

# Chapter 1 – LOCAL SOCIO-ECONOMIC AND DEMOGRAPHIC CONTEXT

## 1.1 Background

Croydon has the largest population of any London Borough with an estimated 336,690 residents in mid 2003. It is the fifth largest London Borough in size, covering an area of 8,646 hectares.

### 1.1.1 Historical Context and Patterns of Growth

Transport has had a significant influence on the growth and character of Croydon. Before the railway came, Croydon was a small market town whose prosperity was largely dependent on its communications by road and canal. The railway boom brought mainlines from London in 1839 and to Brighton in 1841, resulting in rapid expansion around the stations. By 1900 development had spread outwards from the town centre, but the villages of Addington, Sanderstead and Coulsdon were still relatively remote. After the First World War the growth of motor vehicles enabled residential development to expand from the main railway stations and roads. Small settlements became embedded within areas of major suburban housing, and two large estates were created in 1930s at New Addington and Waddon. In 1925 Purley Way was opened as a bypass for the town centre, and attracted light industrial development, mainly associated with Croydon Airport. In the late 1950s and 1960s tall office blocks, the Whitgift shopping centre and the Croydon Flyover changed the face of the town centre. In 1965 Croydon became a London Borough, absorbing the Urban District of Coulsdon and Purley. In the 1970s another large housing estate was created at Forestdale. Greater car ownership brought traffic congestion, which required better traffic management and improvements to roads and public transport. This included the Tramlink light rail system, linking Croydon with Wimbledon, Beckenham and New Addington, which was opened in 2000.

### 1.1.2 Modern Development and Character

Today the dominant feature in the north of the Borough is the ridge of higher ground surrounded by mainly Victorian and more modern housing with some large areas of open space. The main shopping centres at Norbury and Upper Norwood grew up around railway stations. The lower lying area north of the town centre is connected by a network of roads and intersected by the main railway lines from London Victoria and London Bridge. The stations at Thornton Heath and South Norwood have acted as foci for retail development. The area is characterised by mainly Victorian high density housing with a high level of mixed uses. The area east of the main railway line from London Bridge is predominantly interwar and later suburban housing with several open spaces.

Croydon town centre is a major metropolitan centre, the main centre for employment, shopping and night time entertainment. The major industrial area to the west has been partly redeveloped to provide smaller industrial units and out of centre retail parks. This type of development extends along the A23 and the Wandle Valley into adjacent Boroughs. The southern part of the Borough is characterised by suburban

housing, served by shopping centres at Purley, Coulsdon, Sanderstead, Selsdon and New Addington. The main railway passes through Purley and Coulsdon, while the main roads are restricted to valleys through the Chalk Downs. The creation of the Green Belt has restricted the spread of development further south, and to some extent has led to a greater concentration in established built-up areas.

### 1.1.3 Croydon's Accessibility

Croydon's location at the northern end of a gap in the North Downs has made it an important focus for communications by road and particularly by rail. Its accessibility to London Victoria, London Bridge, Gatwick Airport and Brighton has influenced travel to work destinations for residents of Croydon and other towns en route. Its links with the M23 and M25 have influenced businesses to locate in Croydon, particularly those which need a convenient location for the distribution of goods and services to South London.

## 1.2 Characteristics of Croydon's Population

The 2001 Census provides the most recent detailed statistics on various aspects of Croydon's population. Table 1.1 shows the change in "life stage" age groups for the usually resident population between 1991 and 2001. The main points to note are:

- The growth in 0-15 and 30-44 age groups, and
- The decline in the 16-29 and 45 - 59 age groups over the decade.
- The significant growth in the 5-15 age groups.
- The relatively small changes in the 60-74 and 75+ age groups, but
- an increase of 21% for the 85+ age group.

The overall population increase of 17,075 between the 1991 and 2001 Censuses represents an increase of 6.4%.

Table 1.2 gives a detailed breakdown of household spaces and accommodation types. The classification of household spaces distinguishes between two main types of accommodation: houses and flats. More than 67% of household spaces are in detached, semi-detached or terraced houses. A further 32% are in flats, maisonettes, or shared houses (including bedsits). Pensioner only households account for 25,590 (20%) of the total of 141,880 household spaces occupied or vacant. The level of vacancy is very low (2%) and is an expression of the pressure on the available housing stock.

Table 1.3 defines the economic position of people aged 16 to 74. This is different from previous Censuses where the economically active age group was defined as 16 to 59 females and 16 to 64 males. It distinguishes between the economically active, the economically inactive, and the unemployed in 2001:

- 77.2% of the 16-74 age group were economically active;
- 7.1% were looking after the home / family;
- 22.8% were economically inactive – retired, student, permanently sick or disabled and other.

- 3.8% of the 16-74 age group were unemployed.
- Unemployment rates usually measure the unemployed as a percentage of the economically active population aged 16-59 (females) and 16-64 (males). On this basis the unemployment rate is 5.0%.
- Unemployment is particularly concentrated in the 16-24 and 55 and over age groups, which together account for over a third of the total unemployed.

Table 1.4 gives a breakdown of the industry of employment for people living in Croydon aged 16-74 in employment.

- The primary sector, comprising agriculture, fishing and mining, accounted for only 875 employed residents (0.5%).
- The manufacturing sector, utilities and construction accounted for a further 23,120 (15%).
- Wholesale and retail trade, hotels and catering, and transport storage and communication employed 46,005 people (29%).
- Financial and business services are also a major sector of employment with 39,545 people (25%).
- The public services employ a further 39,490 people (25%).
- The 'Other' category includes the voluntary sector and community services, and accounts for 8,905 people (6%).

### 1.3 Car Availability

Table 1.5 shows the number of households with cars or vans available, the total number of cars, and the change between 1991 and 2001. It shows that:

- In 2001 29.8% of households did not have a car or van available.
- 44.5% of households have one vehicle available, 19.9% had two cars, 3.6% had three cars and 1.1% had four or more cars.
- Between 1991 and 2001 the proportion of households without a car or with two cars decreased, but the proportion with one car or three or more cars increased.
- The total number of households increased by 14,127 (11.3%) during the period.
- The total number of cars in households in the Borough increased by 17,723 or 14.4%.

