

APPENDIX 5

Annex A – Evidence

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.

Methodology

A wide range of data has been analysed to provide an objective geographical appraisal of those areas across the city which may benefit from the implementation of a Selective Licensing scheme. The criteria used to assess areas for selective licensing are set out below together with the data sources.

Low Housing Demand

- Lack of Mixed Communities – Proportion of tenure mix*
- Average House Sale Price
- Count of Empty Properties
- Count of Total Crimes
- Count of Criminal Damage
- Count of Burglary
- Count of Robbery
- Count of Theft
- Count of Vehicle Crime
- Proportion of families on Low Income.

Anti-Social Behaviour

- Lack of Mixed Communities – Proportion of tenure mix*
- Count of Total ASB
- Count of Nuisance ASB
- Count of Personal ASB
- Count of Environmental ASB
- Count of Flytipping
- Count of Rubbish Accumulations
- Count of Graffiti cleared

Housing Conditions

- Lack of Mixed Communities – Proportion of tenure mix*
- Proportion of Private Rented Sector Stock with a Category 1 hazard

- Proportion of Private Rented Sector Stock with a Category 2 hazard
- Count of Housing Complaints

Migration

- Lack of Mixed Communities – Proportion of tenure mix*
- Count of Population change between 2011 to 2013
- Count of New build Completions

Deprivation – 2015 Indices of Multiple Deprivation

- Lack of Mixed Communities – Proportion of tenure mix*
- Overall Deprivation score
- Employment Deprivation score
- Income Deprivation score
- Health Deprivation score
- Access to Education, Training and Other Services score
- Indoors Sub Domain score
- Living Environment score
- Levels of Crime score

Crime

- Lack of Mixed Communities – Proportion of tenure mix*
- Count of Total crime
- Count of Criminal Damage
- Count of Burglary
- Count of Robbery
- Count of Theft
- Count of Vehicle Crime
- Rate of Crime per 1000 population
- % Comparison to National Average

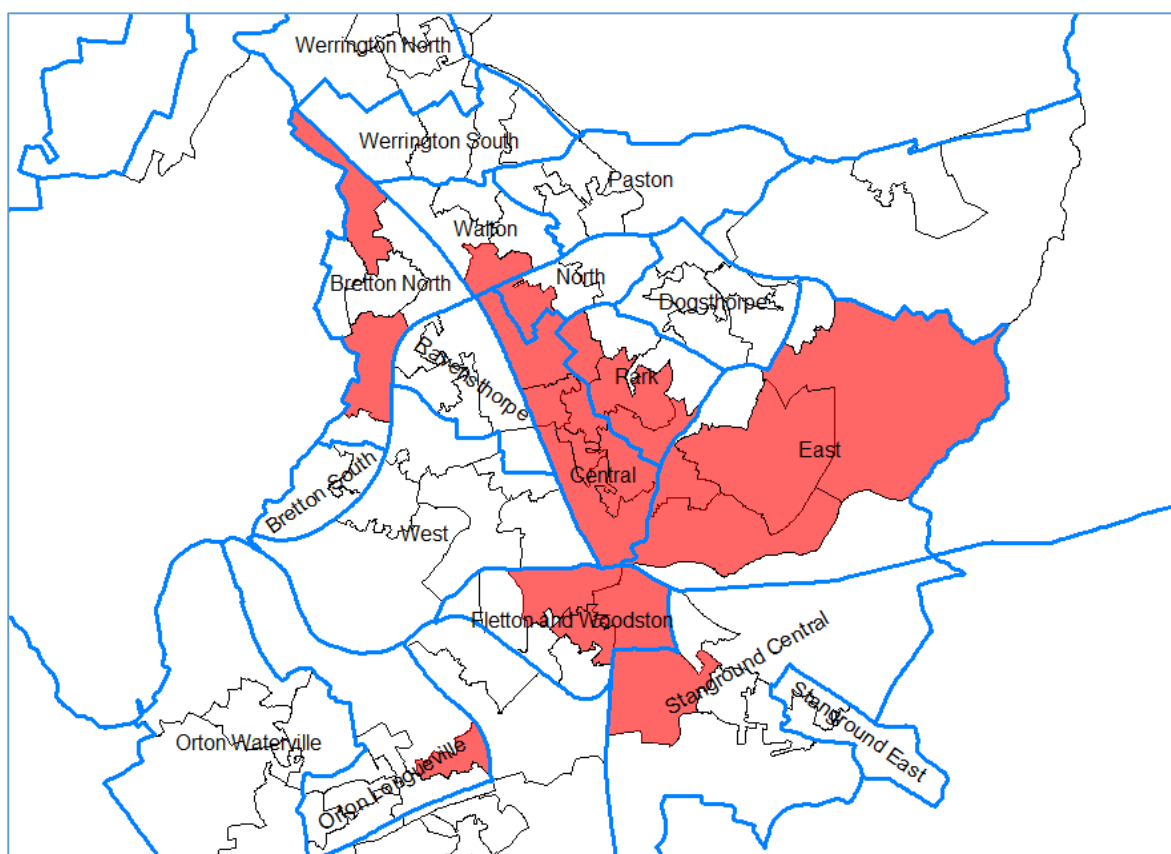
Areas proposed for Selective Licensing must also have a high level of private rented housing. The criteria used to demonstrate a ‘high level’ is for an area to have above average levels. Average levels are 19% thus any area above 19% can be considered.

Data has been analysed to Lower Super Output Areas (LSOAs) geographies, which average approximately 1,500 residents and are defined by the Office of National Statistics. Peterborough has 112 Lower Super Output Areas.

Peterborough currently has 24 electoral wards which are further divided into LSOAs, with the larger urban wards in Peterborough containing up to seven LSOAs.

The average across all LSOAs for each condition was calculated and acts as the benchmark value around which all other values are indexed. An index score was established for each LSOA across each component within all six conditions. Analysis was then conducted to identify those LSOAs which were

As the map below clearly demonstrates, there are four potential schemes, one consisting of 19 adjoining LSOAs, mainly centred around the wards of Central, North, Park, East and Fletton & Woodston, including an element of Stanground Central; three others, two of which are in Bretton North and one in Orton Longueville.



The proposed areas cover 1637 hectares which is 4.8% of the city's geographical area (34,343 hectares).

A total of 37.9% of the Citywide Private Rented Stock is contained within the areas shaded red. The total number of privately rented properties across the 22 LSOA's being considered for selective licensing is 6205.

The city of Peterborough has 188,373 residents¹ and 82,401 dwellings², which is an increase from the 2011 Census data which recorded 183,631 residents and 74,023 dwellings³.

¹ ONS 2013 Mid term population estimates

² BRE House Condition Report data 2015

³ Census 2011

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 Land Registry sold house prices between September 2012 and July 2015 showed that the average sold prices in Peterborough was £157,211. The average selling price across the 22 super lower output areas being considered for selective licensing was £130,021, the lowest being in the central area at £92,051. In comparison the average house sold price in west ward was £206,429 and in Hampton £178,847. In Stanground Central the proposed area showed that houses sold for an average of £120,584 compared with the rest of Stanground Central with an average selling price of £142,970. The two proposed areas of Bretton showed average sold prices of £112,555 and £127,634 compared to an average for the rest of Bretton north £126,377.

