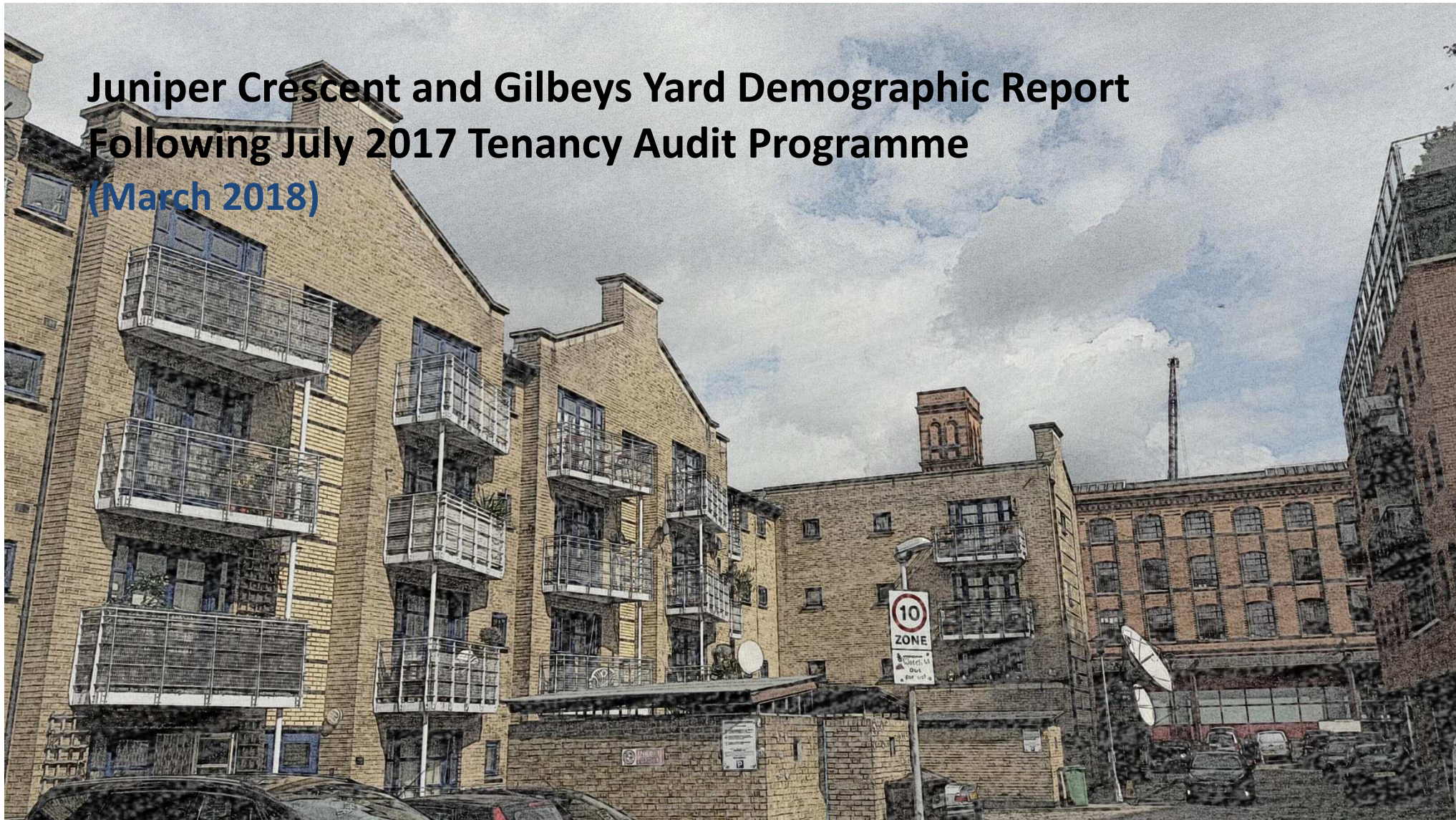


1. Demographic Report OH March 2018

Juniper Crescent and Gilbeys Yard Demographic Report Following July 2017 Tenancy Audit Programme (March 2018)



INTRODUCTION

This report analyses the demographic structure of the general needs households on Juniper Crescent and Gilbeys Yard. The report is based on the information collated through the tenancy audit programme conducted on the general needs stock between 22 June 2017 and 21 August 2017; the information is representative of 109 households, **89%** of the 123 occupied general needs households on Gilbeys Yard and Juniper Crescent (*96% of audits were completed in July 2017*). The report examines the age structure, ethnicity, religion, disability and level of economic activity of all household members on the estates.

