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Data Management and Analysis Group

PayCheck 2004

An analysis of household income data for London

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December 2004**

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PayCheck Data 2004

DMAG Briefing 2004/27

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Summary

- PayCheck data is one of the few regular sources of household income below a district level.
- Although it is difficult to assess the reliability of individual numbers, the overall picture correlates well with other indicators at ward level. As it's modelled on census data, those boroughs and wards you would expect to have low household incomes generally do.
- PayCheck data includes most sources of income such as benefits but it does not include outgoings such as tax payments and housing costs. Therefore, some areas in London have average incomes which in reality would be much lower and much closer to the averages in other parts of the country. Deductions for housing costs would make PayCheck a better measure of deprivation, however, it was initially designed for market analysis.
- Even before deductions for housing costs there are households in London that have an average income below the national average.
- There are three boroughs that have an average household income below the national average: Barking and Dagenham, Newham and Hackney.
- The City of London has by far and away the highest average income in the whole country – the only one to be over £50K per year.
- Eight of the ten wards with the lowest average incomes in London are either in the Lea Valley or the Thames Gateway.
- Ward data shows that there is a large disparity within boroughs – with high and low income wards in close proximity.

Introduction

PayCheck provides modelled estimates of gross household income (including investment income and social security benefits) at a number of geographic levels down to Output Areas (OA) and postcodes. The data are produced by CACI Information Solutions, a market analysis consultancy. This Briefing presents data for 2004 and some background information regarding how the data are prepared and how they should be interpreted.

The name 'PayCheck' is slightly misleading, since these data relate to household income from all sources, rather than just earnings, which might be assumed from the name. The methodology used by CACI to produce the estimates is outlined in Appendix 1. PayCheck data are produced annually and for 2004 have been updated by combining the methodology of earlier years with 2001 Census data. This introduces some local differences from previous versions of Paycheck.

The data are produced at postcode and output area level and consist of a mean, mode and median gross household income figures, together with the income distribution, ie the number of households in each area in each of 21 £5,000 income bands from under £5,000 to £100,000 and over. While the data set has been produced for several years, it is not suitable for time series analysis due to changes in the methodology adopted – however for 2004, geographic controls have been changed from postcode geography to administrative geography since these areas are less liable to change and will give greater year on year consistency in the future.

Limitations of PayCheck data

- The data have no information other than gross household income (for example, there is no information relating to income by the types of household, numbers of household members or family size.
- The data are modelled rather than actual. For some areas this may mean that the model incorporates only a very small number of actual observations for that area – possibly none.
- There are no deductions such as tax or housing costs to give disposable income estimates – as PayCheck was originally designed for market analysis. This means that care must be taken with comparisons between areas with radically different housing costs.

Key Strengths of PayCheck data

- It is possible to get an estimate of household income distribution for very detailed geographies, therefore they can be aggregated to whatever geography is required.

- The data are available for the whole of Great Britain and so comparisons between gross incomes in different parts of the country are possible, using the detailed geographical breakdown.
- Average incomes are available as well as the income distribution.
- PayCheck can be combined with other datasets.

For further information regarding the background and methodology of PayCheck data see Appendix 1 or visit the CACI website at: www.caci.co.uk.

Results

The London average household income in 2004 is £34,625; over £5,000 higher than the Great Britain average of £29,369. Fourteen per cent of all GB households have incomes below £10,000 compared to just over 11 per cent in London, however, this needs to be taken in context. This is not disposable income. No deductions have been made for outgoings like housing costs which is a major factor in London.

The dataset gives no indication of household type or size but the 2001 Census shows that there are more one person households in London, however, smaller households in London are offset by higher individual earnings (see the New Earnings Survey, 2004). The impact of single parents in London is difficult to assess, as benefits are included in overall income.

Table 1 shows the ten local authorities with the highest and lowest average incomes in Great Britain. Four London boroughs (including the City) appear in the top ten (with Westminster just outside). The City of London has by far and away the highest average income in the whole country, being the only one to be over £50K and is more than £7K higher than the next highest district: Hart in Hampshire. All the high-income authorities are in the South East. There are no London boroughs or South East districts in the list of low-income authorities.

Table 2 and Chart 2 ranks the London boroughs by average income – the lowest income being denoted by 1. There are three boroughs below the national average: Barking and Dagenham, Newham and Hackney. Twenty one boroughs are below the overall average for London, suggesting that the London average is skewed by the wealthier boroughs and the City of London (see Chart 1). This is highlighted by the median income for London, which is £5K lower than the average at £29,049. The median income for Great Britain, which stands at £24,426, is also £5K below the national average income.

Table 1 Average Household Income by Local Authorities ranked by Mean Household Income for 2004.

Local Authority	Average Income
City of London	£52,469
Hart	£45,095
Surrey Heath	£44,757
Elmbridge	£44,744
Wokingham	£44,635
Richmond upon Thames	£44,006
Kensington and Chelsea	£42,272
Woking	£42,012
Chiltern	£41,483
Wandsworth	£41,408
National Average	£29,374
Liverpool	£22,511
Sandwell	£22,502
Glasgow City	£22,354
Lincoln	£22,337
Nottingham	£22,318
Leicester	£22,207
Middlesbrough	£22,068
Stoke-on-Trent	£21,598
Easington	£20,880
Kingston upon Hull, City of	£20,753

