Anti-Poverty data
Impact of the cost of living on Residents

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Data and Interpretation Notes

- This presentation provides a high-level overview of the factors that influence the cost of living for residents, helping to contextualise the challenges and pressures experienced across the boroughs.
- While the pack attempts to highlight key themes and populations of interest, due to the complexity and range of issues, it should not be considered a comprehensive review of all drivers of financial hardship or all groups at risk.
- The most up-to-date data available at the time of publication has been used. As publication cycles vary, some datasets may be several years old. Links to all data sources have been provided so that readers can access the latest available information directly from the source.
- Please note that not all data is available at sub-borough level e.g. ward or LSOA.
- This presentation includes baseline figures – it should not be used for monitoring.

Outline of slide deck

Summary

- Inflation rose by +2.8% in the year to June 2026 (down from 3.0% for the 12 months to May 2026), and down from the high of 9.6% in October 2022. Inflationary pressures in June 2026 were still largely attributed to **Housing & Household services**.
- Food prices rose sharply during 2022 and 2023 as global supply chain disruptions, rising energy costs and Russia's invasion of Ukraine increased costs across the food system. Although these inflationary pressures have eased and food prices are now rising much more slowly than at their peak, prices remain significantly higher than before the cost-of-living crisis began. As a result, food affordability continues to be a challenge for many households, particularly those on lower incomes who spend a greater proportion of their budget on food and other essentials.
- The Food Foundation published their 2025 State of the nation's food Industry in December 2025. The report suggests that healthy diets remain unaffordable for many lower-income households, with healthier food options continuing to cost more and be less readily available than less healthy alternatives. In January 2025, the Food Foundation published its Broken Plate 2025 report, revealing that healthier foods are, on average, more than twice as expensive per calorie as less healthy options as defined by the government's Nutrient Profile Model.
- Cost of Living pressures have maintained **increased use of foodbanks** in Wandsworth with number of packs distributed by the Trussell Trust in 2025 being +5% higher than in 2024.
- Compared to some other areas in London and England, Wandsworth residents are relatively better placed to face Cost of Living challenges. However, many residents are facing considerable financial hardship with those on low or fixed incomes being particularly impacted by the increased Cost of Living - this includes **pensioners** and **disabled people**.
- The Renters' Rights Act became law in 2025, with the main reforms taking effect from 1 May 2026. The legislation aims to improve security and fairness for private renters through stronger protections against eviction, restrictions on unfair rent practices, greater tenancy flexibility, and enhanced rights for families, benefit recipients and pet owners. The longer-term effects on the availability and affordability of private rented accommodation remain uncertain and will depend on how landlords and the wider housing market respond to the reforms.

Details of support available in the borough be found on Wandsworth Cost of Living Hub

Drivers and Impacts

Inflation

The Consumer Price Index (CPIH) **rose by +2.8%** in the 12 months to June 2026 (down from 3.0% in May 2026). On a monthly basis, CPIH rose by 0.2% in June 2026, compared with a rise of 0.3% in June 2025. This marks a **continued easing** in inflation compared to 2025.

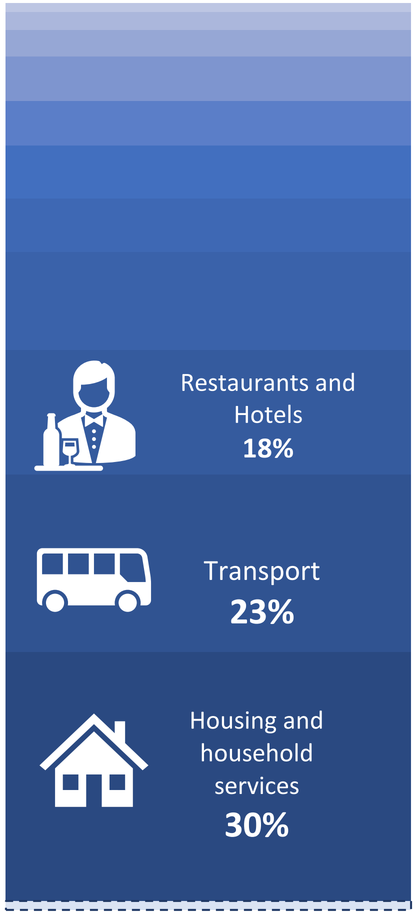
Transport, and food and non-alcoholic beverages made the largest downward contribution to the monthly change.

The **largest contribution** to the annual CPIH inflation rate in June 2026 continues to be **Housing & household services**.

Low income households are 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 June 2026 (ONS, 2026)



Key Drivers of Inflation

Wandsworth

Food

CPIH prices for **food and non-alcoholic beverages rose by +1.7%** in the 12 months to June 2026 after rising by +2.2% in May 2026. The annual rate in June was the lowest since August 2024, when it was 1.3%, these are still well below the high of 19.2% in March 2023. Since the food foundation began tracking prices in April 2022, a weekly basket of food for an individual **without** a loyalty card has increased on average by around £13.85. In the food foundation survey tracking food insecurity for June 2026, 12.2% of households reported experiencing food insecurity (down from a high of 18.4% in August 2022) and households with children reported higher levels of insecurity (16.7%) than those without children (10.8%). Of households with children the percentage experiencing food insecurity increases in line with the number of children rising, for households with 4 or more children 42% reported food insecurity.

Housing

In Wandsworth, private rents increased by +3.7% in the 12 months to June 2026 (compared to +2.2% for London), down from a high of 9.8% in April 2024. In London, average advertised rents rose by 2.0% this quarter, which is the largest quarterly increase since 2023 and is driven by Inner London rents. The Bank of England benchmark Bank Rate in June 2026 is 3.75% , down from 4.25% in June 2025. A study by the Institute for Fiscal Studies (IFS) from July 2024 states that individuals who needed to renew their home loans or take out new ones in the previous two years had experienced a sharp fall in their disposable income and pushing some into poverty. Although the current situation is expected to be less severe than it was for households refinancing during 2023–2025 the biggest concern is still likely to be payment shock when remortgaging. The ONS house price to earnings ratio for Wandsworth in 2025 is 11.59 indicating that affordability for residents currently is better in comparison to the 13.49 five-year average ratio.

Energy

Ofgem review and set a level on how much a supplier can charge for each unit of energy every three months. The price cap for 1st July to 30th September 2026, is set to be £1,862 which is an increase of +13% compared to the previous quarter and an increase of £221 for an average customer. Ofgem confirmed in November 2025, following consultation, that the rules preventing suppliers from offering lower prices exclusively to new customers will remain in place until March 2027. Following concerns about the treatment of vulnerable customers, Ofgem introduced strengthened protections governing the use of prepayment meters. Suppliers must now follow strict procedures before installing a prepayment meter to recover debt, and certain vulnerable households are protected from involuntary installation.

Transport

Fuel prices in July 2026 prices are around +20% higher than pre-pandemic (January 2020). The cost to fill up a petrol family hatchback was approximately £84 in mid July 2026 around £10 higher than the same month last year. The cost of filling up the equivalent car with diesel has seen a bigger increase going from approximately £78 to £91 over the same time-period.

Impact on Health & Wellbeing

- Wandsworth has a relatively young, physically active population that are generally in good health.
- In January 2025, the Food Foundation published its Broken Plate 2025 report, revealing that healthier foods are, on average, more than twice as expensive per calorie as less healthy options as defined by the government's Nutrient Profile Model.
- Worry about the ongoing increased Cost of Living has the potential to negatively impact the mental health of many residents.
- 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 around **8,500 before housing costs** in 2023/24 to **18,300** (27.9% of children) **when housing costs are taken into account** (2022/23).
- Local data indicates there are 9,300 children living in households in receipt of Council Tax Reduction and/or Housing Benefit in October 2025 - these households are more likely to be in CTR, HB or Social Rent arrears and have higher average arrears than households without children*.
- Food insecurity, consumption of less nutritious food and hunger could have a detrimental impact on child growth and development – in January 2025, 16.7% of households in the UK with children reported experiencing food insecurity compared with 10.8% 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), March 2025; 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*

Local Context

Local Economic Context

Wandsworth

- Median earnings of Wandsworth residents ranks third of all local authorities nationally and second within London - median annual gross pay increased by 8.3% between 2024 and 2025 outstripping London (3.6%) and England (4.3%), however this followed almost no change for Wandsworth between 2023 and 2024.

- Although the modelled unemployment rate in Wandsworth has increased to 4.6% from a low of 3.6% in September 2025 Wandsworth still had the 2nd lowest modelled rate of unemployment in March 2026 and the largest proportion of residents 16-64 who are Economically active in London.