Table 1.6 provides statistics on the availability of cars or vans, and is divided into two categories: by household accommodation and by tenure.

- Of the total of 139,000 households, 41,462 (29.8%) are without a car or van.
- Only half of the 41,462 households living in flats have a car or van available, while 8% of them have two or more vehicles.
- In contrast, half of the households living in detached houses have two or more vehicles, while only 10% are without a car or van.
- Of the 63,286 households (45.5%) which have one vehicle, the highest proportion (52%) live in terraced houses or bungalows, followed by those living

in semi-detached properties (45%). Hence the high level of on-street parking in these residential areas.

- Of the 95,525 households who own their property, 46,929 (49.1%) have one car or van, and 32% have two or more vehicles.
- In contrast, of the 14,241 households renting from the Council, 8,625 (61%) have no car or van, and only 7% have two or more vehicles.
- Those households who rent privately or live rent free have a higher proportion of vehicles than those living in social rented property.

## 1.4 Travel to Work

Table 1.7 provides details of the method of travel to work of Croydon's residents aged 16-74 in employment in 2001. It shows that:

- 8.5% work mainly at or from home.
- 36% use public transport.
- 40% travelled to work driving a car or van.
- Travel by train (21%) was twice as popular as travel to work by bus.
- Underground and Tram travel was relatively low because access is limited for areas within the borough, and Tramlink was not fully operational at the time of the Census.
- Car sharing is poorly developed with only 3% travelling as a passenger.

The figures for 1991 are included for comparison, but allowance should be made for under-enumeration, and for the different calculation of the total number of people. Nevertheless, they show certain changes:

- The number of people who work mainly at or from home has more than doubled.
- Travel by train has attracted about 4,900 more people (18%).
- Travel by bus has declined by about 2,700 people (13%), which may be partly due to Tramlink coming into operation.
- About 6% less people drive to work, but 23% less people travel as a passenger.
- The number of people walking to work has declined by 2,145 or 14%.

Table 1.8 provides data on the method of travel to work for people aged 16-74 in employment by wards in Croydon. Table 1.9 gives an analysis of Table 1.8, grouping the data into those working at or from home, travelling by public transport, by car or van, by motorcycle, scooter or moped, by bicycle and by foot. It shows that:

- The highest proportion of people working at or from home live mainly in Coulsdon, Sanderstead, Selsdon and Kenley in the south of the Borough. Conversely, the lowest proportion live in Addiscombe, Fieldway, Selhurst and New Addington. This may be partly due to the lack of local places of employment, and partly to the type of work done at or from home.
- The highest proportion of people who travel to work by public transport live in Fairfield, South Norwood, Addiscombe and Thornton Heath, near the main

railway stations. Conversely, the least number live in Coulsdon, Selsdon, New Addington and Sanderstead.

- The highest proportion of people who travel to work by Tramlink live in Fieldway and New Addington.
- The highest proportion of people who travel to work by bus or coach live in West Thornton, Bensham Manor, Thornton Heath and South Norwood.
- The highest proportion of people travelling to work by car or van live in Selsdon, Coulsdon, Heathfield and Sanderstead. Conversely, the lowest proportion live in Fairfield, Addiscombe, Selhurst and South Norwood.
- The highest proportion of people travelling to work as a passenger in a car or van live in Fieldway, New Addington, Selsdon and Coulsdon East.
- The highest proportion of people travelling to work on foot live in Fairfield, Broad Green, Waddon and Selhurst, which are where the main centres of employment are located.
- The number of people who travel to work by motorcycle, bicycle, taxi or other means are relatively few, and their distribution does not show any significant discernible patterns.

Table 1.10 provides data on the resident population aged 16 to 74 living in wards in Croydon, and if they do work, whether they work in the same ward, or elsewhere in Croydon, or outside Croydon. It shows that:

- 81,336 people (34% of the resident population) do not work, and the highest proportion of them live in West Thornton (38%) and Bensham Manor (36%) wards.
- 31,051 people (13%) live and work in the same ward. The highest proportion of them (21%) live in Fairfield ward, followed by Coulsdon West (17%), New Addington (16%), Coulsdon East (15%) and Heathfield (14%) wards.
- 47,357 people (20%) work elsewhere in Croydon. The wards with the largest inflow of people, in particular Fairfield, Broad Green, West Thornton and Waddon, are the main employment centres. Fairfield has the least number of residents working elsewhere in Croydon.
- 78,333 people (33%) work outside Croydon. The highest numbers of residents live in Addiscombe, South Norwood and Fairfield wards.
- 128,227 people work in Croydon, and 39,650 of them (31%) work in Fairfield ward. Broad Green, West Thornton, Waddon, Addiscombe and Selhurst are the next largest wards, providing employment for 36,589 people (28.5% of the workforce).
- 49,819 people (39%) of the people who work in Croydon live outside the Borough, and 19,968 of them (40%) work in Fairfield ward.

Table 1.11 shows the area of workplace for residents in Croydon, and the change between 1991 and 2001. It shows that:

- The total number of residents in employment (156,741) has increased by 5,691 people since 1991.
- Half of Croydon's residents who are in employment work in Croydon, but the number of people has decreased by nearly 3,000 since 1991.
- 64,539 (41.2%) residents work in the rest of Greater London.

- The number of residents working in Inner London has increased by 2,578 (6.2%), with significant increases in those working in Tower Hamlets (87.8%) and Islington (53.7%).
- The number of residents working in Outer London has increased by 2,666 (15.3%), with Sutton, Bromley and Merton remaining as the most popular workplaces.
- The number of residents working in Surrey has increased by 1,162 (17.8%), in West Sussex by 689 (51.6%) and in Kent (285 (40.1%).
- Although the number of people working in counties further away is relatively small, they have increased significantly.

