

Epsom and Ewell



Borough Profile



Introduction

Welcome to the Epsom and Ewell borough profile. The profile gives an overview of Epsom and Ewell and aims to provide a greater understanding of the place, and the local communities that live here.

The profile draws on information from the following sources:

- [2021 Census](#) released by the Office of National Statistics (ONS),
- [LG Inform](#) by the Local Government Association (LGA), and
- [Surrey-i](#) website administered by the Surrey County Council. The Surrey-i website contains various datasets, and the website is being updated regularly.

The data included in this borough profile was accurate at the time of compilation – September 2024. Due to the constant update and refresh of data, which occurs at varying intervals, when using this document please always reference the corresponding source and date.¹

Please note that some data graphs in the profile include a comparison with other local authorities in Surrey and England. It is not our intention to draw comparison, but rather it is the data sources which dictate how the graphs are presented. If you have difficulty opening any source hyperlinks, please copy and paste the hyperlink into your internet browser.

¹ Links to datasets correct as of 1 September 2024.



Contents



Epsom and Ewell is the smallest borough in Surrey with an area of 34.07km². Surrey is approximately 1,679 km².

The population increased by 7.7%, from around 75,100 in 2011 to nearly 80,900 in 2021, according to the 2021 Census, making it one of the most densely populated boroughs in Surrey.

This borough profile focuses on the following areas:

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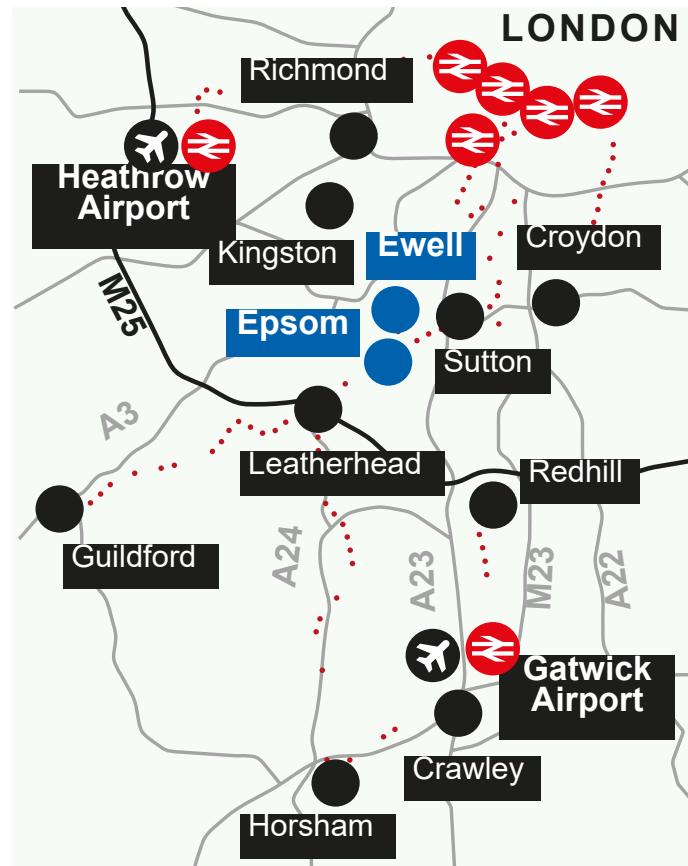
Location, main towns and wards

Epsom and Ewell offer easy access to London and the West End, and multiple areas of outstanding natural beauty which are just a stone's throw away.

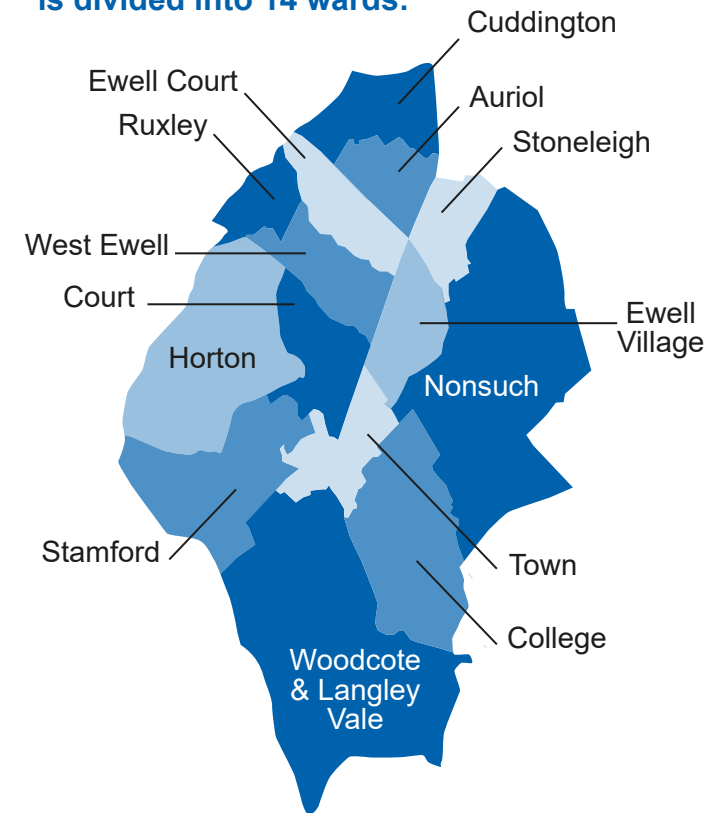
The borough has excellent road and rail links with easy access to the M25 and A3 trunk roads, and central London is just over 30 minutes away by train. Both London Heathrow and Gatwick airports are close by.

Epsom and Ewell is situated on Surrey's northern border and is one of 11 county districts and boroughs. Its nearest neighbours are the London Boroughs of Kingston and Sutton, and the two Surrey districts of Mole Valley and Reigate & Banstead.

The borough consists of 14 wards and the three main urban areas are the main town of Epsom, Ewell Village and the 1930s development of Stoneleigh.



The borough of Epsom and Ewell is divided into 14 wards:



Demographics

Between the 2011 and 2021 Censuses the overall population of Epsom & Ewell increased, and communities became more diverse.

Source: <https://www.ons.gov.uk/visualisations/censusareachanges/E07000208/>

Population

The population in Epsom and Ewell increased by

7.7%

from approximately



75,000 in 2011 to around
80,900 in 2021.

This is slightly higher than the increase for the South East (7.5%), and much higher than the overall increase for England (6.6%). The borough is the smallest and most densely populated borough in Surrey and is among the top 30% most densely populated English local authority areas.

Sex

In Epsom and Ewell
there were more females

41,736
(51.6%)



than males

39,202
(48.4%)



Age group

Children under 15 years
11% increase



People aged 15 to 64 years
4.6% increase



People over 65 years
16.1% increase



The increase of 16.1% in people aged 65 years and over is the highest in percentage, which indicates an aging population.

Looking closer, the number of people aged 50 to 64 years has risen by around 1,700 (an increase of 12.2%), while the number of residents between 20 and 24 years has fallen by just over 200 (5.2% decrease).

Average age

The average (median*) age has increased by one year, from

40 years of age
in 2011, to

41 years of age
in 2021

*The median age is the age of the person in the middle of the group: one half of the group is younger and the other half is older.



At the time of the 2021 census there were
31,321 households in Epsom and Ewell.

Couple with
dependent children*
1.5% increase

From 24.6% in 2011 to 26.1% in 2021

Couple with only
non-dependent children
0.6% increase

From 7.3% in 2011 to 7.9% in 2021.

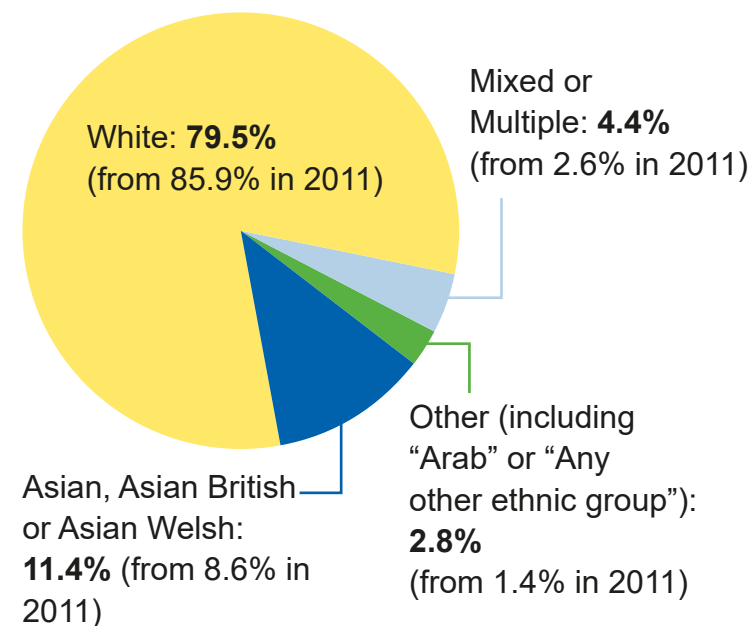
Couple without children
2.0% decrease

From 16.9% in 2011 to 14.9% in 2021

*A dependent child is defined as a person aged 0 to 15 years in a household or a person aged 16 to 18 years in full-time education and lives in a family with their parent, parents, grandparent or grandparents. It does not include any person aged 16 to 18 years who has a spouse, partner or child living in the household.

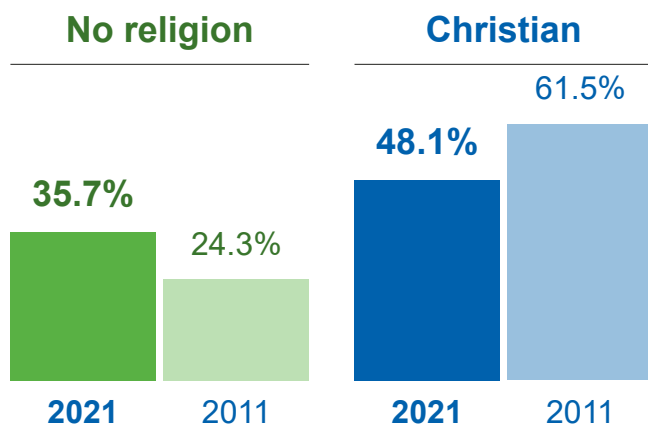
Ethnicity

According to the 2021 census, the borough has an increasingly diverse population as shown below.



As explained in the 2021 census, there are many factors that may be contributing to the changing ethnic composition of England and Wales, such as differing patterns of ageing, fertility, mortality, and migration. Changes may also be caused by differences in the way individuals chose to self-identify between the last censuses.

Religion



The percentage of our residents who reported having “No religion” has risen from 24.3% in 2011 to 35.7% in 2021 (the largest increase of all broad religious groups), whereas the percentage of our residents who described themselves as Christian has changed from 61.5% in 2011 to 48.1% in 2021. The other broad religious groups (Muslim, Hindu, Buddhist, Sikh) have seen some slight increases in their percentages, whereas Jewish and ‘Other’ religions have shown no change.

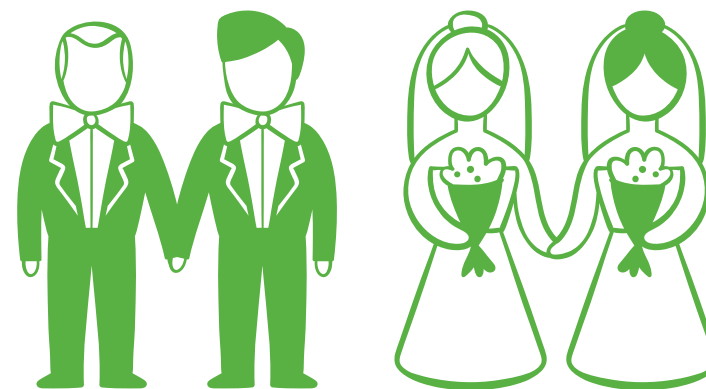
The census question about religious affiliation is voluntary and has varying response rates. Many factors can cause changes to the religious profile of an area, such as a changing age structure or residents relocating for work or education.

Sexual orientation and gender identity

In 2021, about

1,402 (2.17%)

of our residents aged 16 and over reported that they identified with an LGB+ orientation. The majority identified as gay, lesbian, or bisexual.



Country of birth



76.1% (61,600)

born in England

In 2021, around 76.1% (61,600) of our residents said that they were born in England (risen from about 60,700 in 2011, representing 80.8% of the population at the time). India was the next most represented country of birth in the borough, with an increase from 750 in 2011 (1% of the population) to just over 1,400 in 2021 (1.8%).



1.8% (1,400)

born in India

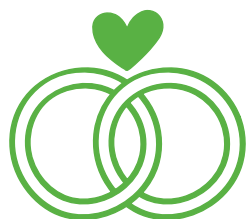


1.5% (1,200)

born in South Africa

The number of residents born in South Africa has risen from around 750 in 2011 (1% of the local population) to around 1,200 in 2021 (1.5%).

Legal partnership status



52.5%
married or in
a civil partnership

32.7%

never been married or in
a civil partnership

Of Epsom and Ewell residents aged 16 years and over,

- 52.5% said that they were married or in a civil partnership in 2021, down from 53.1% in 2011
- 32.7% said they had never been married or in a civil partnership in 2021, up from 31.0% in 2011.

These figures include same-sex marriages and opposite-sex civil partnerships in 2021, neither of which were legally recognised in England and Wales in 2011.

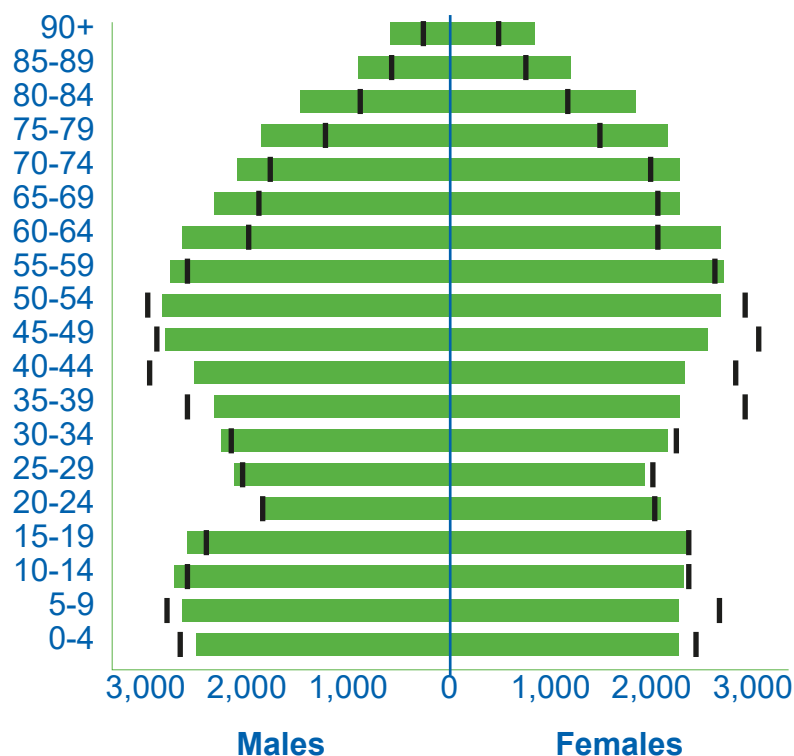
Population projection

Surrey has an aging population, and it is projected that by the year 2032 older adults (65+) will outnumber those under 20.