	Wandsworth	London	England
Median Annual Gross Pay for full time workers (2025)	**£54,584**	£46,414	£39,243
Economic Inactivity (16-64) (Apr 25 - Mar 26)	**11.8%**	20.2%	20.9%
Unemployment Rate (16+) * (Apr 25 - Mar 26)	4.6%	6.2%	**4.5%**
Claimant Rate (16+)* (May 26)	4.1%	5.7%	**4%**
People on Universal Credit (16-65) (Mar 26)	**13.7%**	20.5%	19.2%

***as a proportion of the economically active population**

See DataWand for further local economic context

Model-based Income Estimates for Households after housing costs

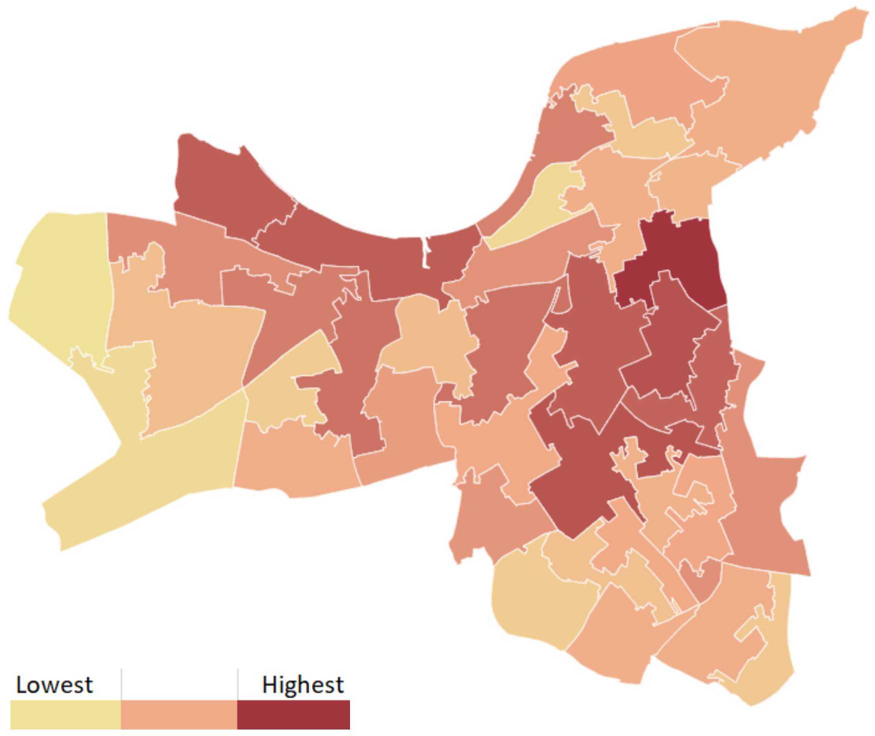
£38,730

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

67,333

Estimated as affected by **income deprivation** in Wandsworth, 2024*

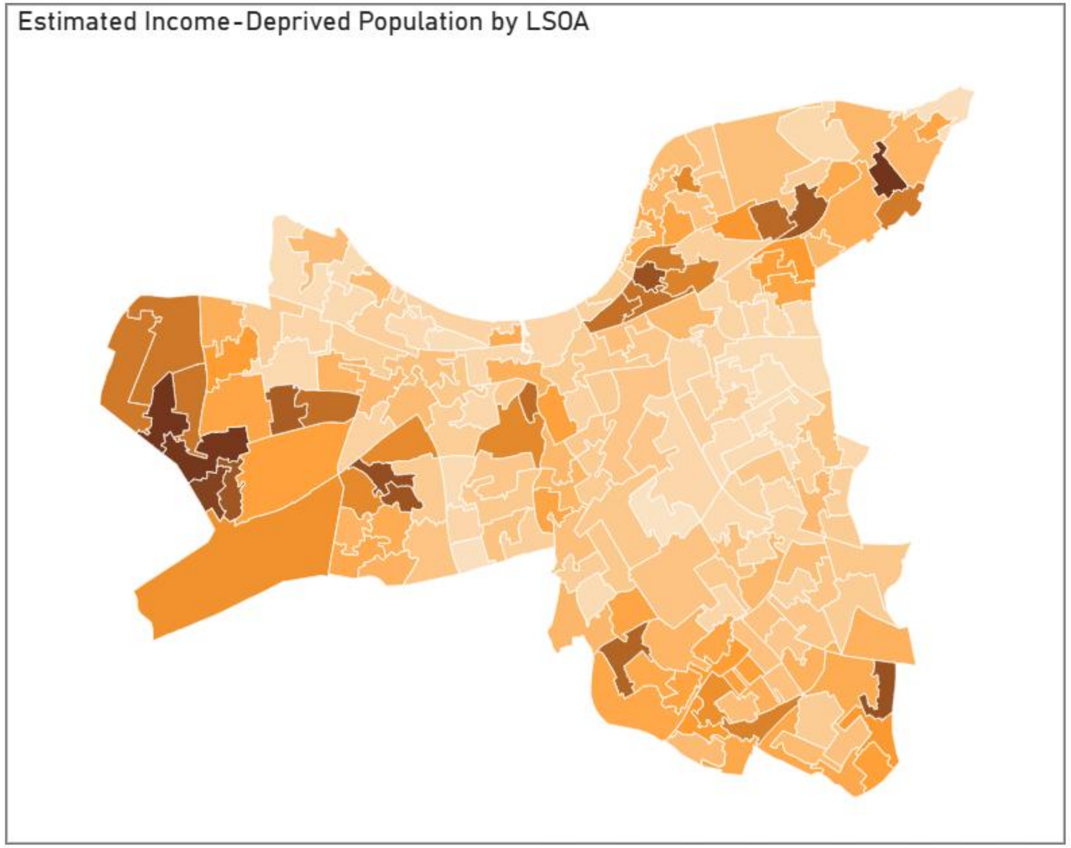
Income deprivation is estimated to affect 20% of the borough's population. Overall, Wandsworth is within the 50% least income deprived local authorities nationally and is the eighth least income deprived in London.

More income deprived areas include **Roehampton, West Hill, Furzedown, Tooting Broadway and Battersea Park.**

The methodology for the 2025 Indices of deprivation has changed since 2019 to assess income deprivation after housing costs (*previously before housing costs*), which has significantly increased the proportions.

Income deprivation (after housing costs) is estimated to affect approximately 13,026 older people (60+) and 18,553 children (0-15) in the borough*.

*Estimates based on applying proportions from the 2025 Indices of Deprivation (IoD) to the latest small-area population data.



Source: ***[MHCLG, 2025]***
Additional information: [Wandsworth Deprivation Report and Dashboard]

Children in relative Poverty

12,573

Number of Children* living in Relative low-income families, After Housing Costs, 2025

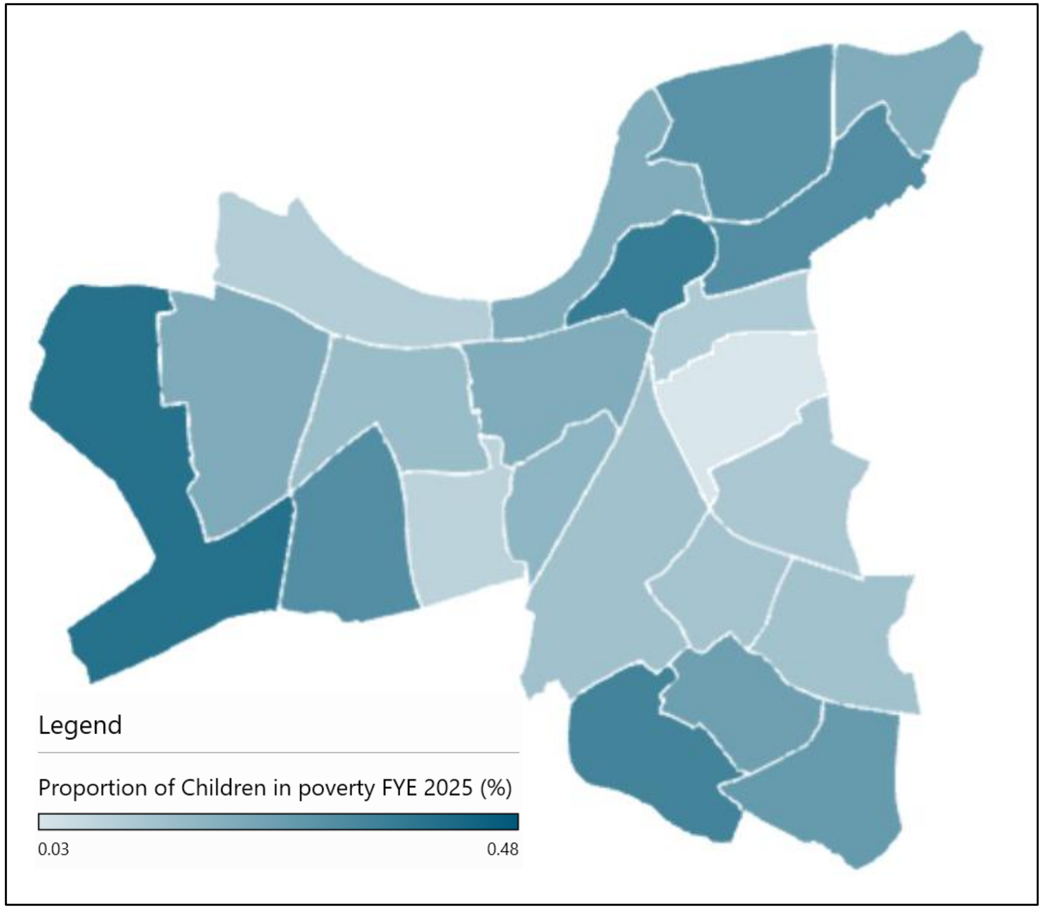
** (aged under 16)*

23.8% of Children in Wandsworth are in relative low-income families (After Housing costs) and this proportion has decreased from 24/4% in 2024. This is the **10th lowest proportion in London**.

