A Profile of Hackney, its People and Place

LB Hackney Policy Team
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# A profile of Hackney, its people and place

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Introduction

This document provides a profile of the London Borough of Hackney and the people living and working here.

Hackney Council and its partners have developed the Sustainable Community Strategy, which sets out the overall vision for the borough and how we will respond to change.

The Council also produces a Facts and Figures leaflet, which provides key data for the borough. This is updated every quarter.

Our Shared Evidence Base pages contain more in-depth analysis on some of the subjects covered in this document, such as population, housing, economy, child poverty, health and profiles of Hackney’s 21 wards.

To compare Hackney with other London boroughs or with London as a whole please see the Greater London Authority’s borough profile pages.

Summary of key facts and figures

Hackney’s people

Population characteristics

Hackney’s population is estimated at 263,150 people.

Hackney is a relatively young borough with a quarter of its population under 20. The proportion of residents between 20-29 years has grown in the last ten years and now stands at 21%. People aged over 55 make up only 18% of the population.

Hackney is a culturally diverse area, with significant ‘Other White’, Black and Turkish communities. The Charedi Jewish community is concentrated in the North East of the borough and is growing.

People from Australia, the US and Western European countries like Spain, France and Italy make up the largest groups who have recently come to live in Hackney from abroad.

Just over a third of Hackney's residents are Christian. This is a lower percentage than the London and England averages. Hackney has significantly more people of the Jewish and Muslim faiths and a higher proportion of people with no religion and those who did not state a religion than London and England.

In 2011, 14.5% of Hackney residents said they were disabled or had a long-term limiting illness.

Nearly nine out of ten Hackney residents say that Hackney is a place where people from different backgrounds get on well together. Hackney’s diversity and multiculturalism are the main factors contributing to residents feeling proud of the borough.

Hackney’s population is likely to exceed 300,000 people by 2027.
Health and wellbeing

Life expectancy is increasing for men and women, and is now **78.5 years for men and 83.3 years for women**. Life expectancy in Hackney is below the London average, especially for men.

Deprivation

Hackney was the **eleventh most deprived** local authority overall in England in the 2015 Index of Multiple Deprivation, in 2010 it was ranked second. In 2015, **17% of its Lower Super Output Areas** were in the top **ten percent most deprived**, compared with 42% in 2010.

Hackney has become significantly **less deprived** compared with other local authorities in relation to **income, employment, housing and services**, **living/environment and deprivation affecting children** compared with 2010, but relatively **more deprived in relation to crime**.

Education

**58.8% of pupils obtained five or more GCSE’s grade A*-C including English and Maths in 2015**, up from 43% in 2008. This is close to the London average, 61.5.5% and well above the England average of 53.4%.

Economy

The **number of firms in Hackney increased by 40%** from 2004-2012. The number of people claiming **out of work benefits has fallen by 12,000** since 2000, despite the rapid growth in the working-age population.

Housing

The proportion of **households who rent from a private landlord** has more than **doubled** in the past 10 years. Nearly a third of all households are now private renters.

**Nearly 45% of all households in Hackney rent from a social landlord.** They tend to have higher unemployment and lower average incomes than people living in other tenures.

**Nearly 16,000 additional new homes** are expected to be built in the borough in the next **10 years.** Development will be most heavily concentrated around **Manor House and Dalston** in the West, **Hoxton and Shoreditch** in the South and **Hackney Central and Hackney Wick** in the East.

Environment and transport

Hackney is the **third most densely populated** borough in London, but it is also **one of the greenest** with falling levels of car ownership. **Nitrogen Dioxide** levels can be **high**, especially **around main roads**.

Crime and community safety

Crime levels continue to fall in Hackney; **crime has fallen by over a third** since **2003** (over **13,000 fewer victims of crime**).
Growth and change

The North West of the borough around Manor House, the area along the upgraded North London Line from Dalston to Hackney Wick and along the recently improved East London Line from Dalston to Shoreditch are expected to experience the greatest growth in housing, commerce and infrastructure in the coming years.
Hackney’s people

Introduction

Hackney is a truly global and diverse borough. Historically Hackney has been a borough that welcomes people from around the world and inward migration dates back to the 18th and 19th centuries.

In the 1950’s and 1960’s, labour shortages in the reviving post-war economy drew in migrants from the Caribbean, Cyprus, Turkey and South Asia.

In the last 10 years they have been joined by migrants from Western European countries like Spain and France, Eastern European countries like Poland, which have joined the European Union in the past decade, people from North, and South America, Australasia and African countries like Nigeria and Somalia. The ‘Other White’ population increased by 60% between 2001 and 2011, and is now the second largest ethnic group.

Hackney is the 6th most diverse borough in London, down from 3rd in 2005, but it has a higher ethnic diversity score¹ than in 2005, which suggests that London as a whole is becoming more ethnically diverse.

Over one in four residents (28.2%) in Hackney have no religion according to the 2011 Census, up from 19% in 2001. The proportion of residents declaring themselves to be Christians fell by 8% between 2001 and 2011.

Current population count

The 2011 Census estimated Hackney’s population at 246,300, an increase of 43,500 (21%) since the 2001 Census. The ONS mid-year population estimate for 2014 put Hackney’s population at 263,150.

