

APPENDIX 1



LONDON BOROUGH OF BARKING AND DAGENHAM
EXTENSION OF PRPL – SUPPORTING EVIDENCE
SEPT 2018

FOREWORD

One Borough, One Community; London's Growth Opportunity

In 2014, we adopted a 5-year, borough-wide discretionary licensing scheme - the Private Rented Property Licensing ('PRPL') scheme – to run concurrently with a statutory scheme for the mandatory licensing of houses in multiple occupation ('HMOs'), enacted by Part 2 of the Housing Act 2004 ('the 2004 Act').

The scheme, which includes both additional licensing (i.e. the licensing of HMOs not subject to mandatory licensing) and selective licensing (i.e. the licensing of other privately rented accommodation), began in September 2014 and is due to end in August 2019.

Its principal objective was to regulate and improve the management and condition of accommodation in the borough's private rented sector and address, in particular, high levels of anti-social behaviour (ASB).

Since 2014, it has enabled us to inspect the borough's privately rented stock, to improve the management and standard of its accommodation and to reduce levels of ASB at or associated with privately rented properties.

It has also enabled us, however, to identify issues that continue to affect the sector adversely and ways in which the sector can be improved for the benefit of the local community. For example:

Growth and tenure change - In 2014, we adopted a 5-year, borough-wide discretionary licensing scheme - the Private Rented Property Licensing ('PRPL') scheme – to run concurrently with a statutory scheme for the mandatory licensing of houses in multiple occupation ('HMOs'), enacted by Part 2 of the Housing Act 2004 ('the 2004 Act').

The scheme, which includes both additional licensing (i.e. the licensing of HMOs not subject to mandatory licensing) and selective licensing (i.e. the licensing of other privately rented accommodation), began in September 2014 and is due to end in August 2019.

Its principal objective was to regulate and improve the management and condition of accommodation in the borough's private rented sector and address, in particular, high levels of anti-social behaviour (ASB).

Since 2014, it has enabled us to inspect the borough's privately rented stock, to improve the management and standard of its accommodation and to reduce levels of ASB at or associated with privately rented properties.

- It is increasingly important, therefore, that the sector is managed and regulated effectively.
- **Migration** - Barking and Dagenham has benefited from the arrival of a number of new residents, described within as “migrants”. Migrants includes UK citizens who are new to the borough, and international persons. The inflow, arrival and entry of new population into an area is described within this document as an “influx”. Our evidence demonstrates that many new arrivals to the borough seek accommodation in private rental housing. Therefore it is vital that this sector provides good quality accommodation, which is maintained well, not overcrowded, and people are not financially exploited.
- **Deprivation** - Barking & Dagenham is one of the most deprived boroughs in the country and there is a significant correlation between that deprivation and the occupation of its privately rented properties.
- **Crime** - The wards in our borough with the highest crime rates are also those with the highest proportion of privately rented properties. This is increasingly the case, especially where burglary, criminal damage and arson are concerned.
- **‘New’ ASB** - ASB including behaviour not targeted by the current licensing scheme - remains prevalent in the private rented sector. This includes for example fly-tipping, noise nuisance and eyesore gardens.

We firmly believe that a discretionary licensing scheme is the most effective way to deal with these problems, enabling us to regulate the letting and occupation of privately rented accommodation in the borough, to cooperate effectively with landlords and tenants alike and to continue property compliance visits, all with a view to improving further the management and condition of privately rented accommodation in the borough.

Since August 2017, we have therefore been consulting with key stakeholders about re-designating the borough as subject to a discretionary licensing scheme when the current scheme expires at the end of August 2019. A summary of Stages 1 and 2 of our consultation exercise appears in Appendix 2 to this report.

This report outlines, therefore, our rationale for a new selective licensing scheme beginning at the end of August 2019. We will outline the rationale for a new additional licensing scheme separately.

The report is a key part of Stage 3 of our consultation exercise, which runs for 12 weeks, and will explain the statutory and strategic context of our proposed new scheme, the statutory pre-conditions to designating an area as subject to selective

licensing and why we are satisfied that they are met. It will also explain why a selective licensing scheme, combined with other measures, is the most effective way to tackle the various problems (above) that continue to blight our community; and how the proposed scheme will operate.

Improving the quality of accommodation offered by the private rented sector is a cornerstone of our long-term strategy to maximise opportunity and quality of life in our local community. We hope, therefore, that you will take time to read this report, to understand its objectives and to participate constructively in this consultation exercise. Together, we are sure, we can continue the progress of the last four years towards a better and more sustainable community.

We look forward to hearing from you.



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1. Introduction

- 1.1. Our current selective licensing scheme, requiring the licensing of properties in the private rented sector, will expire in August 2019. Over the last four years, the scheme has benefitted our local community, by enabling us to inspect, regulate and improve the management of privately rented accommodation and reduce levels of anti-social behaviour in the borough. It has also enabled us to identify further issues in the borough – poor housing conditions, high migration levels, deprivation and high crime levels – which require regulation; and while levels have reduced in the last four years, anti-social behaviour remains a borough-wide problem.
- 1.2. We are therefore consulting about the re-designation of our borough as subject to selective licensing. This report is a key part of our consultation exercise. It summarises our proposal for a new selective licensing scheme, similar in many respects to the current scheme, and explains why we are satisfied that the conditions for a new designation are met.
- 1.3. We have therefore summarised below, in Section 2, the legal framework of selective licensing and the statutory conditions for a designation. Section 3 explains our long-term vision for the borough and how a new selective licensing scheme would be consistent with our strategic objectives. In section 4 we have explained in detail how the principal conditions for a selective licensing scheme on grounds of anti-social behaviour, housing conditions, migration, deprivation and crime are satisfied, before summarising in Section 5 why a new licensing scheme, rather than alternative measures, is necessary. Section 6 summarises our proposal for a new scheme, outlining key features and consequences for service users.
- 1.4. We have also included various appendices with this report, not least a ward by ward analysis of the problems affecting our borough and copies of our proposed licence application form and conditions.
- 1.5. We hope that you will find the information in the report helpful and that you will help us to shape our proposed scheme by participating in this consultation exercise. We are confident that selective licensing can help us to improve the social and economic conditions in our borough and look forward to your input.

2. Legislative context

Licensing under the Housing Act 2004

- 2.1. The Housing Act 2004 enacts three schemes for the licensing of privately rented accommodation, one mandatory and two discretionary.

Mandatory HMO licensing

- 2.2. Local housing authorities ('LHAs') are obliged to operate a scheme requiring those managing or having control of houses in multiple occupation ('HMOs') in their area to obtain a licence authorising their occupation. Broadly the scheme, under Part 2 of the 2004 Act, applies to HMOs with three or more storeys, occupied by five or more persons in two or more households. On 1st October 2018, the scheme will be extended however to cover all HMOs occupied by five or more persons in two or more households, however many storeys they have.

Additional HMO Licensing

- 2.3. Part 2 of the 2004 Act also enables LHAs, at their discretion, to operate a scheme requiring those managing or having control of HMOs that are not covered by mandatory HMO licensing to obtain a licence authorising their occupation. To do so, they must be satisfied that a significant proportion of the HMOs in their area are being managed sufficiently ineffectively as to give rise to one or more particular problems, either for those occupying the HMOs or for members of the public. An additional licensing scheme may run for up to five years. We adopted such a scheme in 2014.

Selective Licensing

- 2.4. Under Part 3 of the 2004 Act, LHAs may also run a scheme requiring those managing or in control of other privately rented accommodation, falling outside the scope of mandatory or additional licensing, to obtain a licence authorising its occupation. To do so, they must be satisfied that certain, prescribed conditions (below) are satisfied. Like schemes for the additional licensing of HMOs under Part 2 of the 2004 Act, a selective licensing scheme may run for up to five years. We adopted such a scheme in 2014.

Designating an area as subject to selective licensing

- 2.5.** Section 80 of the Housing Act 2004 enables LHAs to designate the whole or part of their area as subject to selective licensing if they are satisfied that certain, prescribed conditions are satisfied; and they have both taken reasonable steps to consult persons likely to be affected by the designation and considered any representations made in accordance with the consultation and not withdrawn.
- 2.6.** Section 80 of the 2004 Act prescribes two of six possible pre-conditions. They are known as general conditions. In summary, they are that:
- the area is or is likely to become an area of **low housing demand** and a designation, combined with other measures, will contribute to the improvement of the area's social or economic conditions; and that
 - the area is experiencing a significant and persistent problem caused by **anti-social behaviour**, which some or all private landlords are failing to tackle appropriately, and that a licensing designation, combined with other measures, will lead to a reduction or elimination of the problem.
- 2.7.** The Selective Licensing of Houses (Additional Conditions) (England) Order 2015 ('the 2015 Order') prescribes a further four possible pre-conditions. They are known as additional conditions. In summary that are that:
- following a review of **housing conditions**, the council considers that it would be appropriate to inspect a significant number of properties in the private rented sector for Category 1 or 2 hazards and intends to do so; and that a designation, combined with other measures, will contribute to an improvement in general housing conditions in the area;
 - the area has recently experienced or is experiencing an **influx of migrants**, who occupy a significant number of properties in the private rented sector; and a designation, combined with other measures, will contribute to the preservation or improvement of the social or economic conditions in the area and ensuring that properties in the private rented sector are properly managed and, in particular, that overcrowding is prevented;
 - the area is suffering from a high level of **deprivation**, affecting a significant number of occupiers in the private rented sector; and a

designation, combined with other measures, will contribute to a reduction in the level of deprivation in the area; and

- the area suffers from high levels of **crime** affecting those living in the private rented sector or other households and businesses in the area; and a designation, combined with other measures, will contribute to a reduction in the levels of crime in the area, for the benefit of those living in the area.

2.8. In order to designate an area as subject to selective licensing on one or more of the additional conditions above, LHAs must also be satisfied that:

- the area contains a high proportion of properties in the private rented sector, in relation to the total number of properties in the area; and
- the properties referred to above are occupied under either assured tenancies or licences to occupy.

2.9. We are satisfied that one of the 2004 Act's general conditions, concerning anti-social behaviour, is satisfied; and that all but one of the additional conditions prescribed by the 2015 Order are satisfied. In the sections that follow, therefore, this report will focus on five of the six possible statutory pre-conditions, but not low housing demand.

2.10. By section 81 of the 2004 Act, LHAs are required to ensure that any exercise of their power to designate an area as subject to selective licensing is consistent with their overall housing strategy. They must also seek to adopt a co-ordinated approach to dealing with homelessness, empty properties and anti-social behaviour.

2.11. Further, LHAs must not make a designation under section 80 of the 2004 Act unless they have considered whether there are any other courses of action available to them that might provide an effective method of achieving the objective or objectives that the designation is intended to achieve; and they consider that making the designation will significantly assist them to achieve the objective or objectives, whether or not they take any other course of action as well.

2.12. A designation cannot come into force unless it has been confirmed by the Secretary of State, or it falls within a description of designations for which the Secretary of State has given general approval.

- 2.13.** Subject to two conditions, by the *Housing Act 2004: Licensing of Houses in Multiple Occupation and Selective Licensing of Other Residential Accommodation (England) General Approval 2015*, the Secretary of State has given general approval for all proposed selective licensing designations. The two conditions are, in summary, that:
- the LHA must have consulted those likely to be affected by the designation for not less than 10 weeks; and
 - the designation, either itself or in combination with other selective licensing designations, does not cover more than 20.3% of the LHA's geographical area, or more than 20.3% of the privately rented homes in the LHA's area.
- 2.14.** As our proposed selective licensing designation would cover more than 20.3% of the borough, we will be asking the Secretary of State to confirm it if, following this consultation exercise, we choose to proceed with it.
- 2.15.** The Government has provided guidance for LHAs who propose to introduce a scheme of selective licensing in their area. The guidance is found in *Selective licensing in the private rented sector: A guide for local authorities* (March 2015) ('the 2015 Guidance'), which provides a helpful summary of the law concerning selective licensing. We have had regard to the guidance when considering whether our borough should continue to operate a selective licensing scheme and have referred to the guidance in the report below.

3. Strategic context

- 3.1.** The Borough Manifesto – Barking & Dagenham Together – is the Council's corporate plan and outlines our long-term vision for the borough. Shaped by our ambition to inspire pride in the local community, social responsibility and a borough-wide sense of opportunity, it includes commitments to help residents achieve independent, healthy, safe and fulfilling lives; to make Barking and Dagenham a place with sufficient, accessible and varied housing and generally to make the borough a place of which residents are proud; and where they want to live, work, study and stay.
- 3.2.** These commitments run accordingly through our strategies for housing and health and wellbeing.

- 3.3.** The Housing Strategy 2012/17, for example, sought to improve residents' quality of life by creating thriving, sustainable communities and addressing the needs of all residents, whether owner-occupiers or those renting in the private or social housing sectors.
- 3.4.** It prioritized strategies to tackle homelessness and, importantly, to create a vibrant and accessible housing market, with a responsive and high-quality private rented sector.
- 3.5.** The latter has become particularly important since the turn of the century. It has flourished in the last seventeen years especially, growing from 3,500 homes in 2001 to 17,000 in 2014, when our current licensing scheme began. By 2017 it had grown again to 20,115 homes and, if current growth continues, it will have grown to approximately 25,000 properties by 2022.
- 3.6.** The private rented sector is, therefore, a key provider of housing in the borough, providing accommodation for the homeless, for the young and for middle-income households alike. Its quality and sustainability are, in short, fundamental to our long-term vision and objectives.
- 3.7.** The new Housing Strategy 2018/23, now being prepared, has regard to the Government's 2017 Housing White Paper '*Fixing our Broken Housing Market*' and to the Mayor of London's Draft Housing Strategy.
- 3.8.** It recognizes that the private rented sector will play an important role in the borough's long-term aim for inclusive growth.
- 3.9.** It aims to integrate, therefore, our response to unlawful evictions, harassment, overcrowding, homelessness, empty homes and housing standards; to respond effectively to the opportunities and challenges of new supply, institutional investment and Build to Rent; to drive up standards in the local letting agent market; to improve the quality of accommodation by, for example, retro-fitting thermal insulation in private rented sector properties; and to reach the point where 12% of all households rent in an institutional private rented sector – all with a view to professionalizing and improving the quality of the local housing market.
- 3.10.** The extension of selective licensing in the borough, about which this report is concerned, is therefore an important means of achieving these objectives.

- 3.11.** By regulating the management, use and occupation of accommodation in the private rented sector, we will be able to work closely with landlords to ensure that they obtain the support needed to let and manage their properties effectively. We can ensure that all those who manage private sector accommodation are fit to do so; that the business model of so-called rogue landlords is disrupted; that our residents have tenancy agreements that are fit for purpose; that their accommodation satisfies minimum health and safety requirements; and that the private rented sector helps us to create a sustainable community for the benefit of all.
- 3.12.** A selective licensing scheme is not only consistent with our housing strategy, therefore, and our approach to homelessness, empty properties and anti-social behaviour, it is important to the success of all of them.

4. Satisfying the conditions for a selective licensing designation

Introduction

- 4.1.** We summarised the legislation that enables us to operate a selective licensing scheme at the beginning of this report. To do so, local housing authorities ('LHAs') must be satisfied, in particular, that one or more of six statutory conditions – two general and four additional – is met.
- 4.2.** We are satisfied that five of the six – i.e. those concerning anti-social behaviour, housing conditions, migration, deprivation and crime – are met. We are also satisfied that the pre-requisites to each of the additional conditions are met, i.e. that the area has a high proportion of properties in the private rented sector, occupied either under assured tenancies or licences to occupy. In this section of the report, we explain why that is so.
- 4.3.** The section begins, in *This is the borough*, by setting out background information about our borough and its private rented sector, putting our reasons for re-designating the borough as subject to selective licensing in their proper context.

- 4.4.** Appendix 1 to this report also provides an accessible, at-a-glance summary of the information provided in this section, describing each of the borough's wards and the social problems currently affecting them. For information we have included a summary of our data collection methodology at Appendix 3.

This is the borough

Demographics

- 4.5.** In 2001, the population of our borough was 164,000, of which over 81% was white British. The south west corner of the borough was the only area with a significant black, Asian, and multi-ethnic background (BAME) population.
- 4.6.** The population total remained at a similar level until the middle of the decade, at which point the area began to experience a rapid change, both in the number and composition of its residents. This turned out to be one of the most intense changes for any local authority area, whether in London or the rest of the United Kingdom.
- 4.7.** By 2011, the borough's population had increased by 13.4% to 186,000. The white British population had decreased to just 49% of the borough total. The Asian community had spread outwards from the south west corner, along the western side of the borough in particular, in many cases extending communities from the neighbouring London Borough of Redbridge.
- 4.8.** The Bangladeshi community had also increased significantly in and around Longbridge Ward in the south-west. The 2011 census showed an increase of over 1000% from 2001, rising from 673 to 7,701.
- 4.9.** Likewise, the black African population had increased significantly across the whole borough, though concentrated mainly in the south and west.
- 4.10.** Since the extension of the European Union, the borough has experienced a rapid and borough-wide increase in the number of residents from eastern European countries, of which the Lithuanian population forms the largest group.

- 4.11. This change has continued since 2011 and, most recently, has been dominated by the movement of Romanian and Bulgarian nationals into the borough.

NINo registrations from Lithuania, Romania, and Bulgaria since April 2011

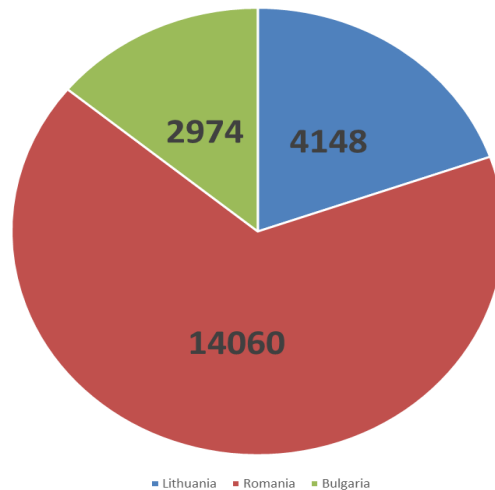


Figure 1: National Insurance number registrations from Lithuania, Romania, and Bulgaria since April 2011

The effect of population increase and churn

- 4.12. Barking and Dagenham has benefited from the arrival of a number of new residents, described within as “migrants”. Migrants includes UK citizens who are new to the borough, and international persons. The inflow, arrival and entry of new population into an area is described within this document as an “influx”. Our evidence demonstrates that many new arrivals to the borough seek accommodation in private rental housing. Therefore it is vital that this sector provides good quality accommodation, which is maintained well, not overcrowded, and people are not financially exploited.
- 4.13. While migration from other areas in the UK (‘internal migration’) was the principal cause of population churn in the borough between 2007 and 2017, migration from overseas (‘international migration’) has been the most significant cause of population growth, as international migrants have been - and still are - more inclined to remain in the borough.
- 4.14. The churn of the borough’s population has, however, also had a profound effect on population characteristics. The latest ONS mid-year

estimates indicate a population churn of 15.7% between 2016 and 2017 alone.

- 4.15.** One of the principal causes of population churn in our borough is the lack of affordable, privately rented accommodation in central London. Following enactment of the Welfare Reform and Work Act in 2016, privately rented accommodation in central London has become increasingly unaffordable, forcing migration outwards. Residents have tended to move from eastern, inner London boroughs, particularly the London Boroughs of Newham and Redbridge, to Barking and Dagenham, to such an extent that our population now reflects the recent characteristics of these inner London boroughs.
- 4.16.** The white British population has also continued to decline, as many former, white British residents have moved east into Essex.
- 4.17.** The age structure of the borough's population has changed significantly since 2001 because of these changes, from an ageing to a much younger population. According to the Office of National Statistics (ONS) 2017 mid-year estimates, the borough now has the largest proportion of 0-19-year olds in the country, totalling 67,000 residents and 32% of the total population.
- 4.18.** Further, due to both migration and high birth rates, it is projected that the borough's population will increase to 220,000 by 2020. National statistics forecast that it will be 275,000 by 2037.

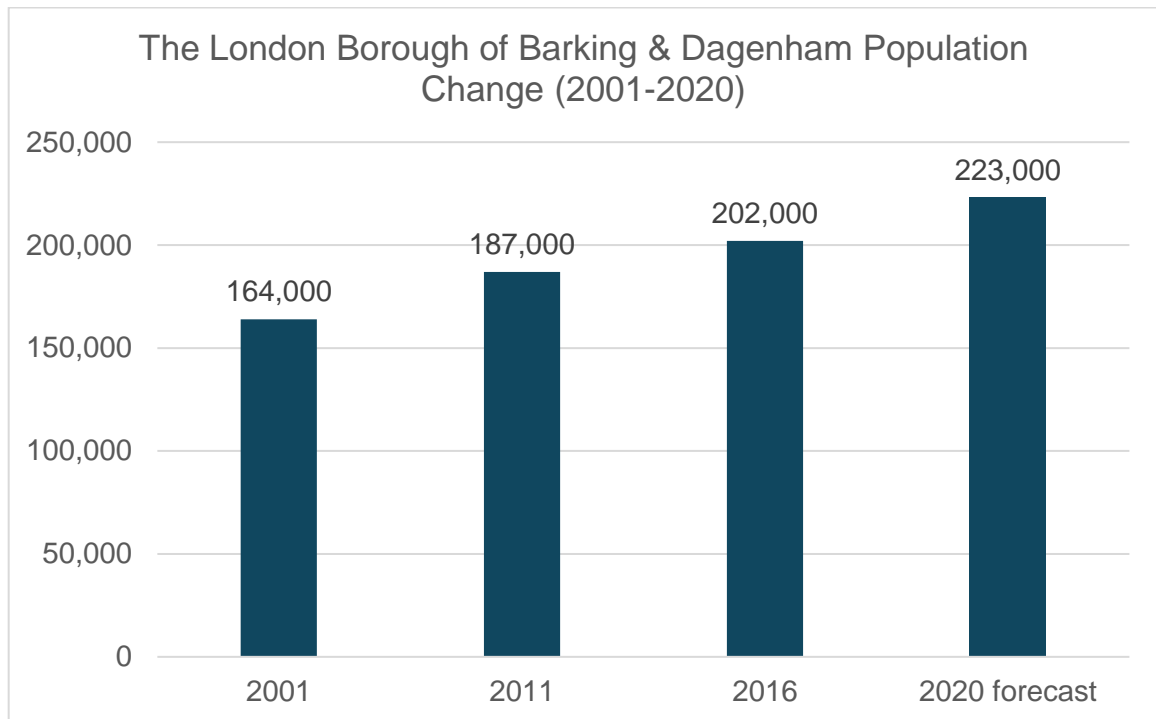


Figure 2: Population in the London borough of Barking & Dagenham between 2001-2020

Growth of the private rented sector

4.19. The increase in the borough's population is mirrored by the rapid growth of its private rented sector. Proportionally, our borough has experienced the second largest increase in the size of the sector in England and Wales.

4.20. In 1981, privately renting households made up just 2.6% of the borough's population. By 2017 this figure had risen more than tenfold to 27.7%. It shows no sign of peaking.

4.21. Table 1 below shows how the sector has increased in size between 1981 and 2017

Year	All occupied households	Owner Occupied	Social Landlord	Private Rented	Other
1981	55746	31.3%	65.4%	2.6%	0.7%
1991	58072	51.8%	44.2%	2.9%	1.1%

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2001	67273	55.3%	37.0%	5.2%	2.5%
2011	69681	46.4%	33.7%	17.7%	2.2%
2017	73874	47.9%	24.8%	27.7%	0.0%

Table 1: Proportion of properties by tenure between 1981 and 2017 (source: 1981-2011 Census)

4.22. Figure 3 below shows this change in a line graph, in which the significant decline in the social housing sector and continuing growth of the private rented sector is evident.