Chart 1 The Distribution of Average Incomes in London, 2004

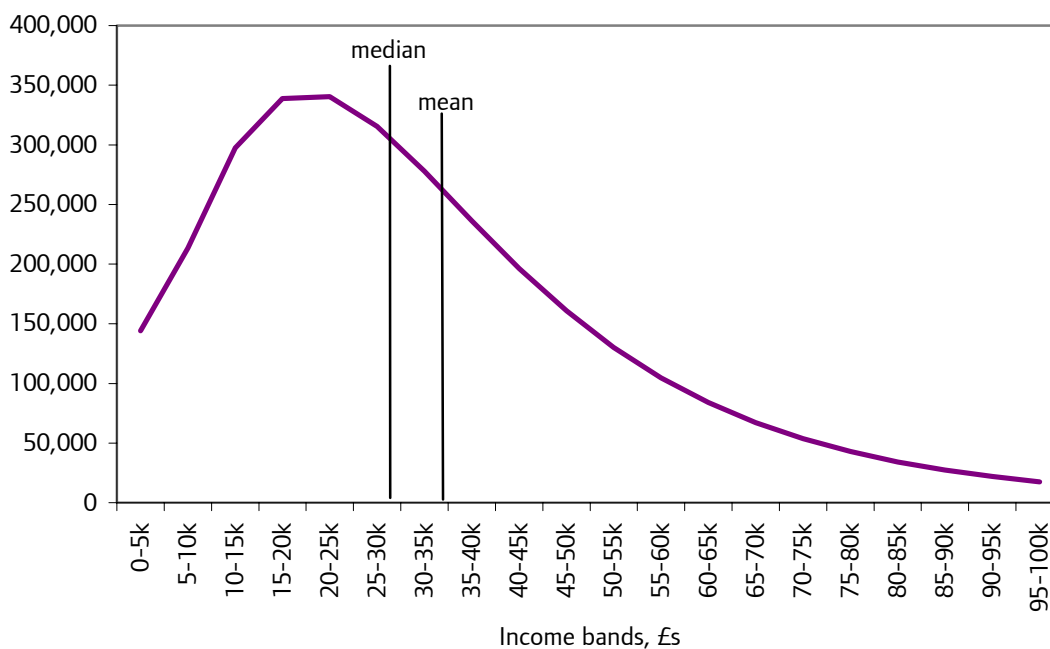
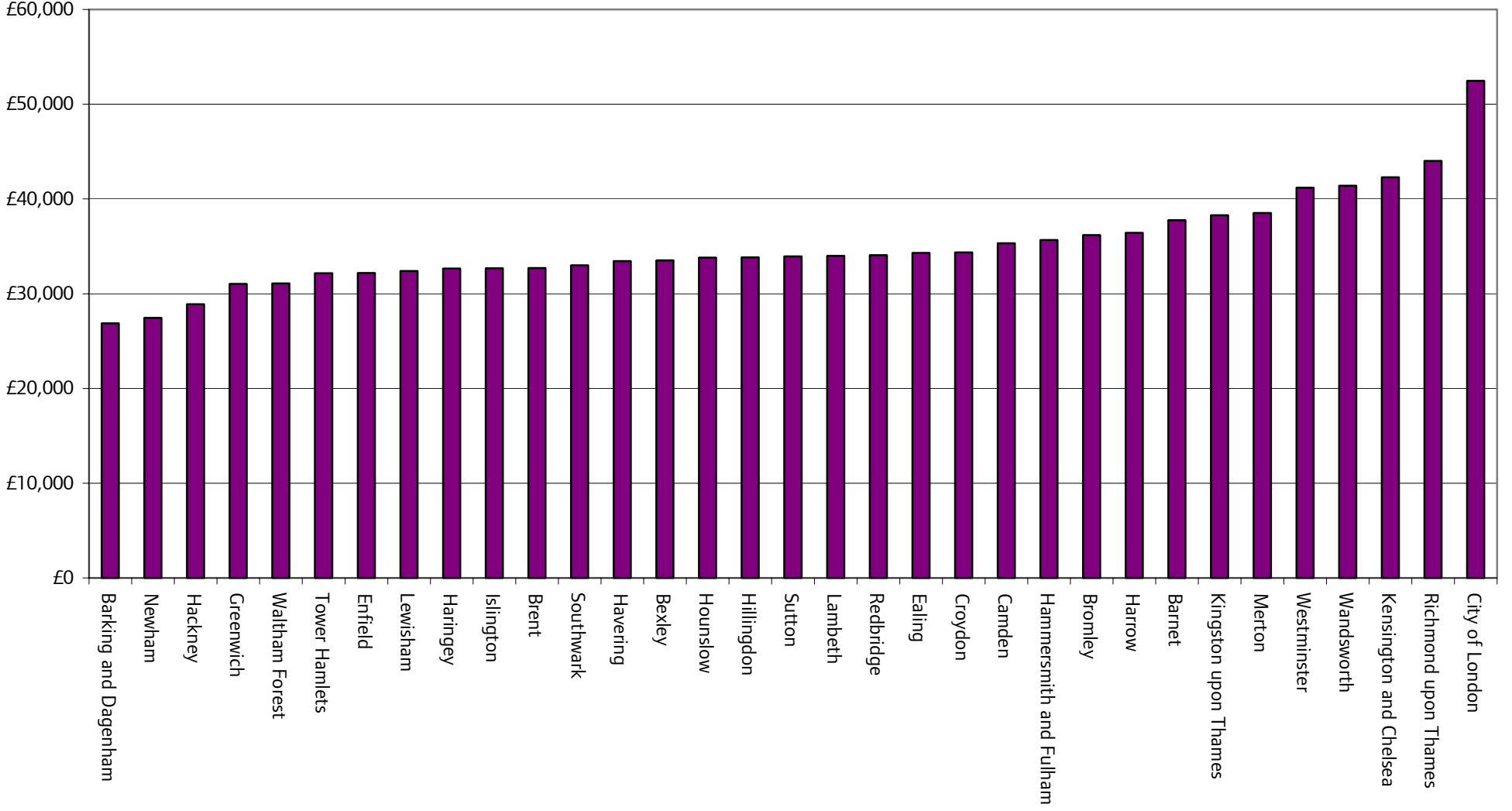


Table 2 Average Income by London borough, ranked, 2004

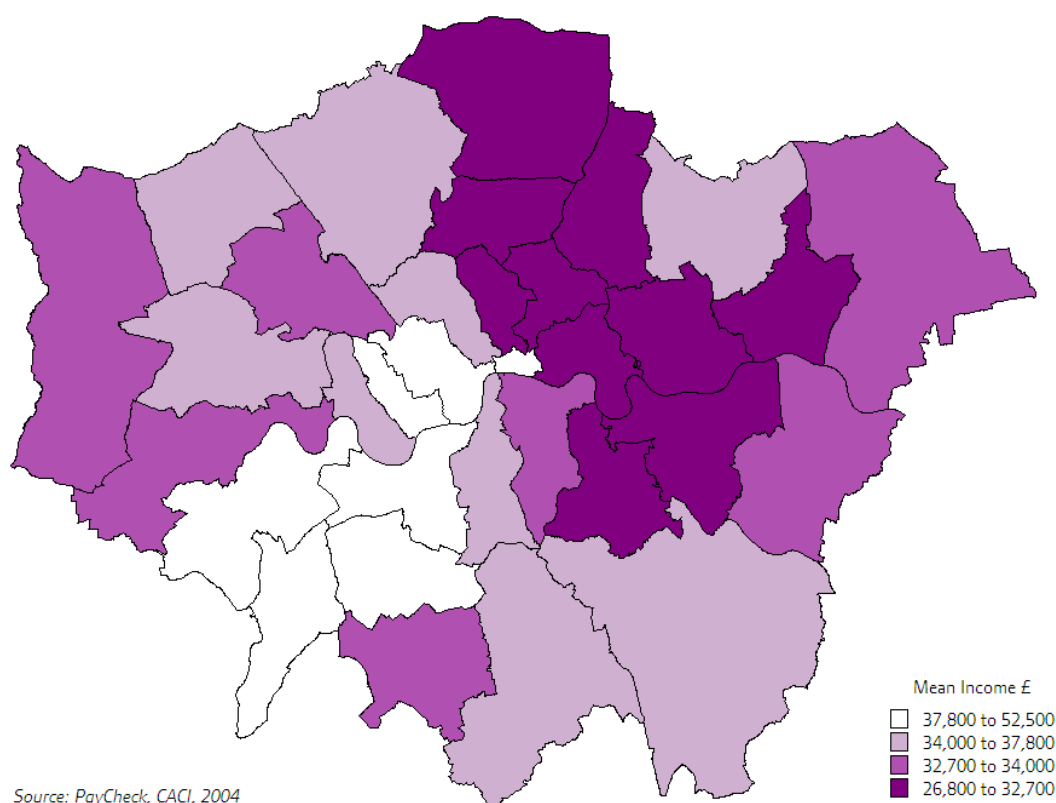
Rank (1=lowest)	Borough Name	Average Income	Percentage difference to national average
1	Barking and Dagenham	£26,871	-8.5
2	Newham	£27,445	-6.6
3	Hackney	£28,881	-1.7
4	Greenwich	£31,034	5.7
5	Waltham Forest	£31,087	5.8
6	Tower Hamlets	£32,157	9.5
7	Enfield	£32,179	9.6
8	Lewisham	£32,386	10.3
9	Haringey	£32,644	11.2
10	Islington	£32,695	11.3
11	Brent	£32,702	11.3
12	Southwark	£33,005	12.4
13	Havering	£33,436	13.8
14	Bexley	£33,519	14.1
15	Hounslow	£33,820	15.2
16	Hillingdon	£33,835	15.2
17	Sutton	£33,948	15.6
18	Lambeth	£34,003	15.8
19	Redbridge	£34,081	16.0
20	Ealing	£34,303	16.8
21	Croydon	£34,355	17.0
22	Camden	£35,328	20.3
23	Hammersmith and Fulham	£35,653	21.4
24	Bromley	£36,188	23.2
25	Harrow	£36,418	24.0
26	Barnet	£37,763	28.6
27	Kingston upon Thames	£38,280	30.3
28	Merton	£38,528	31.2
29	Westminster	£41,183	40.2
30	Wandsworth	£41,408	41.0
31	Kensington and Chelsea	£42,272	43.9
32	Richmond upon Thames	£44,006	49.8
33	City of London	£52,469	78.7
	Inner London	£34,778	18.4
	Outer London	£34,517	17.5
	London	£34,625	17.9
	London (median)	£29,049	
	Great Britain	£29,369	
	Great Britain (median)	£24,426	

Chart 2 Average Income by London borough, ranked, 2004

Source: PayCheck, CACI, 2004



Map 1 Average Income by London borough, 2004



The average household income for the City of London is almost twice that of Barking and Dagenham. The boroughs with the lowest incomes are in the east and north east of London (ie the Thames Gateway and the Lea Valley) with high income boroughs to the west of central London and in the south west of Outer London (see Map 1).

Figures for the distribution of incomes within boroughs are shown in Table 3. The percentage of households with average incomes below £10K per year are illustrated in Chart 3 and Map 2.