Source: An Aging Survey (2032) updated 4 June 2024 <https://public.tableau.com/app/profile/dan.harmer/viz/AnAgeingSurvey/AnAgeingSurvey>

The graph below shows a population projection of 83,836 for Epsom and Ewell in 2043 and an almost equal split between the number of male and female residents. Our borough is predicted to continue to have a low proportion of residents who are aged 20 to 34 and a growing proportion of over 60s.

Epsom and Ewell - population projection 2018 vs 2043



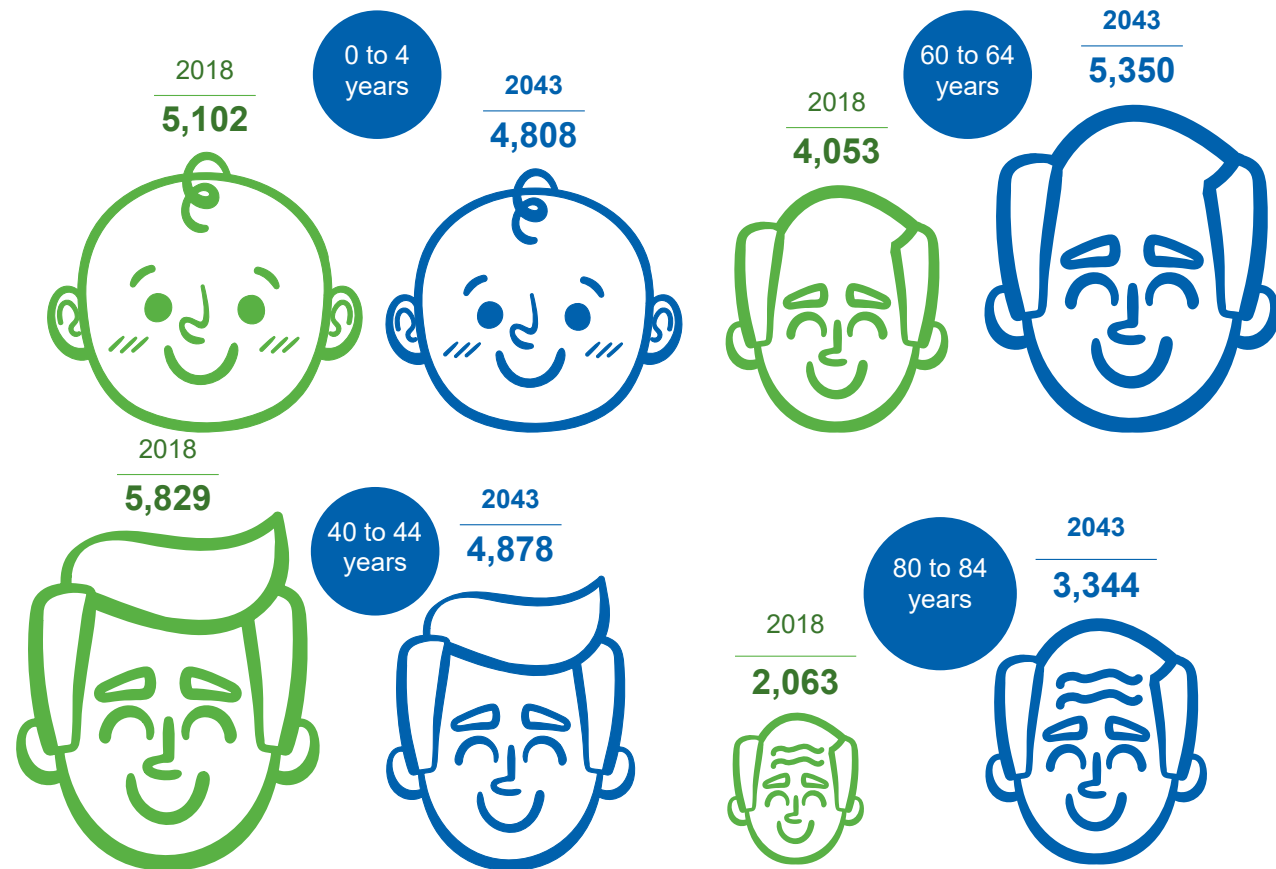
The green bars represent the projected population in 2043. The estimates were made by the ONS and were based on 2018 data.

The black lines are the 2018 figures.

Source: https://public.tableau.com/app/profile/surrey.public.health.intelligence.and.insight.team/viz/JSNA_Surrey_population_published/Currentpopulationestimatespopulation_published/Currentpopulationestimates

Select 'Population projections', select 'Epsom and Ewell' under 'Area Name', and Under 'Year', slide the dot to the right until 2043.

Epsom and Ewell – population projection by age band in 2018 vs 2043	2018	2043
0 to 4 years	5,102	4,808
5 to 9 years	5,464	4,946
10 to 14 years	4,981	5,082
15 to 19 years	4,791	5,025
20 to 24 years	3,905	3,968
25 to 29 years	4,075	4,089
30 to 34 years	4,398	4,459
35 to 39 years	5,541	4,650
40 to 44 years	5,829	4,878
45 to 49 years	5,969	5,417
50 to 54 years	5,921	5,574
55 to 59 years	5,247	5,503
60 to 64 years	4,053	5,350
65 to 69 years	3,968	4,662
70 to 74 years	3,786	4,377
75 to 79 years	2,717	4,077
80 to 84 years	2,063	3,344
85 to 89 years	1,356	2,138
90 years and over	762	1,489
Total	79928	83,836



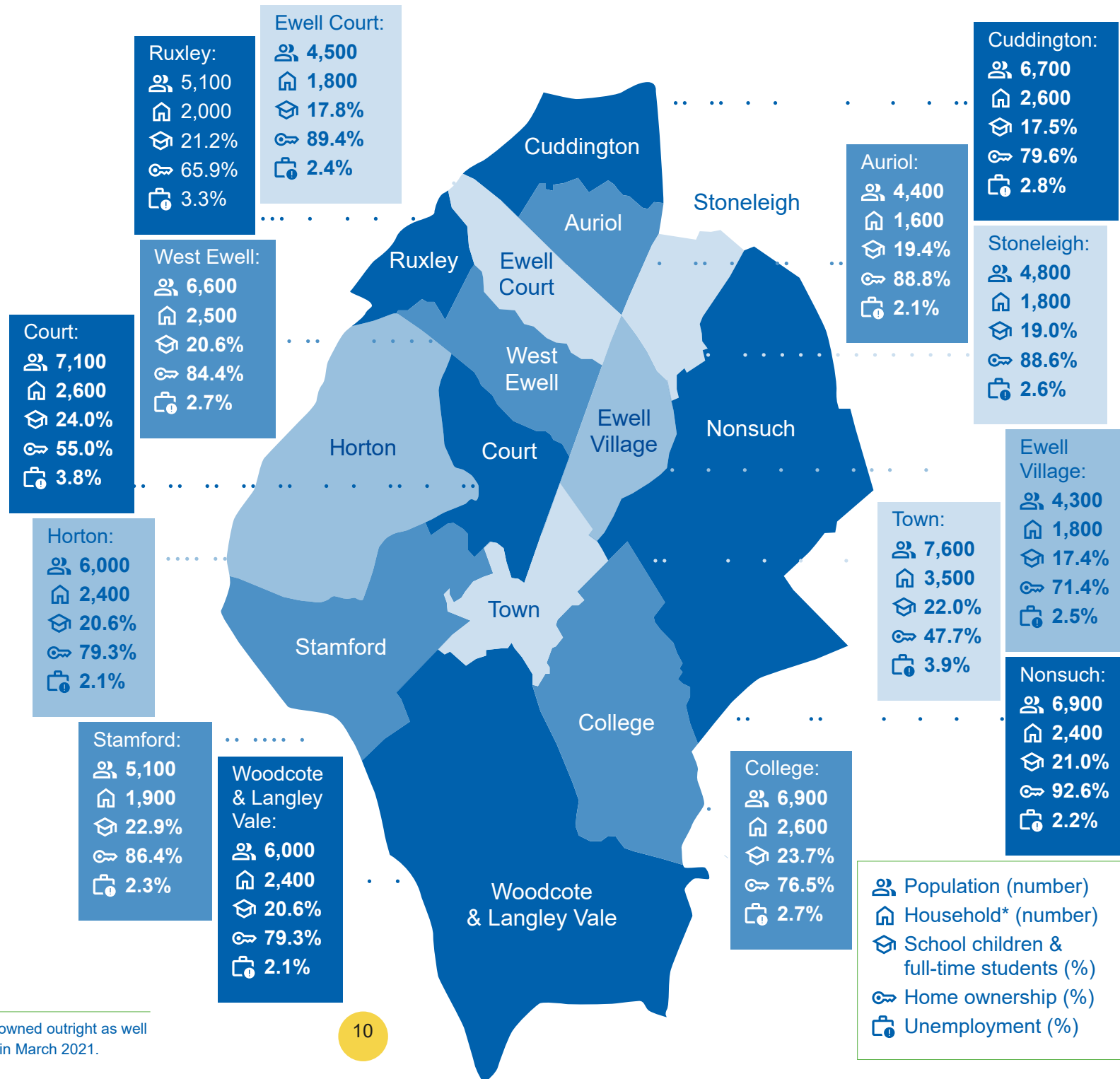
Community

Ward summary

There are 14 wards in Epsom & Ewell and the 2021 census provides ward level data in 28 topics which can be searched via the source link. The map shows a high-level composition of each ward.

Source: <https://www.ons.gov.uk/visualisations/customprofiles/build/#E05015104>

The total numbers of population and households shown here may be slightly different from the figures reported elsewhere in this report due to the boundary changes of some wards in 2023.



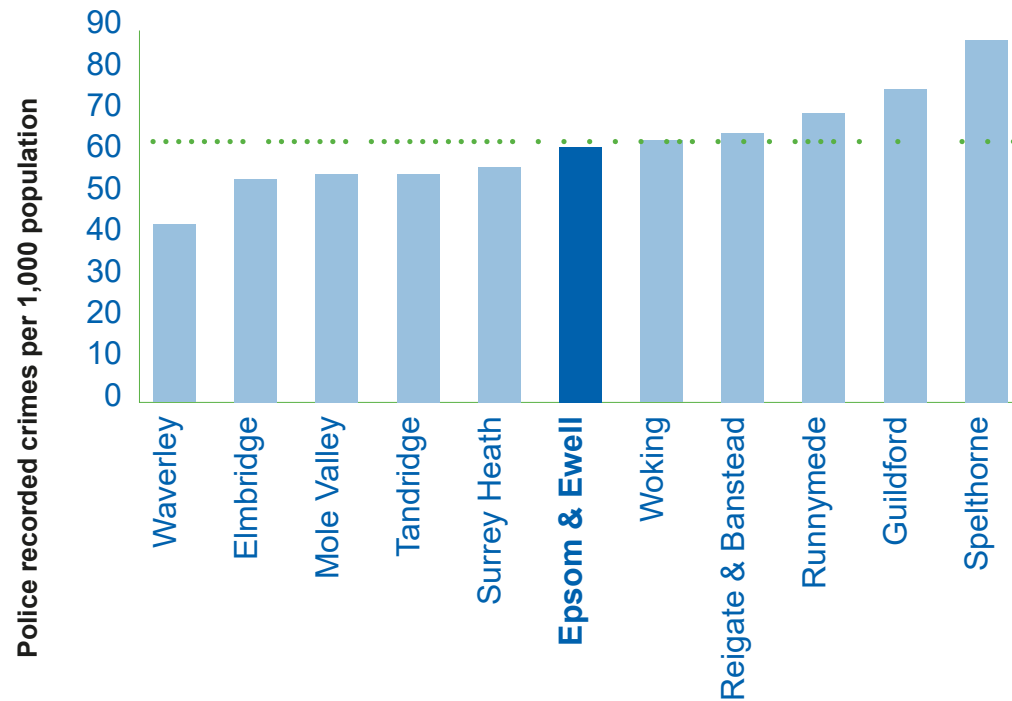
*For 'Home Ownership' the percentages included properties owned outright as well as those owned with a mortgage, loan or shared ownership in March 2021.

Community safety

In the year ending September 2024, the crime rate in Epsom & Ewell was lower than average for the Surrey area.

Crime per 1,000 population in Epsom & Ewell compared with crime in other areas in the Surrey force area

... Force average



Source: <https://www.police.uk/pu/your-area/surrey-police/performance/compare-your-area/?tc=EPCE>

Deprivation

Household deprivation

According to the 2021 census, 30.6% of the borough's 31,321 total households met at least one of the four dimensions of deprivation listed.

This was lower than the Surrey average (30.8%), regional average (32.8%) and national average (33.5%). An average of 0.2% of the households in the borough met all four dimensions of deprivation*.

The four dimensions of household deprivation are:



employment:

where any member of a household, who is not a full-time student, is either unemployed or long-term sick



education:

no person in the household has at least five or more GCSE passes (grade A* to C or grade 4 and above) or equivalent qualifications, and no person aged 16 to 18 years is a



health and disability:

any person in the household has general health that is "bad" or "very bad" or has a long-term health problem



housing:

the household's accommodation is either overcrowded, with an occupancy rating of negative 1 or less (implying that it has one fewer room or bedroom required for the number of occupants), or is in a shared dwelling, or has no central heating

30.6%

Epsom & Ewell

30.8%

Surrey average

32.8%

Regional average

33.5%

National average

households that met at least one of the four dimensions of deprivation

*Source: <https://www.surreyi.gov.uk/census-2021/census-2021-household-deprivation/#:~:text=Just%20under%20half%20of%20Surrey,of%20the%20dimensions%20of%20deprivation>

Summary by ward

The table below shows the distribution of households by the four dimensions of deprivation and by ward.

The percentages highlighted in colours indicate that they are either higher than or the same as the borough's averages.

Town and Court wards are higher than the borough's average in terms of households which met all four dimensions of deprivation. Three dimensions of Ruxley ward are higher than the borough's average. Two dimensions of Ewell Court, Ewell Village and Cuddington wards are higher than the borough's average. Households in West Ewell, Stamford, College and Nonsuch did not have any dimensions of deprivation.