Equality and other demographic characteristics

This section looks at the different types of people living in Hackney by equality and other demographic characteristics. This section looks at Hackney’s population in terms of the nine characteristics protected by the 2010 Equality Act: age, gender, ethnicity, religion, sexual orientation, gender reassignment, disability, unpaid caring responsibilities, pregnancy and maternity. It also examines wider factors influencing equality and cohesion like language and the extent to which people ‘get on well together’, as well as factors influencing future population growth and change like migration and household composition.

Age and gender

Hackney is a young borough with just under 25% of its population under 20 years. The proportion of residents between 20-29 years has grown in the last ten years and now stands at just over 20%. People aged over 55 make up 18% of the population².

¹ GLA Diversity Index, 2012
² ONS Mid-Year Population Estimates 2014
The solid bars in Figure 1 denote Hackney’s age and gender structure as of 2015, while the outlines show the projected structure in 2041. The largest numbers of people are in the 25-34 age group. Further discussion about population growth and change can be found in the section entitled ‘Future Population Trends’ below.

**Ethnicity**

Just over a third (36%) of respondents to the 2011 Census in Hackney described themselves as White British. The remainder is made up of black and minority ethnic groups, with the largest group Other White, 16.3% followed by Black African, 11.4%. The number of Black Caribbean people has fallen slightly in the past 10 years. They now make up 7.8% of Hackney’s population compared with 10.3% in 2001.

Hackney is home to a number of smaller national and cultural communities. Hackney has the largest group of Charedi Jewish people in Europe who predominately live in the North East of the borough and represent an estimated 7.4% of the borough’s overall population³.

Hackney also has a well established Turkish and Kurdish community; At least 4.5% of the Hackney population is Turkish (derived from the 2011 Census). These populations are often captured in the White British/Other White, Other Ethnic Group or, for Turkish people, Arab.

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³ Mayhew population estimate, 2011
Other significant communities in Hackney include Chinese, Vietnamese and Eastern Europeans especially Polish, Western Europeans particularly Spanish and French people, Australasians and residents from North, and Latin America.

Table 1:  Ethnic breakdown of Hackney’s population

<table>
<thead>
<tr>
<th>Ethnic group</th>
<th>Hackney %</th>
<th>London %</th>
<th>England %</th>
</tr>
</thead>
<tbody>
<tr>
<td>White: English/Welsh/Scottish/Northern Irish/British</td>
<td>36.2</td>
<td>44.9</td>
<td>79.8</td>
</tr>
<tr>
<td>White: Irish</td>
<td>2.1</td>
<td>2.2</td>
<td>1.0</td>
</tr>
<tr>
<td>White: Gypsy or Irish Traveller</td>
<td>0.2</td>
<td>0.1</td>
<td>0.1</td>
</tr>
<tr>
<td>White: Other White</td>
<td>16.2</td>
<td>12.6</td>
<td>4.6</td>
</tr>
<tr>
<td>Mixed/multiple ethnic group: White and Black Caribbean</td>
<td>2.0</td>
<td>1.5</td>
<td>0.8</td>
</tr>
<tr>
<td>Mixed/multiple ethnic group: White and Black African</td>
<td>1.2</td>
<td>0.8</td>
<td>0.3</td>
</tr>
<tr>
<td>Mixed/multiple ethnic group: White and Asian</td>
<td>1.2</td>
<td>1.2</td>
<td>0.6</td>
</tr>
<tr>
<td>Mixed/multiple ethnic group: Other Mixed</td>
<td>2.0</td>
<td>1.5</td>
<td>0.5</td>
</tr>
<tr>
<td>Asian/Asian British: Indian</td>
<td>3.1</td>
<td>6.6</td>
<td>2.6</td>
</tr>
<tr>
<td>Asian/Asian British: Pakistani</td>
<td>0.8</td>
<td>2.7</td>
<td>2.1</td>
</tr>
<tr>
<td>Asian/Asian British: Bangladeshi</td>
<td>2.5</td>
<td>2.7</td>
<td>0.8</td>
</tr>
<tr>
<td>Asian/Asian British: Chinese</td>
<td>1.4</td>
<td>1.5</td>
<td>0.7</td>
</tr>
<tr>
<td>Asian/Asian British: Other Asian</td>
<td>2.7</td>
<td>4.9</td>
<td>1.5</td>
</tr>
<tr>
<td>Black/African/Caribbean/Black British: African</td>
<td>11.4</td>
<td>7.0</td>
<td>1.8</td>
</tr>
<tr>
<td>Black/African/Caribbean/Black British: Caribbean</td>
<td>7.8</td>
<td>4.2</td>
<td>1.1</td>
</tr>
<tr>
<td>Black/African/Caribbean/Black British: Other Black</td>
<td>3.9</td>
<td>2.1</td>
<td>0.5</td>
</tr>
<tr>
<td>Other ethnic group: Arab</td>
<td>0.7</td>
<td>1.3</td>
<td>0.4</td>
</tr>
<tr>
<td>Other ethnic group: Any other ethnic group</td>
<td>4.6</td>
<td>2.1</td>
<td>0.6</td>
</tr>
</tbody>
</table>

Source: ONS Census, 2011
**Migration**

As figures 2 and 3 illustrate, most people who come to live in Hackney come from other parts of London or the UK. Movers to Hackney from within the UK tend to come from neighbouring boroughs like Tower Hamlets, Islington, Haringey or the South East of England, while the largest numbers of people recently coming to live in Hackney from outside the UK come from Australia, the US and Western European countries like Spain, France and Italy.

