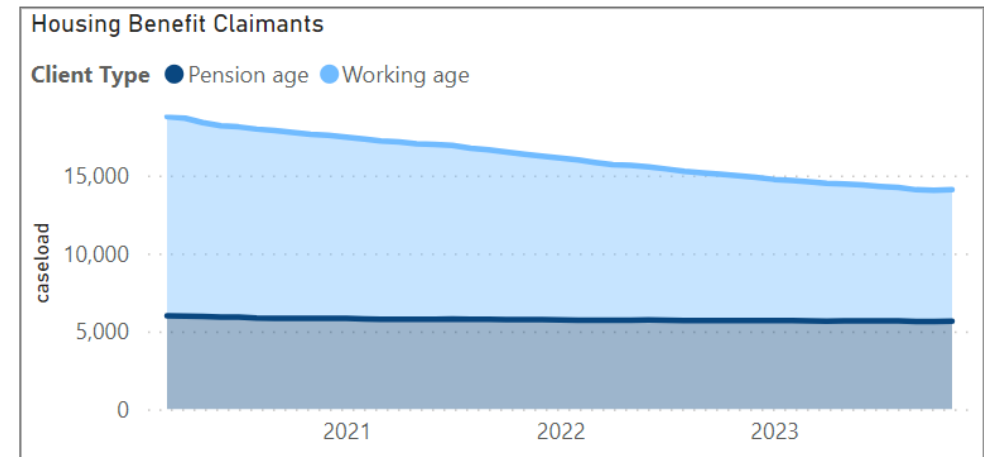
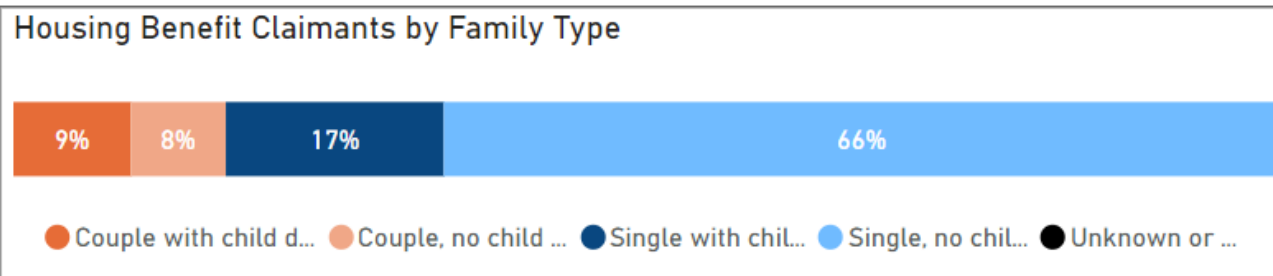
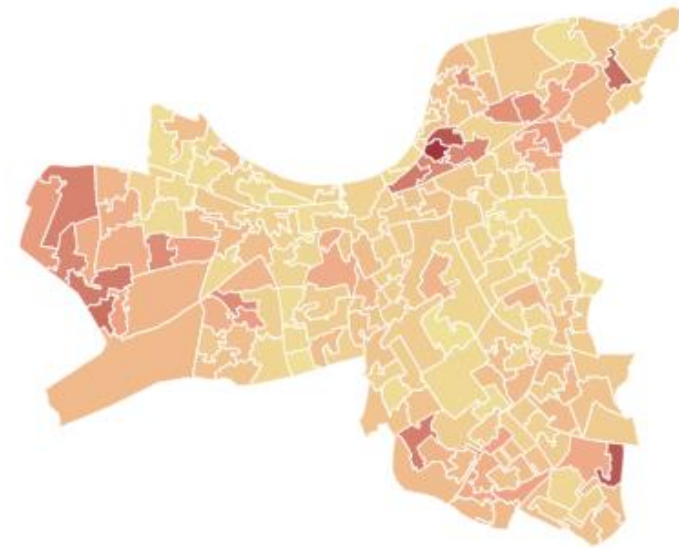
14,084

Housing Benefit claimants,
November 2023

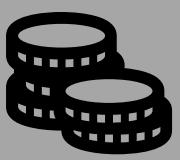
Approximately 10% of households in Wandsworth.

Areas with higher numbers of households receiving Housing Benefit include **Roehampton, Falconbrook, Battersea Park, Tooting Broadway** and **Furzedown**. The [pattern reflects that of income deprivation affecting older people](#) – explained by the changing eligibility requirements and consequent change in demographic.

Housing Benefit Claimants by LSOA



Source: DWP, February 2024 (via Stat-Xplore) - [interact with the data via the DataWand Cost of Living dashboard](#)

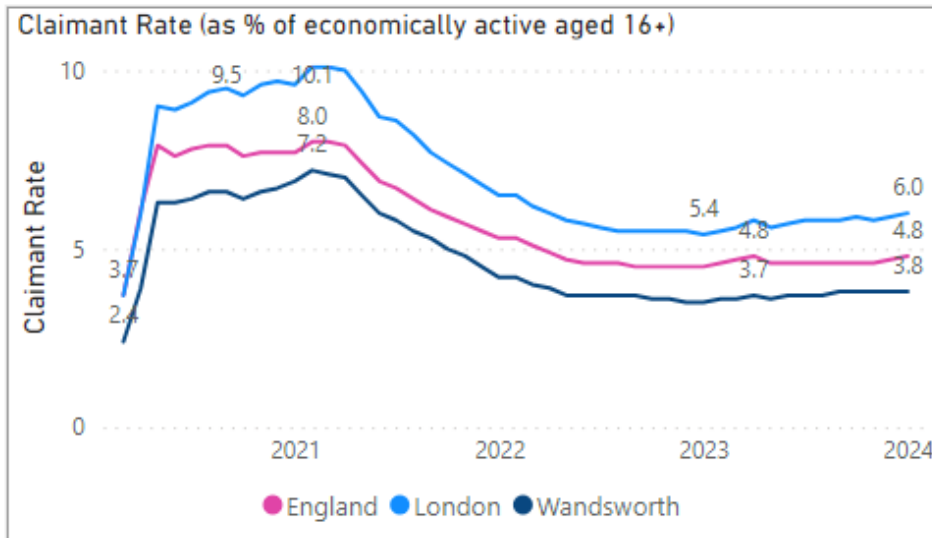


Unemployment Related Benefit

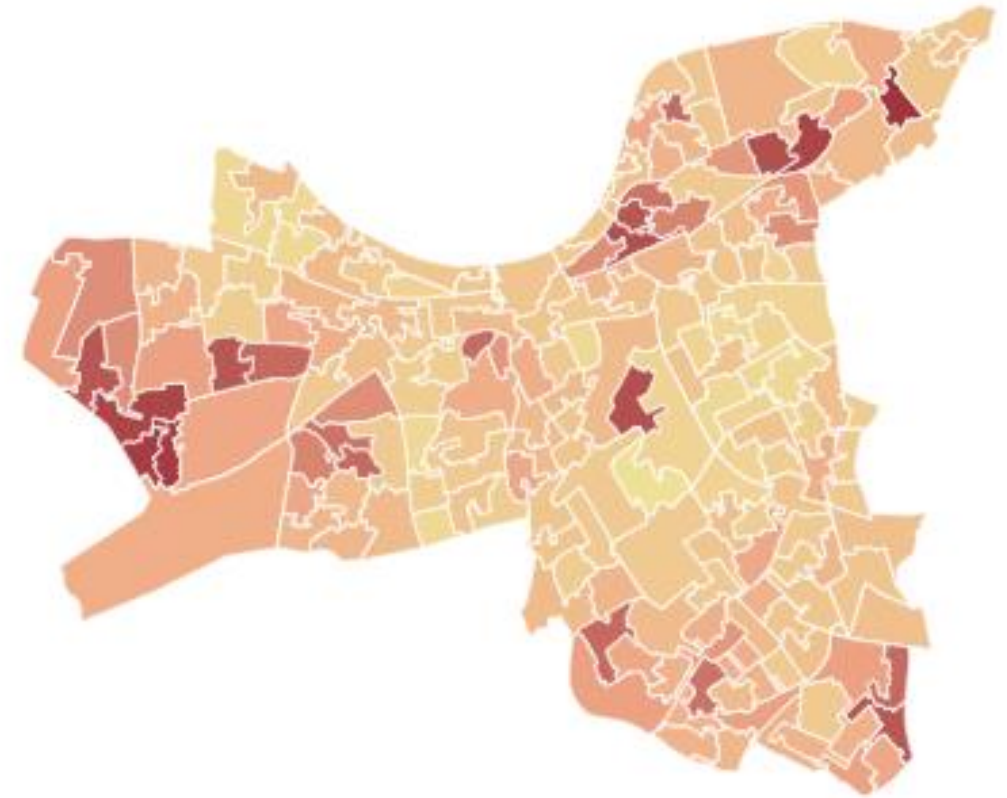
8,265

Claimant Count (people in receipt of unemployment related benefits)*, January 2024

More income deprived areas generally have higher numbers claiming unemployment related benefits with more claimants in parts of **Roehampton, Furzedown, Battersea Park and West Hill.**

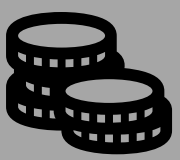


Claimant Count by LSOA



*Claimant count includes all Universal Credit claimants who are required to seek work and be available for work, as well as all JSA claimants.

Source: DWP, February 2024 (via NOMIS) - [interact with the data via the DataWand Cost of Living dashboard](#)



Based on those low-income families **claiming Housing Benefit or Council Tax Reduction** from Wandsworth Council:



An estimated 2,500 households have a monthly cash shortfall once all outgoings are considered and around 800 of these already have arrears with the council (inc. Council Tax, Rent and Housing Benefit overpayments). The number of households with a monthly cash shortfall rose to almost 2,900 in May 2023 and fell in the latter half of 2023 to remain around the 2,500 mark for the last three months*. Currently predicted to be around 13% of the low-income households with more households in Roehampton and Falconbrook wards.