The distribution of average incomes highlights the extremes within individual boroughs. Tower Hamlets is a good example: average household income for 2004 was £32,157, just under £3K above the national average and yet the percentage of households earning below £10K is higher than that for the whole country and is the third highest in London. There are many high earners in the Canary Wharf part of the borough, according to the New Earnings Survey (workplace based): average earnings for all full time workers have increased by 30 per cent (1999 to 2003) compared to 21 percent for the whole of London. These high earners together with those who work in the City have increased the demand for local accommodation.

Table 3 Distribution of Households by borough and Income Threshold, 2004

Area	Percentage of households with income below:				Percentage of households with income above:		
	5K	10K	15K	20K	30K	50K	100K
City of London	1.4	3.9	8.0	13.6	72.6	44.1	8.9
Barking and Dagenham	5.0	13.9	26.6	40.7	34.6	9.7	0.4
Barnet	3.7	9.3	17.4	26.9	53.6	24.9	3.1
Bexley	3.7	9.9	19.2	30.3	47.7	18.7	1.5
Brent	4.8	11.8	21.6	32.9	45.6	18.0	1.7
Bromley	3.7	9.7	18.3	28.4	51.2	22.6	2.6
Camden	4.8	11.4	20.5	30.8	49.3	22.0	2.6
Croydon	4.3	10.8	20.1	30.9	48.2	20.2	2.1
Ealing	4.6	11.4	20.7	31.4	47.9	20.3	2.2
Enfield	5.1	12.5	22.7	34.2	44.2	17.5	1.7
Greenwich	5.0	12.9	23.9	36.1	41.7	15.9	1.5
Hackney	7.4	16.6	28.3	40.5	38.2	13.9	1.1
Hammersmith and Fulham	4.8	11.4	20.4	30.5	49.7	22.4	2.7
Haringey	5.9	13.8	24.0	35.1	44.4	18.7	2.1
Harrow	4.0	10.0	18.5	28.4	51.6	23.1	2.6
Havering	3.8	10.4	20.0	31.2	47.0	18.7	1.7
Hillingdon	3.9	10.3	19.5	30.4	48.0	19.2	1.7
Hounslow	4.1	10.6	20.0	31.0	47.5	19.3	1.9
Islington	5.6	13.2	23.3	34.5	44.8	18.6	1.9
Kensington and Chelsea	3.3	8.1	14.9	23.1	59.4	31.0	4.8
Kingston upon Thames	3.5	8.8	16.7	26.0	54.5	25.5	3.2
Lambeth	5.0	12.0	21.6	32.3	47.2	20.1	2.2
Lewisham	5.0	12.3	22.4	33.7	44.8	17.8	1.6
Merton	3.5	9.0	17.0	26.5	54.0	25.6	3.6
Newham	7.0	16.6	29.0	42.1	35.4	11.6	0.8
Redbridge	4.4	11.0	20.2	30.9	48.0	19.9	1.9
Richmond upon Thames	2.3	6.3	12.4	20.2	62.4	33.0	5.2
Southwark	5.4	13.0	23.3	34.7	44.5	18.7	2.3
Sutton	3.9	10.4	19.8	30.8	47.7	19.5	1.9
Tower Hamlets	6.4	14.8	25.6	37.0	42.6	18.1	2.3
Waltham Forest	5.4	13.0	23.5	35.2	42.9	16.1	1.2
Wandsworth	3.0	7.8	14.8	23.4	58.4	29.6	4.5
Westminster (City of)	3.2	8.0	15.1	23.6	58.2	29.5	4.3
London	4.5	11.3	20.6	31.3	48.1	20.7	2.4
Great Britain	5.3	14.1	26.3	39.3	38.3	13.8	1.3

A consequence being that there are now more high earners resident in certain parts of the borough. In 2003 the average gross weekly earnings for employees living in the borough was £608 compared to £605 for the whole of London (New Earnings Survey, resident measure, 2003).

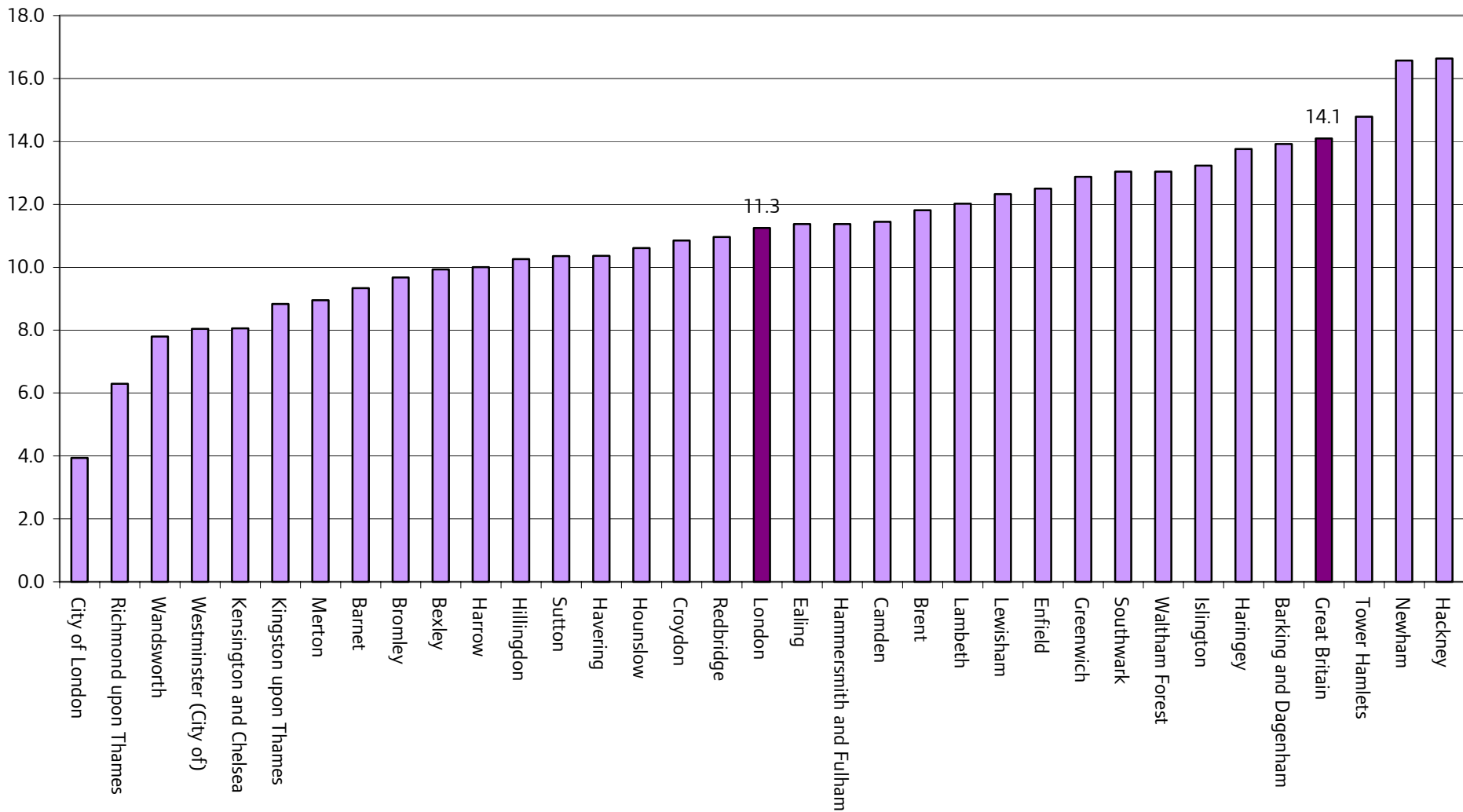
Chart 3 Percentage of Households with Income below £10K, 2004