Source: <https://www.ons.gov.uk/visualisations/customprofiles/build/#E05015104>

Town, Court and Ruxley meet all four dimensions of deprivation

Borough & Wards	No dimension at all	One dimension	Two dimensions	Three dimensions	Four dimensions
Epsom and Ewell: Average %	57.6%	30.6%	9.8%	1.9%	0.2%
Town	53.4%	31.7%	11.2%	3.1%	0.6%
Court	49.1%	31.4%	14.6%	4.4%	0.5%
Woodcote & Langley Vale	60.2%	30.4%	7.9%	1.2%	0.3%
Ruxley	47.5%	33.9%	14.1%	4.3%	0.2%
Horton	61.7%	27.8%	7.8%	2.5%	0.2%
Ewell Court	55.6%	32.2%	10.8%	1.2%	0.2%
Cuddington	55.5%	32.3%	10.8%	1.4%	0.1%
West Ewell	59.4%	29.9%	9.4%	1.1%	0.1%
Auriol	60.4%	31.6%	7.5%	0.5%	0.1%
Ewell Village	55.5%	30.1%	12.1%	2.3%	0.0%
Stamford	61.5%	29.5%	7.6%	1.3%	0.0%
College	63.9%	27.8%	7.1%	1.1%	0.0%
Stoneleigh	59.9%	37.7%	8.6%	0.8%	0.0%
Nonsuch	65.0%	28.7%	5.6%	0.7%	0.0%

Child poverty – children in low-income families

In the financial year ending 2023, Epsom and Ewell was among the local authorities in England with the lowest proportion of children aged under 16 in Relative (6.5%) and Absolute (5.1%) low income families.

The majority of local authorities fall between 10% and 20%.

A family must have claimed Child Benefit and at least one other household benefit (Universal Credit, tax credits or Housing Benefit) at any point in the year to be classed as low income.

- **Relative low income** measures families in low income in the reference year (FYE 2023)
- **Absolute low income** measures families in low income based on what low income looked like in FYE 2011.

Source: <https://www.gov.uk/government/statistics/children-in-low-income-families-local-area-statistics-2014-to-2023/children-in-low-income-families-local-area-statistics-financial-year-ending-2023#proportion>

6.5%

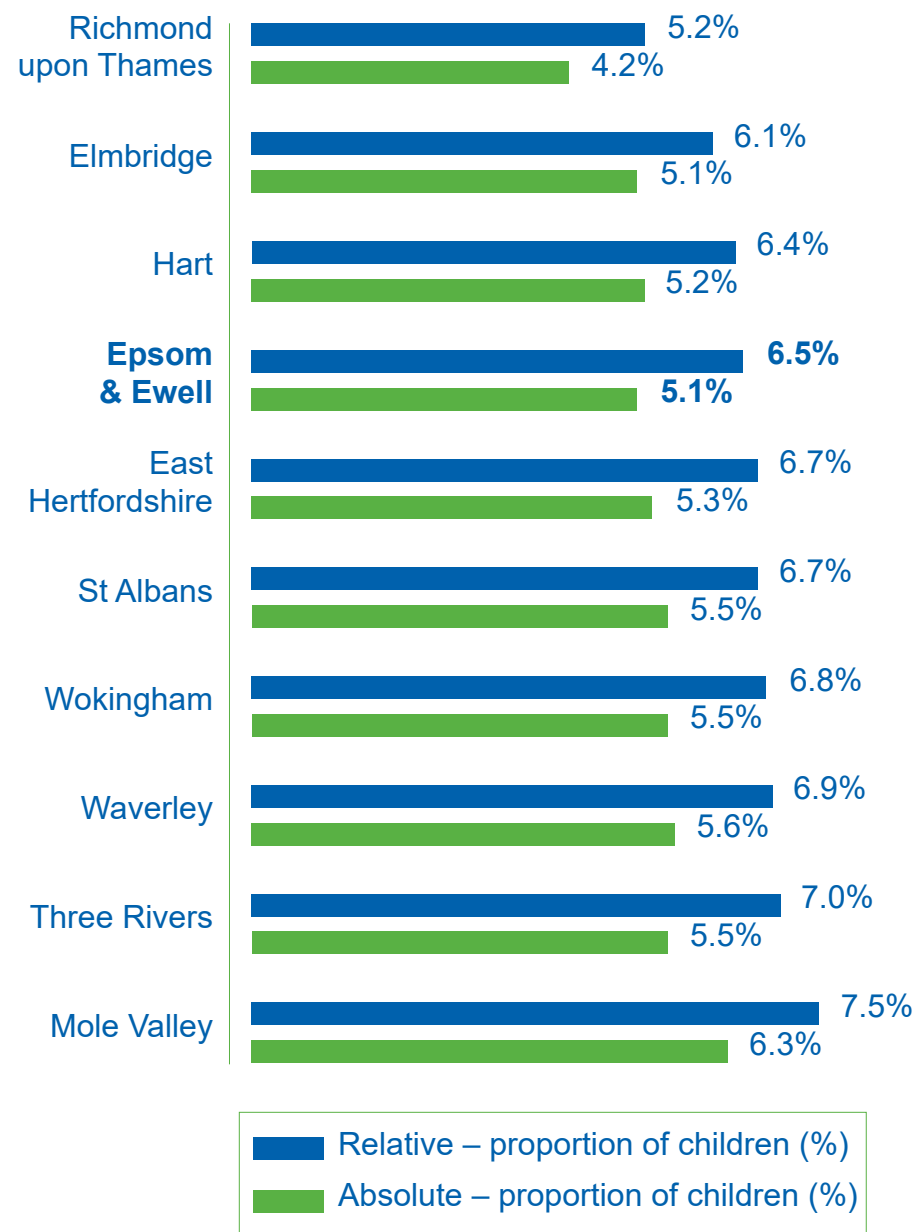
(Relative) Epsom & Ewell

5.1%

(Absolute) Epsom & Ewell

children under 16 in low income families

The local authorities with the lowest proportions of children aged under 16 in Relative and Absolute low income families, England, financial year ending 2023



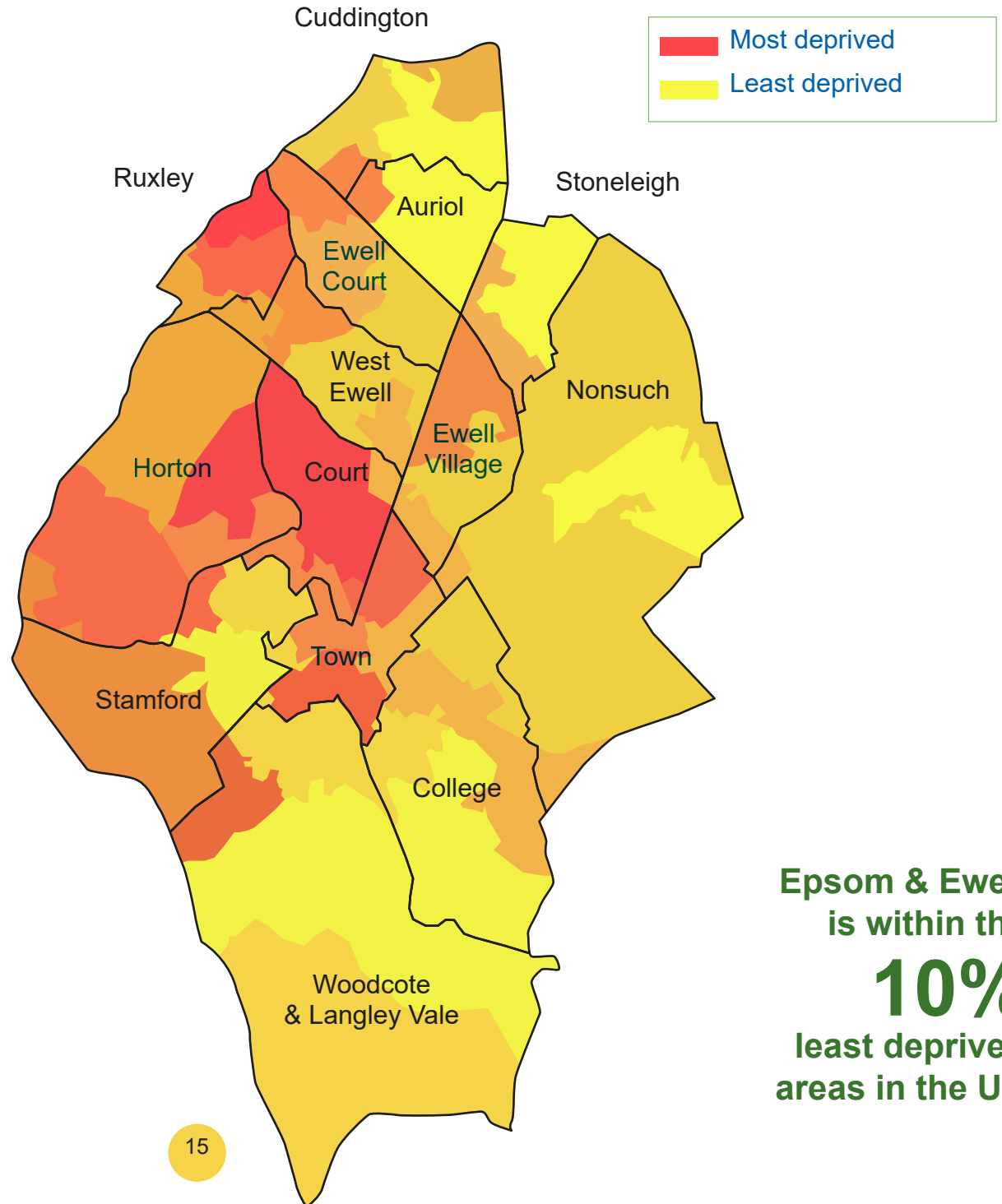
Indices of Multiple Deprivation (IMD)

Our borough is one of the 10% least deprived areas in England*. Out of 326 areas in the UK, Epsom and Ewell is ranked 310, where 1 is the most deprived.

The three most deprived wards in Epsom and Ewell are Court, Ruxley and Town. Of 193 wards in Surrey, Court is ranked 4th, Ruxley 22nd and Town 52nd.

The three least deprived wards in the borough are Stoneleigh, Auriol and Cuddington. These are ranked 185th, 179th and 175th respectively. Please see the map regarding the distribution of IMD by wards in 2019. There are seven domains of deprivation, which combine to create the [Index of Multiple Deprivation \(IMD2019\)](#): Income, Employment, Education, Health, Crime, Barriers to Housing and Services, and Living Environment.

*The latest publication by the government was in 2019 with the data from ONS in January 2015.

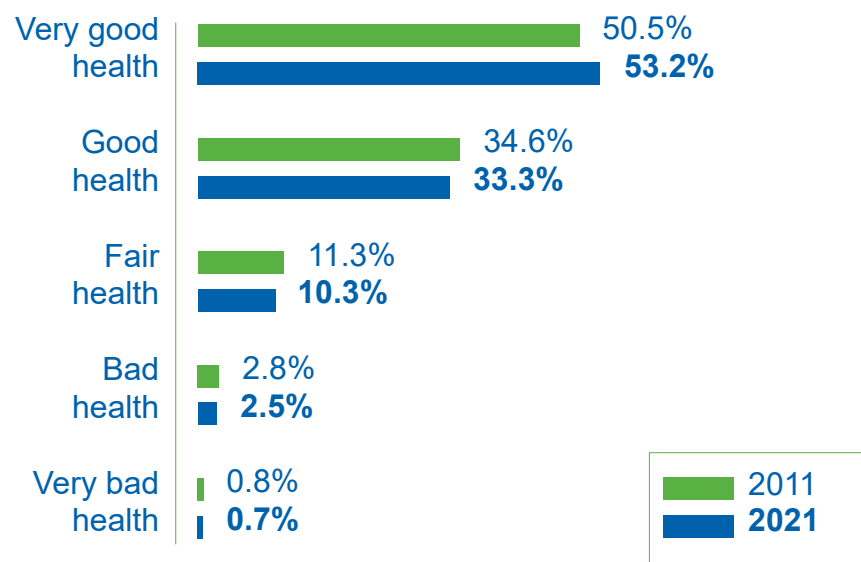


Epsom & Ewell
is within the
10%
least deprived
areas in the UK

Health and wellbeing

Health

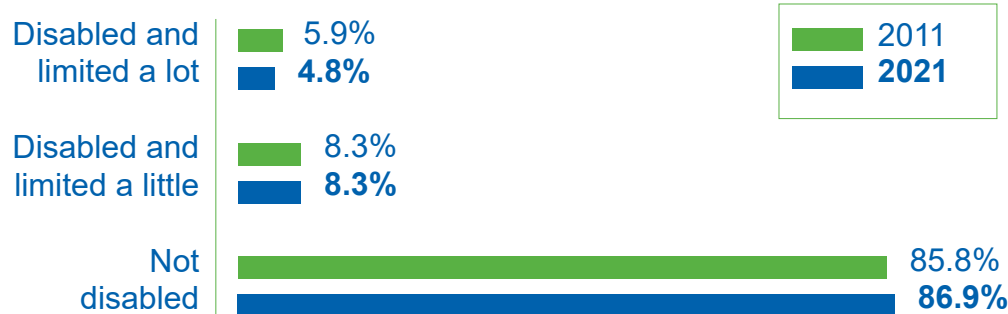
The percentage of people in very good health in Epsom and Ewell increased by 2.7 percentage points from 2011 to 2021.



Source: <https://www.ons.gov.uk/explore-local-statistics/areas/E07000208-epsom-and-ewell/indicators>

Disability

The percentage of people who were identified as disabled and limited a lot in Epsom and Ewell decreased by 1.1 percentage points from 2011 to 2021.



Source: <https://www.ons.gov.uk/explore-local-statistics/areas/E07000208-epsom-and-ewell/indicators>



53.2%
“very good” health
33.3%
“good” health

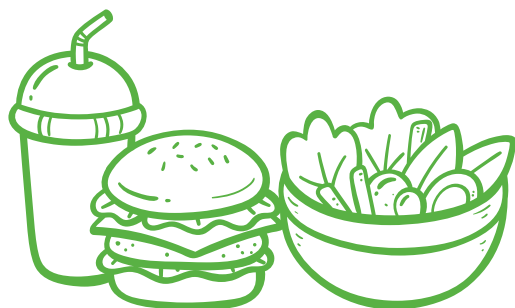
self-reported by residents
of Epsom & Ewell in 2021

Children's weight

The data shows that children at the 'Reception Year' and at 'Year 6' in the borough had a healthy weight when compared to the national averages in 2022/23.

However, underweight was more prevalent in the borough than nationally in 2022/23.

Source: <https://www.ons.gov.uk/explore-local-statistics/areas/E07000208-epsom-and-ewell>



83.7%

Reception children

71.4%

Year 6 children
at a healthy weight

'Other authorities' means the average (median) of all local authorities in England.