Appendix 1 illustrates a comparison of the Juniper Crescent and Gilbeys Yard audit analysis with both the demography of the London Borough of Camden and Camden Town and Primrose Hill Ward.

Source: 2011 Census Key Statistics and Quick Statistics for the London Borough of Camden.

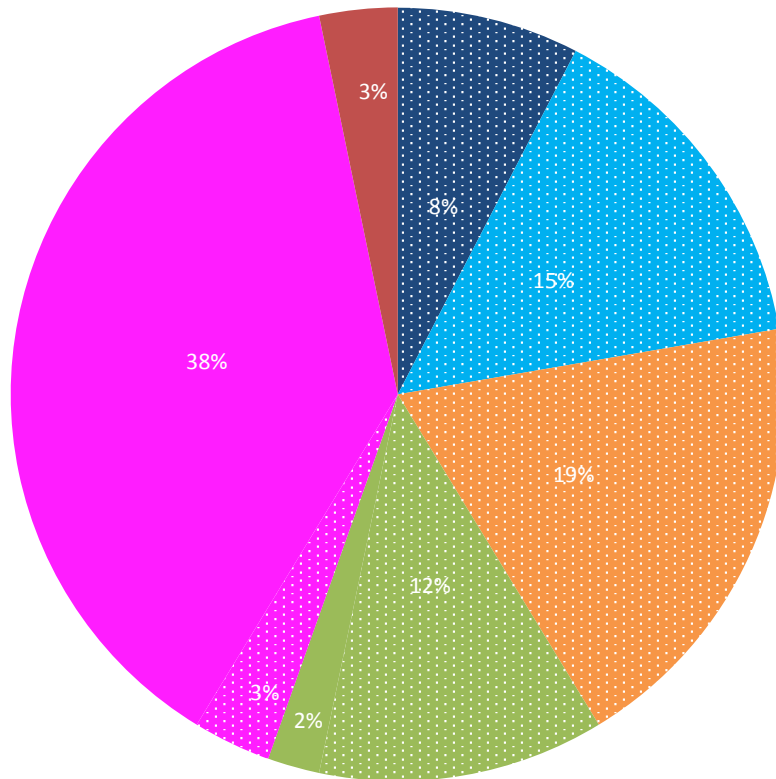
SUMMARY

- A total of 305 residents reside in the 109 properties on Juniper Crescent (184) and Gilbeys Yard (121).
- 11% (12) of households have additional family members.
- 20% (60) of all residents are under the age of 18 with 6% (19) over the age of 65.
- 31% (96) of all residents are British white with 42% (127) of a black and minority ethnic heritage.
- 7% (9) of residents have a limited English proficiency.
- 46% (140) of all residents have Christian beliefs and 27% (83) are Islamic.
- 20% (49) have or consider themselves to have a disability. 55% (60) of households have at least one household member that has or considers oneself to have a disability.
- 2% (6) of all residents need the use of a wheelchair.
- 60% of principal tenants are not actively in work with 41% (52) unemployed and 19% (24) either retired or medically retired.
- 68% (74) of all households receive Housing Benefit.

AGE (JUNIPER CRESCENT)

Under 10	11-17	18-24	25-34	35-64	Over 65
14	27	35	26	76	6
			4 Tenants	6 Non tenants	

% of Juniper Crescent Residents by Age

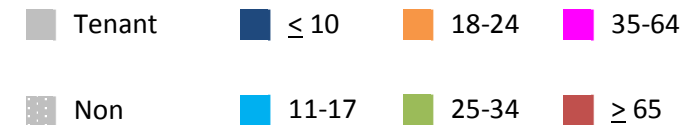


Of the 184 residents, 22% are under the age of 18 and 3% are over the age of 65.

28 (15%) residents are over the age of 25 and may have eligibility for an independent 1 bedroom property.

6 (3%) residents are over the age of 35 and may meet Camden Council's allocations eligibility criteria.

