

Proposal for Selective Licensing 2021

Methodology

For a council to introduce a selective licensing scheme within the city a number of criteria must be met as set down in the Housing Act 2004 and subsequent guidance documents issued by the Department of Communities and Local Government (DCLG).

“Selective Licensing in the Private Rented Sector - A Guide for Local Authorities”, published by the DCLG in March 2015 sets out the criteria for making a selective licensing scheme and suggests the type of evidence needed to support a designation. A new general approval came into force with effect from 1 April 2015. Local authorities are now required to obtain confirmation from the Secretary of State for any selective licensing scheme which would cover more than 20% of their geographical area or that would affect more than 20% of privately rented homes in the local authority area.

To meet this requirement, Peterborough City Council has developed the Selective Licensing Index (SLI). This is designed to provide an objective geographical appraisal of those areas across the city which may benefit from the implementation of a Selective Licensing Scheme. The SLI amalgamates crime, socio-demographic, deprivation and other housing related data to produce a tool used to assess each of the six criteria upon which a Selective Licensing Scheme can be legally based. The concept of the SLI originates from the Vulnerable Localities Index which was developed by the Jill Dando Institute of Crime Science. The overall approach is consistent with the government guidance on selective licensing (see pages 8 – 17¹).

The Selective Licensing Index uses the Lower Super Output Areas (LSOA) geography, in which each area has an average population of 1,500 people (at the time of the 2011 census). Peterborough has 112 Lower Super Output Areas. Wards are divided into LSOAs, with the larger urban wards in Peterborough containing up to seven LSOAs.

The SLI was developed to identify the original 22 areas in the Selective Licensing Scheme from 2015. The same methodology with updated data has been used to identify a new Selective Licensing area following the ending of that scheme.

The six conditions used to assess areas for selective licensing are set out below together with the data sources used to create the indicators used in the SLI.

Low Housing Demand

- Lack of Mixed Communities – Proportion of tenure mix marked as Private Rented Stock (figures derived from Council Tax Records at April 2020)²
- Average House Sale Price – ONS 2019
- Count of Empty Properties – PCC 19/20

¹ <https://www.gov.uk/government/publications/selective-licensing-in-the-private-rented-sector-a-guide-for-local-authorities>

² See appendix for methodological note

- Count of Total Crimes – Cambridgeshire Police Recorded 19/20
- Count of Criminal Damage - Cambridgeshire Police Recorded 19/20
- Count of Burglary - Cambridgeshire Police Recorded 19/20
- Count of Robbery - Cambridgeshire Police Recorded 19/20
- Count of Theft - Cambridgeshire Police Recorded 19/20
- Count of Vehicle Crime - Cambridgeshire Police Recorded 19/20

Anti-Social Behaviour

- Lack of Mixed Communities – Proportion of tenure mix marked as Private Rented Stock (figures derived from Council Tax Records at April 2020)
- Count of Total ASB - Cambridgeshire Police Recorded 19/20
- Count of Nuisance ASB - Cambridgeshire Police Recorded 19/20
- Count of Personal ASB - Cambridgeshire Police Recorded 19/20
- Count of Environmental ASB - Cambridgeshire Police Recorded 19/20
- Count of Flytipping – PCC Environmental Health 19/20
- Count of Rubbish Accumulations – PCC Environmental Health 19/20

Housing Conditions

- Lack of Mixed Communities – Proportion of tenure mix marked as Private Rented Stock (figures derived from Council Tax Records at April 2020)
- Proportion of Private Rented Sector Stock with a Category 1 hazard – PCC Housing (Enforcement)
- Proportion of Private Rented Sector Stock with a Category 2 hazard - PCC Housing (Enforcement)
- Count of Housing Complaints - PCC Housing (Enforcement)

Migration

- Lack of Mixed Communities – Proportion of tenure mix marked as Private Rented Stock (figures derived from Council Tax Records at April 2020)
- Count of Population change between 2011 to 2019 – ONS Population Estimates 2019
- Count of New build Completions – PCC Housing

Deprivation – 2019 IMD

- Lack of Mixed Communities – Proportion of tenure mix marked as Private Rented Stock (figures derived from Council Tax Records at April 2020)
- Overall Deprivation score – IMD 2019
- Employment Deprivation score - IMD 2019
- Income Deprivation score - IMD 2019

- Health Deprivation score - IMD 2019
- Access to Education, Training and Other Services score - IMD 2019
- Indoors Sub Domain score - IMD 2019
- Living Environment score - IMD 2019
- Levels of Crime score - IMD 2019

Crime

Lack of Mixed Communities – Proportion of tenure mix marked as Private Rented Stock (figures derived from Council Tax Records at April 2020)

- Count of Total crime - Cambridgeshire Police Recorded 19/20
- Count of Criminal Damage - Cambridgeshire Police Recorded 19/20
- Count of Burglary - Cambridgeshire Police Recorded 19/20
- Count of Robbery - Cambridgeshire Police Recorded 19/20
- Count of Theft - Cambridgeshire Police Recorded 19/20
- Count of Vehicle Crime - Cambridgeshire Police Recorded 19/20
- Rate of Crime per 1000 population - Cambridgeshire Police Recorded 19/20
- % Comparison to National Average Cambridgeshire Police Recorded 19/20 / ONS 2019 Police Recorded Crime

The average (mean) across all LSOAs for each indicator was calculated and acts as the benchmark value around which all other values are indexed. However, the Crime and ASB indicators used the median value to benchmark from to account for extremely high counts in City Centre LSOA areas.

An index score was established for each indicator within all six conditions for every LSOA.

Calculation methodology example:

- Total count across city of 540 Empty properties and 112 LSOAs.
- Therefore, the average LSOA count of Empty properties is 4.82
- Any LSOA that has a count of 4.82 is given the index value of 100
- All other OAs that have different values have an index that is worked out using the formula:
 - If an LSOA has a count of 7 Empty properties.
 - $(\text{Count in LSOA} / \text{Peterborough average rate}) \times 100$ i.e. $7 / 4.82 \times 100$
 - The LSOA's Empty property Index = 145 which is therefore above the City average.