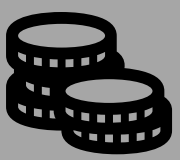


Overall, around 5,600 households have arrears with the council in December 2023 with no change on the previous month (Nov 2023), this is down from a high of around 6,000 in March 2023*:

- **Couples with children are more likely to have arrears** than other household types and have **higher average arrears**
- Almost a **third of private tenants are in arrears** with the council, with the **highest average arrears of any tenure**
- **Working households are more likely to have arrears** – 59% of working households are in arrears compared to 15% of all low-income households

Source: Low Income Family Tracker (Policy in Practice), December 2023; Figures rounded to the nearest 100

** These trends can be affected by households entering and leaving the system each month*

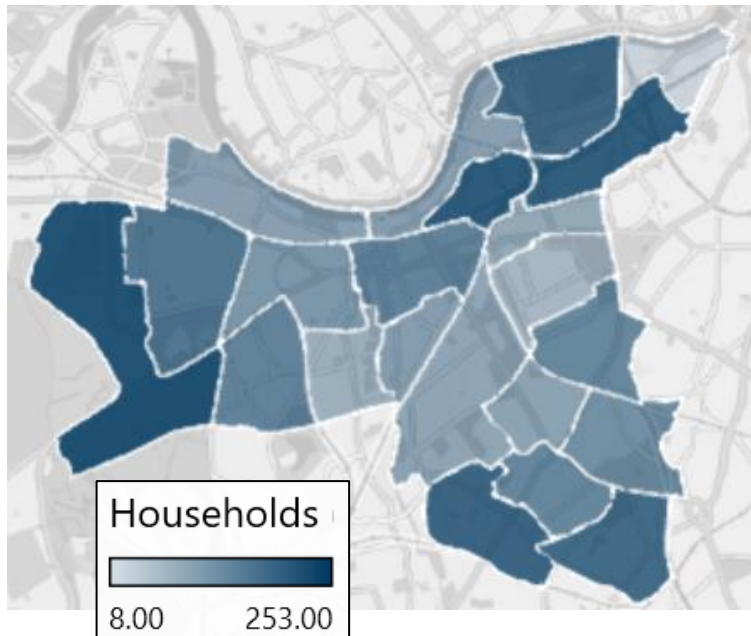


LIFT: Low Income Family Tracker National Cost of Living Payments

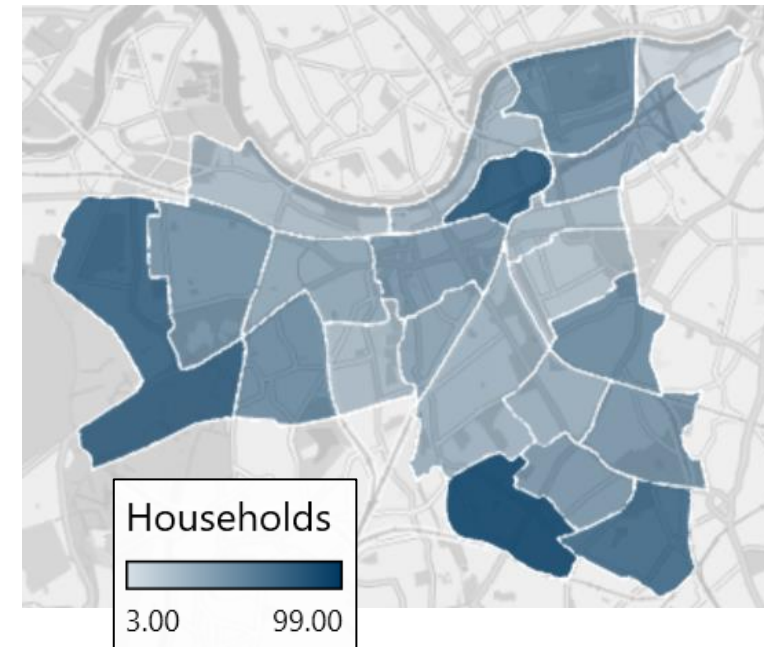
Since 2022, the Government has made various Cost of Living payments to households in receipt of [certain benefits](#). However, due to eligibility criteria there are **low-income households that will have missed out on this support**.

Based on those low-income **families claiming Housing Benefit or Council Tax Reduction** from Wandsworth Council:

An estimated **3,842*** households in December 2023 may not have been eligible for the £900 Cost of Living Payment



An estimated **1,503*** households in December 2023 may not have been eligible for any Cost of Living Support Payment



*Source: Low Income Family Tracker (Policy in Practice), December 2023 *Includes some out of borough properties*

Wandsworth Citizens Advice (CA)



Clients visiting citizens advice for cost of living related issues was highest in **October 2023**. There is a general upwards trend for the number of clients presenting with cost of living issues with the total for 2023 being +62% above 2020.



Clients with **Council tax arrears issues*** presented to Citizen's Advice were lower in 2020/2021 then have been on an upwards trajectory since March 2022 ,with October 2023 being +42% above October 2019.



The number of Food bank clients tripled at the beginning of the pandemic and has been increasing ever since with the largest number of clients in June 2023 (142 clients).



Fuel vouchers issued in Wandsworth generally climbed through 2022 to a peak in March 2023 (34) although there was a drop in summer 2023 the number of vouchers has remained higher and has begun climbing again.



Those with **disabilities or long-term health conditions** made up a smaller proportion of clients presenting with CoL issues in Dec 2023 (64%) compared to Dec 2022 (73%), this is still just above the average of 62% across 2019/20.



Single residents without children make up the same number of clients as all the other client types combined (inc. single with dependent child, couples and couples with dependent children)

NOTE: Trends in Citizen's Advice data can reflect the capacity of the service rather than need. Citizens Advice have identified around 70 key issues that are cost of living based and track the number of clients that are affected by them (includes benefits/tax issues, food banks, charitable support and fuel debt issues amongst others). Data provided goes to December 2023.

*A single client can present with more than one issue



Council cost of living related data



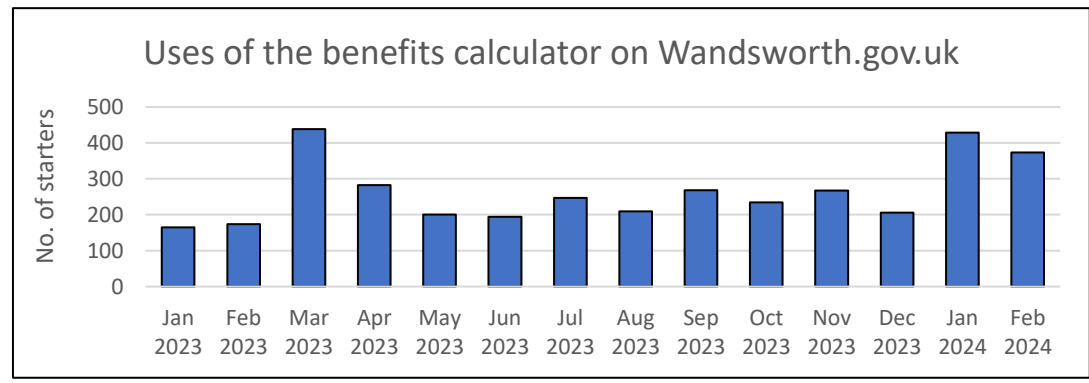
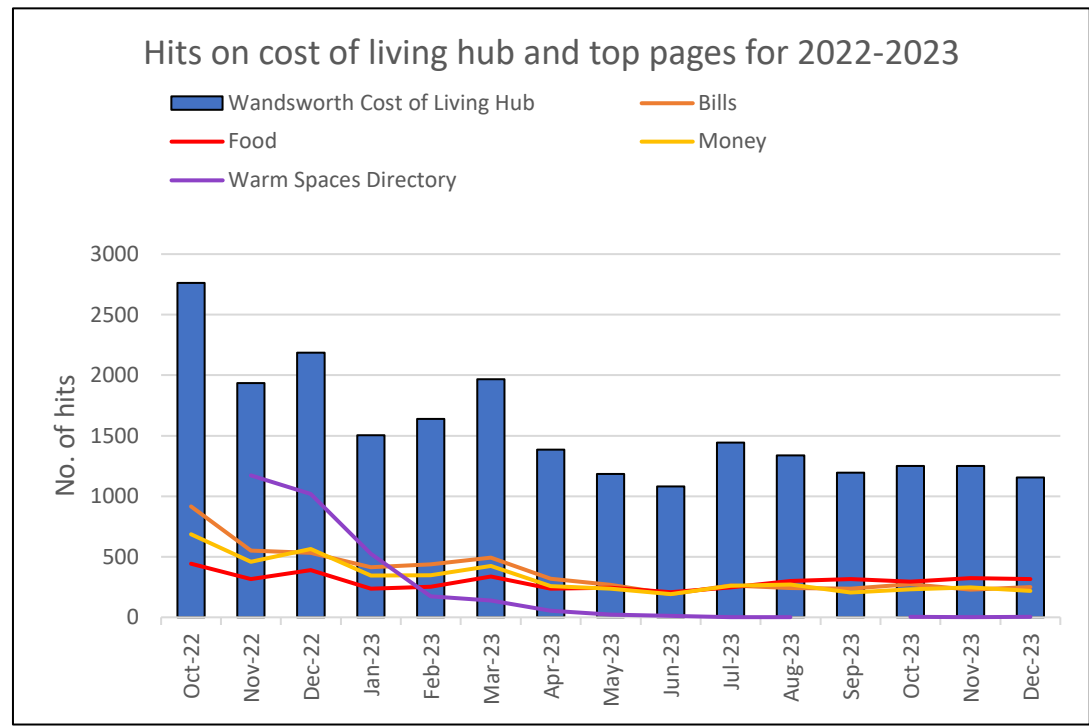
Visits to the Wandsworth Cost of Living Hub Webpage were highest when it launched in October 2022 and the hub has since maintained over 1,000 visits per month. In August 2023 hits on pages relating to food rose above the pages relating to finance and have remained higher.



The usage of the Wandsworth Cost of Living Support Calculator was almost as high in January 2024 as it was during the previous peak in March 2023 and the usage has remained high in Feb 2024.



As part of the warm packs scheme (aimed at households with an EPC rating D or below and an income of £30k or below) approximately 2,100 warm packs have been distributed between January 2023 and February 2024.





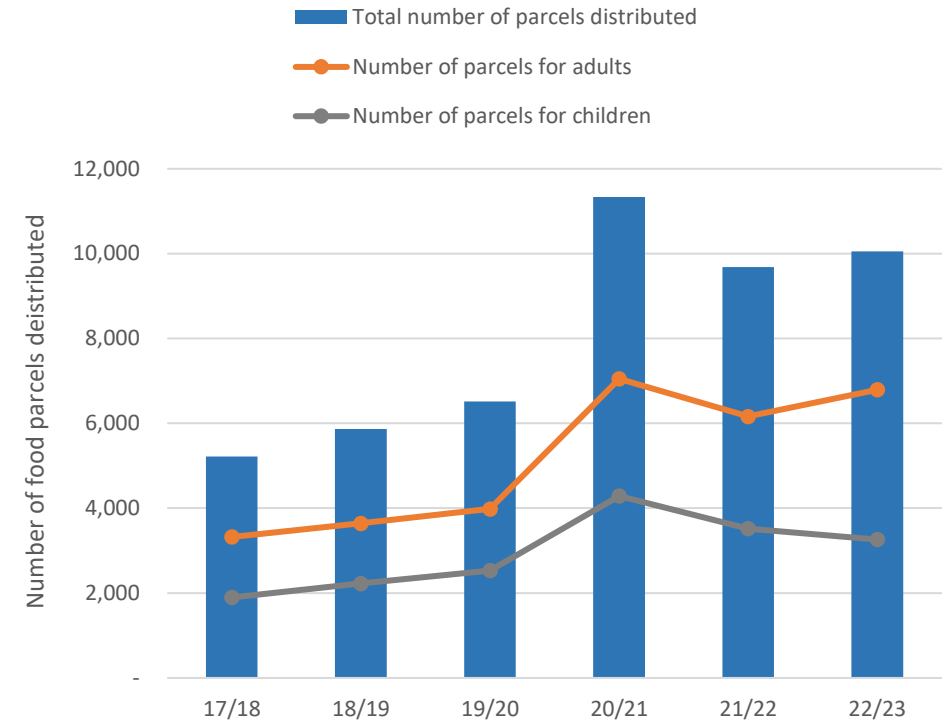
Food – Local Food bank data

10,052

Number of Trussell Trust food parcels distributed from Wandsworth centres in 2022/23

- The number of distribution centres operating in Wandsworth has risen from 5 in 2018/19 to 7 in 2022/23.
Note: Linked to the distribution centre location rather than recipients' residence, so if a Lambeth resident receives a parcel from Wandsworth, the parcel is recorded in these statistics under Wandsworth.
- The number of parcels distributed from Wandsworth centres has increased by +54% in 2022/23 in comparison to pre-pandemic (2019/20).
- Over two thirds of the parcels (68%) are for adults.