*Figure 2; Origin of movers to Hackney from the rest of the UK*

*Source, ONS Census 2011*
Those leaving the borough tend to go to neighbouring boroughs like Haringey, Islington, Tower Hamlets and Waltham Forest, while those moving within the borough tend to gravitate to central areas like Lover Clapton and Shacklewell.

**Language**

Respondents to the 2011 Census were asked to state their main language. Over three quarters of respondents cited English as their main language, but at least 88 other languages were given. The most common main languages are listed in table 2 below.
Table 2: Most common main languages spoken in Hackney

<table>
<thead>
<tr>
<th>Main Language</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>English</td>
<td>75.9</td>
</tr>
<tr>
<td>Turkish</td>
<td>4.5</td>
</tr>
<tr>
<td>Polish</td>
<td>1.7</td>
</tr>
<tr>
<td>Spanish</td>
<td>1.5</td>
</tr>
<tr>
<td>French</td>
<td>1.4</td>
</tr>
<tr>
<td>Yiddish</td>
<td>1.3</td>
</tr>
<tr>
<td>Bengali, Sylheti or Chatgaya</td>
<td>1.3</td>
</tr>
<tr>
<td>Portuguese</td>
<td>1.2</td>
</tr>
<tr>
<td>Italian</td>
<td>0.9</td>
</tr>
<tr>
<td>Gujarati</td>
<td>0.8</td>
</tr>
</tbody>
</table>

Source: ONS Census, 2011

Religion and belief

Just over a third of Hackney's residents describe themselves as Christian, although this is a lower percentage than the London and UK average.

Hackney has significantly more people of the Jewish and Muslim faiths and a higher proportion of people with no religion and those who did not state a religion than London and the UK.

Table 4: Religion and belief

<table>
<thead>
<tr>
<th>Religion</th>
<th>Hackney %</th>
<th>London %</th>
<th>England %</th>
</tr>
</thead>
<tbody>
<tr>
<td>Christian</td>
<td>38.6</td>
<td>48.4</td>
<td>59.4</td>
</tr>
<tr>
<td>Buddhist</td>
<td>1.2</td>
<td>1.0</td>
<td>0.5</td>
</tr>
<tr>
<td>Hindu</td>
<td>0.6</td>
<td>5.0</td>
<td>1.5</td>
</tr>
<tr>
<td>Jewish</td>
<td>6.3</td>
<td>1.8</td>
<td>0.5</td>
</tr>
<tr>
<td>Muslim</td>
<td>14.1</td>
<td>12.4</td>
<td>5.0</td>
</tr>
<tr>
<td>Sikh</td>
<td>0.8</td>
<td>1.5</td>
<td>0.8</td>
</tr>
<tr>
<td>Other religion</td>
<td>0.5</td>
<td>0.6</td>
<td>0.4</td>
</tr>
<tr>
<td>No religion</td>
<td>28.2</td>
<td>20.7</td>
<td>24.7</td>
</tr>
<tr>
<td>Religion not stated</td>
<td>9.6</td>
<td>8.5</td>
<td>7.2</td>
</tr>
</tbody>
</table>

Source: ONS Census, 2011

Sexual orientation

We do not have borough level data for people identifying as lesbian, gay or bisexual. However based on estimates for London4 2.6% of the population identify themselves as lesbian, gay or bisexual, 0.3% describe themselves as ‘other’, a further 6.9% don’t

4 ONS Integrated Household Survey, January – December 2014
know or refuse to say and 2% did not respond to this question. Nearly 90% of Londoners describe themselves as straight or heterosexual.

The 2015 GP patient survey indicated that, in Hackney there were comparatively high numbers of people who identify as gay or lesbian (5%), bisexual (2%), other (2%), a further 11% preferred not to say. These figures may under-represent the size of this population, given the problems involved in disclosure of sexual orientation.

**Gender re-assignment**

Data on gender re-assignment is not available at a borough level, but a Home Office funded study for the Gender Identity Research and Education Society GIRES, estimated there were 300,000 – 500,000 transgender people in the UK.

The study quotes from a 2007 report which estimates that 20 people per 100,000 of the UK population had sought medical care for gender variance – around 10,000 people, of which 8,000, had undergone transition. This equates to around 60 people in Hackney.

**Non-binary**

Non-binary, ‘gendequeer’, ‘transexual’ and ‘androgynous’ are terms used to describe those who choose not to identify with a particular gender. The Practical Androgyny website estimates that around 0.4% of the UK population, 1 in 250 people in the UK is non-binary.

**Disability**

In the 2011 Census, 14.6% of Hackney respondents said they a long-term illness that limited their daily activities in some way, compared with 13.6% for London and 17.9% for England and Wales. Hackney's lower than average rates of disability and long-term illness are likely to be due to its relatively young population, as disability rates tend to increase with age.

In February 2014 14,980 people, 5.7% of Hackney's population, were claiming Disability Living Allowance or Attendance Allowance, and in April 2015, 1,465 people were claiming Personal Independence Payments.