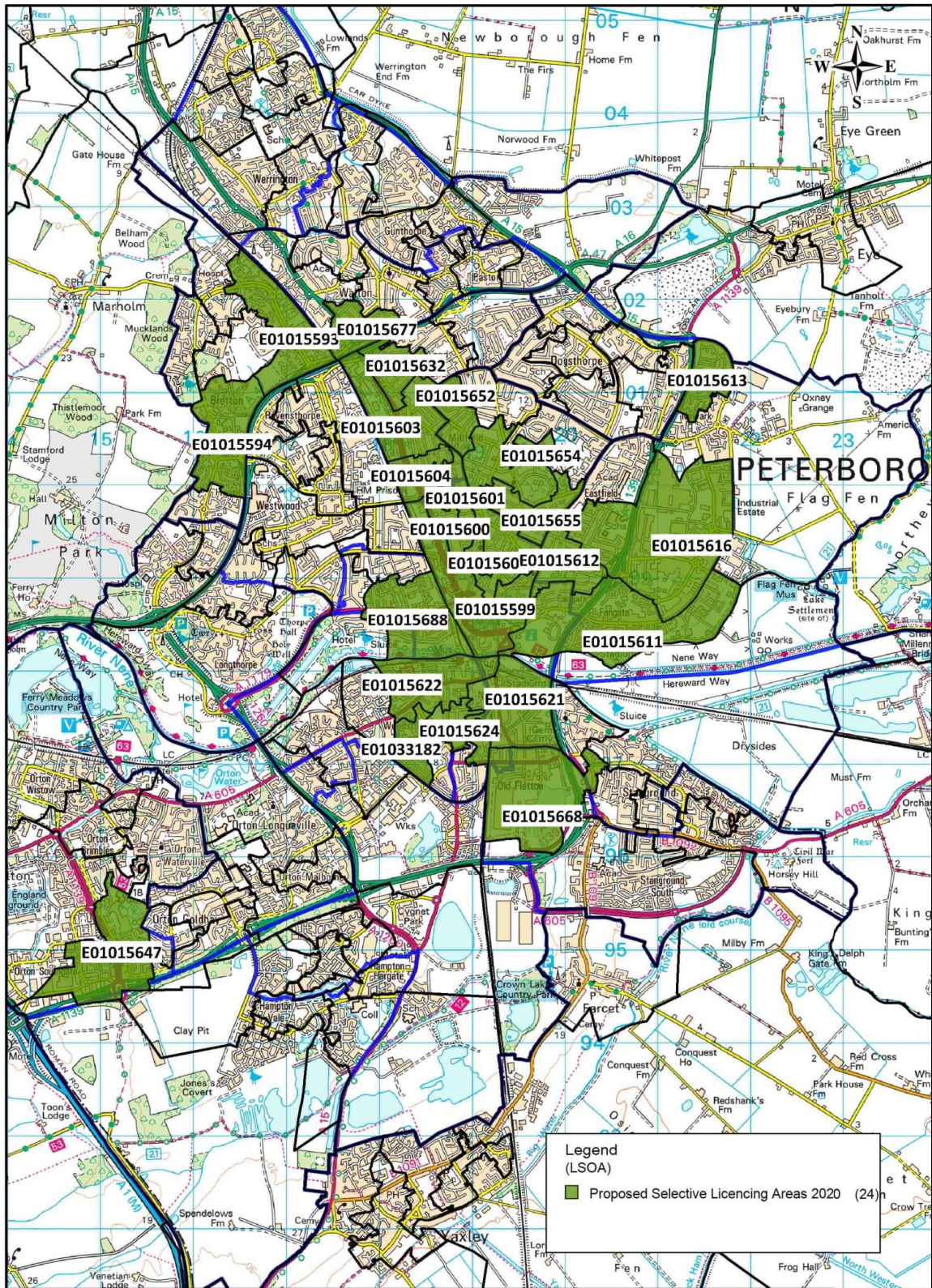
Then, within each condition, the index scores were averaged to produce an overall index score for the condition for the LSOA. These index scores were compared to overall citywide average score to determine for each LSOA whether it was above or below the average for the city in that condition. If an LSOA was above average across five or six conditions, it could

be considered for inclusion in the Selective Licencing area.

Areas proposed for Selective Licensing must also have a high level of private rented housing. The criteria used to demonstrate a 'high level' is for an area to have above average levels. Average levels are 25.1% thus any area above 25.1% can be considered.

24 LSOAs have been identified as meeting 5 or more of the above criteria and having a PRS % of over 25.1%. There is a main concentration of areas around the centre of the city, and one isolated area of Orton Waterville to the south west of the city. These LSOAs are shown in the map and table below. A total of 38.8% of the Citywide Private Rented Stock is contained within the areas shaded green.

Selective Licencing Areas 2020



© Crown copyright and database rights 2020 OS 100023205 Scale (at A4): 1:145074 Date:28/10/2020 Centred at: 519026,301496

LSOACode	LSOA NAME	Ward	CT Records PRS	Tenure % Contribution to Citywide PRS	Percentage of total houses in City	Low housing demand	ASB	Housing conditions	Migration	IMD	Crime	Total
E01015593	Peterborough 009A	Bretton	25.2%	0.71%	0.70%	0	1	1	1	1	1	5
E01015603	Peterborough 010A	North	50.5%	1.90%	0.95%	1	1	1	1	1	1	6
E01015604	Peterborough 010B	North	39.4%	0.96%	0.61%	0	1	1	1	1	1	5
E01015632	Peterborough 010C	North	39.2%	1.35%	0.87%	1	1	1	1	1	1	6
E01015677	Peterborough 010E	Paston & Walton	34.1%	0.85%	0.63%	1	0	1	1	1	1	5
E01015594	Peterborough 011C	Bretton	28.3%	1.33%	1.18%	1	1	1	0	1	1	5
E01015601	Peterborough 012A	Central	47.8%	1.36%	0.72%	1	1	1	1	1	1	6
E01015652	Peterborough 012C	North	40.8%	1.26%	0.77%	1	1	1	1	1	1	6
E01015654	Peterborough 012E	Park	39.5%	1.82%	1.16%	1	1	1	1	1	1	6
E01015611	Peterborough 013B	Central	32.2%	1.95%	1.52%	1	1	1	0	1	1	5
E01015613	Peterborough 013C	East	29.4%	0.88%	0.75%	1	1	1	1	0	1	5
E01015616	Peterborough 013F	East	30.3%	1.10%	0.92%	1	1	1	0	1	1	5
E01015599	Peterborough 014A	Central	48.7%	2.48%	1.28%	1	1	1	0	1	1	5
E01015600	Peterborough 014B	Central	42.8%	1.19%	0.70%	0	1	1	1	1	1	5
E01015602	Peterborough 014C	Central	64.0%	3.77%	1.48%	1	1	1	1	1	1	6
E01015612	Peterborough 014D	East	48.4%	2.16%	1.12%	1	1	1	1	1	1	6
E01015655	Peterborough 014E	Park	49.7%	2.01%	1.02%	1	1	1	1	1	1	6
E01015622	Peterborough 016A	Fletton & Stanground	40.5%	2.29%	1.42%	1	1	1	1	1	1	6
E01015688	Peterborough 016D	Central	31.6%	1.52%	1.21%	1	1	1	1	0	1	5
E01033182	Peterborough 016G	Fletton & Woodston	34.6%	1.13%	0.82%	1	1	1	1	1	1	6
E01015621	Peterborough 017A	Fletton & Stanground	38.3%	2.72%	1.78%	1	1	1	0	1	1	5
E01015624	Peterborough 017C	Fletton & Stanground	36.5%	1.29%	0.89%	1	1	1	0	1	1	5
E01015668	Peterborough 017E	Stanground South	38.0%	1.68%	1.11%	1	1	1	1	1	1	6
E01015647	Peterborough 021F	Orton Waterville	30.0%	1.04%	0.88%	1	1	1	1	1	1	6

Low Housing Demand

When deciding if an area is suffering from, or likely to become, an area of low housing demand, the local housing authority should consider the value of residential properties in comparison to the value of similar properties in other areas which the authority considers to be comparable.

The ONS median sold house prices in 2019³ showed that the average sale price in Peterborough was £192,631. There are large differences in median house sale prices between LSOA areas across the city, the lowest being £78,000 in E01015600 in Central Ward. In comparison the (median) average house sold price in LSOA E01015590 in Barnack ward was £489,000. The two tables below show the top and bottom 5 median sale prices by LSOA area.

LSOA Code	LSOA Name	Median Price Paid Dec 2019	Ward
E01015590	Peterborough 004B	489,000	Barnack
E01015629	Peterborough 001A	391,500	Glington & Castor
E01015690	Peterborough 015D	367,500	Fletton & Woodston
E01015648	Peterborough 018E	354,750	Orton Waterville
E01015627	Peterborough 018A	352,500	Glington & Castor

LSOA Code	LSOA Name	Median Price Paid Dec 2019	Ward
E01015600	Peterborough 014B	78,000	Central
E01015647	Peterborough 021F	98,100	Orton Waterville
E01015612	Peterborough 014D	108,000	East
E01015604	Peterborough 010B	110,000	North
E01015599	Peterborough 014A	118,000	Central

When there is a lack of mixed communities in terms of tenure and/or a high turnover of occupants within an area it is difficult to build strong and supportive communities and people are more likely to have less pride and interest in their neighbourhoods. A lack of mixed communities is an indication of an area suffering or likely to suffer from low demand.

The city's total housing stock is 86,832, of which 25.1% are privately rented.