When there is a lack of mixed communities 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 in terms of tenure is an indication of an area suffering or likely to suffer from low demand.

The table below shows the number of dwellings in each LSOA as well as the number of those dwellings which are privately rented (PRS). Where the % of privately rented properties is higher than the city average this indicates a lack of mixed communities. The remaining dwellings in the areas are made up of owner occupied and social housing.

LSOA	WARD	TOTAL DWELLING COUNT	Number Private Rented Properties (PRS)	% PRS
E01015594	Bretton North	818	170	20.8%
E01015596	Bretton North	646	163	25.2%
E01015599	Central	782	324	41.4%
E01015600	Central	612	202	33.0%
E01015601	Central	608	190	31.3%
E01015602	Central	1045	593	56.7%
E01015603	Central	890	401	45.1%
E01015604	Central	549	161	29.3%
E01015611	East	1073	241	22.5%
E01015612	East	1027	411	40.0%
E01015614	East	922	351	38.1%
E01015616	East	726	149	20.5%
E01015621	Fletton and Woodston	1078	409	37.9%
E01015622	Fletton and Woodston	1187	388	32.7%
E01015624	Fletton and Woodston	850	244	28.7%

E01015632	North	774	258	33.3%
E01015639	Orton Longueville	730	155	21.2%
E01015652	Park	624	218	34.9%
E01015654	Park	1051	324	30.8%
E01015655	Park	962	434	45.1%
E01015668	Stanground Central	986	264	26.8%
E01015677	Walton	541	155	28.7%

The city's total housing stock is 82,401, of which 60.4% are owner occupied, 19.7% are social housing and 19.8% are privately rented.

Within the 22 LSOA's considered for selective licensing 32.9% of the housing stock is privately rented. The highest LSOA being in Central at 56.7%, the average of Central ward being 39.5% privately rented. The second highest area being in Park ward with 45.1%. In comparison Hampton's private rented properties total 25.4% of the area, and the West ward with 15.5%.

Across the city there are currently 540 long term empty properties. Within the 22 LSOAs proposed for selective licensing 43.5% (235) of the city's empty properties can be found. The highest number can be found in Park ward with 38 empty properties followed by Stanground Central ward with 24. Central ward has 64 empty 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.

Within the last 12 months, across Peterborough there was a total of 15,074 recorded crimes (13,213 excluding the city centre). Of the citywide count 6,883 (45.7%) were within the 22 LSOA's which make up the proposed licensing areas (5,022 totalling 38% excluding the city centre), the highest being record in Central ward which contributed 1,710 of the total crimes recorded which is 12.9% of the citywide total, 41.7% of the dwellings in Central ward are privately rented. The proposed LSOA's in the East ward contributed 948 crimes which is 7.14% of the city total.

Ten separate criteria were used to demonstrate low housing demand and applied to all of the 112 lower super output areas across the city. Of the 22 LSOA's identified as meeting the overall criteria for Selective Licensing 21 met the low housing demand threshold. Each of the LSOA's was ranked within the low housing demand condition. Across the city the 22 LSOA's are shown with their index rank below

Isoa	ward	LOW HOUSING DEMAND INDEX RANK
E01015599	Central	1
E01015602	Central	2
E01015654	Park	3
E01015603	Central	4
E01015611	East	5
E01015612	East	6
E01015655	Park	7
E01015622	Fletton and Woodston	8
E01015594	Bretton North	9
E01015652	Park	10
E01015621	Fletton and Woodston	11
E01015668	Stanground Central	12
E01015601	Central	13
E01015632	North	14
E01015616	East	15
E01015604	Central	16
E01015677	Walton	17
E01015624	Fletton and Woodston	18
E01015600	Central	20
E01015639	Orton Longueville	24
E01015614	East	28
E01015596	Bretton North	34

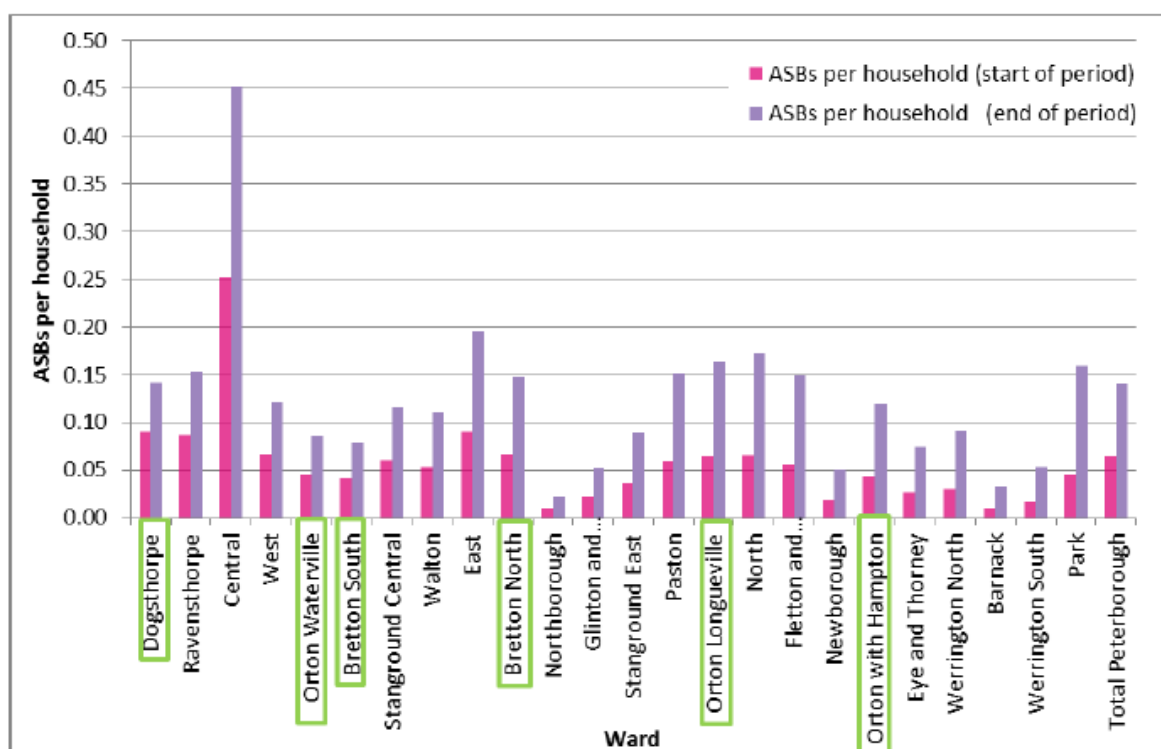
Anti-social Behaviour

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.

The BRE Stock Modelling report 2015⁴ showed the change in rates of ASB per household (regardless of tenure) between 2001 and 2004 as the start period and 2011 to 2014 as the end period. All of the wards containing the 22 LSOAS being considered for selective licensing have ASB higher than the Peterborough average and large percentage changes. The wards with the highest percentage changes are Central and Park.