Roehampton, Falconbrook and Tooting Broadway have the largest **proportions** of children living in relative low-income families (after housing costs) and the area with the largest numbers of children are:

- Roehampton (1,827 children)
- West Hill (1,089 children)
- Furzedown (1,009 children)
- Battersea Park (989)

Percentage of Children (aged under 16) living in Relative low-income families, After Housing by ward (2025)



Source: Gov.uk, [Children in low-income families: local area statistics, financial year ending 2025]

Low Income Households

- **Lower income households** will continue to **spend a greater proportion** of their household income **on essentials** such as energy, food and housing.
- In London, housing costs pushed the proportion of people living in low-income households up from 15% to 26% in 2023/24. This is an 11pp increase compared to a 4pp increase for the rest of England.
- 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

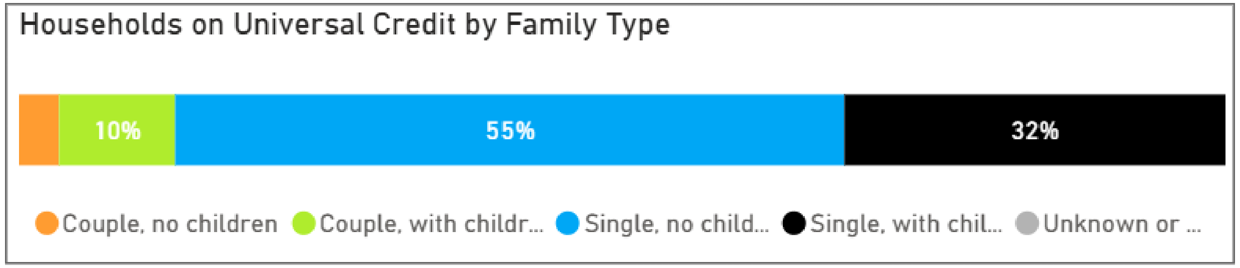
28,969

households in receipt of Universal Credit, February 2026

Around 20% of households in Wandsworth.

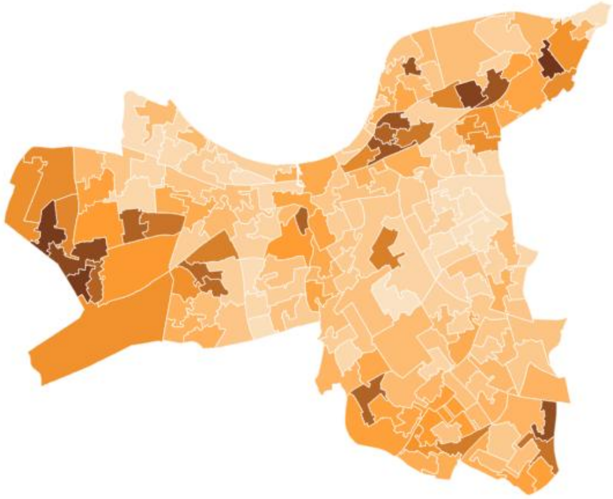
Most working age people must apply for Universal Credit (UC) if they need help with rent rather than making a new claim for Housing Benefit – the migration of housing benefit and other 'legacy' benefits could be a factor affecting the continued higher number of UC claimants.

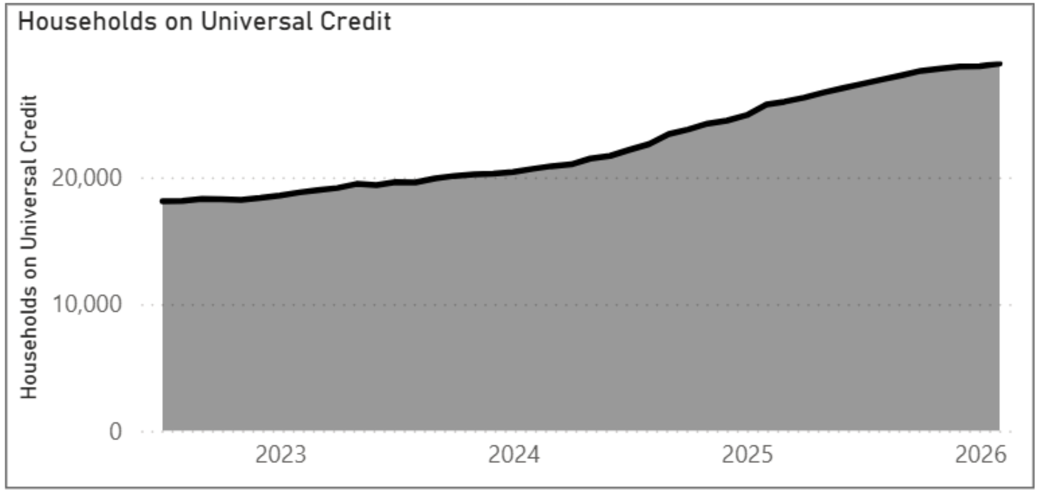
Areas with higher numbers of households receiving UC are generally **more income deprived** with more households in parts of **Roehampton, Battersea Park, Furzedown, West Hill and Totting Broadway.**



***Source: DWP**, February 2026 (via Stat-Xplore) - [interact with the data via the DataWand Cost of Living dashboard]*

Households on Universal Credit by LSOA





Universal Credit

43%

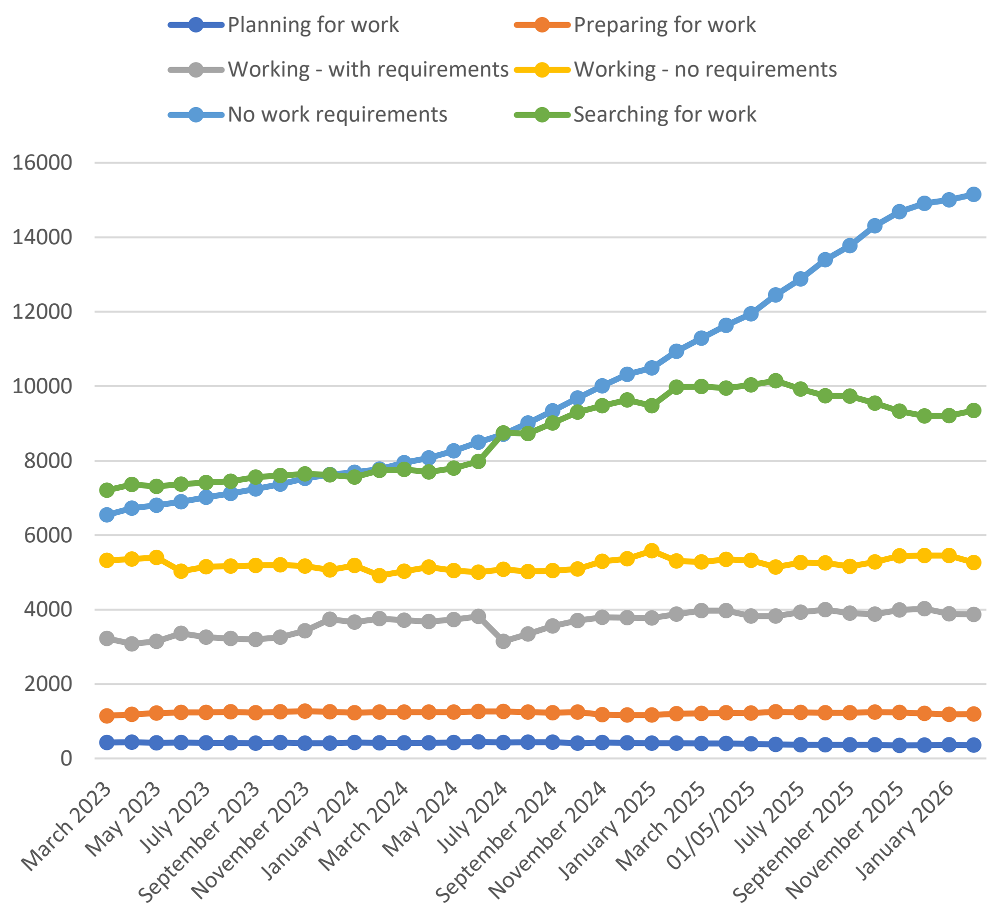
people in receipt of Universal Credit have 'No work requirements'* in February 2026

The proportion of those with 'No work requirements' has increased by roughly 5% each year from 27% in March 2023.

This increase in claimants with 'No work requirements' has been seen nationality. The increase will partially be due to people moving over from Housing benefit (who tend to be older), but it may be a possible indicator of the increasing prevalence of long-term health conditions, greater caring responsibilities and other potential barriers to labour market participation.