Table 1.12 shows the area of residence for people working in Croydon, and the change between 1991 and 2001. It shows that:

- The total number of people working in Croydon (128,227) has decreased by 5,433 people (4.1%) since 1991.
- 78,405 people (61.1%) who work in Croydon live in Croydon.
- 31,087 people (24.2%) who work in Croydon live in the rest of Greater London.
- The number of people coming from Inner London (9,913) has increased by 21.3% since 1991, particularly from Lambeth and Southwark.
- The number of people coming from Outer London (21,174) has decreased by 4.7% since 1991, particularly from Bromley.
- The number of people coming from Surrey (8,952) has decreased by 17.7%, from West Sussex by 21.6%, from Kent by 13.9% and from East Sussex by 7.4%.
- The only significant increase in people coming to work in Croydon is from Crawley (669 people or 20.5%)
- 1,715 people come from other counties in the South East, and another 1,385 people from further away, but their numbers have also decreased since 1991.

Table 1.13 shows the method of travel to work for people working in Croydon and living outside, and the change between 1991 and 2001. It shows that:

- 49,822 people who work in Croydon live outside the Borough, and five eighths of them live in other London Boroughs, mainly Sutton and Bromley.
- 9,562 people travel to Croydon by train, and almost equal numbers come from both Inner London and Outer London boroughs. Most of the rest travel on the Brighton line.
- 5,156 people travel to Croydon by bus or coach, and 82% of them come from Croydon's adjoining boroughs.
- 2,770 people travel to Croydon by tram or underground. The majority probably travel by tram, as there is no direct underground link to Croydon.
- 29,622 people travel to Croydon by car, either driving or as a passenger, and 56% of them come from other London boroughs, particularly Sutton and Bromley. Those who come by car from a longer distance usually have fewer passengers.
- 784 people travel to Croydon by taxi, and 59% of them come from Croydon's adjoining boroughs.

- 631 people travel to Croydon by bicycle, and 84% of them come from Croydon's adjoining boroughs.
- 680 people walk to work in Croydon from the adjoining boroughs. The numbers of people walking very long distances to Croydon are unreliable.
- Since 1991 there has been a slight reduction in the number of people travelling to work from other boroughs.
- There has been a significant increase in people travelling by tram, a slight increase in travel by train, a slight decrease in travel by bus, and a significant decrease in travel by car.

## 1.5 Major Sites for New Development or Redevelopment

The definition of "major development" in the Adopted Unitary Development Plan is a site with planning permission for 30 or more dwellings or 3,000 or more square metres of commercial development. The following list shows the locations and brief descriptions of the proposed development for "major" sites which were under construction or had an unimplemented planning permission at 1<sup>st</sup> July 2004. Those sites which had been started (\*) or completed (\*\*) by 1<sup>st</sup> January 2005 are indicated with a single or double asterisk.

### Addiscombe

- Showroom and garage, 98-100 Lower Addiscombe Road, Croydon (34 flats) \*
- Land at rear of 111-115 Addiscombe Road, Croydon (34 flats)
- 44-60 Cherry Orchard Road, Croydon (55 flats)
- Quest House, 11 Cross Road, Croydon (6 storey office building)

### Ashburton

- St. Mildred's Church, Bingham Road, Croydon (Church/community facilities, 40 sheltered flats, 1 flat and parsonage)
- Ashburton High School, Shirley Road, Croydon (Secondary School, branch library, community facilities, 56 flats and 44 houses)

### Bensham Manor

- Former Queen's Hospital, Queen's Road, Croydon (81 flats, 81 houses and a day centre)

### Broad Green

- Extension to Drummond Centre Mall, between North End and Tamworth Road, Croydon (37,676 sq.m. of retail floorspace, 1,323 sq.m. of A3 floorspace and 2,991 sq.m. of leisure use floorspace). \*\*
- 187-195 London Road, Croydon (A1 unit, D2/A1 unit and 136 flats)
- 40-44 Purley Way, Croydon (3,716 sq.m. B1/B2/B8 floorspace)

### Croham

- Markington Hotel, 5-9 Haling Park Road, South Croydon (42 flats) \*
- Former Dees of Croydon site, Carlton Road, South Croydon (4,895 sq.m. B1/B2 and 2,211 sq.m. B8 floorspace) \*

### Fairfield

- 82-90 Park Lane, Croydon (58 flats) \*
- 18-22 Addiscombe Grove, Croydon (31 flats) \*
- 23-31 and land adj.11 Lower Coombe Street and 17 St. Andrew's Road, Croydon (52 flats)

- Telephone Exchange, 4 Scarbrook Road, Croydon (64 flats)
- Land adjoining Croydon Park Hotel, Altyre Road, Croydon (139 flats)
- 44-46 Sydenham Road, Croydon (52 bedroom hotel)
- 14 Whitgift Street, Croydon (58 bedroom hotel)
- Trafalgar House, 2 Bedford Park, Croydon (9 storey office building)
- 4-20 Edridge Road, Croydon (12 storey office building)
- 13-16 Dingwall Road, Croydon (8 storey office building)
- Whitgift Shopping Centre and Blocks B and C Whitgift Centre, Croydon (5 storey extension to provide 7,830 sq.m. retail floorspace)
- Alders, North End, and land bounded by George Street, Park Lane, Katharine Street and Park Street, Croydon (Department store, 3 storey shopping mall, 5 level office extension, civic square, bus interchange and car parking, comprising 75,069 sq.m. retail and 7,567 sq.m. A3 floorspace, and 4,176 sq.m. B1 office floorspace).
- 6-44 Station Road and land rear of 6-14 Station Road fronting Poplar Walk, Croydon (3 storey building for A1, A2 and A3 use, 7,395 sq.m.)
- Land adjoining East Croydon Station, George Street (including 1-4 Station Approach), Dingwall Road (including Warehouse Theatre and Wettern House) and Lansdowne Road, Croydon (Croydon Gateway site). (Redevelopment comprising arena, public plaza, car rental franchise, offices, leisure facilities, retail, residential, public transport facilities, car parking, access roads).