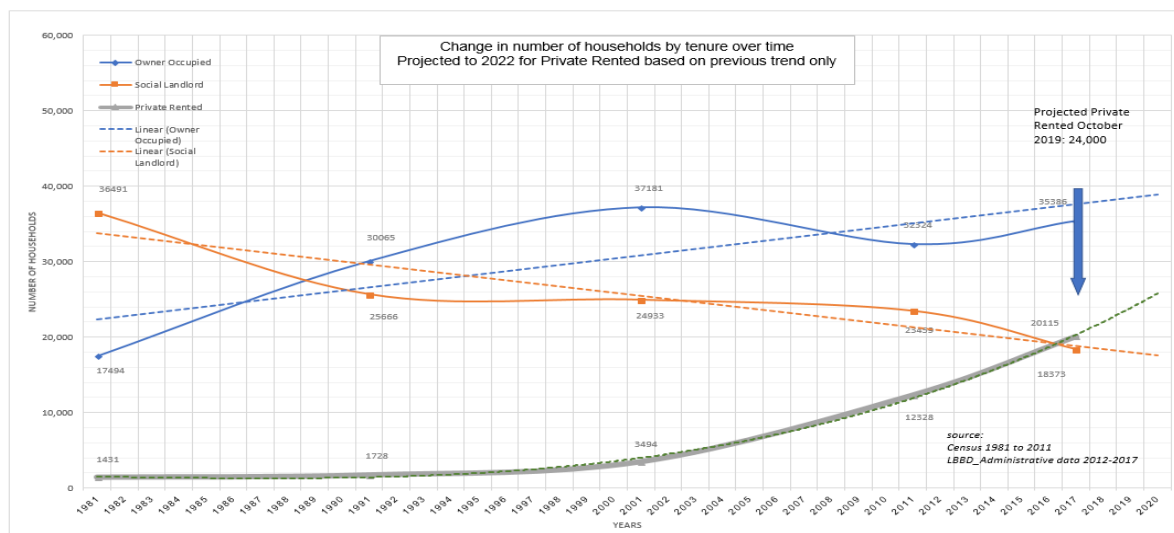


Figure 3: Tenure change since 1981 - 2017

4.23. The speed of this change in our borough is also illustrated in Figure 4, below, in which the growth of our private rented sector is compared with that in neighbouring boroughs. In all boroughs the sector grew exponentially from 2001 onwards, but our borough witnessed the largest proportional increase in the number of privately rented properties. While we had the smallest proportion in 1981, we had one of the largest by 2017.

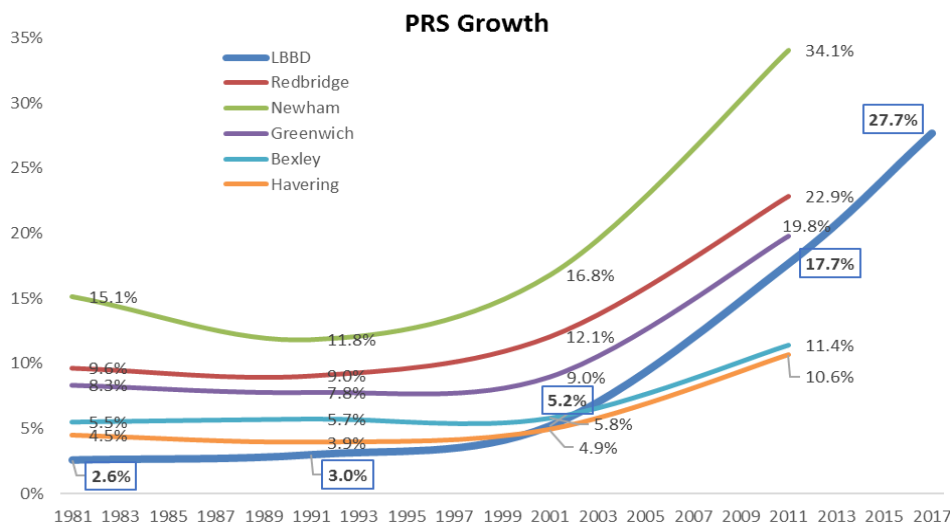


Figure 4: Proportion of private rented stock in the borough and neighbouring local authorities

4.24. Our projection for mid-year 2019 is that the borough will have at least 24,000 privately rented properties. This figure is based only on properties that we know are likely to be private rented and is likely to be conservative.

Our private rented sector: ward by ward

4.25. The make-up of the borough’s housing stock varies considerably from ward to ward.

4.26. It is markedly different in wards with large council estates, where properties are still let predominantly as social housing.

4.27. The growth of our private rented sector has, however, been marked in all wards and has recently been greatest in wards, which had the lowest proportion of privately rented stock in 2017.

4.28. The chart below shows the amount of privately rented accommodation in each of our seventeen wards. It accounts for more than 20.3% of the rented accommodation in all wards: the lowest being 20.4% in Eastbrook to more than 50% in Abbey Ward.

Extension of PRPL – Supporting Evidence

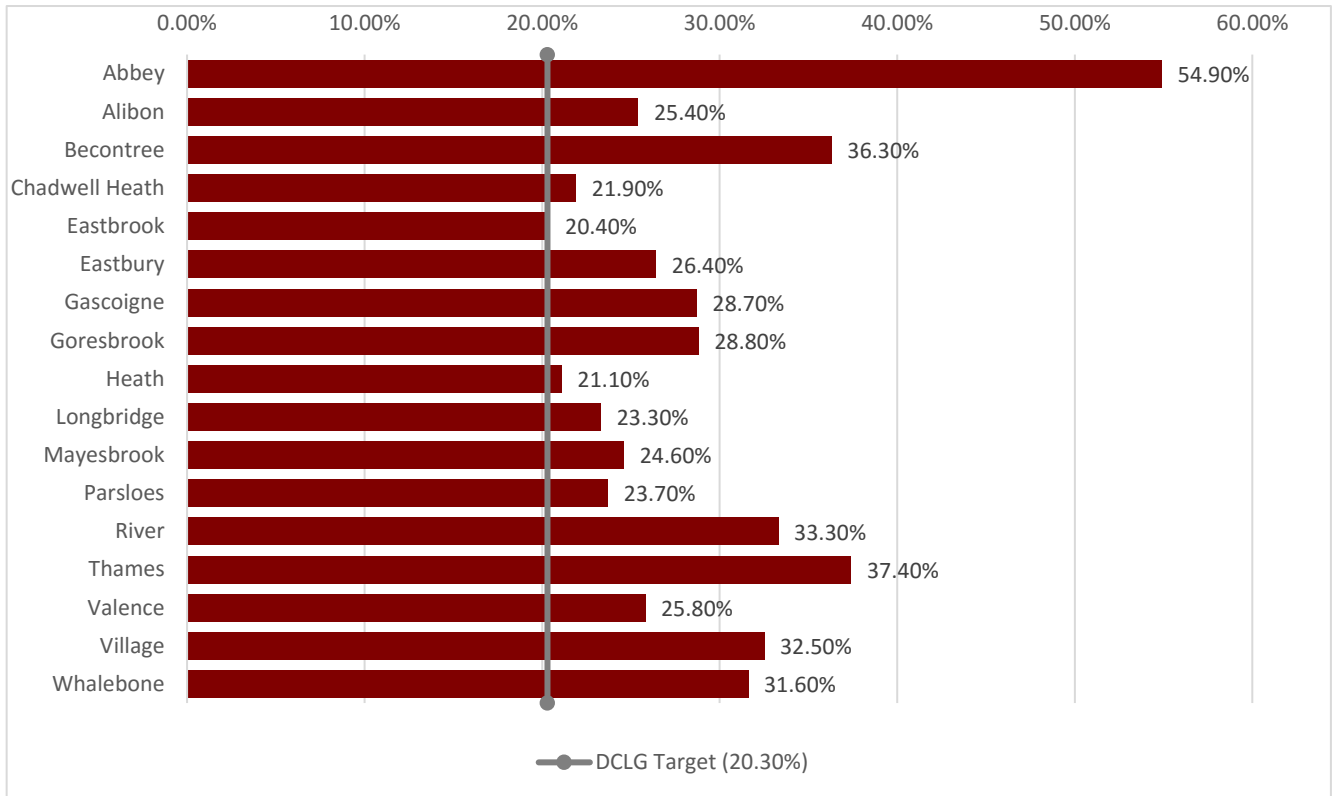


Figure 5: Chart summarises rented stock distribution across all wards

4.29. It is apparent, therefore, that each ward in our borough has a high proportion of privately rented accommodation in relation to the total amount of accommodation. In that regard, the DCLG’s 2015 Guidance provides that:

“Nationally the private rented sector currently makes up 19% of the total housing stock in England. The actual number of privately rented properties in a given area may be more or less than this, and if it is more than 19%, the area can be considered as having a high proportion of privately rented properties. 19% is the figure as of March 2014. This figure will vary from time to time, so local authorities are strongly advised to consult the latest available English Housing Survey when considering whether an area has a high proportion of privately rented properties.”

4.30. The latest available English Housing Survey reports that the private rented sector now makes up 20% of the housing stock in England.

Properties let on assured tenancies or licences

- 4.31.** One of our licensing conditions is that applicants must have - and provide their tenants with - a valid tenancy agreement. This ensures that the borough's privately rented properties are let responsibly, pursuant to agreements regulated by the Housing Act 1988, and that both landlords and tenants alike are aware of their rights and obligations. This enables us to tackle landlords, who might otherwise take advantage of tenants and vulnerable individuals.
- 4.32.** While there are inevitably properties in the private rented sector that we have not yet inspected, tenancies of them will, by operation of section 19A of the Housing Act 1988, generally be assured shorthold tenancies – a species of assured tenancy; and if the properties are not held under a tenancy, they will instead be held under the terms of a licence agreement.
- 4.33.** We are confident, therefore, that properties in our private rented sector are held under either assured tenancy agreements or licence agreements.

Anti-social behaviour

- 4.34.** One of the statutory conditions for designating an area as subject to selective licensing is, in summary, that the area is experiencing a significant and persistent problem caused by anti-social behaviour; that some or all of the private sector landlords who have let premises in the area are failing to take action to combat the problem that it would be appropriate for them to take; and that a licensing scheme will, when combined with other measures taken by us, lead to a reduction in or the elimination of the problem.
- 4.35.** In that regard, the 2015 Guidance provides as follows:
- 16. In deciding whether an area suffers from anti-social behaviour, it is recommended that local housing authorities consider whether private sector landlords in the designated area are not effectively managing their properties so as to combat incidences of anti-social behaviour caused by their tenants or people visiting their properties and in particular the area*

suffers from anti-social behaviour as a result of this failure or because that failure significantly contributes to that problem.

17. *In considering whether the area is suffering from anti-social behaviour which a landlord should address regard must be had as to whether the behaviour is being conducted within the curtilage of the rented property or in its' immediate vicinity and includes acts of (but not limited to):*

- *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;*
- *anti-social drinking or prostitution;*
- *illegal drug taking or dealing;*
- *graffiti and fly posting;*
- *and litter and waste within the curtilage of the property.*

4.36. We are satisfied that this condition is met.

4.37. The following section analyses the frequency and likelihood of reported ASB in the social rented, owner-occupied and private rented sectors. It also identifies recent patterns of ASB in the private rented sector and, in order to assess the impact of our current licensing scheme on levels of reported ASB, compares ASB reported in the year the scheme was introduced - 2014/15 - with that reported in the most recent year for which data is available - 2016/17.

Summary

4.38. Reported ASB is associated much more with properties in the private rented sector than it is with those in the social housing or owner-occupied sectors.

4.39. Multiple reports of ASB are more likely to be associated with properties in the private rented sector than they are with properties in the other sectors.

4.40. Between 2015 and 2017, there was a significant fall in the proportion of ASB reports associated with properties in the private rented sector. This did not occur in either the social housing or owner-occupied

sectors and suggests that licencing is having a positive impact on levels of ASB in the private rented sector and the borough.

Summary of ASB across all wards

4.41. We have used two different measurements of ASB levels in our borough: first, reports of ASB directly associated with a specific property; and secondly, all reports of ASB, including those not associated with a property. The first measure enables a detailed analysis of ASB at a property level, while the second enables an assessment of the impact of ASB in a given area.

4.42. Figure 6 below summarises Police recorded ASB related offences for 2017 by ward. The median rate for the borough is also shown. There is a clear positive correlation between ASB incidents and proportion of private rented properties for many of our wards.

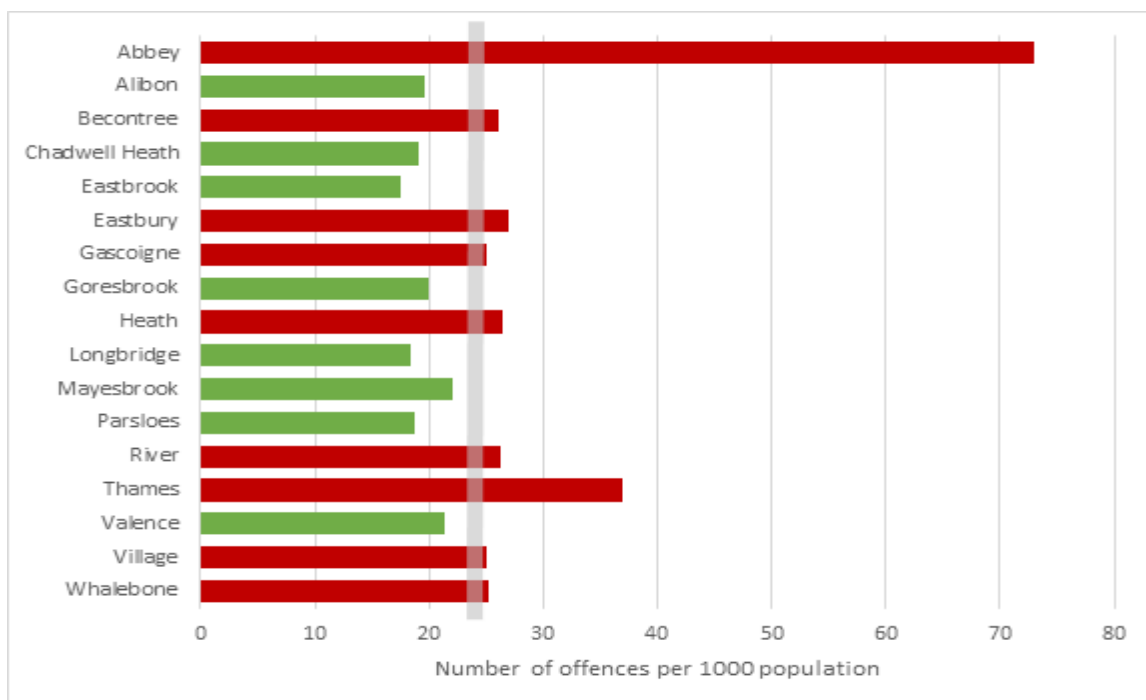


Figure 6: Levels of ASB across all wards

The area is suffering from high levels of anti-social behavior (ASB)

- 4.43.** Police records indicate that, in the period between 1st April 2013 and 31st March 2018, there were 27,432 ASB incidents in the borough. This is equivalent to an average annual rate of 27.1 incidents per 1000 people.
- 4.44.** As Figure 7 below illustrates, while reports of ASB have decreased in number over the past five years, by the end of March 2018, our borough still had higher rates of police-recorded ASB than any of our neighbouring London boroughs.

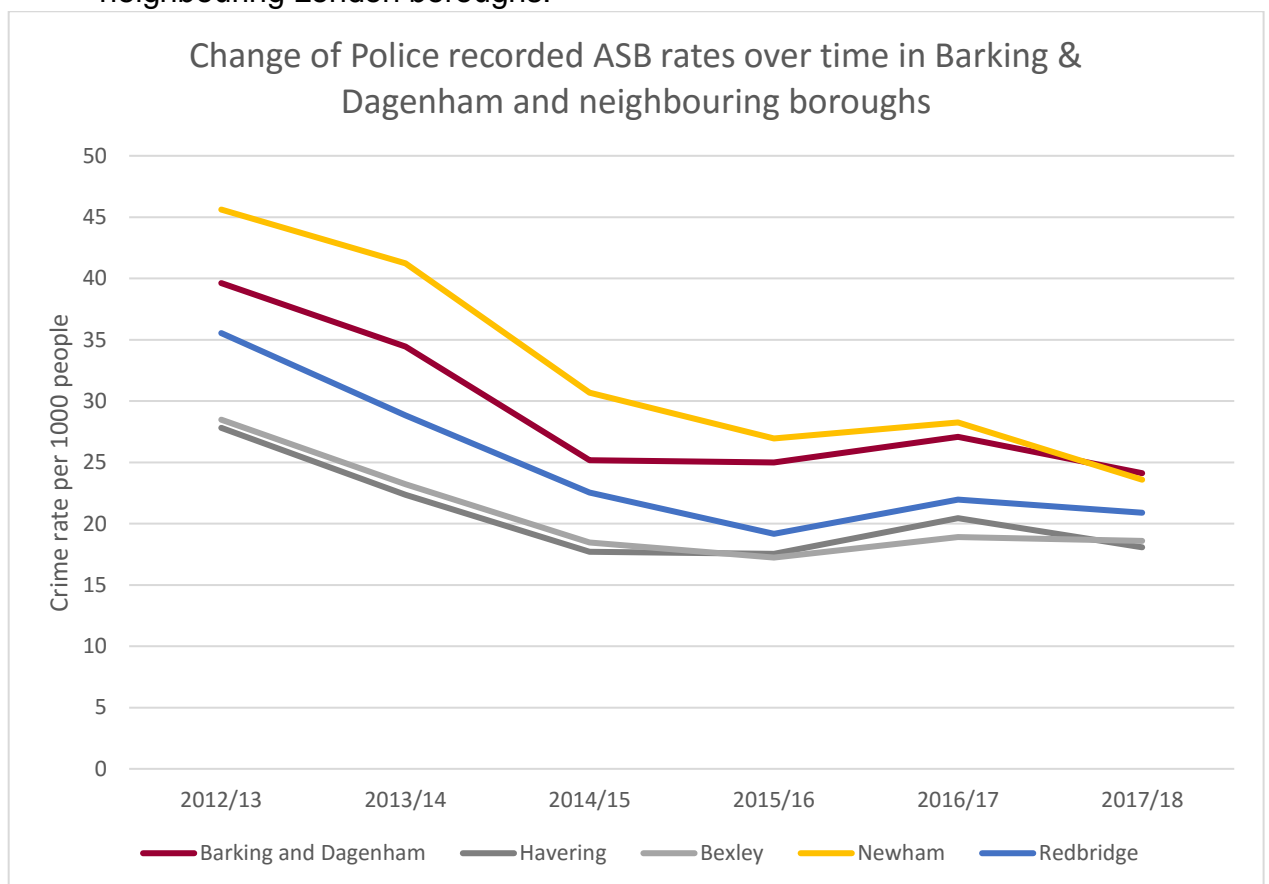


Figure 7: Police recorded ASB rates of the London Borough of Barking & Dagenham and neighbouring wards

ASB affects those living in the private rented sector

- 4.45.** ASB affects residents in the private sector significantly. Table 2 below shows the percentage of properties in each of our housing sectors that experienced at least 1 incident of ASB over the four-year period of our study. It shows a clear difference between the proportion of properties associated with reported ASB in the social housing, private rented and owner-occupied sectors; and that the proportion of properties

associated with ASB in the private rented sector exceeds the borough average by a significant margin - 23% compared with 18%.

Tenure	% of properties with one or more reports between 2013 and 2017	Average % of properties with one or more reports per year
Social Rented	20%	7%
Owner Occupied	15%	5%
Private Rented	23%	8%
Borough	18%	6%

Table 2: Percentage of properties by tenure type exhibiting ASB

4.46. Table 3 below also illustrates that privately rented properties are more likely to be the subject of multiple ASB reports. Of the properties in respect of which at least one report was made, 42.5% of privately rented properties were associated with multiple reports. This compared, over the four-year period of the study, with 38% for the social housing sector and 29.5% for owner-occupied accommodation.

Tenure	1 incident	2 incidents	3 to 10 incidents	>10 incidents	Total
Owner Occupied	70.5%	16.4%	12.3%	0.8%	100%
Private rented	58.5%	18.6%	20.5%	2.4%	100%
Social rented	62.0%	18.3%	16.7%	3.0%	100%

Table 3: Private Rented Properties and ASB Reports

- 4.47. It is likely that the higher turnover of tenants in privately rented properties has contributed to this difference; and that different, unrelated individuals were responsible for the ASB associated with given properties.
- 4.48. As a consequence, it is likely that, comparatively, ASB in the private rented sector places more pressure on our enforcement services. The social rented and owner-occupier sectors, where tenant-turnover is much lower, are less likely to do so.

Some or all private sector landlords are failing to take appropriate action

- 4.49. We are aware that many landlords who let accommodation in the private rented sector take their responsibilities seriously and aim to manage their properties professionally. We are also confident that our current licensing scheme has encouraged or enabled many landlords to manage their properties and their tenants' behavior more effectively. It is clear, however, that some landlords are failing appropriately manage their properties meaning they are unable to suitably take action to tackle anti-social behavior at or associated with their properties. The statistics alone suggest that this is the case as set out in paragraph 4.45. It is re-enforced by the evidence that we have gathered through our licensing inspections and Section 215 notices issued. Between the beginning of the scheme the council has issued over 1700 Section 251 or related notices.
- 4.50. The types of anti-social behaviour which led to these inspections included, noise nuisance, fly tipping, vehicle related nuisance and in severe cases privately rented properties which are used as brothels or cannabis factories. The fact that the council has adopted and widely publicised the discretionary licensing scheme, has meant that local citizens have the ability to report these types of anti-social behaviour, which the knowledge that the council has the powers to take action using the licensing scheme.

A designation would lead to a reduction in levels of anti-social behaviour

4.51. We compared the level of reported ASB in 2014/2015, when the current scheme began, with its level in the financial year 2016/17, and reviewed the proportion of properties in each sector that had received one or more ASB-related reports. We found that:

- Reports of ASB were far more likely to be associated with properties in the private rented sector than with those in either the social housing or owner-occupied sectors.
- The percentage of social housing and owner-occupied properties associated with reports of ASB in 2014/2015 and 2016/2017 remained constant, at 6.4% and 5% respectively. There was a significant decrease, however, in the percentage of privately rented properties associated with ASB reports, from 8.8% to 8.0%. This is shown in Figure 8 below.

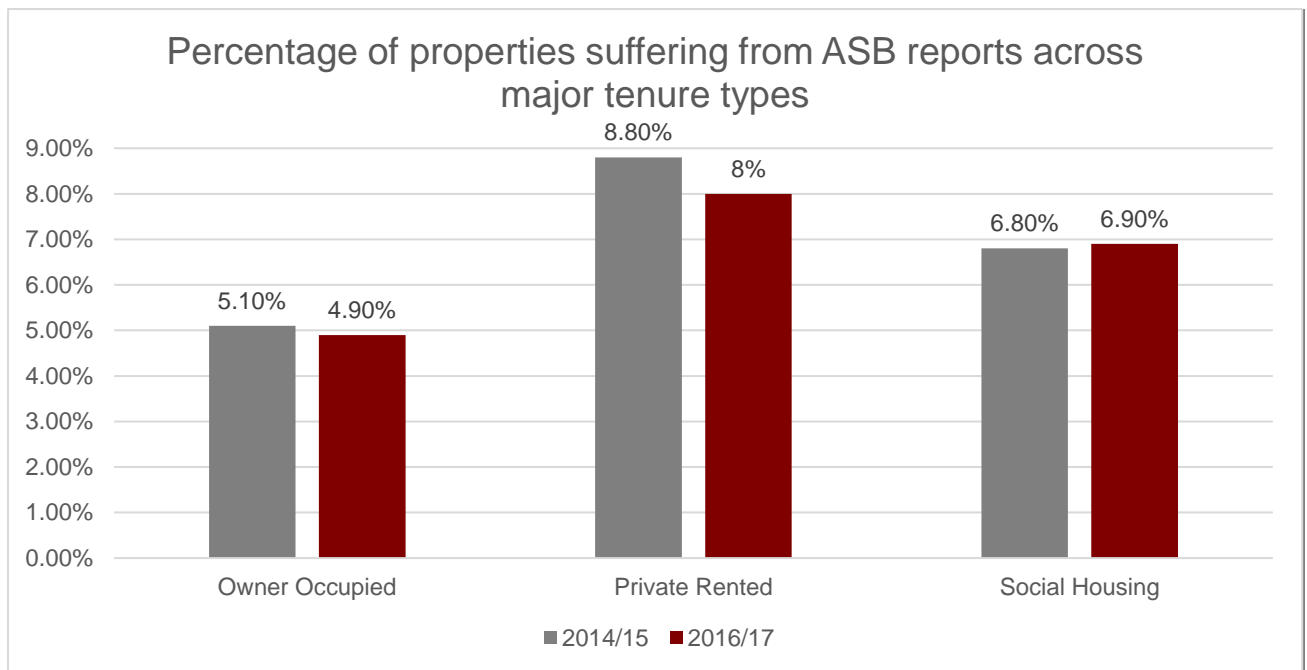


Figure 8: Percentage of properties suffering from ASB reports across tenure type

4.52. This trend was evident in the majority of the borough’s wards. As Figure 9 below illustrates, the percentage of privately rented properties associated with ASB reports reduced in twelve of the borough’s seventeen wards.