⁴ BRE House Condition Report data 2015

Figure 19: All households – change in ASBs per household over time (ordered by % change)



Within the last 12 months to end August 2015 there were 8330 anti-social behaviour incidents recorded by Cambridgeshire Police within the city. Of those 3218 occurred within the 22 LSOA's which is 38.6% of the overall total.

The average reported number of ASB incidents across each of the city's 112 LSOA's is 74. Within the 22 proposed LSOA's the average increases to 146 per LSOA. This highest being in the Central ward LSOA's, with 333 incidents and where 41.7% of the dwellings are privately rented, followed by an LSOA in East ward with 191 incidents reported, where 30.8% 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 LSOA of Orton Malborne which is in the Orton Longueville ward in which 21.2% of the dwellings are privately rented suffers from the highest level of personal ASB with 75 incidents recorded within the year. The citywide LSOA average for this criteria is 20 incidents – 17 of the identified LSOAs are in excess of this rate.
- Environmental – ASB that targets the wider environment such as fly tipping, noise, criminal damage. 36% of all the city's environmental ASB falls within the proposed licensing areas. For the 22 LSOA's considered for selective licensing the average number of reported incidents is 12 per LSOA. Areas within the Central and East wards are significantly higher than the city average contributing 44 incidents per LSOA.

Within the last 12 months there have been 2913 reported incidents of fly tipping reported through the 'My Peterborough' app of which 35.3% (1028) is from within the proposed areas, the highest

number being reported in East ward. Similarly there were 976 rubbish accumulations reported to the council citywide with 46% (449) coming from the proposed areas, with the worst levels being reported in Central ward which had over 20% of the total city's reported rubbish accumulations. The private rented properties across the LSOAs in East equate to 30.8% and across the LSOA's in Central equate to 41.7% of all dwellings. Geographically Central ward covers less than 1% of the City's area.

Ten separate criteria were used to demonstrate crime and ASB and applied to all of the 112 lower super output areas across the city. All of the 22 LSOA's were identified as meeting the overall criteria for the Selective licensing ASB threshold. Each of the LSOA's was ranked within the ASB condition. Across the city the 22 LSOA's are shown with their index rank below

lsoa	ward	CRIME & ASB INDEX RANK
E01015599	Central	1
E01015602	Central	2
E01015654	Park	3
E01015611	East	4
E01015603	Central	5
E01015612	East	6
E01015639	Orton Longueville	7
E01015594	Bretton North	8
E01015616	East	9
E01015622	Fletton and Woodston	10
E01015655	Park	12
E01015621	Fletton and Woodston	15
E01015601	Central	17
E01015632	North	22
E01015652	Park	24
E01015600	Central	26
E01015596	Bretton North	27
E01015624	Fletton and Woodston	29
E01015668	Stanground Central	31
E01015614	East	33
E01015604	Central	37
E01015677	Walton	42

Poor Property Conditions

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

In 2014 Peterborough City Council commissioned BRE to undertake a series of modelling exercises on their housing stock. This report describes the modelling work and provides details of the results obtained from the dwelling level model and database. The database is also provided to the council to enable them to obtain specific information whenever required.

This current report covers the BRE Integrated Dwelling Level Stock Models and Database. Peterborough City Council provided Energy Performance Certificate (EPC), Local Land and Property Gazetteer (LLPG) and vacant properties data and as a result 34,259 addresses have had their inputted energy characteristics replaced with observed characteristics from the EPC data for the purposes of the energy model.

The stock models and database provide the council with dwelling level information on various key housing indicators, focussing on private sector housing. The key indicators provide Peterborough with detailed information on the likely condition of the stock and the geographical distribution of properties of interest. These properties are likely to be suitable targets for energy efficiency improvements or other forms of intervention, such as mitigating Housing Health and Safety Rating System (HHSRS) hazards.

The key indicators and other information are derived from the Housing Stock Database which is made up of a series of Dwelling Level Stock Models. The BRE dwelling level stock models have been used for many years to provide key housing indicators to local authorities. The most recent 2014 models have been updated to make use of the results of the 2011 English Housing Survey (EHS) and additionally now incorporate a technique known as geomodelling which makes use of Ordnance Survey (OS) data. The models also make significant use of the Experian UK Consumer Dynamics Database of dwelling and household indicators as inputs to the models.

The main aims of the BRE report were to provide estimates of:

- The percentage of dwellings meeting each of the key indicators for Peterborough overall and broken down by tenure and then mapped by COA (private sector stock only)
- Information relating to LAHS reporting for the private sector stock - category 1 hazards and HMOs, plus information on EPC ratings
- The basic Green Deal variables for the private sector stock (wall and loft insulation)
- Energy efficiency variables
Potential energy/carbon savings through improvement scenarios
- Changes in tenure of the private housing stock and incidents of anti-social behaviour (ASB)
- Overcrowding
- Vacant properties
- Demand for handyperson services⁵

⁵ BRE Housing Condition Report 2015

Estimates of the percentage of dwellings meeting the key indicator criteria assessed by the housing stock models and database for all stock and private sector stock – Peterborough compared to East of England and England (EHS 2011)



Poor property conditions are assessed under the Housing Act 2004 using the Housing Health and Safety Rating System to carry out statistical based risk assessments on dwellings. It focuses on identifying and tackling the hazards that are most likely to be present in housing and most likely to impact on the health and wellbeing of the occupants. Its intention is to make homes healthier and safer to live in.

The system considers 29 separate hazards relating to:

- Dampness, excess cold/heat
- Pollutants e.g. asbestos, carbon monoxide, lead
- Lack of space, security or lighting, or excessive noise
- Poor hygiene, sanitation, water supply
- Accidents - falls, electric shocks, fires, burns, scalds
- Collisions, explosions, structural collapse