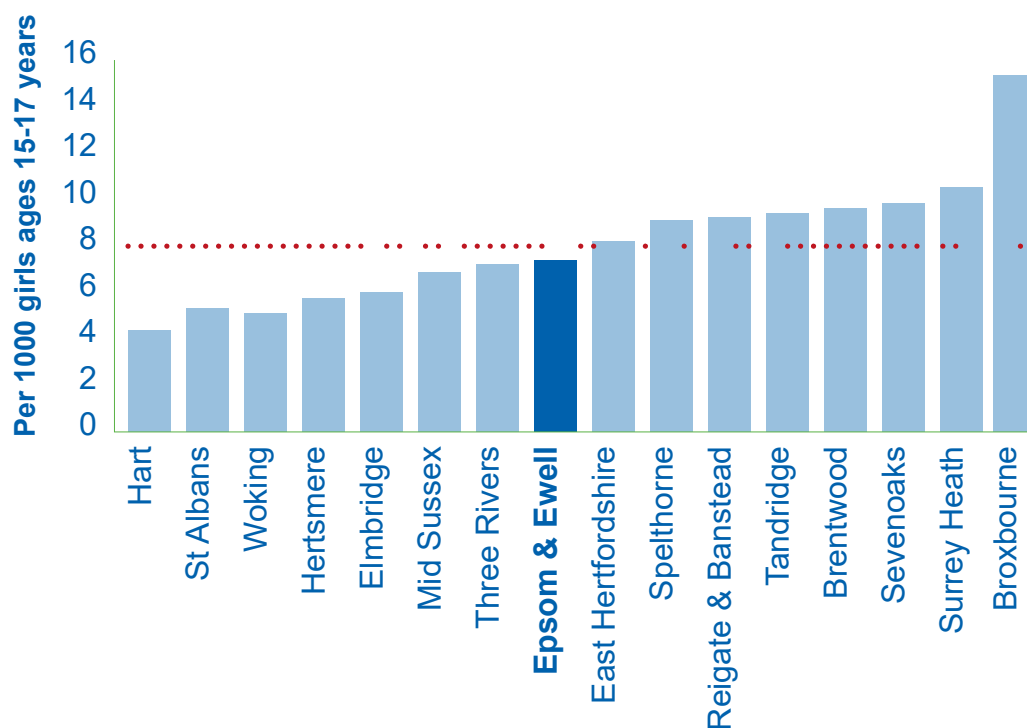


Conception rate under 18

In 2021, the conception rate per 1,000 women at the ages under 18 in the borough was lower than the mean of our closest neighbour authorities.*

Source: [Headline Report for Epsom and Ewell Borough Council - Bar Chart View | LG Inform \(local.gov.uk\)](#)

Conception rate per 1,000 women at ages under 18 (2021) for Epsom & Ewell and CIPFA nearest neighbours

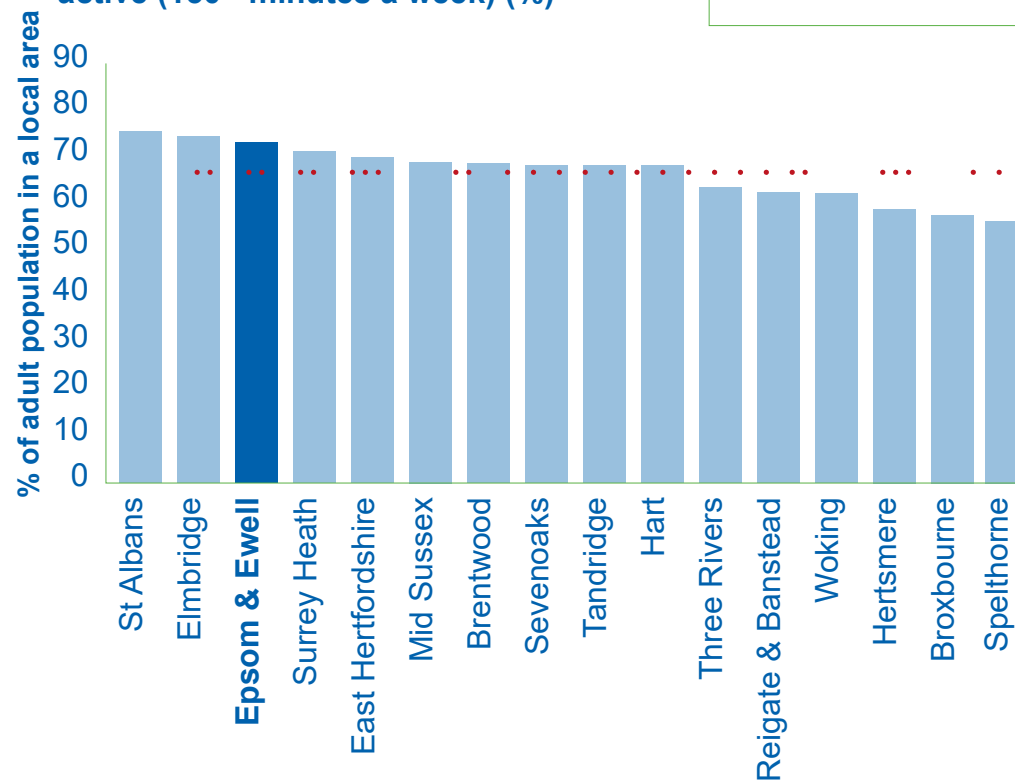


Physical activity level aged 16 or above

In Epsom & Ewell the percentage of adults aged 16 or over who were active in 2023 was higher than the mean of our closest neighbour authorities.*

Source: [Headline Report for Epsom and Ewell Borough Council - Bar Chart View | LG Inform \(local.gov.uk\)](#)

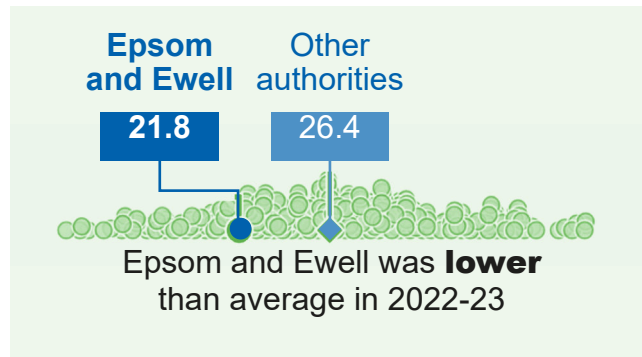
Percentage of adults aged 16+ who are active (150+ minutes a week) (%)



*The data used in this section is from the LG Inform Dashboard which automatically picks up other local authorities near Epsom & Ewell.

Adult obesity prevalence

The percentage of adults aged 18 and over classified as living with obesity was lower in the borough than the national average in 2022/23.



Source: <https://www.ons.gov.uk/explore-local-statistics/areas/E07000208-epsom-and-ewell>



21.8%

Epsom & Ewell adults classified as obese

'Other authorities' means the average (median) of all local authorities in England.

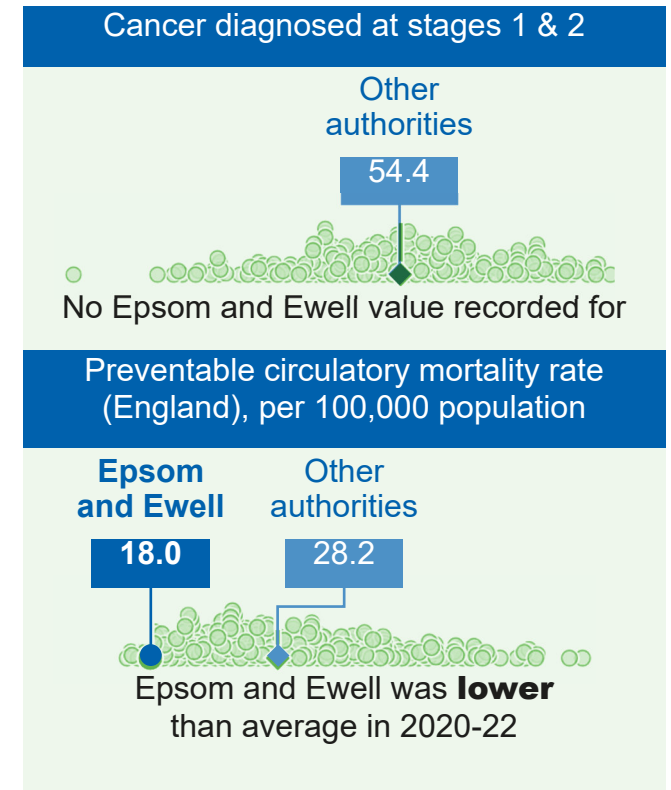
Disease and preventable mortality

In the borough, there was no value recorded for any new cases of cancer diagnosed at stages 1 and 2 as a percentage of all new cases of cancer diagnosed at any known stage in the year 2021.

There was 54.4% recorded nationally in the same year.

Between 2020 - 2022, the borough had lower than the national average in terms of the age-standardised mortality rate from circulatory diseases considered preventable for those aged under 75 per 100,000 population.

Source: <https://www.ons.gov.uk/explore-local-statistics/areas/E07000208-epsom-and-ewell>



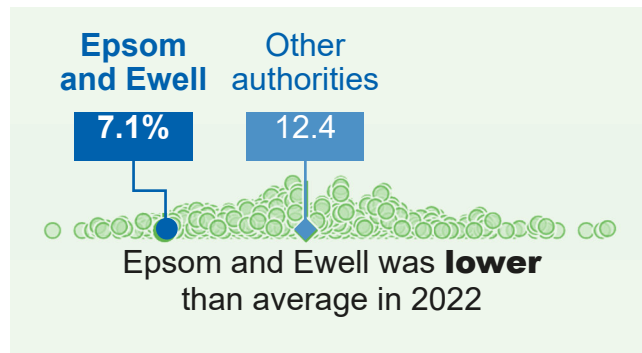
18 per 100,000

of Epsom & Ewell adults with preventable circulatory mortality are aged under 75




Cigarette smokers

Compared to the national average, the borough had a lower percentage of adults aged 18 or over who stated they currently smoke cigarettes (excluding e-cigarettes) between 2012 - 2022.



Source: <https://www.ons.gov.uk/explore-local-statistics/areas/E07000208-epsom-and-ewell>



7.1%
Epsom & Ewell adults
who smoke

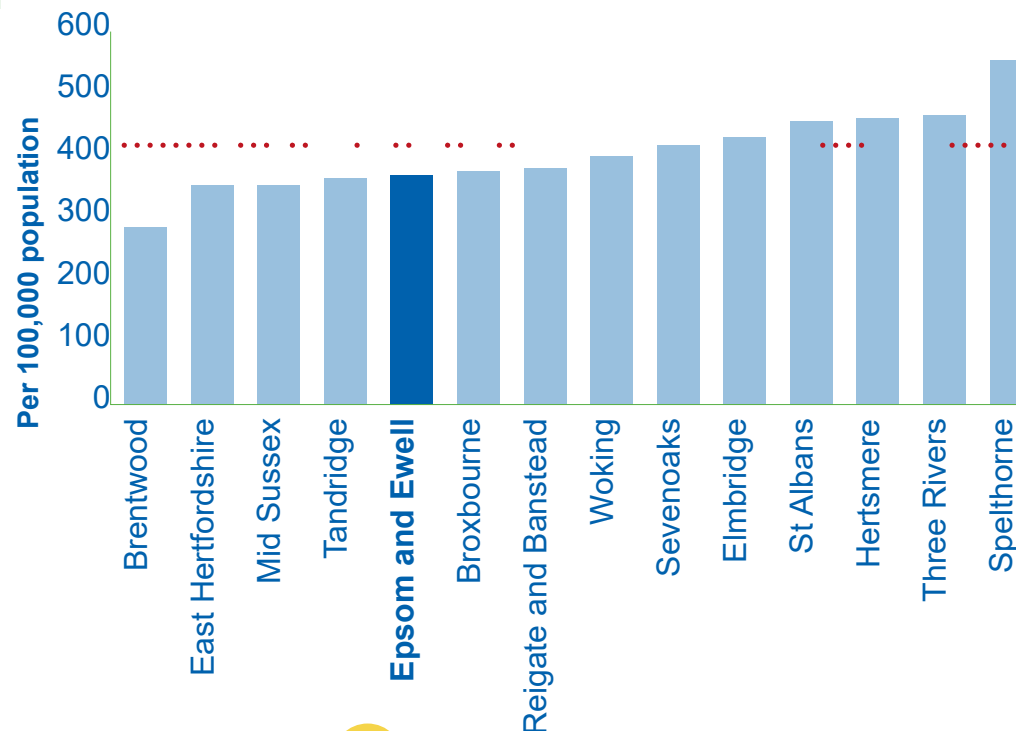
'Other authorities' means the average (median) of all local authorities in England.

Admission episodes for alcohol-related conditions

Compared to our closest neighbour authorities, Epsom & Ewell had lower admission episodes for alcohol-related conditions for persons, directly age-standardised rate per 100,000 population in 2022/23.

Source: [Headline Report for Epsom and Ewell Borough Council - Bar Chart View | LG Inform \(local.gov.uk\)](#)

Admission episodes for alcohol-related conditions (Narrow) for persons, directly age-standardised rate per 100,000 population (2022/23) for Epsom & Ewell and CIPFA nearest neighbours



Epsom & Ewell has lower admission episodes for alcohol-related conditions

Life expectancy at age 65

This indicator is used to measure the extent to which people are enabled to remain healthy in older age. It considers as people age, their overall life expectancy increases, because they would have either avoided or survived many of the major causes of early death.

The life expectancy figure used is for males/females aged 65-69. Figures are based on the number of deaths registered and mid-year population estimates, aggregated over three consecutive years (2018/20 to 2020/22).

Period	Epsom and Ewell	All local authority districts in South East		
		Minimum	Mean	Maximum
2018-2020	20.2 years	17.3 years	19.4 years	21.1 years
2019-2021	19.8 years	17.5 years	19.2 years	21.3 years
2020-2022	19.7 years	17.3 years	19.2 years	21.2 years

Life expectancy at 65 – male

Source: [Life expectancy at age 65 - male in Epsom and Ewell | LG Inform \(local.gov.uk\)](#)

19.7 years

Epsom & Ewell male
life expectancy at 65



Expectation of life at a given age for an area is the average number of years a person would live if he or she experienced that area's age-specific mortality rates for that time period throughout his or her life. It is therefore not the number of years someone of that age in the area could actually expect to live, both because the death rates of the area are likely to change in the future and because people may live in other areas for at least part of their lives.