Source: PayCheck, CACI, 2004

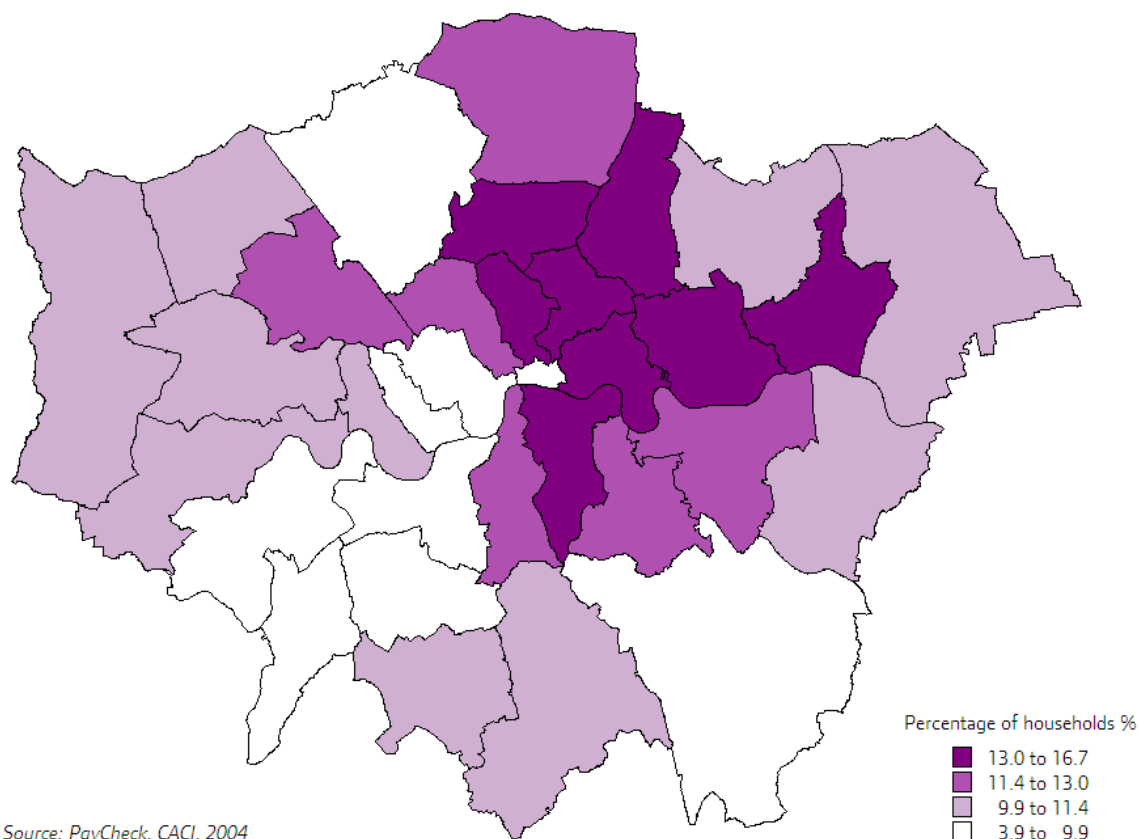
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Map 2 Percentage of Households with Income below £10K per year by borough



This contrasts with the percentage of Tower Hamlets residents claiming unemployment related benefits – which is the highest in London (8.6 per cent: Claimant count, October 2004) and nearly double that for the whole of London, however, a ward analysis shows that rates vary greatly within the borough. There are very low rates in the dockland wards compared to those wards such as Spitalfields and Banglatown that has a rate of 13.7 per cent. This correlates very well with the PayCheck data at ward level (see page 15). Map 3 illustrates the wide difference's in household income for wards within the same borough.

Some significant disparities include:

- The east of Enfield and Haringey (the Lea Valley) compared to the west of those boroughs.
- The Shepherds Bush area of Hammersmith and Fulham compared to the south of the borough.
- The affluent Dulwich area of Southwark compared to the north of the borough.
- The riverside wards in Tower Hamlets and Newham compared to the rest of the wards in those boroughs.

- Church Street in Westminster is in the lowest income group and is surrounded by wards in the highest group.

Many of these wards (as illustrated in Map 4) have an average household income below the national average. Appendix 2 lists all the wards in London by borough, with their average household incomes and the rank within London. Table 4 shows the ten wards with lowest average incomes and the ten with the highest.

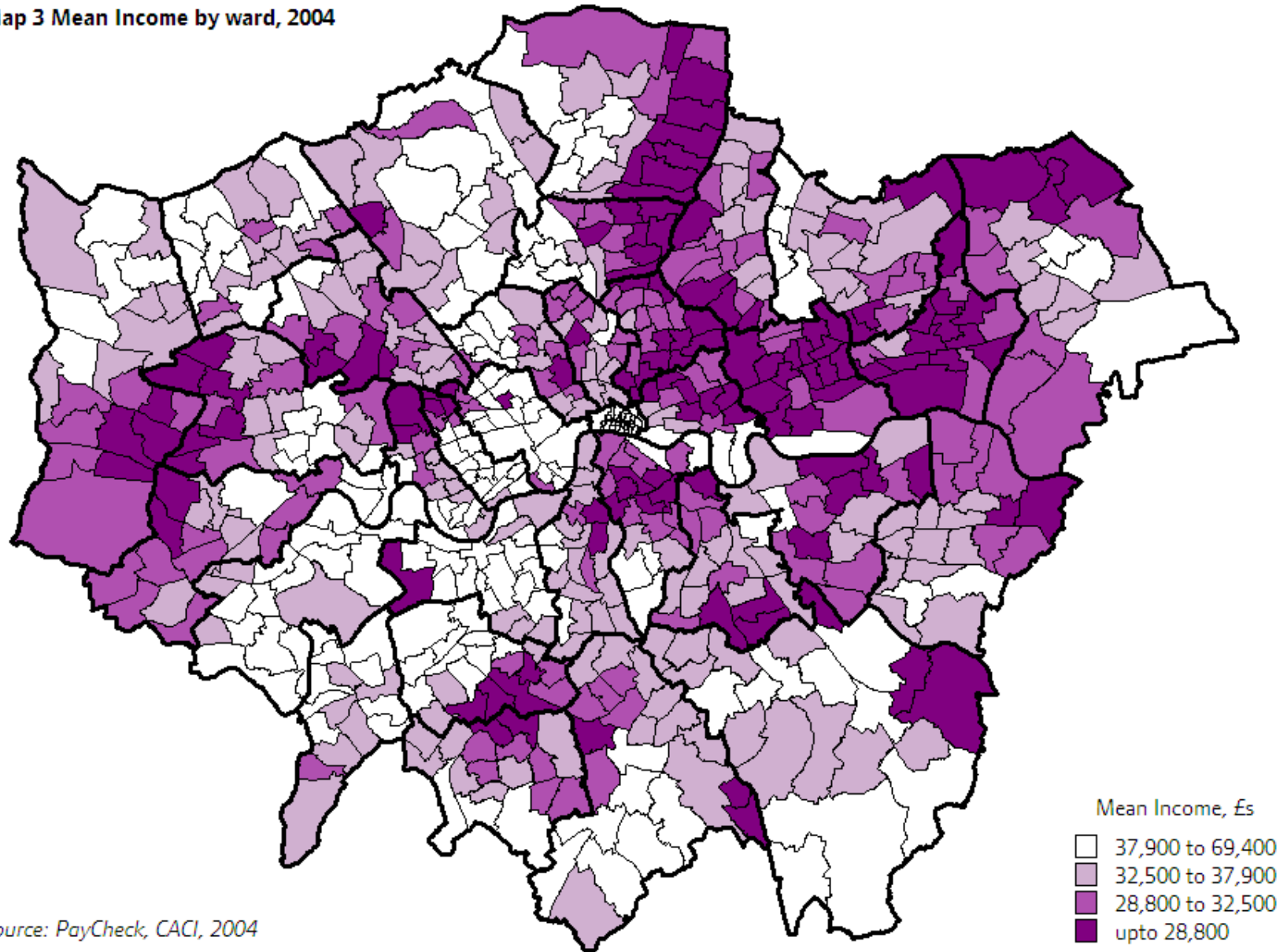
Table 4 Highest and Lowest Average incomes by ward, 2004

Ward	Borough	Average Household Income
Fieldway	Croydon	£20,900
Canning Town South	Newham	£22,061
Northumberland Park	Haringey	£22,137
New Addington	Croydon	£22,306
Gooshays	Havering	£22,809
White Hart Lane	Haringey	£23,082
East India and Lansbury	Tower Hamlets	£23,210
Bromley-by-Bow	Tower Hamlets	£23,558
Parsloes	Barking and Dagenham	£23,663
Mayesbrook	Barking and Dagenham	£23,754
	London	£34,625
Northcote	Wandsworth	£50,890
Campden	Kensington and Chelsea	£51,397
Tower	City of London	£52,617
East Sheen	Richmond upon Thames	£53,105
Farringdon Without	City of London	£54,075
Village	Merton	£54,247
Queenhithe	City of London	£56,552
Aldersgate	City of London	£58,905
Bishopsgate	City of London	£60,476
Farringdon Within	City of London	£69,381

The ward with the lowest average income in London is Fieldway ward in Croydon, one of two Croydon wards in the four lowest in London. The remaining eight wards are either in the Lea Valley or the Thames Gateway. The highest four wards in terms of average income are all in the City of London – the highest ward outside the City is Village ward in Merton.