Within the 24 LSOAs considered for selective licensing, 40% of dwellings are currently privately rented. The LSOA with the highest percentage of private rented stock is in Central ward with 64%. The second highest LSOA area being in

³

<https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/medianpricepaidbylowerlayersuperoutputareahpsadataset46>

Wittering ward with 63.4%. In comparison, some areas of the city have very low PRS percentages with an LSOA area in Orton Waterville having just 6.4% and an LSOA area in Gunthorpe just 8.2% respectively.

Across the city there are currently 544 long term empty properties. Within the 24 LSOAs proposed for selective licensing 48% (257) of the city's empty properties can be found. The highest number can be found in Central Ward with 85 properties.

Empty homes are often magnets for ASB, arson, squatting and have a knock-on effect to surrounding properties, lowering house prices and generally making the area a less desirable place to live. They can be a visual reminder of the need for social, economic and environmental regeneration of an area.

The council should also consider the impact of the rented sector in the local community, for example poor property conditions, anti-social behaviour and criminal activity.

During the 12 months spanning April 19 to March 20, across Peterborough there was a total of 21,653 recorded crimes. Of the citywide count 9,578 (44%) were within the 24 LSOAs which make up the proposed licensing areas, the highest count being recorded in Central ward which contributed 4,661 of the total crimes recorded which is 21% of the citywide total, 44 % of the dwellings in Central ward are privately rented.

Ten separate criteria were used to indicate low housing demand and applied to all the 112 lower super output areas across the city. Of the 24 LSOAs identified as meeting the overall criteria for Selective Licensing, 21 met the citywide average low housing demand threshold index score of 102.3. These are shown below.

LSOA NAME	LSOACode	Ward	Low Housing Demand Index Score
E01015593	Peterborough 009A	Bretton	83.5
E01015603	Peterborough 010A	North	182.3
E01015604	Peterborough 010B	North	95.9
E01015632	Peterborough 010C	North	140.1
E01015677	Peterborough 010E	Paston & Walton	127.2
E01015594	Peterborough 011C	Bretton	210.6
E01015601	Peterborough 012A	Central	148.1
E01015652	Peterborough 012C	North	116.8
E01015654	Peterborough 012E	Park	163.6
E01015611	Peterborough 013B	Central	219.9
E01015613	Peterborough 013C	East	107.4
E01015616	Peterborough 013F	East	240.2
E01015599	Peterborough 014A	Central	801.0
E01015600	Peterborough 014B	Central	96.9
E01015602	Peterborough 014C	Central	429.8
E01015612	Peterborough 014D	East	176.4
E01015655	Peterborough 014E	Park	160.2
E01015622	Peterborough 016A	Fletton & Stanground	178.2
E01015688	Peterborough 016D	Central	134.8
E01033182	Peterborough 016G	Fletton & Woodston	108.4
E01015621	Peterborough 017A	Fletton & Stanground	246.8
E01015624	Peterborough 017C	Fletton & Stanground	108.3
E01015668	Peterborough 017E	Stanground South	126.0
E01015647	Peterborough 021F	Orton Waterville	229.9
Citywide average			102.3

Anti-social Behaviour

When deciding whether areas are suffering from anti-social behaviour which a landlord should address, regard must be given as to whether the behaviour is being conducted within the curtilage of the rented property or in its immediate vicinity and include acts of: intimidation and harassment of tenants or neighbours; noise, rowdy and nuisance behaviour affecting persons living in or visiting the vicinity; animal related problems; vehicle related nuisance; illegal drug taking or dealing; graffiti and fly posting; litter and waste within the curtilage of the property.

Within the 12 month period from April 2019 to March 2020 there were 5194 anti-social behaviour incidents recorded by Cambridgeshire Police. Of those, 2288 occurred within the 24 LSOA's which is 44% of the overall total.

The average reported number of ASB incidents across each of the city's 112 LSOAs is 46. Within the 24 proposed LSOAs the average increases to 103 per LSOA. The highest being in the Central ward LSOAs, with 1031 incidents and where 44% of the dwellings are privately rented.

Anti-social behaviour can be broken down into three key components: nuisance, personal and environmental. Higher proportions of both personal and environmental ASB occurred within the proposed areas.

- Personal - ASB that is targeted at an individual or group rather than the wider community. The highest personal ASB count occurred in Central Ward. This is to be expected given its location. The next highest ASB count by ward was in North ward with a count of 65 ASB incidents. The individual LSOA with the highest count of personal ASB outside of central ward was E01015632 in North Ward with a count of 24.
- The citywide LSOA average for recorded personal ASB is 5 incidents – 20 of the identified LSOAs are equal to or in excess of this rate.
- Environmental – ASB that targets the wider environment such as fly tipping, noise, criminal damage. 38% of all the city's environmental ASB falls within the proposed licensing areas. For the 24 LSOAs considered for selective licensing the average number of reported incidents is 8 per LSOA.

Within the period from April 2019 to March 2020, 8,412 reported incidents of fly tipping of which 33% (2781) is from within the proposed areas, the highest number being reported in Central ward (1392). The next highest ward total is 932 flytipping incidents in Ravensthorpe.

Similarly there were 942 rubbish accumulations reported to the council citywide. The proposed areas account for 35% (332). The worst levels reported were in Central ward which had 20% of the total city's reported rubbish accumulations. Geographically Central ward covers less than 1% of the City's area.

Ten separate criteria were used to indicate levels of crime and ASB and applied to all the 112 lower super output areas across the city. 23 of the 24 LSOAs were identified as meeting the overall criteria for the Selective licensing met the ASB threshold. Each of the LSOAs was ranked within the ASB condition. The 24 LSOAs to have met the overall selective licencing criteria are shown with their index score below. The citywide average index score is 82.

LSOA NAME	LSOACode	Ward	ASB Index Score
E01015593	Peterborough 009A	Bretton	209.0
E01015603	Peterborough 010A	North	219.7
E01015604	Peterborough 010B	North	127.0
E01015632	Peterborough 010C	North	238.3
E01015677	Peterborough 010E	Paston & Walton	79.4
E01015594	Peterborough 011C	Bretton	208.2
E01015601	Peterborough 012A	Central	157.1
E01015652	Peterborough 012C	North	151.9
E01015654	Peterborough 012E	Park	233.8
E01015611	Peterborough 013B	Central	231.1
E01015613	Peterborough 013C	East	84.5
E01015616	Peterborough 013F	East	212.2
E01015599	Peterborough 014A	Central	625.5
E01015600	Peterborough 014B	Central	108.9
E01015602	Peterborough 014C	Central	452.6
E01015612	Peterborough 014D	East	192.5
E01015655	Peterborough 014E	Park	162.8
E01015622	Peterborough 016A	Fletton & Stanground	199.9
E01015688	Peterborough 016D	Central	171.5
E01033182	Peterborough 016G	Fletton & Woodston	104.7
E01015621	Peterborough 017A	Fletton & Stanground	164.8
E01015624	Peterborough 017C	Fletton & Stanground	82.4
E01015668	Peterborough 017E	Stanground South	142.5
E01015647	Peterborough 021F	Orton Waterville	160.3
Citywide average			82

Poor Property Conditions

The local authority should consider poor property conditions including the age and visual appearance of the properties.

Each hazard is assessed separately, and if judged to be 'serious', with a 'high score', is deemed to be a **category 1 hazard**. All other hazards are called **category 2 hazards**.

A risk assessment looks at the likelihood of an incident arising from the condition of the property and the likely harmful outcome. If a local authority discovers category 1 hazards in a home, it has a duty to take the most appropriate action.

Within the 24 proposed licensing areas, on average, 3.85% of PRS have a category one hazard compared to a citywide average of 2.25%. For category 2 hazards within the proposed area this rises to 6.45%. This compares to a citywide average of 4%.

In the proposed selective licensing areas there are approximately 8,457 privately rented properties, with a total of 326 privately rented households with at least 1 category one hazard and 546 privately rented households with at least 1 category two hazard.