Food parcels distributed by the Trussell Trust from Wandsworth centres over the last six years

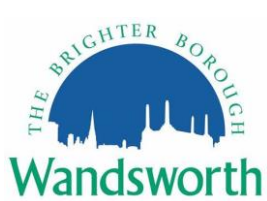


* The Trussell Trust statistics are a measure of volume rather than unique users. For example, if a family of three were referred to a food bank twice in one year, this would count as six supplies on the system because it would reflect six instances of a supply going to someone in the household.

Source: [Trussell Trust end of year statistics](#)



Food – Food Insecurity



36,930

Number of adults who could be experiencing **food insecurity***

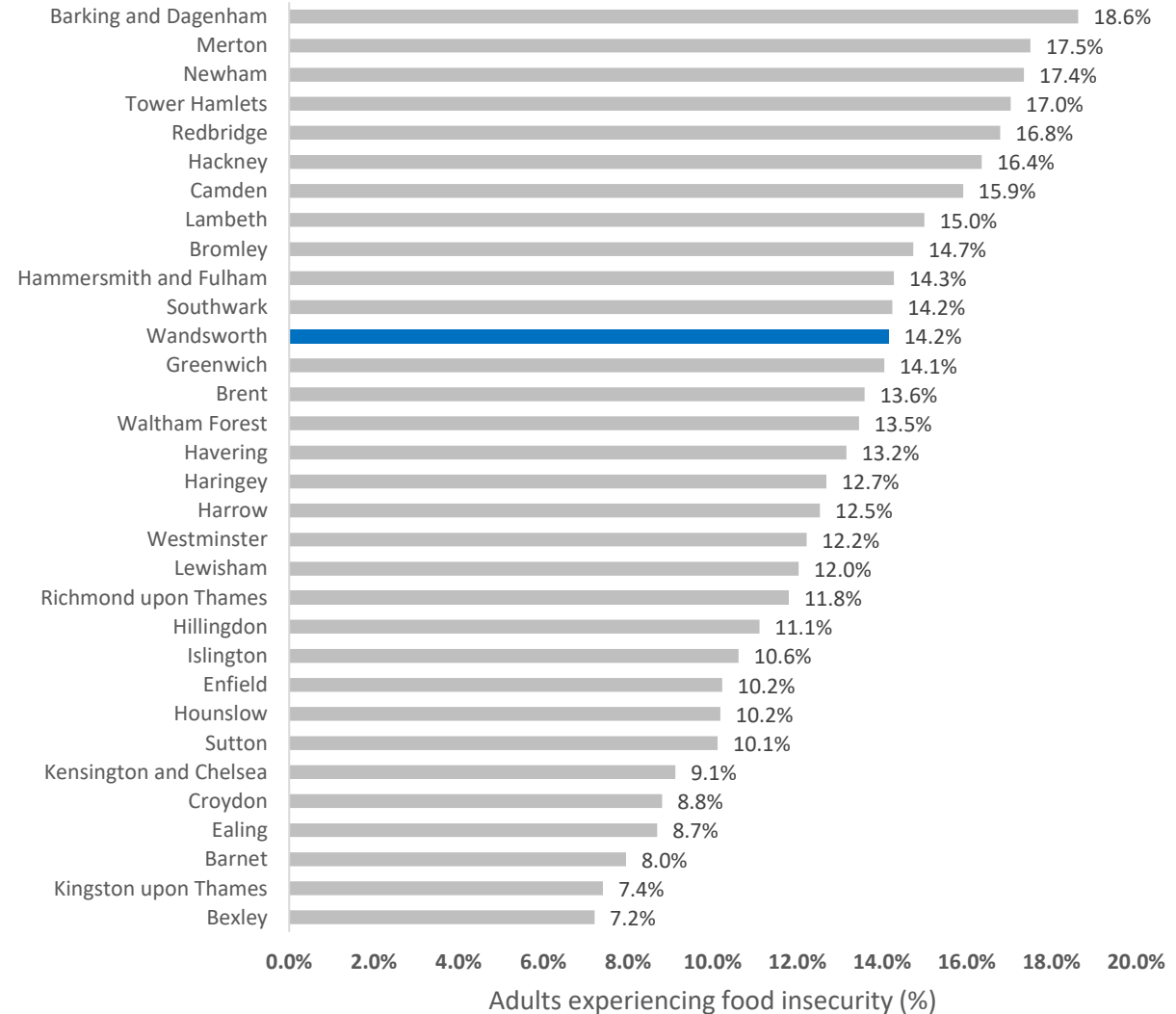
An estimated 14.2% of adults experience food insecurity in Wandsworth - the **12th highest** ranking across London.

According to [survey data](#) from a Food Foundation survey that was conducted by YouGov in Jan 2021, in Wandsworth:

- 5.8% (15,130) adults suffered from **hunger**
- 14.2% (36,930) **struggled** to access food
- 14.6% (38,030) **worried** about not having enough food

*Percentages from the 2021 survey were applied to the 18+ population ([GLA projections, 2021](#)) to estimate the number of adults affected - rounding to nearest 10.

Percentage of all adults experience food insecurity



Source: [Centre for Progressive Policy](#) – cost of living vulnerability index



Food – Priority Places for Food Index



34,321*

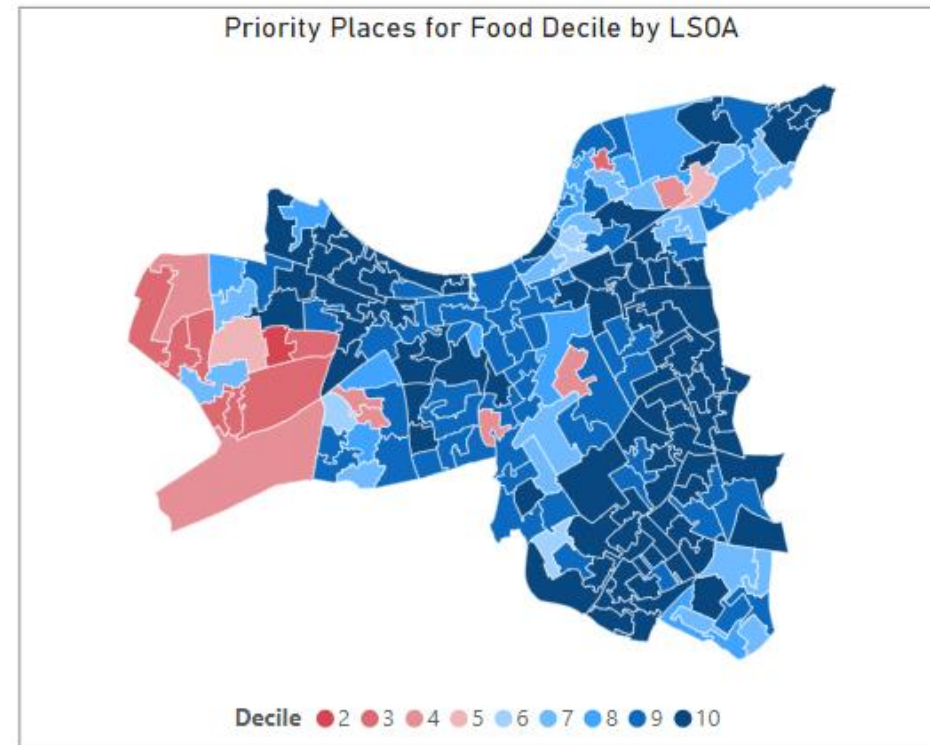
Estimated number of people potentially without access to cheap, healthy and sustainable sources of food.

estimates from version 2 of the index (Jan 2024), because of [data changes](#) it is recommend that comparisons are **not made between this versions and that published in Oct 2022.*

The **Priority Places** for Food Index aims to identify neighbourhoods across the UK that are most vulnerable to increases in the Cost of Living through **lack of accessibility to cheap, healthy, and sustainable sources of food**. It combines data on proximity and accessibility of food shops, availability of online deliveries, socio-demographic characteristics and other factors to produce the overall index.

The lowest deciles are most at risk and the highest deciles least at risk. Most areas within the bottom five deciles across Wandsworth are in the **west of the borough** – covering most of **Roehampton** and some areas in **West Putney** and **West Hill**. **Battersea Park** also has a number of areas within the bottom five deciles.

Priority Places for Food Index Version 2 (January 2024)



The data for this research have been provided by the Consumer Data Research Centre (CDRC), an ESRC Data Investment. Funding references ES/L011840/1; ES/L011891/1. The Priority Places for Food Index was developed by the CDRC at the University of Leeds in collaboration with Which? See the link below for more information.

Source: [Priority Places for Food Index, 2024 \(via CDRC\)](#) - [interact with the data via the DataWand Cost of Living dashboard](#)



Food – Free School Meals



9,236

Pupils known to be eligible for **Free School Meals 2022/2023***

Source: Department for Education

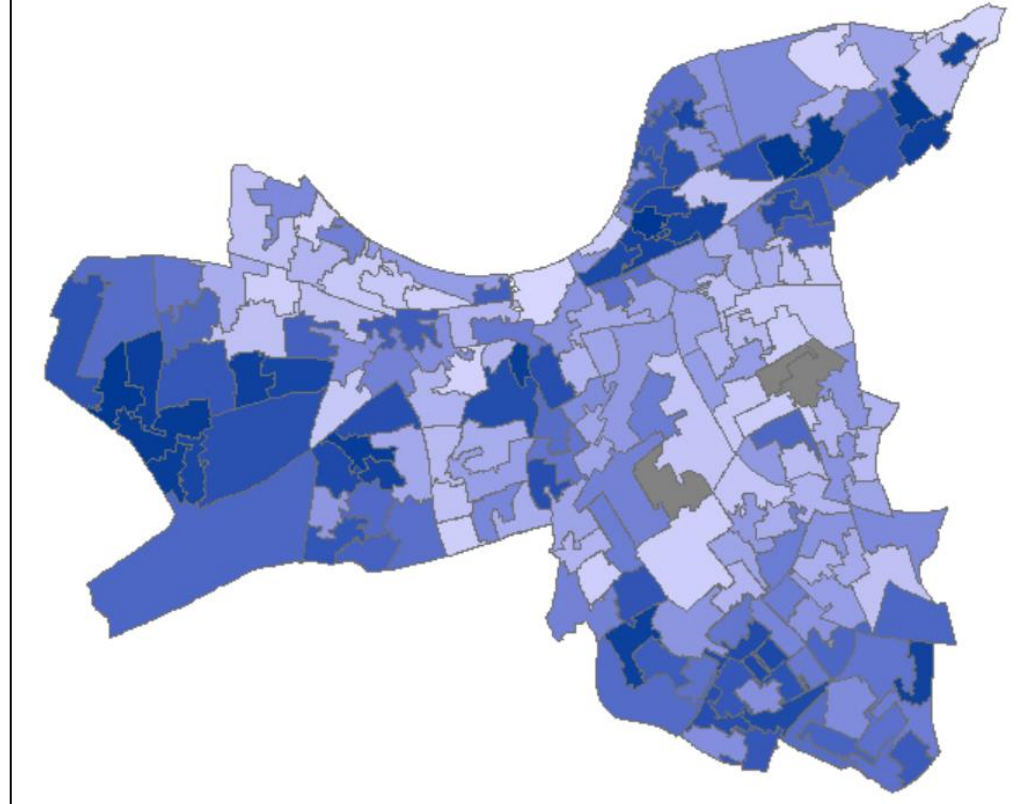
28% of pupils in Wandsworth are known to be eligible for **Free School Meals** – ranking **14th highest** of 32 London boroughs. The proportion eligible has increased from 19.6% in 2019/20 to 27.7% in 2022/23.