Period	Epsom and Ewell	All local authority districts in South East		
		Minimum	Mean	Maximum
2018-2020	22.9 years	20.2 years	21.9 years	23.2 years
2019-2021	22.4 years	20.0 years	21.8 years	23.2 years
2020-2022	22.1 years	19.9 years	21.7 years	23.0 years

Life expectancy at 65 – female

Source: [Life expectancy at age 65 - female in Epsom and Ewell | LG Inform \(local.gov.uk\)](#)

22.1 years

Epsom & Ewell female
life expectancy at 65



Education

A wide range of education settings

Epsom and Ewell has various education settings available from nursery, primary, secondary, sixth form to further education. The Surrey County Council [website](#) provides information of school application and admission.

For further education there are: University for the Creative Arts, Laine Theatre Arts, and the North East Surrey College Of Technology (NESCOT).

According to the 2021 Census, there are about 16,000 school children (from aged 5) and full-time students in the borough.

Quality of education

Based on the analysis by the Office of National Statistics: Epsom & Ewell performed higher than the national averages in terms of early-years learning, GCSE results and level 3 or above qualifications in the academic year 2022-23.

Source: <https://explore-local-statistics.beta.ons.gov.uk/areas/E07000208-epsom-and-ewell/>

For the academic year 2022/23, the results of the early years learning at the end of early years foundation stage (age 5) were at the expected level for communication and language skills, literacy skills and maths skills. They are higher than the averages of all local authorities in England.

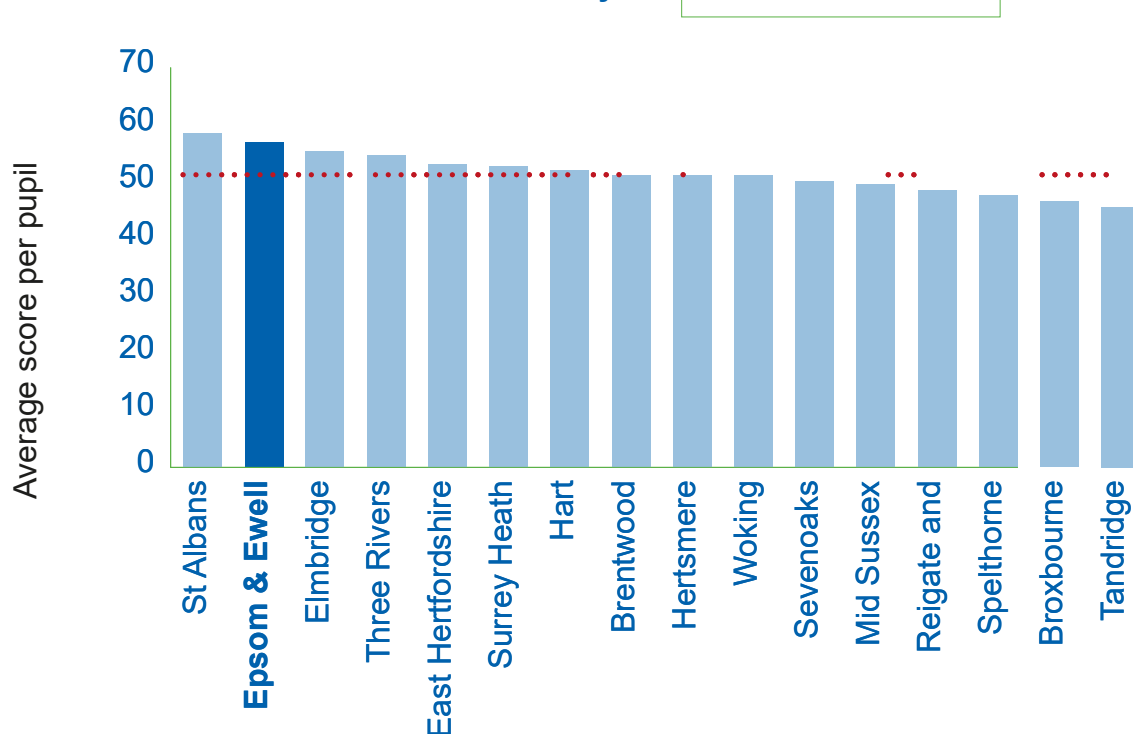
Achievements in GCSE's and equivalents in English and Maths by age 19 for the academic year 2022/23 were 89.3% which is higher than the average for all local authorities in England (78.7%).

Another key stage 4 measure is the Attainment 8 Score, which shows the average academic performance of secondary schools in Epsom and Ewell across eight government approved school subjects (see page 23).

89.3%
achieved GCSEs (and equivalents)
in English and Maths in
Epsom and Ewell by age 19



Average Attainment 8 Score for Epsom and Ewell in the 2022-23 academic year



Source: [Average Attainment 8 score in Epsom and Ewell | LG Inform \(local.gov.uk\)](#)

Level 3+ qualifications

In 2021, around 62.9% of our residents aged 16-64 attained A-levels and the National Vocational Qualification (NVQ) qualifications at level 3 or above. The average of all local authorities in England was 60.4%.

NVQ level 4+ qualifications

The 2021 census indicates that around 44.3% of our residents (aged 16+) attained NVQ level 4 qualifications and above as their highest level of qualification.

Employment and skills

Since the launch of a Skills Hub in 2021, the Epsom & Ewell Borough Council has been supporting the employability and skills of the local workforce. In 2023 a successful bid for the UK Shared Prosperity Fund enabled the council to expand the service to support all residents to find lasting work, including those who are refugees and people with additional needs. This has led to the renamed '[Employment Hub](#)' working in collaboration with a range of partner organisations. The Employment Hub provides a diverse range of support from job searching to interview skills and holds regular job fairs in various locations, where local employers and job seekers are matched with apprenticeships, work placements and jobs.

44.3%
highest level of qualification
is NVQ level 4 and above in
Epsom and Ewell by age 16+

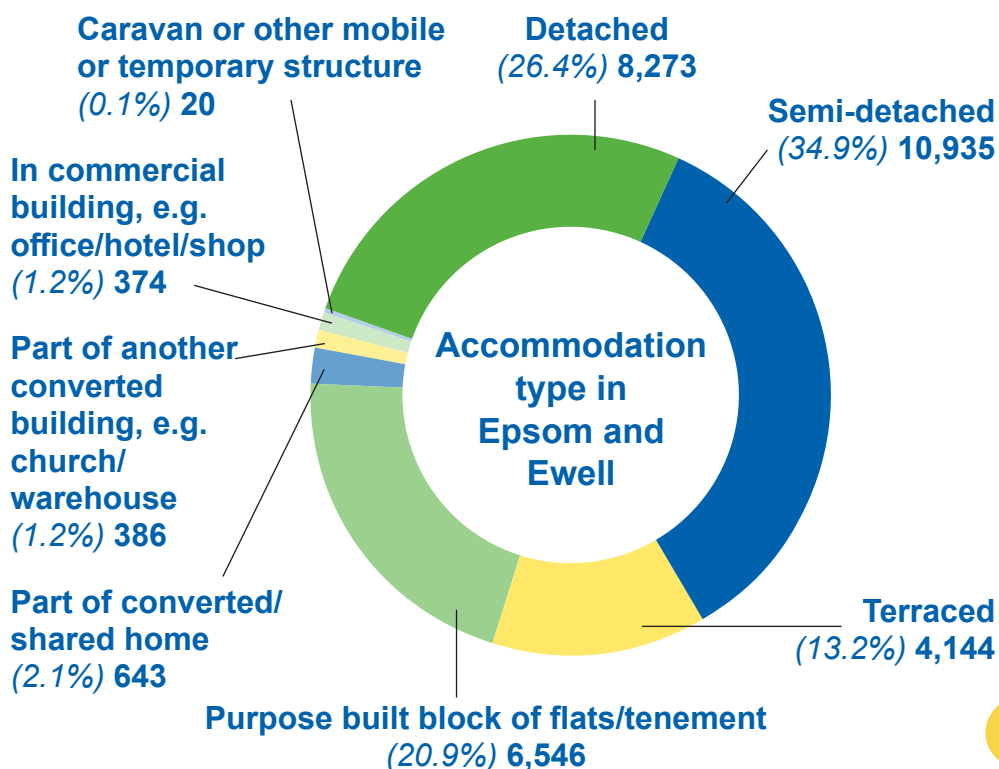


Housing

Housing is a key concern for the council with house prices at over 13 times median household incomes.

According to the 2021 census there are approximately 31,000 dwellings in the borough and housing stock is predominately owner-occupied. Please see the chart below for a breakdown of accommodation types.

Epsom & Ewell has one of the smallest supplies of social housing in the UK, with just over 2,700 homes making up the entire affordable housing stock. There are very few empty homes, almost no 'hard to let' social homes and a substantial increase in private rents in recent years has exacerbated demand for all private rented housing in the borough.

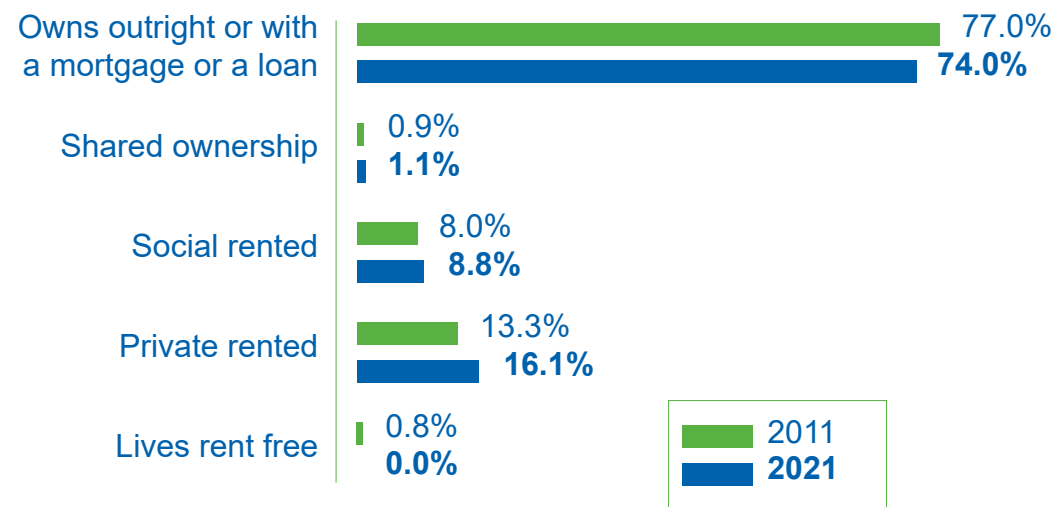


Tenure

In Epsom and Ewell, the percentage of households in the social rented sector rose from 8.0% in 2011 to 8.8% in 2021, while across England it fell 17.7% to 17.1%. During the same period, the regional percentage fell from 13.7% to 13.6%.

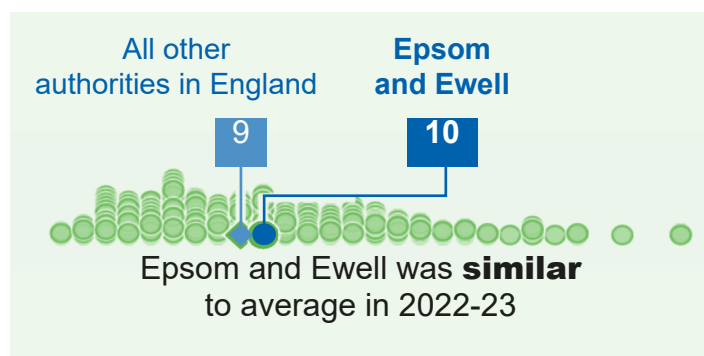
Private renting in Epsom and Ewell increased from 13.3% to 16.1%, while the rate of home ownership decreased from 77.0% to 74.0%.

The rate of social renting in Epsom and Ewell increased by 0.7 percentage points



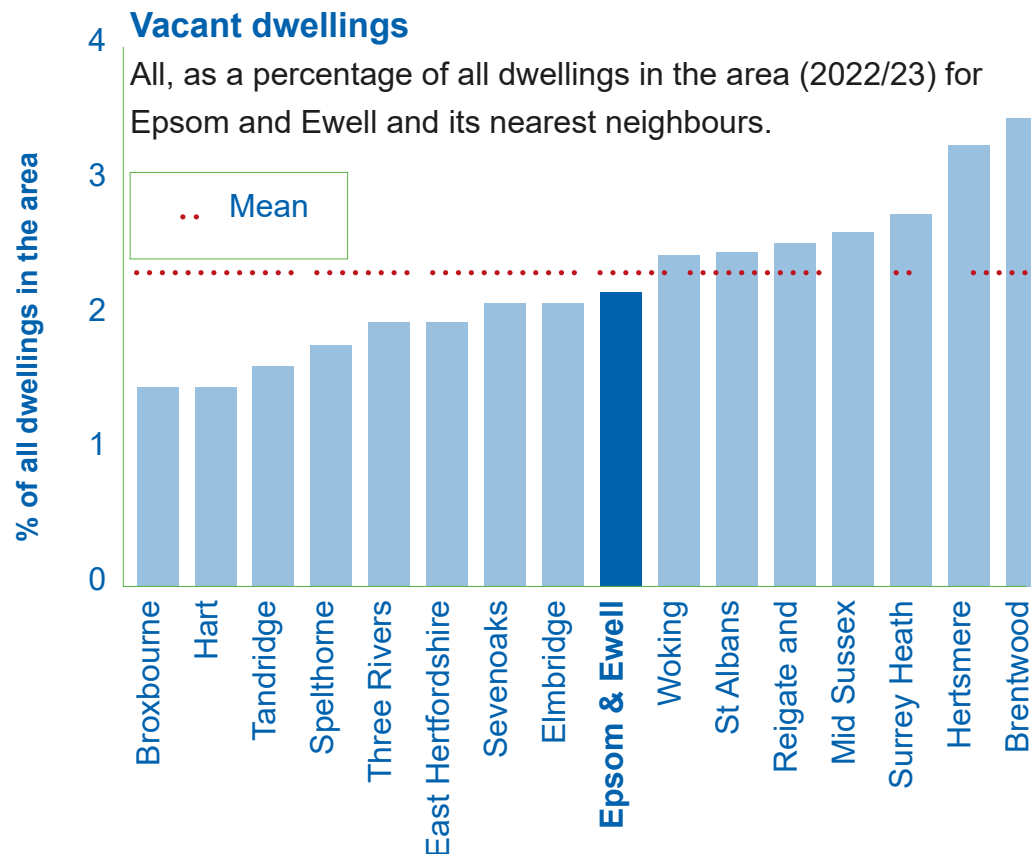
Housing stock

This indicator shows the net additions to the dwelling stock (including new builds, conversions, changes of use, other gains/losses and offset by demolitions) per 1,000 dwellings, in England, for financial year 2022 - 2023.