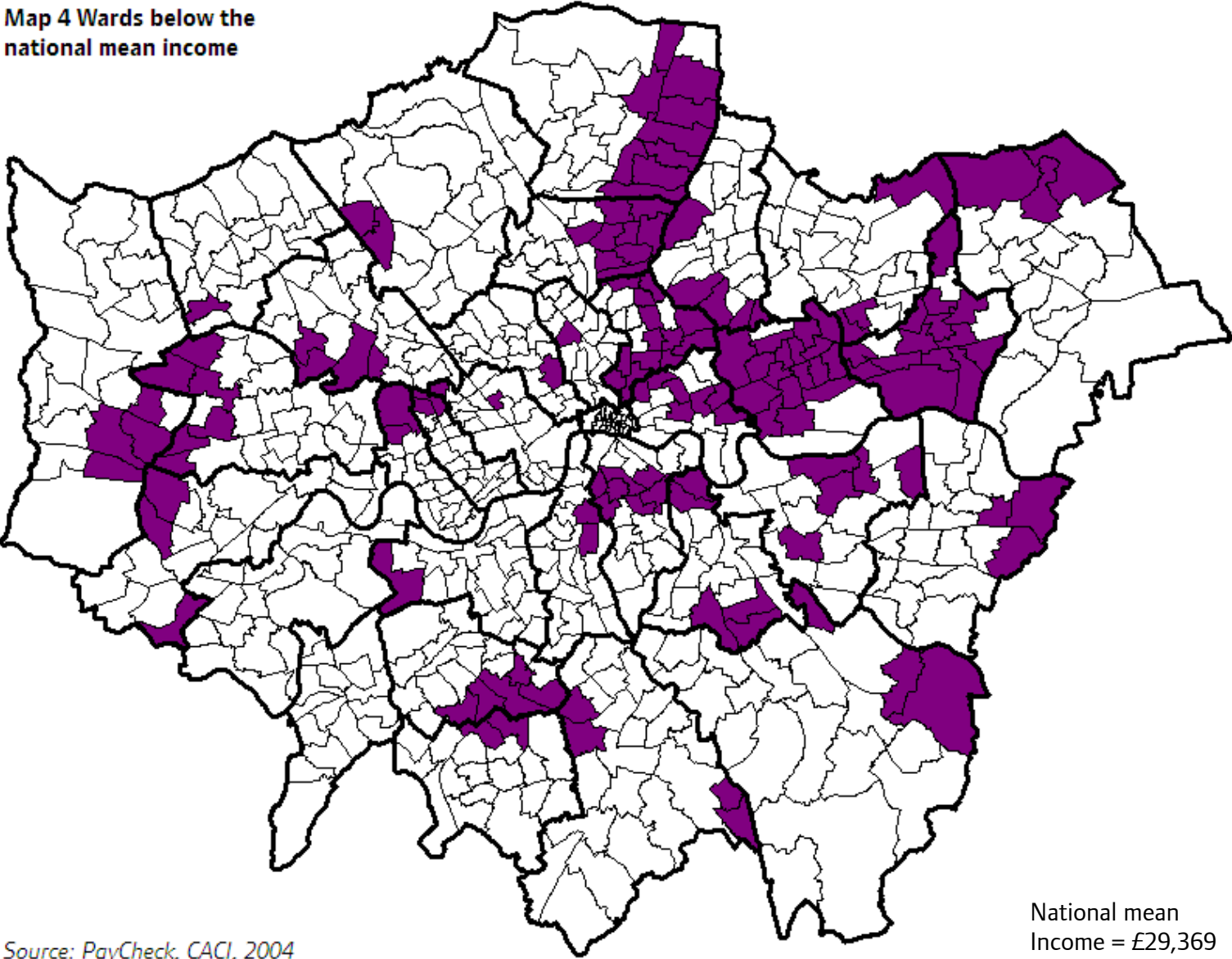
PayCheck data are produced at 2001 Census Output Areas and postcodes, however, PayCheck data at this level is confidential and the actual numbers cannot be published. Local Authorities can purchase the data for their own area and use it for internal purposes such as targeting resources. (See Appendix 1 for London borough access arrangements).

Map 3 Mean Income by ward, 2004



Source: PayCheck, CACI, 2004

Map 4 Wards below the national mean income



Source: PayCheck, CACI, 2004

National mean
Income = £29,369

The Robustness of PayCheck data

It is difficult to judge the reliability of PayCheck. First, it uses modelled rather than actual data. For some areas this may mean that the model incorporates only a very small number of actual observations for that area. Second, the only equivalent resident based measure is the New Earnings Survey (NES) for 2003 (now replaced by the Annual Survey of Hours and Earnings), however, this only shows work related earnings for individuals as apposed to PayCheck, which shows total income for households. The smallest geography for NES data is London boroughs and even at this level some figures are based on a sample of less than 30 and should be treated with caution. However, there is a strong positive correlation between the NES and PayCheck of 0.86.

The general picture presented by the PayCheck data can be appraised by setting it against exclusion measures at a ward level such as claimant count unemployment¹ and other benefits data.

Chart 4 shows Claimant count rates graphed against PayCheck mean incomes at a ward level. There is a correlation of -0.64 between the two sets of figures. This fairly strong negative correlation shows that the claimant count rate decreases as mean income goes up. Figures for the City of London are excluded as there are no ward level claimant count figures for the City and also because extreme outliers, such as the City's mean income can distort the picture.

Chart 4 Correlation of 2004 Mean Incomes from PayCheck with October 2004 Claimant Count rates



¹ The Claimant Count is a measure of persons claiming unemployment related benefits (ie Job Seekers Allowance and National Insurance credits).

Further Background Information

Outline of Methodology:

1. Analysis of market research statistics is used to generate the distribution of incomes, by broad geographic areas and for geodemographic categories of household.
2. Lifestyle data is used to fit a statistical distribution to the market research distribution. This makes it possible to estimate the income distribution for any small area – given the mean and standard deviation of incomes in the area.
3. Weighting factors are applied to each lifestyle data record to ensure the data is representative of the UK, as defined by income distributions from the Expenditure and Food Survey.
4. Regression models are built to predict the mean and standard deviation of income for various geographic levels.
5. The income distribution for postcodes is built by comparing the observed mean and standard deviation measured directly from the lifestyle data with the mean and standard deviation derived from the models. The modeled result is adjusted to take account of differences with the observed data by a weighted average between the modeled result and the observed data for a larger enclosing geographic area. (Therefore if there is no lifestyle data for a postcode PayCheck uses a weighted average of the regression model and the lifestyle data for the surrounding output area, or local authority.)

Lifestyle Data

A variety of organisations have been collecting lifestyle questionnaires that are completed by a cross-section of the UK population. The lifestyle survey database available to CACI comprises over 20 million records. PayCheck uses the most recent lifestyle records from the period for April 2000 to June 2003. Since lifestyle surveys are collected continuously some questionnaires are older than others, it is therefore necessary to 'age' some of the data before incorporating it into the model – by using data on the average changes in UK earnings from ONS.

For more recent years not covered by this source, growth was taken to be 3.95 per cent. Respondents to the lifestyle surveys give their income according to income bands and this is converted to actual incomes by using market research data to calculate the

average income for each band. These “actual” incomes are used to calculate the average income of an area as observed from the lifestyle data.