There are approximately **2,000 pupils** who are known to be eligible (registered) for FSM but not taking them.

Of those that go to school in *and* live in the borough, there is a positive correlation between higher deprivation levels and the number of pupils registered for **FSM** – **almost 70% in areas with higher deprivation.**

*Internal data suggests that this number now stands at approximately 9,450 in August 2023.

Pupils registered for free school meals at schools in Wandsworth



Source: Internal data, August 2023

Pupils have been equally apportioned to all addresses they are registered at.



Food – Healthy Start Vouchers



1,919

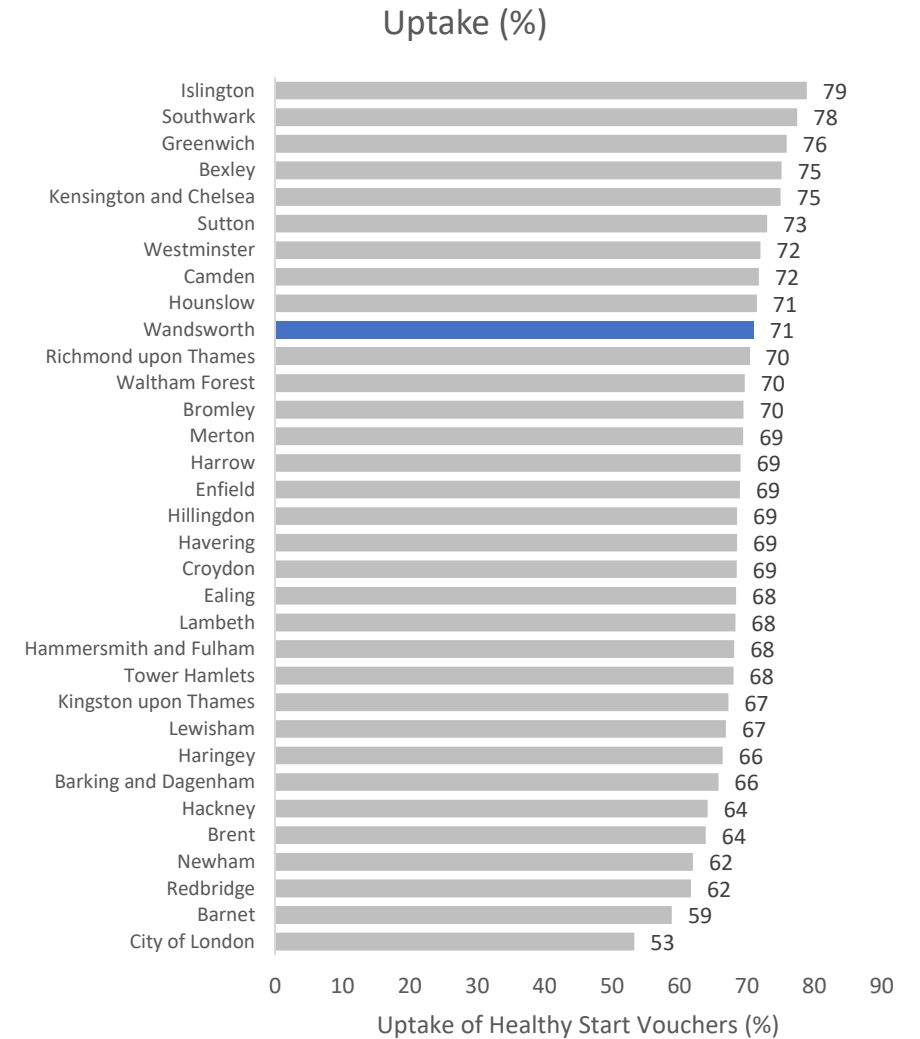
Beneficiaries eligible for **Healthy Start Vouchers** in January 2024

The Healthy Start scheme is for pregnant women or those with children under 4 and receiving a qualifying benefit to buy healthy food and milk.

Uptake in Wandsworth is 71% - ranking 10th out of London boroughs.

There were [556 eligible for the scheme that were not taking vouchers](#) in January 2024.

Uptake of Healthy Start Vouchers January 2024



Source: NHS, 2024



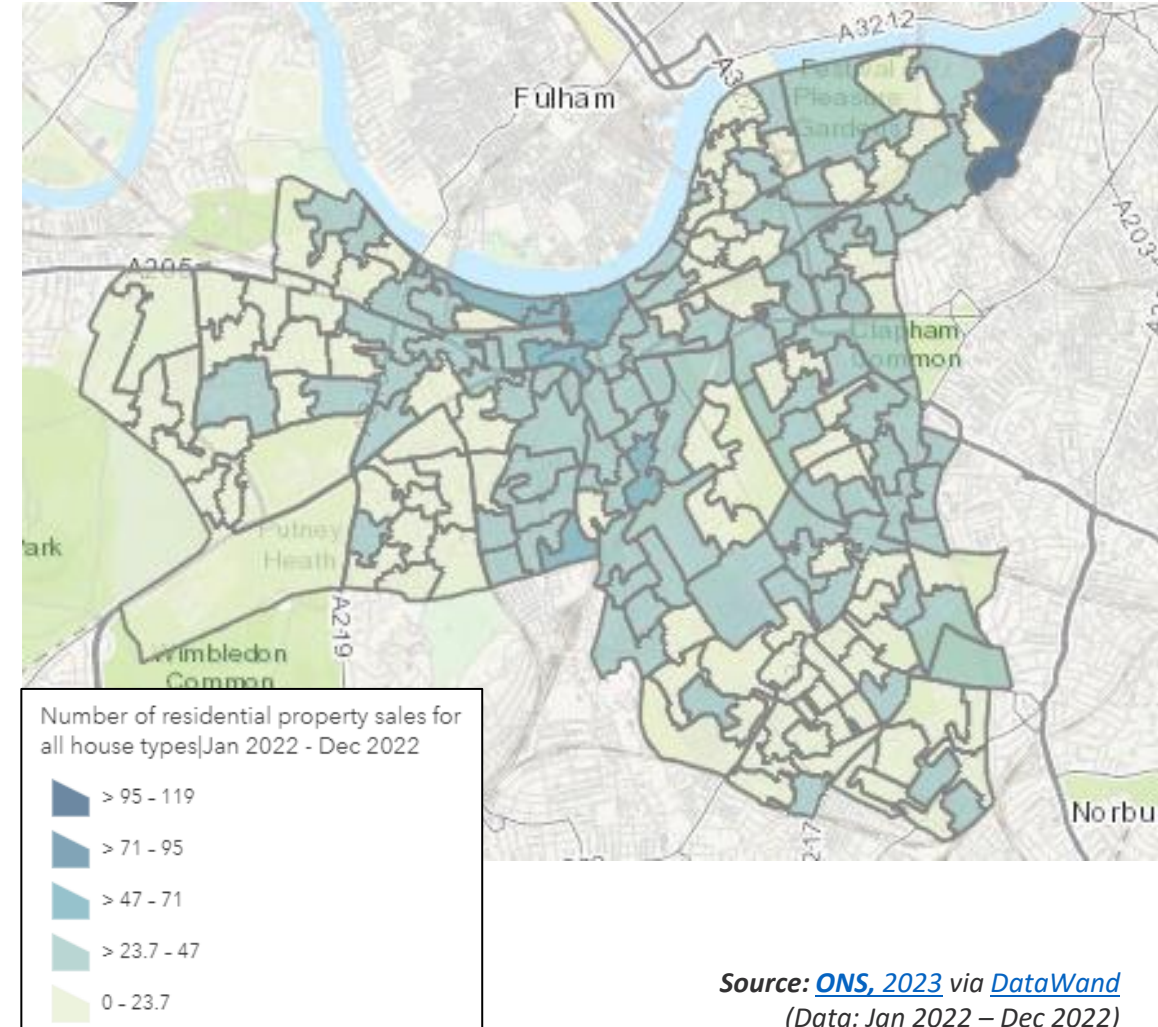
Housing – Sales & Mortgages



Going back to 2016/17, Wandsworth has regularly seen the **highest number of property sales of all London boroughs** - this was true across the peak in post-pandemic sales **between July 2020 and June 2021 which saw 6,745** residential property sales in the borough. Although sales dropped during 2021 Wandsworth still has the highest number of sales in London during January 2022 to December 2022 (4, 321).

97% of sales for the year to March 2023 **were of existing dwellings** (not new build homes) compared to 93% across Apr 2021 – Mar 2022, although current sales are still highest in areas of recent development such as Nine Elms.

Most fixed term mortgages secured in 2021/2022 would have been at interest rates around 2%, with current rates in January 2024 around 5%. The [Bank of England reported](#) that over the last 12 months, 55% of households with fixed-rate mortgages acted in expectation of higher repayments if their fixed term expires in 2024, compared to 38% if it ends in 2027 or later.