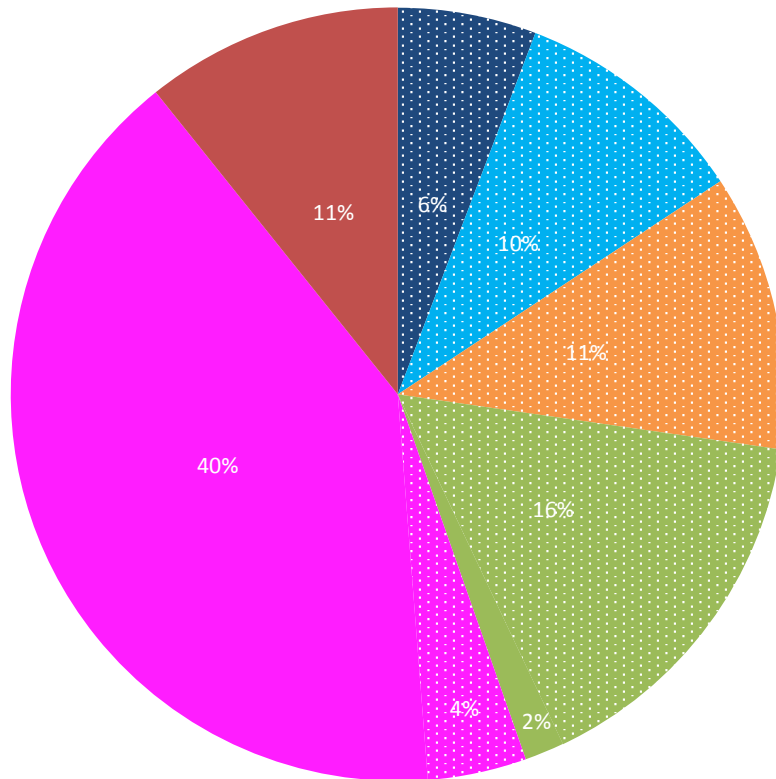
Of the 74 tenants, 5% are under the age of 35.



AGE (GILBEYS YARD)

Under 10	11-17	18-24	25-34	35-64	Over 65
7	12	14	21	54	13
			2 Tenants	5 Non tenants	

% of Gilbeys Yard Residents by Age

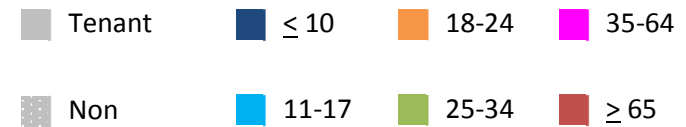


Of the 121 residents, 18% are under the age of 18 and 11% are over the age of 65.

24 (20%) residents are over the age of 25 and may have eligibility for an independent 1 bedroom property.

5 (4%) residents are over the age of 35 and may meet Camden Council’s allocations eligibility criteria.

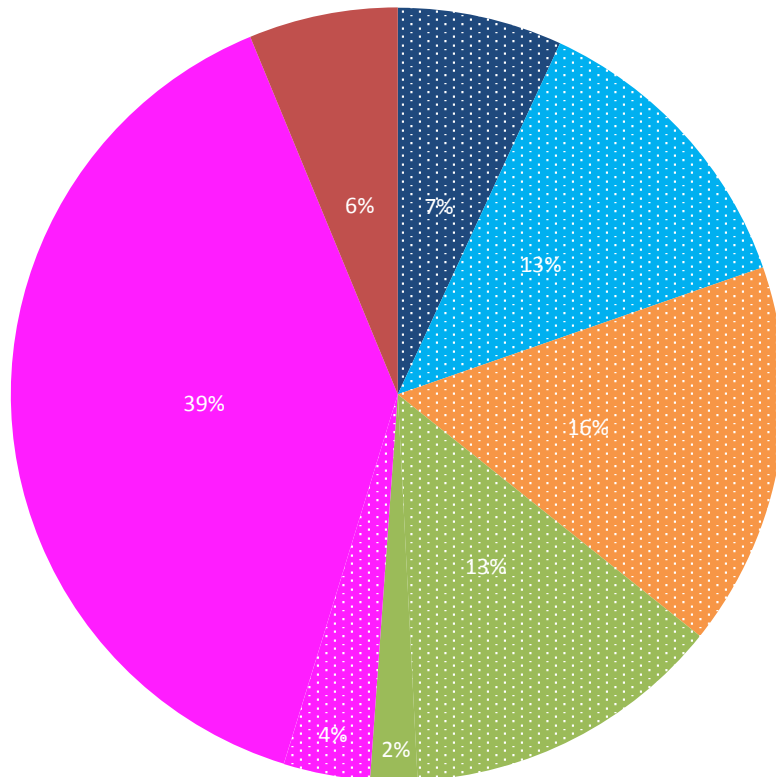
Of the 51 tenants, 4% are under the age of 35.