Source: [Local indicators for Epsom and Ewell \(E07000208\) - ONS](#)

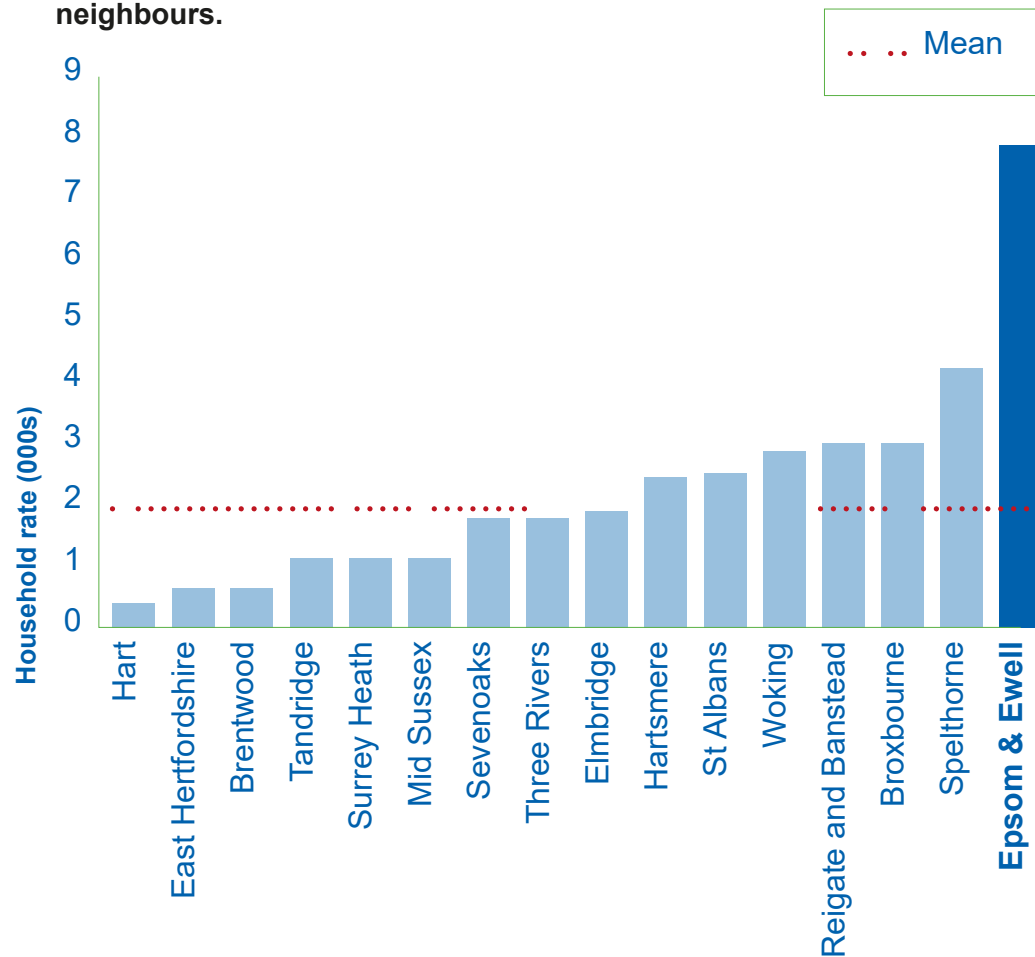
The data referenced in the following three charts is from LG Inform Dashboard which automatically picks up other local authorities near Epsom & Ewell.



Source: https://lginform.local.gov.uk/reports/view/lga-research/lga-research-report-headline-report-bar-charts?mod-area=E07000208&mod-group=CIPFA_Near_Neighbours&mod-type=comparisonGroupType

Households in temporary accommodation

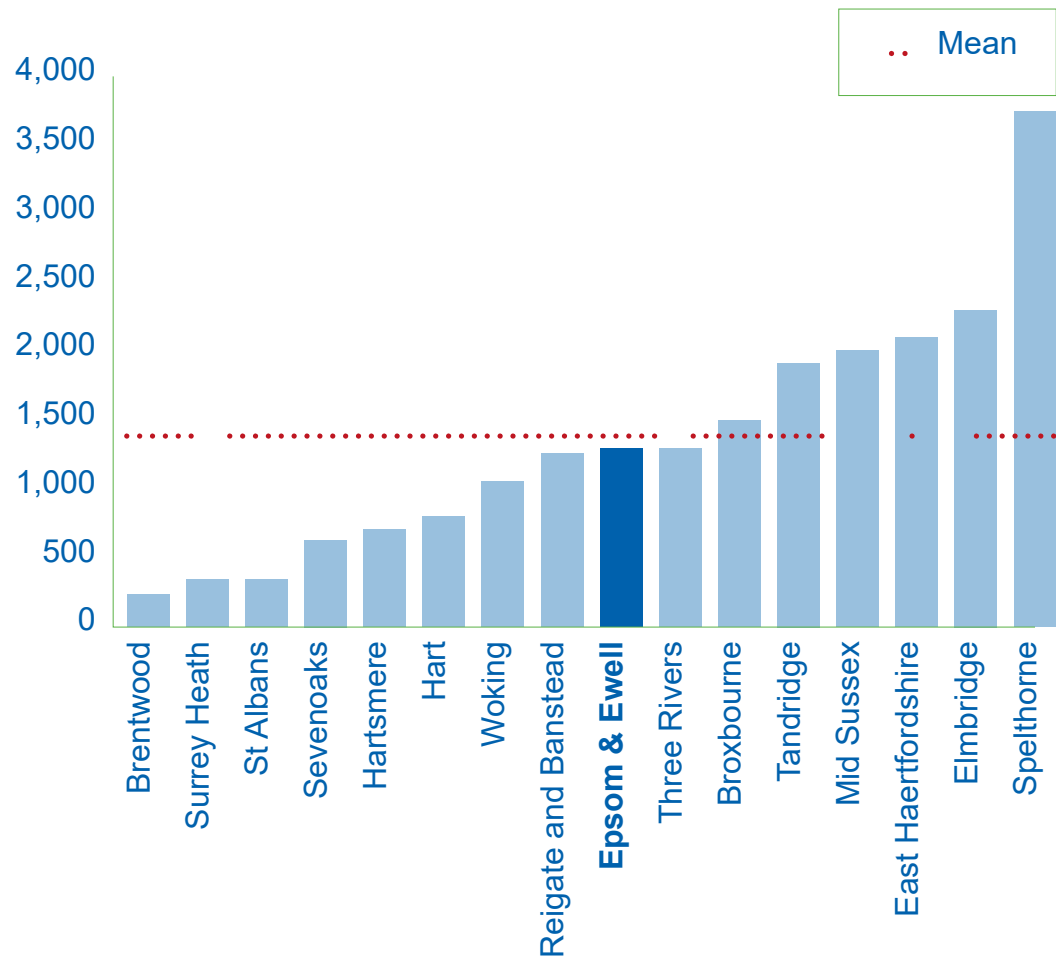
Number of households living in temporary accommodation per 1,000 households (2023/24Q4) for Epsom & Ewell and its CIPFA nearest neighbours.



Source: <https://lginform.local.gov.uk/reports/view/lga-research/lga-research-report-headline-report-bar-charts?mod-area=E07000208&mod-group=CIPFA Near Neighbours&mod-type=comparisonGroupType>

Housing waiting list

Total households on the housing waiting list at 31 March 2022/23 (row values).



Source: <https://lginform.local.gov.uk/reports/view/lga-research/lga-research-report-headline-report-bar-charts?mod-area=E07000208&mod-group=CIPFA Near Neighbours&mod-type=comparisonGroupType>

House prices and rental prices

In Epsom and Ewell:

House price

£532,000

The average house price in Epsom and Ewell was £532,000 in July 2024 (provisional), down slightly 1.4% from July 2023. Across the South East, there was little change in the average house price over the same period.

Monthly rent

£1,644

Private rents rose to an average of £1,644 in August 2024, an annual increase of 10.0% from £1,494 in August 2023. This was higher than the rise in the South East (7.7%) over the year.

First-time buyers

£404,000

The average price paid by first-time buyers was £404,000 in July 2024 (provisional). This was in line with the average in July 2023 (revised).

Mortgage buyers

£550,000

For homes bought with a mortgage, the average house price was £550,000 in July 2024 (provisional). This was 1.3% lower than the average of £557,000 in July 2023

Average house price (July 2024)

Epsom & Ewell has the fifth highest average house price in the South East.

Average house price in South East:
£381,000 (from £379,000 the previous year).

Average house price in Great Britain:
£292,000 (from £286,000 the previous year).

Source: <https://www.ons.gov.uk/visualisations/housingpriceslocal/E07000208/>

£532,000

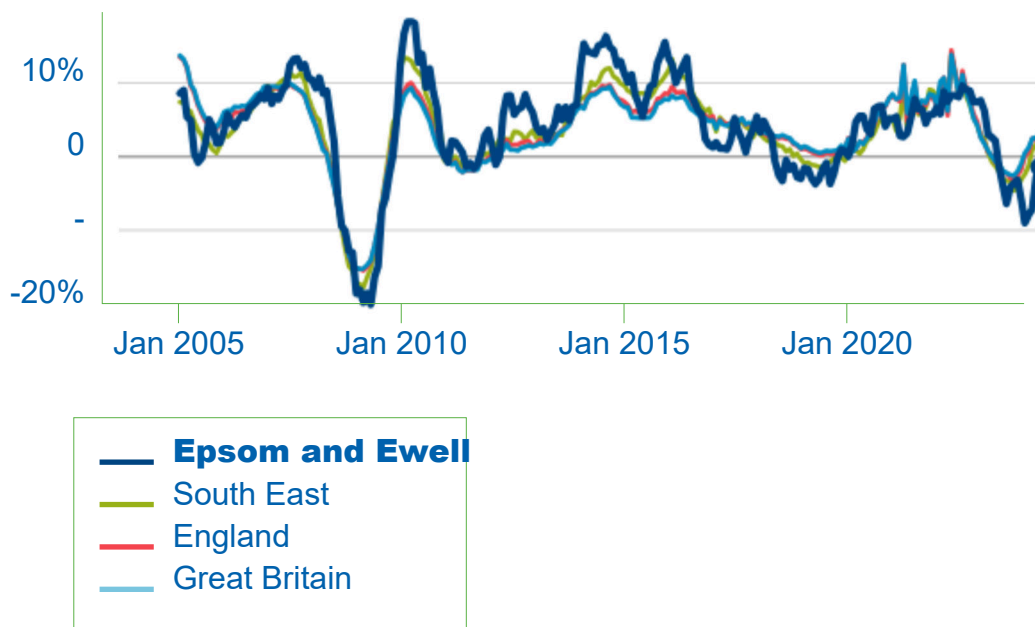
Average house price in Epsom and Ewell

£381,000

**Average house price in the South East
in July 2024**

Annual change in house prices in Epsom and Ewell

House price annual inflation, Epsom and Ewell, January 2005 to July 2024.



In July 2024, the average house price

- Across Great Britain was £292,000
- Across the South East was £381,000
- In Epsom and Ewell average house prices were:
 - Detached property: £933,000
 - Semi-detached property: £625,000
 - Terraced property: £476,000
 - Flats and maisonettes: £319,000

Average rent

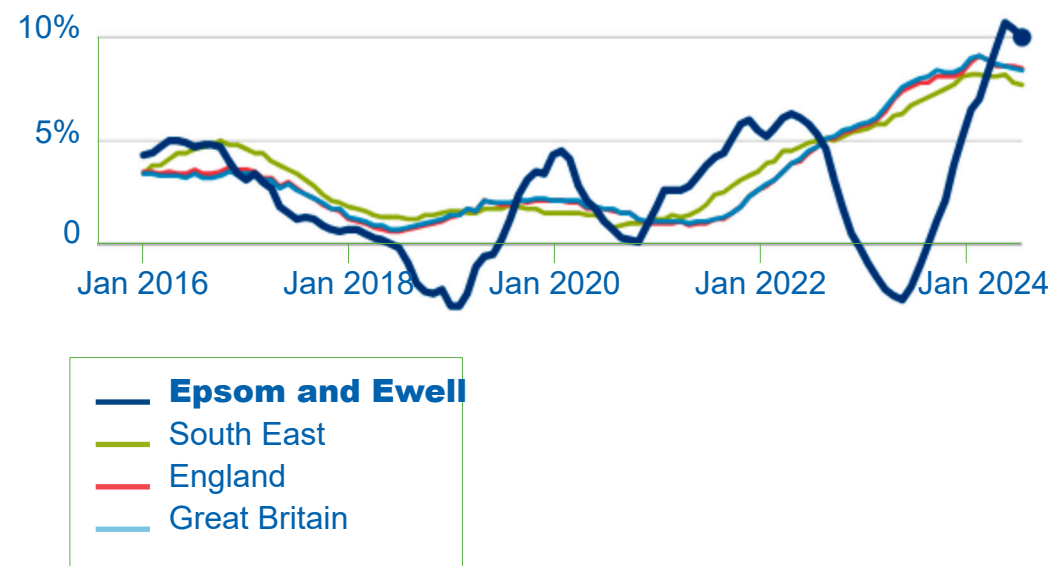
The average monthly private rent in Epsom & Ewell was £1,644 in August 2024.

This was a 10% increase on the previous year.

This is higher than the average across the South East which was £1,314 and higher than the average across Great Britain which was £1,286.

Annual change in rents in Epsom and Ewell

Private rental price annual inflation, Epsom and Ewell, January 2016 to August 2024.



Source: <https://www.ons.gov.uk/visualisations/housingpriceslocal/E07000208/>

Employment

The 2021 census took place during the COVID-19 pandemic, a period of rapid and unparalleled change; the national lockdown, associated guidance and furlough measures will have affected the labour market and the government's ability to measure it.