**applies to those with significant health conditions, caring responsibilities, pregnancy, caring for a child under one, are above the qualifying age of State Pension Credit or other [exempt circumstances](#).*

Conditionality for Universal Credit



Source: DWP, *February 2026 (via Stat-Xplore)*

Housing Benefit

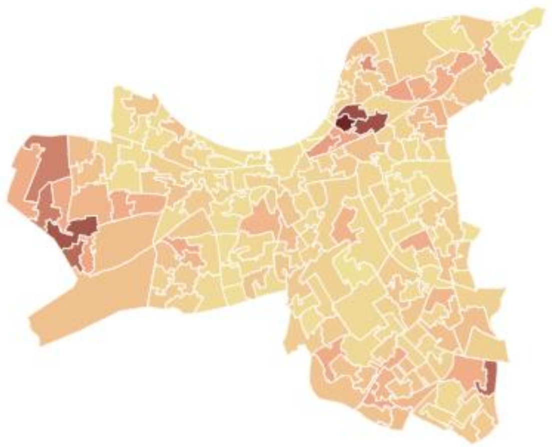
8,869

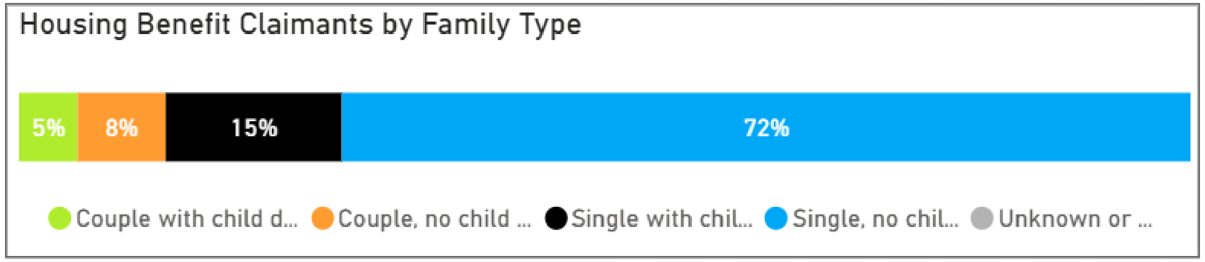
Housing Benefit claimants, February 2026

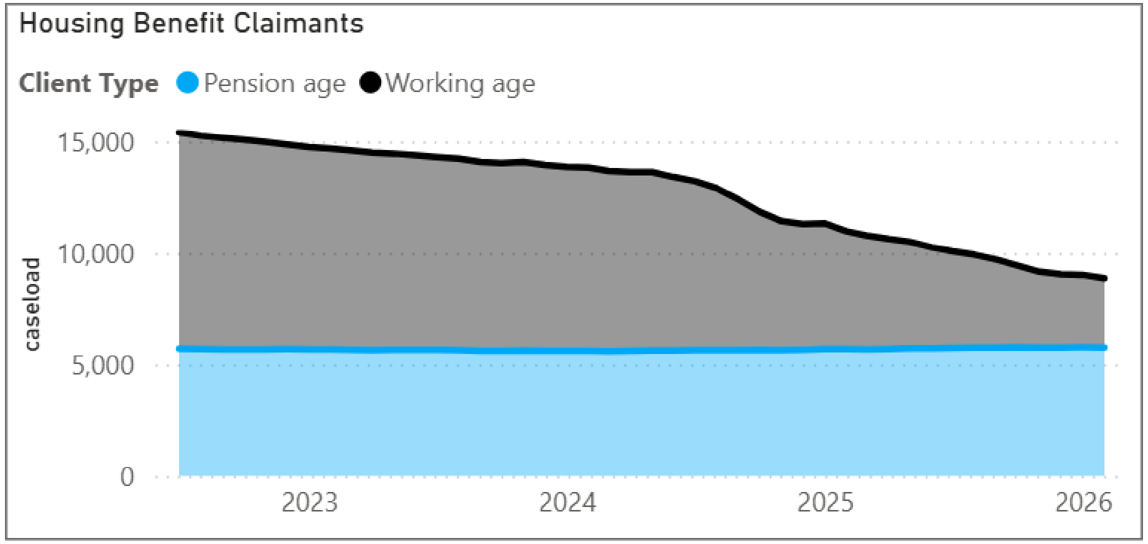
Approximately 7% of households in Wandsworth.

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







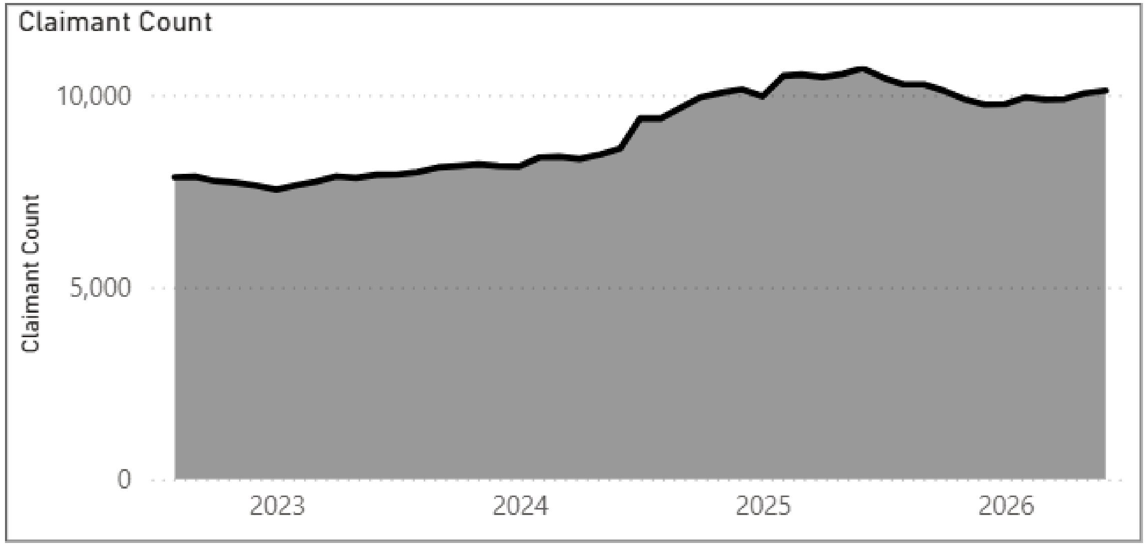
***Source: DWP, February** 2026 (via Stat-Xplore) - interact with the data via the DataWand Cost of Living dashboard*

Unemployment Related Benefit

10,115

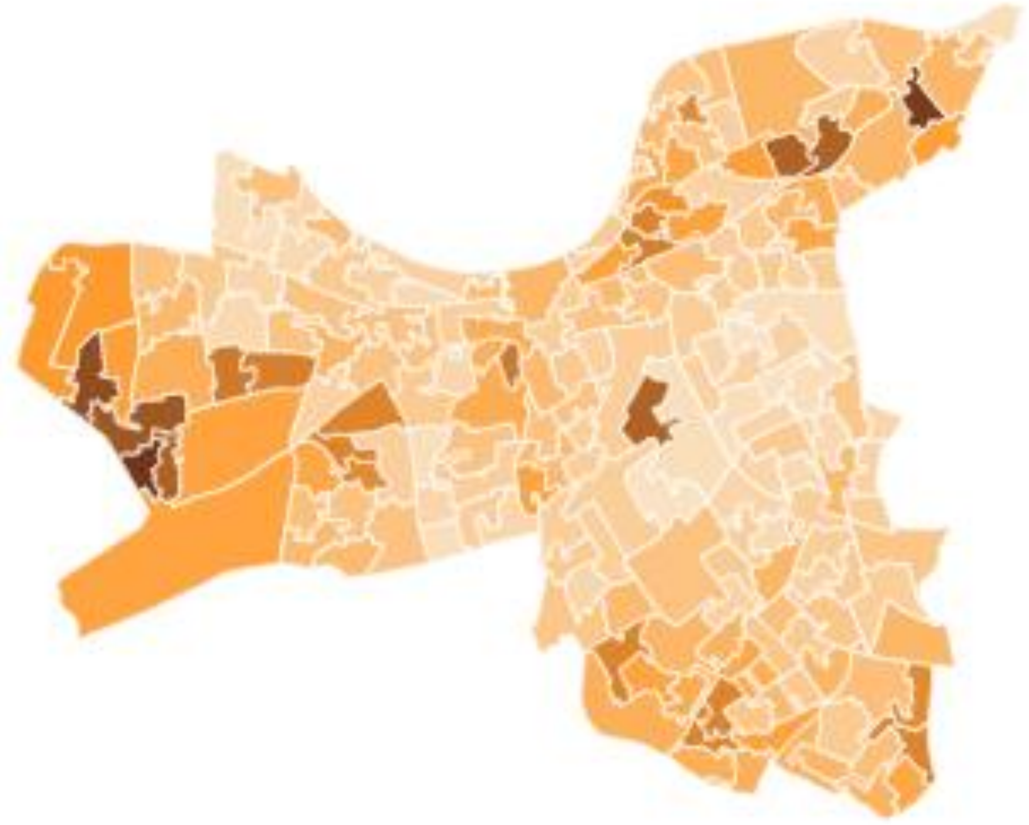
Claimant Count (people in receipt of unemployment related benefits)*, June 2026

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



Source: DWP, *June 2026 (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.

LIFT: Low Income Family Tracker
Local Low Income Households

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

It is estimated that around 2,100 households have a monthly cash shortfall in May 2026, once all outgoings are considered (11% of low-income households) – this around 200 less households than in May 2025*. There are higher concentrations of these households in Tooting Broadway and Roehampton and around 500 of those with a cash shortfall already have arrears with the council (inc. Council Tax, Rent and Housing Benefit overpayments).

