

Cost of Living Crisis Impact on our Residents

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Summary



- Inflation rose by +3.1% in the year to July 2024 (up from 2.8% in June 2024), continuing the easing from a high of 9.6% in October 2022. Inflationary pressures in July 2024 were largely attributed to **Housing & Household services** and **restaurants/hotels**.
- Food prices rose sharply during 2022 and 2023, as global supply chain issues and Russia's full-scale invasion of Ukraine increased costs for food producers. These pressures have been easing during the second half of 2023 and first half of 2024, so prices are not increasing as quickly, but prices still remain higher and increased food prices have affected poorer families more as they spend a far greater share of their family budgets on food.
- The ONS produced a '[Cost of living insights: Food](#)' publication, which they stopped updating in February 2024. In the final publication 1 in 25 (4%) adults in the UK, that were surveyed, said (during Oct 2023 to Jan 2024) they had run out of food in the past two weeks and had been unable to afford more. Respondents were more likely to report food insecurity if they had moderate-to-severe depressive symptoms, were economically inactive for reasons other than retirement, were living in the most deprived areas or are disabled adults.
- Cost of Living pressures have maintained **increased use of foodbanks** in Wandsworth with number of packs distributed by the Trussell Trust in 2023/24 being +12% higher than in 2021/2022.
- 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. Those on low or fixed incomes have been particularly impacted by rises in the Cost of Living - this includes **pensioners** and **disabled people**.
- The Government announced in July 2024 that, from this year onwards, to be eligible for the winter fuel allowance you must have reached State Pension age **and** also receive a qualifying means-tested benefit.
- **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](#) conduct a biannual household survey and in the survey conducted between 30 August and 19 September 2023 nearly **40% of UK mortgagors reported a rise** in their mortgage rates in the last year.

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.

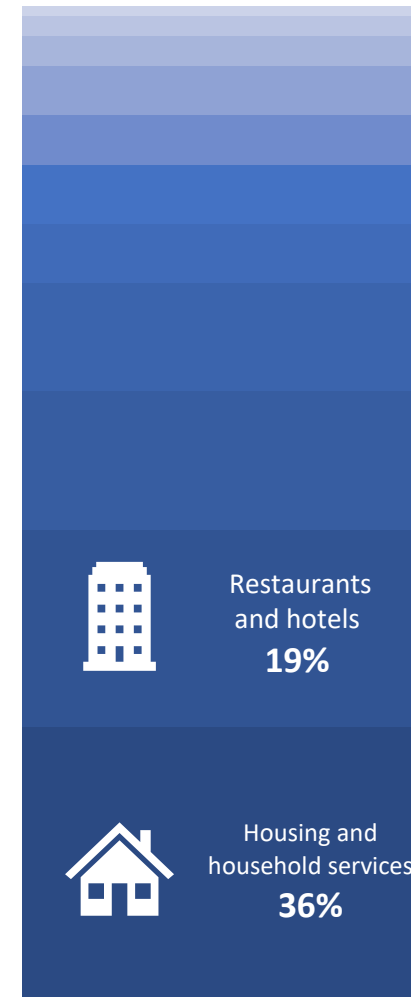
The [Consumer Price Index \(CPIH\)](#) rose by **3.1%** in the 12 months to July 2024 (up from 2.8% in June 2024), easing from a 40-year peak of 9.6% in October 2022.

The **largest contributions** to the annual CPIH inflation rate in July 2024 came from **Housing & household services** and **Restaurant & hotels**. Although food and non-alcoholic beverages are still increasing the annual inflation rate has eased for the fifteenth consecutive month to +1.5% in July 2024 from 19.2% in March 2023.

Low income households were most affected by rising prices. ONS data shows [that households with the lowest incomes experience a higher than average inflation rate](#), while the highest-income households experienced lower than average inflation. This disparity is due to low income households being more affected by high food and energy prices.

**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 July 2024 (ONS, 2024)



Key Drivers of Inflation



Food

Food prices rose by +1.5% in the 12 months to July 2024. Down from 7% in January 2024 and a high of 19.2% in March 2023 (which was the highest annual rate seen for over 45 years). Over the last two years, since the [food foundation began tracking prices](#) in April 2022, a weekly basket of food for an individual has increased by between £10.04 and £11.71. In the [food foundation survey tracking food insecurity](#) conducted from 26th June - 2nd July 2024, 13.6% of households reported experiencing food insecurity (down from a high of 18.4% in August 2023) and households with children reported higher levels of insecurity (18%) than those without children (11.7%), particularly those with more children.



Housing

In London, private rents increased by 9.7% in the 12 months to June 2024, this is slightly below the record-high annual rise of 11.2% in March 2024. The asking **rent for properties new to the market for inner London** was down from +3.4 in Q4 of 2023 to **+2.4%** in Q2 of 2024. The Bank of England has kept its benchmark Bank Rate at 5.25% since August last year, when it reached a 16-year high. This has meant much higher borrowing rates for first-time buyers and those remortgaging away from low fixed rates. A study by the [Institute for Fiscal Studies \(IFS\)](#) said individuals who needed to renew their home loans or take out new ones in the past two years had experienced a sharp fall in their disposable income and pushing some into poverty. Affordability for residents is middle of the range for London with Wandsworth having a [house price to earnings](#) ratio of 13.02 in 2023, which was 16th highest in London.



Energy

Ofgem review and set a level on how much an energy supplier can charge for each unit of energy every three months. The price cap for 1 July to 30 September 2024, has fallen by -7% compared to the previous quarter. For an average household paying by direct debit for dual fuel this equates to £1,568, a drop of £122 over the course of a year. The July to September 2024 price cap will still be almost 30% higher than the winter 2021/22 cap. Ofgem confirmed in July 2024, following consultation, that the [rules preventing suppliers from offering lower prices exclusively to new customers](#) will remain in place. Back in September 2023 it was 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

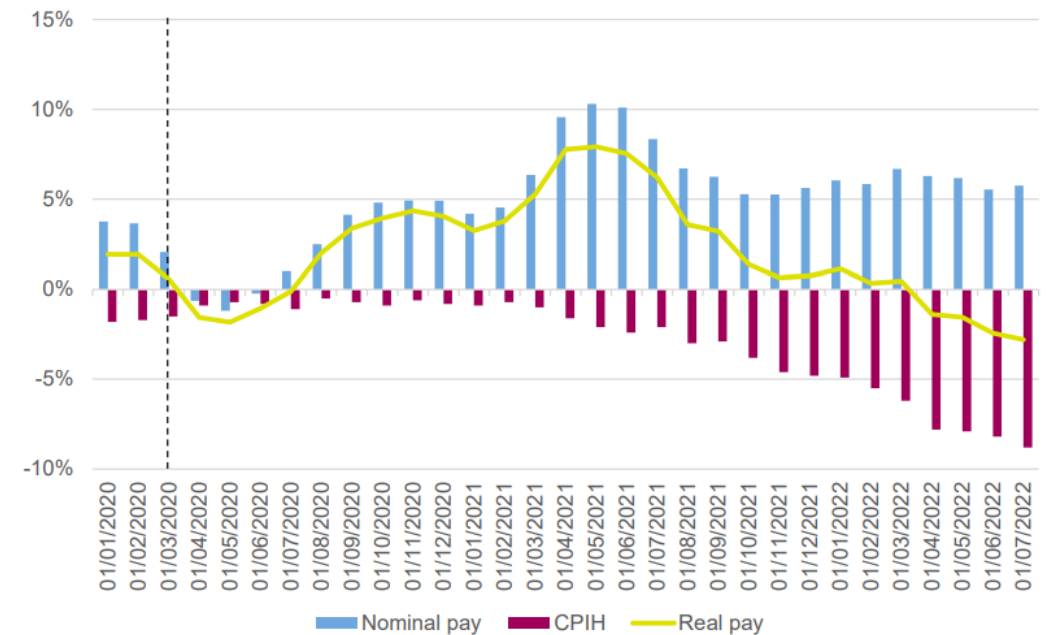
Petrol and diesel prices hit record highs in July 2022. They have since fallen but concern remains around ['rocket and feather pricing'](#), with prices climbing quickly and falling slowly. In January 2024 prices were at the lowest since autumn 2021. The [cost to fill up](#) a petrol family hatchback was approximately £82 in mid-April and has fallen slightly to approximately £80 in mid-July 2024. The cost of filling up the equivalent car with diesel has seen a slightly larger decrease going from approximately £87 at the beginning of October to £83 in mid-July 2024.

The London Picture

- **Londoners** continue to **spend a larger share of their income on housing** compared to UK – on average, [rent for a one-bedroom dwelling](#) in the 12 months to September 2023 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 **(-10%) over the period 2010-2023** after adjusting for price inflation.
- The [GLA reported](#) that in Wandsworth the growth in real **average** pay between 2008 and 2023 was **-7%**.
- 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



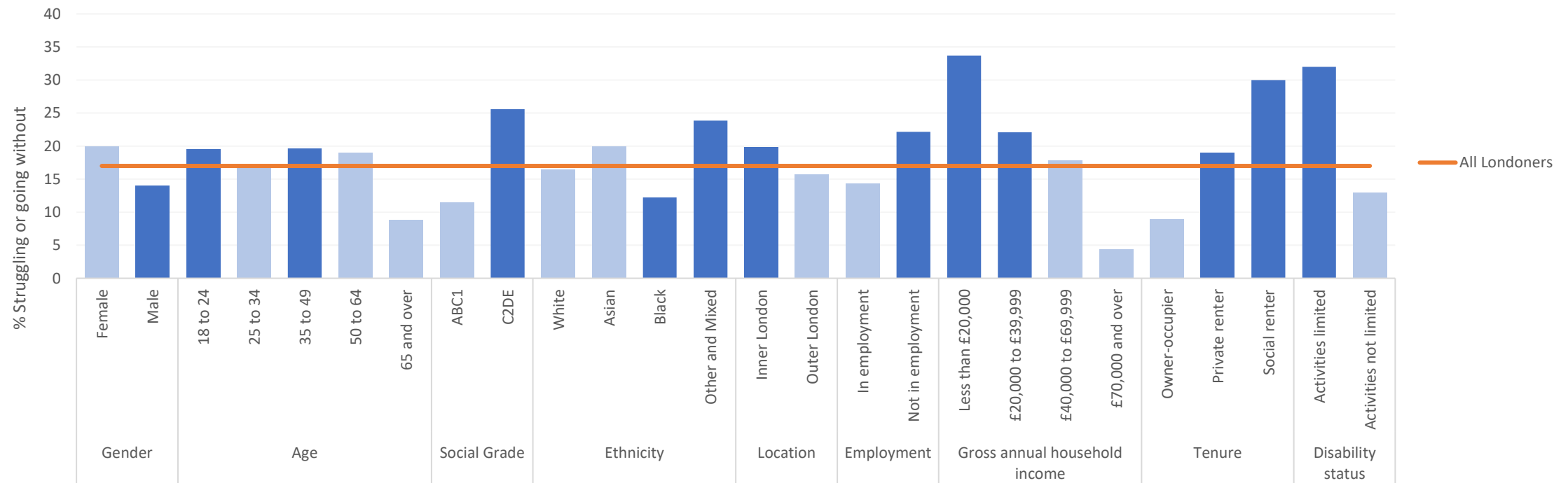
Source: HM Revenue and Customs - Pay As You Earn Real Time Information, ONS.