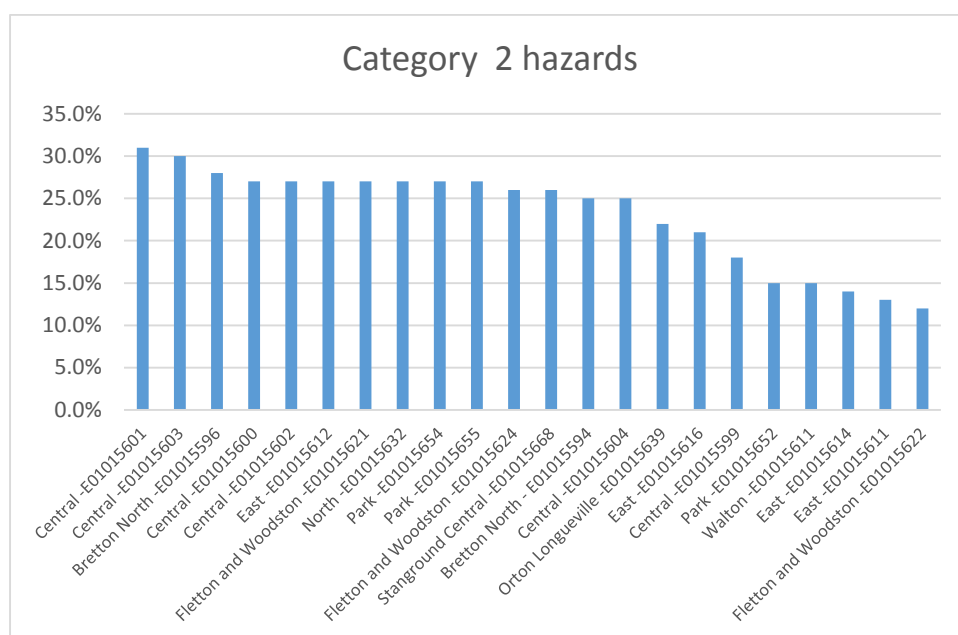
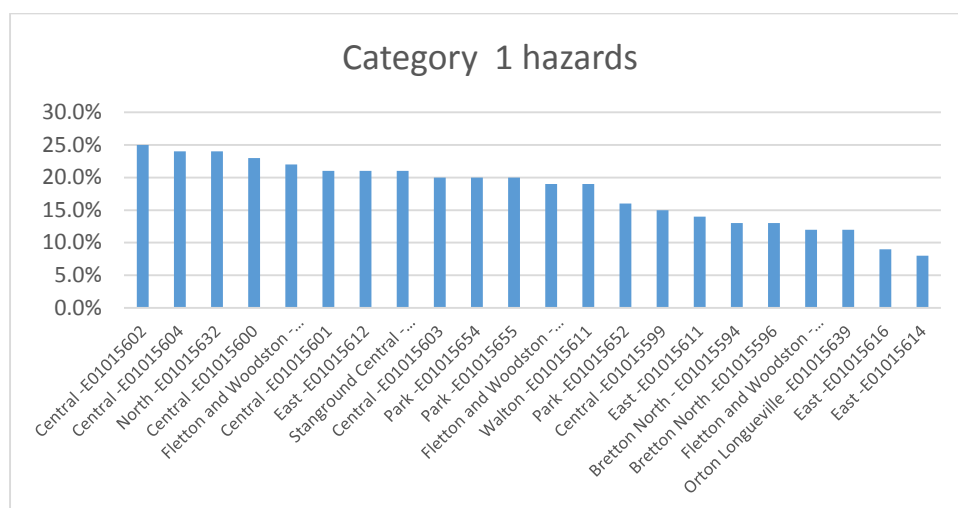
Each hazard is assessed separately, and if judged to be 'serious', with a 'high score', is deemed to be a **category 1 hazard**. All other hazards are called **category 2 hazards**.

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 proposed licensing areas just under 1 in 5 of all private rented properties has at least one category one hazard and just under 1 in 4 privately rented properties has one or more category two hazards.

In the proposed selective licensing areas there are approximately 6205 privately rented properties, therefore 1,104 privately renting households are living in a property with at least 1 category one hazard and 1430 privately renting households are living in a property with at least 1 category two hazard.

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



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.

Within the last 12 months 987 complaints have been received by the city council relating to conditions within the privately rented properties citywide. Of those complaints 485 were about properties within the 22 LSOA's proposed for selective licensing equating to 49%. Across the area this equates to an average of 22 per LSOA compared with a city wide average of 8 complaints per LSOA. Of the 485 complaints 202 were about properties within the Central ward, where there are approximately 1871 properties which are privately rented followed by LSOAs in East with 79 complaints and where 1152 properties are privately rented. The LSOAs in Park ward totalled 88 complaints, where 976 properties are privately rented, and the LSOAs in Fletton and Woodston totalled 42 complaints and 1041 of the properties are privately rented.

It is a requirement under the Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2012 for all properties that are rented to have a valid energy performance certificate to be made available to tenants prior to entering into a contract to rent the property, so that tenants are able to make informed choices about the likely costs of heating their homes and the affordability before they are tied into a contract. Since August 2013 there have been 180 notices served on landlords across the city for renting out properties without a valid certificate. 118 of these notices were served for properties within the LSOAs in the Central and East wards of the city.

Since August 2013 the council has served 117 notices on landlords who have failed to address poor housing conditions voluntarily with advice and support from the housing enforcement team. These notices were served to address a whole range of issues from a single hazard relating to reducing overcrowding or lack of heating and hot water to prohibiting whole properties due to the level of hazards and amount of work required to make them suitable being unreasonable or unable to be carried out.

The table below shows the details of landlords and letting agents who have been prosecuted by the local authority for failure to comply with housing legislation. All have been within the 22 LSOA's that are being considered for selective licensing.

Property	Defendant	Offence	Outcome	Fine
63 Brighthurst, Orton Goldhay	Matthew CANHAM	Fail to comply with Notice S235 of Housing Act 2004	Guilty	£500.00
		Fail to comply with Housing Improvement Notice S11 Housing Act 2004	Guilty	£500.00
The Lindens, 10/10A Limetree Avenue, PE1 2NS	Shahnawaz LAL	Fail to licence HMO & Breach of Regulations S234	Guilty	£7,000.00
95 Bishops Road, PE7 8JG	Katie AMPS	Breach of Management Regulations	Guilty	£300.00
66 Russell Street, PE1 2BJ	Smart Move (Peterborough) Limited	Fail to comply with Notice S235 of Housing Act 2004	Guilty	£500.00
204 Cromwell Road, PE1 2HG	Mohammed KHUBAIB & Maroof HUSSAIN	Fail to licence HMO	Guilty	£2,250.00
	Maroof HUSSAIN	Fail to comply with S235 Notice	Guilty	£1,250.00
44 Silverwood, PE1 2JF	Zaffer BASHIR	Fail to comply S235 Notice & Provide false or misleading information	Guilty	£300.00
53 Stone Lane, PE1 3BN	Kevin LARGE	Fail to comply with Notice S235 of Housing Act 2004	Guilty	£200.00

		Breach of Management Regulations	Guilty	£250.00
		Fail to Licence HMO	Guilty	£500.00
145 Lincoln Road, PE1 2JB	Haris Properties Ltd & Shahnawaz LAL & Mohammed YAQOOB	Fail to licence HMO	Guilty	£2,000.00
	Haris Properties Ltd & Shahnawaz LAL	FTC S235 Notice	Guilty	Incl above
196 Dogsthorpe Rd	Mohammed Mahboob YOUSAF	S80 (FTC S79(1))	Guilty	£850.00
		Fail to comply with Improvement Notices S11 Housing Act 2004	Guilty	£1,500.00
		Fail to comply with Improvement Notices S11 & S12 Housing Act 2004	Guilty	Incl above

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 22 LSOA's identified as meeting the overall criteria for Selective licensing 21 met the housing conditions demand threshold. Each of the LSOA's was ranked within the low housing demand condition. Across the city the 22 LSOA's are shown with their index rank below:

Isa	ward	HOUSING CONDITIONS INDEX RANK
E01015602	Central	1
E01015603	Central	2
E01015612	East	3
E01015655	Park	4
E01015654	Park	5
E01015599	Central	6
E01015600	Central	8
E01015601	Central	9
E01015632	North	10
E01015621	Fletton and Woodston	11
E01015622	Fletton and Woodston	13
E01015652	Park	14
E01015624	Fletton and Woodston	16
E01015668	Stanground Central	17
E01015614	East	21
E01015604	Central	22
E01015611	East	29
E01015677	Walton	30
E01015596	Bretton North	31
E01015616	East	37
E01015639	Orton Longueville	38
E01015594	Bretton North	44

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 2013 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 10 years between the 2001 and 2011 census the proposed areas have experienced a relatively large increase in the size of the population. 2001 Census showed a combined population of 33,202, this increased by over 9000 people to 42,233. These increases have been assisted by the increased population of White Other ethnic groups – evidence from the 2011 census shows that across the selected 22 LSOAs, 70% of White Other Ethnicities live in Private Rented accommodation. This increases to almost 80% across the Central ward.