#### **Kenley**

- 115-119 Brighton Road, Purley (3 flats and 38 sheltered flats)

#### **Norbury**

- 1260 London Road, Norbury (Conversion to 89 flats) \*\*
- Radnor House, 1272 London Road, Norbury (Conversion to 113 flats)

#### **Purley**

- Land at 21-27 Russell Hill Road and 2 Foxley Lane, Purley (residential care home with 97 bedrooms) \*
- Purley Memorial Hospital, 856 Brighton Road, Purley (4,022 sq.m. retail floorspace, 83 flats, health care facility, and 64 flats)
- 850-852 and 854 Brighton Road, Purley (offices and 76 flats)
- 9-15 Whytecliffe Road South and 22-30 High Street, Purley (A3 unit and 31 flats)

#### **Sanderstead**

- 87 Limpsfield Road, South Croydon (3,169 sq.m. A1 floorspace) – Waitrose store. \*\*
- Borough Grange, 8 Stanley Gardens, South Croydon (30 sheltered flats)

#### **Selhurst**

- 1-13 Whitehorse Road and Hogarth Crescent, Croydon (44 flats) \*
- Garage, 390-398 London Road, Croydon (A3 unit and 38 flats)

#### **Selsdon**

- Selsdon Park Hotel, Addington Road, South Croydon (extension to provide 88 bedrooms)

#### **Waddon**

- Units 1-5, 500 Purley Way, Croydon (11,154 sq.m. retail warehouse and 1,858 sq.m. non-food retail unit)
- 161 Stafford Road, Croydon (5,689 sq.m. B8 floorspace)

### **West Thornton**

- 2 Dunvehed Road South, Thornton Heath (hotel with 13 apartments and 37 bedrooms)
- 152-160 Thornton Road, Croydon (51 flats)
- 202-216 Thornton Road and 5-9, 11 and 20-24 Peall Road, Croydon (6,387 sq.m. retail and 3,643 sq.m. warehousing)

### **Woodside**

- South Norwood Swimming Baths, Portland Road, South Norwood (new swimming pool, sports hall, fitness suite and ancillary facilities).

In addition, Schedule 1 of the Second Deposit Draft Croydon Plan lists Proposals Sites where major development was likely or desirable in November 2003. The Schedule includes many sites which have now been granted planning permission and have been described above. The other sites described in Schedule 1 are listed below.

### **Broad Green**

- Croydon General Hospital, 100 London Road, Croydon.

### **Coulsdon West**

- Pinewood Motors, 127 Brighton Road, and land on north side of Station Approach Road, Coulsdon.
- "Red Lion" PH, 157 Brighton Road, Coulsdon.
- Cane Hill Major Developed Site, Brighton Road, Coulsdon.

### **Croham**

- Redsan Works, 14-40 Sanderstead Road, South Croydon.

### **Fairfield**

- Randolph House and Pembroke House, Wellesley Road.
- "Porter and Sorter" PH, and land fronting Cherry Orchard Road, 1-5 Addiscombe Road.
- Land at the junction of College Road and George Street.
- Fairfield, Croydon College, College Green and car parks.

### **Norbury**

- 1-8 Hermitage Lane, Commodore Parade, 427-463 Streatham High Road, and land to rear.

### **Purley**

- 1-6 Russell Hill Parade, Russell Hill Road, 2-12 Brighton Road, Purley, Baptist Church and Purley Library, Banstead Road, Purley.
- 51-53a Whytecliffe Road South, Purley.
- Car park adjoining 52 Whytecliffe Road South, Purley.

### **South Norwood**

- Stanley Technical High School, South Norwood Hill; Fortune House, High Street; properties in Albion Place, and vacant land fronting Cumberlow Avenue, South Norwood.

### **Thornton Heath**

- Land at junction of High Street and Woodville Road, Thornton Heath.

## **1.6 The Strategy of the Croydon Plan**

The strategy stems from a consideration of Croydon's role in the light of the need to achieve sustainable development. The Plan builds on previous policies that encouraged commercial development in Central Croydon and the Town, District and Local Centres in the Borough. It gives priority to the regeneration of key sites and areas within the Borough and seeks to achieve a mix of uses, including residential, in locations highly accessible to services, facilities and public transport. This strategy not only supports the vitality and viability of these centres, but it makes the best use of the existing transport infrastructure, enabling people to make multi-purpose journeys and allowing for the efficient use of public transport. It also allows people the opportunity to live and work within an area, thus reducing the need to travel.

**Table 1.1 Change in 'Life-Stage' Age Groups 1991-2001  
Usually Resident Population, LB of Croydon**

Year	1991		2001		Change	
	No.	%	No.	%	No.	%
Age group						
0-15	62,845	20.0	72,450	21.9	9,605	15.3
16-29	71,965	23.0	60,105	18.2	-11,860	-16.5
30-44	70,330	22.4	83,090	25.1	12,760	18.1
45-59	50,955	16.3	58,600	17.7	7,645	15.0
60-74	37,860	12.1	36,280	11.1	-1,580	-4.2
75+	19,555	6.2	20,055	6.0	500	2.5
<b>All ages</b>	<b>313,510</b>	<b>100.0</b>	<b>330,585</b>	<b>100.0</b>	<b>17,075</b>	<b>5.4</b>
<b>Pre-school and school age population</b>						
0-4	22,125	7.1	22,585	6.8	460	2.1
5-15	40,720	13.0	49,860	15.0	9,140	22.4
16-19	15,365	4.9	16,285	4.9	920	5.9
<b>Population 75 and over</b>						
75-84	15,095	4.8	14,665	4.4	-430	-2.8
85+	4,460	1.4	5,390	1.6	930	20.8

**Table 1.2 Household Spaces and Accommodation Type, LB of Croydon**

All household spaces	No.	%
<b>Household spaces of accommodation type:</b>		
<b>Whole house or bungalow:</b>		
Detached	17,650	12.4
Semi-detached	35,790	25.2
Terraced	42,485	30.0
<b>Household spaces of accommodation type:</b>		
<b>Flat maisonette or apartment:</b>		
Purpose built block of flats or tenement	29,390	20.7
Part of converted or shared house (including bedsits)	13,985	9.9
In a commercial building	2,500	1.8
Caravan or other mobile or temporary structure	80	0.06
Pensioner only households	25,590	20.5
<b>Household space:</b>		
All Household spaces with residents	139,000	98.0
H/hold spaces with no residents vacant	2,680	1.9
H/hold spaces second residence/holiday home	200	0.1
<b>Total Household Spaces Occupied and Vacant</b>	<b>141,880</b>	<b>100</b>