Source: [ONS, 2023](#) via [DataWand](#)
(Data: Jan 2022 – Dec 2022)



Housing – Mortgages



33,915

Number of **Households owning with a mortgage** (March 2021 Census)*

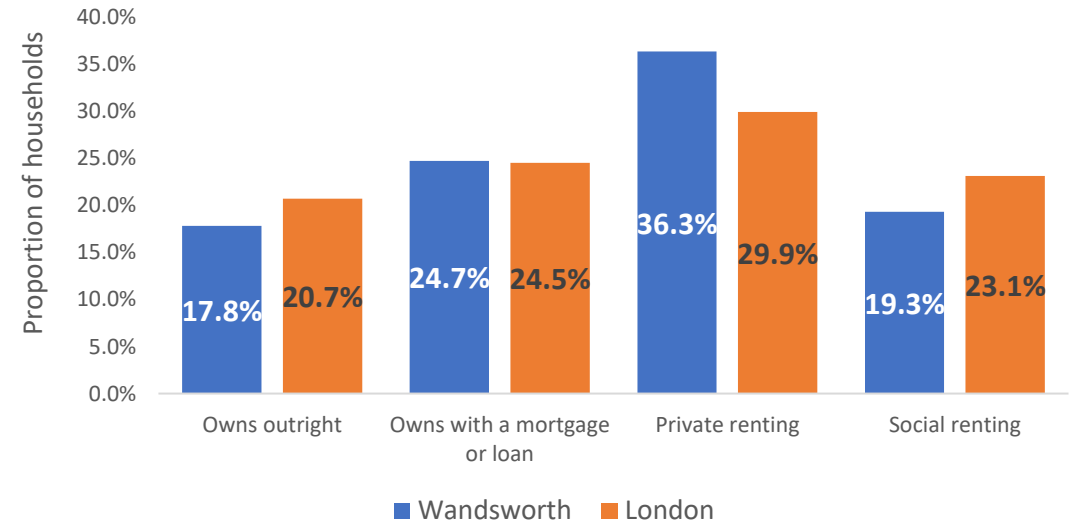
*Source: Census 2021 [TS054](#) - Tenure

Approximately a **quarter of homes in Wandsworth are owned with a mortgage** – equating to the **sixth highest number of mortgage holders in London** and the **highest number in Inner London**.

House prices in Wandsworth are the **7th most expensive nationally and regionally**.

More expensive houses typically require larger mortgages - small increases in mortgage rates will have a bigger impact on larger loans. [More than half of all mortgages coming up for renewal in 2023 were fixed at a rate below 2%](#) with the current average rate for a fixed term mortgage in **January 2024 being around 5%**. The [average mortgage repayments for a semi-detached property increased by around 55%](#) between December 2021 and December 2022 in London. In July 2023 the bank of England has said that Mortgage payments will [rise by at least £500 a month](#) for nearly one million households across the UK by the end of 2026.

Tenure of Households in Wandsworth (2021)



Source: Census 2021 [TS054](#) - Tenure

Housing type	Wandsworth median sales price	London median sales price	% above the London median
Detached	£2,755,755	£950,000	190%
Semi-detached	£1,426,625	£635,000	125%
Terraced	£1,100,000	£600,000	83%
Flats/maisonettes	£533,000	£431,750	23%

Source: ONS, data for Jan 2022 - Dec 2022 ([via DataWand](#))



Housing – Private Renting



49,830

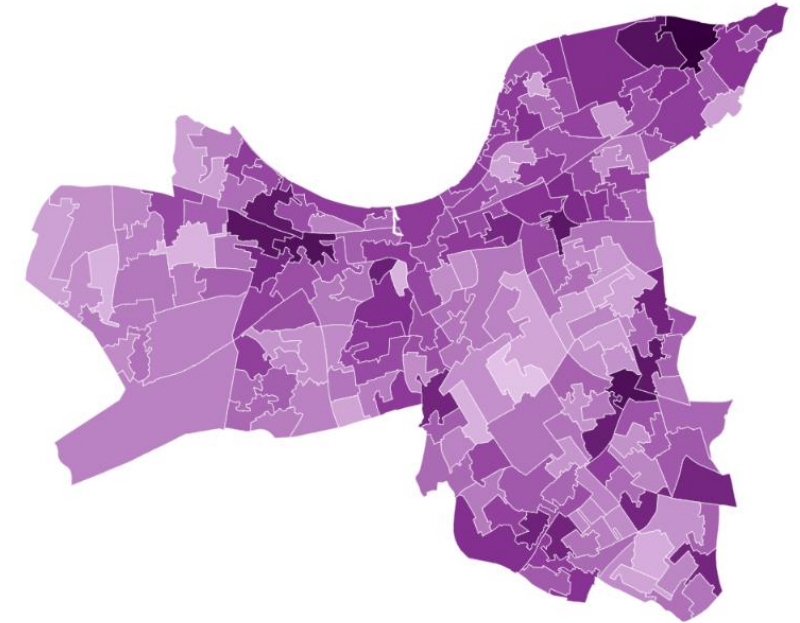
Number of **Households renting from private landlords** (March 2021 Census)*

*Source: Census 2021 [TS054](#) - Tenure

Just over a third of properties are privately rented in Wandsworth (36%) – ranking within the **top ten** in London for the proportion of properties privately rented.

In general rental prices for Wandsworth properties are in the top 10 London boroughs.

Areas with highest concentrations of private renters tend to be around major transport hubs and corridors: **Nine Elms, and wards along the Northern Line and SW Rail corridor.**



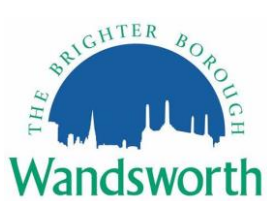
Source: Private Rented Households, Census 2021 - [interact with the data via the DataWand Cost of Living dashboard](#)

Rental Type	Median cost per month for Wandsworth*	Median cost per month for London
Room	£773	£750
Studio	£1,113	£1,100
1 Bed	£1,575	£1,400
2 Bed	£1,925	£1,650
3 Bed	£2,500	£1,950
4+ Bed	£3,500	£2,744

Source: ONS - [Private rental market summary statistics](#) (Oct 22 – Sep 23)



Housing – Private Renting Affordability



Even with relatively higher incomes, local private tenants are spending over half of their income on rent.

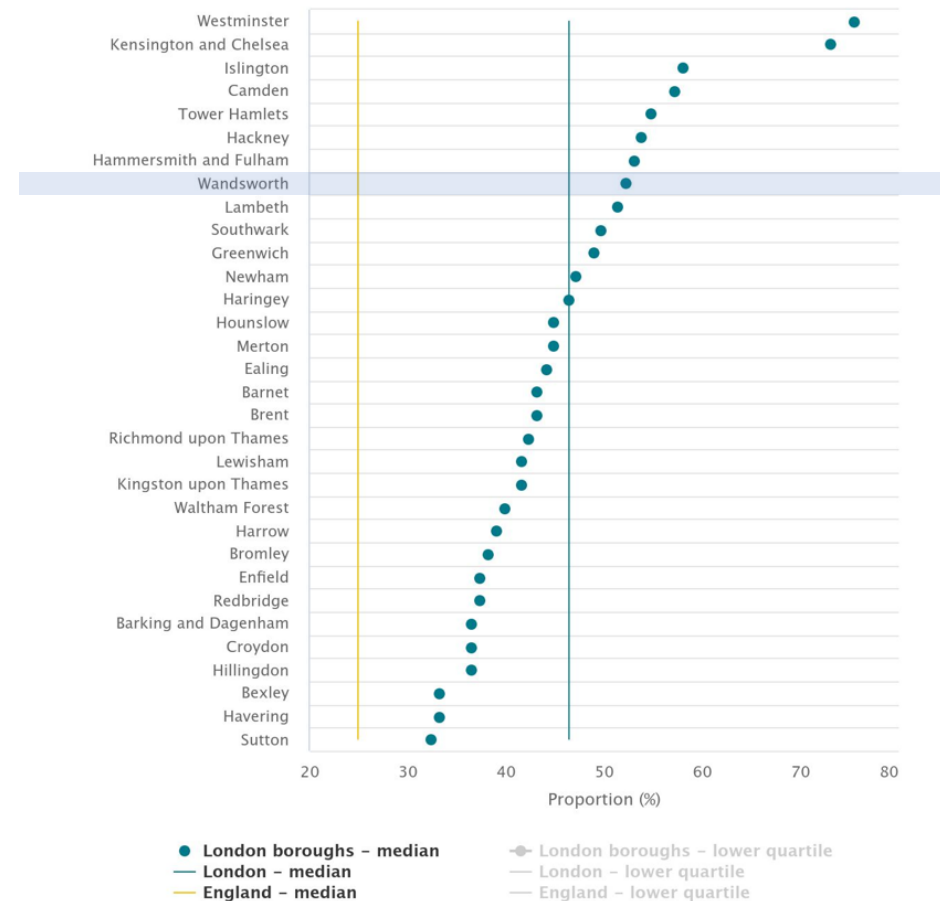
Private rental for a one bed dwelling as a percentage of gross pay for Wandsworth was **8th Highest** in London in the 12 months to September 2023 and **5.8pp** above the London median.

ONS report that private rents in London increased by 6.8% in the 12 months to December 2023, above the England average and one of the highest annual rates since September 2012. London traditionally experiences larger peaks and troughs than other regions.

According to [Rightmove](#), the average *asking rent for properties new to the market* in London hit a new record and was £3,112 for **Inner** London in Q4 of 2023 – this is an annual increase of **+3.4%** but is a slower rate of rent growth compared to previous quarters.

Rent for a one bedroom dwelling as a percentage of gross pay by London borough (October 2022 to September 2023)

Data source: Private rental market statistics (October 2022 to September 2023), ONS and Annual Survey of Hours and Earnings (2023), ONS via NOMIS



*Gross monthly pay is calculated as 1/12 annual pay in 2023. 'One Bedroom' monthly rents area recorded between October 2022 to September 2023. Median rent as a proportion of median gross pay, and lower quartile rent as a proportion of lower quartile gross pay. Please note, these figures do not show what proportion of income actual individuals or households spend on rent.

Source: [Trust for London](#)

London's Poverty Profile 2023



Housing – Social Renting



26,544

Number of **Households renting from the Local Authority / Housing Associations**
(March 2021 Census)

**Source: Census 2021 [TS054](#) - Tenure*

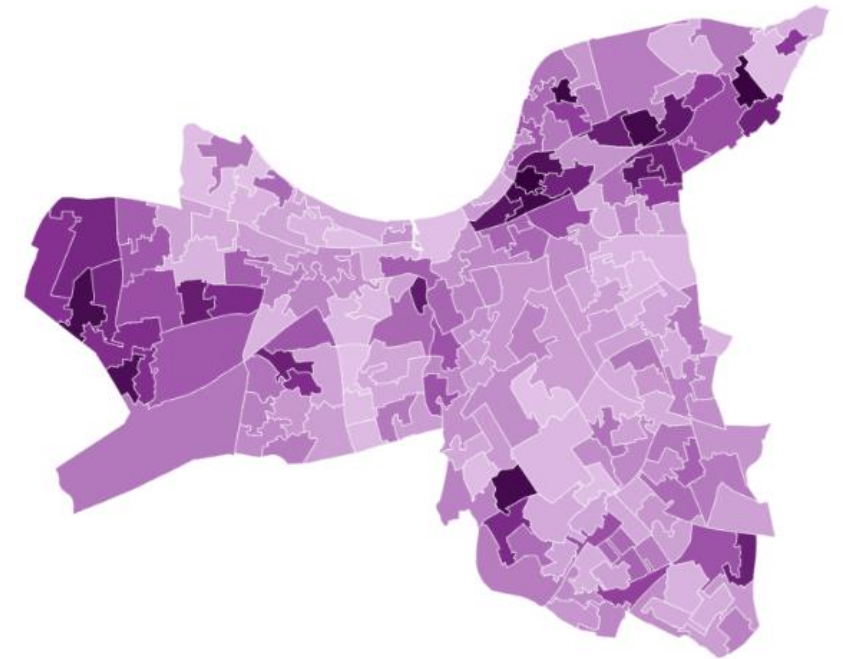
The total estimated social rented dwellings has remained steady over the last 8 years. In Wandsworth it is estimated **19%** of dwellings are social rented (London 23%).