**Carers**

Some 7% of Hackney's residents provide at least one hour's unpaid care and support each week to a friend, neighbour or relative because of illness or old age. This is a smaller proportion than London or in England and Wales. Again, this is likely to be because Hackney has grater numbers of younger people than elsewhere.

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5 Gender Identity Research and Education Society, The Number of Gender-Variant People in the UK, 2011
6 Department for Work and Pensions, February 2014
7 There may be some overlap due to incompatible data
8 ONS Census, 2011
Pregnancy and maternity

There were 4,377 live births to women in Hackney in 2014. The fertility rate for Hackney is 60.1 live births per 1,000 women of child-bearing age compared to 63.3 in London and 62.2 in England\(^9\). In some parts of Hackney fertility rates are amongst the highest in London, particularly in certain wards in the north-east of the borough\(^10\).

For more information about what the Council and its partners are doing to promote equality in the borough, please see the [Equality and Diversity](#) pages of the Hackney Council website.

Household composition

Figure 4 shows the composition of Hackney's households, compared with London and England and Wales.

**Figure 4**

![Household composition](image)

Source, ONS 2011 Census, % of households

Hackney has fewer pensioner households, couples who are married or in a same sex civil partnership and cohabiting couples with children than London and England and Wales.

The borough has significantly higher proportions of one person, lone parent and multi-person households, which are likely to consist of groups of young people renting rooms from private landlords in shared properties.

\(^9\) ONS, Live Births by Area of Usual Residence, 2014

\(^10\) GLA Datastore, Births and Deaths by Ward, 2013
Community cohesion

Nearly nine out of ten 89%, of Hackney’s residents say that Hackney is a place where people from different backgrounds get on well together\textsuperscript{11}. Hackney’s diversity and multiculturalism are the main factors contributing to residents feeling proud of Hackney\textsuperscript{12}.

In part this is a result of Hackney’s long history of immigration and welcoming people into the borough which has resulted in local neighbourhoods that are very diverse where people have an opportunity to mix and meet people from different religious and ethnic backgrounds. Many people also have personal or family experience of migration and are welcoming to new arrivals.

Future population trends

The Office for National Statistics and Greater London Authority both produce population projections. The ONS projections take account of expected changes in fertility, mortality and migration, but the GLA projections also include expected housing growth and tend to be more accurate.

Over the last 14 years since 2001, Hackney’s population has grown by over 55,000 persons to around 265,000. Much of this growth has been in the working age population.

These growth trends are projected to continue with the population expected to reach just over 300,000 by 2027, and just over 335,000 persons by 2041, a forecast increase of over 70,000 persons in 26 years\textsuperscript{13}.

Figure 5: Hackney’s projected population 2014-41

\begin{figure}
\centering
\includegraphics[width=\textwidth]{figure5.png}
\caption{Hackney’s projected population 2014-41}
\end{figure}

Source: GLA Projections 2014 Round, Housing Trajectory Based (BPO)

\begin{flushright}
\textsuperscript{11}Ipsos Mori, Hackney Resident’s Survey, 2013  \\
\textsuperscript{12}Hackney the Place E-panel survey, 2011  \\
\textsuperscript{13}GLA, Borough SHLAA-based population projections, 2014
\end{flushright}
The majority of the forecast growth is expected to take place in the working age (16-64) age band – especially in the 40-64 age group. Steady growth is also expected in the 65+ age group, particularly from the mid-2020s. More modest growth is expected in the numbers of children, with the majority of this due to take place before 2025.

Figure 6 below shows population growth at ward level, based on data on planned housing developments supplied by Hackney Council to the Greater London Authority.

The clear areas of growth are those with major regeneration or City fringe locations, including parts of Woodberry Down and Brownswood wards which are undergoing regeneration as part of the Woodberry Down estate renewal, and Haggerston, Hoxton West and Hoxton East and Shoreditch which are close to the City.

Town Centre locations such as Hackney Central and Dalston, and Hackney Wick, which will experience housing development as part of the Olympic Legacy, will also experience growth.

Figure 6: Projected Population Growth by Ward

Source: GLA BPO Interim Population Projections, 2014 Round
Health and wellbeing

In Hackney 2012-14, life expectancy was 78.5 years for men and 83.3 years for women. The graphs below show that life expectancy is increasing for both men and women in Hackney. Life expectancy in Hackney is below the London average with women around 1 year below, and men almost 2 years below the London average life expectancy.

Figure 7: Trends in life-expectancy for men (2012-14)

Figure 8: Trends in life-expectancy for women (2012-14)

Around 30% of the total deaths in Hackney are considered to be premature (i.e. deaths occurring in people under the age of 65). The leading cause of premature death in Hackney is cancer with lung cancer as one of the predominant forms.

\[14\] ONS, Life Expectancy at Birth 2012-14
Cardiovascular disease forms the second highest number of premature deaths in the borough, with heart disease and stroke forming the largest groups in this category\(^\text{15}\).

Smoking is a major cause of lung cancer, heart disease and stroke. Smoking reduction was identified as a priority in Hackney’s Health and Wellbeing Strategy. In 2014, 20% of adults in the City & Hackney reported themselves as current smokers compared and 30% declared as an ex-smoker. This compares to average rates in London of 17% current smokers and 19% in England\(^\text{16}\).