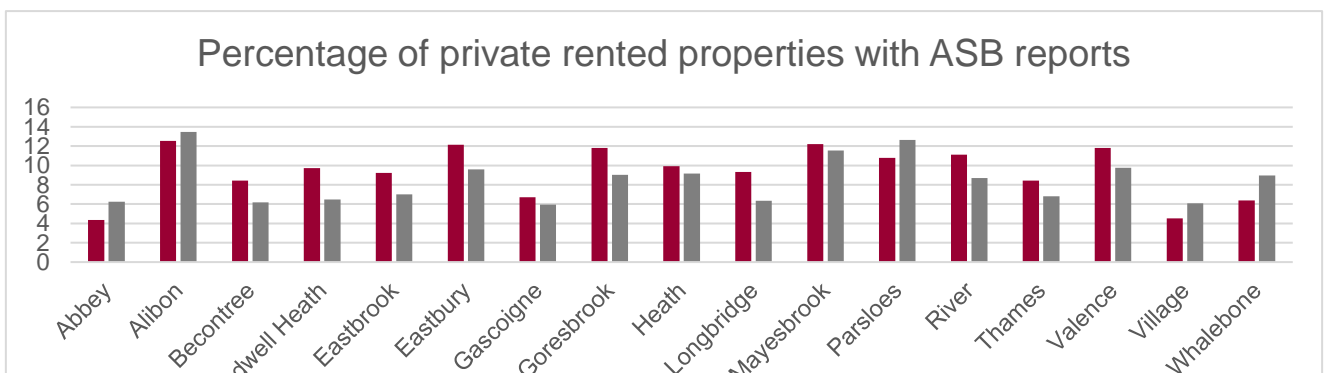


Figure 9: Percentage of private rented properties with ASB reports between 2015 and 2017

- 4.53.** The fact that reports of ASB associated with privately rented properties dropped significantly in number during the course of the current licensing scheme and that reports concerning properties in other sectors remained constant is significant.
- 4.54.** It demonstrates, on balance, that the current licensing scheme and enforcement action we have taken is likely to have helped to reduce ASB in the private rented sector; and that, combined with other measures, a renewal of the current licensing scheme would probably help its on-going reduction in future.
- 4.55.** Further, since the introduction of our current licensing scheme in 2014, we have become aware of additional and different types of ASB, that the current scheme was not intended to address. As well as the most disruptive elements of ASB in our community, such as drug dealing and noise nuisance, lower-level ASB such as fly tipping and eye-sore gardens has become a real problem. We are confident that tailored licence conditions, requiring landlords for example to dispose of waste by using our regular waste disposal facilities, will help to reduce this kind of ASB.

Housing conditions

- 4.56.** One of the additional conditions enabling the introduction of a selective licensing scheme is, broadly, that the borough has poor housing conditions, which require inspection and regulation. We are satisfied that the statutory conditions for a selective licensing designation on grounds of housing conditions are met. In that regard, the Government's 2015 Guidance provides as follows:

20. *Local housing authorities can address poor property conditions through their powers in Part 1 of the Act, which are extensive. As mentioned below a local housing authority should not use its Part 3 powers (selective licensing) where it is appropriate to tackle small numbers of properties which are in disrepair directly and immediately under Part 1. There may, however, be circumstances in which a significant number of properties in the private rented sector are in poor condition and are adversely affecting the character of the area and/ or the health and safety of their occupants. In that case, as part of wider strategy to tackle housing conditions, the local housing authority may consider it appropriate to make a selective licensing scheme so that it can prioritise enforcement action under Part 1 of the Act, whilst ensuring through licence conditions under Part 3 that the properties are properly managed to prevent further deterioration.*
21. *It is recommended that local housing authorities consider the following factors to help determine whether there are poor property conditions in their area: The age and visual appearance of properties in the area and that a high proportion of those properties are in the private rented sector; Whether following a review of housing conditions under section 3(1) of the Act¹⁶, 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. In this context “significant” means more than a small number, although it does not have to be a majority of the private rented stock in the sector. It would not be appropriate to make a scheme if only a few individual properties needed attention.*
- 4.57.** In 2009, A comprehensive stock condition survey of housing conditions in our borough was undertaken on our behalf by Capital Project Consultancy Ltd, pursuant to section 3(1) of the Housing Act 2004. The survey revealed, among other findings, that:
- the percentage of non-decent private sector housing in our borough was 37.9%, compared with 35.3% for England; and
 - 20.4% of all properties in our borough, and 22.3% of private rented properties, had Category 1 hazards, within the meaning of the Housing Health and Safety rating System for which Part 1 of the 2004 Act provides. At current stock estimates, this would represent over 4,400 private rented properties.

- 4.58.** The findings of the survey are perhaps not surprising. Properties in our private sector are significantly older on average those in England generally, most specifically inter-war. The 2009 survey estimated that of all the borough's private stock, including owner-occupied accommodation, 63% was built between 1919 and 1944, compared with 18% for England. This was largely the result of the building of the Becontree Estate.
- 4.59.** Also, largely because of this development, the borough has a significantly higher percentage of terraced housing in the private rented sector, at 68% compared with 29% for England.
- 4.60.** In light of the above, following the introduction of our current licensing scheme, we took the decision to visit every private rented property in the borough, to build a thorough picture of our stock. This was funded by a combination of Government investment and income generated from issuing licences to landlords.
- 4.61.** We were committed to ensuring we carry out compliance inspections on all proposed licensed properties to ensure they were compliant with the licensing conditions, and to satisfy that the property was of a good standard prior to issuing a final licence. Any property that was of concern, had disrepair, or where there were concerns over the management of the property, this was be dealt with under Part 1 of the Housing Act 2004 or through the conditions of the licence.
- 4.62.** Since the scheme commenced, we have received 15,929 license applications and inspected more than 10,700 of the properties to which they relate. While the majority of them (82.3%) were compliant at first inspection,
- a significant number (15.2%) were only rendered compliant with our support or by means of informal or formal enforcement action;
 - a smaller but still significant number (2%, representing 214 of the properties we have inspected) remain non-compliant; and
 - we have rejected 0.5% of the applications we have received because of non-compliance, representing 54 of the properties that we have inspected).
- 4.63.** Figure 10 below shows the spread of decisions according to compliance since the beginning of the scheme.

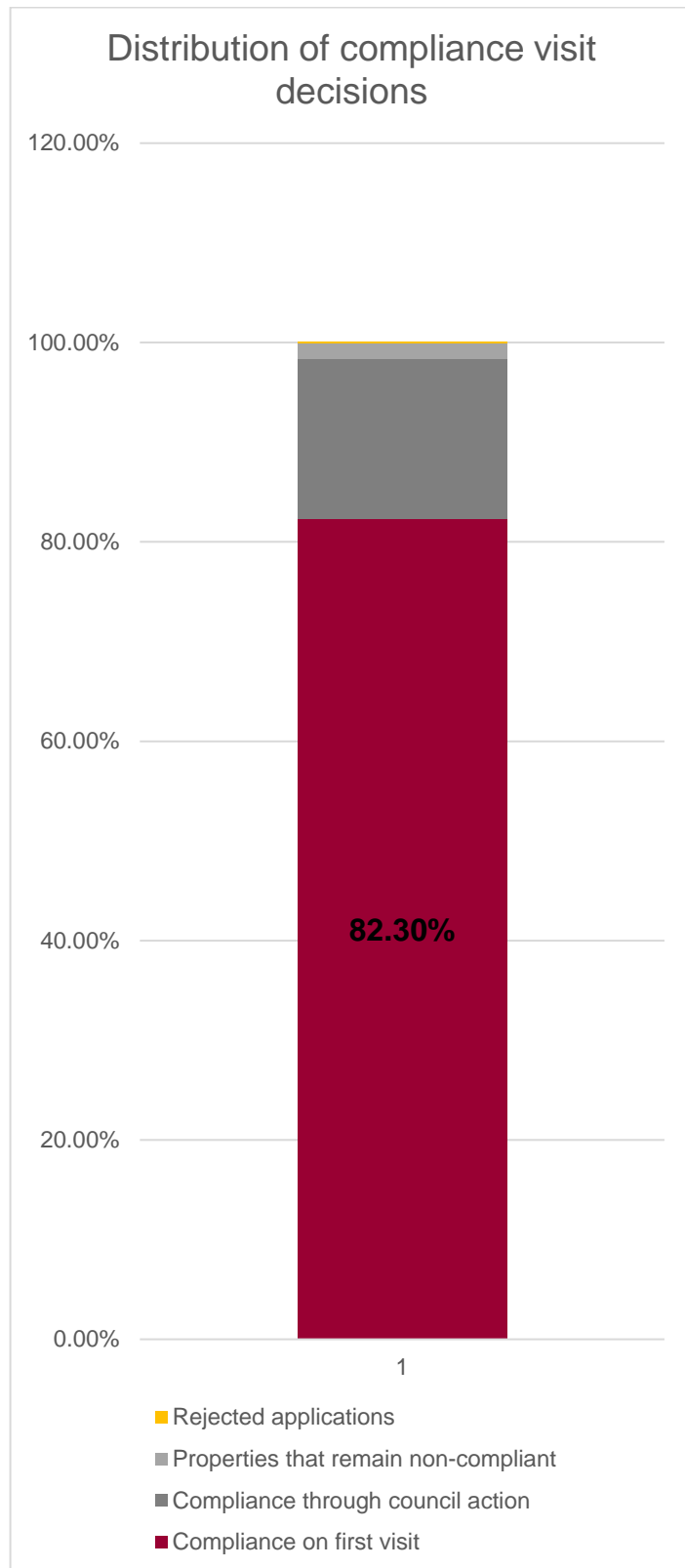


Figure 10: Distribution of compliance visit decisions since introduction of scheme

- 4.64.** It is unknown whether the private rented properties that we have not yet inspected are compliant, but we would expect the range of non-compliant properties to be between 17% and 22%, based on previous inspections and estimates from the most recent house condition survey.
- 4.65.** In addition, there are an estimated 7,000 to 10,000 privately rented properties in the borough, for which no license application has yet been made. It is likely that a significant proportion of these properties will not be compliant; and one of our key priorities is to identify these properties. We conservatively estimate that between 17% and 22% of these properties will be non-complaint, though we in fact expect the percentage to be much higher.
- 4.66.** The consequence of the above is that, following a review of housing conditions in our borough, and despite the endeavours of the last four years, it would still be appropriate to inspect a significant number of properties in our private rented sector for Category 1 or 2 hazards; and we intend to do so.
- 4.67.** We are confident that, by inspecting the properties for which licence applications are made and requiring all such properties to comply with minimum health and safety conditions – e.g. the installation of smoke and carbon monoxide alarms – we can use a new selective licensing scheme, alongside enforcement action under Part 1 of the 2004 Act, to improve general housing conditions in our area.

Migration

- 4.68.** We are also satisfied that our borough satisfies the statutory conditions for a selective licensing designation on grounds of migration. In that regard, the 2015 Guidance provides as follows:

24. Migration refers to the movement of people from one area to another. It includes migration within a country and is not restricted to migration from overseas. A selective licensing designation can be made, as part of wider strategy, to preserve or improve the economic conditions of the area to which migrants have moved and ensure people (including migrants) occupying private rented properties do not live in poorly managed housing or unacceptable conditions.

25. *In considering whether an area is experiencing, or has experienced, high levels of migration: the local housing authority will want to consider whether the area has experienced a relatively large increase in the size of the population over a relatively short period of time. In assessing this, the local housing authority should consider whether net migration into the designated area has increased the population of the area. We suggest a population increase of around 15% or more over a 12-month period would be indicative that the area has or is experiencing a high level of migration into it.*
26. *The designated area must contain a high proportion of privately rented properties with a significant number of migrants to the area occupying them. In assessing whether the area is experiencing or has experienced significant migration the local housing authority will want to have regard to such information it holds on households in the area; any significant increase in the call for, or in the provision of, local authority services in the area; any increase in local authority or police intervention in the area and any changes to the socio- economic character of the area.*

4.69. Over the past decade the borough has experienced an increasing churn of its population due to migration. This is key for this borough as the nature of the churn has very quickly changed the characteristics of the population which has brought with it tensions as well as benefits. The borough also experiences large churn between its wards, and together with movement to and from the borough there is a very high level of population movement. Much of this movement is concentrated in the private rented sector and some of the constant population fluidity are therefore felt most keenly here.

4.70. This section describes the influx and migration changes in the borough, its impact on the area's social and economic conditions and how a selective licensing scheme will contribute to an improvement in these conditions.

Changes and influx of migration

4.71. Migration is one of the principal causes of population change in the borough. In fact, in recent years, the borough has experienced one of the most significant migration flows in both London and England. In 2016, more than 16,800 new residents arrived in the borough, up more than 3000 on the total for 2007, as the table below illustrates.

YEAR	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Inward migration	13789	14397	14786	15106	14000	14452	14626	16354	16270	16812

Table 4: total inward migration for the borough by year

4.72. As Figure 11 below shows, the borough has experienced positive net migration since 2007, with particularly high peaks in 2009 and 2010 and an upward trajectory, year on year, since 2012. This is principally a consequence of international, rather than internal, migration.

4.73. In general, net internal migration has is negative, i.e. more internal migrants have left the borough than have moved into the borough. The general pattern os a movement from inner London boroughs int Barking and Dagenham and a movement out of the borough to neighbouring boroughs and further into Essex in particular

4.74. At the same time, however, international migration has continued to increase year on year, off-setting and subsuming the negative trend in internal migration. This is significant for the borough because we have found that:

- 65% of international migrants move into the private rented sector;
- international migrants are more likely to occupy overcrowded, privately rented accommodation; and

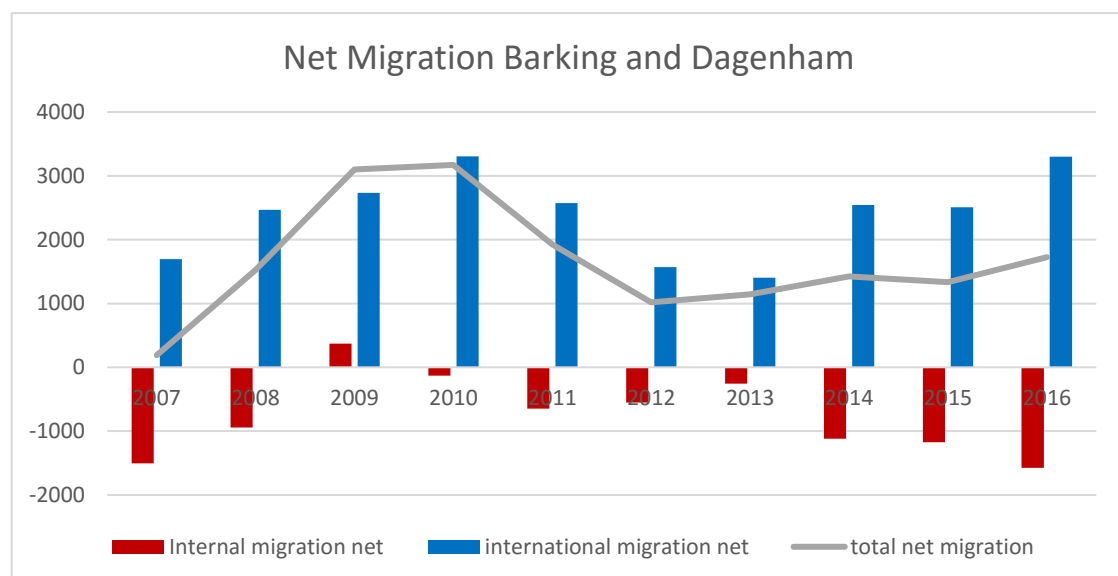
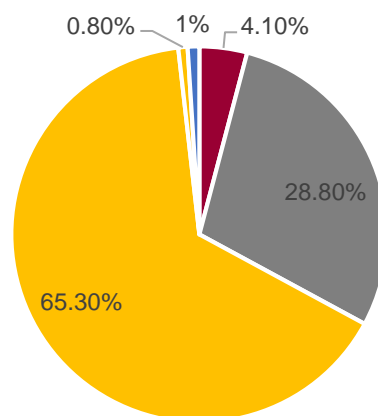


Figure 11: Graph showing the net internal and international migration in the borough over time

A significant number of privately rented properties are occupied by migrants

- 4.75.** Recent migrants are significantly more likely to move into private rented accommodation than any other tenure. In 2015 and 2016, . 45% of internal migrants and 65% of international migrants moved into private rented accommodation. For social rented property this was 4% and 12.7% and for owner occupied property this was 28.8% and 38.6% respectively.
- 4.76.** This supports our view that a significant number of privately rented properties in the borough is occupied by migrants; and that international migrants are far more likely to live in the private rented sector than in either social housing or owner-occupied accommodation.
- 4.77.** This is shown in Figures 12 and 13 below. International migrants are more than twice as likely to live in the private rented sector than in owner-occupied accommodation; and about thirteen times more likely to do so than in social or affordable housing.
- 4.78.** Further, internal migrants are three times more likely than international migrants to gain access to the social housing sector, since this tenure type is generally more accessible to UK subjects. Nonetheless, they are approximately four times more likely to occupy privately rented accommodation than social housing; and more likely to do so than owner-occupied accommodation.

International migration tenure between 2015 and 2016



■ Social rented ■ Owner-occupied ■ private rented ■ REGISTERED ■ RESIDE

Figure 12: Proportions of tenure type by new international migrants between 2015 and 2016

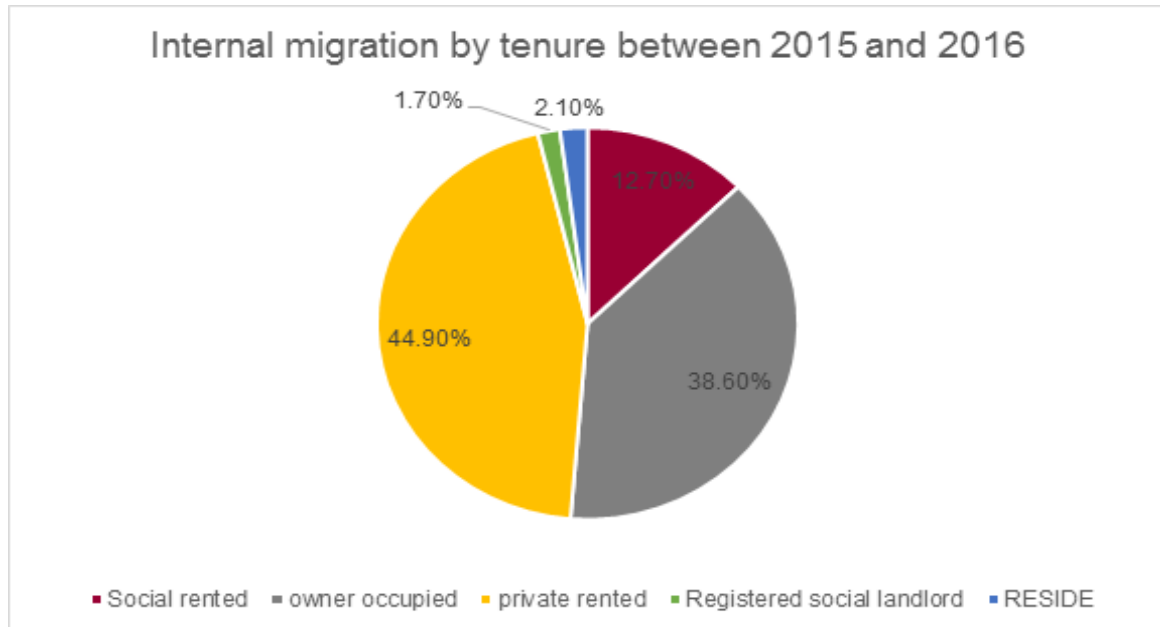


Figure 13: Proportions of tenure type by new internal migrants between 2015 and 2016

Migration has an impact on social and economic conditions as well as property management

- 4.79.** Migration has had an increasingly significant impact on the social and economic conditions in our borough.
- 4.80.** Cheap, overcrowded and expensive accommodation means that people move on quickly. Where the council has identified properties where there is a regular change of occupancy, there is a direct correlation with increased fly-tipping and anti-social behaviour. 27% of such properties were associated with complaints.
- 4.81.** Those who depend on the PRS tend to be more socially and economically vulnerable and are often themselves housing benefit claimants. As a result, migrants regularly find themselves exposed to rogue landlords and poor housing conditions. Internal figures suggest that there has been an increase in the number of cases of prosecutions for non-compliance against landlords from 11% to 31% between the second quarter of 2014 and the third quarter of 2017. This situation is often intensified due to the lack of knowledge of migrant communities

about how to improve their situation, language barriers and, in certain cases, the fear of coming forward to engage with services.

- 4.82.** The new scheme through continued compliance inspections, will allow the council to manage the impact of rogue landlords through proactively identifying and addressing the issue of private rented housing and rogue landlords while supporting vulnerable tenants through a wrap-around package including extra services. The scheme will enable us to have a greater understanding of our borough and our communities through improved data collection and research, which will in turn inform a more proactive approach to delivery, meaning we can tackle rogue landlords.

Recent migrants are more likely than average to live in poor quality, privately rented accommodation

- 4.83.** We inspect all properties that are subject to our current licensing scheme. During inspections, our officers record defects with a property and, according to their seriousness, determine whether a property complies with the scheme's licensing conditions. Some properties require further inspection to enforce compliance with the conditions; and all such inspections are recorded so that the quality of the borough's privately rented accommodation can be monitored closely.
- 4.84.** There are several potential reasons why international migrants may be more likely to live in properties deemed to be less well maintained and or overcrowded. These include: international migrants are often in low paid, and or insecure work; depending on immigration status, which can take a long time to resolve, some international migrants may not have the 'right to rent', the 'right to work', and or be legally prevented from having a UK bank account; and unfamiliarity with the legal rights of tenants and responsibilities of landlords can be further exacerbated by language barriers. Together these factors mean that international migrants are more vulnerable to moving into poor quality accommodation, overcrowding, and being financially exploited.
- 4.85.** Since the scheme began in 2014 we have found that, at first inspection, properties occupied by one or more *new* migrants were more likely to be non compliant with licensing conditions than others.

The most significant factors related to disrepair and overcrowding. Further, 30.5% of such property migrants were initially non-compliant compared with 27.4% of properties occupied by one or more migrants.

Recent migrants are more likely than average to live in overcrowded accommodation

4.86. The 2011 Census shows that the London Borough of Barking and Dagenham has one of the highest overall household occupancy rates in the UK. Further, as Table 5 below illustrates, privately rented properties have the highest persons-per-household rate of any tenure.

	Private rented	Social rented	Owner-occupied	Borough
Persons per household (2017)	2.9	2.6	2.8	2.8

Table 5: Average persons per household (2017 analysis)

Selective licensing will contribute to the preservation and improvement of the borough's social and economic conditions and ensuring that properties in the private rented sector are properly managed and not overcrowded

4.87. A thriving private rented sector is of real importance to the preservation and improvement of social and economic conditions in our borough. As it grows and our reliance on its accommodation increases, so the private rented sector becomes increasingly important to the creation and maintenance of a sustainable local community.

4.88. Inevitably, the increase and churn of the local population, caused by high levels of migration, challenges the stability and cohesion of the local community and provides opportunity for so-called rogue landlords to exploit those who may be vulnerable because of internal or, more particularly, international migration.

4.89. Coupled with other measures, such as inspections and action under Part 1 of the 2004 Act to enforce and improve housing conditions, selective licensing will help us to regulate the sector to ensure that,

whatever the size or flow of the borough's population, its accommodation is managed effectively and occupied appropriately.