Market Research Data

In order to maximise the value of the lifestyle data, CACI utilised a number of other datasets in the modeling process, including:

- Average household income and income profiles from the Expenditure and Food Survey from April 199 to March 2002
- Selected 2001 Census data (*Source: ONS*)
- ACORN data (*Source: CACI Limited*)
- Population Estimates (*Source: CACI Limited*)

Any market research respondents with household incomes in excess of £1 million were excluded from the analysis.

Borough Access

The Greater London Authority has, arranged, on behalf of the London Boroughs, a consortium purchase for the 2004 Paycheck data from CACI as part of a 3-year deal – at output area and postcode level. London Boroughs using PayCheck data at this level can do so for internal purposes only and must not be passed on to anyone else, including to another London Borough. Publications must be cleared with CACI if they contain tabular data.

Appendix 2

Mean incomes by ward, 2004		
Ward Name	Mean Income	Rank within London (1=lowest, 633=highest)
City of London (not available for all wards)	£52,469	
Aldersgate	£58,905	631
Bishopsgate	£60,476	632
Cripplegate	£48,631	617
Farringdon Within	£69,381	633
Farringdon Without	£54,075	628
Portsoken	£34,265	335
Queenhithe	£56,552	630
Tower	£52,617	626
Walbrook	£50,591	623
Barking and Dagenham	£26,871	
Abbeville	£29,258	142
Alibon	£25,113	27
Becontree	£25,805	35
Chadwell Heath	£24,081	12
Eastbrook	£30,007	161
Eastbury	£25,948	39
Gascoigne	£24,573	18
Goresbrook	£24,754	23
Heath	£25,613	33
Longbridge	£36,868	415
Mayerbrook	£23,754	10
Parsloes	£23,663	9
River	£28,835	129
Thames	£25,940	38
Valence	£24,588	19
Village	£28,014	98
Whalebone	£30,501	178
Barnet	£37,763	
Brunswick Park	£37,334	433
Burnt Oak	£28,448	113
Childs Hill	£39,526	485
Colindale	£29,221	141
Coppetts	£38,070	457
East Barnet	£35,439	372
East Finchley	£37,824	447
Edgware	£37,874	450
Finchley Church End	£42,393	542
Garden Suburb	£48,186	614
Golders Green	£36,080	396
Hale	£36,039	395
Hendon	£37,791	445
High Barnet	£40,823	519
Mill Hill	£38,915	477
Oakleigh	£39,078	480
Totteridge	£43,535	561
Underhill	£31,934	240

Mean incomes by ward, 2004		
Ward Name	Mean Income	Rank within London (1=lowest, 633=highest)
West Finchley	£40,494	509
West Hendon	£34,424	339
Woodhouse	£37,126	425
Bexley	£33,519	
Barnehurst	£32,434	262
Belvedere	£31,284	214
Blackfen and Lamorbey	£36,506	406
Blendon and Penhill	£36,228	398
Brampton	£34,329	336
Christchurch	£36,443	402
Colyers	£28,325	109
Crayford	£29,091	136
Cray Meadows	£32,904	288
Danson Park	£34,885	357
East Wickham	£34,495	340
Erith	£30,474	176
Falconwood and Wellin	£37,187	429
Lesnes Abbey	£29,631	152
Longlands	£36,946	417
North End	£26,247	46
Northumberland Heath	£32,648	277
St Mary's	£38,603	469
St Michael's	£36,983	419
Sidcup	£40,648	515
Thamesmead East	£29,899	157
Brent	£32,702	
Alperton	£28,281	107
Barnhill	£34,189	333
Brondesbury Park	£37,340	434
Dollis Hill	£31,670	227
Dudden Hill	£33,887	326
Fryent	£33,825	322
Harlesden	£26,293	50
Kensal Green	£33,509	314
Kenton	£40,397	506
Kilburn	£30,470	175
Mapesbury	£35,812	386
Northwick Park	£39,056	479
Preston	£35,070	361
Queens Park	£37,819	446
Queensbury	£33,625	316
Stonebridge	£25,481	30
Sudbury	£32,493	266
Tokynaton	£31,815	232
Welsh Harp	£31,171	205
Wembley Central	£28,796	126
Willesden Green	£31,567	220

Mean incomes by ward, 2004		
Ward Name	Mean Income	Rank within London (1=lowest, 633=highest)
Bromley	£36,188	
Bickley	£43,588	562
Biqqin Hill	£40,354	504
Bromley Common and Keston	£33,581	315
Bromley Town	£38,013	454
Chelsfield and Pratts Bottom	£38,627	472
Chislehurst	£41,268	525
Clock House	£36,751	413
Copers Cope	£37,170	427
Cray Valley East	£27,943	95
Cray Valley West	£26,281	48
Crystal Palace	£32,508	267
Darwin	£40,595	512
Farnborough and Crofton	£37,674	442
Hayes and Coney Hall	£36,992	420
Kelsev and Eden Park	£39,119	481
Mottingham and Chislehurst North	£28,677	119
Orpington	£32,625	276
Penze and Cator	£34,165	331
Petts Wood and Knoll	£43,049	548
Plaistow and Sundridge	£34,950	359
Shortlands	£41,439	529
West Wickham	£37,726	443
Camden	£35,328	
Belsize	£41,301	526
Bloomsbury	£34,791	352
Camden Town with Primrose Hill	£35,769	382
Cantelowes	£31,643	223
Fortune Green	£39,269	483
Frognal and Fitziohns	£43,157	551
Gospel Oak	£30,963	198
Hampstead Town	£44,530	577
Haverstock	£30,796	190
Highgate	£37,203	430
Holborn and Covent Garden	£35,471	373
Kentish Town	£33,864	325
Kilburn	£30,435	174
King's Cross	£30,772	188
Regent's Park	£30,368	173
St Pancras and Somers Town	£26,012	41
Swiss Cottage	£40,320	503
West Hampstead	£38,861	475
Croydon	£34,355	
Addiscombe	£35,154	365
Ashburton	£33,799	321
Bensham Manor	£31,616	222
Broad Green	£27,331	83
Coulsdon East	£37,262	431
Coulsdon West	£41,356	528

Mean incomes by ward, 2004		
Ward Name	Mean Income	Rank within London (1=lowest, 633=highest)
Croham	£39,631	487
Fairfield	£38,244	460
Fieldway	£20,900	1
Kenley	£41,868	536
New Addington	£22,306	4
Norbury	£35,949	392
Purley	£42,054	538
Sanderstead	£40,620	514
Selhurst	£30,085	164
Selsdon and Ballards	£40,199	498
Shirley	£34,698	348
South Norwood	£33,855	323
Thornton Heath	£31,010	199
Upper Norwood	£35,080	362
Waddon	£31,221	207
West Thornton	£29,292	144
Woodside	£33,219	300
Ealing	£34,303	
Acton Central	£34,342	337
Cleveland	£37,615	440
Dormers Wells	£25,873	37
Ealing Broadway	£43,741	564
Ealing Common	£40,310	502
East Acton	£31,959	242
Elthorne	£35,133	363
Greenford Broadway	£28,085	101
Greenford Green	£32,520	268
Hanger Hill	£41,529	531
Hobbayne	£33,196	298
Lady Margaret	£29,683	153
Northfield	£42,730	545
North Greenford	£32,911	289
Northolt Mandeville	£28,434	112
Northolt West End	£26,274	47
Norwood Green	£29,760	154
Perivale	£32,007	243
South Acton	£33,503	313
Southall Broadway	£27,393	85
Southall Green	£26,942	73
Southfield	£43,081	550
Walpole	£43,345	558
Enfield	£32,179	
Bowes	£34,518	343
Bush Hill Park	£36,184	397
Chase	£29,998	160
Cockfosters	£39,576	486
Edmonton Green	£24,292	15
Enfield Highway	£26,014	42