Wandsworth Council is the largest social housing provider and the largest private registered providers in Wandsworth are Optivo, Peabody Trust, London & Quadrant Housing Trust and Wandle Housing Association.

Areas with higher concentrations of social rented properties are **Roehampton, Battersea Park, Falconbrook and Shaftesbury & Queenstown.**

Housing type	No. of households
Rent from the Local Authority	16,653
Other Social renting	11,065

**Source: Census 2021 [TS054](#) – Tenure*



Source: Social Rented Households, Census 2021 - [interact with the data via the DataWand Cost of Living dashboard](#)



Housing – Possessions



238

All claims registered in Wandsworth in Q3 of 2023

48

All repossessions (inc. mortgages) in Wandsworth in Q3 of 2023

Source: Mortgage and Landlord Possession Statistics: data visualisation tool

Claims: created when a claimant begins legal action for an order for possession.

Possessions: Once a warrant has been issued bailiffs can repossess the property.

The data indicates that repossessions were paused during the pandemic, and the number of repossessions are still below pre-pandemic levels but have started to climb.

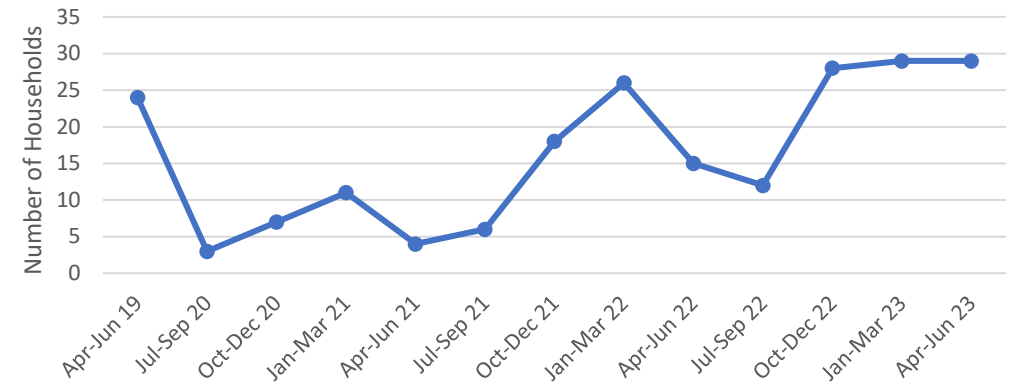
For the last five quarters more repossessions have come from accelerated private landlords, (i.e. from a Section 21 notice).

72

people seen rough sleeping by outreach services Oct-Dec 23

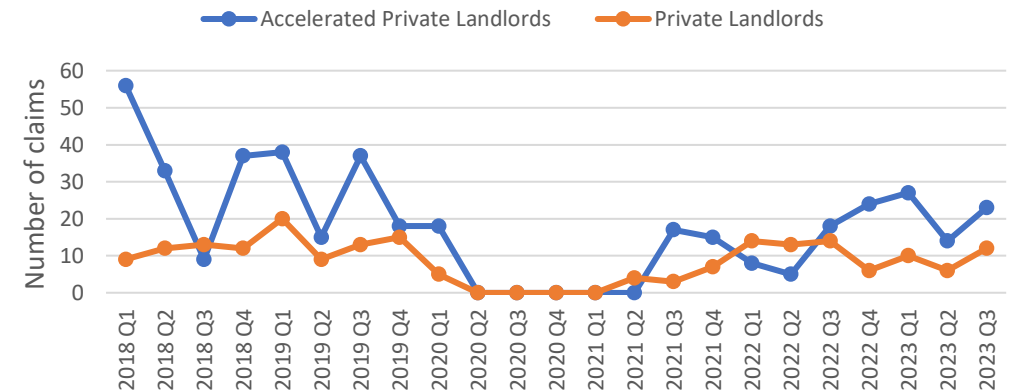
Source: London Datastore [Rough sleeping in London \(CHAIN reports\)](#)

Owed a duty due to service of valid Section 21 Notice



Source: [Tables on homelessness - GOV.UK \(www.gov.uk\)](#)

All Landlord repossessions for Wandsworth (2018 Q1 - 2023 Q3)



* You can apply for an accelerated possession order if your tenants have not left by the date specified in your [Section 21 notice](#) and are not claiming rent arrears.



Energy – Fuel Poverty

13,521

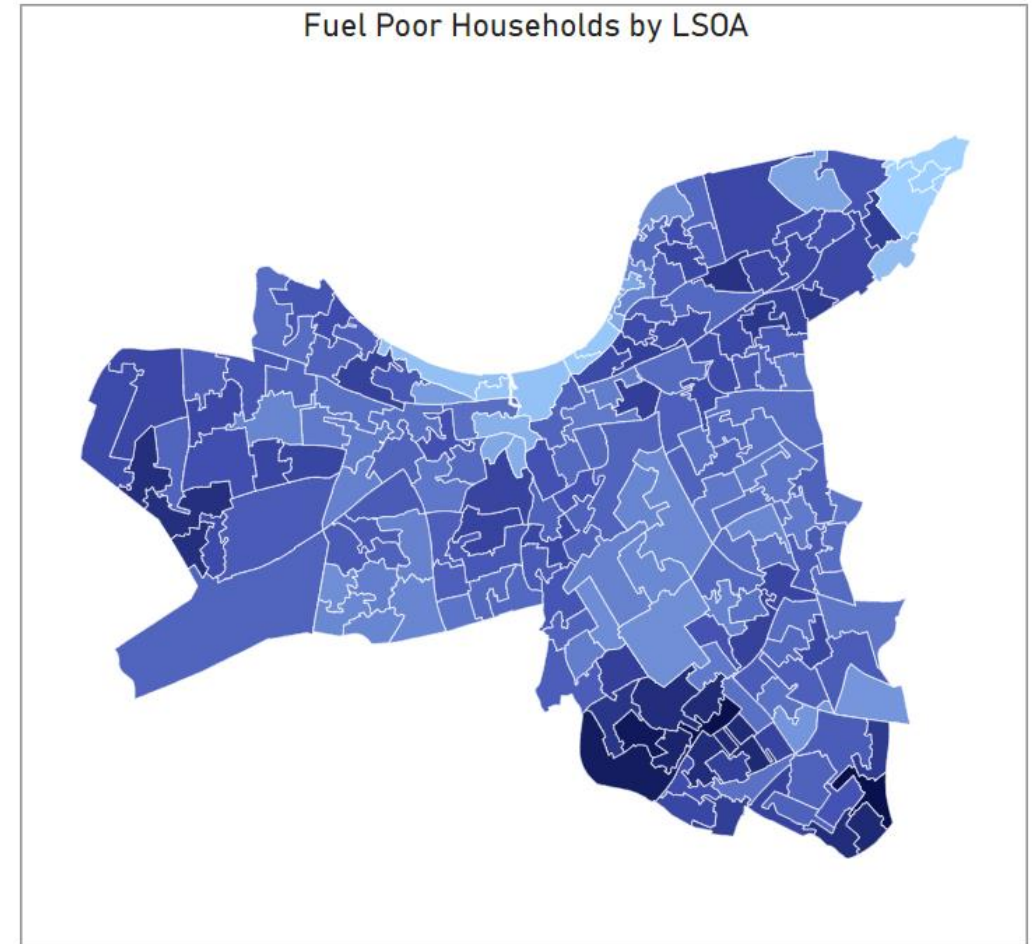
households in **fuel poverty**
across Wandsworth in 2021*

According to the department for Business, Energy & Industrial Strategy (BEIS), Wandsworth has one of the **lowest** percentage of fuel poor households in London.

Though there are **parts of the borough** where **a fifth of households** are fuel poor.

Areas with higher concentrations of fuel-poor households include **Tooting, Furzedown** and **Roehampton**.

*BEIS calculate fuel poverty using the Low Income Low Energy Efficiency (LILEE) indicator. Under this indicator, a household is considered to be fuel poor if they are living in a property with a fuel poverty energy efficiency rating of band D or below and when they spend the required amount to heat their home, they are left with a residual income below the official poverty line.



Source: [BEIS, 2023](#) (Data: 2021) - [interact with the data via the DataWand Cost of Living dashboard](#)



Energy – Pre-payment Meters

11% of properties across Wandsworth had pre-payment meters in 2017, compared to **14% across London**. Though there are **parts of the borough** where up to **45% of households** have pre-payment meters.

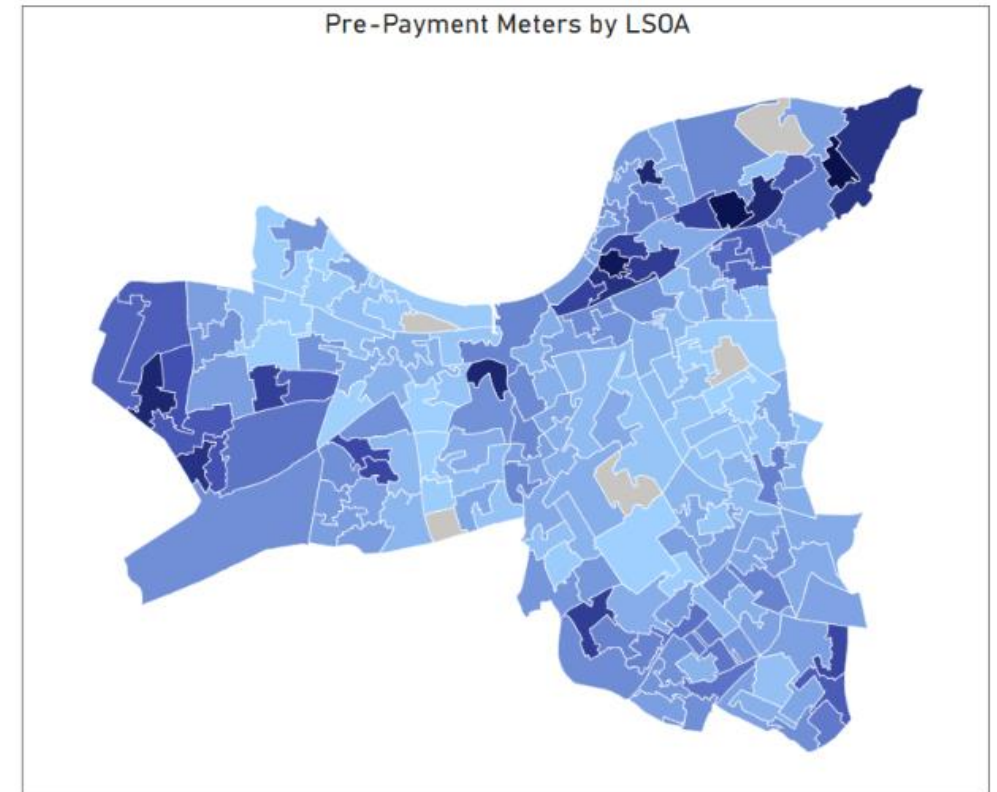
In July 2023, the government scrapped the charge on prepayment meters so these [households will no longer pay more for their energy than direct debit customers](#). This change will help save on average £21 a year.