**Table 1.3 Economic Position in 2001, LB of Croydon**

Economic Position	All people aged 16-74	
	No.	%
<b>Economically Active:</b>		
Employees Part-time*	24,240	10.2
Employees Full-time	106,750	44.8
Self-employed	20,405	8.6
Full-time Student	6,385	2.7
Looking after home / family	16,825	7.1
Unemployed	9,165	3.8
<b>Total Economically Active</b>	<b>183,775</b>	<b>77.2</b>
<b>All people aged 16-74</b>	<b>238,075</b>	<b>100</b>

Economic Position	All people aged 16-74	
	No.	%
<b>Economically Inactive:</b>		
Retired	26,395	11.1
Student	10,535	4.4
Permanently sick / disabled	9,065	3.8
Other	8,310	3.5
<b>Total Economically Inactive</b>	<b>54,300</b>	<b>22.8</b>
<b>Unemployed</b>		
Aged 16-24	2,080	22.7
Aged 50 and over	1,695	18.5
Never worked	955	10.4
Long-term unemployed*	3,110	33.9

Note: \* Part-time is defined as working 30 hours or less

\*\*Long term unemployed are those who stated they have not worked since 1999 or earlier.

**Table 1.4 Industry of Employment of Croydon residents  
All people aged 16-74 in employment**

Industry of Employment	All people aged 16-74 in employment	
	No.	%
<b>Working in:</b>		
Agriculture, hunting, forestry	660	0.4
Fishing	10	0.0
Mining and quarrying	205	0.1
Manufacturing	11,430	7.3
Electricity, gas, water supply	755	0.5
Construction	10,935	7.0
Wholesale and retail trade; repair of motor vehicles	26,760	16.4
Hotels and catering	5,715	3.8
Transport storage and communication	13,540	8.6
Financial intermediation	13,370	8.5
Real estate, renting and business activities	26,175	16.7
Public administration and defence	11,520	7.4
Education	11,115	7.1
Health and social work	16,855	10.6
Other *	8,905	5.7
<b>All people aged 16-74 in employment</b>	<b>156,740</b>	<b>100.0</b>

Note: \* Other includes other community; social and personal service activities; private households with employed persons and extraterritorial organisations and bodies.

**Table 1.5 Households with car or van availability, and change between 1991 and 2001, LB of Croydon**

Cars or vans available in households	Households in 1991		Households in 2001		Change 1991-2001	
	No.	%	No.	%	No.	%
No car or van	38,066	30.5	41,462	29.8	3,396	+8.9
1 car or van	56,131	45.0	63,286	45.5	7,155	+12.7
2 cars or vans	25,433	20.4	27,640	19.9	2,207	+8.7
3 cars or vans *	5,242	4.2	5,068	3.6	1,370	+26.1
4 or more cars or vans	-	-	1,544	1.1		
Total households with cars or vans available	124,872	100	138,999	100	14,127	+11.3
Total cars	122,723		140,446		17,723	+14.4

Note \* The 1991 Census figure is for 3 or more cars, and the 2001 figure is for 3 cars.

**Table 1.6 Household accommodation type and tenure with car or van availability, LB of Croydon**

All households Accommodation type	Number of cars or vans available					
	None	%	One	%	Two +	%
Detached house or bungalow	1,766	10.2	6,823	39.4	8,748	50.5
Semi-detached house or bungalow	6,894	19.5	15,930	45.0	12,539	35.5
Terraced house or bungalow	10,494	25.2	21,697	52.1	9,453	22.7
Flat, maisonette or apartment	22,269	50.0	18,806	42.2	3,503	7.8
Caravan or other mobile or temporary structure	39	50.0	30	38.5	9	11.5
<b>All households</b>	<b>41,462</b>	<b>29.8</b>	<b>63,286</b>	<b>45.5</b>	<b>34,252</b>	<b>24.6</b>
Household tenure						
Owned	18,089	18.9	46,929	49.1	30,507	31.9
Rented from Council	8,625	60.6	4,673	32.8	943	6.6
Other social rented	4,970	54.7	3,462	38.1	662	7.3
Private rented or living rent free	9,777	48.6	8,220	40.8	2,136	10.6
<b>All households</b>	<b>41,461</b>	<b>29.8</b>	<b>63,284</b>	<b>45.5</b>	<b>34,248</b>	<b>24.6</b>

**Table 1.7 Method of travel to work. Change 1991-2001, LB of Croydon.**

Year	1991		2001		Change	
	No.	%	No.	%	No.	%
People who work mainly at or from home	5,350	3.5	13,370	8.5	8,020	250
<b>People who travel to work by:</b>						
Underground, Metro, Light Rail, Tram *	1,315	0.9	-	-	6,555	4.2
Train	-	-	27,925	18.5	32,820	20.9
Bus, Mini-bus or coach	20,990	13.9	18,260	11.7	-2,730	-13
Motorcycle, Scooter, moped	1,955	1.3	2,030	1.3	75	3.8
Driving a car or van	67,280	44.5	62,940	40.2	-4,340	-6.5
Passenger in car or van	6,490	4.3	4,980	3.2	-1,510	-23.3
Taxi or minicab	-	-	755	0.5	755	-
Bicycle	1,570	1.0	1,615	1.0	45	2.9
On foot	14,850	9.8	12,705	8.1	-2,145	-14.4
Other	3,330	2.2	715	0.5	-2,615	-78.5
<b>All people in employment **</b>	<b>151,050</b>	<b>100</b>	<b>158,740</b>	<b>100</b>	<b>7,690</b>	<b>5.1</b>

Note: \* 1991 figures are for persons travelling by underground, while 2001 figures are for persons travelling by underground, metro, light rail and tram.  
 \*\*1991 figures are for persons aged 16 and over, employees and self-employed, while 2001 figures are for all people aged 16-74 in employment.