The tables below show the percentage of privately rented properties in each of the LSOAs being considered for selective licensing that have category one and category two hazards.

LSOA NAME	LSOACode	Ward	Percentage with a Cat 1 Hazard
E01015593	Peterborough 009A	Bretton	3.9%
E01015603	Peterborough 010A	North	6.5%
E01015604	Peterborough 010B	North	5.2%
E01015632	Peterborough 010C	North	5.4%
E01015677	Peterborough 010E	Paston & Walton	2.2%
E01015594	Peterborough 011C	Bretton	2.7%
E01015601	Peterborough 012A	Central	7.4%
E01015652	Peterborough 012C	North	5.1%
E01015654	Peterborough 012E	Park	6.0%
E01015611	Peterborough 013B	Central	0.9%
E01015613	Peterborough 013C	East	12.0%
E01015616	Peterborough 013F	East	2.9%
E01015599	Peterborough 014A	Central	5.0%
E01015600	Peterborough 014B	Central	6.5%
E01015602	Peterborough 014C	Central	3.9%
E01015612	Peterborough 014D	East	5.5%
E01015655	Peterborough 014E	Park	4.3%
E01015622	Peterborough 016A	Fletton & Stanground	1.4%
E01015688	Peterborough 016D	Central	1.5%
E01033182	Peterborough 016G	Fletton & Woodston	2.4%
E01015621	Peterborough 017A	Fletton & Stanground	0.5%
E01015624	Peterborough 017C	Fletton & Stanground	1.8%
E01015668	Peterborough 017E	Stanground South	1.9%
E01015647	Peterborough 021F	Orton Waterville	2.6%
Citywide average			2.25%

LSOA NAME	LSOACode	Ward	Percentage with a Cat 2 Hazard
E01015593	Peterborough 009A	Bretton	7.1%
E01015603	Peterborough 010A	North	12.8%
E01015604	Peterborough 010B	North	7.1%
E01015632	Peterborough 010C	North	8.1%
E01015677	Peterborough 010E	Paston & Walton	2.7%
E01015594	Peterborough 011C	Bretton	4.8%
E01015601	Peterborough 012A	Central	9.1%
E01015652	Peterborough 012C	North	10.6%
E01015654	Peterborough 012E	Park	7.8%
E01015611	Peterborough 013B	Central	2.8%
E01015613	Peterborough 013C	East	30.2%
E01015616	Peterborough 013F	East	6.2%
E01015599	Peterborough 014A	Central	7.9%
E01015600	Peterborough 014B	Central	9.6%
E01015602	Peterborough 014C	Central	6.7%
E01015612	Peterborough 014D	East	7.8%
E01015655	Peterborough 014E	Park	5.5%
E01015622	Peterborough 016A	Fletton & Stanground	2.8%
E01015688	Peterborough 016D	Central	3.3%
E01033182	Peterborough 016G	Fletton & Woodston	4.0%
E01015621	Peterborough 017A	Fletton & Stanground	0.7%
E01015624	Peterborough 017C	Fletton & Stanground	4.6%
E01015668	Peterborough 017E	Stanground South	2.5%
E01015647	Peterborough 021F	Orton Waterville	3.1%
Citywide average			4.00%

Consideration should also be given to where, following a review of housing conditions under section 3(1) of the Housing Act 2004, the authority considers a significant number of properties in the private rented sector need to be inspected in order to determine whether any of those properties contain category 1 or 2 hazards.

From 01/04/2016 to 07/10/2020, 4035 complaints have been received by the City Council relating to conditions within the privately rented properties citywide. Of these complaints, 2609 complaints were about properties within the 24 LSOAs proposed for selective licensing equating to 65% of all housing complaints. Across the area this equates to an average of 108 per LSOA compared with a city wide average of 36 per LSOA and a non-selective licencing area average of 16 complaints per LSOA.

Of the 4035 complaints 946 were about properties from LSOAs within the Central ward, where there are approximately 3071 properties which are privately rented followed by LSOAs in North ward with 666 complaints and where 1773 properties are privately rented.

Four separate criteria were used to demonstrate housing conditions and applied to all of the 112 lower super output areas across the city. Of the 23 LSOAs identified as meeting the overall criteria for Selective licensing all 24 met the housing conditions demand threshold. Each of the LSOAs was ranked within the low housing demand condition. The 24 LSOAs are shown with their index rank below:

LSOA NAME	LSOACode	Ward	Housing Conditions
E01015593	Peterborough 009A	Bretton	95.4
E01015603	Peterborough 010A	North	256.4
E01015604	Peterborough 010B	North	156.1
E01015632	Peterborough 010C	North	199.6
E01015677	Peterborough 010E	Paston & Walton	87.0
E01015594	Peterborough 011C	Bretton	104.4
E01015601	Peterborough 012A	Central	198.5
E01015652	Peterborough 012C	North	195.2
E01015654	Peterborough 012E	Park	223.9
E01015611	Peterborough 013B	Central	131.9
E01015613	Peterborough 013C	East	215.0
E01015616	Peterborough 013F	East	118.8
E01015599	Peterborough 014A	Central	248.2
E01015600	Peterborough 014B	Central	187.5
E01015602	Peterborough 014C	Central	348.6
E01015612	Peterborough 014D	East	229.4
E01015655	Peterborough 014E	Park	196.6
E01015622	Peterborough 016A	Fletton & Stanground	161.2
E01015688	Peterborough 016D	Central	103.1
E01033182	Peterborough 016G	Fletton & Woodston	99.1
E01015621	Peterborough 017A	Fletton & Stanground	129.2
E01015624	Peterborough 017C	Fletton & Stanground	108.0
E01015668	Peterborough 017E	Stanground South	118.9
E01015647	Peterborough 021F	Orton Waterville	86.5
Citywide average			79.90

High Levels of Migration

A designation can be made to preserve or improve the economic conditions of areas to which migrants have moved and ensure people (including migrants) occupying private rented properties do not live in poorly managed housing or unacceptable conditions.

Robustly establishing the impact of migration on an area is challenging. There are limited sources of accurate data that can be utilised, however, there are certain sources that can provide indicative information. The 2011 census provided population counts across all LSOAs in the city, this information, coupled with the recently released 2019 mid-term population estimates allowed for analysis to be conducted to identify those areas that had a numerical change.

Planned population growth could be deemed as where housing development has occurred and population numbers understandably increase. Unplanned population growth is where population increases have been noticed, though without dwellings being built to accommodate this growth. With this in mind, the population change across each LSOA was compared against the number of new build completions spanning the same time period.

It could be assumed that if an area has had an increase in population, and little to no housing being built, these new residents are either taking up existing empty properties or the housing composition dynamics have change to accommodate them.

Over the 8 years between the 2013 population estimate and 2019 population estimates the 24 proposed areas have experienced a relatively large increase in the size of the population. The population of the proposed 24 areas to be included amounts to 52,877.