- 4.90.** By way of example, by requiring those managing or in control of private sector accommodation to apply for and obtain a licence, we will be able to ensure that – like the majority of landlords in our borough – they are all fit to let out their properties. By requiring all such persons to comply with licence conditions, we can ensure that their accommodation satisfies minimum health and safety requirements, is inspected regularly and is not over-occupied. By requiring them to let their accommodation on assured shorthold tenancies, we can also ensure that tenants have a minimum of statutory protection; and that both landlords and tenants alike are aware of their rights and obligations.
- 4.91.** In short, selective licensing provides us with many of the tools we need to ensure that the private rented sector contributes to the sustainable and vibrant community envisaged in the Borough Manifesto.

Deprivation

- 4.92.** We are satisfied that our borough satisfies the statutory conditions for a selective licensing designation on grounds of deprivation. In that regard, the 2015 Guidance provides that:
29. *A local housing authority may make a designation if the area is experiencing a high level of deprivation. It must, however, be clear that by making the scheme it will, together with other measures as part of a wider strategy, improve housing conditions in the private rented sector in that area.*
30. *In deciding whether to make a designation because the local authority considers the area suffers from a high level of deprivation we recommend that the local housing authority considers the following factors when compared to other similar neighbourhoods in the local authority area or within the region:*
- *the employment status of adults*
 - *the average income of households;*
 - *the health of households;*
 - *the availability and ease of access to education, training and other*

- services for households;*
- housing conditions;*
- the physical environment;*
- levels of crime.*

31. *Although it is a matter for the local housing authority to determine, whether having regard to the above factors, the area is one that is suffering from a high level of deprivation, the local housing authority may only make a designation if a high proportion of housing in the area is in the private rented sector.*

4.93. In order to assess the impact of deprivation in our borough, we have referred to the 2015 Index of Multiple Deprivation (IMD) and used datasets to identify areas in the borough, where large numbers of privately rented properties are linked to high levels of deprivation. We have also demonstrated below how a new licensing designation would help to address the effects of deprivation in our borough.

Index of Multiple Deprivation summary

4.94. Our borough is one of the most deprived boroughs in the country. Compared with 326 other local authority districts, the borough has the 12th highest IMD score in England and ranks among the most deprived areas in numerous of the IMD's key areas.

4.95. In summary:

- The IMD ranks our borough as the 3rd most deprived borough in London and, compared with the 31 other London boroughs and the City, has:
 - the second highest income deprivation score;
 - the highest employment deprivation score;
 - the highest education, skills and training deprivation score;
 - the fifth highest housing deprivation score; and
 - the fourth highest crime deprivation score.

- Nationally, the borough also has:
 - the seventh highest income deprivation score;
 - the fifth highest housing deprivation score; and
 - the fourth highest crime deprivation score.

- Every ward in the borough has a higher score than the average for England for:
 - IMD;
 - income deprivation;
 - employment (except for Longbridge ward);
 - health, deprivation, and disability;
 - barriers to housing and services; and
 - crime.

- Every ward in the borough has a higher score than the London average for:
 - IMD (except for Longbridge ward);
 - income deprivation (except for Longbridge ward);
 - employment (except for Longbridge ward);
 - health, deprivation, and disability;
 - education, skills, and training;
 - barriers to housing and services; and
 - crime (except for Eastbrook ward).

- By December 2017, our borough had the second highest rate of Job Seekers Allowance claimants in London. In that regard:
 - every ward in the borough except Whalebone exceeded the rate for England;
 - every ward in the borough except Longbridge exceeded the rate for London.

- In 2016, our borough had the lowest median household income in London.

- Every ward in the borough had a lower median household income than those in outer London.

- The proportion of households with a household income below £30,000 exceeded 50% in every ward except for Longbridge.

Deprivation across all wards

4.96. Figure 14 below summarises the level of deprivation in all wards of our borough. It illustrates that, in every ward, the level of deprivation is substantially higher than the England average of 19.5% (MHCLG 2015 criteria); and in some cases, is twice as high.

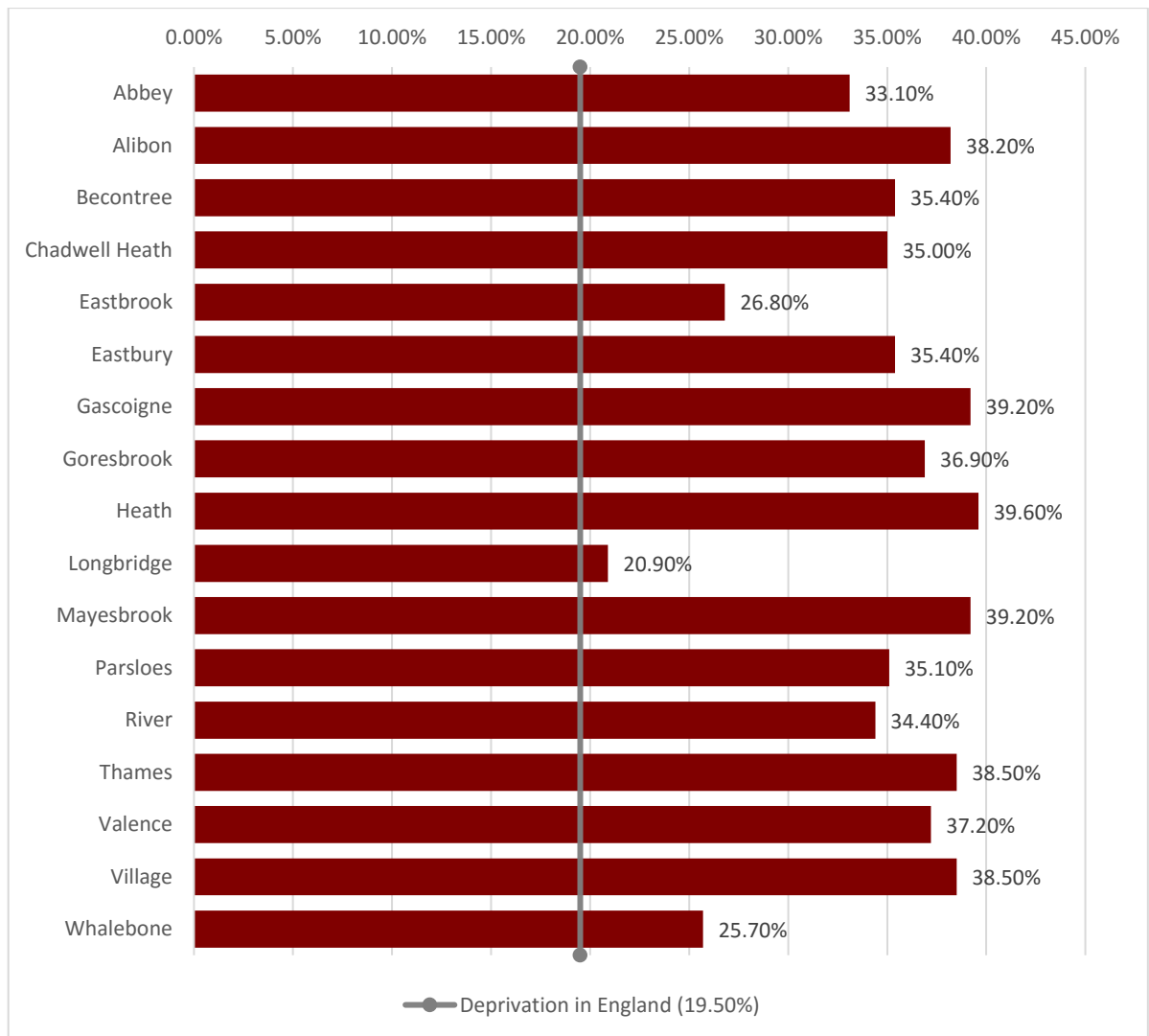


Figure 14: Levels of deprivation in all wards compared to average deprivation in England

4.97. Even comparing the score for each ward with the London average, our borough is still extremely deprived, with scores exceeding the London average in all but one ward – Longbridge. This can be seen in Table 6 below.

Wards	Average for London (23.4)	Difference (+/-)
Abbey	33.085	9.728
Alibon	38.236	14.879
Becontree	35.369	12.012
Chadwell Heath	35.026	11.669
Eastbrook	26.798	3.441
Eastbury	35.363	12.006
Gascoigne	39.224	15.867
Goresbrook	36.9	13.543
Heath	39.596	16.239
Longbridge	20.874	-2.483
Mayesbrook	39.171	15.814
Parsloes	35.077	11.72
River	34.426	11.069
Thames	38.535	15.178
Valence	37.224	13.867
Village	38.512	15.155
Whalebone	25.747	2.39
Borough average	34.635	

Table 6: Levels of deprivation in all wards compared to average deprivation in London

Deprivation of all kinds

Income deprivation

- 4.98.** The borough has the seventh highest score for income deprivation out of 326 local authorities in England.
- 4.99.** It has the second highest score in London.
- 4.100.** Every ward in the borough has a higher income deprivation score than the score for England.

- 4.101. Neighbourhoods in Chadwell Heath, Eastbury, Gascoigne, Heath, Thames and Village are in the 10% most deprived neighbourhoods in the country
- 4.102. All neighbourhoods in Alibon, Goresbrook, Mayesbrook and Valence wards are in the 20% most deprived neighbourhoods in the country.

Employment deprivation

- 4.103. The borough has the forty-fifth highest score for employment deprivation out of 326 local authorities in England.
- 4.104. It has the highest score in London.
- 4.105. Neighbourhoods in Eastbury, Gascoigne and Heath wards are in the 10% most deprived neighbourhoods in the country
- 4.106. All neighbourhoods in Alibon, Mayesbrook, Parsloes and Valence wards are in the 30% most deprived neighbourhoods in the country.

Health, Deprivation, and Disability

- 4.107. The borough has the fourth highest score in London for health, deprivation and disability.
- 4.108. Every ward in the borough has a higher score for health deprivation and disability than those for both England and London
- 4.109. Every neighbourhood in Alibon, Gascoigne, Mayesbrook and Valence wards is in the 40% most deprived neighbourhoods in the country.

Education, Skills and Training

- 4.110. The borough has the highest score in London for education, skills and training deprivation.
- 4.111. Every ward in the borough has a higher score than that for London.
- 4.112. Every neighbourhood in Alibon and Mayesbrook wards is in the 30% most deprived neighbourhoods in the country.

Barriers to Housing and Services

- 4.113.**The borough has the fifth highest score for deprivation caused by barriers to housing and services out of 326 local authorities in England.
- 4.114.**It also has the fifth highest score in London.
- 4.115.**Every ward in the borough has a higher score than those for both England and London.
- 4.116.**Every neighbourhood in Abbey and Thames wards are in the 10% most deprived in the country.

Living Environment

- 4.117.**The borough has the sixteenth highest score for living environment deprivation out of 326 local authorities in England.
- 4.118.**It has the twentieth highest score in London.
- 4.119.**Every ward except Eastbrook and Longbridge has a higher deprivation score than that for England.
- 4.120.**Every ward except Abbey has a higher score than that for London.
- 4.121.**All the neighbourhoods in Abbey, Eastbury, Gascoigne, Goresbrook and River are in the 40% most deprived neighbourhoods in the country.

Crime

- 4.122.**The borough has the fourth highest score for crime deprivation out of 326 local authorities in England.
- 4.123.**It has the fourth highest score in London.
- 4.124.**Every ward in the borough has a higher crime deprivation score than that for England.
- 4.125.**All the neighbourhoods in Goresbrook and Valence are in the 20% most deprived in the country.

Job Seeker's Allowance claimants

- 4.126.**Our borough has the second highest rate of Job Seekers Allowance claimants in London.
- 4.127.**Every ward in the borough, except for Whalebone, has a higher rate than that for England.

Household income

- 4.128.**Our borough has the lowest median household income in London.
- 4.129.**Every ward in the borough has a lower median household income than those in outer London.
- 4.130.**Eleven wards have a lower median household income than the average for the borough.
- 4.131.**The proportion of households with a household income below £30,000 exceeds 50% in every ward except for Longbridge.

Areas with a large private rented stock have high levels of deprivation

- 4.132.**The effect of deprivation in our borough on those occupying privately rented accommodation is difficult to show directly, not least because of the confounding effect of social housing. In general, in areas where there is a relatively high proportion of social housing, there is also a greater level of deprivation. This is to be expected, but it can also mask the link between the private sector and deprivation. When the proportion of social housing and privately rented accommodation in an area is considered together, there is a very strong correlation with levels of deprivation.
- 4.133.**To understand the link between deprivation and the private rented sector, we have selected lower super output areas in the borough, where the proportion of social housing is lower than average. In particular, we have selected all lower-layer super output areas (LSOAs) where the percentage of social housing makes up less than 25% of all stock. This limits the influence of social housing on the

analysis and its tendency to mask the link between the private rented sector and deprivation.

4.134. Figure 15 shows that there is a significant correlation between the percentage of privately rented stock in the borough and levels of deprivation. This graph shows that:

- as the proportion of privately rented stock increases, the level of deprivation also increases; and
- whilst there is variance from the expected values between individual areas (LSOAs¹), the correlation is nonetheless highly significant.

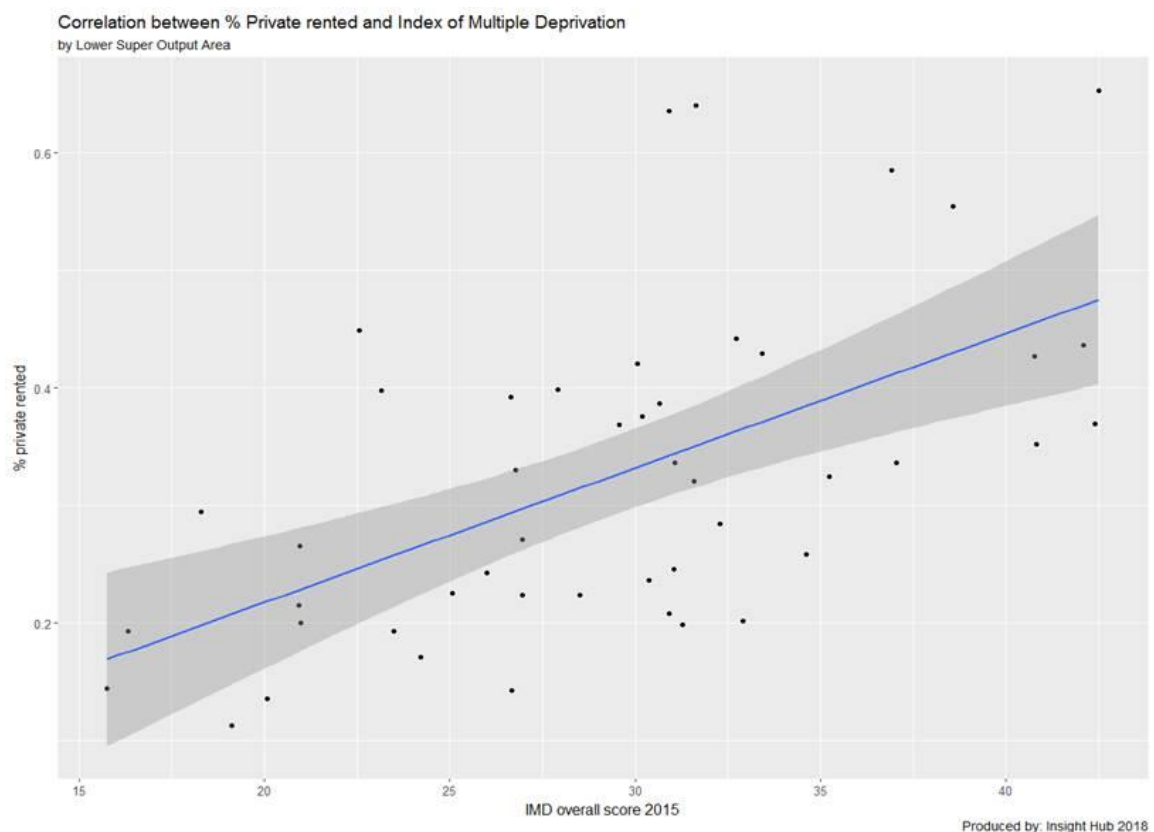


Figure 15: The relationship between the private rented sector stock and levels of deprivation

¹ Lower-layer super output areas (LSOAs) are small areas or neighbourhoods used, of which there are 32,844 in England. They are designed to be of a similar population size with an average of 1,500 residents each. There are 110 LSOA's in the London Borough of Barking and Dagenham.

A designation would lead to a reduction in deprivation

- 4.135.** It is challenging to draw a direct relationship between the borough's IMD deprivation scores and the effect that our current licensing scheme has had on reducing deprivation. This is because there has not been an IMD equivalent since 2015. However, we can use the data we have for individual areas to demonstrate that there has been a reduction in aspects of deprivation since 2014.
- 4.136.** The IMD formulates its score by analysing Income Deprivation, Employment Deprivation, Health, Deprivation & Disability, Education, Skills & Training, Barriers to Housing & Services, Living Environment, JSA, and Household Income.
- 4.137.** A key aspect of Living Environment is the quality of housing in the borough, which can be assessed under Part 1 of the Housing Act 2004. The Housing Health and Safety Rating System (HHSRS) enables the assessment of 29 different housing hazards – for example, fire, excess cold, damp and mold growth etc - and the effect that each may have on the health and safety of current or future occupants. Hazards are graded in classes from A to J, with A to C representing the most serious, Category 1 hazards and D to J less serious, Category 2 hazards.
- 4.138.** By analysing the number Category 1 and Category 2 hazards either removed or reduced by means of licensing enforcement and action taken under Part 1 of the 2004 Act, we can demonstrate the positive impact that licensing has had on the improvement of privately rented properties in the borough.
- 4.139.** In that regard, of the 28 privately rented properties found to have Category 1 or Category 2 hazards on first inspection:
- 19 (68%) have been made compliant
 - 7 remain non-compliant pending further inspections, and
 - 2 have had their licenses rejected.
- 4.140.** This would not have been achieved without the regular monitoring and enforcement activity for which licensing allows. In this way the current licensing scheme has contributed towards a reduction in deprivation since its inception in 2014.

4.141. We suspect that there are many more properties in the borough containing such hazards; and a new licensing scheme will contribute towards the continued identification of these properties and elimination of the hazards they pose to their occupants.

4.142. Further selective licensing will enable us to ensure that private sector accommodation in our borough:

- is inspected by us, to ensure its suitability for occupation;
- complies with minimum health and safety requirements – the provision of smoke and carbon monoxide alarms for example;
- is managed by responsible landlords, excluding rogue landlords who would take advantage of the growing market and its potentially vulnerable residents;
- is inspected regularly by landlords, to ensure that it is properly maintained and that tenants are complying with the terms of their tenancy agreements; and
- is not overcrowded.

4.143. In this way, among others, we are confident that selective licensing will contribute to a reduction in anti-social behaviour and crime in our borough and help to improve the management and quality of accommodation in the private rented sector. In this way, among others, it will surely contribute to a reduction in deprivation in our borough.

Crime

4.144. We are satisfied that our borough meets the conditions for a selective licensing designation on grounds of crime. In that regard, the 2015 Guidance provides that:

34. In considering whether an area suffers from a high level of crime the local housing authority may wish to have regard to whether the area has displayed a noticeable increase in crime over a relatively short period, such as in the previous 12 months; 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 housing authority may want to consider whether the impact of crime in the area affects the local community and the extent to which a selective licensing scheme can address the problems.

35. *The licensing scheme must be part of a wider strategy to address crime in the designated area and can only be made if a high proportion of properties in that area are in the private rented sector. In particular the local housing 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 therein; 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*

4.145. Our borough is affected by numerous, different types of crime, which affect both those living in the private rented sector and other households and businesses in the area. In that regard:

- The five wards in the borough in which privately rented properties account for more than 30% of the housing stock are also the five wards with the highest overall crime rate per 1,000 of the population.

Crime summary for all wards

4.146. Figure 16 below summarises crime levels in the borough, as recorded by the Metropolitan Police between December 2016 and November 2017. Crime in three of our seventeen wards exceeded the average crime levels for London. Significantly, Abbey ward, the borough's commercial hub, had the highest crime rate of all seventeen wards in the borough.

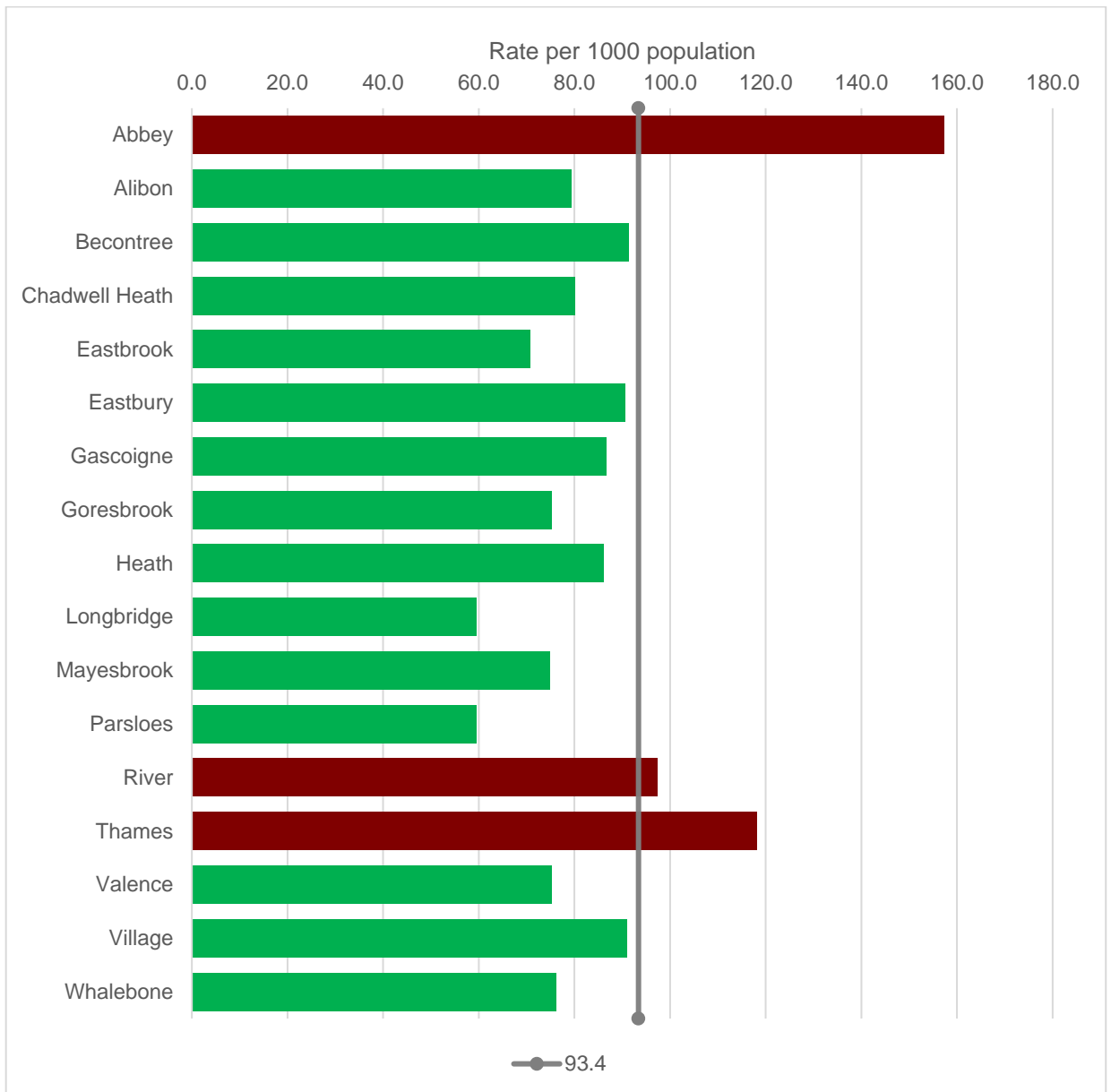


Figure 16: Total notifiable offences per thousand population (Met Police 2017)

High levels of crime, which has increased over 12 months

4.147. The table below summarises the prevalence of major crime in our borough - burglary, domestic abuse, criminal damage, drug offences, robbery, sexual offences, theft and handling, and violence against the person and theft of motor vehicles– and trends in these crimes over the 12-month period from December 2016 to November 2017.