Mean incomes by ward, 2004		
Ward Name	Mean Income	Rank within London (1=lowest, 633=highest)
Enfield Lock	£30,318	172
Grange	£40,797	518
Haselbury	£27,701	92
Highlands	£36,690	412
Jubilee	£27,251	81
Lower Edmonton	£28,107	102
Palmers Green	£34,566	344
Ponders End	£26,879	69
Southbury	£29,336	145
Southgate	£38,386	463
Southgate Green	£38,024	455
Town	£34,496	341
Turkey Street	£26,603	60
Upper Edmonton	£26,831	68
Winchmore Hill	£42,267	540
Greenwich	£31,034	
Abbey Wood	£25,179	28
Blackheath Westcombe	£40,380	505
Charlton	£30,588	182
Coldharbour and New Eltham	£31,688	228
Eltham North	£34,241	334
Eltham South	£30,246	170
Eltham West	£24,220	13
Glyndon	£26,982	75
Greenwich West	£36,605	410
Kidbrooke with Hornfair	£32,324	254
Middle Park and Sutcliffe	£30,489	177
Peninsula	£36,325	399
Plumstead	£30,098	165
Shooters Hill	£33,486	312
Thamesmead Moorings	£33,400	309
Woolwich Common	£26,457	56
Woolwich Riverside	£26,022	43
Hackney	£28,881	
Brownswood	£30,939	197
Cazenove	£29,265	143
Chatham	£26,391	52
Clissold	£34,843	354
Dalston	£29,538	149
De Beauvoir	£28,982	131
Hackney Central	£28,770	120
Hackney Downs	£29,110	138
Haqqerston	£28,299	108
Hoxton	£27,691	91
King's Park	£25,406	29
Leabridge	£32,099	247
Lordship	£31,420	217
New River	£26,282	49
Queensbridge	£27,524	89

Mean incomes by ward, 2004		
Ward Name	Mean Income	Rank within London (1=lowest, 633=highest)
Springfield	£24,657	20
Stoke Newington Central	£32,432	261
Victoria	£28,528	116
Wick	£26,661	64
Hammersmith and Fulham	£35,653	
Addison	£35,539	377
Askew	£33,260	302
Avonmore and Brook Green	£37,134	426
Colleqe Park and Old Oak	£26,394	53
Fulham Broadway	£34,106	330
Fulham Reach	£34,672	347
Hammersmith Broadway	£31,186	206
Munster	£42,064	539
North End	£35,963	393
Palace Riverside	£40,873	520
Parsons Green and Walham	£41,784	532
Ravenscourt Park	£40,439	507
Sands End	£36,928	416
Shepherd's Bush Green	£32,302	252
Town	£38,995	478
Wormholt and White City	£28,067	99
Haringey	£32,644	
Alexandra	£43,340	557
Bounds Green	£32,319	253
Bruce Grove	£26,761	67
Crouch End	£43,661	563
Fortis Green	£43,888	569
Harringay	£33,632	317
Highbury	£44,881	582
Hornsey	£35,534	376
Muswell Hill	£43,016	546
Noel Park	£27,288	82
Northumberland Park	£22,137	3
St Ann's	£29,029	134
Seven Sisters	£28,067	100
Stroud Green	£39,135	482
Tottenham Green	£25,566	32
Tottenham Hale	£24,735	22
West Green	£29,025	133
White Hart Lane	£23,082	6
Woodside	£29,400	146
Harrow	£36,418	
Belmont	£40,250	501
Canons	£38,605	470
Edware	£32,024	244
Greenhill	£37,837	448
Harrow on the Hill	£38,285	461

Mean incomes by ward, 2004		
Ward Name	Mean Income	Rank within London (1=lowest, 633=highest)
Harrow Weald	£33,687	318
Hatch End	£39,890	491
Headstone North	£40,507	510
Headstone South	£38,626	471
Kenton East	£29,510	148
Kenton West	£37,546	439
Marlborough	£32,809	282
Pinner	£40,547	511
Pinner South	£43,358	559
Queensbury	£32,838	283
Rayners Lane	£38,504	467
Roxbourne	£28,965	130
Roxeth	£33,785	320
Stanmore Park	£37,784	444
Wealdstone	£30,764	187
West Harrow	£37,534	438
Haverinq	£33,436	
Brooklands	£31,745	229
Cranham	£37,055	423
Elm Park	£31,664	226
Emerson Park	£43,037	547
Gooshays	£22,809	5
Hacton	£36,515	408
Harold Wood	£32,475	264
Haverinq Park	£28,464	115
Heaton	£24,226	14
Hylands	£36,406	400
Mawneys	£29,833	156
Pettits	£35,621	380
Rainham and Wenninaton	£32,328	256
Romford Town	£34,791	351
St Andrew's	£35,151	364
South Hornchurch	£31,334	215
Squirrel's Heath	£38,475	465
Upminster	£43,223	554
Hillingdon	£33,835	
Barnhill	£28,661	117
Botwell	£28,464	114
Brunel	£31,901	236
Cavendish	£35,290	371
Charville	£32,134	248
Eastcote and East Ruislip	£41,450	530
Harefield	£32,678	278
Heathrow Villages	£30,729	186
Hillingdon East	£34,572	345
Ickenham	£44,536	578
Manor	£36,781	414
Northwood	£41,000	522
Northwood Hills	£35,897	389

Mean incomes by ward, 2004		
Ward Name	Mean Income	Rank within London (1=lowest, 633=highest)
Pinkwell	£28,778	122
South Ruislip	£33,185	297
Townfield	£26,471	57
Uxbridge North	£39,678	488
Uxbridge South	£32,556	272
West Drayton	£30,578	181
West Ruislip	£38,698	474
Yeading	£30,711	185
Yiewsley	£30,214	167
Hounslow	£33,820	
Bedfont	£30,055	163
Brentford	£32,426	260
Chiswick Homefields	£44,258	574
Chiswick Riverside	£42,432	543
Cranford	£27,458	87
Feltham North	£32,024	245
Feltham West	£31,749	230
Hanworth	£29,017	132
Hanworth Park	£32,846	284
Heston Central	£32,577	274
Heston East	£33,052	294
Heston West	£28,271	106
Hounslow Central	£32,570	273
Hounslow Heath	£31,232	209
Hounslow South	£37,053	422
Hounslow West	£30,167	166
Isleworth	£31,821	233
Osterley and Spring Grove	£40,083	496
Syon	£31,344	216
Turnham Green	£43,080	549
Islington	£32,695	
Barnsbury	£34,504	342
Bunhill	£32,949	291
Caledonian	£30,816	191
Canonbury	£31,779	231
Clerkenwell	£36,535	409
Finsbury Park	£29,785	155
Highbury East	£37,937	452
Highbury West	£33,442	310
Hillrise	£30,621	183
Holloway	£27,909	94
Junction	£30,893	195
Mildmay	£31,576	221
St George's	£32,975	292
St Mary's	£35,546	378
St Peter's	£34,613	346
Tollington	£30,559	179

Mean incomes by ward, 2004		
Ward Name	Mean Income	Rank within London (1=lowest, 633=highest)
Kensington and Chelsea	£42,272	
Abinadon	£45,349	590
Brompton	£46,599	598
Campden	£51,397	625
Colville	£31,274	212
Courtfield	£46,337	597
Cremorne	£37,862	449
Earl's Court	£40,243	500
Golborne	£26,427	55
Hans Town	£44,842	581
Holland	£45,637	592
Norland	£40,670	516
Nottinq Barns	£30,054	162
Pembridge	£44,727	579
Queen's Gate	£49,465	620
Redcliffe	£47,104	602
Royal Hospital	£47,870	609
St Charles	£27,662	90
Stanley	£47,700	606
Kingston upon Thames	£38,280	
Alexandra	£37,288	432
Berrylands	£35,939	391
Beverley	£37,483	435
Canbury	£42,543	544
Chessington North and Hook	£32,374	258
Chessington South	£34,865	355
Coombe Hill	£45,334	589
Coombe Vale	£41,081	524
Grove	£38,390	464
Norbiton	£33,262	303
Old Malden	£38,224	459
St James	£38,570	468
St Mark's	£41,312	527
Surbiton Hill	£38,219	458
Tolworth and Hook Rise	£33,987	328
Tudor	£41,832	534
Lambeth	£34,003	
Bishop's	£33,125	295
Brixton Hill	£33,863	324
Clapham Common	£41,858	535
Clapham Town	£37,930	451
Coldharbour	£28,793	124
Ferndale	£34,051	329
Gipsy Hill	£32,685	279
Herne Hill	£35,230	367
Knight's Hill	£33,912	327
Larkhall	£33,315	306
Oval	£33,236	301
Prince's	£32,604	275