*Mental health*

In 2014/15 it was estimated that around 30% of Hackney residents were affected by a common mental health condition. When looking specifically at anxiety and depression around 16% of the population were affected by these disorders. A further 3.7% of the population were affected by a severe mental illness (a term covering bipolar disorders, schizophrenia and other psychosis). By looking at GP databases it is estimated that around 50% of people experiencing these conditions are known to health services, with the remainder unknown\(^\text{17}\).

*Children and young peoples’ health*

Some 26% of reception class children in City and Hackney state schools were obese or overweight in the 2014/15 school year, compared the London average of 24.1%. Just over 41% of year 6 pupils in City and Hackney state schools were overweight or obese, compared to 37.2% in London\(^\text{18}\).

To find out more about health and wellbeing trends in City and Hackney, please see the [City and Hackney Health and Wellbeing Profile](#).

*Deprivation*

Hackney is an area of growing economic opportunity as a result of the increased focus on East London as an area of growth and development for London and the UK.

This growth sits alongside significant deprivation. Some local people continue to face persistent inequalities and are disproportionately affected by child poverty, worklessness and welfare dependency.

The Index of Multiple deprivation ranks each local authority area, ward and lower super output area in terms of seven ‘domains’; health, education, income, employment, housing and access to services, living environment and crime, in order of deprivation. The domains are brought together in an overall Index of Multiple Deprivation (IMD). There are also indices measuring deprivation among children and older people.

Hackney was the eleventh most deprived local authority overall in England in the 2015 Index of Multiple Deprivation, in 2010 it was ranked second. In 2015, 17% of its

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\(^{15}\) Clinical Effectiveness Group, 2015  
\(^{16}\) ONS, Integrated household survey, 2014  
\(^{17}\) LB Hackney, City and Hackney Health and Wellbeing Profile, 2014 update  
Lower Super Output Areas were in the top ten percent most deprived, compared with 42% in 2010. This indicates that Hackney is becoming less deprived relative to other local authority areas in England.

**Figure 9: Deprivation in Hackney**

Hackney is significantly less deprived compared with other local authorities in relation to income, employment, housing and services, living/environment and deprivation affecting children than in 2010, but relatively more deprived in relation to crime.

**Older people**

The index of Deprivation Affecting Older People (IDAOPI) had a value of 42 in 2015, which means that 42% of those aged 60 and over are either in receipt of Pension Credit, out of work benefits or where their income is less than 60% of the national median excluding housing benefits, but before housing costs.

In 2015 Hackney ranked second for all local authorities in England for this indicator.
**Child poverty**

Despite demographic changes Hackney has high rates of relative child poverty. Child Poverty is measured by Her Majesty’s Revenue and Customs (HMRC) as the percentage of children living in families in receipt of out of work benefits or tax credits where reported incomes are below 60% of the national median income before housing costs are deducted.

There has been a reduction in the percentage of Hackney children living in poverty in recent years. In 2013 the rate in Hackney was 28% leaving Hackney with the fourth highest rate of child poverty in London, alongside Camden, and below Westminster (30%), Islington (33%) and Tower Hamlets (36%). This was above the London rate (22%) and the England rate (18%).

The official definition of child poverty is based on a measure before housing costs have been deducted. Commentators point out that the official definition lowers child poverty rates in areas like London. This is due to the high cost of accommodation and the resultant high level of housing benefit received, which artificially boosts income.

The End Child Poverty Campaign uses a measure for estimating child poverty based on disposable income after housing costs have been deducted. The Hackney rate for children living in poverty using this measure stood at 41% in 2013. This is the second highest rate in the country and in London after Tower Hamlets (49%) and on a level with Newham (also 41%)

For more information about child poverty and economic wellbeing in Hackney please see our [Child Poverty and Family Wellbeing Needs Assessment](#) and the [Local Economic Assessment](#).

**Educational attainment**

**Early Years**

In the early years Hackney has seen good improvements in ‘school readiness’, with the percentage of young children achieving a good level of development increasing from 48% in 2010 to 67.6% in 2014/2015, above the England average of 66.3% but slightly lower than the London average of 68.1%

**Key Stage 2 – age 11**

Some 84% of Hackney pupils achieved level 4 or above in Reading, Writing and Maths at the end of primary school in 2015, compared with 84% in London and 80% in England

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19 End Child Poverty Campaign, Child Poverty Map of the UK, October 2014  
20 DFE, Early Years School Readiness statistics, 2015  
21 DFE, Key Stage 2 Attainment Data, 2012-15
Key Stage 4 – GCSE

At GCSE the proportion of Hackney students achieving 5 A*-C grades including English & maths has increased from 43% in 2008 to 58.8% in 2014, compared with an England average of 53.4%. Hackney is now almost on a par with the London average, which was 61.5%\textsuperscript{22}.

At GCSE the proportion of Hackney students achieving 5 A*-C grades including English & maths has increased from 43% in 2008 to 59.3% in 2015, compared with 59.5% in London and 52.8% in England\textsuperscript{23}.

Figure 10: Percentage of Hackney pupils attaining five or more GCSE’s A*-C including English and Maths

Source: Department for Education 2007/8 – 2013/14 (Revised)

A-Level

In 2014 Hackney students scored an average 675.8 points at A’ Level, equivalent to a B and two C grades compared with 688 points in London and the England average of 714 points, equivalent to three B grades\textsuperscript{24}.