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 June 2024. In June 2024 Female reported struggling more than Males, following a 7pp drop in the proportion of Males struggling compared to December 2023. There have been small increases in the proportion of those struggling earning under £70K and people renting from the local authority.



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

Source: [YouGov, June 2024 \(poll commissioned by GLA\)](#)

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 [8,700 before housing costs](#) to [18,300 when housing costs are taken into account](#) (2022/23).
- Local data indicates there are 11,200 children living in households in receipt of Council Tax Reduction and/or Housing Benefit in June 2024 - 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 2024, [18% of households in the UK with children reported experiencing food insecurity](#) compared with 11.7% 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), June 2024; Figures rounded to the nearest 100

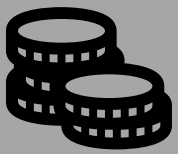
Impact on Disabled People

- 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, 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) (Apr 23 - Mar 24)	14.1%	21.4%	21.4%
Unemployment Rate (16+) (Apr 23 - Mar 24)*	4.6%	5.1%	3.9%
Claimant Rate (16+ population) (Jul 24)	3.9%	5.9%	4.3%
People on Universal Credit (16-65) (Jun 24)	11%	17.1%	16.4%

*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.

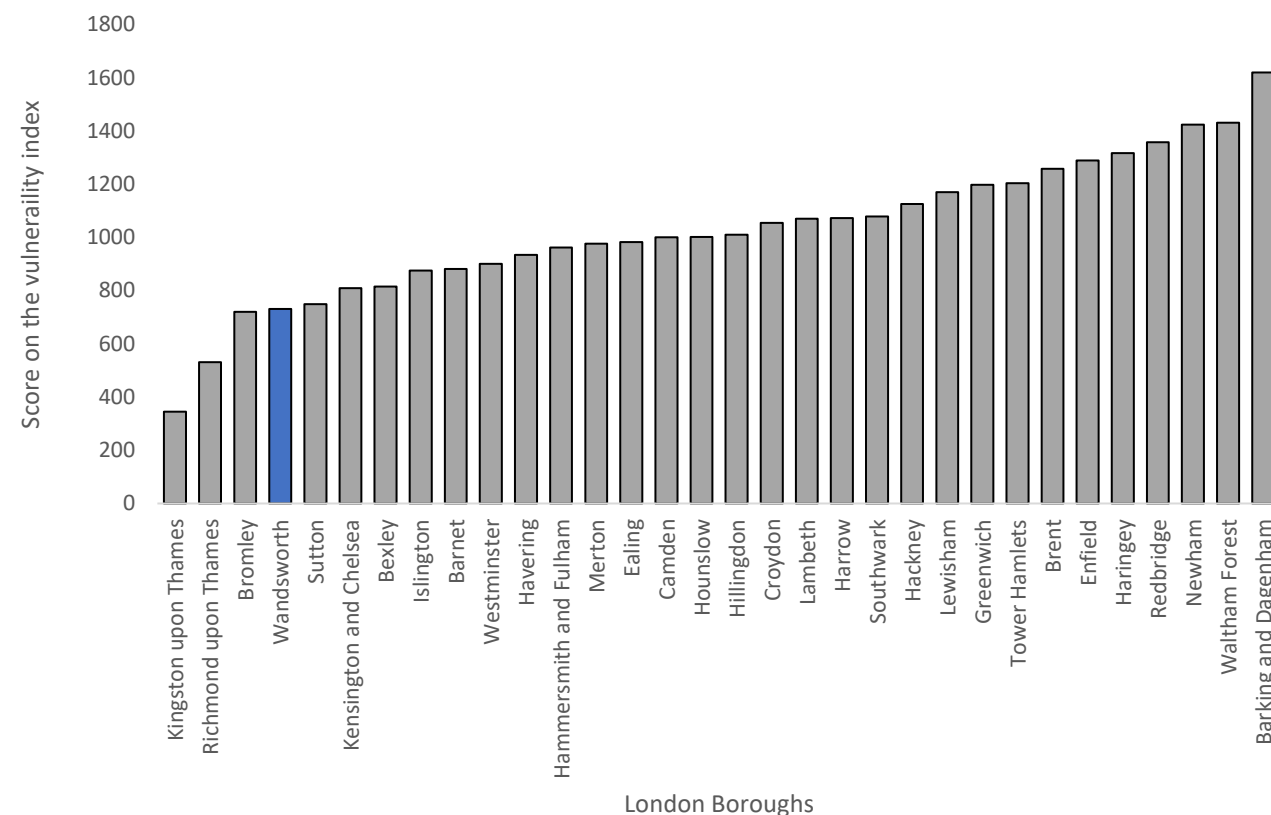
For Wandsworth, the Cost of Living Vulnerability Index score **improved** from 827 in April 2022 to **731** in September 2022.

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](#).

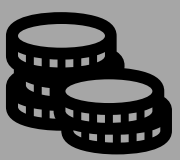
Higher scores indicate an area's relative risk of more people being pulled into poverty, and relative risk of those already hard up being pushed into destitution. This is a relative measure.

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

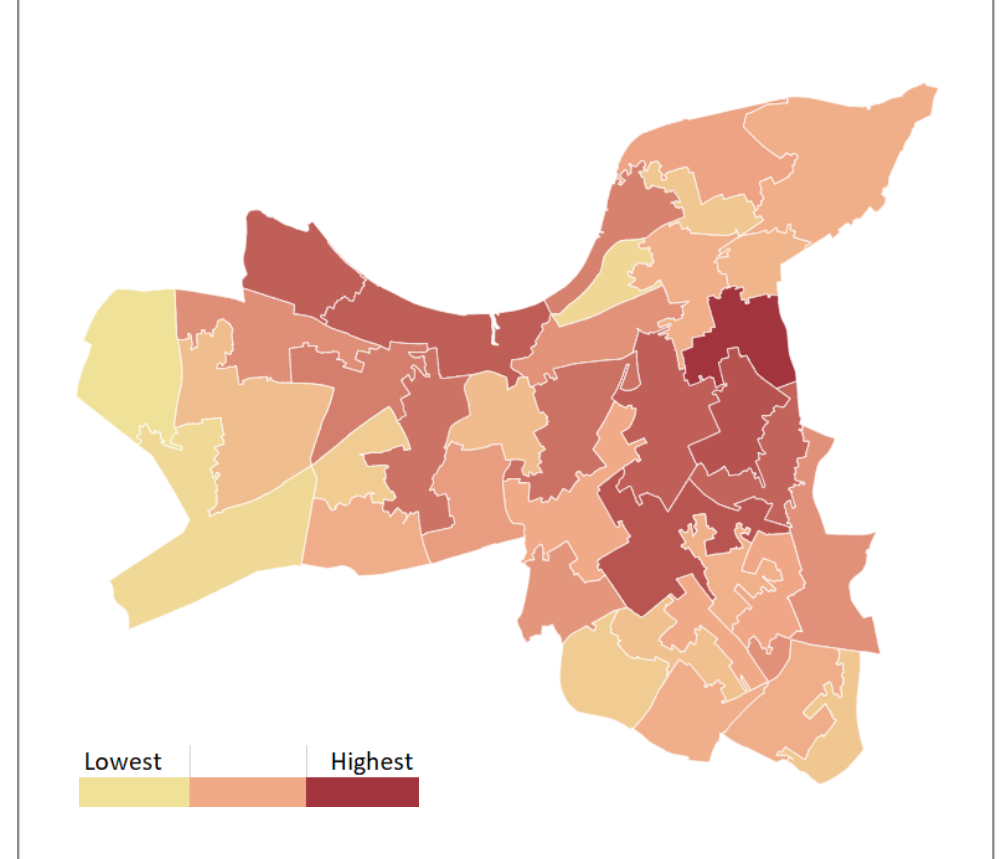
£38,730

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

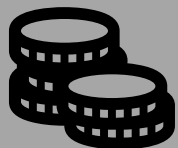
These income estimates are equivalised which considers the household size and composition and makes it easier to compare income across households. It acknowledges that, for example, two people do not need double the income of one person to have the same living standards.

- 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

Income Estimates (After Housing Costs) by MSOA



*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*

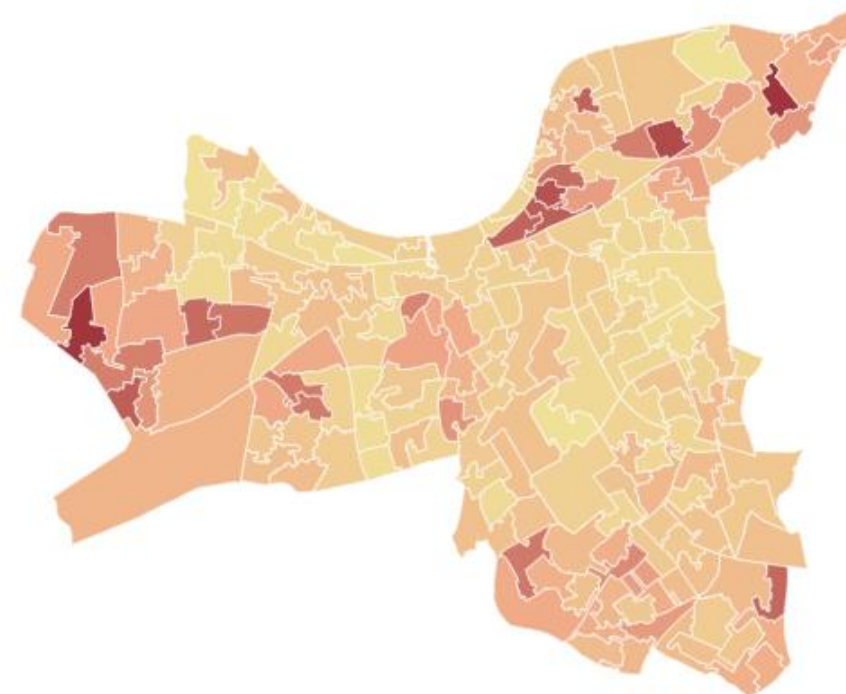
Income deprivation is estimated to affect 11% of the borough's population. Overall, Wandsworth is within the 50% least income deprived local authorities nationally and is the ninth least income deprived in London.

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*.

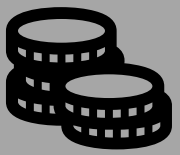
*Percentages from the English Indices of Deprivation 2019 were applied to the local population (Census, 2021) to estimate the number affected – rounding to nearest 100.

Estimated Income-Deprived Population by LSOA



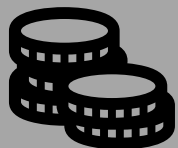
Source: [MHCLG, 2019](#)

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 24%.
- 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

21,622

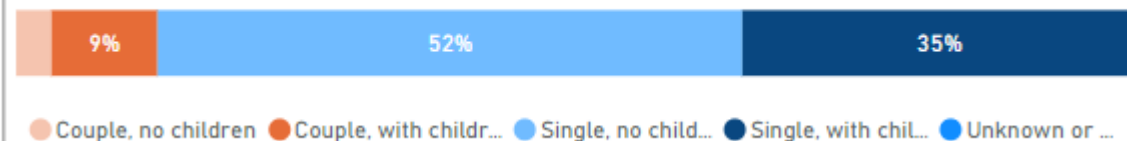
households in receipt of Universal Credit, May 2024

Approximately 16% 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.