Overall, around 4,300 low-income households have arrears with the council, with around 33% of these households having arrears over £1,000*:

- **Lone parents and Couples with children** are **more likely to have arrears** than other household types, but couples with children have the **highest average arrears**
- **25% of council tenants are in arrears** with the council, with the **second highest average arrears of any tenure** (after those in Temporary Housing).
- **Working households and Lone parents not in work are more likely to have arrears** – 43% of these low-income households are in arrears, but working households have the highest average arrears.

Source: Low Income Family Tracker *(Policy in Practice), May 2026; Figures rounded to the nearest 100*

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

Wandsworth Citizens Advice (CA)

So far in 2026 the total number of clients visiting citizens advice for 'Cost of Living' related issues is -8% lower than the same period in 2025, with the level of support indicating a continuation of a 'new normal' of people struggling to make ends meet.

The top benefits and debt issues for Wandsworth clients in 2026 are Personal Independence payments and Energy debts, respectively.

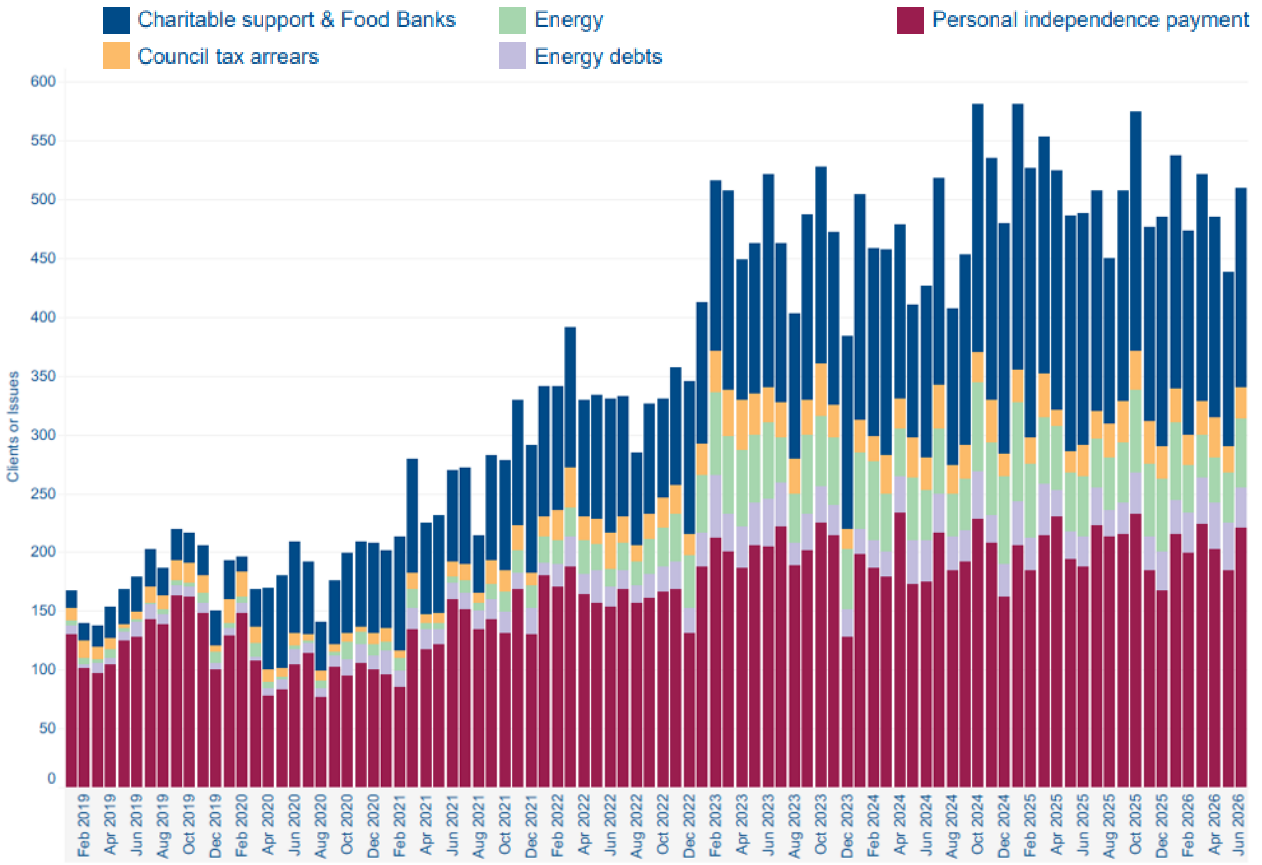
So far in 2026 the total number of clients visiting citizens advice for Charitable support & Food Banks is -14% lower than the same period in 2025.

Those with **disabilities or long-term health conditions** make up almost **two thirds** of all clients in 2025.

Single residents without children make up half of all clients in 2025 with the next largest group being single parents with dependent children (22%).

Council/ALMO Tenant households make up around a third of clients in 2025 with the next largest group being Private renters (24%).

Five key cost of living issues for Wandsworth clients



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 June 2025.
*A single client can present with more than one issue.

Food – Free School Meals

10,473

Pupils known to be eligible for
Free School Meals 2025/2026*

Source: *Department for Education*

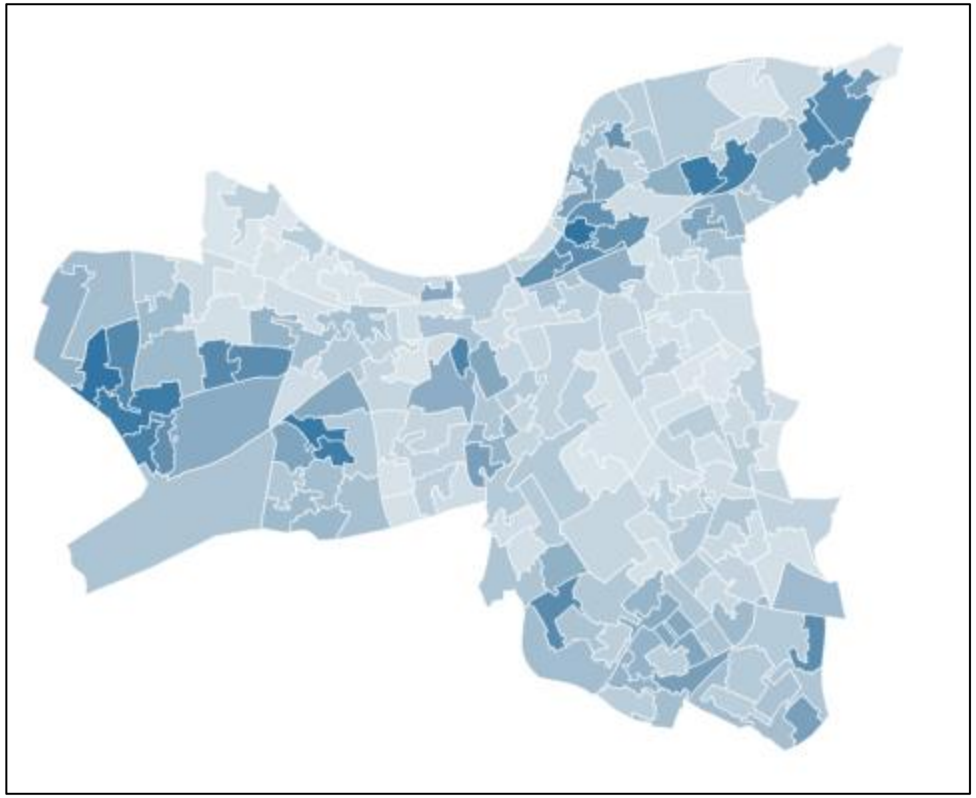
33.4% of pupils in Wandsworth **are known to be eligible** for **Free School Meals –** ranking **11th highest** of 32 London boroughs. The **proportion eligible has increased** from 30.5% in 2024/25.

There are approximately **2,100 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 58% in areas with higher deprivation** (based on the 2025 Indices of Multiple Deprivation).

*Internal data suggests that this number now stands at approximately 10,500 in January 2026.

Pupils registered for free school meals at schools in Wandsworth



Source: *Internal data, January 2026*
Pupils have been equally apportioned to all addresses they are registered at.

Food – Local Food bank data

13,051

Number of Trussell Trust food parcels distributed from Wandsworth centres in 2025

- The number of distribution centres operating in Wandsworth has risen from 5 in 2018 to 7 in 2025, although this is one less than in 2023.