Three separate criteria were used to assess the impact of migration and applied to all of the 112 LSOAs across the city. Of the 22 LSOA’s identified as meeting the overall criteria for Selective licensing 17 met the migration threshold. Each of the LSOAs was ranked within the migration condition. Across the city the 22 LSOA’s are shown with their index rank below:

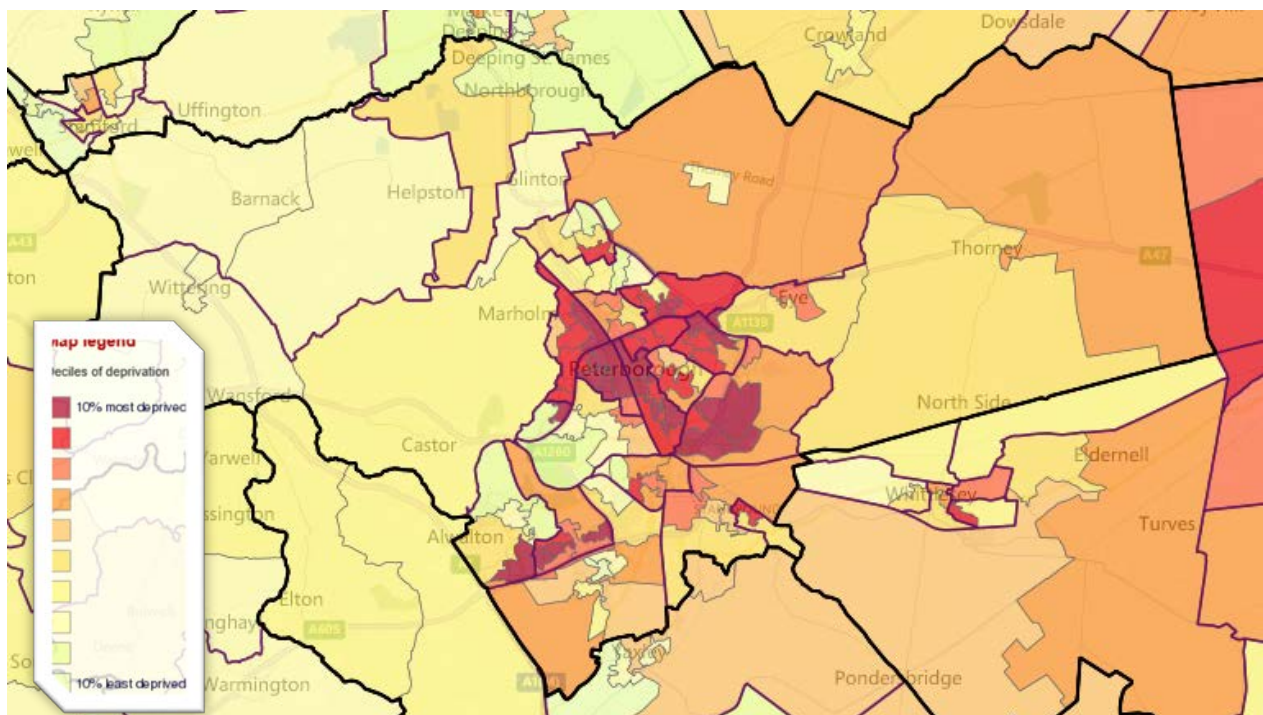
lsoa	ward	MIGRATION CONDITIONS INDEX RANK
E01015603	Central	4
E01015612	East	5
E01015652	Park	7
E01015602	Central	11
E01015594	Bretton North	12
E01015622	Fletton and Woodston	13
E01015616	East	15
E01015599	Central	18
E01015614	East	25
E01015596	Bretton North	27
E01015600	Central	28
E01015668	Stanground Central	30
E01015639	Orton Longueville	31
E01015632	North	38
E01015604	Central	39
E01015655	Park	41
E01015677	Walton	43
E01015624	Fletton and Woodston	50

E01015654	Park	52
E01015621	Fletton and Woodston	90
E01015611	East	107
E01015601	Central	109

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 2015, 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 58th most deprived out of the 327 local authority areas in England.



<http://dclgapps.communities.gov.uk/imd/idmap.html>

There are clearly 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.

LSOA code (2011)		Index of Multiple Deprivation (IMD) Decile 1 here 1 is most deprived 10% of LSOAs	Income Decile (where 1 is most deprived 10% of LSOAs)	Employment Decile (where 1 is most 10% of LSOAs)	Education, Skills and Training Decile (where 1 is most deprived 10% of LSOAs)	Health Deprivation and Disability Decile 1 here 1 is most deprived 10% of LSOAs	Crime Decile (where 1 is most deprived 10% of LSOAs)	Barriers to Housing and Services Decile 1 here 1 is most deprived 10% of LSOAs	Living Environment Decile (where 1 is most 10% of LSOAs)	Income Deprivation Affecting Children Index (IDACI) Decile (where 1 is most 10% of LSOAs)	Income Deprivation Affecting Older People (IDAOPI) Decile (where 1 is most deprived 10% of LSOAs)	Children and Young People Sub-domain Decile (where 1 is most deprived 10% of LSOAs)	Adult Skills Sub-domain Decile (where 1 is 10% of LSOAs)	Geographical Barriers Sub-domain Decile 1 here 1 is most deprived 10% of LSOAs	Wider Barriers Sub-domain Decile (where 1 is most deprived 10% of LSOAs)	Indoors Sub-domain Decile (where 1 is most 10% of LSOAs)	Outdoors Sub-domain Decile (where 1 is 10% of LSOAs)
E01015594	Bretton North	2	3	2	2	2	1	4	8	3	4	1	3	5	3	9	4
E01015596	Bretton North	2	2	2	1	3	6	1	9	2	3	1	1	2	2	9	6
E01015599	Central	2	2	3	1	2	1	3	2	3	1	2	1	9	1	3	2
E01015600	Central	1	2	2	1	2	2	3	2	3	1	1	1	10	1	3	1
E01015601	Central	2	2	3	1	3	2	3	2	3	1	2	1	10	1	3	1
E01015602	Central	1	2	2	1	2	1	4	1	2	4	1	2	9	2	1	1
E01015603	Central	1	2	2	1	2	1	3	1	2	2	1	1	8	2	2	1
E01015604	Central	1	2	2	1	2	2	3	3	3	1	1	1	10	1	4	2
E01015611	East	1	1	2	1	2	2	3	4	1	1	1	1	5	2	4	3
E01015612	East	2	2	2	1	2	1	3	2	2	1	1	2	7	2	2	2
E01015614	East	4	3	4	3	4	5	3	5	3	3	3	3	4	3	5	4
E01015616	East	1	1	2	1	2	6	3	8	1	1	1	1	9	1	8	5
E01015621	Orton and Woods	4	4	5	4	5	2	4	2	4	6	4	5	5	3	3	1
E01015622	Orton and Woods	4	4	4	5	4	2	5	5	4	3	5	6	5	4	6	2
E01015624	Orton and Woods	3	4	4	4	3	2	6	2	4	5	3	5	5	4	2	2
E01015632	North	2	2	2	1	4	1	5	2	2	2	1	1	9	2	3	2
E01015639	Orton Longueville	1	1	1	1	1	2	1	7	1	2	1	1	3	2	9	3
E01015652	Park	3	4	4	1	4	2	6	2	4	3	2	1	9	2	3	1
E01015654	Park	2	2	3	3	2	1	5	2	3	3	3	2	10	2	2	2
E01015655	Park	4	5	5	5	4	2	7	2	5	5	6	5	9	3	3	1
E01015668	Stanground Central	3	2	3	2	2	5	7	3	2	2	1	4	10	3	2	4
E01015677	Walton	3	3	3	2	3	2	8	1	2	5	1	3	10	4	1	2
					1	2	3	4	5	6	7	8	9	10			
															1-10% most deprived Nationally		
																90-100% least deprived Nationally	