For more information about school performance, skills and qualifications please see our Child Poverty and Family Wellbeing Needs Assessment, Local Economic Assessment and the Hackney Learning Trust website.

\textsuperscript{22} DFE, GCSE Attainment Data 2014/15 school year (Provisional)
\textsuperscript{23} DFE, A’ Level and Other Level 3 Results, 2013/14 school year (Revised)
Hackney’s Economy

Business and Enterprise

Hackney has experienced rapid economic growth over the last 15 years. In 2012, LBH hosted 12,980 firms, a 40% increase from 2004. This growth is 17% higher than London as a whole. In 2012 only 29% of firms in Hackney had been in business for 10 years or longer, 5% lower than London as a whole. Hackney is well represented in London’s current growth industries. Companies in key knowledge industries comprise 55% of Hackney’s economy (7,840 firms), 3% more than in London.

Employment

In March 2015, 68.5% of Hackney’s working-age adults were employed compared with 71.7% of working-age Londoners. Just over a quarter of Hackney’s working aged residents were economically inactive, not in work or seeking work, often because they are studying, caring for dependents or retired early, compared to 23% of working aged Londoners. In 2014 Hackney’s unemployment rate was 8.5%, compared to 7.1% in London.

Figure 11: Employment, economic inactivity and unemployment among 16-64 year olds in Hackney and London (%)

Source: NOMIS, Annual Population Survey

Figure 11 illustrates that Hackney position in relation to employment has improved relative to that of London over the last 10 years. The increase in employment rates can largely be attributed to a working age population which is better educated, more skilled and working in higher level jobs. There has also been an increase in the proportion of women participating in the workforce.

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25 LBH, Local Economic Assessment Headlines, 2014
Qualifications and skills

The proportion of Hackney residents with high level qualifications (NVQ level 4+) has increased from around 30% of working age residents ten years ago, to half of working age residents today. Hackney has a similarly qualified workforce to London.

Over the same period, Hackney residents have increasingly worked in high level occupations (managerial, ‘professional’ and ‘technical’ roles). In 2014 two thirds were employed in such roles, a higher proportion than in London. Meanwhile, the proportion of Hackney residents employed in less skilled occupations has fallen.

Employment sectors

For Hackney residents, the largest industrial sectors in Hackney are administrative and support services (19% of Hackney employment), professional, scientific and technical industries (13%) and human health and social work (12%). Relative to London, employment of Hackney residents is much more skewed towards administrative and support services, and somewhat towards human health and social work and real estate.

Conversely, employment of Hackney residents is skewed away from finance, transport and storage and retail. The biggest growth industries for Hackney residents between 2009 and 2013 were administrative and support services and real estate services.

Compared to London, a greater proportion of Hackney employment is in digital and in the media, and a lower proportion is in hospitality.

Wages

Pay in Hackney is slightly lower than in London, both for residents and people working in the borough. In 2014 median gross hourly pay for Hackney workers and residents was very similar - £15.78 and £16.03 respectively. Median gross hourly pay for London workers was higher, at £17.29.

In real terms, wages have fallen since the recession in both Hackney and London. Between 2008 and 2014 wages fell 16% for workers in Hackney, 2% for Hackney residents and 7% for London workers.

Benefits

Between 2000 and 2015 the number of Hackney residents claiming out of work benefits fell by over 12,000, despite the rapid increase in the working-age population.

However, this period has seen essentially no change in the number of people receiving Incapacity Benefits or Employment Support Allowance. This group has hovered between 12,500 and 14,000 for the last 15 years.

Over two thirds, 68% of those claiming out of work benefits in Hackney have been claiming for over 12 months. The trend in Hackney is identical to London. The proportion of out of work benefit recipients claiming for more than 12 months dropped

26 NOMIS, Annual Population Survey, 2014
27 ONS, Business Register and Employment Survey 2009-13
28 NOMIS, Annual Survey of Hours and Earnings 2008-14
sharply during the recession, because there was an influx of new benefit recipients at this time.

Recipients of ESA/IB are particularly likely to have been on this benefit long-term with 82% claiming for more than 12 months in 2015. However, this rate has been falling since the recession\textsuperscript{29}.

More information on employment and skills can be found in our Local Economic Assessment.

**Hackney, the place**

*Satiation with the local area*

In 2013, 89\% of respondents to a residents’ survey conducted by IPSOS MORI said they were satisfied with their local area as a place to live. This was up from 71\% in 2008.

**Housing**

*Tenure*

Some 44\% of households rent from a social landlord like Hackney Homes or a registered provider such as a housing association, 26\% of households are owner occupiers or in shared ownership schemes and 29\% rent from a private landlord. The private rented sector more than doubled between 2001 and 2011 rising from 14,760 to 29,449 households\textsuperscript{30}.

*Figure: 12: Number of households by tenure 2001-2011 comparison*

\begin{center}
\includegraphics[width=\textwidth]{figure12}
\end{center}

*Source: ONS Census 2001 and 2011*

**Housing growth**

\textsuperscript{29} NOMIS, Key Out of Work Benefits data, 2015  
\textsuperscript{30} ONS, Census 2011
Hackney has grown by around 1,000 homes a year since 1981. This trend is set to continue up to 2031 with estate regeneration and town centre improvement schemes.