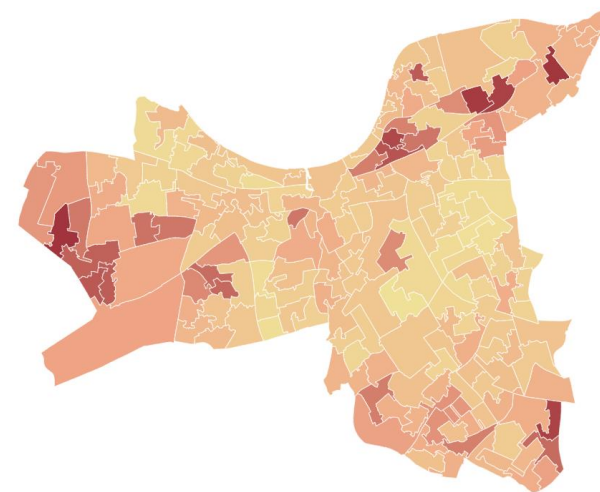
Areas with higher numbers of households receiving UC are generally **more income deprived** with more households in parts of **Roehampton, Furzedown, Battersea Park, West Hill, Totting Broadway** and **Falconbrook**.

Households on Universal Credit by Family Type

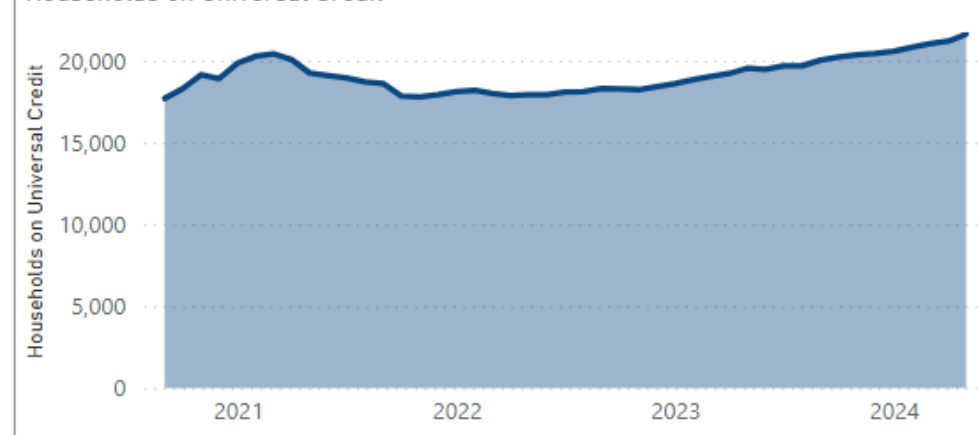


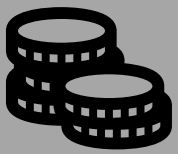
Source: DWP, August 2024 (via Stat-Xplore) - [interact with the data via the DataWand Cost of Living dashboard](#)

Households on Universal Credit by LSOA



Households on Universal Credit





Housing Benefit

13,633

Housing Benefit claimants,
May 2024

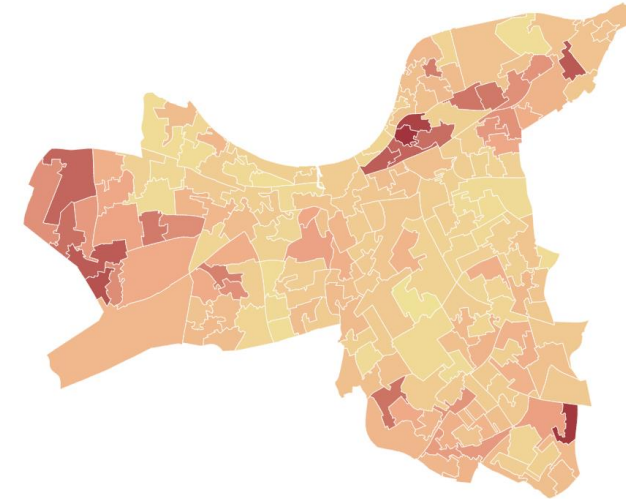
Approximately 10% of households in Wandsworth.

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.

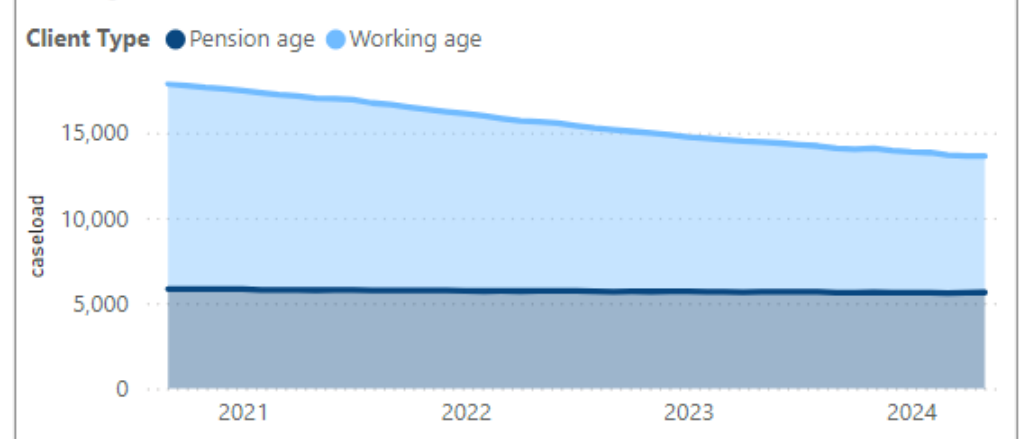
Housing Benefit Claimants by Family Type



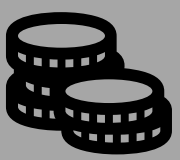
Housing Benefit Claimants by LSOA



Housing Benefit Claimants



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

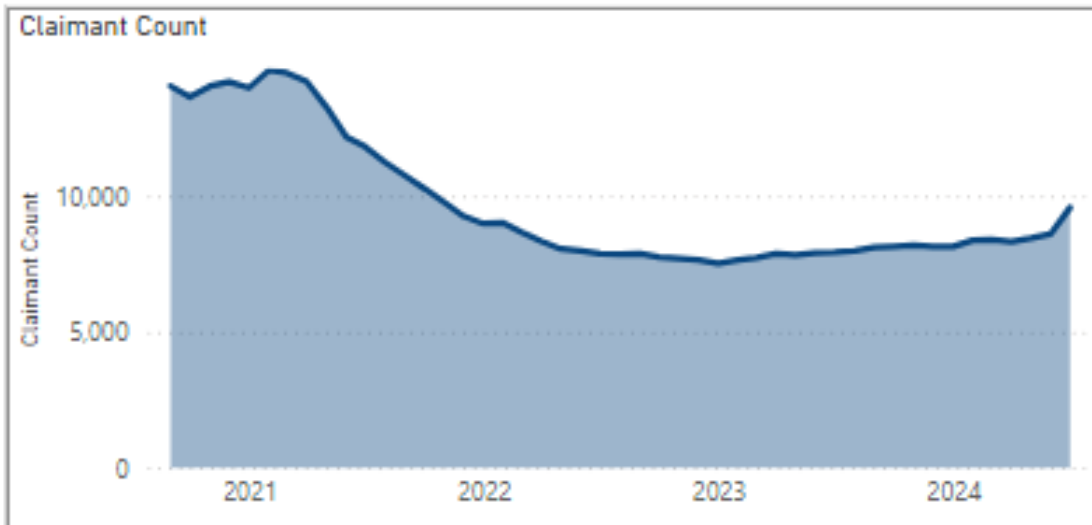


Unemployment Related Benefit

9,575

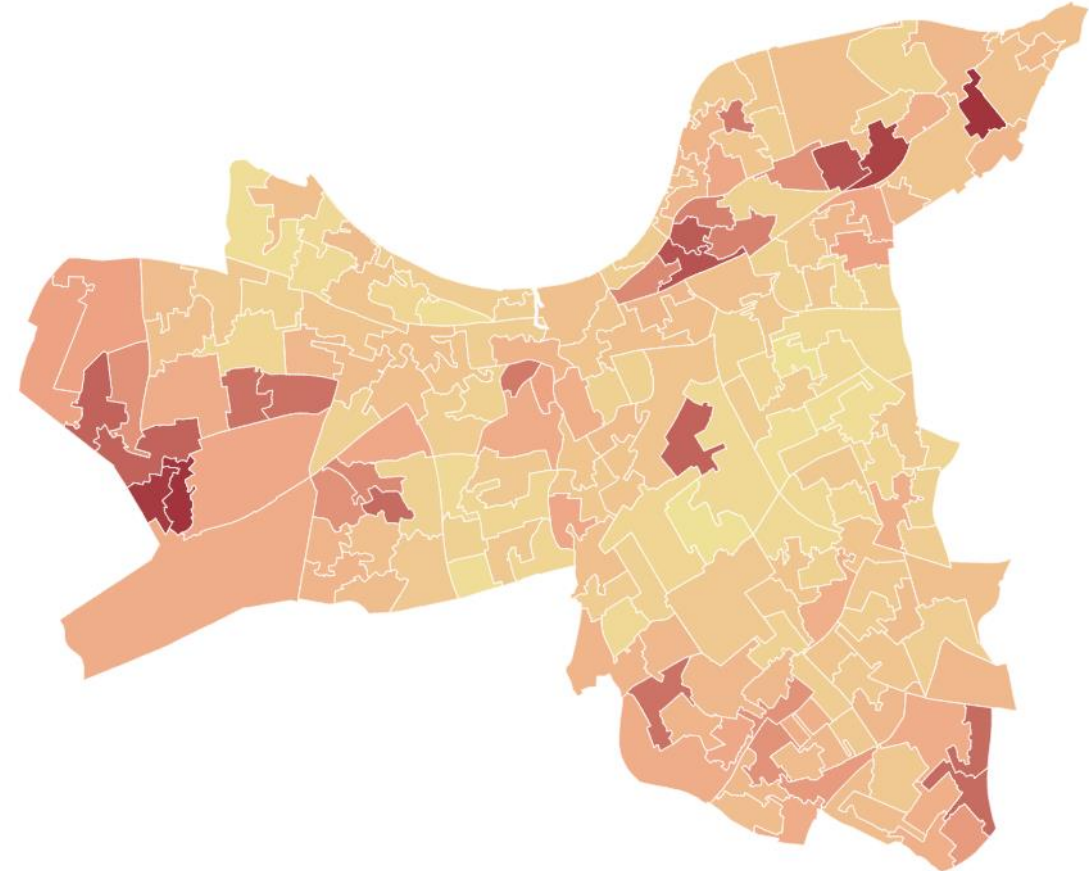
Claimant Count (people in receipt of unemployment related benefits)*, July 2024

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**.

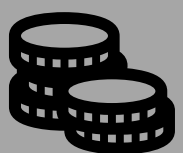


Source: DWP, August 2024 (via NOMIS) - [interact with the data via the DataWand Cost of Living dashboard](#)

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.



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



An estimated 2,400 households have a monthly cash shortfall once all outgoings are considered and around 1,000 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 was almost 2,900 in May 2023 and fell to around 2,500 by the end of the year. 2024 saw numbers increase to around 2,700 in February and March before falling again*. Currently predicted to be around 12% of the low-income households with more households in Falconbrook and Roehampton wards.