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 proposed areas 2 of the LSOAs in East ward and Orton Malborne within the Orton Longueville ward fall within the top 10% nationally and all of Central ward, North ward and part of East ward fall within the top 20% nationally.

The employment status of adults - The employment deprivation of adults is calculated by looking at claimants of benefit including Job Seekers Allowance, Employment Support Allowance, Invalidity Benefit, Severe Disablement Allowance, and Carer's Allowance. Within the proposed areas Orton Malborne (within the Orton Longueville ward) falls within the top 10% nationally and Bretton, most of Central, East, North, Stanground and Walton all fall within the top 20%.

The health of households - The Health Deprivation and Disability Domain measures the risk of premature death and the impairment of quality of life through poor physical or mental health. The domain measures morbidity, disability and premature mortality but not aspects of behaviour or environment that may be predictive of future health deprivation. Within the proposed areas Orton Malborne falls within the top 10% nationally, Stanground, part of Park and most of Central and East areas fall within the top 20% nationally.

The availability and ease of access to education, training and other services for households - The Education, Skills and Training Domain measures the lack of attainment and skills in the local population. The indicators fall into two sub-domains: one relating to children and young people and one relating to adult skills. These two sub-domains are designed to reflect the 'flow' and 'stock' of educational disadvantage within an area respectively. That is, the 'children and young people' sub-

domain measures the attainment of qualifications and associated measures ('flow'), while the 'skills' sub-domain measures the lack of qualifications in the resident working-age adult population ('stock'). Of the proposed areas 11 LSOAs fall within the top 10% nationally, predominantly within Central and East areas with Bretton, Stanground and Walton falling within the top 20% nationally.

The Living Environment Deprivation Domain measures the quality of the local environment. The indicators fall into two sub-domains. The 'indoors' living environment measures the quality of housing; i.e the proportion of houses that do not have central heating and the proportion of social and private homes that fail to meet the Decent Homes standard. Within our proposed areas the Central and East areas fall within the top 30% nationally, as do Orton Malborne, Park and the Bretton North areas. The BRE Housing Stock condition report 2015 showed the housing stock by tenure with the percentage of properties and the related hazards, fuel poverty, and disrepair along with information regarding low income households.

Indicator		Private Sector Stock				Social Stock	
		Owner occupied		Private Rented			
		No.	%	No.	%	No.	%
Number of Dwellings		49,804	~	16,353	~	16,244	~
HHSRS category 1 hazards	All hazards	5435	11%	2430	15%	1015	6%
	Excess Cold	1761	4%	710	4%	287	2%
	Fall Hazards	4718	9%	2225	14%	730	4%
Disrepair		1159	2%	841	5%	148	1%
Fuel Poverty (10%)		5302	11%	2856	17%	1330	8%
Fuel Poverty (Low income/High Cost)		2776	6%	4486	27%	994	6%
Low income households		10559	21%	6664	41%	12374	76%
HHSRS category 2 hazards		7583	15%	3515	21%	1680	10%

Ten separate criteria were used to demonstrate deprivation and applied to all of the 112 lower super output areas across the city. Of the 22 LSOAs identified as meeting the overall criteria for Selective licensing all 22 met the deprivation threshold. Each of the LSOAs was ranked within the low housing demand condition. Across the city the 22 LSOAs are shown with their index rank below

lsoa	ward	IMD INDEX RANK
E01015602	Central	1
E01015603	Central	2
E01015612	East	4
E01015639	Orton Longueville	6
E01015599	Central	9
E01015654	Park	12
E01015594	Bretton North	14
E01015632	North	15
E01015600	Central	17
E01015604	Central	18

E01015611	East	21
E01015601	Central	25
E01015655	Park	32
E01015622	Fletton and Woodston	33
E01015616	East	36
E01015652	Park	41
E01015621	Fletton and Woodston	42
E01015624	Fletton and Woodston	45
E01015677	Walton	48
E01015596	Bretton North	49
E01015668	Stanground Central	51
E01015614	East	61

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.

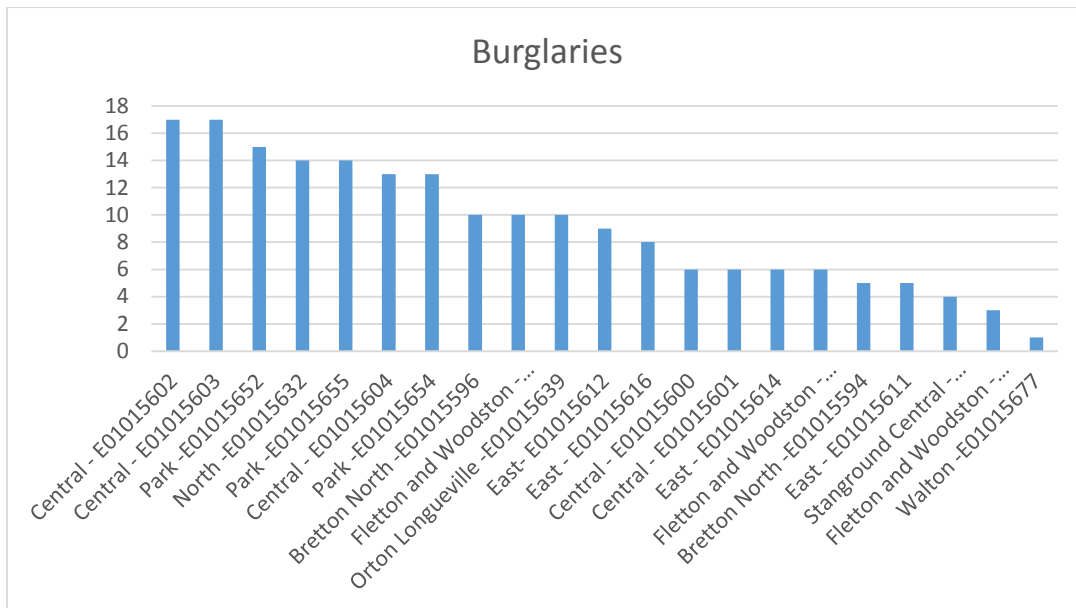
Licensing must be part of a wider strategy to address crime in the designated areas and can only be made if a high proportion of properties in that area are privately rented. The authority should consider:

- 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, eg theft, burglary, arson, criminal damage, graffiti
- Whether some of the criminal activity is the responsibility of some people living in privately rented accommodation

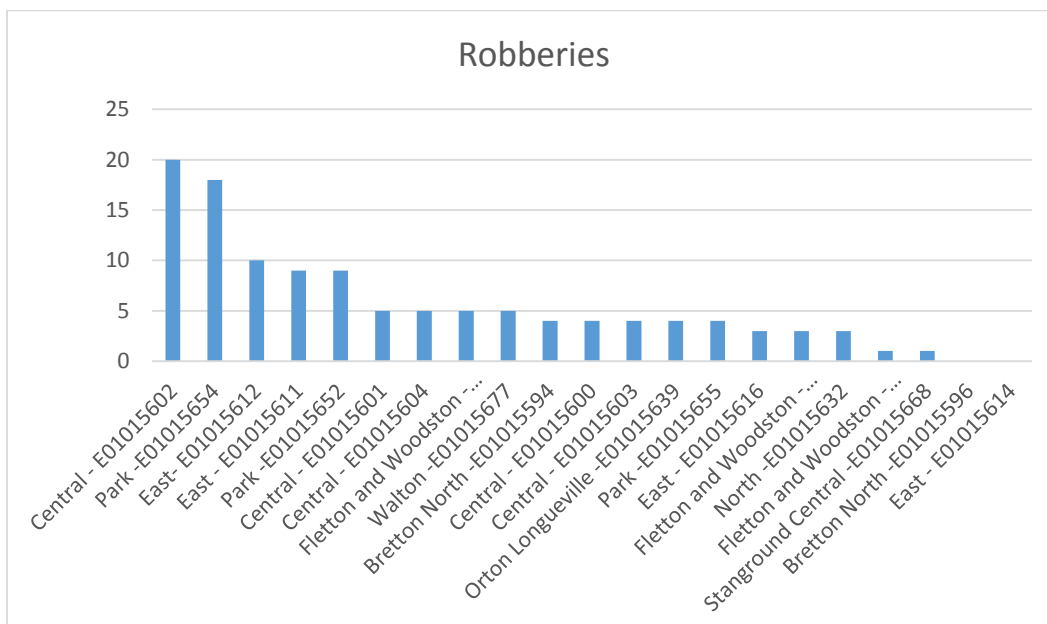
Nationally the rate of crime per 1,000 population is 63.8, Peterborough's overall rate of crime per 1,000 population is significantly higher at 80.2 crimes per 1,000 population.

Within the last 12 months, across Peterborough (excluding the city centre) there was a total of 13,213 recorded crimes. Of those 6,883 (52.1%) were within 22 LSOAs which make up the proposed licensing areas. The highest being recorded in the LSOAs within Central ward which contributed 1,710 of the total crimes recorded which is 12.9% of the citywide total. The proposed LSOAs in the East ward contributed 948 crimes which is 7.14% of the city total.

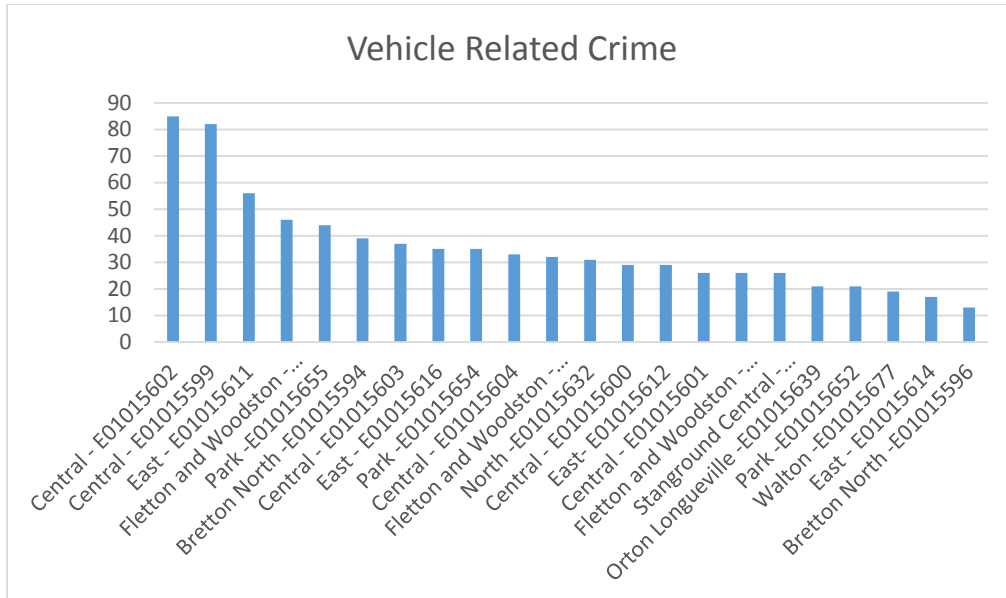
Within the last 12 months there have been 577 recorded burglaries across the city with 200 occurring within the proposed areas which equates to 35% of all burglaries. The average number of burglaries in each LSOA across the whole of Peterborough is 5, however in the proposed LSOAs this increases to 9. The highest recorded burglaries were within the Central LSOA – E010105602, within that LSOA 56.7% of the dwellings are privately rented, in LSOA – E01015603 45% are privately rented. Within the LSOA – E01015652 in Park ward 35% of all dwellings are privately rented and in the North ward LSOA – E01015632 33.3% of all dwellings are privately rented.