Still, prepayment meter customers are generally some of the poorest households that need to find the money to pay for their energy in advance and could be without electricity if they cannot afford to top up meters.

Also, energy costs for those on pre-payment meters are not evened out by paying throughout the year so energy will consume a large proportion of their incomes in Winter.

15,707

Electric Pre-payment meters
across Wandsworth in 2017



Source: [BEIS, 2019](#) (Data: 2017) - [interact with the data via the DataWand Cost of Living dashboard](#)



Energy – EPC Ratings

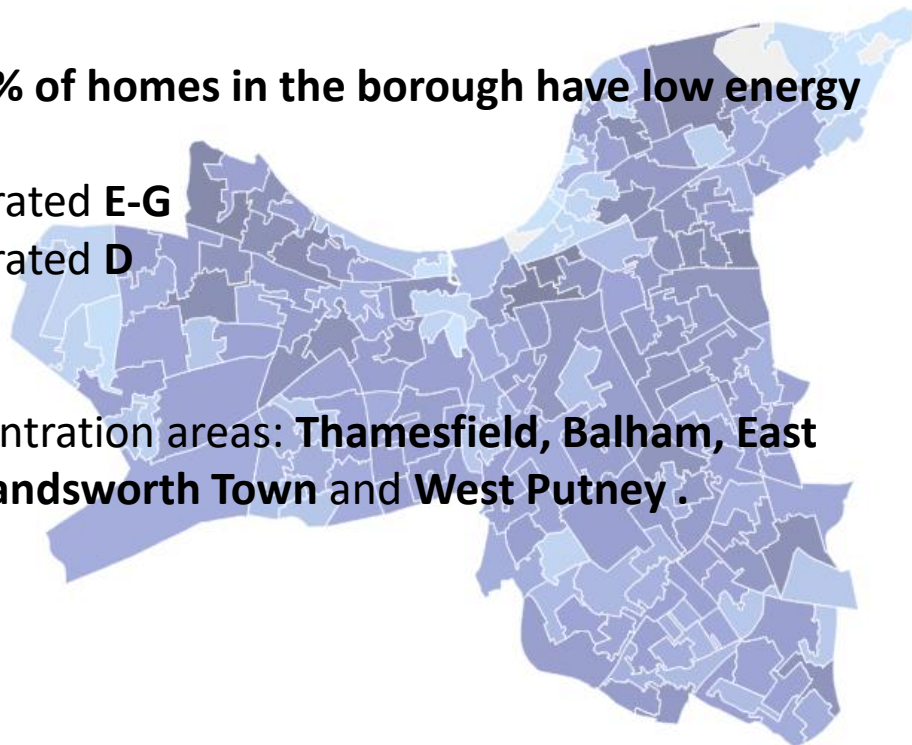
62,300

Low energy efficiency homes
across Wandsworth (with a valid UPRN)

Around **45% of homes in the borough have low energy efficiency:**

- **16,100** rated E-G
- **46,200** rated D

High concentration areas: **Thamesfield, Balham, East Putney, Wandsworth Town and West Putney .**



5,300

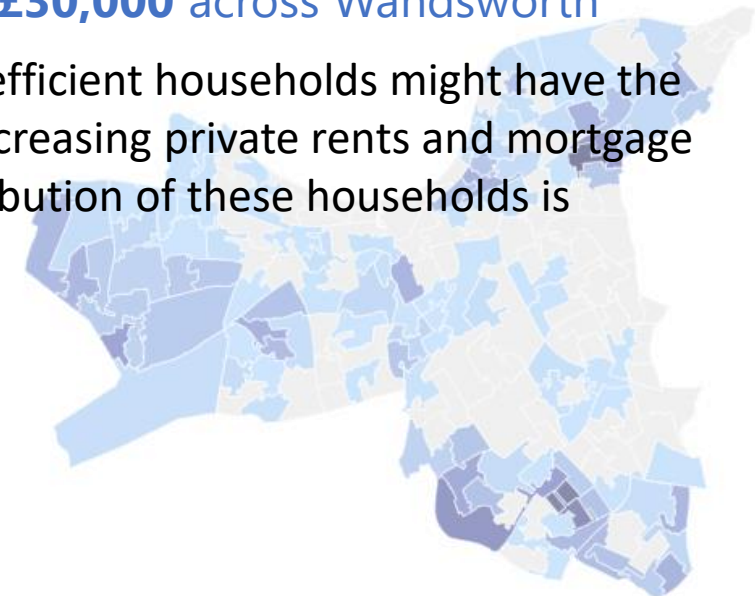
Low-efficiency homes (D-G) earning <£30,000 across Wandsworth*

High concentration areas in **Shaftesbury & Queenstown, Roehampton, Tooting Bec and Furzedown.**

2,400

Low-efficiency (D-G) private rented or owner-occupied homes earning <£30,000 across Wandsworth*

Low income, energy inefficient households might have the additional burden of increasing private rents and mortgage repayments – the distribution of these households is similar to the above.



*Approximately 88% of homes in the borough have an EPC rating – so not all are captured in this data. EPC rating and tenure have been taken from the EPC data, December 2023. Households with <£30,000 annual income have been estimated using indicators from CACI Acorn, 2022.

Households with <£30,000 are considered low-income and eligible for the Green Homes Grant.

- [interact with the data via the DataWand Cost of Living dashboard](#)



Transport – Public Transport Accessibility

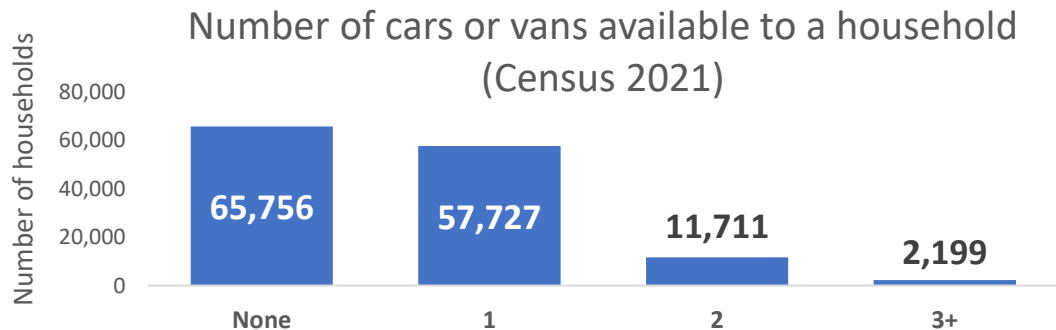


Approximately half of the borough is well connected. But 2015 [Public Transport Accessibility Levels \(PTALs\)](#) place some of the **more deprived areas of the borough including Roehampton, Furzedown and parts of West Hill entirely within in the least accessible** half of PTAL categories.

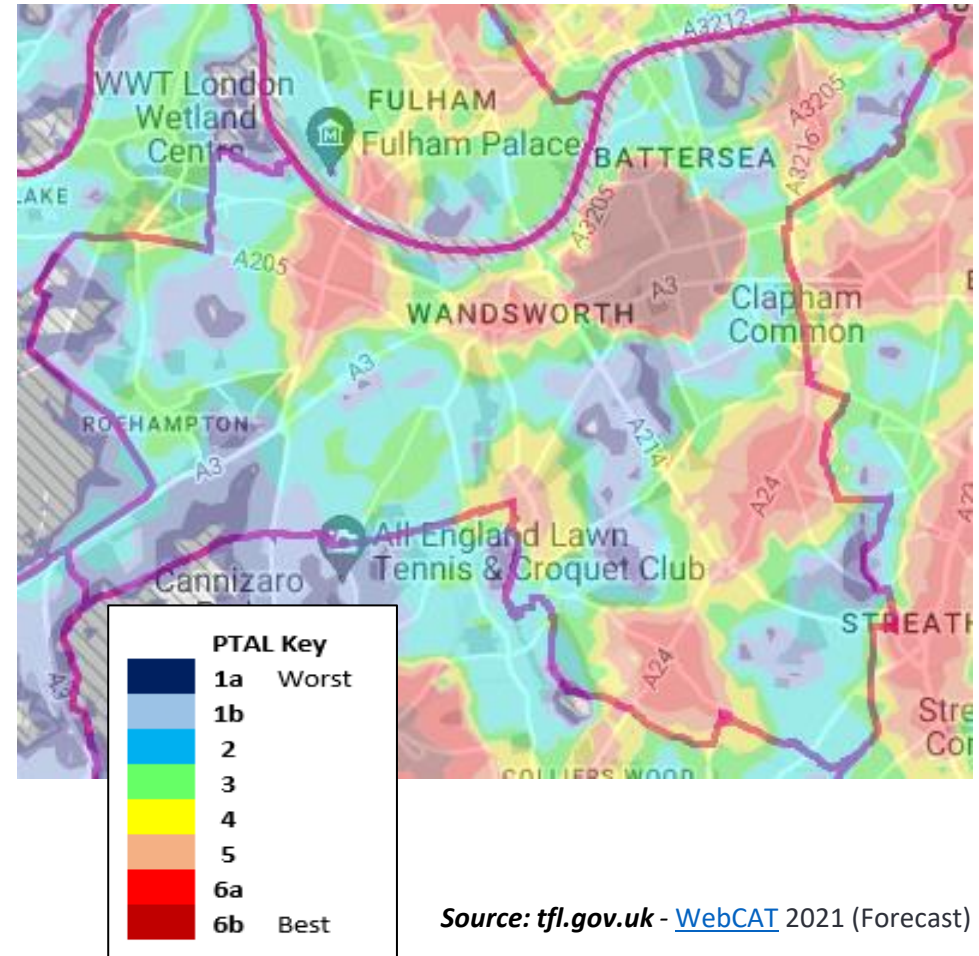
PTALs are likely to impact access to employment options, essential goods (e.g. grocery options) and services – especially for households without access to a vehicle.

[TFL fares](#) from March 2024 will be frozen for bus travel and will remain at £1.75 per trip with a daily cap on multiple bus trips of £5.25 (you can still make unlimited bus and tram journeys within one hour of first touching in). Travel cards and Pay as you go caps for the tube, overground and national rail services will both increase by an average of 4.9%.

Almost 1 in 2 (48%) of Wandsworth residents do not have access to a car/van, which is lower than Inner London (58%) but higher than London (42%).



Source: ONS, Census 2021 table [TS045](#) - Car or van availability



Source: [tfl.gov.uk](#) - [WebCAT](#) 2021 (Forecast)

Cost of Living

3. Who is impacted?

Who is impacted most?