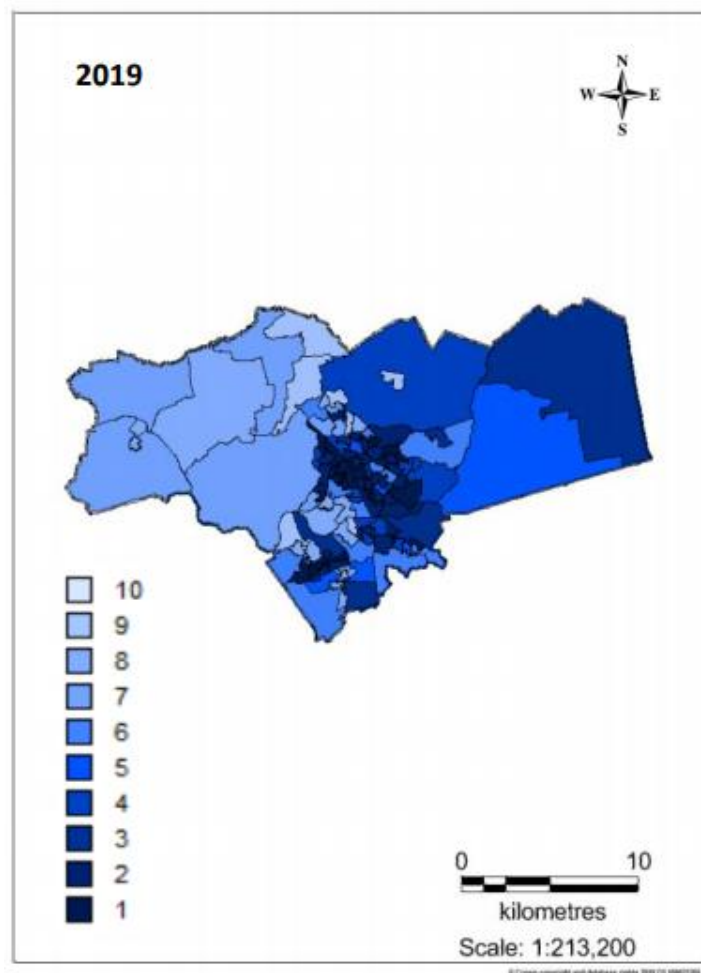
Three separate criteria were used to assess the impact of migration and applied to all the 112 LSOAs across the city. Each of the LSOAs was given an indexed score within the migration condition. Across the city the 24 LSOA's are shown with their index scores below. All but 5 scored above the citywide average score of -26.

LSOA NAME	LSOACode	Ward	Unplanned Migration Index Score
E01015593	Peterborough 009A	Bretton	11.0
E01015603	Peterborough 010A	North	15.9
E01015604	Peterborough 010B	North	-3.5
E01015632	Peterborough 010C	North	157.3
E01015677	Peterborough 010E	Paston & Walton	20.7
E01015594	Peterborough 011C	Bretton	-171.0
E01015601	Peterborough 012A	Central	12.6
E01015652	Peterborough 012C	North	195.9
E01015654	Peterborough 012E	Park	155.2
E01015611	Peterborough 013B	Central	-58.8
E01015613	Peterborough 013C	East	135.7
E01015616	Peterborough 013F	East	-65.6
E01015599	Peterborough 014A	Central	-151.3
E01015600	Peterborough 014B	Central	-17.5
E01015602	Peterborough 014C	Central	8.0
E01015612	Peterborough 014D	East	298.6
E01015655	Peterborough 014E	Park	171.4
E01015622	Peterborough 016A	Fletton & Stanground	245.0
E01015688	Peterborough 016D	Central	220.6
E01033182	Peterborough 016G	Fletton & Woodston	48.7
E01015621	Peterborough 017A	Fletton & Stanground	-225.9
E01015624	Peterborough 017C	Fletton & Stanground	-59.6
E01015668	Peterborough 017E	Stanground South	37.3
E01015647	Peterborough 021F	Orton Waterville	-19.7
Citywide average			-26.00

High Levels of Deprivation

In deciding whether the authority considers the areas to be suffering from high levels of deprivation the authority should consider the English Indices of Deprivation 2019, provided by the Department for Communities and Local Government in comparison to other similar neighbourhoods in the area or within the region.

This data measures overall multiple deprivation experienced by persons living in geographical areas at LSOA levels. Each LSOA in England is ranked according to its level of deprivation relative to that of other areas. There are multiple domains and sub-domains that make up the overall deprivation level. Peterborough ranks 51st most deprived out of the 317 local authority areas in England.



There are areas within the city that rank in the top 10% most deprived LSOAs nationally and others that rank in the bottom 10%. The table below shows the national ranking of each LSOA within the proposed licensing areas. (1 = top 10% - 10 = bottom 10%) for each criteria.

Of the 30 proposed areas, 28 meet the IMD criteria. Just E01015688 in Central Ward and E01015651 in Park ward do not.

Ward	National IMD (where 1 is most deprived)	Local IMD (where 1 is most deprived)
Barnack	8	8
Bretton	2	2
Central	2	1
Dogsthorpe	2	1
East	3	1
Eye, Thorney and Newborough	5	4
Fletton and Stanground	4	3
Fletton and Woodston	5	5
Glington and Castor	8	8
Gunthorpe	6	5
Hampton Vale	6	4
Hargate and Hempsted	7	5
North	2	1
Orton Longueville	2	2
Orton Waterville	6	6
Park	4	3
Paston and Walton	3	2
Ravensthorpe	3	3
Stanground South	4	3
Werrington	7	5
West	6	5
Wittering	8	8

Figure 6; Table of wards in Peterborough e by Local and National IMD.