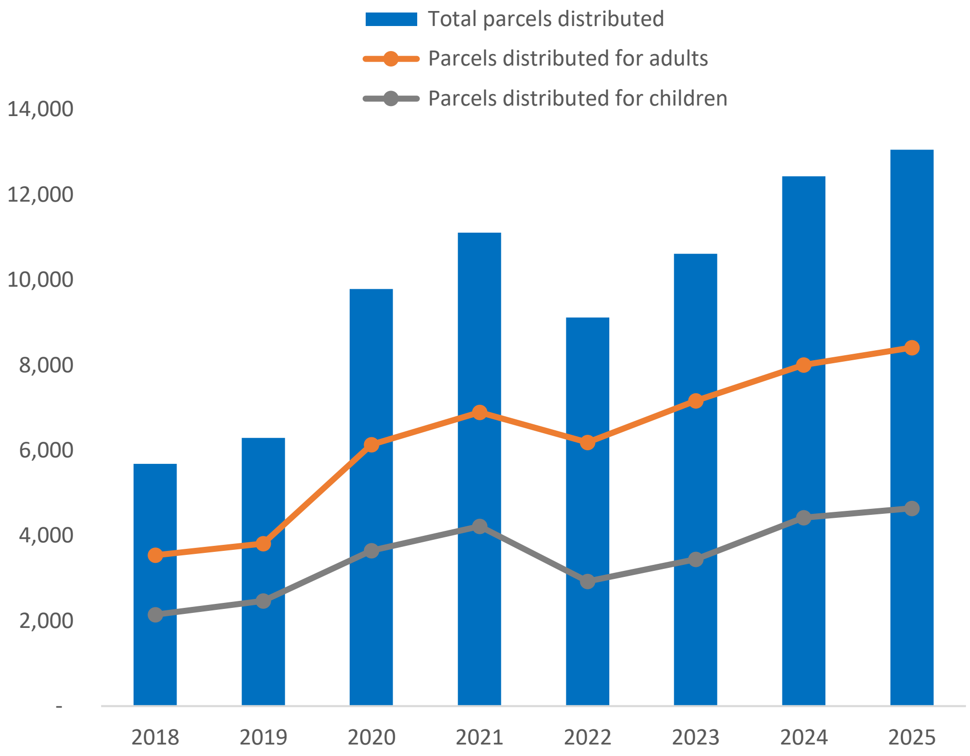
  Note: Linked to the distribution centre location rather than recipients' residence, so if a Lambeth resident receives a parcel from Wandsworth, the parcel is recorded in these statistics under Wandsworth.

- The number of parcels distributed from Wandsworth centres has increased by +108% when comparing 2025 to pre-pandemic (2019) and increased by +5% on last year.

- Just under two thirds of the parcels (64%) are for adults.

- The Trussel trust have produced a 2025 end of year UK Factsheet discussing how emergency food provision has not returned to pre-pandemic levels, embedding a ‘new normal’.

Food parcels distributed in by the Trussell Trust from Wandsworth centres over the last seven 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 – Priority Places for Food Index

36,212*

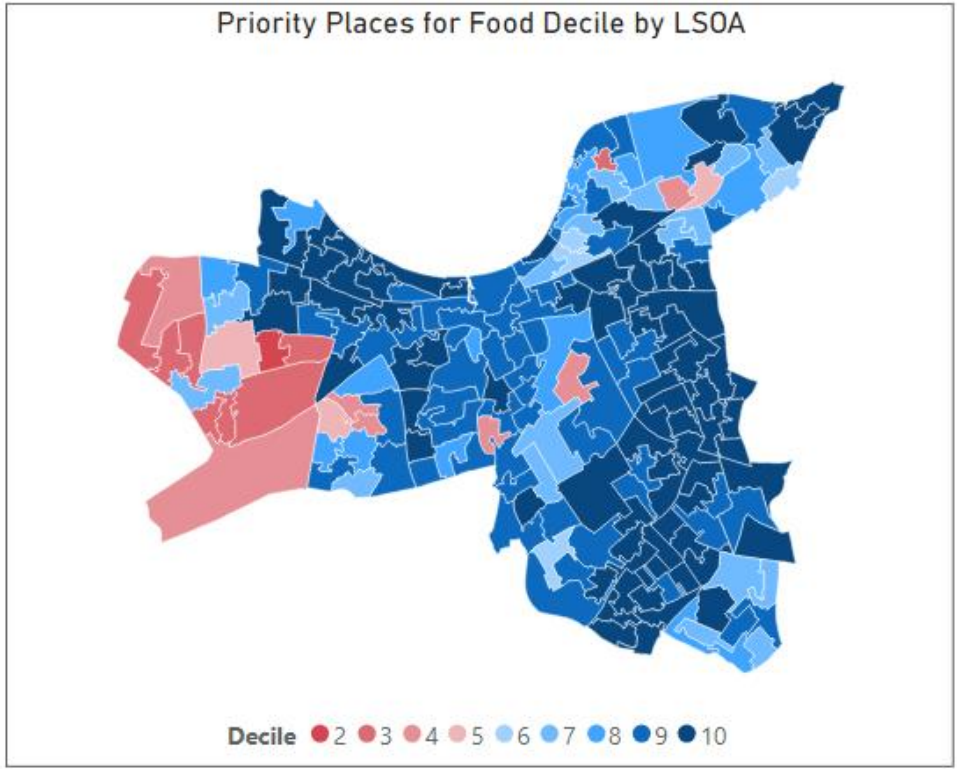
Estimated number of people potentially without access to cheap, healthy and sustainable sources of food.

because of [data changes](#) it is recommend that comparisons are **not made between different versions of this dataset.*

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, West Hill, Battersea Park, Wandsworth Common** and **Wandle.**

Priority Places for Food Index Version 2.1 (July 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 (via CDRC)** - interact with the data via the DataWand Cost of Living dashboard*

Housing – Mortgages

33,915

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

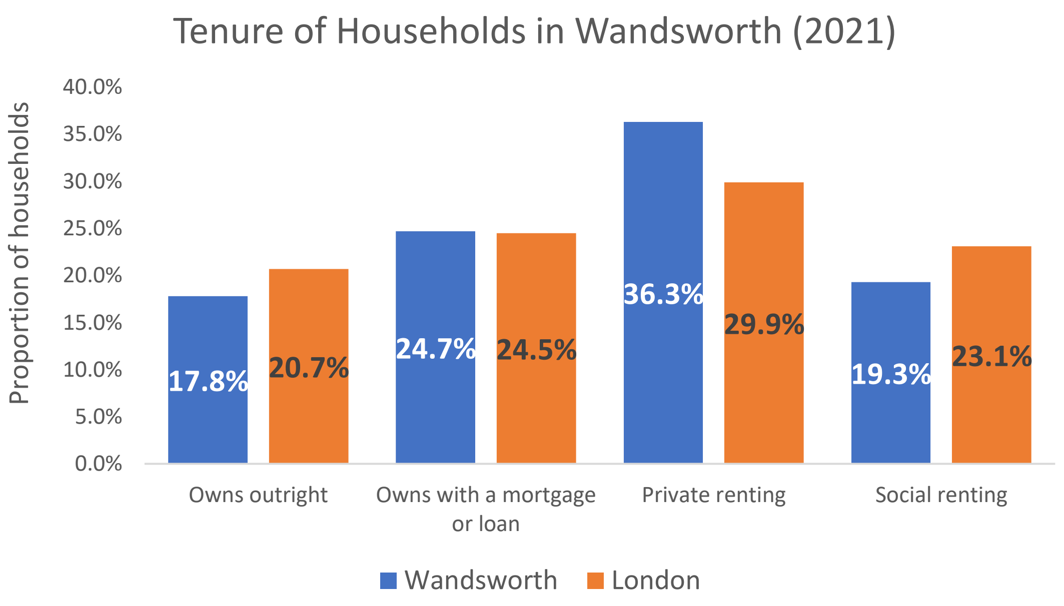
****Source: Census 2021* [TS054](#) - Tenure*

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 May 2026 is the **8th 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** (7 being the highest risk level), with 12% of households with a mortgage re-mortgaging during 2023 and estimated to have to pay an extra £650 a month on average.

The Mortgage Charter was renewed in 2026, to maintain Support for homeowners experiencing mortgage difficulties, but households coming off older low-rate fixed deals may still face higher monthly repayments when remortgaging.



***Source: Census 2021* TS054** - Tenure

Housing type	Wandsworth median sales price	London median sales price	% of London median
Detached	£2,680,000	£880,000	**305%**
Semi-detached	£1,500,000	£625,000	**240%**
Terraced	£1,040,000	£585,000	178%
Flat/maisonette	£525,000	£436,025	120%

Source: ONS, data for year ending September 2025

Housing – Private Renting

49,830

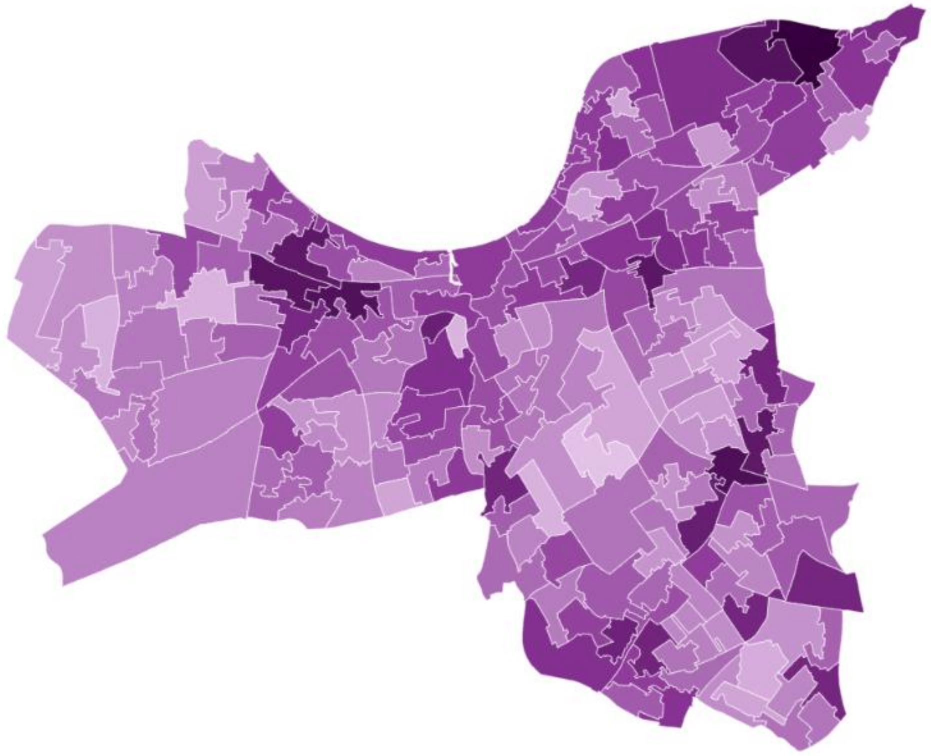
Number of **Households renting from private landlords** (March 2021 Census)*

***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*

Housing – Private rental Affordability

£2,611 Average monthly rent across all property types in June 2026

The annual change was +**3.7%** in Wandsworth for the 12 months to **June 2026** with rents around £92 more than a year previously.