- Those already struggling on [low or fixed incomes will be hardest hit by the increases in the Cost of Living](#) - the following profiles focus on groups within the borough that have low household incomes and few savings to fall back on.
- The groups are intended to contextualise the pressures captured earlier in this presentation – increasing housing costs (for private renters and mortgagors), rising energy costs, the additional pressures of feeding a family or being isolated and elderly.
- The groups have been generated by combining population segments that share the same characteristics from [CACI](#) Household Acorn data – **using what is known about these segments nationally and combining that with the volume and distribution of these segments within the borough**, we have **estimated the total size of the group** and pulled out their likely key features.
- The two lowest income categories from CACI Household Acorn data were used to generate the groups – the maximum net household income of any population segment included was £28,322.
- The groups are mutually exclusive

Group 1: Low income private renters

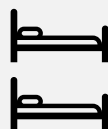
10,000

Approx. number of households for private renters with low income and low savings from CACI household 2023 profile data*.

 **£24,980**

UK average **Net household income** for households of this type

Avg. Property type

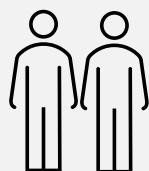


2 bed private rented flat/maisonette

Largest age group

25 - 34

2 person Household



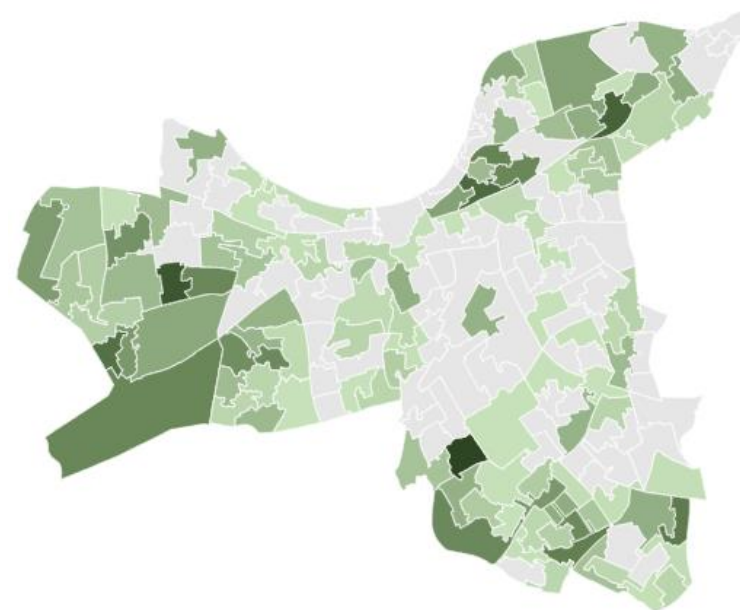
Couples without children/
Some families

NO Savings



56%

 **309 (4%)** Estimated single parent families



Concentrations of low income private renters are expected in:

Roehampton
West Hill
Latchmere
Tooting
Furzedown

Main cost of living pressure point(s):

- Private rental costs (especially if they move to new rental accommodation). Housing insecurity.
- Energy costs (especially for those working from home).
- Public transport costs for travelling to work.

*rounding to nearest 100 *Source: © 1979–2020 CACI Limited. This report shall be used solely for academic, personal and/or non-commercial purposes. The applicable copyright notices can be found at <http://www.caci.co.uk/copyrightnotices.pdf> - interact with the data via the [DataWand Cost of Living dashboard](#)*

Group 2: Low income social renting families

11,500

Approx. number of households in the low income social renting families category from CACI household 2023 profile data*.

£24,388

UK average **Net household income** for households of this type

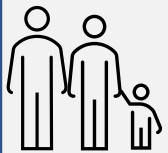
Avg. Property type



Largest age group

35 - 49

3-4 person Household

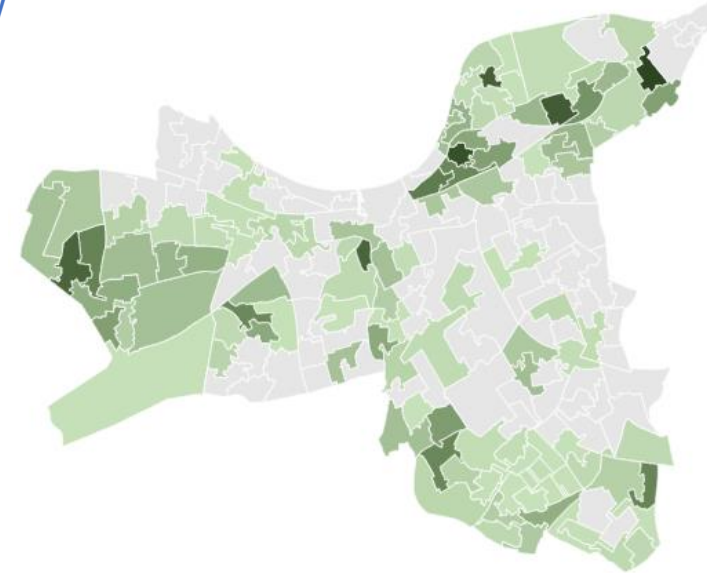


Families/
Couples with
1-2 Children

NO Savings



940 (7%) Estimated single parent families



Concentrations of low income social renting families are expected in:

Patmore
Doddington
Latchmere
Roehampton

Main cost of living pressure point(s):

- Energy costs (possibly prepayment meters or payments not made by direct debit).
- Food costs (with dependants to feed).
- Costs associated with child care.

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Group 3 – Low income older residents

5,100

Approx. number of households in the low income older residents category from CACI household 2023 profile data*.

 **£19,606**

UK average **Net household income** for households of this type


Avg. Property type

 **1 or 2** bed
 social rented flat/
maisonette

Largest age group

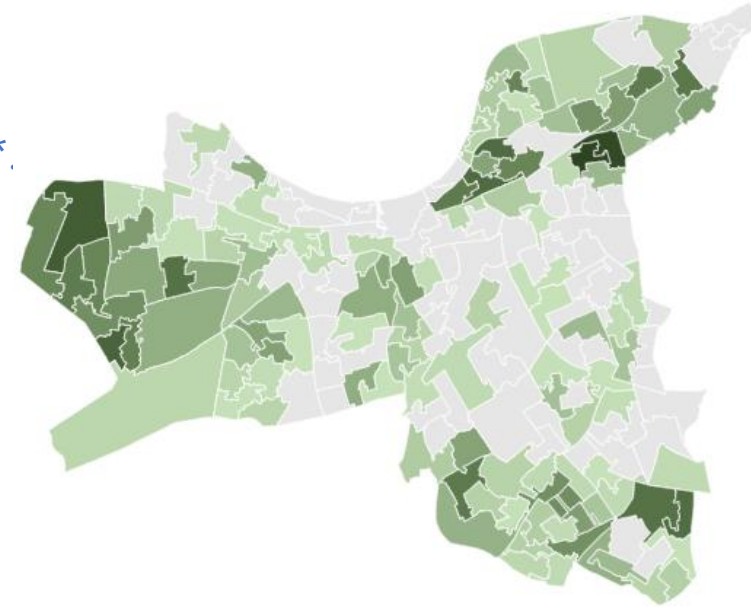
75+

1 person Household

 Singles and
some couples,
no children

NO Savings

 **62%**



Concentrations of low income older residents are expected in:

Roehampton
Lavender Hill
Latchmere
Furzedown
Tooting

Main cost of living pressure point(s):

- Energy costs as more heating is required to keep warm for age related health and wellbeing.
- High proportion of this group will already have health conditions and many affected by isolation.

*rounding to nearest 100 *Source: © 1979–2020 CACI Limited. This report shall be used solely for academic, personal and/or non-commercial purposes. The applicable copyright notices can be found at <http://www.caci.co.uk/copyrightnotices.pdf> - [interact with the data via the DataWand Cost of Living dashboard](#)*

Group 4: Low income families with mortgages

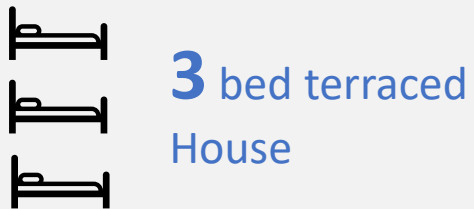
1,000

Approx. number of households for families with mortgages with low income and low savings from CACI household 2023 profile data*.

 **£24,374**

UK average **Net household income** for households of this type

Avg. Property type



Largest age group

35 - 49

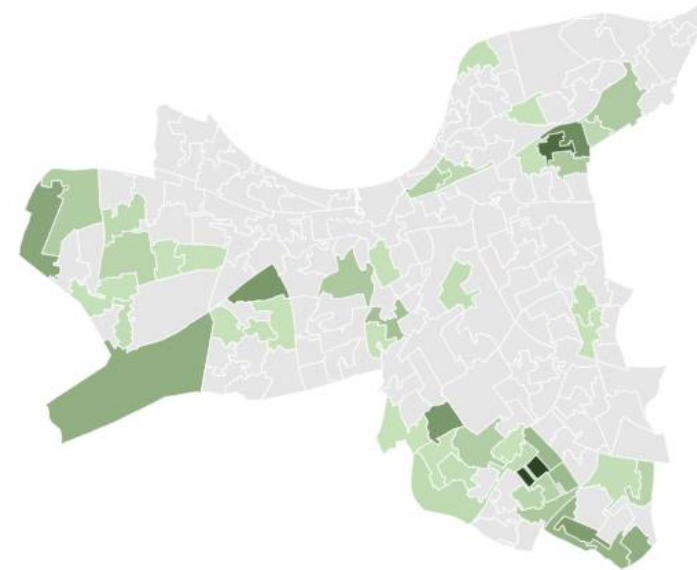
3-4 person Household



NO Savings



 **36 (3%) Estimated single parent families**



Concentrations of low income families with mortgages are expected in:

Lavender Hill
Tooting
Furzedown
Roehampton

Main cost of living pressure point(s):

- Fixed term mortgages ending and rates have risen or another fixed term mortgage cannot be secured.
- Costs associated with child care.
- Energy costs (especially for those working from home).
- Cost of maintaining a vehicle / driving to work.

*rounding to nearest 100 *Source: © 1979–2020 CACI Limited. This report shall be used solely for academic, personal and/or non-commercial purposes. The applicable copyright notices can be found at <http://www.caci.co.uk/copyrightnotices.pdf> - [interact with the data via the DataWand Cost of Living dashboard](#)*

Additional Data & Information Sources

- [Financial Hardship and Economic Vulnerability \(LG Inform\)](#)
- [Wandsworth Overview \(Trust for London\)](#)
- [Local income, employment and jobs data \(DataWand\)](#)
- [The rising cost of living and its effects on Londoners \(GLA\)](#)
- [The cost of living, current and upcoming work \(ONS\)](#)
 - [ONS Cost of Living Latest Insights](#)
 - [Calculator - How is inflation affecting your household costs](#)
- [Local Authority Food Insecurity Tool \(The ODI\)](#)
- [Food Insecurity Tracking | Food Foundation](#)
- [Food Prices Tracking | Food Foundation](#)
- [Citizens Advice Cost of Living Data Dashboard](#)