Overall, around 5,900 households have arrears with the council in June 2024 with a slight fall on the previous month (May 2024), this is down from a high of around 7,000 in March 2024*:

- **Couples with children are more likely to have arrears** than other household types and have **higher average arrears**
- Just under a **third of private tenants are in arrears** with the council, with the **second highest average arrears of any tenure**, after those in Temporary Housing.
- **Working households are more likely to have arrears** – 60% of working households are in arrears compared to 18% of all low-income households

Source: Low Income Family Tracker (Policy in Practice), June 2024; Figures rounded to the nearest 100

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

Citizens Advice data (Local Areas)

Rent arrears

Top debt issue reported to Citizens Advice in 2023/24

PIP

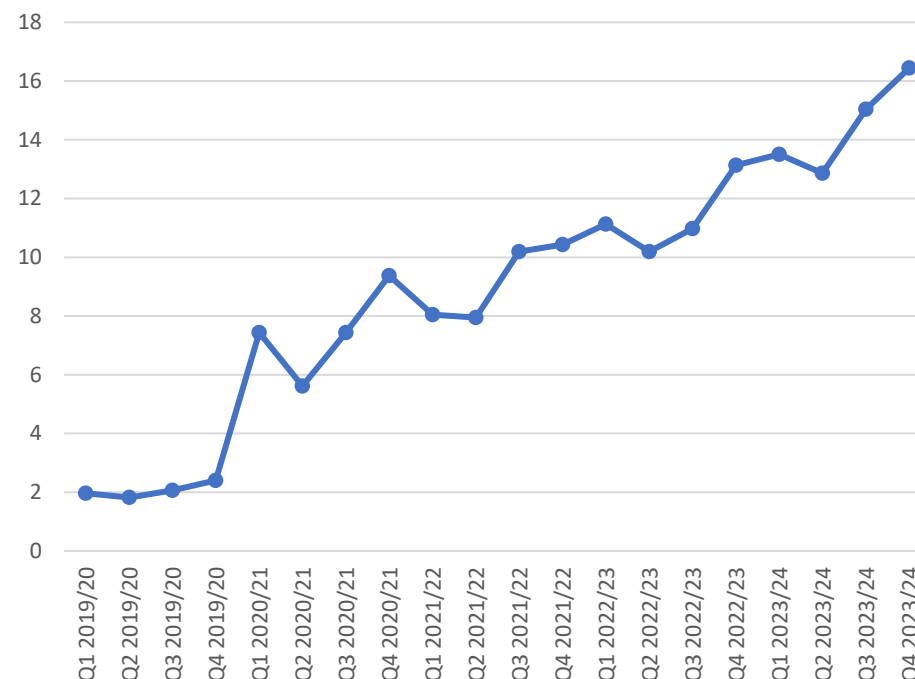
Most common benefits issue reported to Citizens Advice in 2023/24

- Using a representative survey of more than 10,000 GB adults[^] Citizens Advice have calculated the percentage of households who could be in a **negative budget** in each constituency in England, Scotland and Wales.

- Putney - 6,445 (5.79%)
- Battersea - 6,273 (5.76%)
- Tooting - 6,276 (5.85%)

[^] Survey data is based on a representative poll of 10,100 GB (England, Wales and Scotland) adults (18+) conducted by Opinium Research for Citizens Advice, Fieldwork was conducted between the 20th of December 2023 to 6th of January 2024.

No. of people (per 10,000) Citizens Advice are helping in Wandsworth with crisis support



Source: [CA cost of living data dashboard](#), July 2024

*Figures for crisis support represent the number of people Citizens Advice helps with either referrals to food banks or other charitable support (covers any emergency financial support or support in kind people need to make ends meet).



Council cost of living related data

2,823

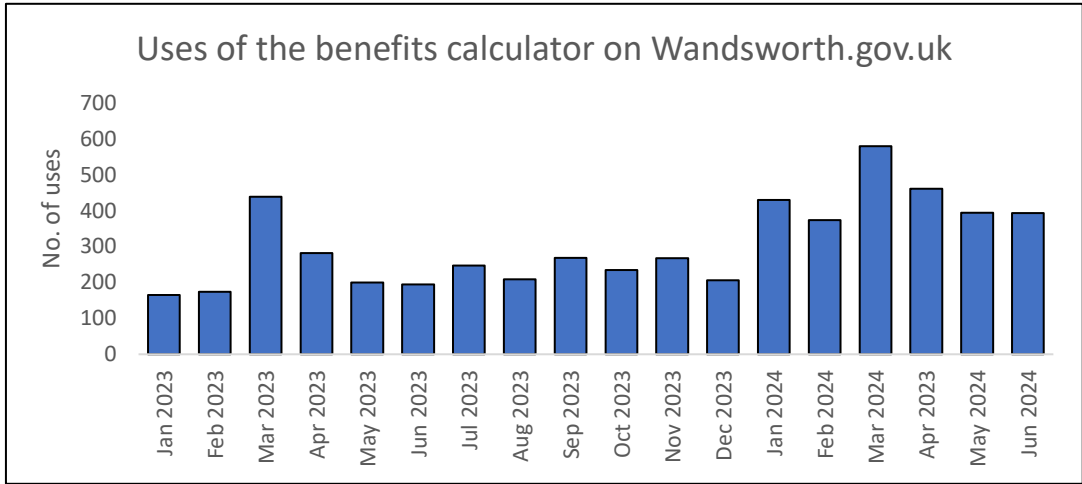
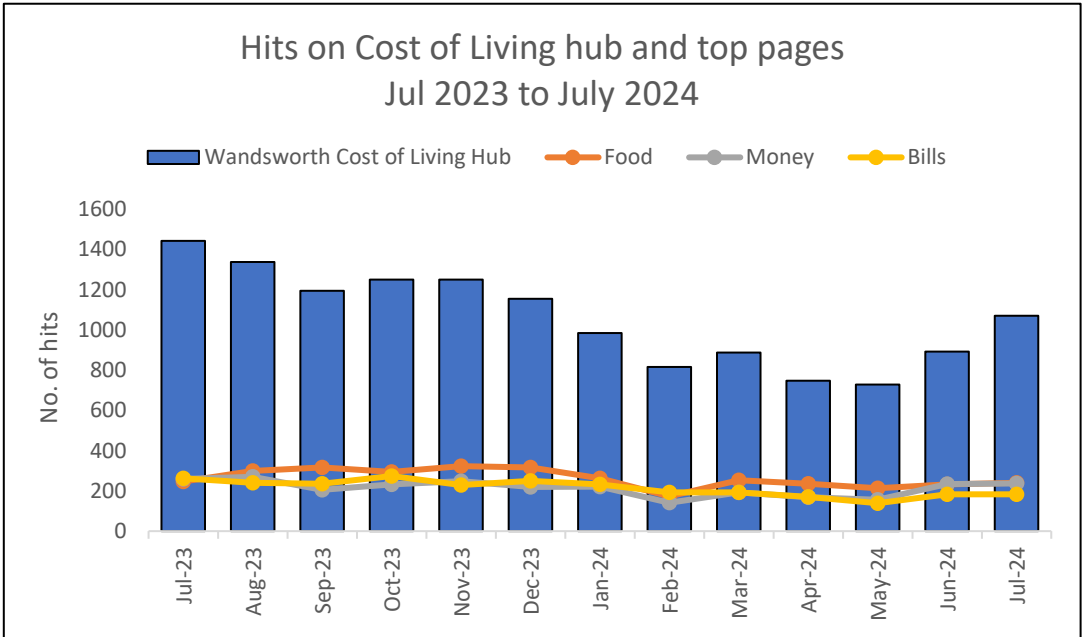
Warm packs distributed across the borough Jan 23 to March 24



Visits to the Wandsworth Cost of Living Hub Webpage in July 2024 were -26% lower than July 2023. The number of hits had been falling from mid July 2023 through to February 2023, but numbers of users have started climbing again. Pages relating to **Food** have, more often than not, received the most hits each month.



The usage of the Wandsworth Cost of Living Support Calculator saw its highest numbers in March 2024 peaking at 579 uses during that month.





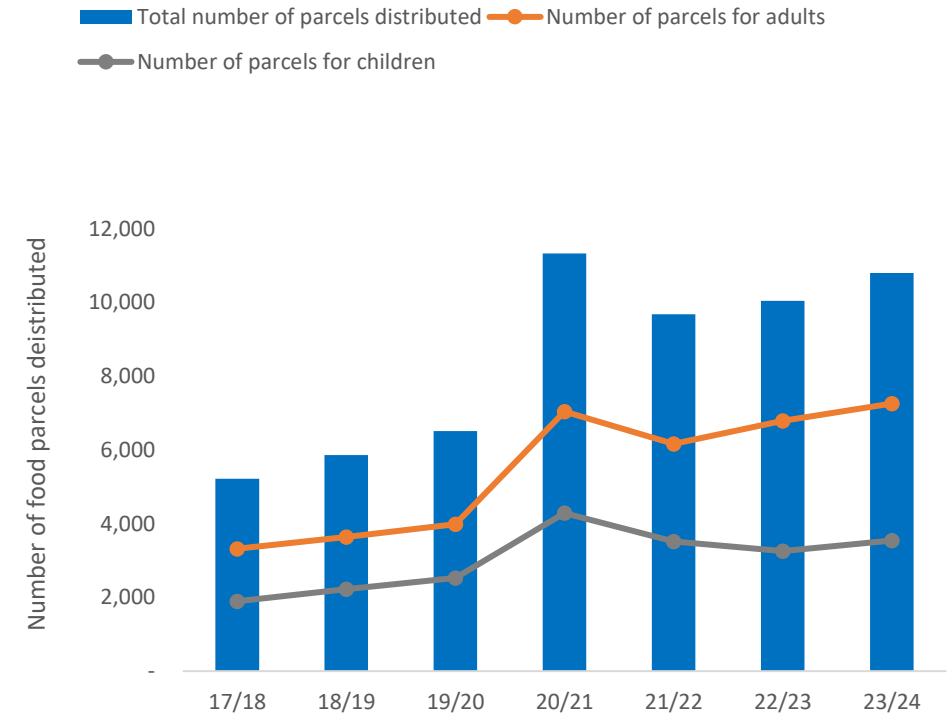
Food – Local Food bank data

10,800

Number of Trussell Trust food parcels distributed from Wandsworth centres in 2023/24

- The number of distribution centres operating in Wandsworth has risen from 5 in 2018/19 to 8 in 2023/24.
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 +66% in 2023/24 in comparison to pre-pandemic (2019/20) and increased by +7% on last year .
- Just over two thirds of the parcels (67%) are for adults.

Food parcels distributed in 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.