**Table 1.8 Method of travel to work for wards in LB of Croydon, 2001**

Wards	All people aged 16-74 in employment	People who work mainly at or from home	People aged 16 - 74 in employment who usually travel to work by:									
			Underground; metro; light rail; Tram	Train	Bus; Mini Bus or coach	Motorcycle; Scooter; moped	Driving a car or van	Passenger in a car or van	Taxi or minicab	Bicycle	On foot	Other
Addiscombe	8325	6.28	6.26	30.28	8.86	1.05	30.02	1.98	0.42	1.29	13.12	0.44
Ashburton	6163	8	8.81	18.24	8.31	1.61	42.54	3.34	0.52	0.99	6.86	0.78
Bensham Manor	7377	8.89	3.88	19.7	16.39	1.08	34.78	3.19	0.43	1.4	9.98	0.28
Broad Green	6629	7.21	5.66	15.09	14.38	0.94	34.03	3.56	0.51	1.16	16.91	0.56
Coulsdon East	5740	10.75	0.56	17.33	7.37	1.64	52.14	4.06	0.4	0.73	4.63	0.38
Coulsdon West	6449	11.12	0.67	19.76	6.23	1.32	50.43	3.5	0.48	0.84	5.44	0.22
Croham	7892	8.24	1.99	27.42	11.66	1.13	36.95	2.56	0.2	1.17	8.31	0.38
Fairfield	7596	7.45	4.2	35.32	7.94	0.78	23.35	1.72	0.36	0.97	17.22	0.68
Fieldway	3663	6.47	13.95	8.41	12.61	1.31	42.67	6.69	0.52	0.44	5.57	1.37
Heathfield	6643	9.42	4.61	13.26	11.05	1.32	51.35	4.03	0.68	0.51	3.36	0.41
Kenley	6616	10.04	0.7	24.8	6.57	1.38	48.38	2.8	0.38	0.8	3.93	0.23
New Addington	3950	7.01	12.96	7.85	6.76	1.42	47.27	5.47	0.33	0.66	9.14	1.14
Norbury	6289	9.16	5.09	21.42	13.53	1.34	39.66	2.83	0.52	1.05	5.15	0.25
Purley	6396	10.02	1.41	26.31	9.6	1.06	42.26	3.3	0.34	0.95	4.42	0.31
Sanderstead	5664	10.49	0.88	18.73	8.53	1.24	51.92	3.39	0.46	0.71	3.44	0.21
Selhurst	6765	6.86	3.37	23.47	14.47	1.74	31.88	2.56	0.3	1.32	13.48	0.55
Selsdon & Ballards	5974	10.13	1.62	13.59	10.33	1.16	53.67	4.17	0.64	0.72	3.7	0.28
Shirley	6272	9.1	2.09	17.11	12.72	1.77	47.45	3.32	0.56	0.89	4.62	0.37
South Norwood	7226	7.42	3.99	26.75	15.73	1.4	34.31	2.62	0.68	1.13	5.42	0.55
Thornton Heath	6923	8.07	4.07	21.88	16.35	1.39	36.47	2.73	0.71	1.37	6.64	0.3
Upper Norwood	6627	8.74	5.16	18.38	15.42	1.77	40.27	2.75	0.54	1.54	5.1	0.33
Waddon	6513	8.77	2.89	20.01	11.35	1.4	36.04	2.84	0.43	1.14	14.76	0.4
West Thornton	7311	8.29	4.68	14.31	19.09	1.11	36.15	3.16	0.6	1.09	11.16	0.36
Woodside	7738	7.31	7.03	24.37	10.77	1.12	37.22	3.14	0.57	1.14	6.62	0.71
<b>Croydon</b>	<b>156741</b>	<b>8.53</b>	<b>4.18</b>	<b>20.94</b>	<b>11.65</b>	<b>1.3</b>	<b>40.16</b>	<b>3.18</b>	<b>0.48</b>	<b>1.03</b>	<b>8.11</b>	<b>0.45</b>

**Table 1.9 An analysis of the method of travel to work for wards in Croydon, 2001**

Wards	All people aged 16-74 in employment	People who work mainly at or from home (%)	Ranking	People aged 16 - 74 in employment who usually travel to work by:									
				Public transport * (%)	Ranking	Car or van * (%)	Ranking	Motorcycle; Scooter; moped (%)	Ranking	Bicycle (%)	Ranking	On foot (%)	Ranking
Addiscombe	8325	6.28	24	45.4	3	32	23	1.05	22	1.29	5	13.12	5
Ashburton	6163	8	16	35.36	13	45.88	10	1.61	5	0.99	13	6.86	10
Bensham Manor	7377	8.89	10	39.97	9	37.97	19	1.08	20	1.4	2	9.98	7
Broad Green	6629	7.21	20	35.13	14	37.59	20	0.94	23	1.16	7	16.91	2
Coulsdon East	5740	10.75	2	25.26	24	56.2	2	1.64	4	0.73	19	4.63	18
Coulsdon West	6449	11.12	1	26.66	22	53.93	5	1.32	12	0.84	17	5.44	14
Croham	7892	8.24	14	41.07	7	39.51	15	1.13	17	1.17	6	8.31	9
Fairfield	7596	7.45	17	47.46	1	25.07	24	0.78	24	0.97	14	17.22	1
Fieldway	3663	6.47	23	34.97	15	49.36	9	1.31	14	0.44	24	5.57	13
Heathfield	6643	9.42	7	28.92	19	55.38	3	1.32	13	0.51	23	3.36	24
Kenley	6616	10.04	5	32.07	17	51.18	7	1.38	10	0.8	18	3.93	21
New Addington	3950	7.01	21	27.57	21	52.74	6	1.42	6	0.66	22	9.14	8
Norbury	6289	9.16	8	40.04	8	42.49	13	1.34	11	1.05	12	5.15	16
Purley	6396	10.02	6	37.32	12	45.56	11	1.06	21	0.95	15	4.42	20
Sanderstead	5664	10.49	3	28.14	20	55.31	4	1.24	15	0.71	21	3.44	23
Selhurst	6765	6.86	22	41.31	6	34.44	22	1.74	3	1.32	4	13.48	4
Selsdon & Ballards	5974	10.13	4	25.54	23	57.84	1	1.16	16	0.72	20	3.7	22
Shirley	6272	9.1	9	31.92	18	50.77	8	1.77	1	0.89	16	4.62	19
South Norwood	7226	7.42	18	46.47	2	36.93	21	1.4	7	1.13	10	5.42	15
Thornton Heath	6923	8.07	15	42.3	4	39.2	17	1.39	9	1.37	3	6.64	11
Upper Norwood	6627	8.74	12	38.96	10	43.02	12	1.77	2	1.54	1	5.1	17
Waddon	6513	8.77	11	34.25	16	38.88	18	1.4	8	1.14	8	14.76	3
West Thornton	7311	8.29	13	38.08	11	39.31	16	1.11	19	1.09	11	11.16	6
Woodside	7738	7.31	19	42.17	5	40.36	14	1.12	18	1.14	9	6.62	12
<b>Croydon</b>	<b>156741</b>	<b>8.53</b>		<b>36.8</b>		<b>43.3</b>		<b>1.3</b>		<b>1.03</b>		<b>8.11</b>	