Mean incomes by ward, 2004		
Ward Name	Mean Income	Rank within London (1=lowest, 633=highest)
St Leonard's	£38,870	476
Stockwell	£30,226	169
Streatham Hill	£34,806	353
Streatham South	£35,255	369
Streatham Wells	£36,513	407
Thornton	£34,988	360
Thurlow Park	£37,487	436
Tulse Hill	£30,567	180
Vassall	£28,778	121
Lewisham	£32,386	
Bellingham	£26,503	58
Blackheath	£39,753	490
Brockley	£32,248	251
Catford South	£36,485	404
Crofton Park	£35,864	388
Downham	£24,857	25
Evelyn	£26,705	65
Forest Hill	£35,575	379
Grove Park	£33,362	308
Ladywell	£36,421	401
Lee Green	£36,654	411
Lewisham Central	£32,930	290
New Cross	£29,150	139
Perry Vale	£34,923	358
Rushey Green	£30,911	196
Sydenham	£31,652	225
Telegraph Hill	£31,832	234
Whitefoot	£26,911	72
Merton	£38,528	
Abbey	£44,462	576
Cannon Hill	£37,103	424
Colliers Wood	£37,957	453
Cricket Green	£27,338	84
Dundonald	£48,287	616
Fisque's Marsh	£26,942	74
Graveney	£33,214	299
Hillside	£50,214	621
Lavender Fields	£32,455	263
Longthornton	£31,918	238
Lower Morden	£35,499	375
Merton Park	£43,193	553
Pollards Hill	£29,059	135
Ravensbury	£28,795	125
Raynes Park	£44,025	571
St Helier	£26,561	59
Trinity	£47,183	603
Village	£54,247	629
West Barnes	£39,478	484
Wimbledon Park	£50,407	622

Mean incomes by ward, 2004		
Ward Name	Mean Income	Rank within London (1=lowest, 633=highest)
Newham	£27,445	
Beckton	£31,272	211
Boleyn	£26,648	63
Canning Town North	£24,321	16
Canning Town South	£22,061	2
Custom House	£27,969	97
East Ham Central	£27,843	93
East Ham North	£25,810	36
East Ham South	£27,024	77
Forest Gate North	£30,839	193
Forest Gate South	£29,200	140
Green Street East	£25,057	26
Green Street West	£25,955	40
Little Ilford	£24,727	21
Manor Park	£26,628	61
Plaistow North	£26,106	45
Plaistow South	£28,832	128
Royal Docks	£38,646	473
Stratford and New Town	£27,429	86
Wall End	£26,067	44
West Ham	£26,390	51
Redbridge	£34,081	
Aldborough	£32,862	285
Barkingside	£34,395	338
Bridge	£33,271	304
Chadwell	£32,344	257
Church End	£40,790	517
Clayhall	£36,016	394
Clementswood	£26,911	71
Cranbrook	£35,773	383
Fairlop	£33,715	319
Fullwell	£31,031	200
Goodmayes	£33,040	293
Hainault	£27,064	79
Loxford	£28,329	110
Mayfield	£31,926	239
Monkhams	£43,797	565
Newbury	£32,485	265
Roding	£35,236	368
Seven Kings	£32,392	259
Snaresbrook	£39,958	493
Valentines	£34,189	332
Wanstead	£40,026	494
Richmond upon Thames	£44,006	
Barnes	£46,964	600
East Sheen	£53,105	627
Fulwell and Hampton Hill	£43,799	566
Ham, Petersham and Richmond Riverside	£37,505	437
Hampton	£43,189	552

Mean incomes by ward, 2004		
Ward Name	Mean Income	Rank within London (1=lowest, 633=highest)
Hampton North	£37,179	428
Hampton Wick	£45,035	586
Heathfield	£32,528	270
Kew	£48,129	612
Mortlake and Barnes Common	£45,007	584
North Richmond	£43,337	556
St Margarets and North Twickenham	£48,144	613
South Richmond	£47,813	608
South Twickenham	£47,021	601
Teddington	£48,076	611
Twickenham Riverside	£45,741	594
West Twickenham	£38,323	462
Whitton	£36,972	418
Southwark	£33,005	
Brunswick Park	£30,249	171
Camberwell Green	£26,903	70
Cathedrals	£31,534	219
Chaucer	£31,277	213
College	£38,034	456
East Dulwich	£40,158	497
East Walworth	£28,182	104
Faraday	£24,779	24
Grange	£31,515	218
Livesey	£23,926	11
Newington	£29,095	137
Nunhead	£29,545	150
Peckham	£25,534	31
Peckham Rye	£36,463	403
Riverside	£43,390	560
Rotherhithe	£32,325	255
South Bermondsey	£28,790	123
South Camberwell	£35,791	385
Surrey Docks	£47,331	604
The Lane	£29,972	159
Village	£47,543	605
Sutton	£33,948	
Beddington North	£34,701	349
Beddington South	£31,867	235
Belmont	£39,719	489
Carshalton Central	£37,047	421
Carshalton South and Clockhouse	£40,232	499
Cheam	£44,402	575
Nonsuch	£35,494	374
St Helier	£24,502	17
Stonecot	£33,280	305
Sutton Central	£31,108	203
Sutton North	£32,056	246
Sutton South	£33,445	311
Sutton West	£37,648	441

Mean incomes by ward, 2004		
Ward Name	Mean Income	Rank within London (1=lowest, 633=highest)
The Wrythe	£30,664	184
Wallington North	£32,186	249
Wallington South	£32,210	250
Wandle Valley	£27,949	96
Worcester Park	£35,676	381
Tower Hamlets	£32,157	
Bethnal Green North	£28,200	105
Bethnal Green South	£29,495	147
Blackwall and Cubitt Town	£39,925	492
Bow East	£29,594	151
Bow West	£31,224	208
Bromley-by-Bow	£23,558	8
East India and Lansbury	£23,210	7
Limehouse	£31,909	237
Mile End and Globe Town	£27,101	80
Mile End East	£26,745	66
Millwall	£44,017	570
St Dunstan's and Stepney Green	£25,709	34
St Katherine's and Wapping	£45,657	593
Shadwell	£32,710	280
Spitalfields and Banqlatown	£32,527	269
Weavers	£28,336	111
Whitechapel	£33,322	307
Waltham Forest	£31,087	
Cann Hall	£28,812	127
Cathall	£27,504	88
Chapel End	£33,141	296
Chingford Green	£32,869	286
Endlebury	£34,883	356
Forest	£32,902	287
Grove Green	£31,266	210
Hale End and Highams Park	£34,752	350
Hatch Lane	£31,145	204
High Street	£31,643	224
Higham Hill	£27,038	78
Hoe Street	£31,073	201
Larkwood	£32,540	271
Lea Bridge	£28,674	118
Leyton	£26,641	62
Leytonstone	£36,506	405
Markhouse	£29,906	158
Valley	£30,779	189
William Morris	£30,222	168
Wood Street	£30,851	194
Wandsworth	£41,408	
Balham	£49,254	619
Bedford	£44,188	573
Earlsfield	£40,987	521

Mean incomes by ward, 2004		
Ward Name	Mean Income	Rank within London (1=lowest, 633=highest)
East Putney	£45,052	588
Fairfield	£46,331	596
Furzedown	£35,785	384
Graveney	£35,925	390
Latchmere	£32,786	281
Nightingale	£46,037	595
Northcote	£50,890	624
Queenstown	£35,172	366
Roehampton	£28,140	103
St Mary's Park	£41,056	523
Shaftesbury	£43,867	568
Southfields	£44,981	583
Thamesfield	£48,784	618
Tooting	£35,259	370
Wandsworth Common	£48,030	610
West Hill	£38,495	466
West Putney	£40,469	508
Westminster	£41,183	
Abbey Road	£47,730	607
Bayswater	£43,233	555
Bryanston and Dorset Square	£45,399	591
Churchill	£31,096	202
Church Street	£26,398	54
Harrow Road	£31,958	241
Hyde Park	£44,798	580
Knightsbridge and Belgravia	£46,854	599
Lancaster Gate	£44,061	572
Little Venice	£45,048	587
Maida Vale	£41,804	533
Marlybone High Street	£48,248	615
Queen's Park	£26,984	76
Regent's Park	£43,858	567
St James's	£42,020	537
Tachbrook	£42,280	541
Vincent Square	£40,039	495
Warwick	£45,010	585
Westbourne	£30,821	192
West End	£40,614	513

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