Economic activity

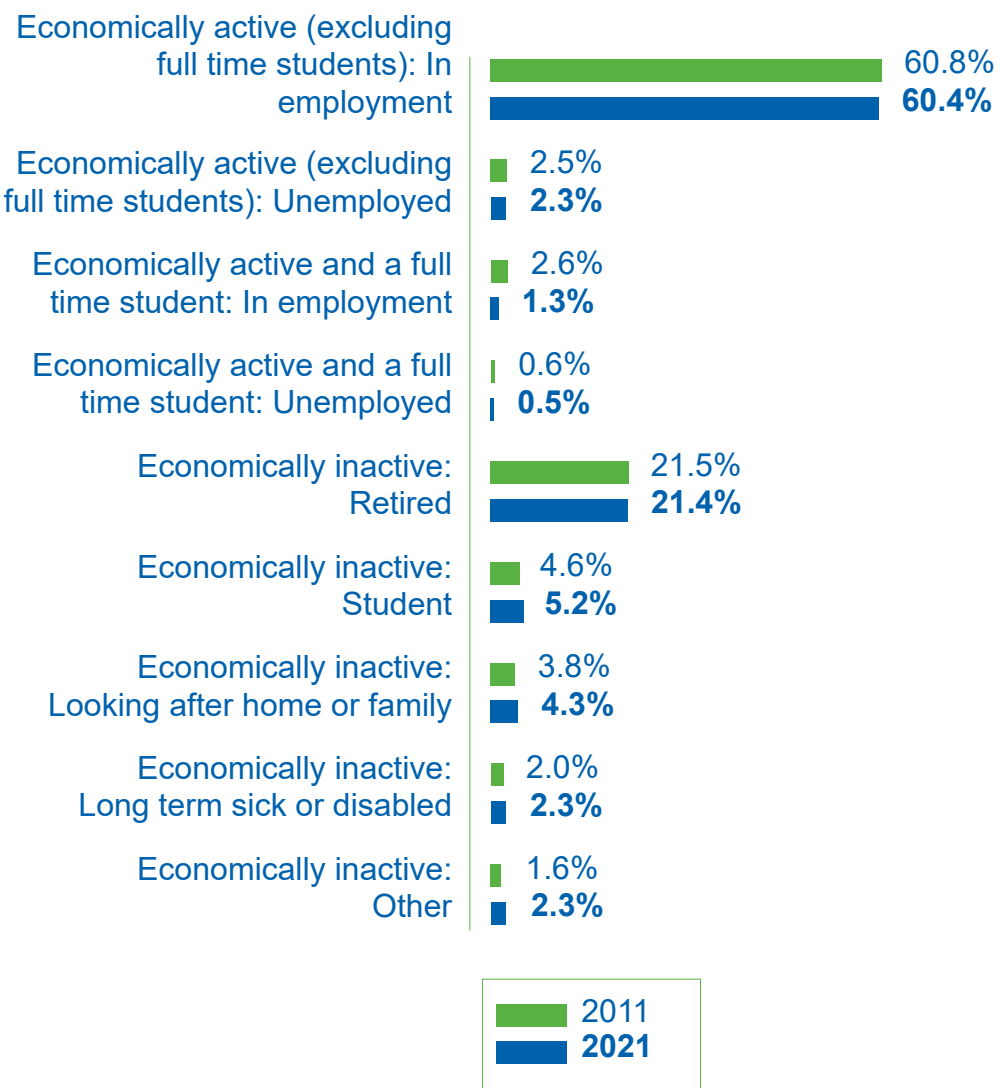
Of Epsom and Ewell residents aged 16 years and over, **60.4%** said they were **employed** (excluding full-time students) in 2021, representing 0.4 percentage points down from 60.8% in 2011.

The fall was less than the South East average (1.3 percentage points, from 59.0% to 57.6%) and the national average (0.8 percentage points, from 56.5% to 55.7%).

In 2021, just under **1 in 40 people (2.3%)** said they were **unemployed**, compared with 2.5% in 2011. The percentage of retired Epsom and Ewell residents decreased slightly from 21.5% to 21.4%.

Source: [2021 Census Profile for areas in England and Wales - Nomis \(nomisweb.co.uk\)](https://www.nomisweb.co.uk)

Percentage of usual residents aged 16 years and over by economic activity status in Epsom and Ewell



Economic Activity in Epsom and Ewell	Count (Persons)	Percentage
All usual residents aged 16 years and over	64,607	100.0%
Economically active (excluding full time students)	40,544	62.8%
In employment	39,051	60.4%
Unemployed	1,493	2.3%
Economically active and full time student	1,173	1.8%
In employment	859	1.3%
Unemployed	314	0.5%
Economically inactive	22,890	35.4%
Retired	13,814	21.4%
Student	3,359	5.2%
Looking after home or family	2,778	4.3%
Long term sick or disabled	1,463	2.3%
Other	1,476	2.3%

Source: [2021 Census Profile for areas in England and Wales - Nomis \(nomisweb.co.uk\)](https://www.nomisweb.co.uk)

Hours worked

In 2021, the majority of Epsom and Ewell residents (59.2%) aged 16 years and over and in employment said that they worked 31 to 48 hours per week.

This figure was 2.3 percentage points higher than that of 2011 (56.9%).

Hours worked in Epsom and Ewell	Count (Persons)	Percentage
All usual residents aged 16 years and over in employment the week before the census	39,909	100.0%
Part time	11,220	28.1%
15 hours or less worked	4,291	10.8%
16 to 30 hours worked	6,929	17.4%
Full time	28,689	71.9%
31 to 48 hours worked	23,623	59.2%
49 or more hours worked	5,066	12.7%

In order to protect against disclosure of personal information, records have been swapped between different geographic areas and counts perturbed by small amounts.

Occupation and industry

The following tables show the types of occupations and sectors our residents were employed in in 2021.

Occupations in Epsom and Ewell	Count (Persons)	Percentage
All usual residents aged 16 years and over in employment the week before the census	39,909	100.0%
Managers, directors and senior officials	7,020	17.6%
Professional occupations	10,663	26.7%
Associate professional and technical occupations	5,958	14.9%
Administrative and secretarial occupations	4,095	10.3%
Skilled trades occupations	3,242	8.1%
Caring, leisure and other service occupations	3,304	8.3%
Sales and customer service occupations	2,031	5.1%
Process, plant and machine operatives	1,404	3.5%
Elementary occupations	2,192	5.5%

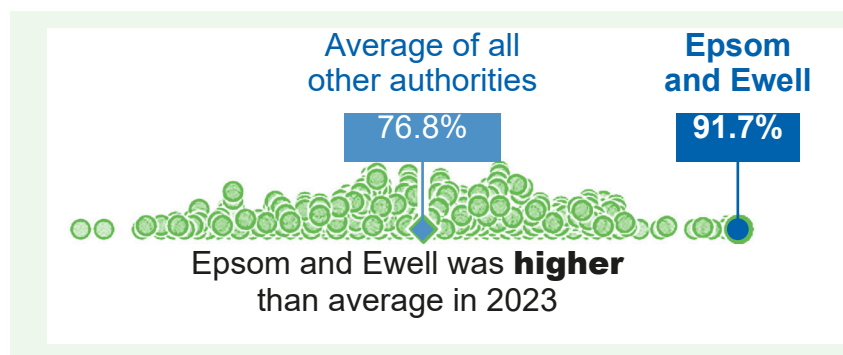
In order to protect against disclosure of personal information, records have been swapped between different geographic areas and counts perturbed by small amounts.

Source: [2021 Census Profile for areas in England and Wales - Nomis \(nomisweb.co.uk\)](https://nomisweb.co.uk)

Industry in Epsom and Ewell	Count (Persons)	Percentage
All usual residents aged 16 years and over in employment the week before the census	39,909	100.0%
Agriculture, forestry and fishing	38	0.1%
Mining and quarrying	111	0.3%
Manufacturing	1,306	3.3%
Electricity, gas, steam and air conditioning supply	207	0.5%
Water supply, sewerage, waste management and remediation activities	170	0.4%
Construction	3,479	8.7%
Wholesale and retail trade, repair of motor vehicles and motor cycles	4,673	11.7%
Transport and storage	1,414	3.5%
Accommodation and fast food activities	1,396	3.5%
Information and communication	2,898	7.3%
Financial and insurance activities	2,790	7.0%
Real estate activities	785	2.0%
Professional, scientific and technical activities	3,945	9.9%
Administrative and support service activities	2,108	5.3%
Public administration and defence, compulsory social security	2,206	5.5%
Education	4,359	10.9%
Human health and social work activities	6,009	15.1%
Other	2,016	5.1%

Employment rate

Compared to the national average, Epsom and Ewell had a much higher proportion of people aged between 16 and 64 years in paid work or who had a job that they were temporarily away from, in Great Britain (Northern Ireland national figure included) between 2004 and 2023.



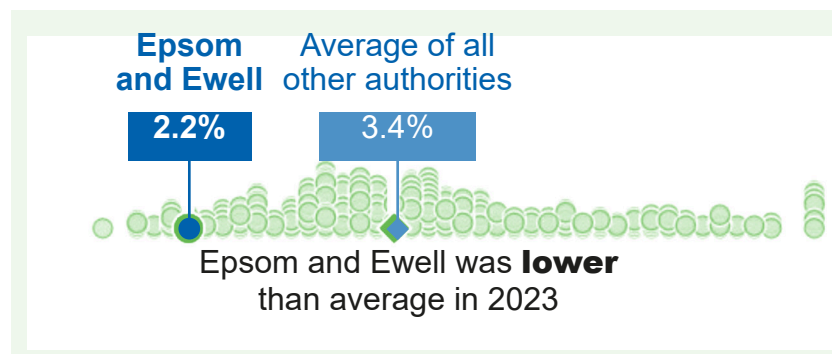
*All local authorities in Great Britain



Modelled unemployment rate

For the period between 2004 and 2023, Epsom and Ewell was lower than the national average in terms of the proportion of economically active people aged 16 years and over without a job, who have been actively seeking work within the last four weeks and are available to start work within the next two weeks.

Caution should be exercised in interpreting this data as the official statistics were still in development when this borough profile was produced.



*All local authorities in Great Britain

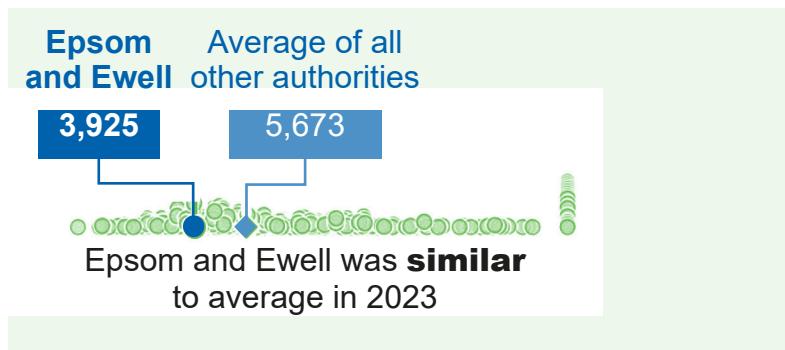
Source: <https://www.ons.gov.uk/explore-local-statistics/areas/E07000208-epsom-and-ewell/indicators#economy>

Economy

Active business

The indicator shows the count of active businesses in the UK, between 2018 and 2023.

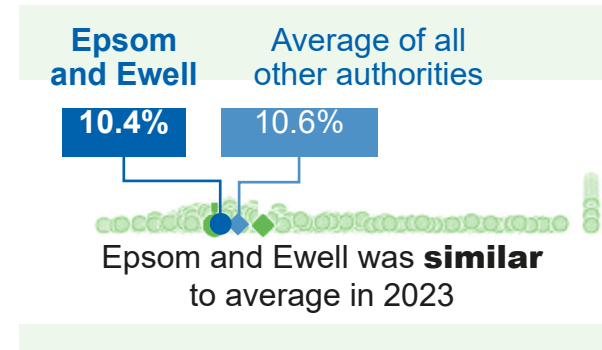
The outbreak of COVID 19 pandemic in 2020 led to several national lockdowns and the ripple effect of changing work conditions and consumer shopping patterns. This could have been a contributory factor to the decrease of active business.



Source: <https://www.ons.gov.uk/explore-local-statistics/areas/E07000208-epsom-and-ewell/indicators#economy>

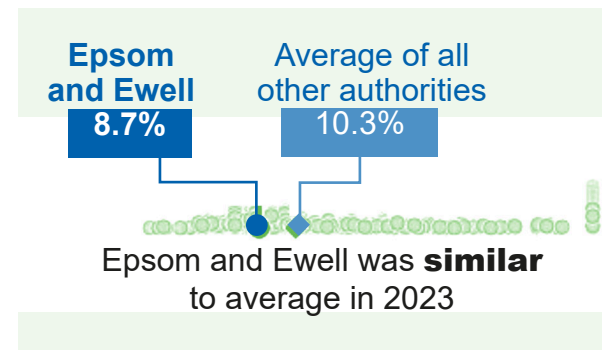
Business births

This indicator shows the business births as a percentage of all active businesses, in the UK, for 2018 to 2023.



Business deaths

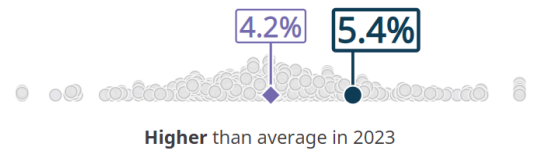
This indicator shows the business deaths as a percentage of all active businesses, in the UK, for 2018 to 2023.



High growth businesses

This indicator shows high growth businesses in Epsom & Ewell as a percentage of active businesses with ten or more employees in the UK for the period between 2018 and 2023.

High growth businesses ⓘ



Source: <https://www.ons.gov.uk/explore-local-statistics/areas/E07000208-epsom-and-ewell/indicators#economy>

Gross Value Added (GVA)

Gross Value Added measures the value generated in the production of goods and services. It is one measure of overall economic performance. In 2021, Epsom & Ewell's economy produced goods and services valued at £1.66 billion (GVA) and supported around 35,600 jobs.

- The strongest contributor to GVA in the borough was the “real estate” sector between 1991 and 2021. The borough's largest sector in terms of total employment numbers is “human health & social work” with 6,400 jobs in 2021 along with 5,520 jobs in the professional, scientific & technical activities sectors.
- Sectors with a high location quotient (have a strong representation of the borough) are “Professional, Scientific & Technical”, “Arts, Entertainment & Recreation Services”, “Education”, “Health”, and “Real Estate”.
- The majority (89.1%) of the enterprises based in the borough are micro-businesses (employ less than 10 people). This level is higher than all wider comparators, including FEMA (87.5%), South East (85.9%) and England (85.1%).

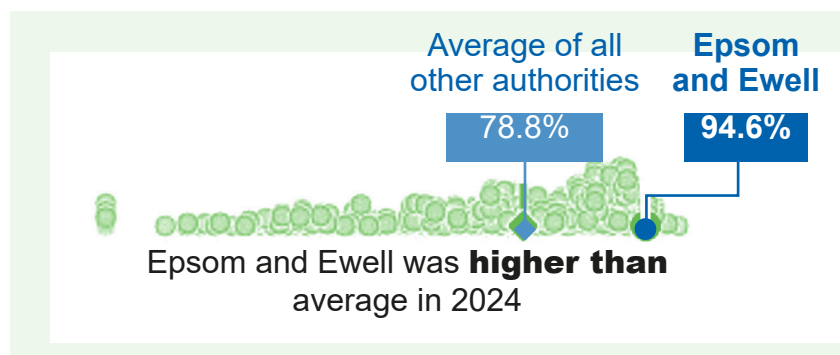
Sources:

- [Gross Value Added \(GVA\) - data.gov.uk](https://data.gov.uk)
- [Epsom & Ewell HEDNA \(epsom-ewell.gov.uk\)](https://epsom-ewell.gov.uk)

Digital connectivity

Gigabit capable broadband

Epsom and Ewell was much higher than the national average in terms of the percentage of premises that have coverage from a gigabit-capable service (down speeds of 1,000 Mbps or more as of January 2024).