Crime	LBB status	Breakdown	Trend	Recent trend (12-months 2016-17)
Burglary	The burglary rate is 7.5 per 1000 people	<p>7 wards have rates of business and community burglary that are higher than the outer London average.</p> <p>8 wards have rates of residential burglary that are higher than the outer London average.</p> <p>5 wards have rates of burglary in other buildings that are higher than the outer London average.</p>	↑	Increase by 40%
Domestic Abuse	Barking and Dagenham records the highest offence rate per 1,000 population of domestic abuse of any London Borough.	All wards record rates of Domestic Abuse higher than the outer London Average		Increase of 7%

<p>Criminal Damage</p>	<p>Criminal damage rates are higher than those for London, East London and outer London</p>	<p>16 wards have higher rates of criminal damage to dwellings than the outer London average.</p> <p>12 wards have higher rates of criminal damage to motor vehicles than the outer London, east London and London averages.</p> <p>14 wards have higher rates of criminal damage to other buildings than the east London average.</p> <p>10 wards have higher rates of other criminal damage than the east London average.</p>	<p>↓</p>	<p>Decreased by 11%, but still higher than London, East London and outer London averages</p>
<p>Drugs</p>	<p>Drug crime rates are higher than the outer London average</p>	<p>7 wards have higher rates of drug trafficking than the east London and outer London averages.</p> <p>5 wards have higher rates of drug possession than the outer London average.</p>	<p>↓</p>	<p>Decreased by 22%, but still higher than the outer London average</p>
<p>Robbery</p>	<p>Robbery rates are higher than the outer London and London averages</p>	<p>7 wards have higher rates of business property robberies than the outer London average.</p> <p>14 wards have higher rates of personal property robberies than the outer London average.</p>	<p>↑</p>	<p>Increased by 51%</p>
<p>Sexual offences</p>	<p>Sexual offence rates are higher than the outer London average</p>	<p>9 wards have higher rates of rape than the outer London average.</p>	<p>↑</p>	<p>Increased by 2%</p>

		9 wards have higher rates of other sexual offences than the outer London average.		
Theft and handling	Theft and handling crime rates are higher than the outer London average	<p>8 wards have higher rates of handling stolen goods than the outer London and London averages.</p> <p>6 wards have higher rates of motor vehicle interference and tampering than the outer London, east London and London averages.</p> <p>5 wards have higher rates of other theft and handling offences than the outer London average.</p> <p>6 wards have higher rates of theft from a motor vehicle than the outer London average.</p> <p>3 wards have higher rates of theft from shops than the outer London and east London averages.</p> <p>2 wards have higher rates of theft from a person than the outer London average.</p> <p>All 17 wards have higher rates of taking of a motor vehicle than the outer London and London averages.</p> <p>8 wards have higher rates of taking a pedal cycle than the outer London average.</p>	↑	Increased by 12%

<p>Violence against the person</p>	<p>Violence against the person crime rates are higher than the outer London, east London and London averages</p>	<p>14 wards have higher rates of assault with injury than the outer London, east London and London averages.</p> <p>13 wards have higher rates of common assault than the outer London average.</p> <p>10 wards have higher rates of harassment than the outer London average.</p> <p>7 wards have higher rates of carrying an offensive weapon than the outer London average.</p> <p>10 wards have higher rates of other violence than the outer London, east London and London averages.</p> <p>11 wards have higher rates of wounding/grievous bodily harm than the outer London average.</p>	<p>↑</p>	<p>Increased 1%</p>
<p>Theft of Motor vehicle</p>	<p>Barking and Dagenham records the highest levels of Theft of Motor Vehicles, amongst the 32 London Boroughs</p>	<p>Incidents of Theft of Motor Vehicles is spread across the borough</p> <p>Thames and Becontree wards have the highest levels of Theft of Motor Vehicles</p>		<p>Barking and Dagenham recorded the highest rate per 1000 population for theft of motor vehicles, with an increase of 29% of offences recorded in the last twelve months.</p>

Table 7: Prevalence of major crime in Barking and Dagenham



4.148. Rates of crime in five of the seven major categories described above have increased in the 12-month period between 2016 and 2017; and while rates of the remaining two - criminal damage and drug offences – have decreased, they are nonetheless still higher than the outer London average.

4.149. It is likely that, with both major crime rates and the private rented sector growing, crime related to and affecting privately rented accommodation in our borough will also increase.

A designation will contribute to a reduction in crime

4.150. The current approach to crime reporting does not record the tenure of the property. The council and MPS does record action taken to address certain types of crime as part of the current enforcement approach for privately rented accommodation. This includes

- Cannabis factories – the council and the Police responded to 4 reports of a privately rented property operating as a cannabis factories. These were confirmed as being used as private rented accommodation and were enforced against with police support.
- Brothels – The council and Police has undertaken enforcement action on 16 brothels in the 12-month July 2017- July 2018, aimed at instigating criminal procedures against those persons keeping managing or acting or assisting in the management of these premises.
- There is a correlation between theft of motor vehicles and residential burglary. Residential properties which are easily accessible, either though poor maintenance or a lack of shared guardianship have a higher risk of being targeted, with car keys, along with cash and small electrical items being the most stolen commodity.
- Whilst Domestic abuse is consistently high across all tenures, there is significant evidence that poor housing conditions, over-crowding and short term tenures, are contributing factors in pressure in a household leading to family breakdown,

- 4.151.** The designation will allow council to support the reduction of crime within the PRS by offering support to ensure safety advice is given to tenants during inspections of licensed premises, giving home safety advice and guidance. We will ensure that we utilise the Housing Act 2004 to ensure home safety is a priority when using the Housing Health and Safety Rating System to resolve any housing defects that will give rise to entry by intruders thus preventing residential burglary.
- 4.152.** The designation will enable the council to identify properties which are poorly maintained and at a greater risk of residential burglary and, subsequently theft of motor vehicles. Working with Victim Support, the council can provide safety advice alongside physical improvements such as better quality door and window locks through the Home Safety scheme.
- 4.153.** Tackling the underlying causes of domestic abuse and intervening early, is at the heart of our approach to reduce the generational harm of domestic abuse. The council invests in a Tenancy Sustainment post as part of the current discretionary licensing scheme. To support this post, the council intend to invest in an Independent Domestic violence Advocate, specifically for the private sector housing clients, with the aim of identifying tenants where domestic abuse is prevalent and work with them and Landlords to reduce the risks, both within the family dynamic and in terms of the conditions of the property.

5. Why a new licensing scheme?

- 5.1.** We have considered carefully whether, without making a licensing designation, alternatives to a new selective licensing scheme – for example landlord accreditation or education programmes, and the use of our powers to enforce housing condition standards under Part 1 of the 2004 Act – would enable us to achieve the objectives set by the Borough Manifesto and our strategies for housing and well-being in the borough. We are firmly of the view that they would not. For example, it is very unlikely that all those managing or controlling accommodation in the private rented sector would engage with voluntary initiatives, such as landlord accreditation and education; and

while powers such as those under Part 1 of the 2004 Act would enable us to address housing conditions in the borough, they would not enable us to address the various other social problems still affecting the borough.

5.2. We are confident that a new selective licensing scheme would do so. We know that our existing licensing scheme has already enabled us to mitigate some of these problems and, by helping us to vet those intending to let out privately rented properties in our borough, to inspect their properties and insist on compliance with conditions regulating their management, use, occupation and, in some instances, condition, a new scheme would enable us to continue doing so, not least by:

- ensuring that all those who let property in the private rented sector are fit to do so;
- encouraging landlords to be more selective of prospective tenants;
- providing us with the resources to monitor ASB complaints and respond to them by visiting properties and conducting inspections;
- reducing levels of ASB and crime associated with the private rented sector;
- enabling us to continue inspecting properties, prohibiting the use of those that are dangerous or unsuitable for habitation;
- helping us to reduce the likelihood of tenant injury and ill health;
- generally improving the management and condition of properties in the private rented sector and improve the social and economic conditions in our borough.

5.3. We have also considered whether anything less than a borough-wide scheme would enable us to address these problems and, again, are firmly of the view that it would not. While the problems affecting the borough vary in severity from ward to ward, they are nonetheless borough-wide; and some, such as crime and anti-social behaviour, are more severe in every ward in the borough than they are either regionally or nationally.

5.4. The proposal about which we are consulting is therefore a proposal for a borough-wide scheme of selective licensing, which would last for a

further 5 years from the beginning of September 2019, similar in many ways to the current selective licensing scheme. We have summarised our proposal below.

- 5.5.** Barking and Dagenham currently utilises the full range of legislation available to regulate the private rented sector. We consider that there are barriers and limitations if we were to rely have solely on enforcing through legislation, other than licensing, can be slow, resource intense and do not always support tenants. The volume of action required in Barking and Dagenham would be difficult to achieve outside of a licensing framework.
- 5.6.** Barking and Dagenham have considered the alternatives to licensing and these are listed below. We consider that both a selective licensing scheme would provide a framework through licensing conditions, by which landlords can operate. Licensing provides clear guidance and support and allows us to use data and intelligence to enforce against those landlords who operate illegally and do not manage properties and allow them to fall into unsafe conditions. Without a framework within licensing properties, it is felt that enforcement and regulating properties would be seriously affected across the borough.

Extension of PRPL – Supporting Evidence



Alternative Solution	Strength	Weaknesses
<p>The use of Housing Act 2004, HHSRS and Environmental Health Legislative enforcement powers.</p>	<p>Ability to improve housing conditions if landlords comply with enforcement notices.</p> <p>Ability to carry out works in default to remedy hazards.</p>	<p>Serving notices can be a lengthy process where a pre-informed inspection and then a statutory notice period of at least 28 days. On expiry of the notice, the council need to determine if the notice is breached before considering the most appropriate course of action.</p> <p>Works in default and prosecution of non compliant landlords are costly to the council and recovery of the debt is a lengthy process.</p> <p>In the absence of a licensing scheme, it would be difficult to meet the high demands of the service. Part 1 only deals with conditions, licensing deals with management use and conditions.</p>
<p>Grants for Improvements of selective properties.</p>	<p>Grant funding can improve property standards and improve quality of life including health benefits. They increase the value of landlord properties and this supports inward investment.</p>	<p>Barking and Dagenham have not issued any grants for a number of years (2012). Generally, there are very few Central Government funding opportunities available to Local Authorities to improve properties.</p> <p>Grant funding would have to be subsidised through Council Tax.</p> <p>Any grant funding is made on an application and voluntary basis.</p>
<p>Improvement of Management through voluntary accreditation schemes.</p>	<p>For those who take part, increases management standards.</p>	<p>Requires voluntary landlord engagement. No requirement for landlords to be proactive. These schemes have been in operation for over 10 years and there is a poor take up of the voluntary accreditation scheme locally and nationally</p>

<p>Use of Interim and Final Management Orders under the Housing Act 2004</p>	<p>This allows the Local Authority to take control of the property, including collection of rent and remedying defects.</p>	<p>Barking and Dagenham have issued 4 Interim Management Orders. These are very resource intensive. The Council must do work to make the property safe and pay up front. Then arrange and pay for the property to be managed. Although rent can be collected the Council can't make a profit. Any profit must be paid back to the Criminal Landlord. Accounts must be published each month. In effect a Criminal Landlord gets a free management service by the Council. Given the number of properties that require action management orders not feasible or appropriate at scale.</p>
<p>Rely on Financial Penalties (FPs) and prosecutions for non-licensing crimes.</p>	<p>Provides a disincentive to keep properties in poor conditions.</p>	<p>No requirement for landlords to be proactive in their management. Unless this is complimented by licensing the use of financial penalties are limited to non- compliance with improvement notices. Both prosecution or an FP does not require criminal landlords to improve conditions. Resource intensive. Difficult to recover FPs from Criminal Landlords. Long wait for Courts to pay Council their costs incurred in prosecutions.</p>

Table 8: Alternative to licencing



6. Scheme design and fees: our proposal

- 6.1. In light of the above, we propose to designate the whole of our borough as subject to selective licensing, under Part 3 of the 2004 Act, for a period of 5 years commencing 1st September 2019.
- 6.2. This would require all landlords, managing agents managing on your behalf, who rent privately rented properties in the borough of the London Borough of Barking and Dagenham to make an application for a selective licence.
- 6.3. Portfolio landlords who rent more than one property within the borough would also be required to licence each of their properties unless the property is licensable as an HMO.
- 6.4. Your application will be processed once the full application and supporting documentation is provided with the appropriate fee.
- 6.5. We will use our database to verify the details provided and will reply on any previous managed property to carry out the fit and proper persons test. We shall also use the Greater London Authorities Rogue Landlord Database to verify if any previous enforcement action has been taken against a proposed licence holder and will consider this information when determining the licence.
- 6.6. A compliance inspection of the property will be conducted to ensure the property meets the requirements of the licence conditions.
- 6.7. The Authority will rely on the council enforcement policy to determine the most appropriate course of action where a property is found to be non compliant with the conditions of the licence.
- 6.8. If a property is suffering from disrepair, enforcement action may be considered under Part 1 of the Housing Act 2004.

The Authority may consider annual licensing where there are concerns over the overall management of the property.

The need for a licence

6.9. Unless, therefore:

- it is an HMO to which the mandatory or additional licensing requirements of Part 2 of the 2004 Act applies, or
- it is the subject of a temporary exemption notice under section 86 of the 2004 Act, or
- it is the subject of a management order under Chapter 1 or 2 of Part 4 of the 2004 Act,

every building (e.g. a house) or part of a building (e.g. a studio, flat or maisonette), the whole of which is occupied as a separate dwelling under one or more tenancies or licences, none of which is exempt within the meaning of section 79(3) or (4) of the 2004 Act, would require a licence to authorise its occupation.

6.10. Generally, therefore, those managing or having control of a house, flat or maisonette in the borough, which they intend to let out on a tenancy or licence, would need to apply to us for a licence.

The consequences of failing to apply for a licence

6.11. A failure to do so without reasonable excuse would be a criminal offence under section 95 of the 2004 Act and, on conviction, would be punishable by an unlimited fine. Alternatively, under section 249A of the 2004 Act, we would be able to impose a financial penalty of up to £30,000, instead of prosecuting the offence.

6.12. A failure might also result in a rent repayment order under either the 2004 or 2016 Act; and would prevent the service of a notice under section 21 of the Housing Act 1988, to bring an assured shorthold tenancy to an end on two months' notice.

6.13. This will not, we are confident, concern the majority of landlords and agents in our borough, who let and manage their properties responsibly and either have applied or would apply for a licence in a

timely manner. It will, however, enable us to ensure that other, so-called rogue landlords are held to account.

- 6.14.** All selective licences which have been granted expire no later than 31st August 2019. Therefore all current selective licence holders will have to reapply for a license under the new scheme.

The application and fee

- 6.15.** We propose to use the form of application used for our current licensing scheme, a copy of which is available at this [link](#). We have also included a copy for information at Appendix 4 to this report.

- 6.16.** Generally, the process would require landlords to provide us with relevant details about the proposed licence holder and manager, including for example personal details and information about previous, unspent convictions, and details about the licensable property. An application would not be considered valid unless it provided us with all the information required to process it.

- 6.17.** Each application would attract a fee, levied in two parts:

- the first part, levied at the point of application, would cover only the costs of processing and determining the application;
- the second part, payable only if the application were successful, would include a contribution towards the costs of carrying out our licensing functions under Part 3 of the 2004 Act and our management functions under Chapter 1 of Part 4 of the 2004 Act (management orders) in relation to Part 3 houses.

- 6.18.** Applications received without the first stage payment, above, would not constitute a valid application and would not be processed. Similarly, we would not grant a licence unless and until the second part of the fee were paid; and neither fee would be refundable.

- 6.19.** While we have a discretion under section 79 of the 2004 Act to grant just one licence to authorise the occupation of two or more dwellings in a building (e.g. studios or flats) that are under common management or control, we would not generally do so, not least because the administration and enforcement of such licences is complex and potentially problematic. Generally, therefore, we would expect an

application for every licensable dwelling - be it a studio, flat or maisonette - whether or not two or more of them in the same building are under common control or management; and application fees would be charged accordingly.

6.20. In light of the responses to Stages 1 and 2 of our consultation exercises, we have tailored the fees for our proposed scheme, to differentiate between responsible, compliant landlords and others.

6.21. The proposed fees and charges for selective licensing are as follows:

	Part A Payment	Part B Payment	Combined Licensing Fee
Selective Licence (Houses with one family or two people who are not related)	£470	£430	£900

Table 9: Proposed fees and charges

6.22. The part A payment above has been calculated taking into account the council's costs of processing the licence application.

6.23. The part B payment includes the contribution towards the cost of the council carrying out its functions under Part 3 of the Housing Act 2004 and its costs in carrying out its functions under Chapter 1 Part 4 in relation to Part 3 houses.

The above structure has been devised in order to comply with the supreme court judgement in Hemming & the High Court's decision in Gaskin.

In response to feedback from the council's informal consultation, the council consulted on whether a discount should be applied. In formal consultation, the council is considering a partial discount of the Part B fee payment for those landlords who have previously obtained a licence and have held it with Barking and Dagenham Council for a minimum of 2 years. In order to qualify for such a discount the licence holder would need to demonstrate that for the duration of the licence held, the property is complaint in respect of licencing conditions and the scheme generally.

A compliant landlord would be considered a landlord who has no history of formal enforcement action being taken against them under parts 1,2,3,4 of the Housing Act 2004.

This would include appropriate enforcement action as defined section 5, 2 of the HA2004. Landlords would also need to demonstrate that they;

1. Have not been subject a banning order,
2. Have not been convicted or penalised of any offence to include for example Civil Penalty Notices, Formal Cautions under the Housing Act 2004.

Have not been convicted or penalised for any offence under the Environmental Protection Act 1990 and the Anti Social Behaviour Crime and Police Act 2014, Protection from Eviction Act 1977 and the Protection of Harassment Act 1997.

- 6.24.** These have been calculated by taking into account all of the council's costs in administering and carrying out its licensing functions. The Council has taken account of staffing costs over the 5 year period, deducting allowances for matters not directly related to administering, managing and enforcing the scheme, and applying that as against the anticipated number of privately rented properties which will fall within the scheme. The Council has assumed that an officer will spend approximately 25% of their time processing applications, and 75% of their time managing and enforcing licensed premises.

The application process

- 6.25.** In order to grant a licence, we would first have to be satisfied that a number of important conditions were met:

- that the proposed licence holder is a fit and proper person to be the licence holder and, out of all the persons reasonably available to be the licence holder, is the most appropriate person to hold the licence;
- that no banning order under section 16 of the Housing and Planning Act 2016 is in force against a person who (a) owns an estate or interest in the licensable property or part of it and (b) is a lessor or licensor of it, or part of it;
- that the proposed manager of the licensable property is either the person having control of it or an agent or employee of the person having control of the house;
- that the proposed manager is a fit and proper person to be the manager; and
- that the proposed management arrangements for the licensable property are otherwise satisfactory.

6.26. We would not be able to allow an application and grant a licence unless we were satisfied of all the above matters. Accordingly, we would generally expect to visit each licensable property, to inspect its condition and the applicant's management arrangements, before considering granting a licence.

Licences and licence conditions

6.27. Generally, licences would be granted for a period of 5 years, though we would have discretion to grant them for a shorter period if, for example, we had concerns about the management, use, occupation or condition of the licensable property.

6.28. We would be able to revoke a licence in certain circumstances, under section 93 of the 2004 Act, for example:

- if we were satisfied that the licence holder or another person had committed a serious breach of a licence condition, or repeated breaches of a condition;
- if we no longer considered that the licence holder was a fit and proper person to hold a licence;
- if we no longer considered that the management of the property was being undertaken by persons who were fit and proper persons to do so;
- if the property ceased to be one to which Part 3 of the 2004 Act applied;
- if a licence was granted under Part 2 of the 2004 Act; and
- if we considered that, if the licence were to expire, we would not, for reasons relating to the property's structure, grant a new licence to the licence holder on similar terms.

6.29. Further, we would be obliged to revoke a licence if a banning order, under section 16 of the 2016 Act, were made against the licence holder or a person who owned an estate or interest in the property, or part of it, and was a lessor or licensor or it, or part of it.

6.30. In the event that a licence were revoked, a new application would be required and would attract a new licence fee.

- 6.31.** Licences would not be transferrable. If a person wanted to become the new licence holder for a property, therefore, he or she would have to apply for a new licence and pay a new licence fee accordingly.
- 6.32.** We would grant all licences subject to conditions, some of which are mandatory and are prescribed by section 90 and Schedule 4 to the 2004 Act, some of which we would include in the exercise of our discretion under section 90. We have included a copy of the proposed licence conditions at Appendix 5 to this report.
- 6.33.** These conditions and their enforcement are key to the success of the role that we expect selective licensing to play in our community, generally regulating the management and condition of our privately rented stock and thereby improving the social and economic conditions of our borough.

The consequences of failing to comply with licence conditions

- 6.34.** A failure to comply with a licence condition, and each such failure, without reasonable excuse, would be a criminal offence under section 95 of the 2004 Act and, on conviction, would be punishable by an unlimited fine. Alternatively, under the Housing and Planning Act 2016 ('the 2016 Act'), we would be able to impose a financial penalty of up to £30,000, instead of prosecuting the offence.

Rights of appeal and rehearing

- 6.35.** Applicants dissatisfied with our decisions, for example to grant or refuse to grant, vary or revoke a licence, or to impose a financial penalty, would have the right to appeal to the Property Chamber of the First Tier Tribunal under section 94 and Schedule 5 to the 2004 Act, and to have a complete re-hearing of their case.

7. Equality impact assessment

- 7.1.** In accordance with our obligations under the Equality Act 2010, we have undertaken an equality impact assessment in respect of our proposed scheme. We will do so again if, after this stage of our consultation exercise, we decide to proceed with our proposed scheme. We have included a copy of our assessment at Appendix 6 to this report.

8. Conclusion

- 8.1.** There is strong evidence to support a renewal of our borough's current selective licensing scheme. The current scheme has had a positive impact on levels of anti-social behaviour in the private rented sector; and we are confident that a new scheme will enable us to maintain the progress we have made over the last 4 years.
- 8.2.** Our community is affected by other social problems however – poor housing conditions, high levels of migration, deprivation and high crime levels in particular; and levels of anti-social behaviour remain high.
- 8.3.** We firmly believe that a new discretionary licensing scheme is the most effective way to deal with these problems, enabling us to regulate the letting and occupation of privately rented accommodation in the borough, to cooperate effectively with landlords and tenants alike and to continue property compliance visits, all with a view to improving the management and condition of privately rented accommodation in the borough and its social and economic conditions.
- 8.4.** Our consultation about a proposed new selective licensing scheme will run for 12 weeks from Friday 21st September to Saturday 15th December 2018. We hope that you will take time to read this report, to understand its objectives and to participate constructively in the exercise. Improving the quality of accommodation offered by the private rented sector is a cornerstone of our long-term strategy to maximise opportunity and quality of life in our local community. Together, we are sure, we can continue the progress of the last four years towards a better and more sustainable community.
- 8.5.** We look forward to hearing from you.

APPENDIX 1

Ward by ward analysis

Summary

This Appendix describes each ward in our borough in detail and summarises why, in each case, a selective licensing scheme would contribute to an improvement in the housing conditions of the ward.

Wards

The matrix below summarises the situation in each of the wards. You can navigate through the ward narratives by using the hyperlinks on the matrix.