Food – Priority Places for Food Index

34,321*

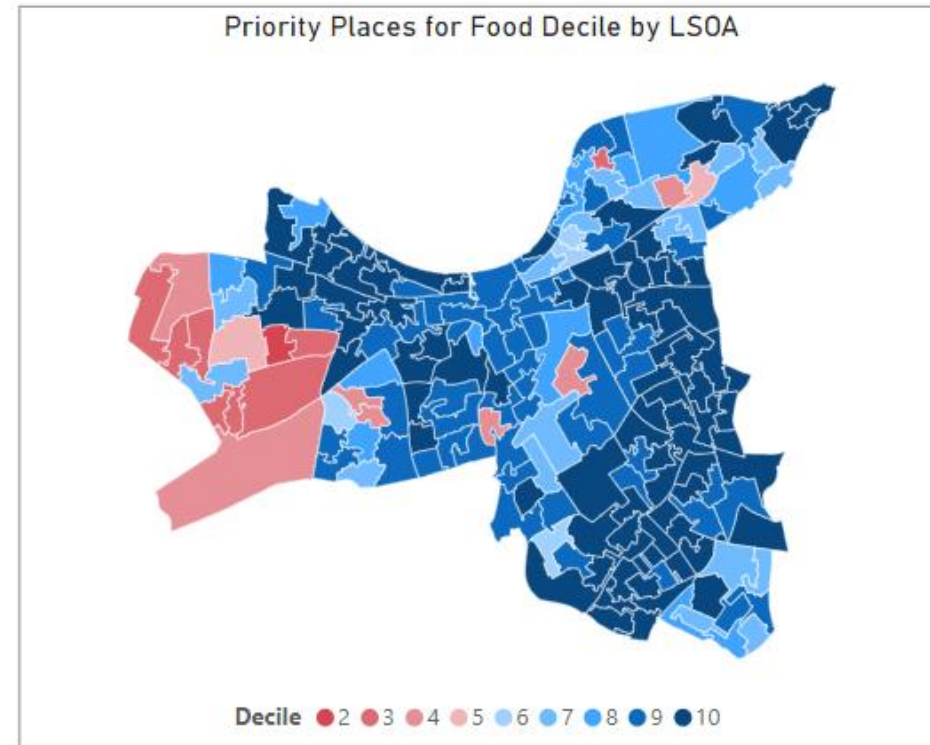
Estimated number of people potentially without access to cheap, healthy and sustainable sources of food.

**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

9,411

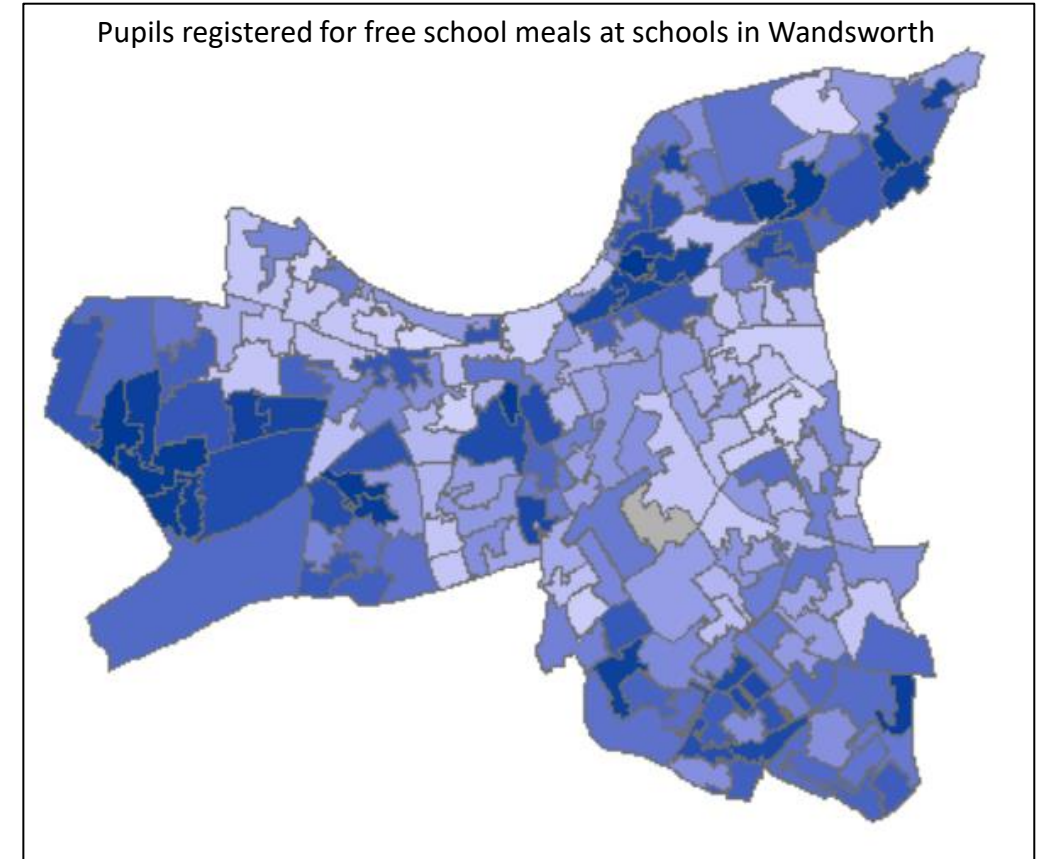
Pupils known to be eligible for
Free School Meals 2023/2024*

Source: Department for Education

29% 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 27.7% in 2022/23 to 28.8% in 23/24.

There are approximately **2,050 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** – **around 65% in areas with higher deprivation.**



Source: *Internal data, May 2024*

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

*Internal data suggests that this number now stands at approximately 9,650 in May 2024.



Food – Healthy Start Vouchers

2,233

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

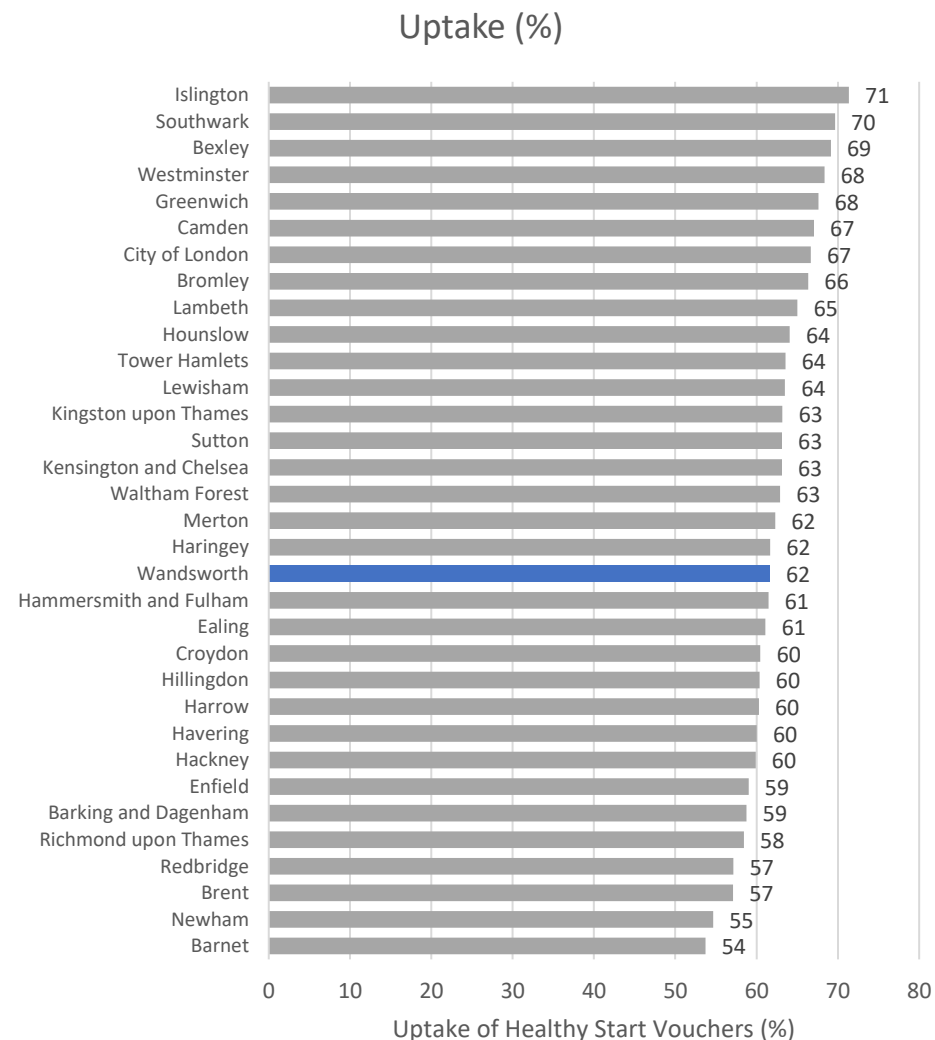
**The reported number of people eligible for the scheme between July 2023 and February 2024 was incorrect, which means that the calculated uptake percentage was overstated. Further details can be found [here](#).*

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 62% - ranking 19th out of London boroughs.

There were **857 eligible for the scheme that were not taking vouchers** in June 2024.

Uptake of Healthy Start Vouchers June 2024



Source: NHS, 2024

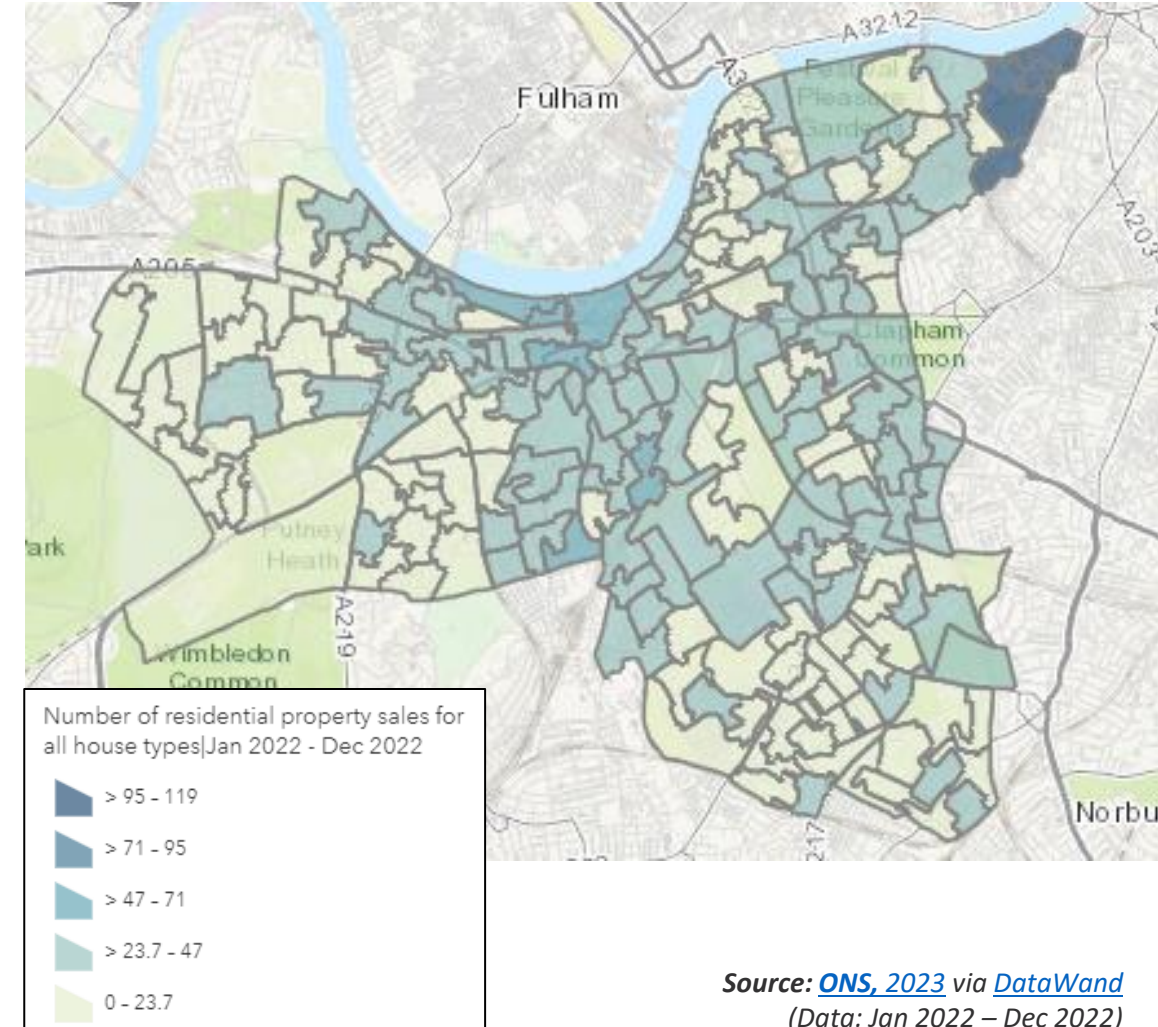


Housing – Sales & Mortgages

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 6,844** residential property sales in the borough. Although sales dropped during 2021 Wandsworth still has the highest number of sales in London during April 2022 to March 2023 (4, 433).