4G Coverage

Epsom and Ewell has full coverage to access 4G signal outdoors from at least 1 operator (signal threshold: 105dBm) as of January 2024.

5G Coverage

Similarly, Epsom and Ewell has full coverage to access 5G signal outdoors from at least 1 operator (signal threshold: 110dBm)

100%

4G and 5G coverage

Premises below 30Mbps

Epsom and Ewell is lower than the national average in terms of the percentage of premises that do not have access to services above 30Mbps as of January 2024.

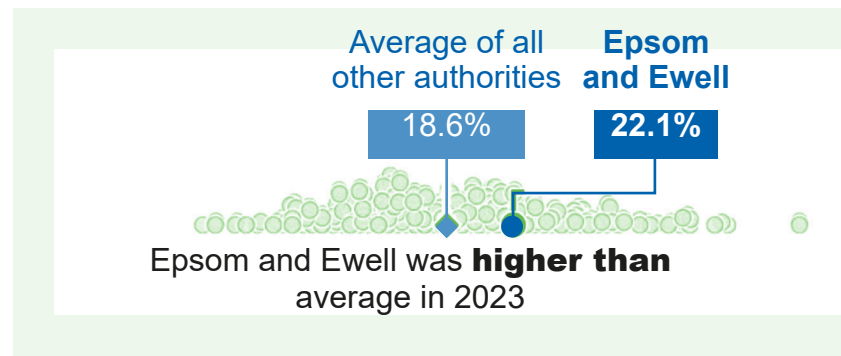
Source: <https://explore-local-statistics.beta.ons.gov.uk/areas/E07000208-epsom-and-ewell/indicators#economy>

Leisure, Arts, Culture and Heritage

Leisure

Epsom and Ewell is proud to have three [Local Natural Reserves](#) and many [parks](#) for residents to enjoy.

As of October 2023, Epsom and Ewell has a higher than the national average number of sports facilities per 10,000 people.



Source: [Local indicators for Epsom and Ewell \(E07000208\) - ONS](#)

There are a range of facilities available across the borough including sports halls, swimming pools, fitness facilities, and courts for indoor and outdoor tennis, bowls as well as netball etc. Please refer to this [Sports Facilities Assessment](#) commissioned by Epsom & Ewell Borough Council in September 2020. The sports hall, swimming pool and fitness facilities available for community use are shown in the map on the next page.

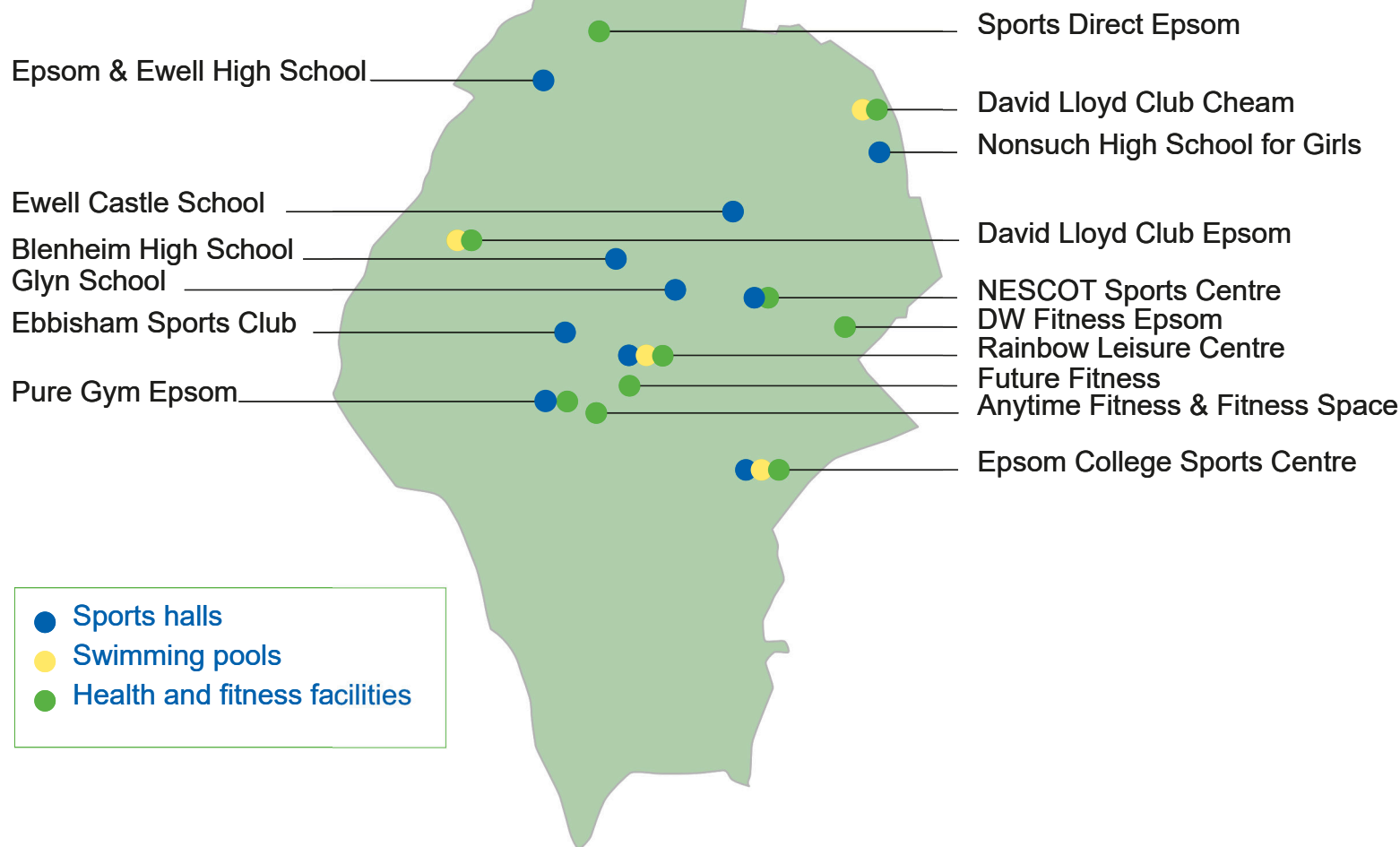
**Sport halls available
for community use**

**Swimming pools
with community use**

**Health and fitness facilities
with community use**

**The map shows that the whole
of Epsom and Ewell
is within 20-minutes' drive and
cycle time of each of these
facilities, and most are within
20-minutes' walk.**

**Most of Epsom and Ewell
is within a 20-minutes drive, walk
or cycle to a swimming pool**



Arts, Culture and Heritage

Epsom & Ewell is saturated with opportunities to experience arts, heritage, and culture.

The borough benefits from a long association with the racing industry and the 'Derby' at the Jockey Club, [Epsom Downs Racecourse](#) attracts many visitors to the borough each year. This is linked to Epsom's evolution as a Spa Town in 1618, with the discovery of Epsom Salts which brought many London merchants to the area.

[Ewell Court House](#), a Grade II listed building, is rich in history dating back to the 18th century. Epsom market has been a defining focal point for the bustling town for hundreds of years. In 2022 a new market was launched alongside Ewell Court House in The Grove (the market is now situated in Bourne Hall).

The second largest provider of creative arts education in the UK, University for the Creative Arts, is in Epsom. Laine Theatre Arts, a world-class training college for performing arts; and NESCOL, which has a strong visual and creative arts curriculum, are also situated in the borough.

These are complimented by the council owned and operated theatre, the [Epsom Playhouse](#); and [The Horton Epsom](#), a dedicated arts centre with a permanent heritage exhibition.

Bourne Hall Museum showcases exhibits from prehistoric times to the modern day and a [programme of activities](#) is organised at Bourne Hall for schools, family, children and adults.

You can find out more information about events in Epsom & Ewell from the [Events Calendar on the council's website](#).

Local heritage buildings

You can find out if a building is local heritage asset by using the [online mapping system](#).



Environment

Local Natural Reserves

Epsom and Ewell occupies 13 square miles, 42% of which is categorised as greenbelt.

Despite the borough's proximity to London, the open green spaces in the borough are plentiful and include three [Local Nature Reserves](#): Epsom Common, Horton Country Park, and the Hogsmill.

To the south of the borough is Epsom & Walton Downs, home to Epsom Downs Racecourse and the world-famous Derby and an Area of Outstanding Natural Beauty: its chalk grassland is of international importance. To the north of the borough is Nonsuch Park with links to King Henry VIII and home to his once elaborate Nonsuch Palace which no longer stands.

Tree coverage

The borough currently has approximately 26% tree cover, which is well above the UK average of 13% and slightly above the Surrey average of 24%.

The best ways to enjoy the beautiful scenery are by foot and on a [bike](#). The [Bloomberg Connects App](#) can also be downloaded to explore Nonsuch Park at your own pace.

Gas emissions

The Department for Energy Security and Net Zero (DESNZ) publishes figures on greenhouse gas emissions by local authority based on calendar year.

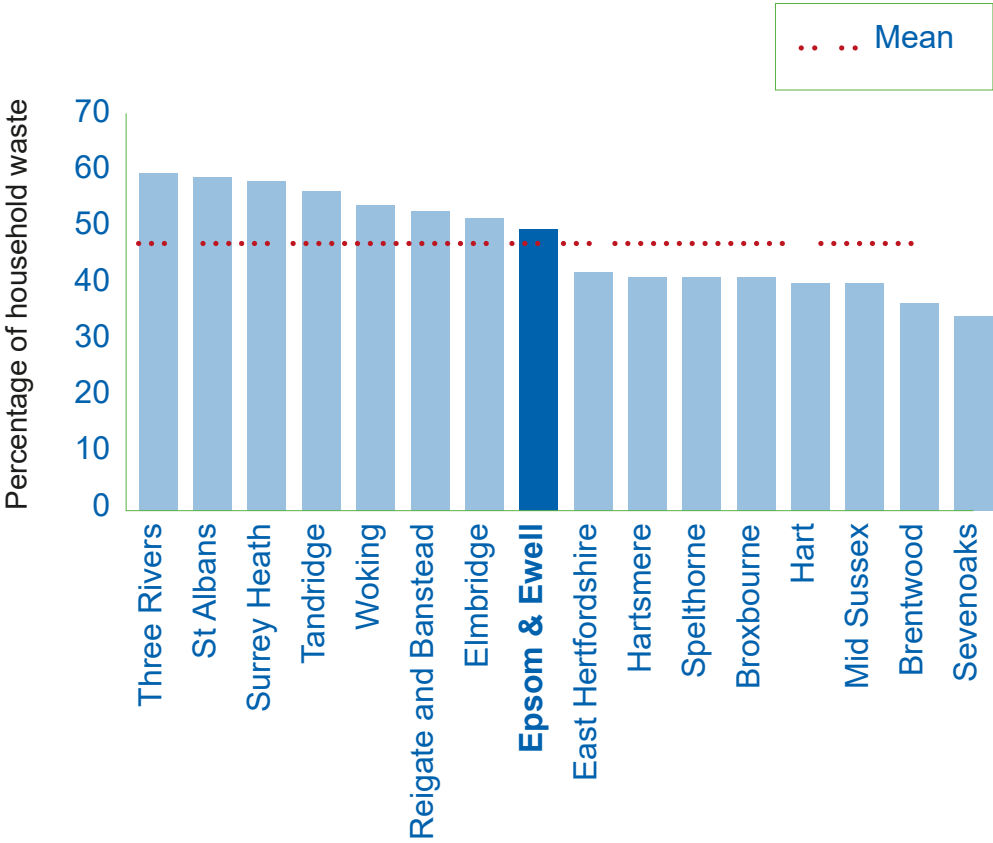
The borough's figures between 2018 and 2022 show a reduction of emissions.

2018 – 277.3kt CO₂e (kilotons of carbon dioxide equivalent)
2019 – 258.3kt CO₂e
2020 – 233.6kt CO₂e
2021 – 250.1kt CO₂e
2022 – 236.3kt CO₂e

Epsom & Ewell Borough Council has organised a range of awareness raising campaigns and activities to combat climate change. This includes the installation of public electric vehicle charging points across Epsom and Ewell.

Recycling

Percentage of household waste sent for reuse, recycling and composting (raw values) in 2022/23



Source: [Local Government Association LG Inform: Headline Report for Epsom and Ewell Borough Council - Bar Chart View | LG Inform \(local.gov.uk\)](#)

Air quality

The [2023 Air Quality Annual Status Report](#) confirmed that the quality of the air in Epsom and Ewell remains very good with all areas within the government objectives.

The council continues to encourage residents to help to reduce their emissions from transport, home and work.

According to the 2021 Census, it is estimated that around 40.5% of all of Epsom and Ewell households (31,319) had 2 or more cars / vans in their households as of 21 March 2021. About 34.2% of our residents aged 16 years and over who had been in employment the week before the 21 March 2021 used their own cars / vans to travel to work. Using alternative methods of travel such as public transport and bicycle can help reduce emissions.

Travel to work	Count (Persons)	Percentage
All usual residents aged 16 years and over in employment the week before the census	39,911	100.0%
Work mainly at or from home	17,930	44.9%
Underground, metro, light rail, tram	347	0.9%
Train	2,144	5.4%
Bus, minibus or coach	849	2.1%
Taxi	169	0.4%
Motorcycle, scooter or moped	352	0.9%
Driving a car or van	13,636	34.2%
Passenger in a car or van	926	2.3%
Bicycle	659	1.7%
On foot	2,537	6.4%
Other method of travel to work	362	0.9%

Note: The figure 39,911 is different from 39,909 in the previous pages. These figures were used directly from the source: ONS Census 2021

Source: **ONS 2021 Census:** <https://www.ons.gov.uk/visualisations/censusareachanges/E07000208/> (accessed 17.09.2024)

Car or van availability	Count (Households)	Percentage
All households	31,319	100.0%
No cars or vans in household	4,466	14.3%
1 car or van in household	14,170	45.2%
2 cars or vans in household	9,370	29.9%
3 or more cars or vans in household	3,313	10.6%

A Local Cycling and Walking Infrastructure Plan

Epsom & Ewell Borough Council has commissioned a consultant to develop this plan.

Building on extensive cycling routes in the borough's open spaces (see map), the objectives of this long-term plan are to give residents more and better options to cycle and walk around the borough. This will lead to benefits including reduced congestion, better air quality, reduced carbon emissions and improved health and well-being.

Source: [Epsom Family Cycle Map \(epsom-ewell.gov.uk\)](http://epsom-ewell.gov.uk)