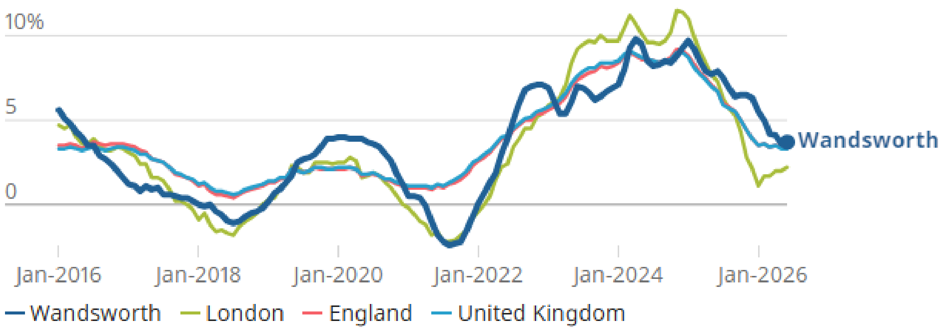
The rate of private rental annual inflation has been falling since it reached 9.7% in January 2025 and in June 2026 is -1.8pp lower than at the start of the year (5.5%).

According to Right Moves rental tracker London reached a new record average rent of £2,791 per calendar month in Q2 of 2026, with rents increasing by 2.0% on last quarter, the biggest quarterly increase in the capital since 2023.

A GOV.UK English Private Landlord Survey 2024 stated that more landlords reported planning to decrease the size of their portfolio compared to 2018 and 2021, with 31% of landlords reporting they were planning to decrease the size of their portfolio in the next two years, including 16% who were planning to sell all their properties.

Annual change in rents in Wandsworth

Private rental price annual inflation, Wandsworth, January 2016 to June 2026



Source: Price Index of Private Rents from the Office for National Statistics

***Source**: ONS, Price of Housing Local*

Rental Type	Median cost per month for Wandsworth*	Median cost per month for London
Room	£794	£820
Studio	£1,400	£1,343
1 Bed	£1,900	£1,600
2 Bed	£2,350	£1,900
3 Bed	£3,000	£2,300
4+ Bed	£4,000	£3,200

Source: ONS - Private rental market summary statistics (Apr 25 – Mar 26)

Housing – Social Renting

Wandsworth

26,544

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

***Source: Census 2021** TS054 - Tenure

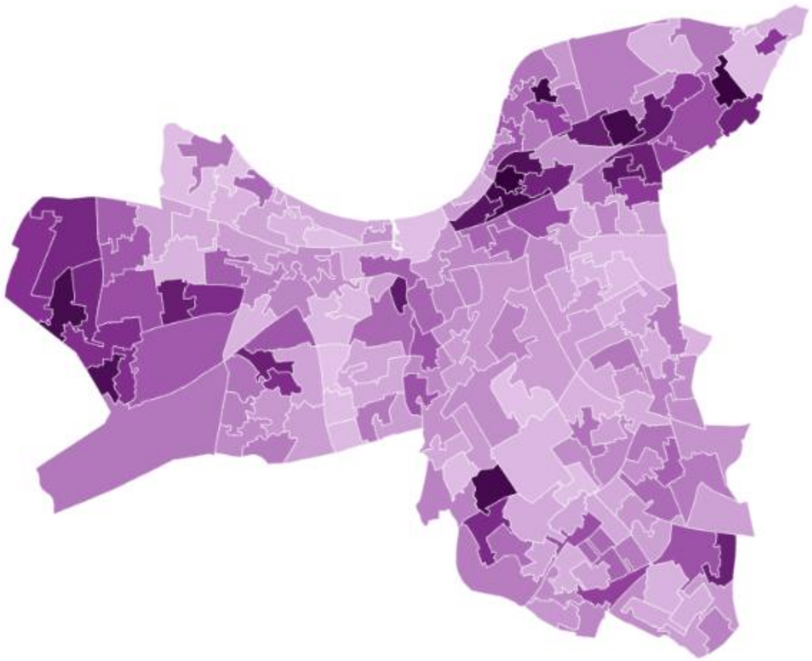
The total estimated social rented dwellings has remained steady over the last 8 years. In Wandsworth it is estimated **19%** of dwellings are social rented (London 23%).

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

191 All claims registered in Wandsworth in Q1 of 2026

16 All repossessions (inc. mortgages) in Wandsworth in 1of 2026

Source: Mortgage and Landlord Possession Statistics: data visualisation tool - Mortgage and landlord possession statistics: January to March 2026 - GOV.UK

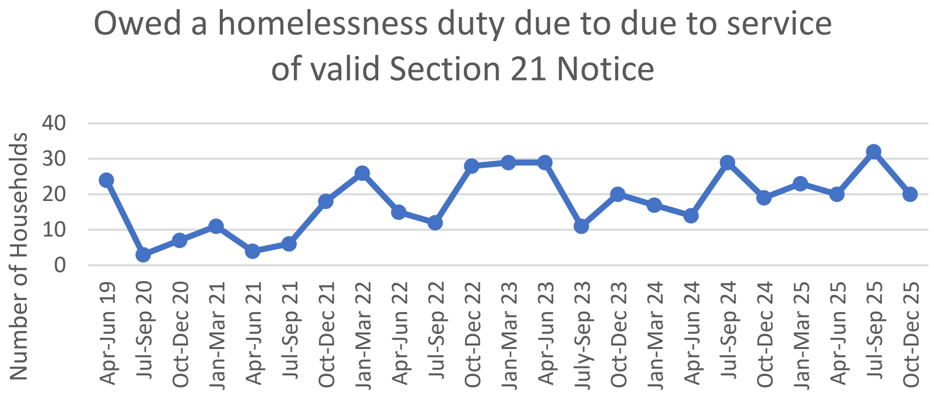
Claims: created when a claimant begins legal action for an order for possession.
Possessions: Once a warrant has been issued bailiffs can repossess the property.

From 1st May 2026 The Renters' Rights Act 2025 abolished Section 21 "no fault" evictions in the private rented sector. Private landlords must now use specific legal grounds for possession through the Section 8 process. The reform is intended to provide greater security and stability for private renters and reduce the risk of homelessness arising from no-fault eviction.

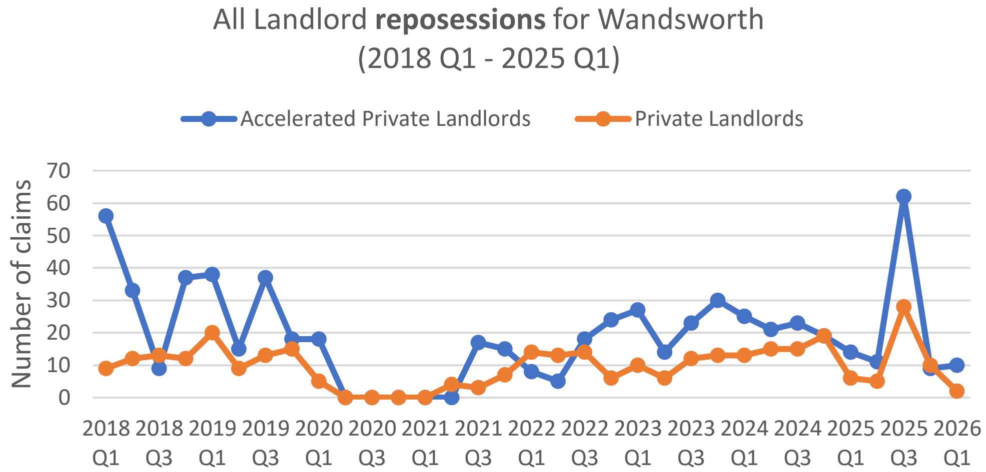
Section 21 notices served before 1 May 2026 could still progress through the courts during a transitional period, but no new Section 21 notices can be issued in the private rented sector.