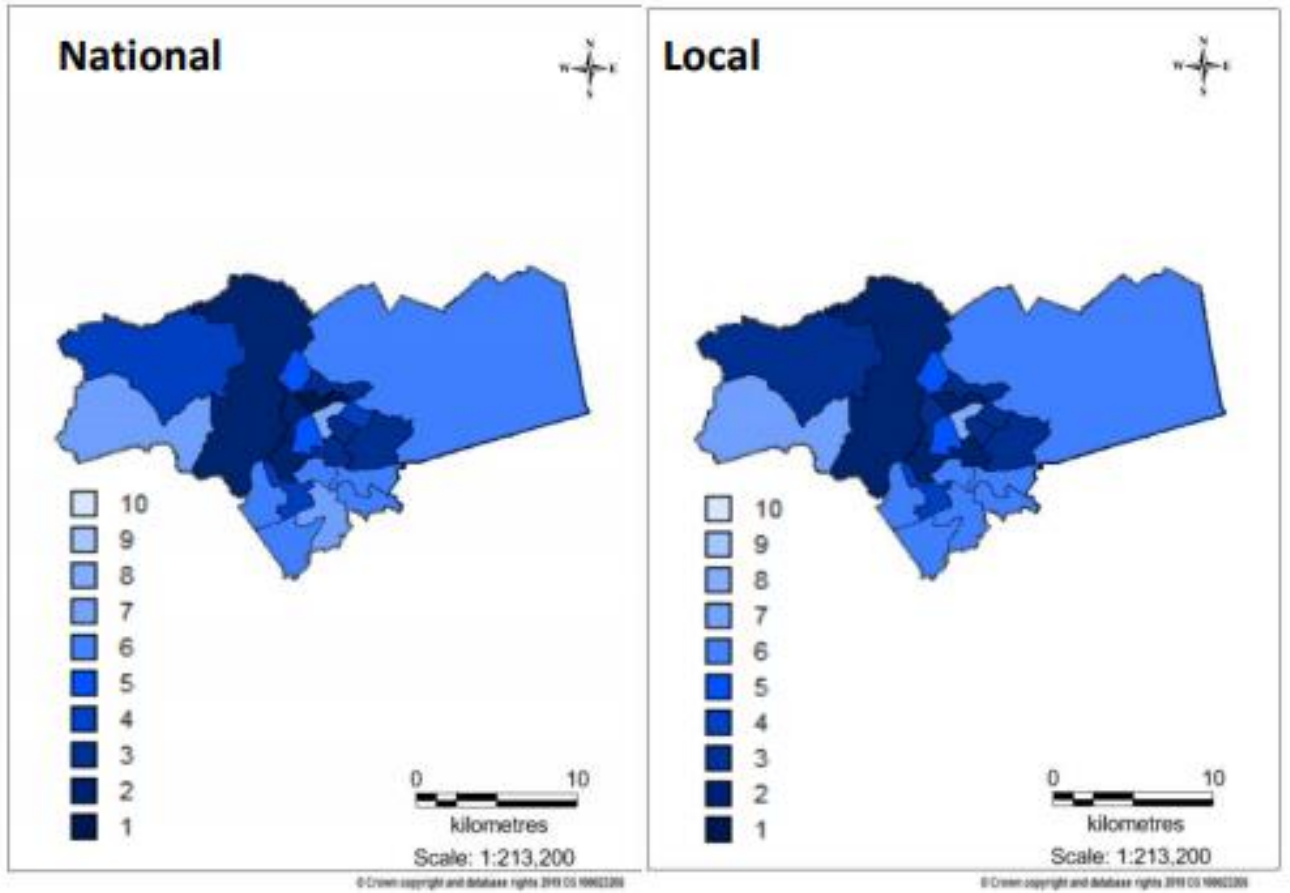


Figure 7; Map of the National IMD and Local IMD by ward in Peterborough

LSOACode	LSOA NAME	Ward	Overall Deprivation - Score - RANK	IMD 2015 Income - Score - RANK	Health - Score - RANK	Access to Education, Training and Other services- Score - RANK	Indoors Sub Domain- Score - RANK	Living Environment - Score - RANK	Levels of Crime - Score - RANK
E01015593	Peterborough 009A	Bretton	6	9	14	7	94	68	44
E01015603	Peterborough 010A	North	16	21	55	4	3	4	25
E01015604	Peterborough 010B	North	19	19	43	1	27	20	40
E01015632	Peterborough 010C	North	38	42	63	11	19	19	46
E01015677	Peterborough 010E	Paston & Walton	44	58	21	32	1	1	28
E01015594	Peterborough 011C	Bretton	31	34	28	42	80	100	11
E01015601	Peterborough 012A	Central	28	31	33	10	8	6	29
E01015652	Peterborough 012C	North	50	61	68	16	13	12	58
E01015654	Peterborough 012E	Park	34	35	15	43	4	5	19
E01015611	Peterborough 013B	Central	23	19	37	19	26	26	13
E01015613	Peterborough 013C	East	60	50	67	49	77	74	87
E01015616	Peterborough 013F	East	13	11	17	8	76	63	70
E01015599	Peterborough 014A	Central	33	36	50	13	16	13	12
E01015600	Peterborough 014B	Central	15	17	30	2	20	16	36
E01015602	Peterborough 014C	Central	20	44	34	31	2	2	2
E01015612	Peterborough 014D	East	29	37	38	21	5	3	8
E01015655	Peterborough 014E	Park	67	72	81	80	11	9	32
E01015622	Peterborough 016A	Fletton & Stanground	63	62	80	66	44	37	16
E01015688	Peterborough 016D	Central	75	68	82	75	25	28	90
E01033182	Peterborough 016G	Fletton & Woodston	36	39	32	22	18	17	39
E01015621	Peterborough 017A	Fletton & Stanground	62	62	71	73	9	7	33
E01015624	Peterborough 017C	Fletton & Stanground	48	55	53	64	6	11	20
E01015668	Peterborough 017E	Stanground South	45	28	26	47	10	10	59
E01015647	Peterborough 021F	Orton Waterville	2	1	2	20	41	62	56

The average income of households - The Income Deprivation Domain measures the proportion of the population in an area experiencing deprivation relating to low income. The definition of low income used includes both those people that are out-of-work, and those that are in work but who have low earnings. Within the 24 proposed areas 5 of the LSOAs fall within the top 10% most deprived nationally and a further 12 LSOA areas are within the 20% most deprived in the country.

Ten separate criteria were used to demonstrate deprivation and applied to all of the 112 lower super output areas across the city. Of the 24 LSOAs identified as meeting the overall criteria for Selective licensing, 22 met the deprivation threshold. The 24 LSOAs are shown with their local index rank.

LSOACode	Ward	IMD National Decile	IMD Local Rank
E01015593	Bretton	1	18
E01015603	North	1	27
E01015604	North	2	45
E01015632	North	2	44
E01015677	Paston & Walton	2	15
E01015594	Bretton	2	23
E01015601	Central	2	52
E01015652	North	3	25
E01015654	Park	2	21
E01015611	Central	2	61
E01015613	East	4	17
E01015616	East	1	16
E01015599	Central	2	19
E01015600	Central	1	2
E01015602	Central	2	13
E01015612	East	2	54
E01015655	Park	5	47
E01015622	Fletton & Stanground	4	80
E01015688	Central	6	35
E01033182	Fletton & Woodston	2	50
E01015621	Fletton & Stanground	4	51
E01015624	Fletton & Stanground	3	39
E01015668	Stanground South	2	7
E01015647	Orton Waterville	1	7

High Levels of Crime

When considering whether areas suffer from high levels of crime a local authority may wish to have regard to whether the area has displayed a noticeable increase in crime over a relatively short period, whether the crime rate in the area is significantly higher than in other parts of the local authority area or that the crime rate is higher than the national average. In particular the local authority may want to consider whether the impact of crime in the areas affects the local community and the extent to which a selective licensing scheme can address the problems.

Licensing must be part of a wider strategy to address crime in the designated areas and can only be made if a high proportion of properties in that area are privately rented. The authority should consider:

- Whether the criminal activities impact on some people living in privately rented accommodation as well as others living in the areas and businesses
- The nature of the criminal activity, e.g. theft, burglary, arson, criminal damage, graffiti
- Whether some of the criminal activity is the responsibility of some people living in privately rented accommodation

Nationally (England and Wales) the police recorded rate of crime per 1,000 population is 97.5 from July 19 to June 20⁴, Peterborough's overall rate of crime per 1,000 population is higher at 107 crimes per 1,000 population.⁵

Within 12 months from April 2019 to March 2020, across Peterborough there was a total of 21,653 recorded crimes. Of those, 9,578 or 44% were within 24 LSOAs which make up the proposed licensing areas.

The highest being recorded in the LSOAs within Central ward which contributed, 4,515 recorded crimes, up from 1,710 in 2015. This equates to 20.8% of total crimes across the city.

Within 12 month period there were 1183 recorded burglaries across the city, up from 577 in 2015.

446 occurring within the proposed areas which equates to 38% of all burglaries. The average number of burglaries in each LSOA across the whole of Peterborough is 10, however in the proposed LSOAs this increases to 18.5.

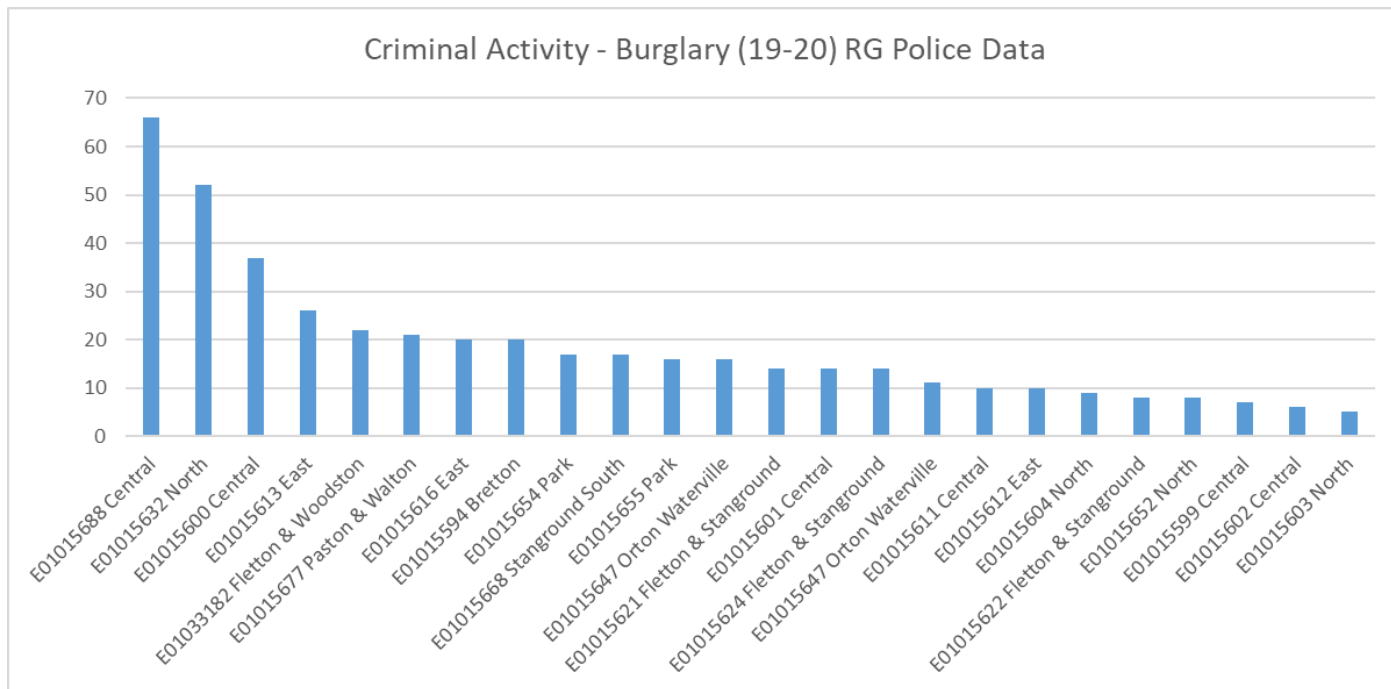
The highest recorded burglaries were within the Central LSOA – E010105599,