AGE (ALL RESIDENTS)

Under 10	11-17	18-24	25-34	35-64	Over 65
21	39	49	47	130	19
			6 Tenants	11 Non tenants	

% of All Residents by Age

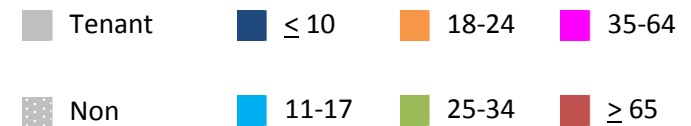


Of the 305 residents, 20% are under the age of 18, 6% are over the age of 65 and the majority, 58% are between 25 and 64.

52 (17%) residents are over the age of 25 and may have eligibility for an independent 1 bedroom property.

11 (4%) residents are over the age of 35 and may meet Camden Council's allocations eligibility criteria.

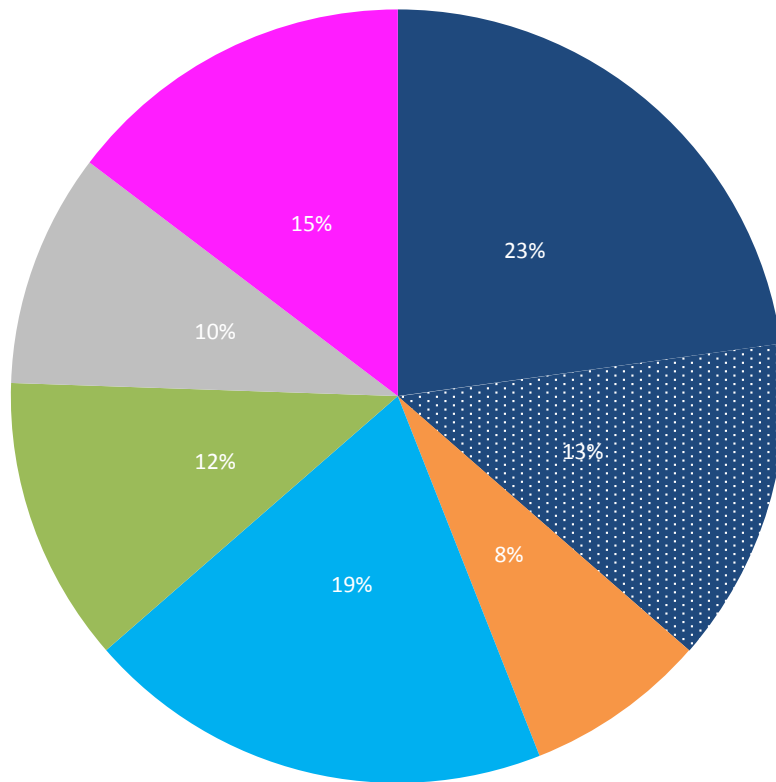
Of the 125 tenants, 5% are under the age of 35.



ETHNICITY (JUNIPER CRESCENT)

White UK	Other White	Bangladeshi	African	Caribbean	Mixed	Other
42	25	14	36	22	18	27

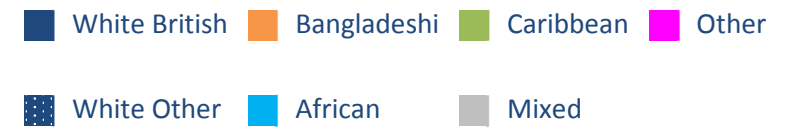
% of Juniper Crescent Residents by Ethnicity



Of the 184 residents, 23% are British white with 49% (90) of a black and minority ethnic heritage.

3% (6) of residents have a limited English proficiency. Those with a limited English proficiency have native languages of Bengali, Arabic and Korean.