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 June 2024 just under 5%. The [Bank of England](#) conduct a biannual household survey and in the survey conducted between 30 August and 19 September 2023 nearly **40% of UK mortgagors reported a rise** in their mortgage rates in the last year.



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 **6th highest number of mortgage holders in London** and the **highest number in Inner London**.

The average house price for Wandsworth in December 2023 is the **11th 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.

The ONS has assigned Wandsworth a **[mortgage exposure score](#) of 4 out of 7** (with 7 being the highest risk level), with 12% of households re-mortgaging during 2023. It is estimated that those having to re-mortgage will have to pay an extra £650 a month on average.

More than half of all mortgages due for renewal in 2023 were fixed at a rate below 2% and the average rate for a fixed term mortgage in **June 2024 is just under 5%**.

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	£2,900,000	£950,000	305%
Semi-detached	£1,436,500	£640,000	224%
Terraced	£1,100,000	£601,750	183%
Flats/maisonettes	£540,998	£437,000	124%

Source: ONS, data for Apr 2022 - Mar 2023 ([via DataWand](#))



Housing – Private Renting

49,830

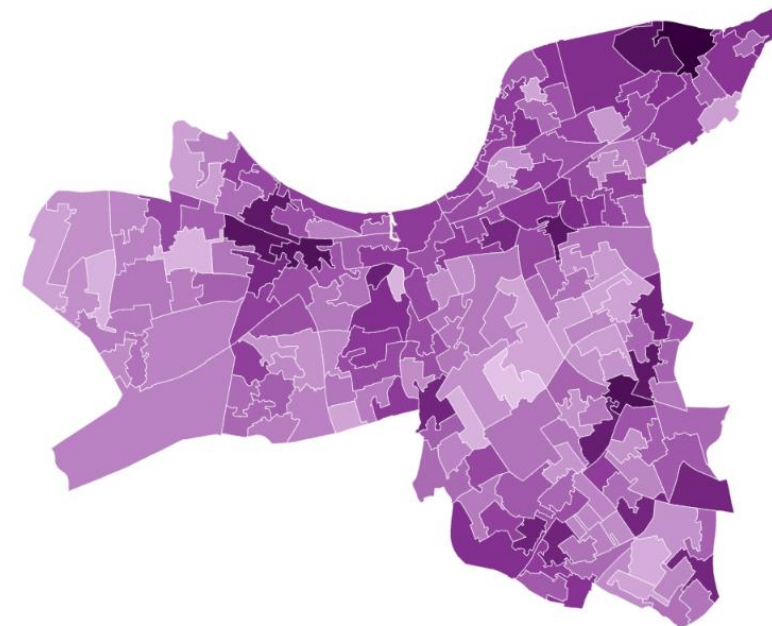
Number of **Households renting from private landlords** (March 2021 Census)*

*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	£774	£726
Studio	£1,225	£1,200
1 Bed	£1,600	£1,450
2 Bed	£2,000	£1,700
3 Bed	£2,600	£2,030
4+ Bed	£3,650	£2,850

Source: ONS - [Private rental market summary statistics](#) (Apr 23 – Mar 24)



Housing – Private rental

£2,330

Mean monthly rent across all property types in June 2024

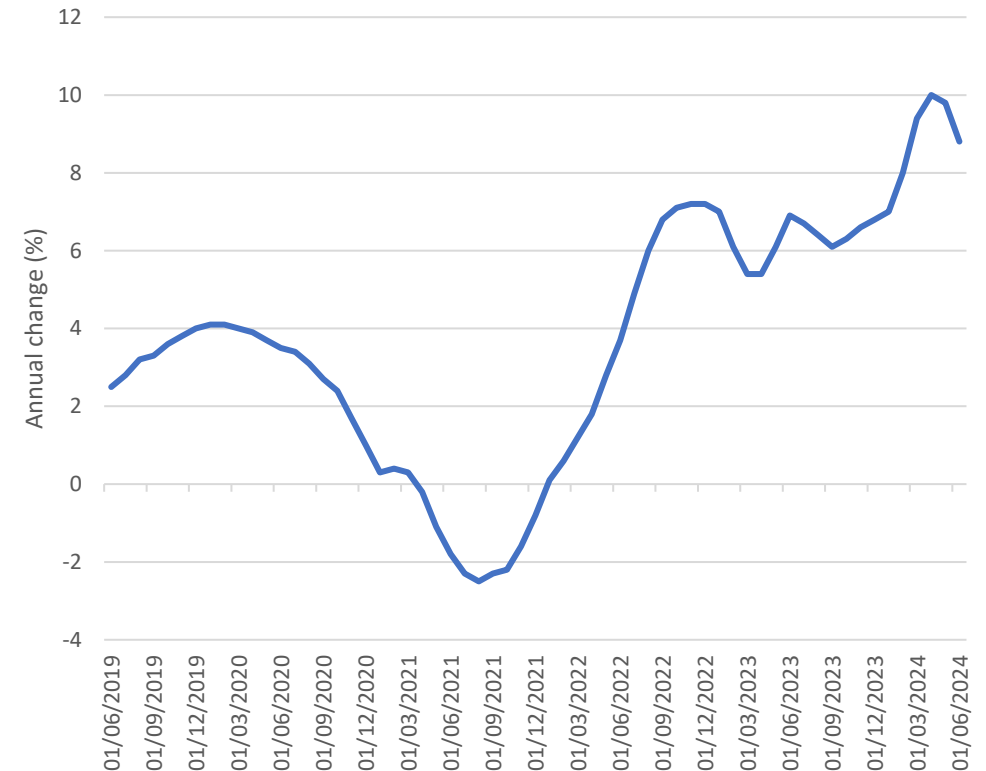
Annual change was **+8.8%** in Wandsworth for the 12 months to **June 2024**.

Average private rental annual inflation continues to be **highest in the London region**, with rents inflation in the 12 months to June 2024, at **+9.7%** (compared to +8.6% for the UK), **down from +10.1%** in the 12 months to May 2024. This is below the record-high annual rise of +11.2% in March 2024.

London's annual inflation rate slowed because average rent prices rose more slowly in June 2024 than they did a year earlier.

A [new measure developed by the Bank of England](#) estimates that the private rental sector has been shrinking for the last two years, as Landlords sell up making less properties available, but the pace is slower than first thought. While a [GLA report on recently rental trends](#) indicates that other factors contributing to lower supply could be increased average length of tenancies.

Private rental prices
Annual change (%) in Wandsworth



Source: Private rent and house prices, UK - Office for National Statistics (ons.gov.uk)



Housing – Private Renting Affordability

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

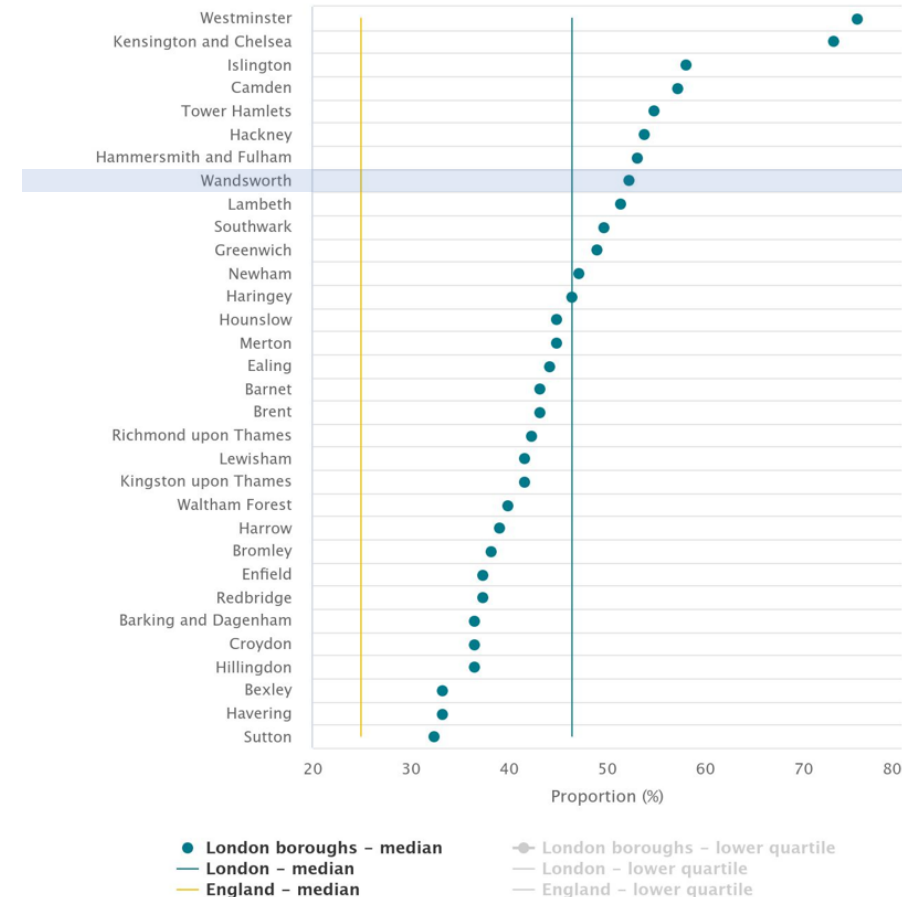
Private rental for a one bed dwelling as a percentage of gross pay for Wandsworth was **8th Highest** in London in the 12 months to September 2023 and **5.8pp above** the London median.

ONS report that private rents in London increased by +9.7% in the 12 months to June 2024, above the England average. 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 £3,132 for **Inner** London in Q1 of 2024 – this is an annual increase of **+2.4%** 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*

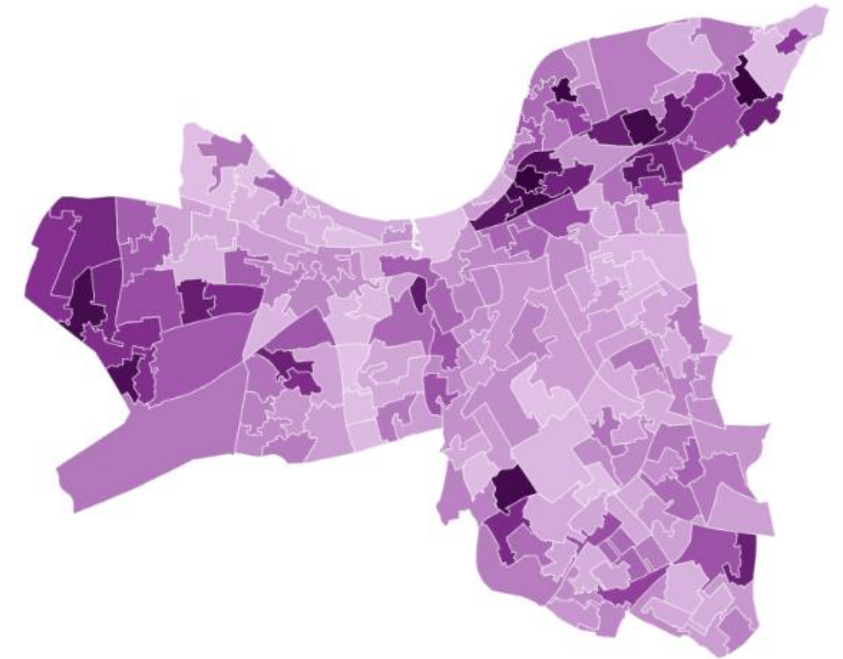
The total estimated social rented dwellings has remained steady over the last 8 years. In Wandsworth it is estimated **19%** of dwellings are social rented (London 23%).