4

<https://www.ons.gov.uk/peoplepopulationandcommunity/crimeandjustice/bulletins/crimeinenglandandwales/yearendingjune2020#trends-in-police-recorded-crime>

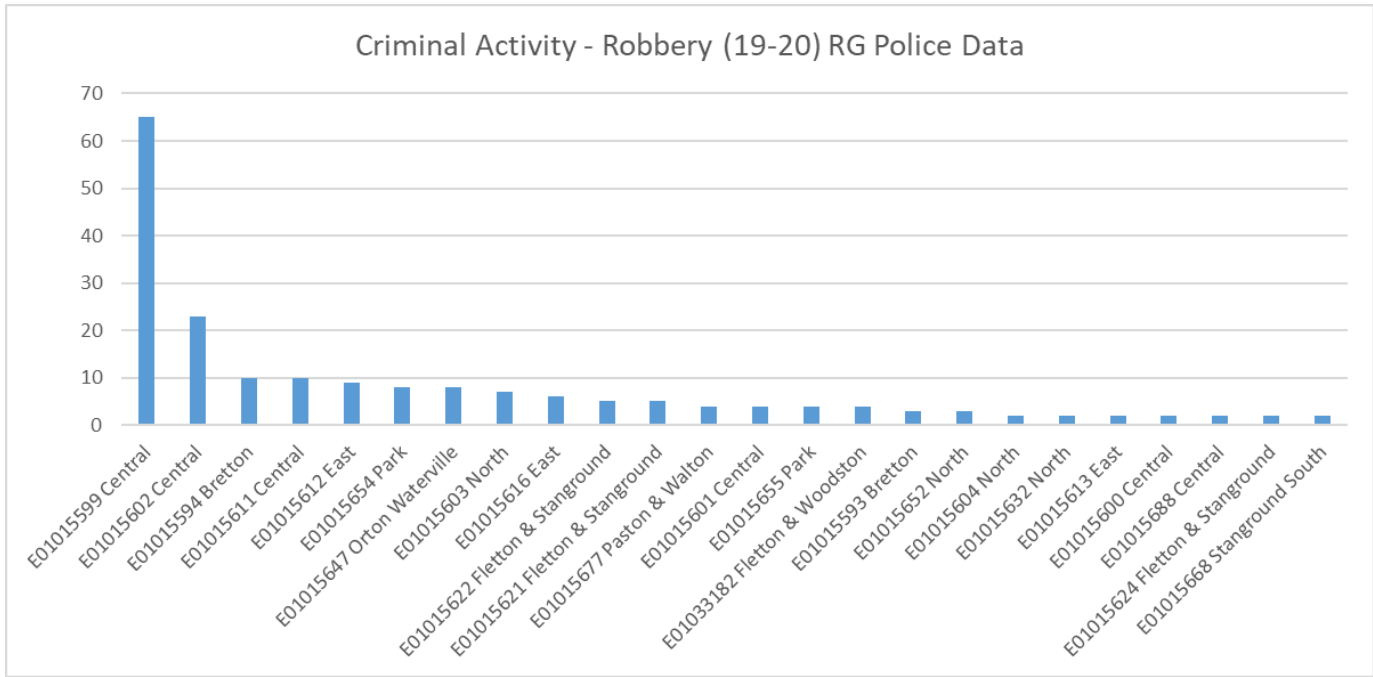
⁵Cambridgeshire Police Data – April 19- March 20

within that LSOA 49% of the dwellings are privately rented.

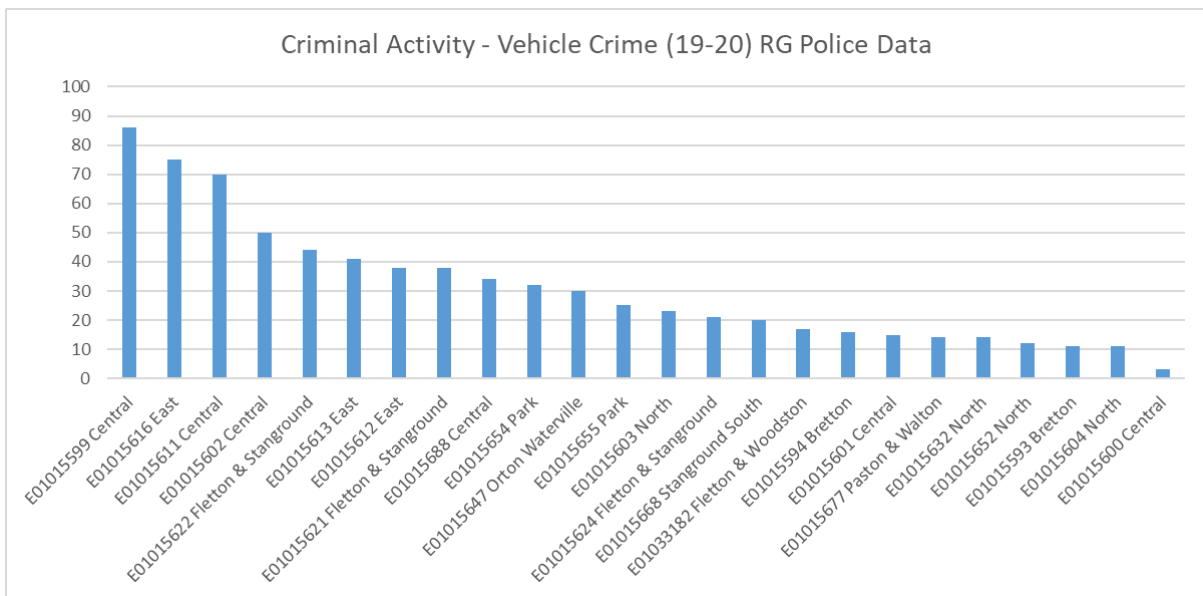


In the 12 months from April 2019 to March 2020 there were 350 reported robberies within the city with 192 being within the proposed areas, this equates to 55% of all robberies. The average number of robberies in each LSOA across the whole of Peterborough is 3.1, however in the proposed LSOAs this increases to 8.

The highest recorded number of robberies in the 24 proposed areas were recorded in the Central LSOA – E010105599 where 49% of the dwellings are privately rented.