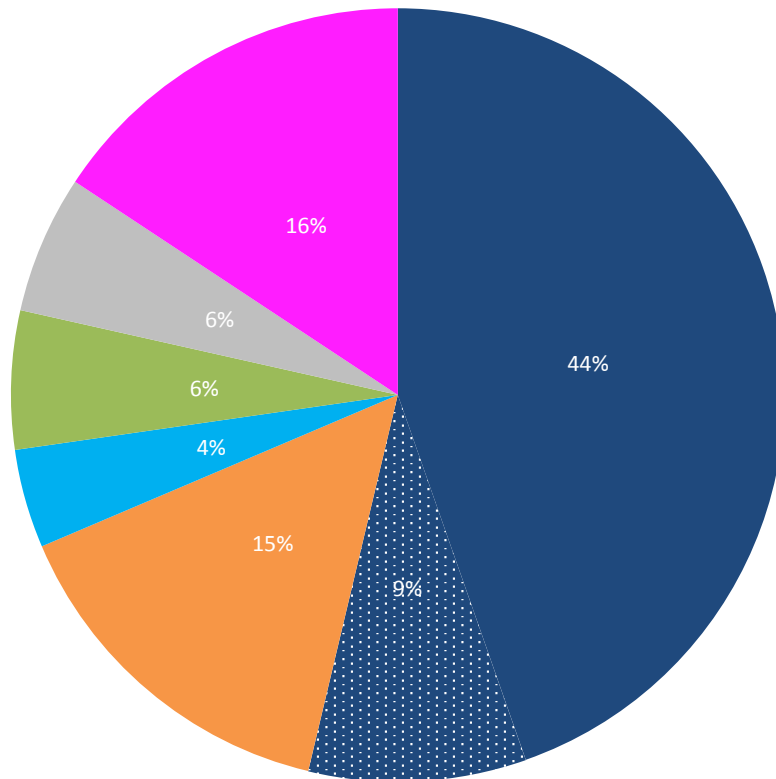
All tenants with a limited English proficiency have a member of the household that is fluent in English.



ETHNICITY (GILBEYS YARD)

White UK	Other White	Bangladeshi	African	Caribbean	Mixed	Other
54	11	18	5	7	7	19

% of Gilbeys Yard Residents by Ethnicity



Of the 121 residents, 44% are British white with 31% (37) of a black and minority ethnic heritage.

7% (9) of residents have a limited English proficiency. Those with a limited English proficiency have native languages of Bengali and Arabic.

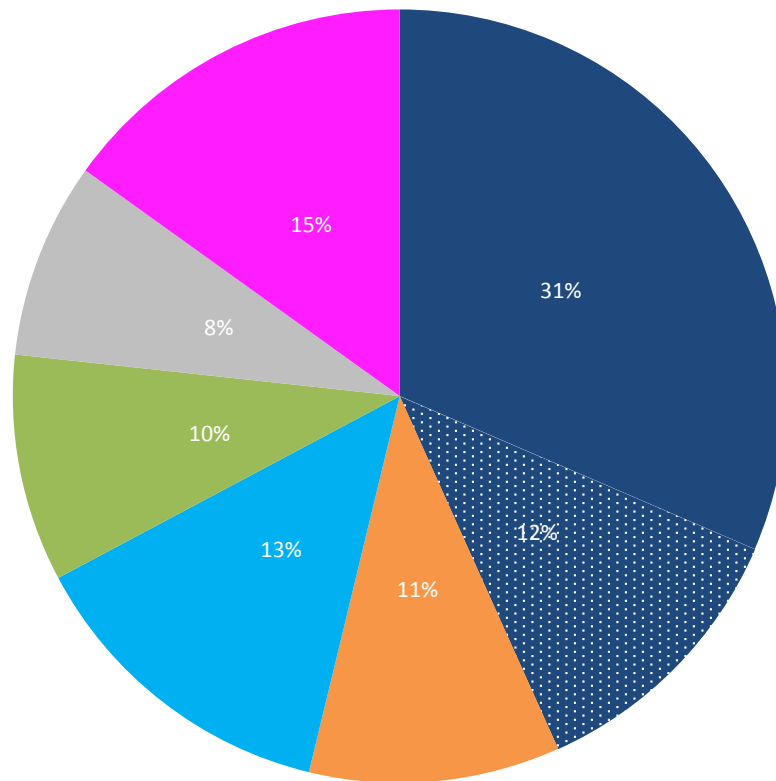
All tenants with a limited English proficiency have a member of the household that is fluent in English.



ETHNICITY (ALL RESIDENTS)

White UK	Other White	Bangladeshi	African	Caribbean	Mixed	Other
96	36	32	41	29	25	46

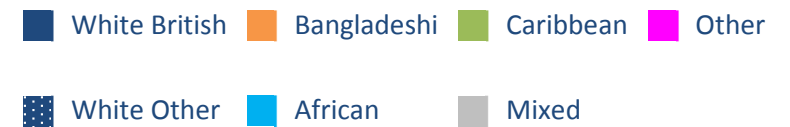
% of All Residents by Ethnicity



Of the 305 residents, 31% are British white with 42% (127) of a black and minority ethnic heritage.

5% (15) of residents have a limited English proficiency. Those with a limited English proficiency have native languages of Bengali, Arabic and Korean.