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

194

All claims registered in Wandsworth in Q1 of 2024

47

All repossessions (inc. mortgages) in Wandsworth in Q1 of 2024

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.

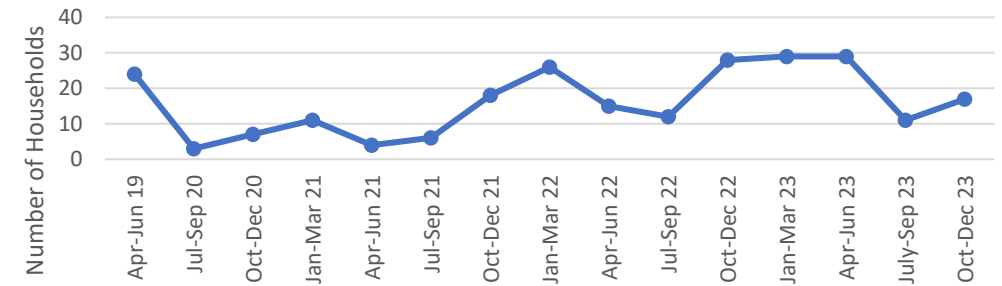
For the last seven quarters more repossessions have come from accelerated private landlords, (i.e. from a Section 21 notice).

65

people seen rough sleeping by outreach services Jan-Mar 24

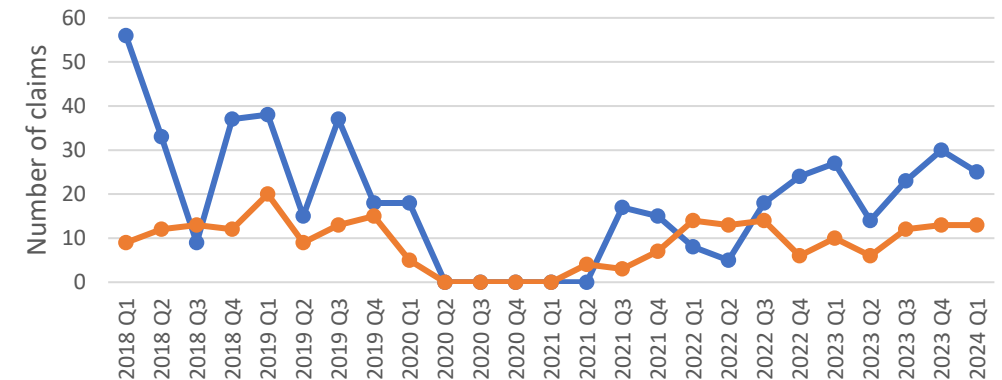
Source: London Datastore [Rough sleeping in London \(CHAIN reports\)](#)

Owed a homelessness duty due to due to service of valid Section 21 Notice



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

All Landlord **repossessions** for Wandsworth (2018 Q1 - 2024 Q1)



* 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

12,467

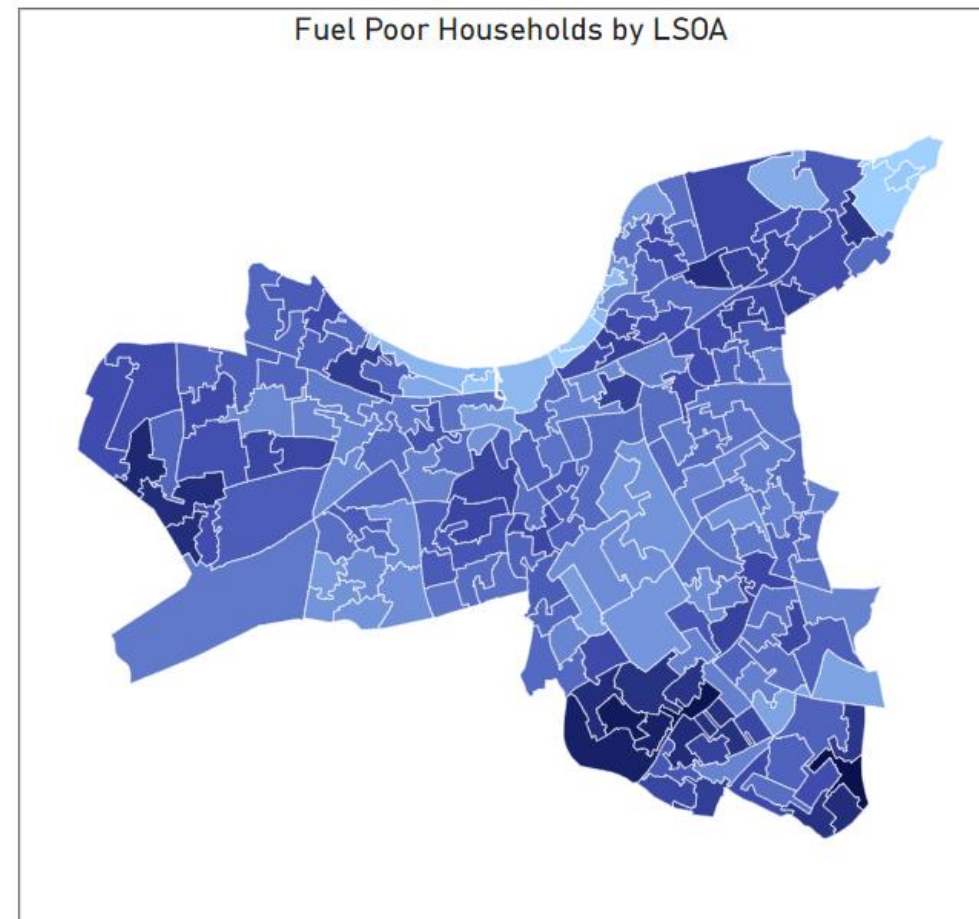
households in **fuel poverty**
across Wandsworth in 2022*

According to the department for Business, Energy & Industrial Strategy (BEIS), Wandsworth has one of the **lowest** percentage of fuel poor households in London at **8.4%** of the borough.

Though there are **parts of the borough** where **15% or more 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, 2024](#) (Data: 2022) - [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.

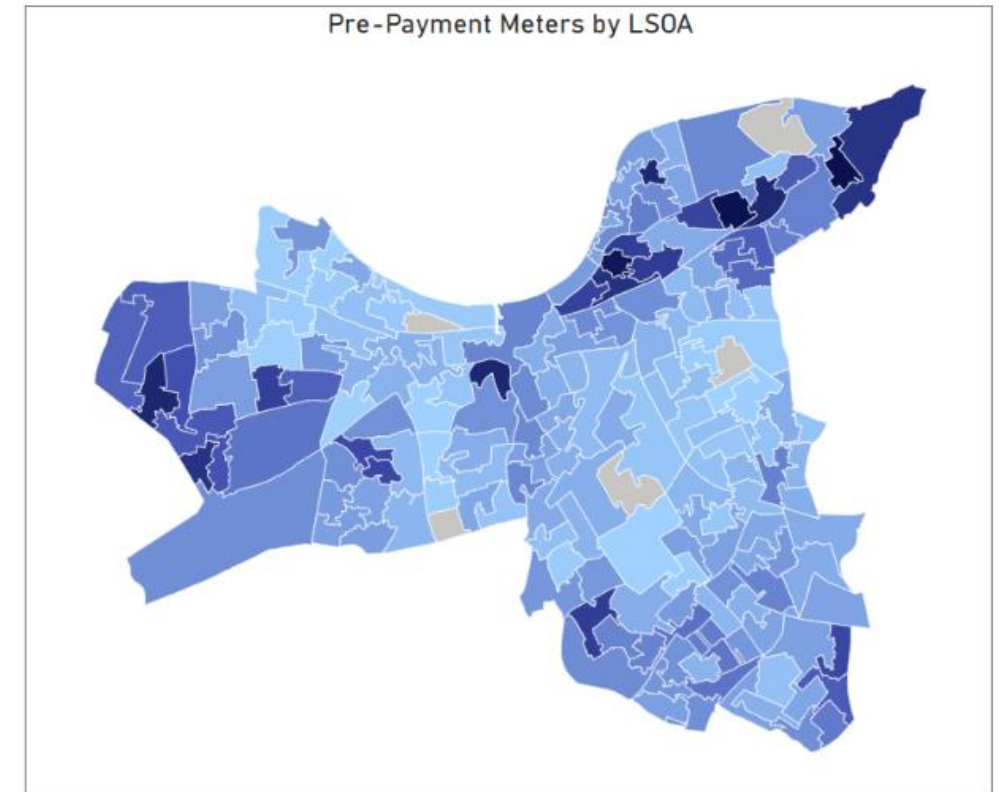
In July 2023, the government scrapped the charge on prepayment meters so these [households will no longer pay more for their energy than direct debit customers](#). This change helped save on average £21 a year.

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](#)



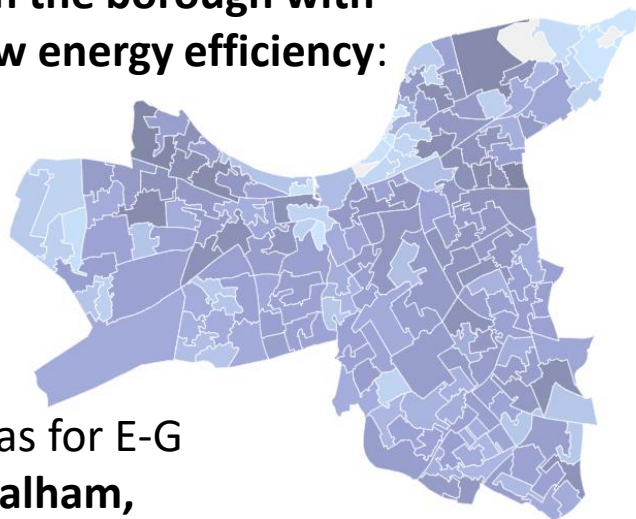
Energy – EPC Ratings

62,987

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

Around **47% of homes in the borough with EPC certificates have low energy efficiency:**

- **16,100** rated E-G
- **46,900** rated D



High concentration areas for E-G ratings: **Thamesfield, Balham, East Putney, West Putney and Lavender .**

*Approximately 94% 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, **May 2024**. 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](#)

5,400

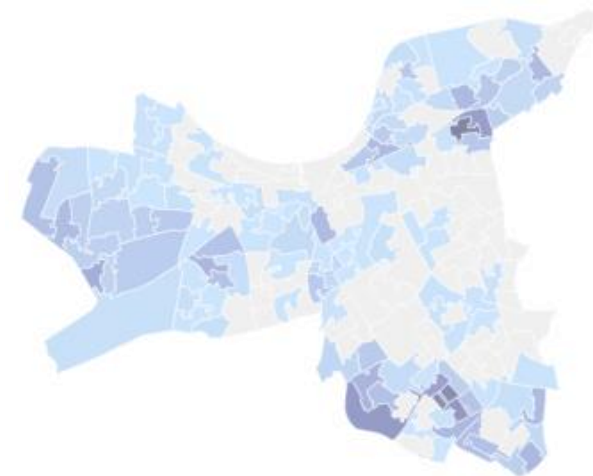
Low-efficiency homes (D-G) earning <£30,000 across Wandsworth*

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

2,700

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.