Note \* Public transport includes travel by underground, metro, light rail, tram, train, bus, minibus or coach.  
Car or van includes drivers and passengers.

**Table 1.10 Resident, workplace and daytime population for wards in Croydon in 2001.**

Wards	Resident population aged 16 to 74 (A+B+C+F)	Population A	Population B	Population C	Population D	Population E	Population F	Workplace population aged 16 to 74 (C+D+E)	Daytime population aged 16 to 74 (C+D+E+F)
		Lives in area and works outside but within Croydon	Lives in area and works outside Croydon	Lives and works in area	Lives outside but within Croydon and works inside area	Lives outside Croydon and works inside area	Lives in area and does not work		
Addiscombe	11755	2556	4436	1333	2237	2705	3430	6275	9705
Ashburton	9359	2352	2686	1125	625	510	3196	2260	5456
Bensham Manor	11595	2360	3725	1292	780	569	4218	2641	6859
Broad Green	10566	2235	3063	1331	4691	4321	3937	10343	14280
Coulsdon East	8657	1566	2853	1321	595	1079	2917	2995	5912
Coulsdon West	9325	1563	3273	1613	1078	1391	2876	4082	6958
Croham	11072	2619	3903	1370	1675	1231	3180	4276	7456
Fairfield	11009	1171	4133	2292	17390	19968	3413	39650	43063
Fieldway	7028	1721	1283	659	239	147	3365	1045	4410
Heathfield	9433	2458	2829	1356	1059	735	2790	3150	5940
Kenley	9600	1912	3398	1306	541	641	2984	2488	5472
New Addington	6825	1516	1363	1071	916	731	2875	2718	5593
Norbury	9920	1228	3853	1208	792	1407	3631	3407	7038
Purley	9389	1851	3236	1309	1870	1591	2993	4770	7763
Sanderstead	8530	1889	2641	1134	389	392	2866	1915	4781
Selhurst	10754	2062	3555	1148	2387	2483	3989	6018	10007
Selsdon and Ballards	8714	2271	2461	1242	595	460	2740	2297	5037
Shirley	9727	2069	3010	1193	436	440	3455	2069	5524
South Norwood	10971	1730	4238	1258	890	1230	3745	3378	7123
Thornton Heath	10595	1860	3848	1215	976	593	3672	2784	6456
Upper Norwood	10453	1381	3990	1256	696	1222	3826	3174	7000
Waddon	9768	2220	2945	1348	2683	2794	3255	6825	10080
West Thornton	11872	2199	3707	1405	3145	2578	4561	7128	11689
Woodside	11160	2568	3904	1266	672	601	3422	2539	5961
<b>Croydon</b>	<b>238077</b>	<b>47357</b>	<b>78333</b>	<b>31051</b>	<b>47357</b>	<b>49819</b>	<b>81336</b>	<b>128227</b>	<b>209563</b>

**Table 1.11 Area of workplace for residents in Croydon, and change between 1991 and 2001.**

Area of workplace for residents in Croydon	Residents in employment in 1991		Residents in employment in 2001		Change 1991-2001	
	No.	%	No.	%	No.	%
<b>Working in Croydon</b>	81,400	53.9	78,405	50.0	-2,995	-3.7
<b>Working in Greater London</b>	59,295	39.3	64,539	41.2	5,244	+8.8
<b>Working in Inner London</b>	41,860	27.7	44,438	28.4	2,578	+6.2
Westminster	11,420		10,583		-837	-7.3
Lambeth	7,365		6,844		-521	-7.1
City of London	5,630		5,925		295	+5.2
Southwark	4,170		4,513		343	+8.2
Wandsworth	3,715		4,270		555	+14.9
Camden	2,825		3,248		423	+15.0
Tower Hamlets (Docklands)	1,065		2,000		935	+87.8
Islington	1,140		1,752		612	+53.7
Kensington & Chelsea	1,355		1,478		123	+9.1
Hammersmith and Fulham	1,075		1,284		209	+19.4
<b>Working in Outer London</b>	17,435	11.5	20,101	12.8	2,666	+15.3
Sutton	6,145		6,744		599	+9.7
Bromley	4,575		5,152		577	+12.6
Merton	3,215		3,521		306	+9.5
<b>Working in Rest of South East</b>	9,670	6.4	12,479	8.0	2,809	+29.0
Surrey	6,520		7,682		1,162	+17.8
Tandridge	2,355		2,709		354	+15.0
Reigate and Banstead	2,400		2,585		185	+7.7
West Sussex	1,335		2,024		689	+51.6
Crawley	885		1,622		737	+83.3
Kent	710		995		285	+40.1
Other in Rest of South East	1,105		1,778		673	+60.9
<b>Outside South East *</b>	680	0.5	1,318	0.8	638	+93.8
<b>Total residents in employment</b>	151,050	100	156,741	100	5,691	+3.8

Note \* South East comprises Bedfordshire, Berkshire, Buckinghamshire, Essex, Hampshire, Hertfordshire, Kent, Oxfordshire, Surrey, East Sussex and West Sussex.