Some 11,305 additional new homes were completed in Hackney between 2008/09 and 2013/14, 41% of which were affordable - social rented and shared ownership housing built by private developers, Registered Providers (RPs) or the Council\textsuperscript{31}. The rest, were for private sale.

The Greater London Authority, through the London Plan has set a minimum target that an average additional 1,599 new homes will be completed in Hackney each year from 2016/17-2024/25\textsuperscript{32}. These homes will be developed on our estates, the largest of which is Woodberry Down in the North West, in town centres; Dalston, Hackney Wick, Hackney Central and Shoreditch and on ‘opportunity sites’ located throughout the borough.

**Affordability and supply**

**Figure 13:** Average house prices in Hackney and London 2005-2015

![Average house prices in Hackney and London 2005-2015](image)

*Source: Land Registry, Year to September 2006 – year to September 2015*

Figure 13 shows that house prices in Hackney are increasing at a faster rate than the London average despite the growth in new housing.

In the 12 months to September 2015 the median weekly private rent for a two bedroom home in Hackney was £400 compared to £344 in London\textsuperscript{33}.

In October 2010 the Government announced an annual average 60% cut in the national budget available to build new social homes. In addition, Registered Providers such as Housing Associations will be able to charge new tenants an

\textsuperscript{31} LBH, Local Development Framework Annual Monitoring Report, 2013/14

\textsuperscript{32} GLA, Further Alterations to the London Plan (FALP), 2015

\textsuperscript{33} GLA, London Rents Map, September 2015
‘affordable rent’ of up to 80% of market rent, which is higher than existing social rents.

The Government has recently announced that it will extend Right to Buy to tenants of Registered Providers. To pay for this Councils will be obliged to sell off ‘higher value’ council homes.

We estimate that fewer than 1,000 new social rented lettings will become available each year from 2013-14, 30% less than in 2012-13.

Welfare benefit reforms, most notably the limits on Local Housing Allowance, which helps to meet private rents, could further increase demand for social housing in the borough.

To find out more about housing in Hackney, please see our Housing Strategy page.

Environment and transport

Green spaces

Hackney is the third most densely populated borough in London, but it is also one of the greenest in inner London with 58 parks, gardens and open space covering 318 hectares, 19 of which have been awarded the green flag quality mark.

Household energy efficiency

The Standard Assessment Protocol (SAP) is a government rating system to measure the energy efficiency of housing, where 100 is excellent.

In 2010 the Private Sector Stock Condition Survey found that owner occupied, private rented and housing association owned properties in Hackney had an average SAP rating of 57. Hackney Homes’ properties have an average rating of 76. In 2013 the average SAP rating of all homes in England was 59.

Recycling

Just over a quarter of household waste is now recycled in the borough, in 2001 only 1% of waste was recycled. Households in London recycle just over a third of their waste on average, compared to nearly 44% in England. Hackney Council aims to help residents recycle more of their rubbish, for example by collecting all recyclables together, so that residents no longer have to sort their rubbish as much.

Carbon Dioxide emissions

Hackney’s per capita carbon dioxide emissions are amongst the lowest in the country and declined from 4.2 tonnes in 2005 to 3.4 tonnes in 2013. Total emissions were also down 2.6% on the previous year. These low emissions may be due to absence

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34 LBH Housing Strategy update 2012
35 GLA, Land area and population density, 2015
36 Hackney Homes Delivery Plan, 2014/15
38 DEFRA, Local Authority Collected Waste Statistics, 2014/15
of heavy industry in the area, although homes are responsible for almost half of all emissions\textsuperscript{39}.

\textit{Recycling}

A quarter of household waste is now recycled in the borough, in 2001 only 1\% of waste was recycled. Households in London recycle 34\% of their waste on average, compared to 44\% in England\textsuperscript{4}. Hackney Council aims to help residents recycle more of their rubbish, for example by collecting all recyclables together, so that residents no longer have to sort their rubbish as much.

\textit{Carbon Dioxide emissions}

Hackney's per capita carbon dioxide emissions are amongst the lowest in the country and declined from 4.2 tonnes in 2005 to 3.4 tonnes in 2013, total emissions were also down 2.6\% on the previous year. These low emissions may be due to absence of heavy industry in the area, although homes are responsible for almost half of all emissions\textsuperscript{40}.

\textit{Air quality}

Poor Air Quality is associated with a variety of health effects such as reduced lung function, asthma, COPD, lung cancer and heart disease.

The whole of the borough has been declared an Air Quality Management Area for Nitrogen Dioxide and Particular Matter under Part IV of the Environment Act 1995.

\textsuperscript{39} DECC: Local Authority CO2 emissions, 2013
\textsuperscript{4} DEFRA, Local Authority Collected Waste Statistics, 2013/14
\textsuperscript{40} DECC: Local Authority CO2 emissions, 2013
Figure 14: Nitrogen Dioxide Concentrations in Hackney

Source: LB Hackney Draft Air Quality Action Plan, 2015/19

Figure 14 shows estimated concentrations of Nitrogen Dioxide in Hackney for the year 2015. While many areas away from the busiest roads are likely to be meeting air quality standards, there are particularly high levels of Nitrogen Dioxide along main roads and towards the South of the borough, however pollution levels are declining in some areas.
Despite these downward trends there is still uncertainty about how soon Hackney can start to comply with Air Quality standards, particularly as vehicle emissions are not falling as fast as hoped and a large proportion of the sources of air pollution are beyond the Council’s direct control.