48 people seen rough sleeping by outreach services Jan-Mar 26

***Source:* London Datastore** *Rough sleeping in London (CHAIN reports)*



Source: Tables on homelessness - GOV.UK (www.gov.uk)



** 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

12,763

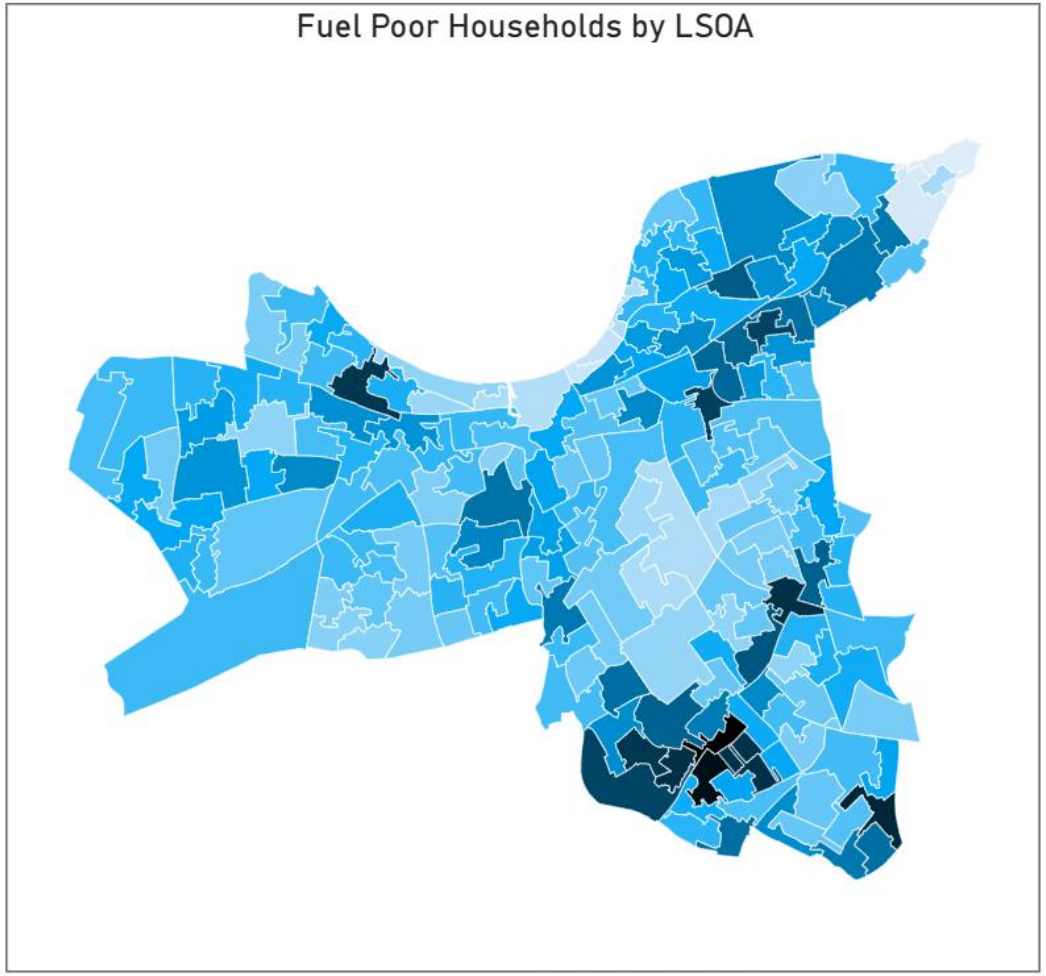
households in **fuel poverty** across Wandsworth in 2024*

According to the department for Business, Energy & Industrial Strategy (BEIS), Wandsworth has the 10th **lowest** percentage of fuel poor households in London at **8.5%** of the borough. This is a slight increase on 2023 when the percentage was 7%.

Although there are **parts of the borough** where **16% of households** are fuel poor.

Areas with higher concentrations of fuel-poor households include **Tooting Bec, Tooting Broadway, Battersea Park** and **Furzedown.**

*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, 2026 (Data: 2024) - interact with the data via the DataWand Cost of Living dashboard*

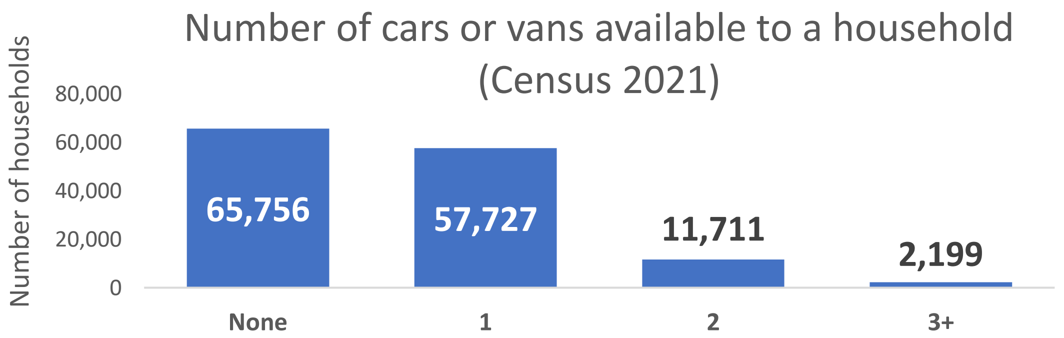
Transport – Public Transport Accessibility

Approximately half of the borough is generally well connected. But the Public Transport Accessibility Levels (PTALs) place a large volume of some of the **more deprived areas of the borough including Roehampton, Furzedown, West Hill and West Putney** within in the **least accessible** PTAL categories.

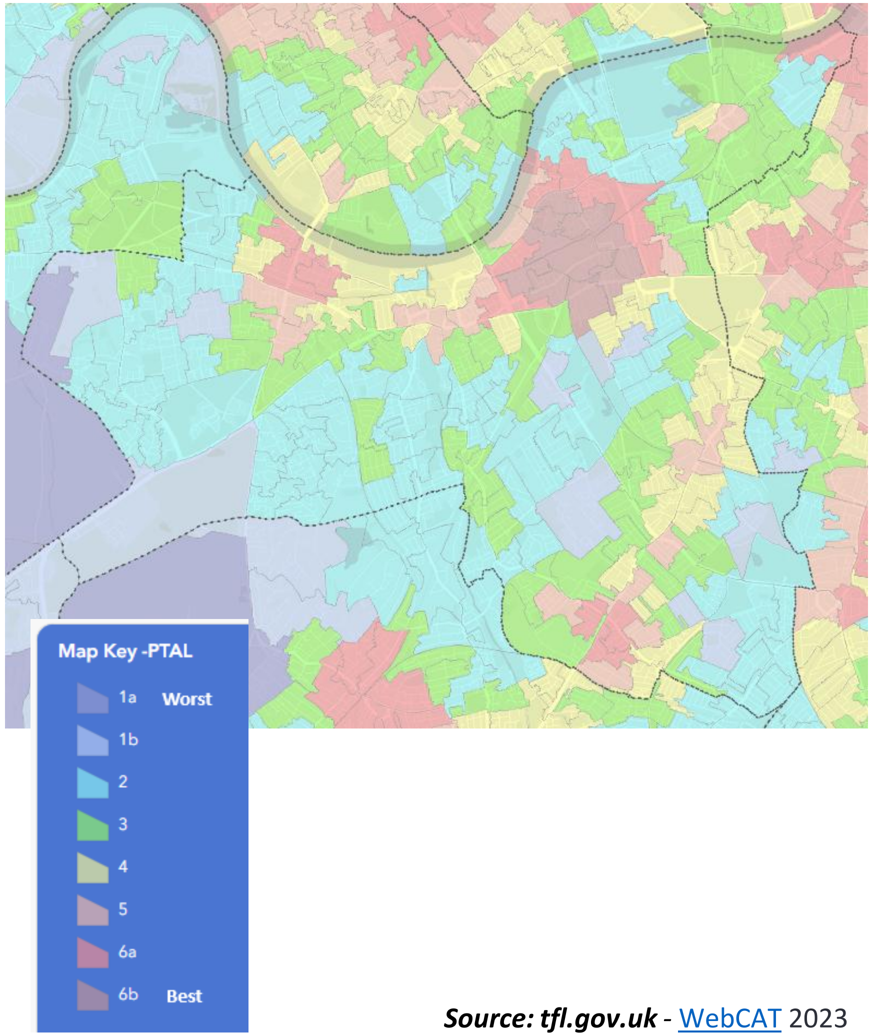
PTALs are likely to impact access to employment options, essential goods (e.g. grocery options) and services – especially for households without access to a vehicle.

TFL fares for the bus and tram continue to be frozen at £1.75 per journey until **1st November 2026**, with the Hopper Fare allowing unlimited bus and tram journeys within one hour of first touching in. The daily bus and tram fare cap remains at £5.25, but there will be a weekend hopper promotion from **25 July and 31 August 2026**, that extends the unlimited bus and tram journeys to all day. Tube and TfL rail pay-as-you-go fares increased by an average of about 5.8% to 6% in March 2026. Tube and rail Travelcards and caps have been frozen until March 2027.

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 2023

Additional Data & Information Sources

- Financial Hardship and Economic Vulnerability in Wandsworth (LG Inform)
- Wandsworth Overview (Trust for London)
- Local income, employment and jobs data (DataWand)
- The cost of living: how data can help | The ODI
  - Local Authority Food Insecurity Tool (The ODI)
- Citizens Advice National Cost of Living Data
- Food Insecurity Tracking | Food Foundation
- Food Prices Tracking | Food Foundation
- Calculator - How is inflation affecting your household costs