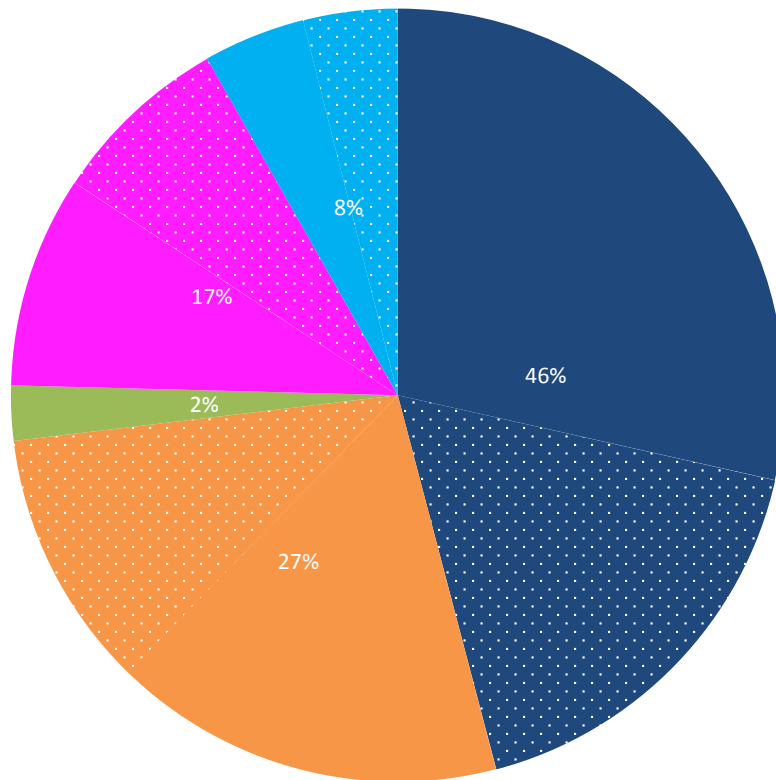
All tenants with a limited English proficiency have a member of the household that is fluent in English.



RELIGION (ALL RESIDENTS)

	Christianity	Islam	Other	None	Not Disclosed
Juniper Crescent	87	50	7	27	13
Gilbeys Yard	53	33	0	23	12
Total	140	83	7	50	25

% of All Residents by Religion



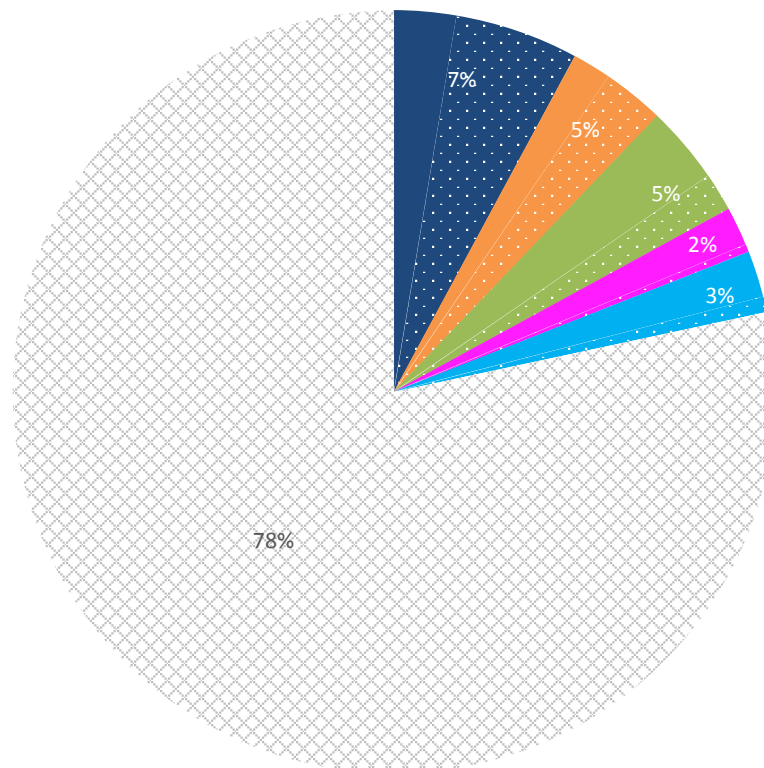
Of the 305 residents, 46% (140) have Christian beliefs and 27% (83) are Islamic.