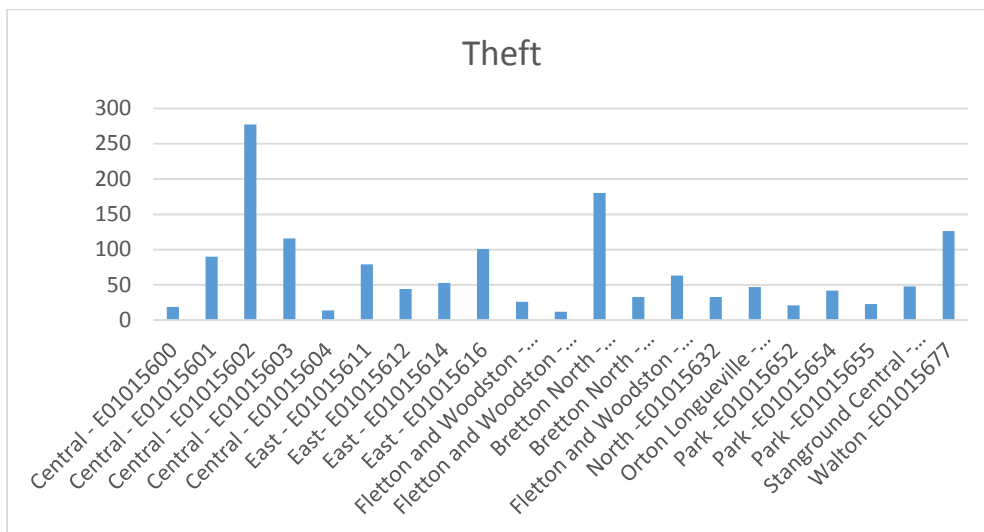
Within the last 12 months there were 229 reported robberies within the city with 142 being within the proposed areas, this equates to 62% of all robberies. The average number of robberies in each LSOA across the whole of Peterborough is 2, however in the proposed LSOAs this increases to 6. The highest recorded number of robberies were recorded in the Central LSOA – E01015602 where 56.7% of the dwellings are privately rented. Followed by LSOA E01015654 in Park ward where 31% of the dwellings are privately rented and in LSOA E01015612 in East ward where 40% of the dwellings are privately rented.



Within the last 12 months there were 2120 reported vehicle related crimes within the city with 782 being within the selected areas, this equates to 37% of all robberies. The average number of vehicle related crime in each LSOA across the whole of Peterborough is 19, however in the proposed LSOAs this increases to 35. The highest recorded number of vehicle related crimes were recorded in the Central LSOA – E010105602 where 56.7% of the dwellings are privately rented. Followed by LSOA E01015599 also in Central ward where 41% of the dwellings are privately rented and in LSOA E01015611 in East ward where 22.5% of the dwellings are privately rented.

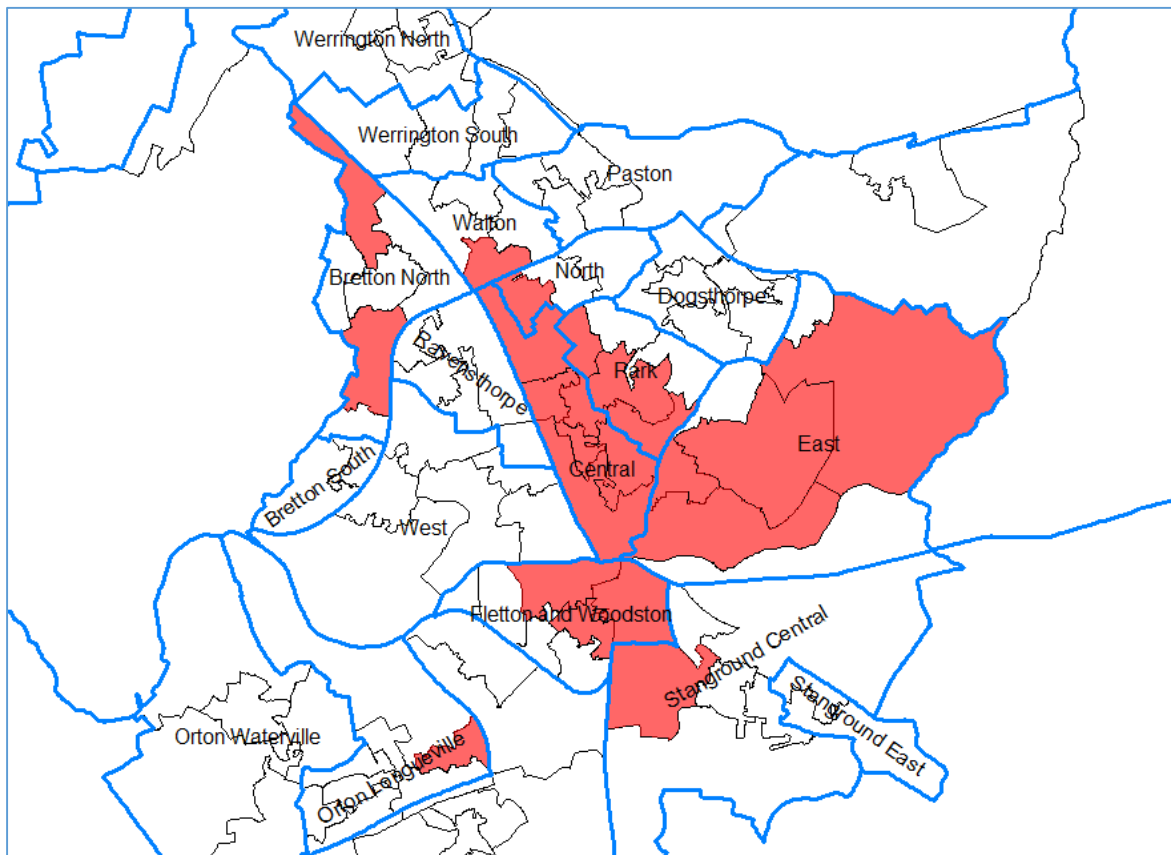


Within the last 12 months there were 4465 thefts reported across Peterborough with 2454 being within the proposed areas, which is 55% of the total thefts within the city. The average number of thefts in each LSOA across the whole of Peterborough is 39, however across the proposed LSOAs this increases to 111* (including city centre data). The highest recorded number of thefts were recorded in the Central LSOA – E010105602 where 56.7% of the dwellings are privately rented. Followed by LSOA E01015594 in Bretton North where 21% of the dwellings are privately rented and in LSOA E01015677 in Walton where 29% of the dwellings are privately rented.



*Graph excludes city centre data

The proposed areas contain 37.9% of the citywide private rented accommodation. The proposed areas cover 1637 hectares which is 4.8% of the city's geographical area (34,343 hectares).



Ten separate criteria were used to demonstrate crime and applied to all of the 112 lower super output areas across the city. Of the 22 LSOAs identified as meeting the overall criteria for selective licensing 22 met the crime threshold. Each of the LSOAs was ranked within the crime condition. Across the city the 22 LSOA's are shown with their index rank below

Isoa	ward	CRIME INDEX RANK
E01015599	Central	1
E01015602	Central	2
E01015594	Bretton North	3
E01015654	Park	4
E01015603	Central	5
E01015677	Walton	6
E01015611	East	7
E01015612	East	9
E01015616	East	10
E01015601	Central	12
E01015639	Orton Longueville	13
E01015655	Park	14
E01015622	Fletton and Woodston	15
E01015652	Park	17
E01015632	North	18
E01015621	Fletton and Woodston	21
E01015604	Central	23

E01015624	Fletton and Woodston	25
E01015668	Stanground Central	26
E01015600	Central	28
E01015614	East	30
E01015596	Bretton North	34

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