**Table 1.12 Area of residence for people working in Croydon, and change between 1991 and 2001.**

Area of residence for people working in Croydon	Workforce in 1991		Workforce in 2001		Change 1991-2001	
	No.	%	No.	%	No.	%
<b>Living in Croydon</b>	81,400	60.9	78,405	61.1	-2,995	-3.7
<b>Living in Greater London</b>	30,405	22.7	31,087	24.2	682	+2.2
<b>Living in Inner London</b>	8,175	6.1	9,913	7.7	1,738	+21.3
Lambeth	2,440		3,143		703	+28.8
Lewisham	2,245		2,457		212	+9.4
Wandsworth	1,555		1,496		-59	-3.8
Southwark	930		1,213		283	+30.4
<b>Living in Outer London</b>	22,225	16.6	21,174	16.5	-1,051	-4.7
Sutton	7,520		7,602		82	+1.1
Bromley	7,950		6,268		-1,682	-21.2
Merton	3,170		3,193		23	+0.7
Bexley	855		710		-145	-17.0
Greenwich	565		692		127	+22.5
<b>Living in Rest of South East *</b>	20,395	15.3	17,350	13.5	-3,045	-14.9
Surrey	10,875		8,952		-1,923	-17.7
Tandridge	5,445		4,357		-1,088	-20.0
Reigate and Banstead	2,905		2,595		-310	-10.7
Epsom & Ewell	835		661		-174	-20.8
Mole Valley	530		451		-79	-14.9
West Sussex	3,215		2,522		-693	-21.6
Mid Sussex	1,575		973		-602	-38.2
Crawley	555		669		114	+20.5
Kent	3,080		2,651		-429	-13.9
Sevenoaks	990		691		-299	-30.2
East Sussex	1,630		1,510		-120	-7.4
Wealden	695		423		-272	-39.1
Other in Rest of South East	2,020		1,715		-305	-15.1
<b>Living outside South East *</b>	1,475	1.1	1,385	1.1	-90	-6.1
<b>Total workforce</b>	133,660	100	128,227	100	-5,433	-4.1

Note \* South East comprises Bedfordshire, Berkshire, Buckinghamshire, Essex, Hampshire, Hertfordshire, Kent, Oxfordshire, Surrey, East Sussex and West Sussex.

Table 1.13 Method of travel to work for people working in Croydon, 2001

Area of residence for people working in Croydon and living outside Croydon	All people aged 16-74 in employment	People aged 16-74 in employment who usually travel to work by:									
		Underground; metro; light rail; Tram	Train	Bus; minibus or coach	Motorcycle; scooter; moped	Driving a car or van	Passenger in car or van	Taxi or minicab	Bicycle	On foot	Other
<b>Living in rest of Greater London</b>	31,087	2,649	5,278	4,542	62	15,632	1,023	534	543	724	100
<b>Living in Inner London</b>	9,913	799	2,637	1,811	30	3,881	204	153	141	230	27
Lambeth	3,142	129	500	960	10	1,222	73	33	67	137	12
Lewisham	2,457	122	670	328	3	1,181	67	46	20	14	6
Wandsworth	1,496	123	519	163	3	599	21	29	26	13	0
Southwark	1,213	58	324	238	8	497	16	20	17	29	6
<b>Living in rest of Outer London</b>	21,174	1,850	2,641	2,731	32	11,751	819	381	402	494	73
Sutton	7,602	181	1,036	1,137	11	4,206	356	137	265	262	11
Bromley	6,268	729	324	859	9	3,781	210	121	71	121	43
Merton	3,193	479	183	574	6	1,649	124	48	48	72	10
Bexley	710	9	132	20	0	512	13	21	0	0	3
Greenwich	692	24	172	63	3	389	19	13	6	3	0
<b>Living in Rest of South East</b>	17,350	94	4,124	556	10	11,464	624	241	79	130	28
Surrey	8,952	33	1,586	469	10	6,228	342	136	67	71	10
Tandridge	4,357	12	537	407	7	3,026	230	55	34	42	7
Reigate and Banstead	2,595	9	602	53	3	1,760	76	46	26	17	3
Epsom and Ewell	661	3	135	6	0	485	12	17	3	0	0
Mole Valley	451	0	95	3	0	337	6	3	4	3	0
West Sussex	2,522	3	968	3	0	1,421	82	24	3	15	3
Mid Sussex	973	3	380	0	0	548	31	8	0	3	0
Crawley	669	0	227	3	0	391	32	10	0	6	0
Kent	2,651	6	313	27	0	2,128	120	35	6	10	6
Sevenoaks	691	3	60	6	0	575	24	11	3	6	3
East Sussex	1,510	0	716	18	0	708	43	10	0	9	6
Brighton and Hove	659	0	381	12	0	244	13	3	0	3	3
Wealden	423	0	130	0	0	267	16	7	0	0	0
Other in Rest of South East	1,715	52	541	39	0	979	37	36	3	25	3
<b>Living outside South East</b>	1,385	27	160	58	3	831	48	9	9	105	9
<b>Total workforce in 2001 (excluding people living in Croydon)</b>	49,822	2,770	9,562	5,156	75	27,927	1,695	784	631	959	137
<b>Total workforce in 1991</b>	128,140	600	12,360	20,590	1,720	63,000	6,030	-	1,500	14,190	3,020 *
<b>Total workforce in 1991 (excluding people living in Croydon)</b>	50,070	430	9,040	5,500	920	30,490	1,930	-	590	730	440 *

Note: \* "Other" figures in 1991 include not stated.  
Low numbers have been rounded to the nearest 0, 3 or 6.