- Christianity ■ Islam (J) ■ None (J) ■ Not Disclosed (J)
- Christianity (G) ■ African ■ None (G) ■ Not Disclosed (G)
- Other

DISABILITIES (ALL RESIDENTS)

	Mental Health	Medical	Mobility	Wheelchair	Learning Difficulties
Juniper Crescent	8	5	10	5	6
Gilbeys Yard	16	8	5	1	2
Total	22	13	13	6	8

% of All Residents with a Disability



Of the 305 residents, 20% (49) have or consider themselves to have a disability. 7% of residents are considered to have mental health (*from depression and anxiety to agoraphobia and schizophrenia*).

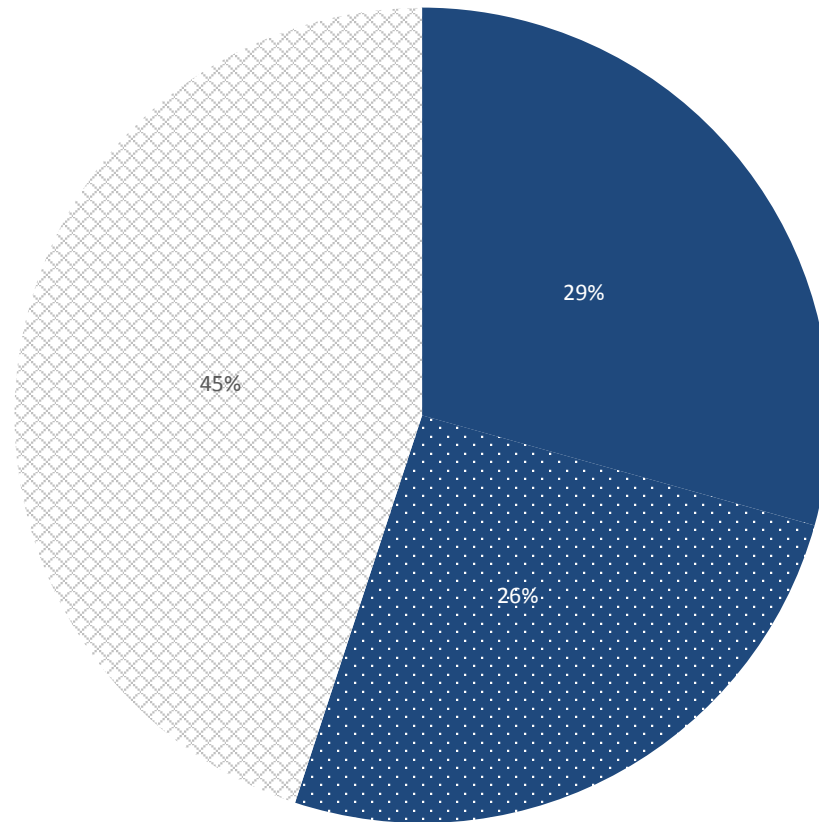
2% (6) residents need the use of a wheelchair, though only 50% (3) of those properties are wheelchair accessible.

Medical disabilities include Parkinson’s disease, epilepsy and heart failure.

Of the 109 households, 55% (60) have at least one household member that considers one to have a disability. There are only 6 households where there are more than one household member has a disability.



% of All Households with a Disability



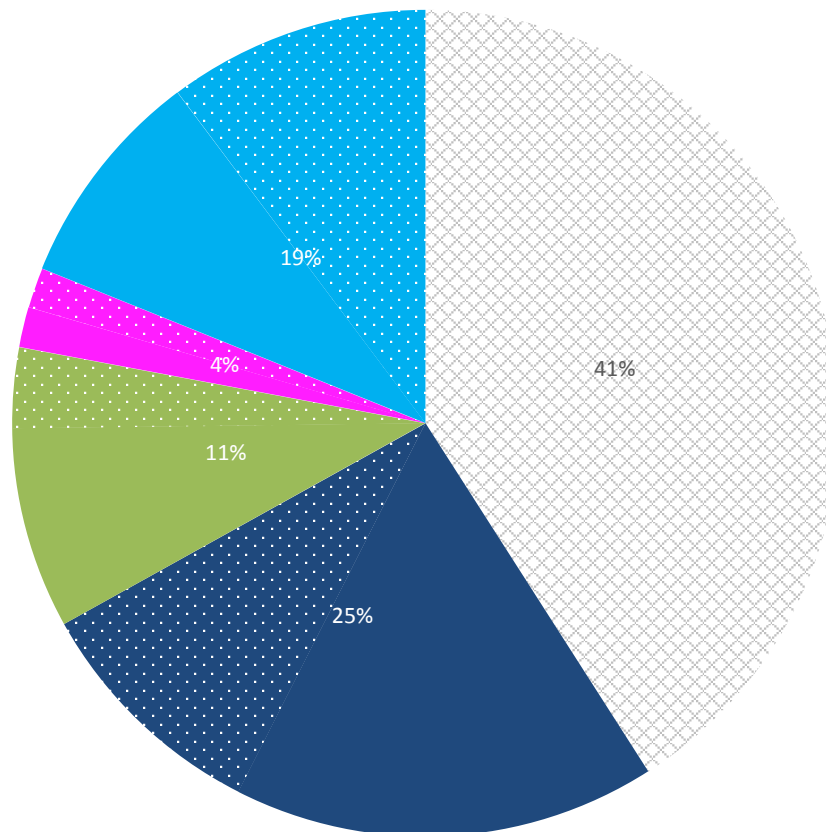
Of the 109 households, 55% (60) have at least one household member that considers one to have a disability. There are only 6 households where there are more than one household member has a disability.