In 2013 the average Nitrogen Dioxide concentration at our continuous monitoring station at Old Street was 66 µg/m$^3$ above the Air Quality Standard of 40 µg/m$^3$, but levels of fine and ultra-fine particles (PM$_{10}$ and PM$_{2.5}$) were below UK and EU standard levels.

The Council has drafted and consulted on an action plan to improve air quality and the plan should be published in early 2016. A number of measures have already been implemented. For example the Council has set up the National CBR award winning Zero Emissions Network to enable businesses to reduce emissions in Shoreditch and extended the project to adjoining boroughs. Hackney has also led the way by lobbying for an extension to the Ultra-Low Emission Zone proposed by the Mayor of London. Extending the Ultra-Low Emission Zone to take in a larger proportion of the Capitol will result in wider improvements in air quality across the capitol.

Other projects to be implemented include establishing Green Action Zones, where a concerted effort will be made to improve air quality, setting up a schools monitoring and advice project and ensuring the Council plays its part in improving air quality by enabling staff to walk and cycle more and by increasing the proportion of ultra-low emission vehicles on the fleet.

For more information see our Air quality web pages.

**Transport**

Figure 15 shows the methods of transport used by Hackney residents in employment to get to work. This provides an indication of the transport modes favoured by Hackney’s residents. Over 85% of Hackney residents travel to work on foot, by bicycle or using public transport. Hackney has the highest cycling rate in London.

**Figure 15:** Method of Travel to Work (Hackney Residents)

![Method of travel to work](chart)

*Source ONS 2011 Census, % of working-age population*
Rail services have improved significantly recently with the opening of the East London Line Extension linking Dalston Junction to Highbury and Islington and South London and improvements to the North London Line to Stratford and Richmond.

In the coming years there will be improvements along the West Anglia Rail Corridor, linking Hackney to Liverpool Street and Chingford, Cheshunt and Broxbourne, creating more capacity and an additional station at Lea Bridge in 2016. There will also be improved links to Crossrail stations and additional road capacity at key points to support employment and population growth. The 2011 Census found that car ownership in Hackney fell by 9% from 2001 levels. Only 36% of Hackney’s households own motor vehicles, compared with 54% of households in London. Some areas, particularly in the South of the borough are 70% car free.

Hackney's Transport Strategy 2015-25 sets out the council’s vision for improving transport locally. It aims to improve conditions for walking and cycling, strengthen sustainable transport to support local regeneration, advance the case for key public transport infrastructure improvement, enable residents to access work opportunities, enhance accessibility for disabled people, improve air quality and reduce emissions.

Crime and community safety

Crime levels continue to fall in Hackney. Crime fell 34.7% between 2002/03 and 2014/15, over 13,000 fewer victims of crime. This is better than the Metropolitan Police Service (MPS) as a whole, down by 13.4%, and similar to the average for the London MSG, a group of similar London boroughs comprising Islington, Lambeth, Hammersmith & Fulham, Tower Hamlets, Southwark, Brent, Haringey, Greenwich and Hackney, which was down 34.5% during the same period. At the end of 2014/15 crime levels in Hackney fell below the London MSG average for the first time since 2011/12.

From January 2013 the National Fraud Intelligence Bureau took over responsibility for recording of fraud offences, through Action Fraud. Consequently police forces no longer record most frauds and local police will only accept reports of fraud when: a crime is in progress, or about to happen; where the person suspected of committing the crime is locally known or can be easily identified; and where the reporting party or the victim is vulnerable and is unable to report by telephone or internet due to a lack of understanding, or because they require additional support from police or a partner organisation. The above crime reduction figures do not take account of changes in the reporting of fraud, but comparing all crime minus fraud since 2002/03 and crime in Hackney has still fallen by 31.6%, which represents over 11,000 fewer victims of crime.

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41 LBH, Draft Transport Strategy, 2015-26
42 For further information see [http://content.met.police.uk/Site/reportingfraud](http://content.met.police.uk/Site/reportingfraud)
Figure 16: All Crime 2002/03 to 2014/15 – Hackney + Local MSG and MPS averages

Source: Metropolitan Police Service

For more information and statistics on crime in Hackney, visit the crime and safety pages of Hackney Council’s website or Hackney’s pages on the Metropolitan Police website.

Growth and change

Figure 17 provides an overview of the main areas of growth and change in Hackney. The pink areas show key growth areas, which will see significant development in housing, business and infrastructure.

Most of this growth will take place along the routes of the upgraded North London line running east to west from Dalston to Hackney Wick where regeneration will centre on the former Olympic Park, and the East London line, south of Dalston towards Shoreditch. Significant growth is also expected in the North East of the borough, centred round the regeneration of the Woodberry Down estate. Significant estate regeneration, represented by the brown-shaded areas, will also take place, particularly in the North West and in the South of the borough.

Hackney Council has prepared Area Action Plans for each of these areas, setting out our regeneration plans in more detail. These can be viewed here.
Source: Hackney Annual Monitoring Report 2011

For more information about our vision for the physical regeneration of Hackney, please see our Local Development Framework.

Research and statistics on Hackney’s economy can be found in our Local Economic Assessment. This provides details on employment, worklessness and businesses in Hackney.