
INVESTOR GUIDE

Streatham, SW16



BRANDLIND

HIGHLIGHTS

64.57%

Of the population is under 40 years old - prime candidates for rental properties and jobs

13,350

To be delivered in under 10 years across Lambeth

30%

Residents of Lambeth incomes growing faster than the London average - growing over 30% faster over the last 5 years

GROWTH

Income growth has outpaced property price growth in recent years - more room for property price growth

80%

80%+ of Lambeth's working population is employed in higher paying roles vs London's 61%+

25%

Large proportion of Health of Social works (25%) - employment stability

£2.9m

2.9M Regeneration of Streatham with further action plans to revitalise the town centre through 2030

4.7%

London property prices predicted to grow and average of 4.7% per year for the next 5 years (26.4% cumulative)

90%

Over 90% of Schools in Lambeth rated either Outstanding (33) or Good (46) from Ofsted

POPULATION



- Current population of 321,800
- Young population - 64.57% under 40 years. Younger population looking for jobs & somewhere to rent.
- London's 9th largest Borough by population
- Increase of 8.1% over the last 10 years

EARNINGS

- Earnings growth for jobs in the Borough have been lower than London. However, earnings of those living in the Borough have increased at a faster pace than the rest of London (21% Vs 15%). The faster earnings grow, the more residents can afford for property.
- Earnings growth from residents have outpaced house price growth - there is more room for growth.



- Target supply of new housing is 13350, or 1335 per year on average
- Delivery has average less than the target over the last 5 years (1332)
- Most new supply has been to the north of the Borough

JOBS & BUSINESS



- The top 3 employment sectors in Lambeth are:
- Human Health & Social (25.5%) - high percentage, in a very stable industry. Demand is strong whether the economy as a whole is good or bad. This is more than double the average across London.
- Accommodation & Food Services (9.7%)
- Professional, Scientific & Tech (9%) - higher paying jobs. This has increased from 7.9% in 12 months and is on an uptrend
- Lambeth's working population is over 81% employed in higher paying roles, such as Managers, directors, senior officials, professionals or technical.
- 13,970 Local businesses in the Borough

174,000

Jobs in the borough

5.5%

Currently unemployment rate of 5.5% - on par with London. This is declining quickly as people get back to work.

400+

Businesses on Streatham's High on Street

PROPERTY PRICES

2021 Median house price was £557,500 (13.78% five year growth or 67,500), according to HM Land Reg data, Streatham was £520,000 (14.54% five year growth or £66,000). Prices have grown over 85% in the last 10 years.

London Property Prices are predicted to grow 4.7% per for the next 5 years (26.4% cumulative), according to JLL. Streatham's value would grow to £657,450 (£137,450 increase) and Lambeth to £704,863 (£147,363 increase)



RENTAL VALUES

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- Earnings growth from residents have outpaced house price growth - there is more room for growth.

LAMBETH PCM RENTAL VALUES	£
Studio	1,127
1 Bed	1,495
2 Bed	1,699
3 Bed	2,275

YIELD: UP TO 4%

Yields (Streatham)
2/3 Bed: 4.1%

STREATHAM PCM RENTAL VALUES	£
Studio	976
1 Bed	1,288
2 Bed	1,561
3 Bed	2,071



TRANSPORT

FROM STREATHAM STATION

12 min

To Wimbledon

15 mins

To Elephant & Castle

21 mins

To London Blackfriars

24 mins

To London Bridge

25 mins

To Farringdon

30 mins

To London St Pancras International



FROM STREATHAM COMMON

6 min

To Clapham Junction

14 mins

To London Victoria

37 mins

To Gatwick Airport

OFSTED SCHOOLS

SCHOOL	RATING
Immanuel and St Andrew Church of England Primary School - 100633	Outstanding
St Andrew's Catholic Primary School - 100632	Outstanding
St Leonard's Church of England Primary School - 145615	Outstanding
Granton Primary School - 100564	Outstanding
Dunraven School - 137093	Outstanding
Bishop Thomas Grant Catholic Secondary School - 100638	Outstanding
Woodmansterne School - 100590	Good
Norbury Manor Primary School - 101785	Good
Sunnyhill Primary School - 100585	Good
Penwortham Primary School - 101016	Good
Crown Lane Primary School - 100593	Good
Kensington Avenue Primary School - 134475	Good
Kensington Avenue Primary School - 146724	Good
Norbury High School for Girls - 137754	Good
St Joseph's College - 138221	Good



REGENERATION

13,350 NEW HOMES DELIVERED IN NEXT 10 YEARS

Streatham has a vision 2030 for the town centre that will further improve the town centre by:

- Challenging perceptions and attracting inward Investment
- Diversifying the town centre economy
- Providing space for growth and enterprise
- Improving the resident and visitor experience
- Progressing development opportunities

As part of this plan, there are five Action Areas:

1 Action Area 1: Developing a place marketing approach; undertake annual soft market testing with retailers, workspace providers and developers; produce inward investment marketing materials

2 Action Area 2: Use the Local Plan review to design a planning led strategy for Streatham town centre; explore potential to acquire long-term leases in units to provide space for entrepreneurs; develop a night-time strategy

3 Action Area 3: Explore appetite for applying Article 4 Direction to restrict the loss of more office space; introduce a workspace policy; deliver more workspace

4 Area 4: Provide new public spaces and activities; animate established places; explore opportunities for Streatham Hill Theatre

5 Action Action Area 5: Cultivate exciting and socioeconomic uses; establish a supportive policy and planning framework; direct participation in development; embracing 'metroisation' agenda Streatham Hill Station

GET IN TOUCH



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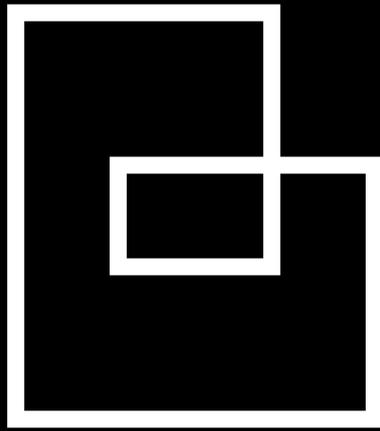
SOURCES

Office of National Statistics
HM Land Revenue
JLL
Lambeth Borough Council
London Data Store

Google Maps
Ofsted
Ministry of Housing, Communities & Local Government
The London Plan

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