■ Disability ▨ None

ECONOMIC ACTIVITY (ALL RESIDENTS)

	Unemployed	Full Time	Part Time	Self-employed	Retired
Juniper Crescent	29	21	10	2	11
Gilbeys Yard	23	12	4	2	13
Total	52	33	14	4	24

% of All Residents in Employment



60% of tenants are economically inactive with 41% (52) unemployed and 19% (24) either retired or medically retired.

29% of tenants are either in full time employment or are self-employed.

68% of tenants receive Housing Benefit.



Appendix 1

London Borough of Camden and Camden Town and Primrose Hill Ward

The following is a comparison of the Juniper Crescent and Gilbeys Yard demographics with that of the London Borough of Camden and the Camden Town and Primrose Hill Ward. *The [2011 Census Key Statistics and Quick Statistics for the London Borough of Camden](#) has been used.*

The population of the London Borough of Camden is 220,338 with 6% (12,613) of residents residing in the Camden Town and Primrose Hill Ward. 3% of the Ward's residents reside at Juniper Crescent and Gilbeys Yard. 33.1% of London Borough of Camden and the Camden Town and Primrose Hill Ward residents reside in social rented housing.

The Camden Town and Primrose Hill Ward has a very similar demography to the London Borough of Camden.

66.3% of the London Borough of Camden and the Camden Town and Primrose Hill Ward residents are white with 33.7% of a black and minority ethnic heritage. 43% of Juniper Crescent and Gilbeys Yard residents are white with 31% of a black and minority ethnic heritage. Juniper Crescent and Gilbeys Yard is more ethnically diverse than the London Borough of Camden and the Camden Town and Primrose Hill Ward. 13% of Juniper Crescent and Gilbeys Yard are of a Bangladeshi heritage in comparison to 5.7% within London Borough of Camden and the Camden Town and Primrose Hill Ward.

75% of Juniper Crescent and Gilbeys Yard stated a religious belief in comparison to 54% of the London Borough of Camden and the Camden Town and Primrose Hill Ward residents. 46% of Juniper Crescent and Gilbeys Yard have Christian beliefs and 27% have Islamic beliefs. These religions are higher in comparison to the London Borough of Camden and the Camden Town and Primrose Hill Ward residents with 34% having Christian beliefs and 12.1% having Islamic beliefs.

16% of the London Borough of Camden and the Camden Town and Primrose Hill Ward residents have health that was considered 'not in good health'. 20% of Juniper Crescent and Gilbeys Yard residents are considered to have a disability.

40.5% of the London Borough of Camden and the Camden Town and Primrose Hill Ward residents reside in a one person household in comparison with 29% of Juniper Crescent and Gilbeys Yard residents.

68.1% of the London Borough of Camden and the Camden Town and Primrose Hill Ward residents are economically active with 31.9% economically inactive (4.5% unemployed). 60% of the principal tenants on Juniper Crescent and Gilbeys Yard are economically inactive, which 41% are unemployed. 68% of Juniper Crescent and Gilbeys Yard principal tenants receive Housing Benefit.

The average household size in the London Borough of Camden and the Camden Town and Primrose Hill Ward is 2.18 in comparison to a 2.55 bedroom household on Juniper Crescent and Gilbeys Yard.

53% of the Juniper Crescent and Gilbeys Yard residents are female in comparison to 51% within the London Borough of Camden and the Camden Town and Primrose Hill Ward.