WARD	PRSL (2017)	Low housing demand	ASB (Council)	Poor property conditions	Migration (total churn)	Deprivation	Crime rate per 1000 (TNO)
Abbey	54.9%	n/a	15.9%	14.1%	33.2%	33.1	157.2
Alibon	25.4%	n/a	31.0%	17.5%	19.8%	38.2	79.3
Becontree	36.3%	n/a	20.1%	16.6%	23.9%	35.4	91.3
Chadwell Heath	21.9%	n/a	19.0%	15.9%	19.4%	35.0	80.1
Eastbrook	20.4%	n/a	23.4%	14.5%	17.3%	26.8	70.7
Eastbury	26.4%	n/a	30.3%	14.8%	21.9%	35.4	90.6
Gascoigne	28.7%	n/a	17.4%	16.4%	25.4%	39.2	86.7
Goresbrook	28.8%	n/a	25.6%	19.6%	19.7%	36.9	75.3

Heath	21.1%	n/a	25.3%	18.6%	19.2%	39.6	86.1
Longbridge	23.3%	n/a	24.9%	14.7%	19.0%	20.9	59.4
Mayesbrook	24.6%	n/a	28.9%	16.7%	20.7%	39.2	74.8
Parsloes	23.7%	n/a	36.1%	20.1%	20.1%	35.1	59.5
River	33.3%	n/a	34.4%	21.2%	22.7%	34.4	97.3
Thames	37.4%	n/a	18.0%	16.9%	23.8%	38.5	118.1
Valence	25.8%	n/a	28.8%	17.0%	20.1%	37.2	75.2
Village	32.5%	n/a	14.7%	20.0%	21.9%	38.5	90.9
Whalebone	31.6%	n/a	25.5%	18.4%	24.5%	25.7	76.1
MHCLG guidance	20.3%		n/a	n/a	15.0%	n/a	n/a
LBBB	27.5%		18.5%	17.1%	22.2%	34.6	88.2
London	30.0%		n/a	n/a	n/a	23.4	93.4
England	20.5%		n/a	n/a	n/a	19.5	n/a
<i>England</i>							
<i>Comparator</i>	<i>(English Housing Survey 2016 to 17)</i>		<i>LBBB</i>	<i>LBBB</i>	<i>MHCLG guidance</i>	<i>England</i>	<i>LBBB</i>
				<i>Inspection reports Mar 2013 to Mar 2017</i>	<i>NHS GP Register 2015 to 2016</i>	<i>Indices of Deprivation: MHCLG 2015</i>	<i>MET Police Dec 16 to Nov 17</i>
<i>Source</i>	<i>LBBB Residents Matrix 2017/18</i>		<i>ASB reports Mar 13 to Mar 17</i>				

English Household Survey 2016/17

PRS properties vs all properties
Table 10: Ward matrix

% of properties initially, failing inspection

Abbey

**Did you know
Abbey has...**

14,911
Residents
Highest in the borough



4,040
under 16s
8th highest proportion
in the borough




10,118
16s to 64s
Highest proportion
in the borough



753
65 and over
Lowest proportion
in the borough



30
average age
Younger than the
borough average (33)




80
male life
expectancy
Oldest in the borough




83.6
female life
expectancy
Older than the
borough average (82.1)




46.8
Average attainment
8 score per pupil (GCSE)
Higher than the borough
average (46.2)



21.9%
open space
Lower than the
borough average (33.7%)




105.6
births per 1,000
women of childbearing age
Highest in the borough




150.4
crimes per
1,000 people
Highest in the borough



£225,500
median house
price (all types)
2nd lowest in the borough



40.4%
English not
first language
Highest proportion
in the borough




1.8%
job seekers
allowance claimants
Same as the borough average




£33,920
median household
income
Higher than the borough
average (£29,420)




11.7%
DWP benefits
claimants
Lower than the
borough average (14.7%)



84.2%
BME population
Highest proportion
in the borough



57.3%
born abroad
Highest proportion
in the borough



10.8%
Pakistan most
common birthplace
outside the UK, followed
by India and Nigeria

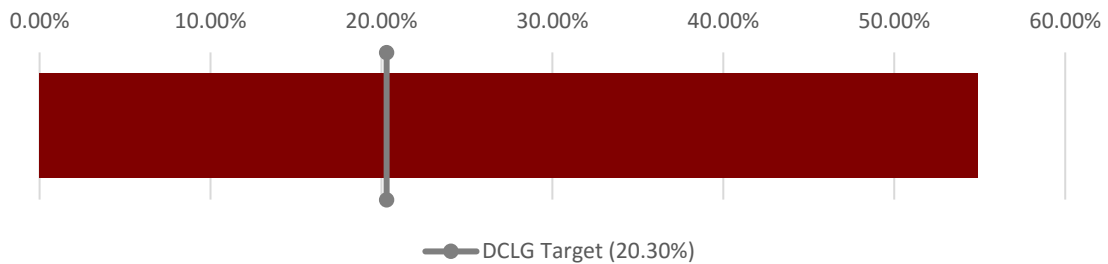


Private Rented Sector Licensing Criteria

Private rented sector	✓	<ul style="list-style-type: none"> • 54.9% - highest proportion of PRS in the borough • Higher than national average (20.3%) • Higher than London average (30.0%) • 37% increase in PRS since 2011 Census
Low housing demand	X	<ul style="list-style-type: none"> • High demand for housing throughout the borough
A significant and persistent problem caused by ASB	X	<ul style="list-style-type: none"> • Proportion of PRS properties with a report of ASB is below the average for the borough
Poor property conditions	X	<ul style="list-style-type: none"> • Proportion of properties not compliant following an inspection is below the borough average
High levels of migration	✓	<ul style="list-style-type: none"> • 33% total churn in population between 2015 and 2016 • Highest concentration of PRS residents arriving in the borough between 2015 and 2016
High level of deprivation	✓	<ul style="list-style-type: none"> • IMD 2015 higher than national and London averages • All domains other than Education, Skills and Training higher than national average • All domains higher than London average • Most deprived in borough for: barriers to housing and services and living environment
High levels of crime	✓	<ul style="list-style-type: none"> • Highest crime rate in the borough • Higher than London average • Highest rate in borough for: criminal damage, drugs, robbery, sexual offences, theft and handling, violence against the person
✓ Meets criteria		X Does not meet criteria

Private rented properties

Status



Summary

There are 5,402 households in Abbey (2017 estimation). These properties are distributed as:

- 2,847 private rented properties (52.7%) (54.9%)
- 1,727 owner occupied (32%)
- 828 social rented (15.3%)

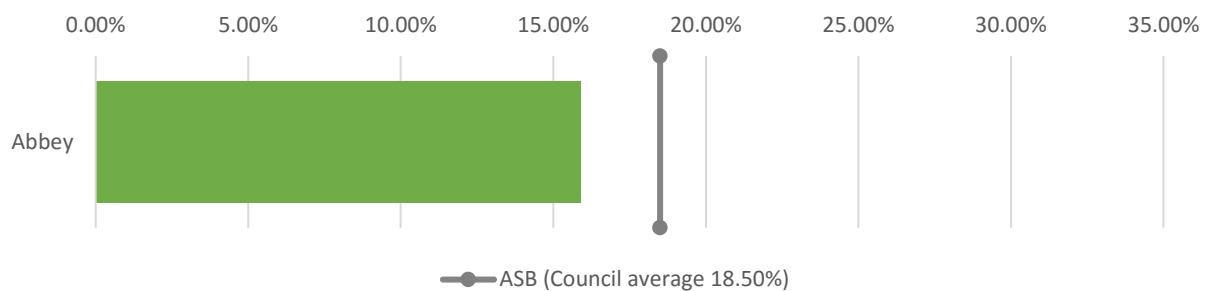
At 52.7%, Abbey has the highest proportion of private rented properties of all wards in the borough.

Trend

The population in Abbey is growing rapidly and especially in private rented properties. Between 2011 and 2017, the proportion of private rented properties in the ward grew by 36.50%, from 38.60% to 52.70%.

Anti-social behaviour (ASB)

Status

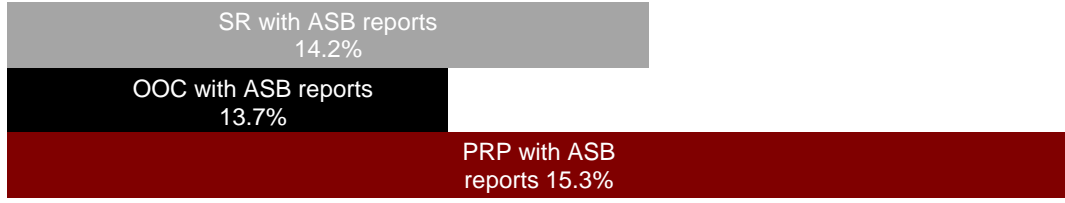


Summary

Ward Overview

- There were 3,441 ASB reports between 2013 and 2017 in Abbey, which is the equivalent of 63.9 per 100 properties.
- The most frequent types of anti-social behaviour in Abbey are noise and fly tipping.

ASB properties in PRS vs. other tenures

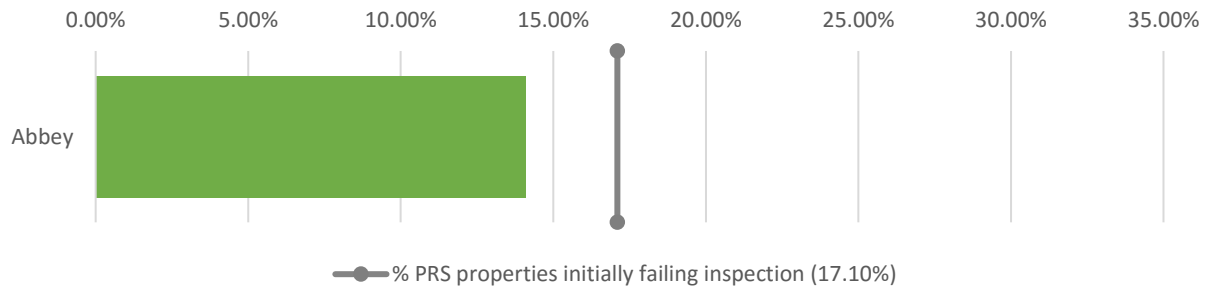


Trend

Anti-social behaviour continues to be a concern in the private rented sector in Abbey and has increased by 42.8% since 2014/15 with enforcement action ongoing.

Private rental stock conditions

Status



Summary

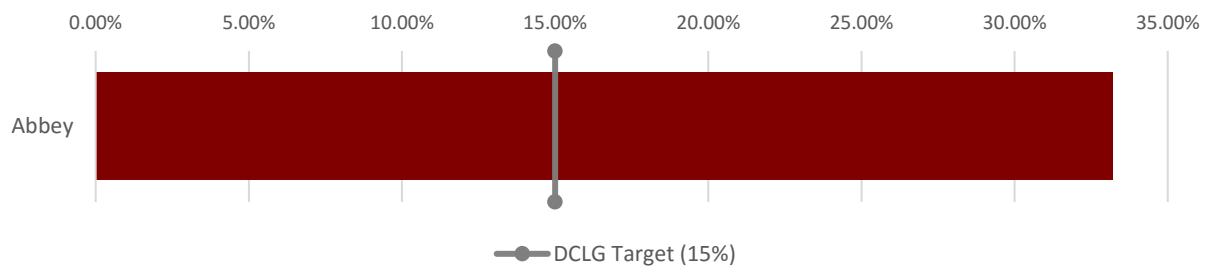
Compliance visits

- 85.7% of licensed properties were compliant on first inspection.
- 12% became compliant through informal or through enforcement action.
- 2.1% remain non-compliant or were rejected a licence, pending enforcement action.
- 0.2% were given a temporary exemption

Since the beginning of the PRPL scheme only 28 of visited properties remain non-compliant.

Migration

Status



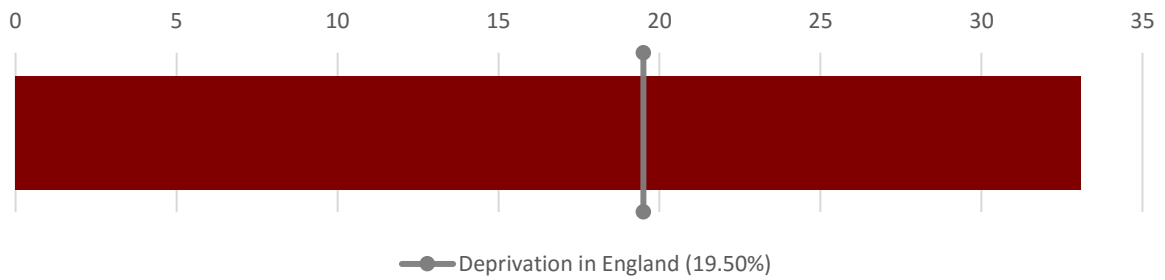
Summary

Recent migrants predominately move into the private rented sector. A higher than average proportion of private rented properties that did not meet the scheme standards are those occupied by migrants. This makes migrants a particularly vulnerable group.

- The churn of the population in Abbey is 33.2%.
- Abbey ranks first for population churn in the borough

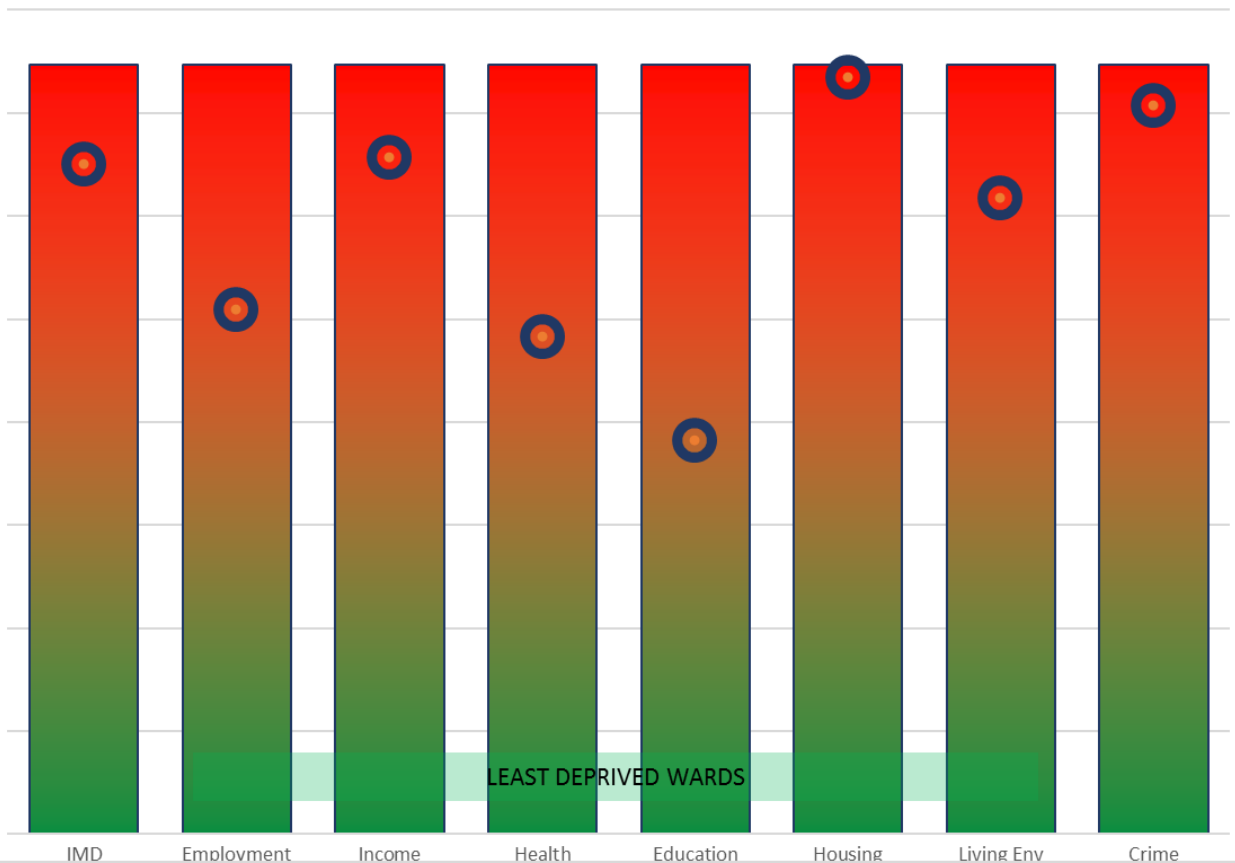
Deprivation

Status



Abbey ranked against of UK wards

MOST DEPRIVED WARDS



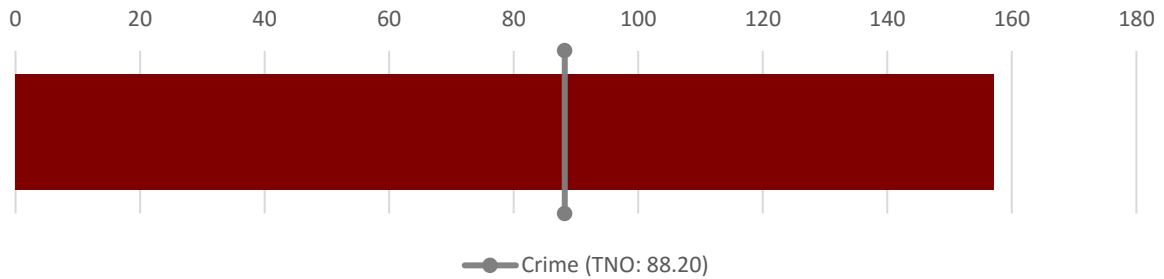
Summary

The London Borough of Barking and Dagenham is the 4th most deprived borough in London. Abbey has the 14th highest IMD score in the borough and the greatest contributors to this are as follows:

- Crime
- Housing
- Living Environment

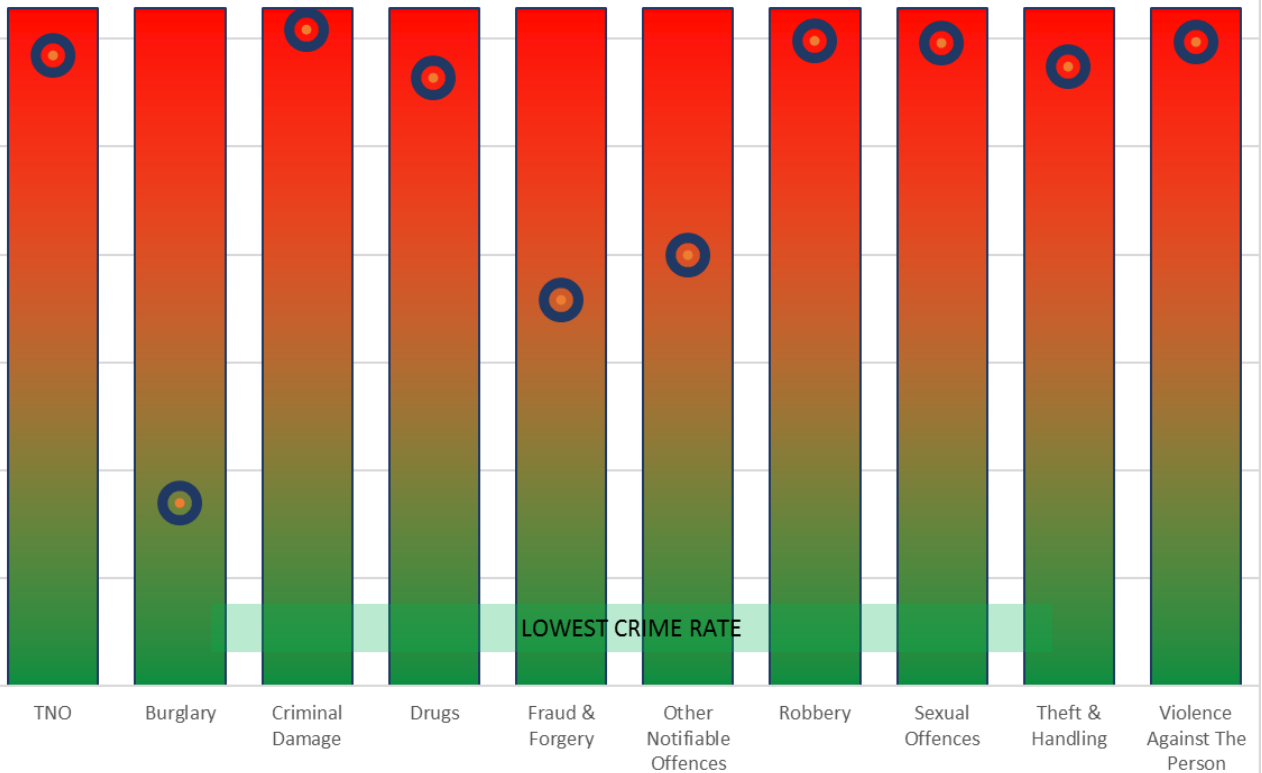
Crime

Status



Abbey ranked against London wards

HIGHEST CRIME RATE



Summary

The London Borough of Barking and Dagenham has a higher crime rate than the average for all outer London boroughs, with especially high rates for criminal damage, robbery, and violence against the person.

Abbey has the highest crime rate in the borough with 157.2 crimes recorded per 1,000 of the ward's population. The greatest contributors to this are as follows:

- Criminal Damage
- Drugs
- Fraud & Forgery
- Robbery
- Sexual Offences
- Theft & Handling
- Violence Against the Person

Alibon

**Did you know
Alibon has...**

10,951
Residents
3rd lowest in the borough

2,856
under 16s
5th lowest proportion
in the borough

7,023
16s to 64s
3rd highest proportion
in the borough

1,072
65 and over
7th lowest proportion
in the borough

34
average age
Older than the
borough average (33)

77
male life
expectancy
Younger than the
borough average (77.6)

81.4
female life
expectancy
Younger than the
borough average (82.1)

44.7
Average attainment
8 score per pupil (GCSE)
Higher than the borough
average (46.2)

20.6%
open space
Lower than the
borough average (33.7%)

77.4
births per 1,000
women of childbearing age
Lower than the borough
average (79.4)

72
crimes per
1,000 people
Lower than the
borough average (81.7)

£290,000
median house
price (all types)
Higher than the
borough average (£287,500)

13.6%
English not
first language
Lower than the borough
average (18.7%)

1.9%
job seekers
allowance claimants
Higher than the borough
average (1.8%)

£32,470
median household
income
Higher than the borough
average (£29,420)

16.8%
DWP benefits
claimants
Higher than the
borough average (14.7%)

38.7%
BME population
Lower than the borough
average (50.5%)

24.7%
born abroad
Lower than the
borough average (30.9%)

5.5%
Nigeria most
common birthplace
outside the UK, followed
by Lithuania and Ghana

Private Rented Sector Licensing Criteria

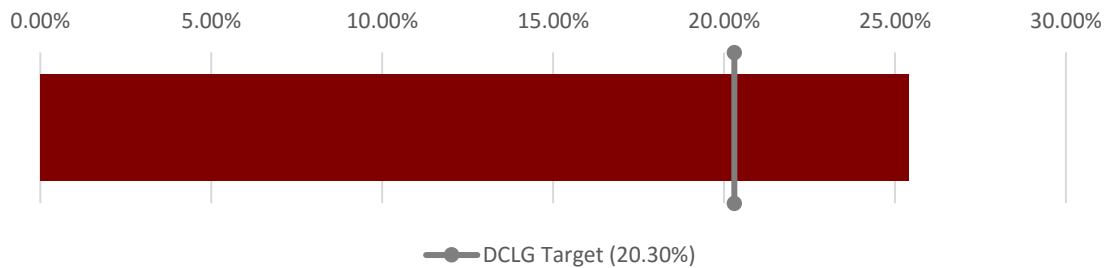
Private rented sector	✓	<ul style="list-style-type: none"> • 25.4% - higher than the national average (20.3%). • 38% increase in PRS since the 2011 Census.
Low housing demand	X	<ul style="list-style-type: none"> • High demand for housing throughout the borough.
A significant and persistent problem caused by ASB	✓	<ul style="list-style-type: none"> • Higher proportion of PRS properties with a report of ASB than the borough average. • 3rd highest proportion in the borough (31%).
Poor property conditions	✓	<ul style="list-style-type: none"> • 18% of properties were not compliant following a visit – higher than borough average.
High levels of migration	✓	<ul style="list-style-type: none"> • 20% total churn in population between 2015 and 2016. • Some areas have a high concentration of PRS residents arriving in the borough
High level of deprivation	✓	<ul style="list-style-type: none"> • IMD 2015 higher than national and London averages. • All domains higher than national average. • Six (out of 7) domains higher than London average. <ul style="list-style-type: none"> ○ 33% of Alibon within 10% most deprived in country re crime. ○ Whole ward within 20% most deprived in country re barriers to housing and services.
High levels of crime	X	<ul style="list-style-type: none"> • Crime rate is below the borough average. • Although, some crime rates higher than borough and London averages: <ul style="list-style-type: none"> ○ Criminal damage; and ○ Sexual offences.