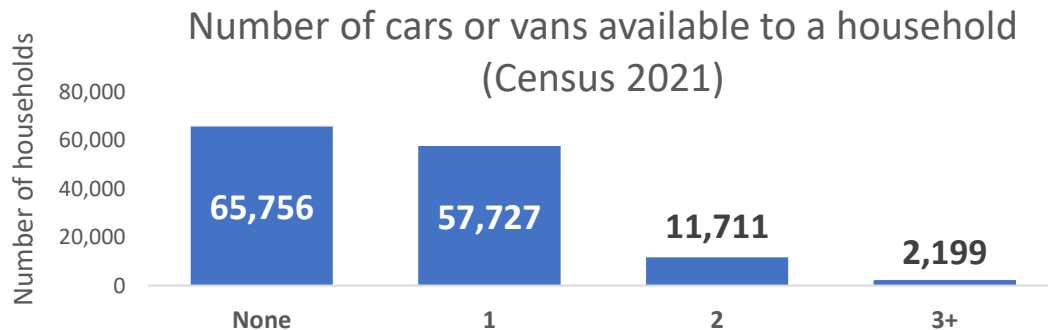
Transport – Public Transport Accessibility

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.**

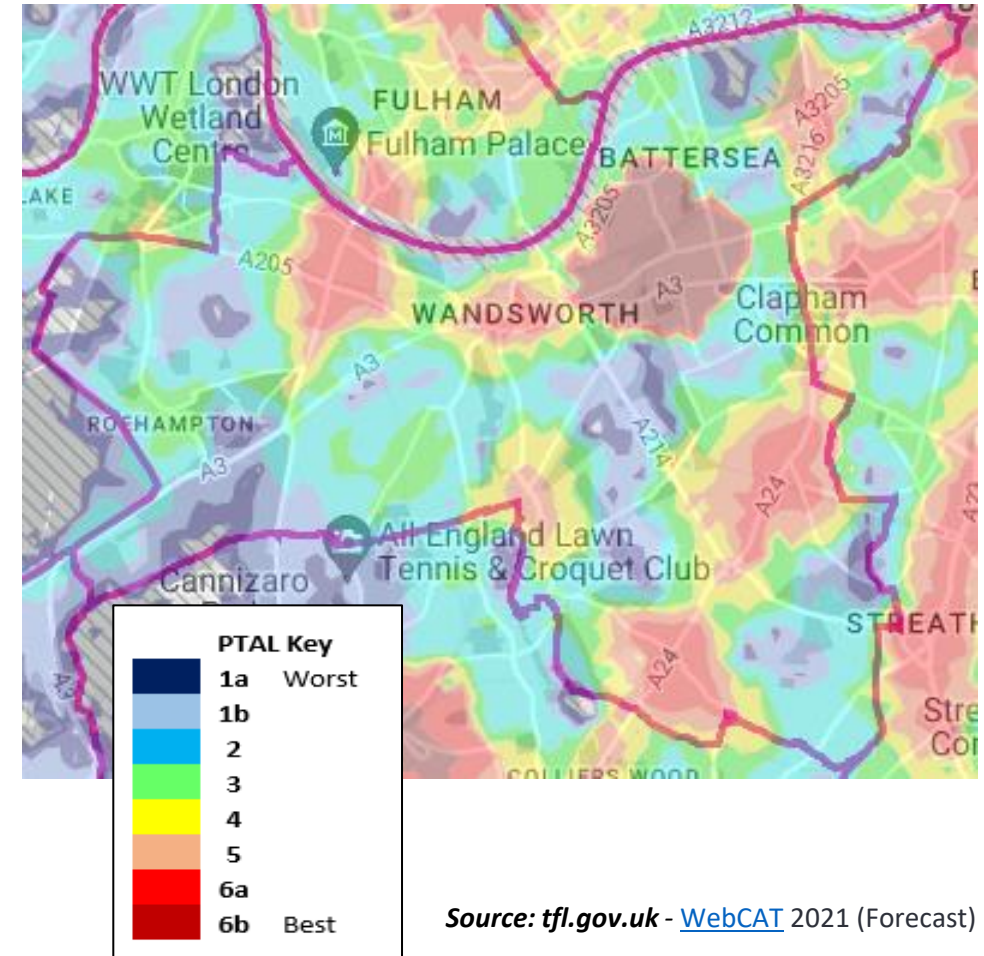
PTALs are likely to impact access to employment options, essential goods (e.g. grocery options) and services – especially for households without access to a vehicle.

[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

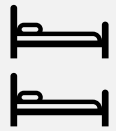
10,000

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

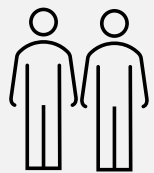


2 bed private rented flat/maisonette

Largest age group

25 - 34

2 person Household



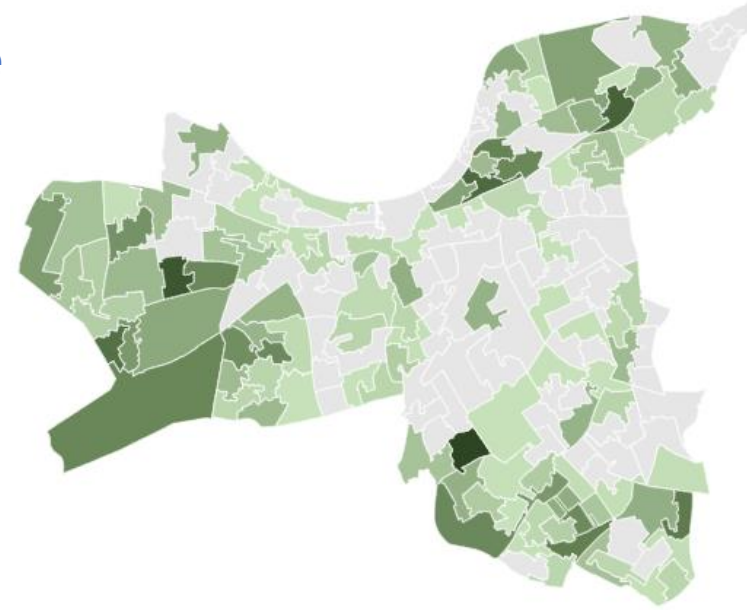
Couples without children/
Some families

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.

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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

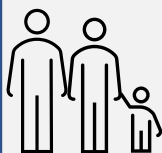


3 bed flat/
maisonette

**Largest age
group**

35 - 49

3-4 person Household



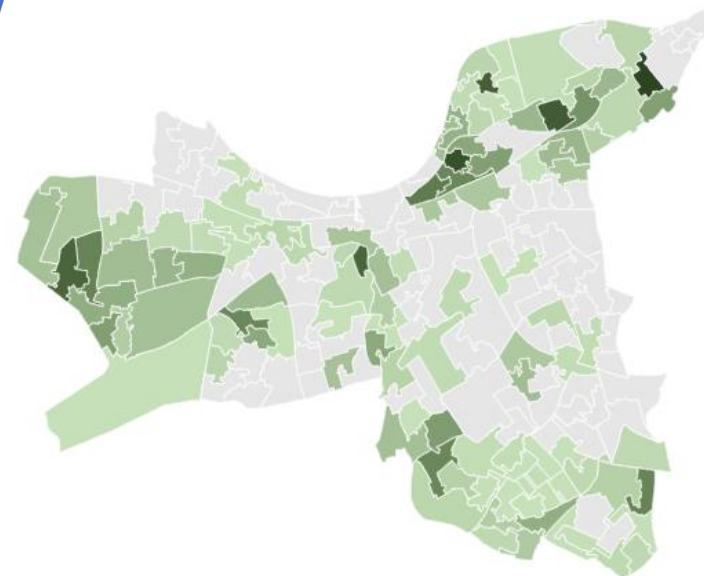
Families/
Couples with
1-2 Children

NO Savings



61%

 **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

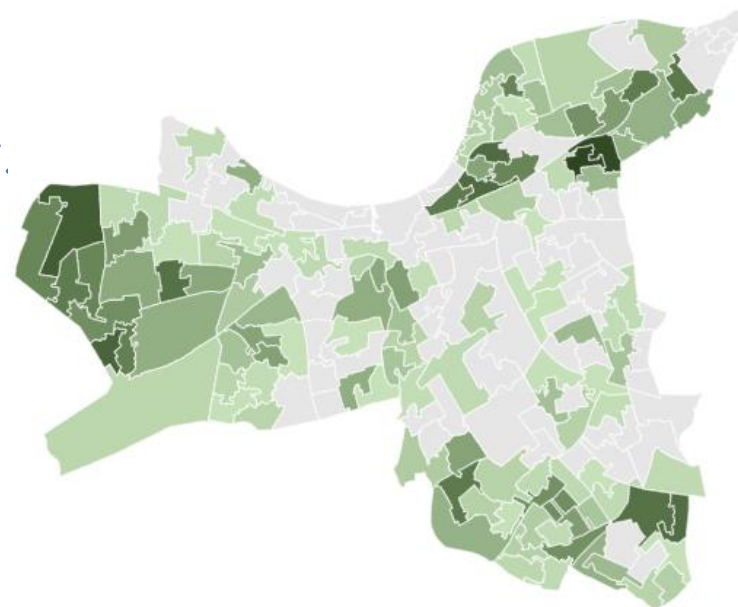
75+

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.

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Group 4: Low income families with mortgages

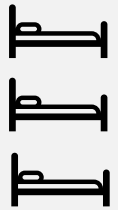
1,000

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

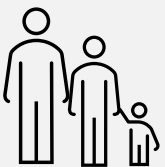


3 bed terraced House

Largest age group

35 - 49

3-4 person Household



Families/
Couples with
1-2 Children

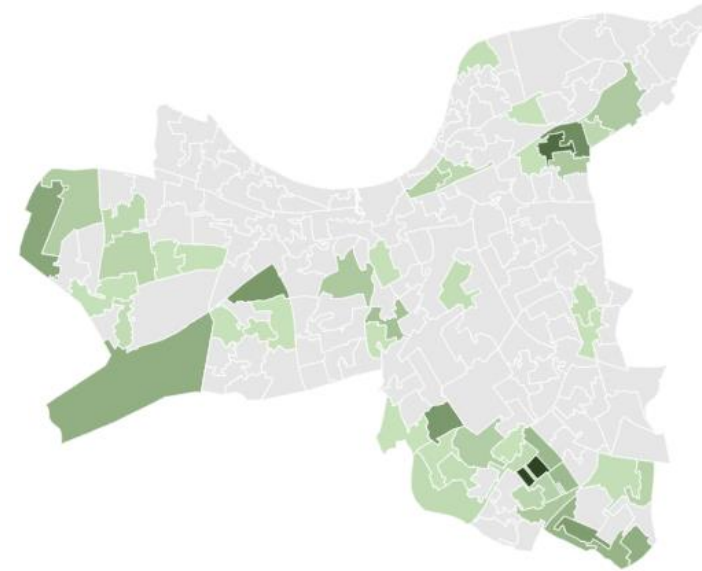
NO Savings



41%



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.

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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](#)