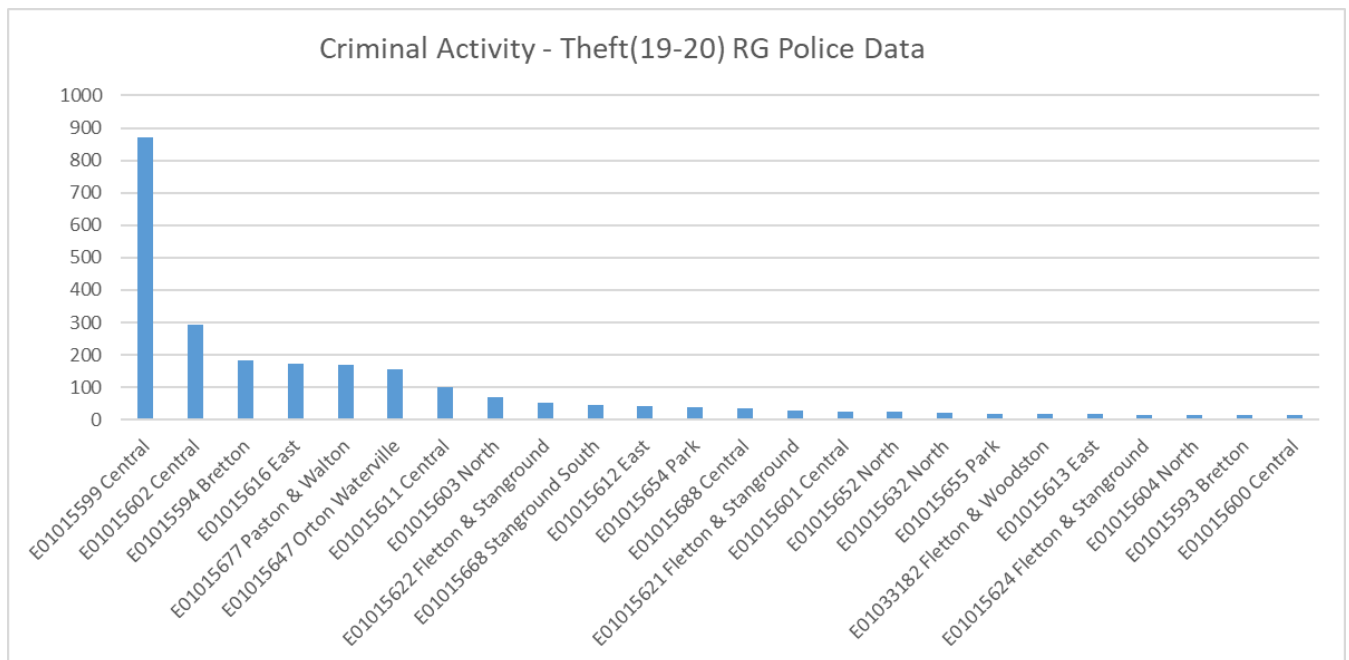


In the 12 months (Apr 19 – Mar 20) there were 1963 reported vehicle related crimes within the city, with 740 being within the 24 proposed areas, this equates to 38% of all vehicle crimes. The average number of vehicle related crime in each LSOA across the whole of Peterborough is 17, however in the proposed LSOAs this increases to 31. The highest recorded number of vehicle related crimes from the 24 proposed areas were recorded in the Central LSOA – E0105599 where 49% of the dwellings are privately rented.



In the 12 months (Apr 19 – Mar 20) there were 4389 thefts reported across Peterborough with 2430 being recorded within the 24 proposed areas, which equates to 55% of the total thefts within the city. The average number of thefts in each LSOA across the whole of Peterborough is 39, however across the

proposed LSOAs this increases to 101 (including city centre data). The highest recorded number of thefts within the proposed areas were recorded in the Central LSOA – E010105599 with 872 thefts or 20% of all thefts citywide.



Ten separate criteria were used to demonstrate crime and applied to all of the 112 lower super output areas across the city. Of the 24 LSOAs identified as meeting the overall criteria for selective licensing all 24 met the crime threshold. Each of the LSOAs was ranked within the crime condition. Across the city the 23 LSOA's are shown with their index score below. All areas scored higher than the citywide average score of 77.2

LSOA NAME	LSOACode	Ward	Crime Index Score
E01015593	Peterborough 009A	Bretton	106.3
E01015603	Peterborough 010A	North	186.6
E01015604	Peterborough 010B	North	90.9
E01015632	Peterborough 010C	North	135.2
E01015677	Peterborough 010E	Paston & Walton	238.3
E01015594	Peterborough 011C	Bretton	290.1
E01015601	Peterborough 012A	Central	125.0
E01015652	Peterborough 012C	North	78.9
E01015654	Peterborough 012E	Park	194.9
E01015611	Peterborough 013B	Central	255.5
E01015613	Peterborough 013C	East	132.1
E01015616	Peterborough 013F	East	347.0
E01015599	Peterborough 014A	Central	1223.2
E01015600	Peterborough 014B	Central	78.9
E01015602	Peterborough 014C	Central	610.9
E01015612	Peterborough 014D	East	181.0
E01015655	Peterborough 014E	Park	150.1
E01015622	Peterborough 016A	Fletton & Stanground	181.1
E01015688	Peterborough 016D	Central	107.1
E01033182	Peterborough 016G	Fletton & Woodston	126.8
E01015621	Peterborough 017A	Fletton & Stanground	178.5
E01015624	Peterborough 017C	Fletton & Stanground	90.2
E01015668	Peterborough 017E	Stanground South	143.7
E01015647	Peterborough 021F	Orton Waterville	279.2
Citywide average			77.20

Appendix:

Private Rented Stock – Methodological Note

In order to calculate the PRS percentage for each LSOA across the city a variety of different methodologies were considered. Many of the methodologies used a national model of private rented homes from a customer insight dataset such as Experian or ACORN. These models were not deemed sufficiently accurate to estimate both the number of households in Peterborough and the breakdown between owner occupied, social housing and privately rented. A more robust dataset was needed to see real data for Peterborough. For this reason, it was decided that the methodology would use at its base the Council Tax Records for a particular date in time.

1st April 2020 was chosen as the data because many of the datasets used elsewhere in the Selective Licencing methodology spanned the 19/20 financial year.

In order to ascertain whether a household was a privately rented home from a socially rented or owner-occupied home, some basic assumptions were made of the data.

At this point it is useful to describe the dataset and the field titles that it contains. The Council Tax records dataset is made up of two constituent parts, the 1st details the individual and address that is liable for the account / charge and the 2nd details the owner of the household and their address if there is a difference. The dataset itself contained 87,206 records with 27,008 records with an owner address filled in. Therefore, there were 60,198 fields without an owner address.

These blank 'owner address' fields were deemed to be owner occupied households because there was no difference between the 'liable address' and the 'owner address'. Therefore, it was assumed that because there is no landlord name and address present in the 'owner address' that it is likely an owner occupied household.

A further step was added to the methodology to check if for some reason the 'owner address' and the 'liable address' might be the same and therefore more households needed to be attributed as owner occupied. To do this, a data matching exercise was carried out in PowerBI where 'owner address' and 'liable address' were matched using a merge function. Where the two fields matched, a "Match" field could be generated and where they didn't a "No Match" field could be generated.

However, to ensure that no records were missed by case sensitive spelling differences between the two fields, the matching process was carried out using a 'fuzzy match' function within PowerBI. This allowed matches to be deemed a "Match" even if there were slight discrepancies within the two fields.

This process generated a total of 980 fuzzy matches which were then checked manually, line by line, to see if they were a true match or not.

After this process was complete and all matches and blank 'owner address' fields were

deemed to be owner occupied households and all non-matched records were deemed to be private rented stock a series of steps were taken to clean the data and correctly assign the relevant geographical areas to each record for aggregation.

The first step was to clean the data of socially rented and mobile home households. To do this a simple search query was completed within PowerBI to look for all the key words related to the social housing providers present in Peterborough in the 'liable address' and 'owner address' columns. The same process was then completed for the mobile home parks.

The last step in calculating the PRS % was to use a lookup to assign an LSOA to each record which enabled the calculation of the number of households in each LSOA. This was done using the 'liable address' postcode. This generated a denominator from which the private rented stock could be calculated against to provide the PRS % for each LSOA across the city.