✓ Meets criteria

X Does not meet criteria

Private rented properties

Status



Summary

There are 4,088 households in Alibon (2017 estimation). These properties are distributed as:

- 897 private rented properties (21.9%) (25.4% in 2018)
- 2,005 owner occupied (49%)
- 1,186 social rented (29%)

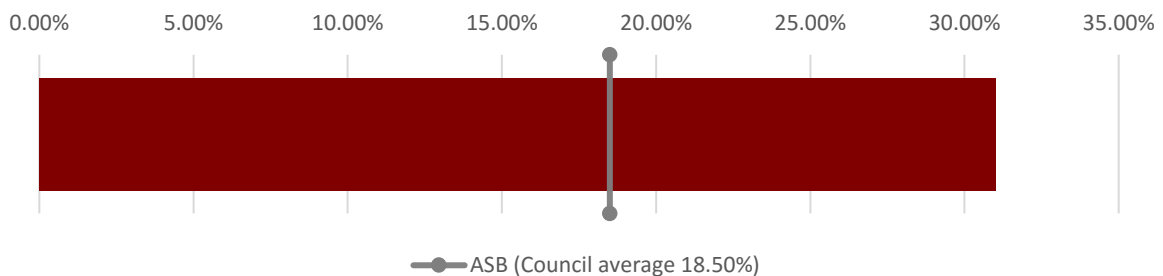
At 21.9%, Alibon has the 11th highest proportion of private rented properties in the borough.

Trend

The population in Alibon is growing rapidly and especially in private rented properties. Between 2011 and 2017, the proportion of private rented properties in the ward grew by 38%, from 15.9% of total properties to 21.9%.

Anti-social behaviour (ASB)

Status

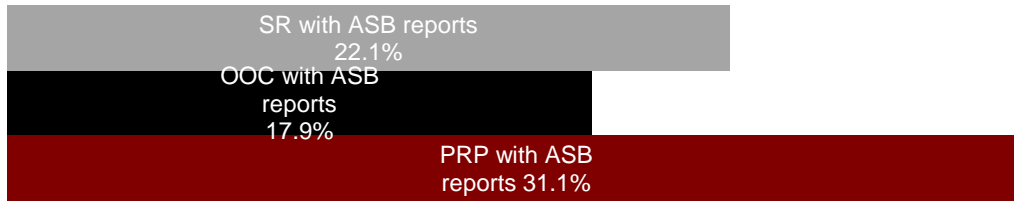


Summary

Ward overview

- There were 3,215 ASB reports between 2013 and 2017 in Alibon, which is the equivalent of 52.2 per 100 properties.
- The most frequent types of ASB in Alibon are eyesore gardens and noise.

ASB properties in PRS vs. other tenures

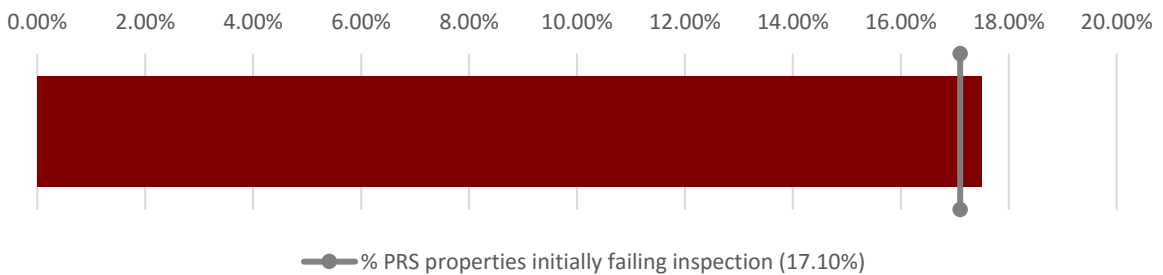


Trend

Anti-social behaviour continues to be a concern in the private rented sector in Alibon and has increased by 7.4% since 2014/15 with enforcement action ongoing.

Private rental stock conditions

Status



Summary

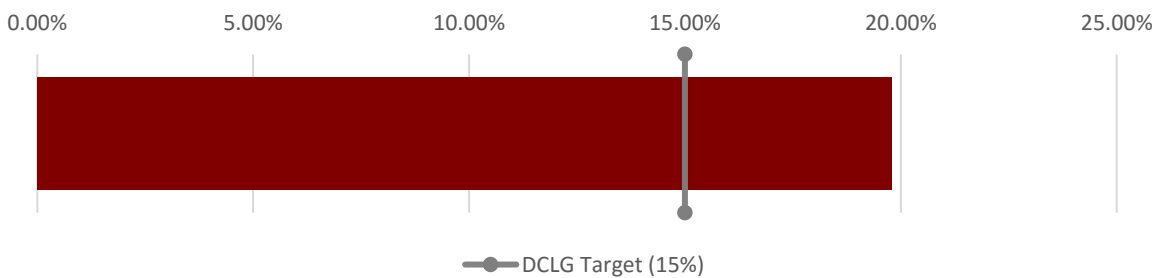
Compliance visits

- 82.5% compliant at first visit
- 14.6% that became compliant through informal or enforcement action (combined)
- 2.7% remain non-compliant or with rejected licences as of March 2018, pending further action.
- 0.2% licence rejected

Since the beginning of the PRPL scheme only 15 of properties visited remain non-compliant.

Migration

Status



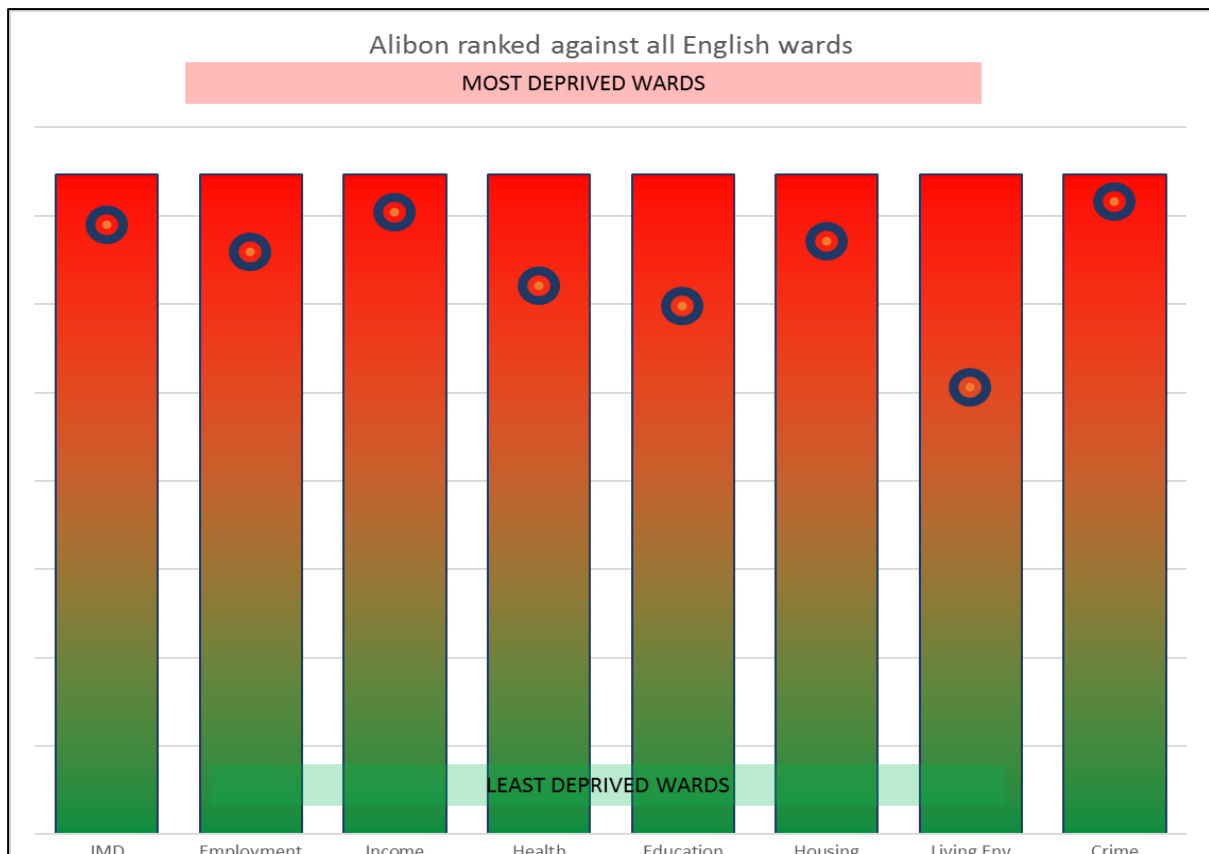
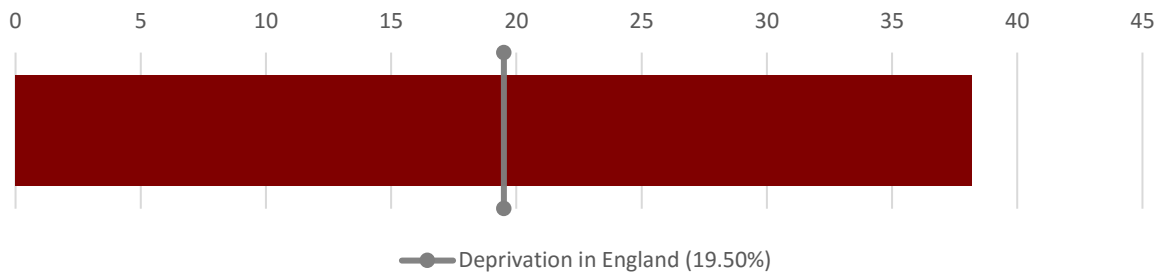
Summary

Recent migrants predominately move into the private rented sector. A higher than average proportion of private rented properties that did not meet the scheme standards are those occupied by migrants. This makes migrants a particularly vulnerable group.

- The churn of the population in Alibon is 19.8%.
- Alibon ranks 12th for population churn in the borough.

Deprivation

Status



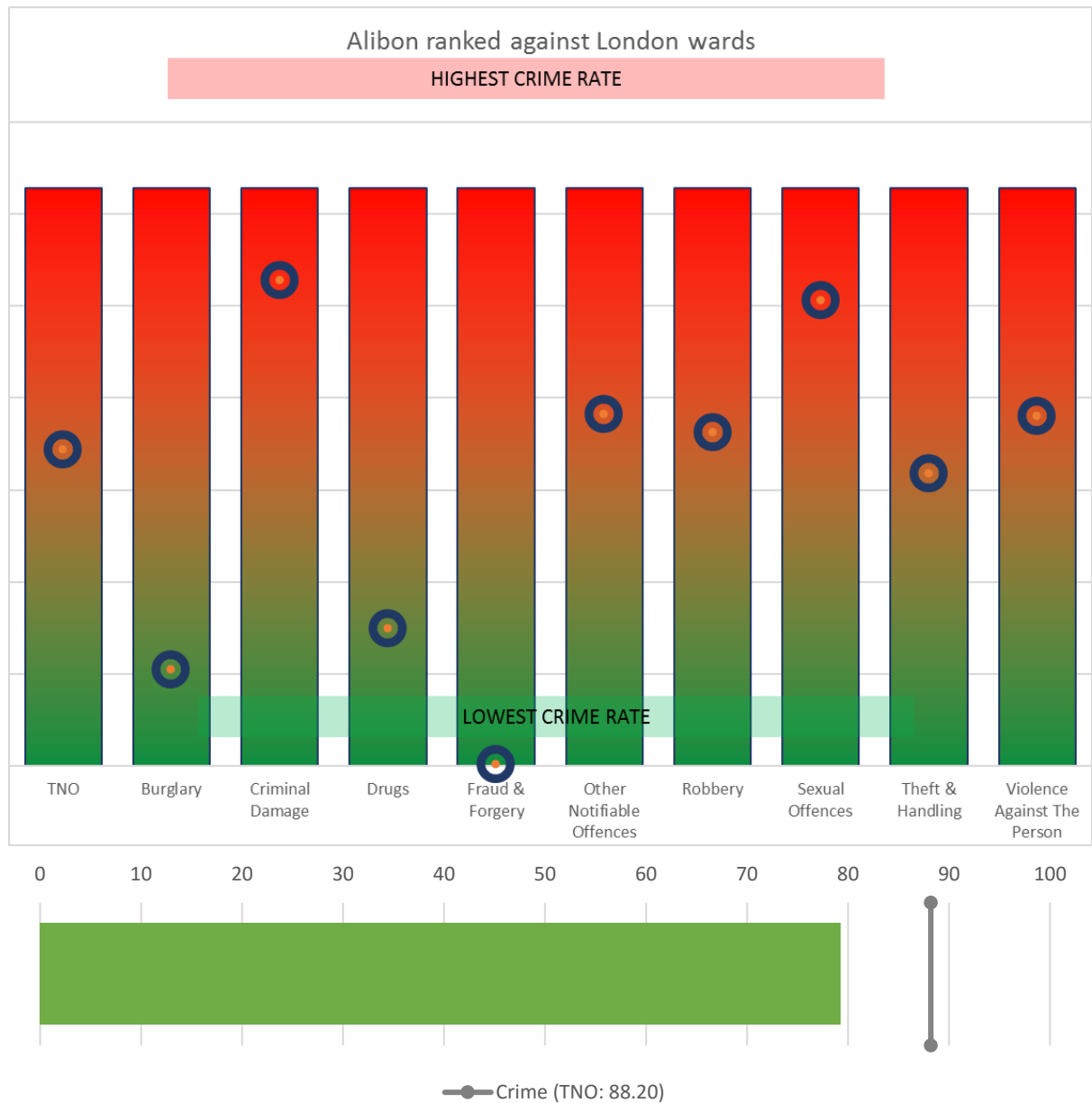
Summary

The London Borough of Barking and Dagenham is the 4th most deprived borough in London. Alibon has the 6th highest IMD score in the borough and the greatest contributors to this are as follows:

- Crime
- Employment
- Housing

Crime

Status



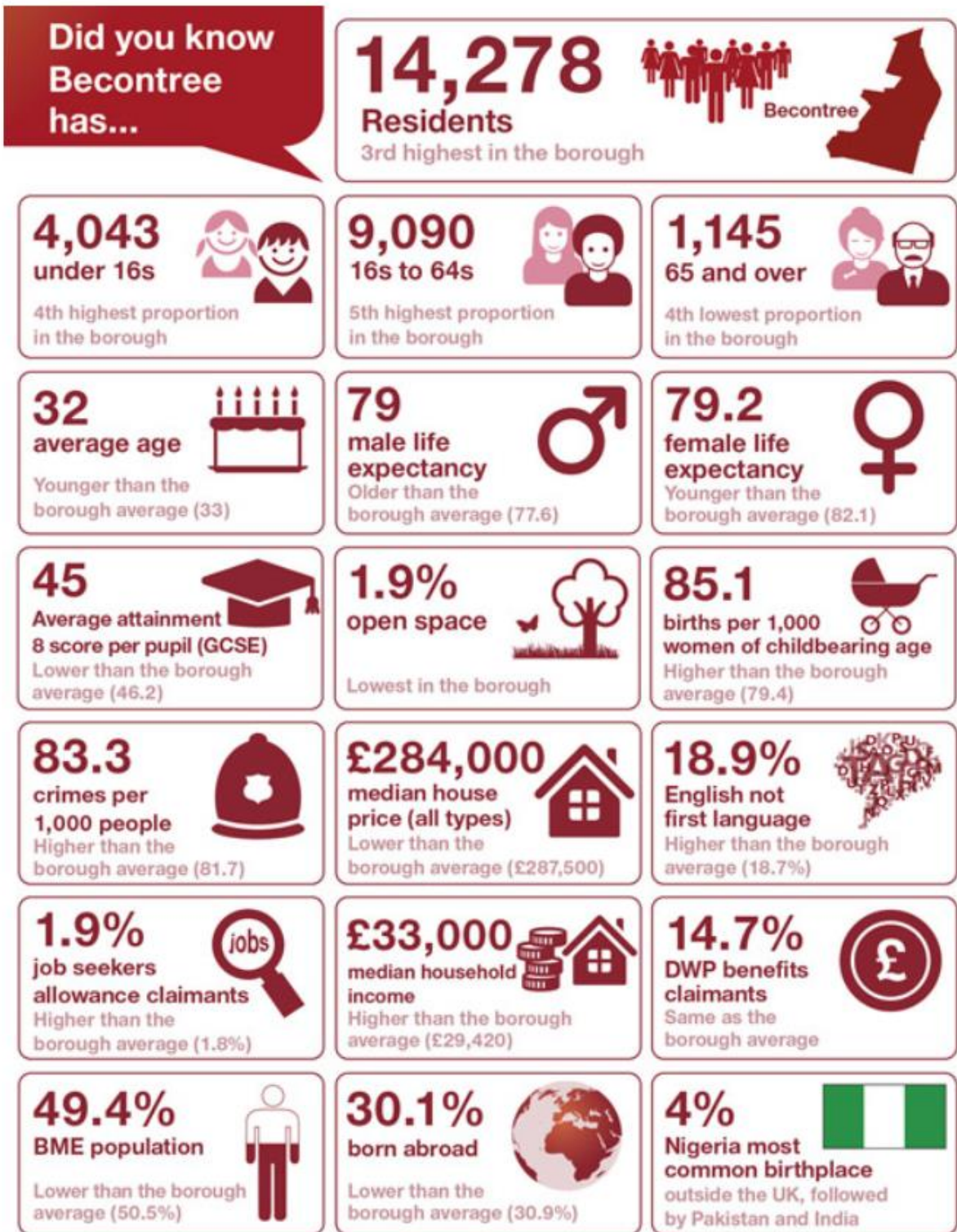
Summary

The London Borough of Barking and Dagenham has a higher crime rate than the average for all outer London boroughs, with especially high rates for criminal damage, robbery, and violence against the person.

Alibon has the tenth highest crime rate in the borough with 79.3 crimes recorded per 1,000 of the ward's population. The greatest contributors to this are as follows:

- Criminal Damage
- Sexual Offences

Becontree



Private Rented Sector Licensing Criteria

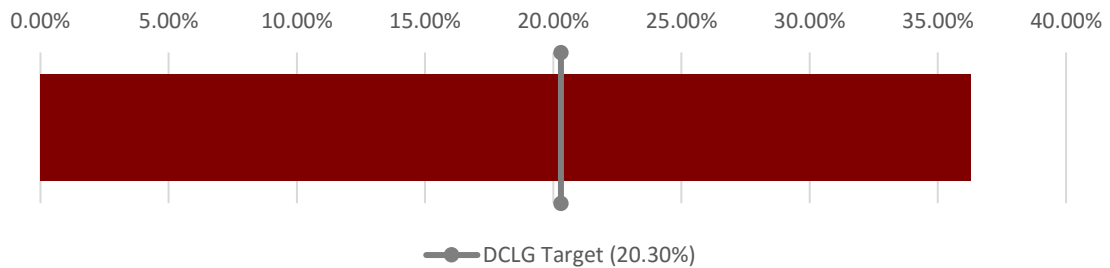
Private rented sector	✓	<ul style="list-style-type: none"> • 36.3% - higher than the national average (20.3%). • Higher than the London average (30.0%). • 66% increase in PRS since the 2011 Census.
Low housing demand	X	<ul style="list-style-type: none"> • High demand for housing throughout the borough
A significant and persistent problem caused by ASB	✓	<ul style="list-style-type: none"> • Higher proportion of PRS properties with a report of ASB than the borough average.
Poor property conditions	X	<ul style="list-style-type: none"> • Proportion of properties not compliant following an inspection is below the borough average.
High levels of migration	✓	<ul style="list-style-type: none"> • 24% total churn in population between 2015 and 2016. • Some areas have a high concentration of PRS residents arriving in the borough.
High level of deprivation	✓	<ul style="list-style-type: none"> • IMD 2015 higher than national and London averages. • All domains higher than national average. • Six (out of 7) domains higher than London average. <ul style="list-style-type: none"> ○ 38% of Becontree within 10% most deprived in country re crime. ○ Whole ward within 20% most deprived in country re barriers to housing and services.
High levels of crime	✓	<ul style="list-style-type: none"> • Crime rate is above the borough average. • Other crime rates higher than both borough and London averages: <ul style="list-style-type: none"> ○ Burglary; ○ Criminal Damage; ○ Fraud and forgery; ○ Other notifiable offences; ○ Robbery; and ○ Violence against the person.

✓ Meets criteria

X Does not meet criteria

Private rented properties

Status



Summary

There are 5219 households in Becontree (2017 estimation). These properties are distributed as:

- 1,741 private rented properties (33.4%) (36.3% in 2018)
- 2,440 owner occupied (46.8%)
- 1,038 social rented (19.9%)

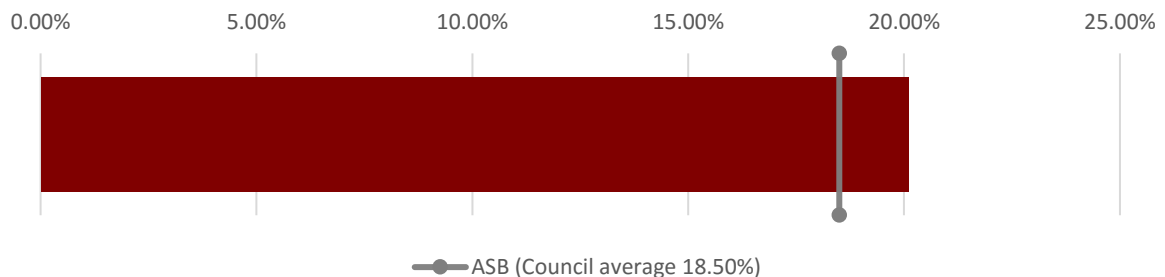
At 33.4%, Becontree has the third highest proportion of private rented properties in the borough.

Trend

The population in Becontree is growing rapidly and especially in private rented properties. Between 2011 and 2017, the proportion of private rented properties in the ward grew by 66%, from 20.1% up to 33.4%.

Anti-social behaviour (ASB)

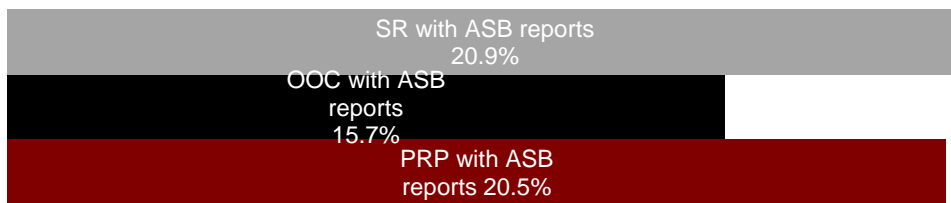
Status



Summary

- There have been 2459 anti-social behaviour reports over the last four years in Becontree, which is equivalent to 47.2 per 100 properties
- The most frequent types of anti-social behaviour in Becontree is noise

ASB properties in PRS vs. other tenures

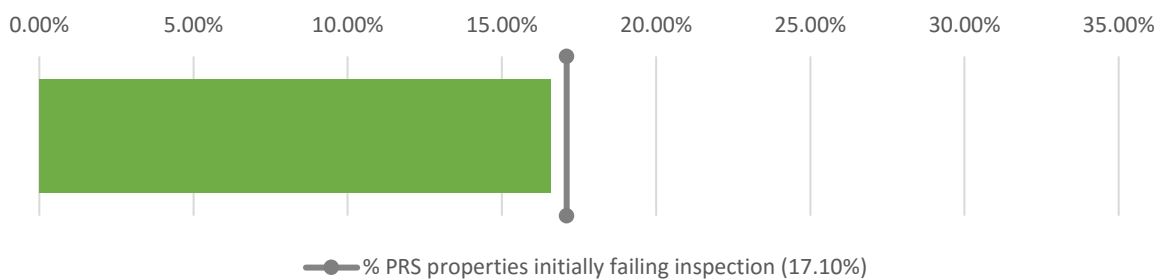


Trend

Since the introduction of the scheme, anti-social behaviour reporting has decreased by 26.9% since 2014/15.

