

As tenants are rehoused and leaseholders move away before demolition, increasing numbers of flats are being used by Southwark Council as temporary housing. This is introducing a new group of residents to the estate who will not expect to stay in the area in the long term.

Overcrowding on the estate is high. Census data suggests that in 2001 over 47 per cent of residents were living in homes with more than 1.5 people to a room, higher than the Southwark average of 30 per cent. 27 per cent of people interviewed for the residents survey reported that they had five or more people living in their homes, one household was home for 13 people. Agencies also reported instances of severe overcrowding, with rooms being partitioned and several adults sharing one room. The police described visiting a flat that was home for 17 Chinese labourers.

Education and qualifications

Many aspects of life on the estate have improved for residents since the start of the NDC programme. During the life of the NDC, crime and anti-social behaviour fell significantly and educational achievement rose. In 1999, only 17 per cent of young people living on the estate achieved five GCSEs at grade A to C, this rose to 68 per cent in 2008, just below the national average.

This improvement is seen to continue in more recent data for educational attainment (September 2013-August 2014). For the three LSOAs where data is available the number of pupils achieving KS4 5+ A*-C (including Maths and English), was 56.7 per cent (Southwark 015D), 64.7 per cent (Southwark 015C) and 75 per cent (Southwark 016C). This compares to 61.4 per cent for the borough as a whole, and 61.8 per cent across London.⁷

The census collects information on the qualifications held by individuals. They range from no qualifications through to NVQ Level 4 and above. Overall, Aylesbury Estate residents have lower qualification levels than the borough as a whole, however the data highlights a divide amongst residents, with concentrations of people with no qualifications and people with Level 4+ qualifications.

Census data also shows that there was a concentration of residents in low-skilled employment (generally manual work requiring no formal educational qualifications). Low skilled work is associated with precariousness and vulnerability which resonates with the evidence from this research. Agencies described the problem for residents as being one of poor quality work, rather than absolute unemployment, reporting that many residents are working in multiple jobs to make ends meet.