Private rental stock conditions

Status



Summary

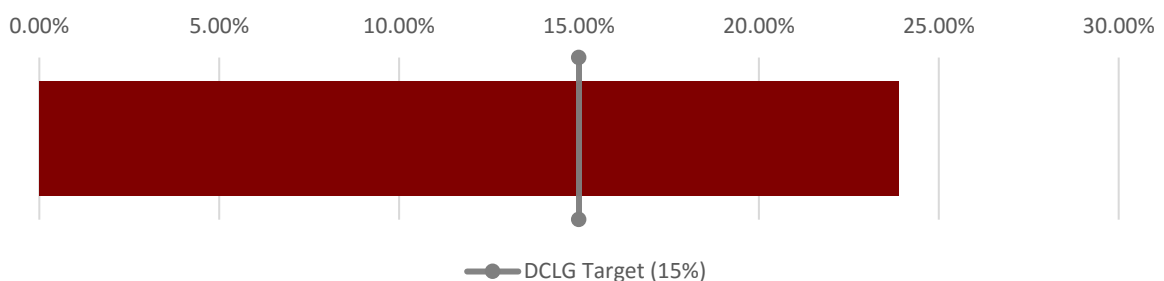
Compliance Visits:

- 83.4% compliant at first visit
- 14.3% that became compliant through informal or enforcement action (combined)
- 2.3% remain non-compliant or were rejected licences pending further action.

Since the beginning of the PRPL scheme only 19 of visited properties remain non-compliant.

Migration

Status



Summary

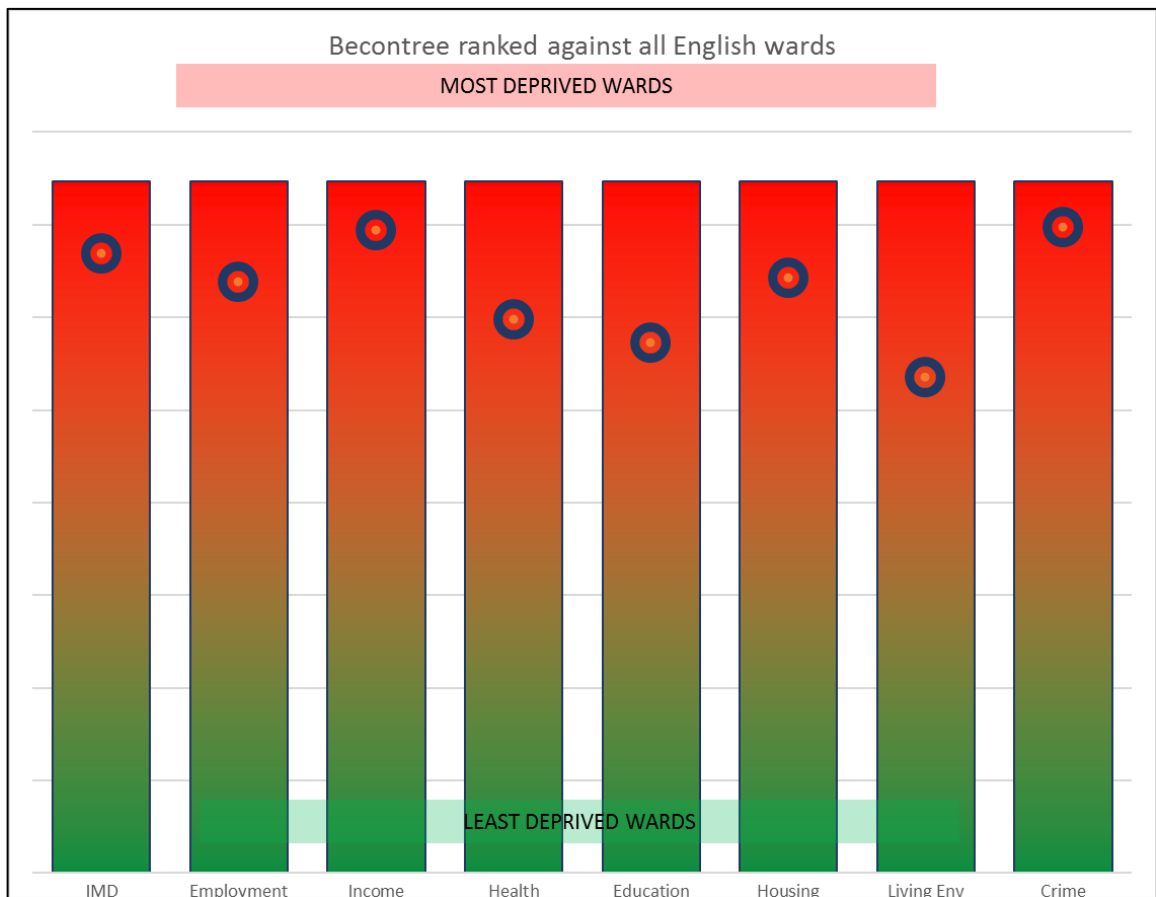
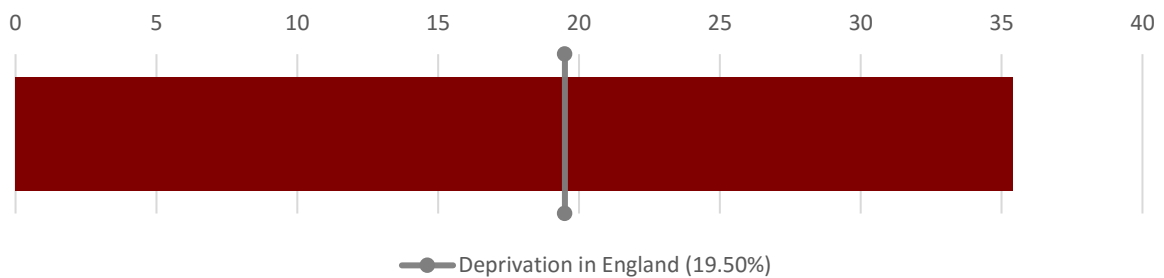
Recent migrants predominately move into the private rented sector. A higher than average proportion of private rented properties that did not meet the scheme

standards are those occupied by migrants. This makes migrants a particularly vulnerable group.

- The churn of the population in Becontree is 23.9%
- Becontree ranks fourth for population churn in the borough

Deprivation

Status



Summary

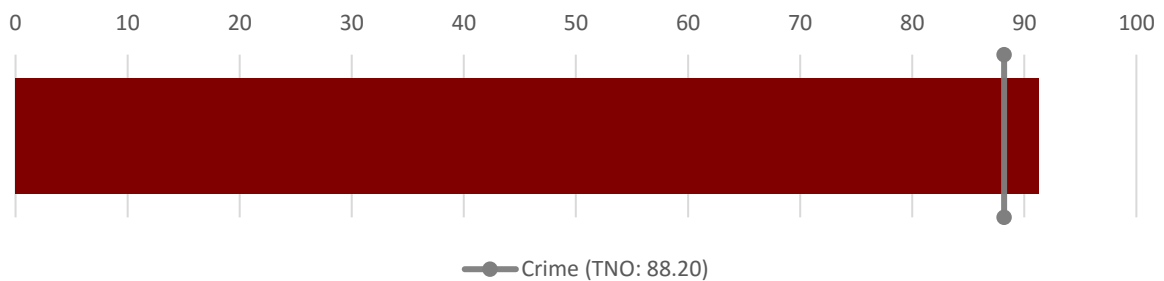
The London Borough of Barking and Dagenham is the 4th most deprived borough in London. This ward has the 9th highest IMD score in the borough and the greatest contributors to this are as follows:

- Crime

- Housing
- Income

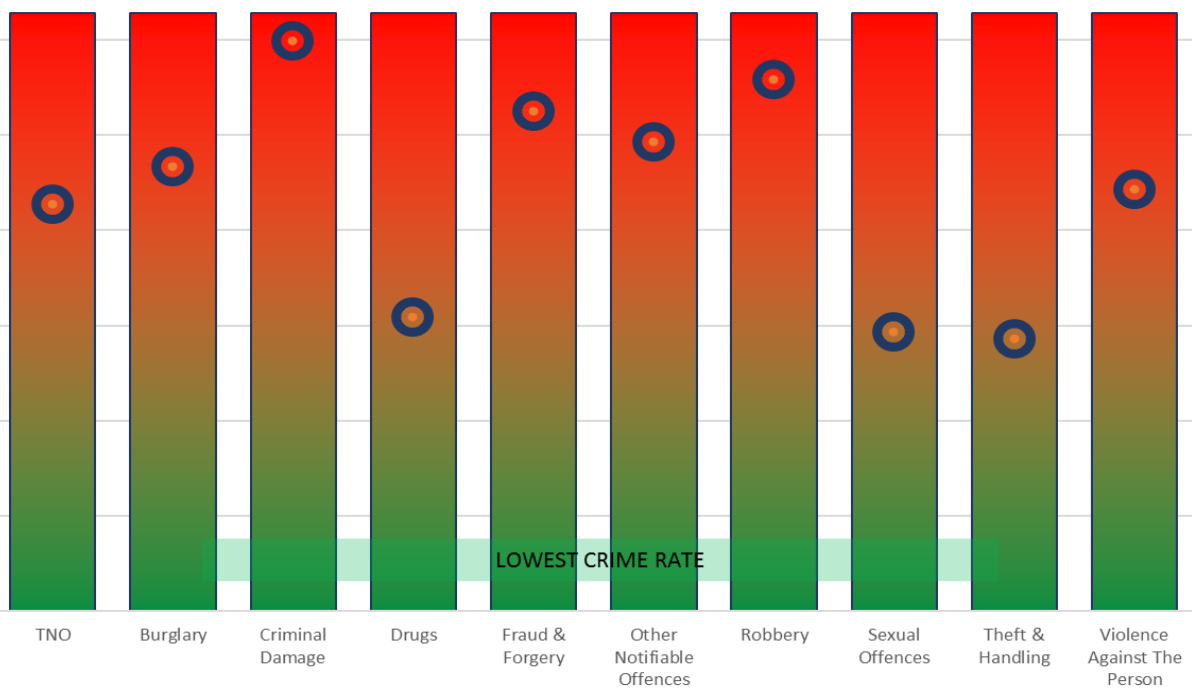
Crime

Status



Becontree ranked against London wards

HIGHEST CRIME RATE



Summary

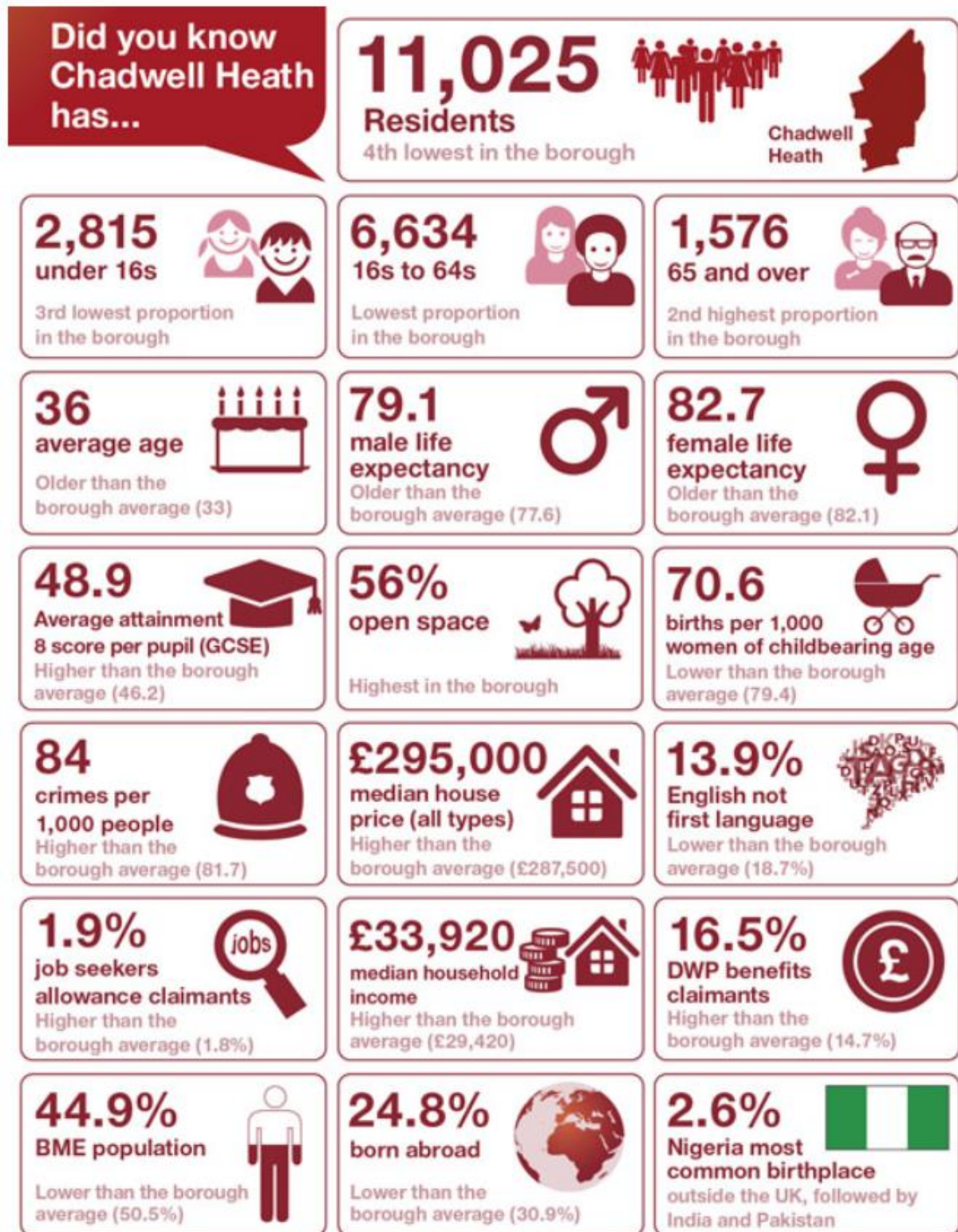
The London Borough of Barking and Dagenham has a higher crime rate than the average for all outer London boroughs, with especially high rates for criminal damage, robbery, and violence against the person.

Becontree has the fourth highest crime rate in the borough with 91.3 crimes recorded per 100 of the ward's population. The greatest contributors are as follows:








- Burglary
- Criminal Damage
- Fraud & Forgery

- Robbery
- Violence Against the Person

Chadwell Heath

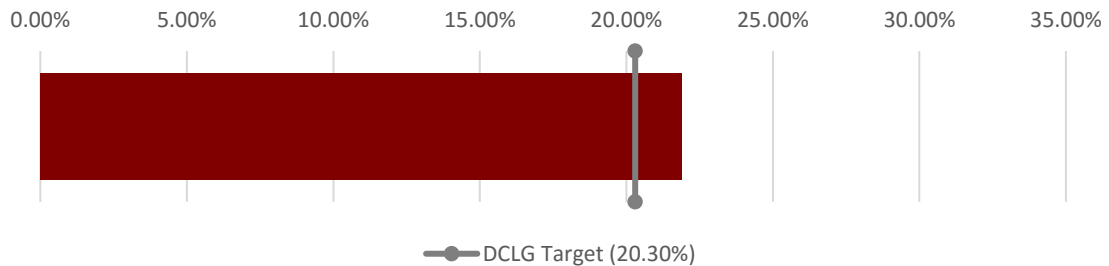


Private Rented Sector Licensing Criteria

Private rented sector		<ul style="list-style-type: none"> • 21.9% - higher than the national average (20.3%). • 56% increase in PRS since the 2011 Census.
Low housing demand		<ul style="list-style-type: none"> • High demand for housing throughout the borough.
A significant and persistent problem caused by ASB		<ul style="list-style-type: none"> • Higher proportion of PRS properties with a report of ASB than the borough average.
Poor property conditions		<ul style="list-style-type: none"> • Proportion of properties not compliant following an inspection is below the borough average.
High levels of migration		<ul style="list-style-type: none"> • 19% total churn in population between 2015 and 2016.
High level of deprivation		<ul style="list-style-type: none"> • IMD 2015 higher than national and London averages. • All domains higher than national average. • Six (out of 7) domains higher than London average. <ul style="list-style-type: none"> ○ 33% of Chadwell Heath within 10% most income deprived in the country. ○ 17% amongst 10% most deprived re health and disability. ○ 67% amongst 10% most deprived re barriers to housing and services ○ 67% amongst 10% most deprived re crime.
High levels of crime		<ul style="list-style-type: none"> • Crime rate is below the borough average. <ul style="list-style-type: none"> ○ Burglary is above the borough average though.

Private rented properties

Status



Summary

There are 4,182 households in Chadwell Heath (2017 estimation). These properties are distributed as:

- 809 private rented properties (19.3%) (21.9% in 2018)
- 2,247 owner occupied (53.7%)
- 1,126 social rented (26.9%)

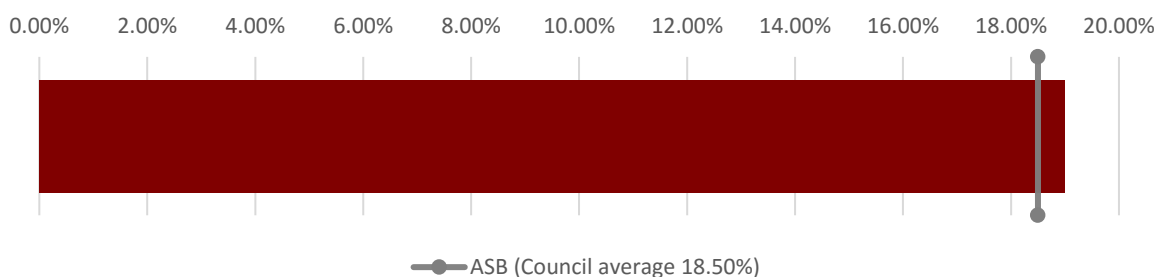
At 19.3% Chadwell Heath has the 15th highest proportion of private rented properties of all wards in the borough

Trend

The population in Chadwell Heath is growing rapidly and especially in private rented properties. Between 2011 and 2017, the proportion of private rented properties in the ward grew by 56%, from 12.4% to 19.3%.

Anti-social behaviour (ASB)

Status

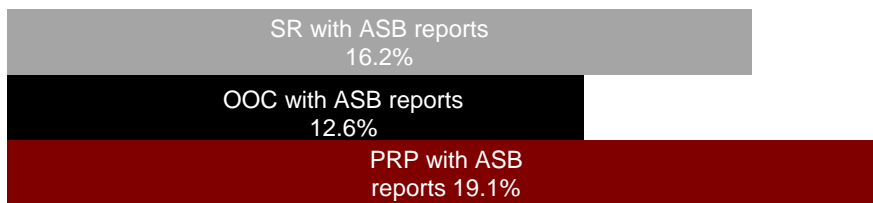


Summary

Ward Overview

- There were 2,171 ASB reports between 2013 and 2017 in Chadwell Heath, which is the equivalent of 52 per 100 properties.
- The highest types of anti-social behaviour in Chadwell Heath are noise, and eyesore gardens

ASB properties in PRS vs. other tenures

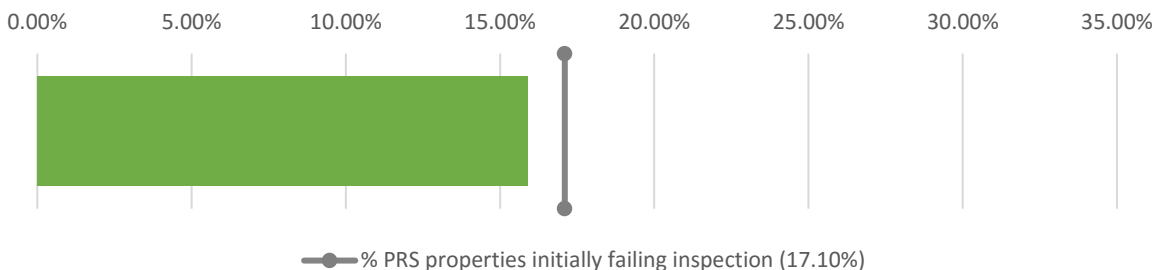


Trend

Since the introduction of the scheme, anti-social behaviour reporting has decreased by 33.4% since 2014/15.

Private rental stock conditions

Status



Summary

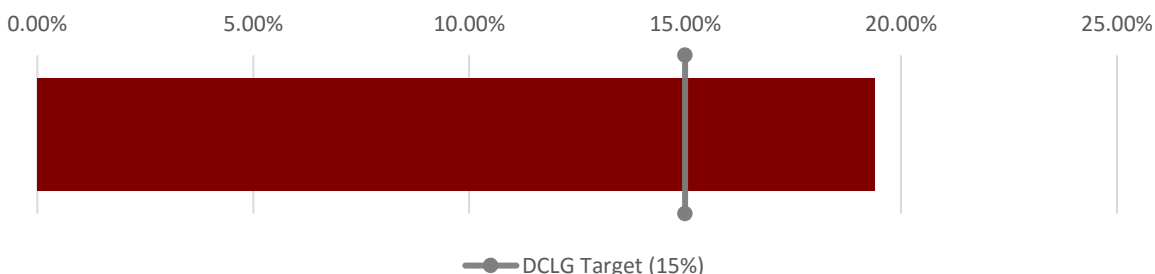
Compliance visits

- 83.9% compliant at first visit
- 13.3% that became compliant through informal or enforcement action (combined)
- 2.7% remain non-compliant or were rejected licences as of March 2018, pending further action.
- 0.2% were given a temporary exemption

Since the beginning of the PRPL scheme only 11 of visited properties remain non-compliant.

Migration

Status



Summary

Recent migrants predominately move into the private rented sector. A higher than average proportion of private rented properties that did not meet the scheme standards are those occupied by migrants. This makes migrants a particularly vulnerable group.

- The churn of the population in Chadwell Heath is 19.4%
- Chadwell Heath ranks 14th for churn in the borough

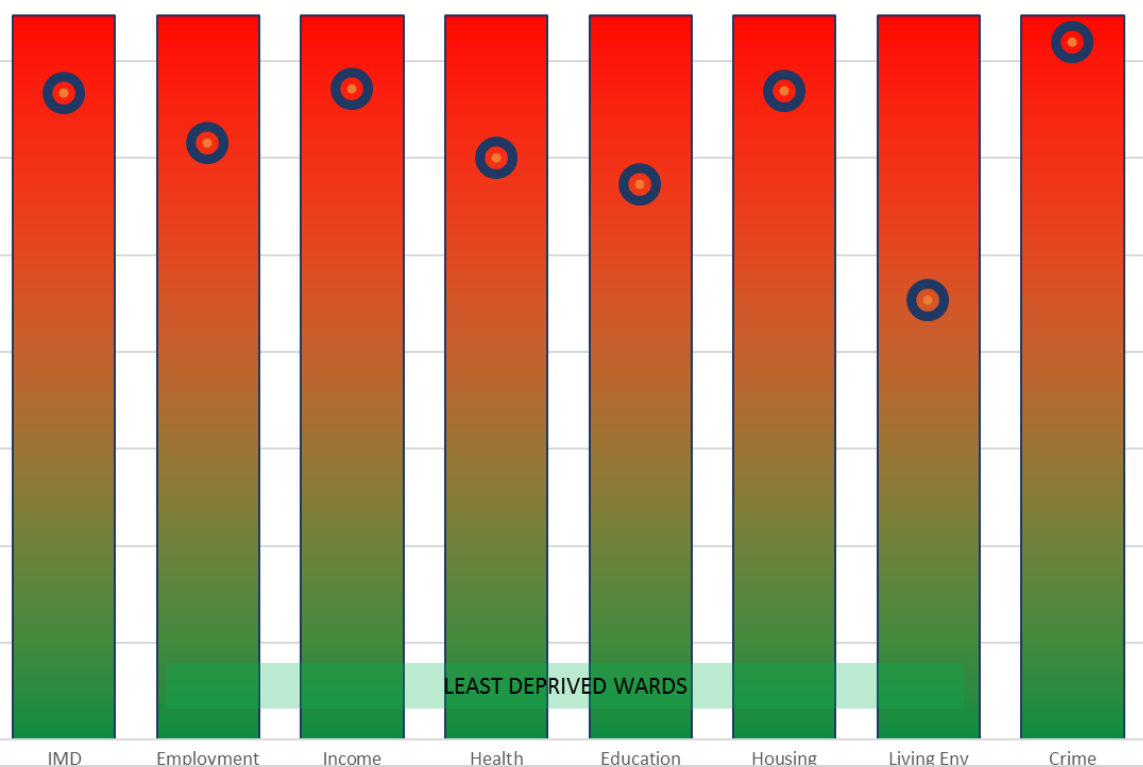
Deprivation

Status



Chadwell Heath ranked against all English wards

MOST DEPRIVED WARDS



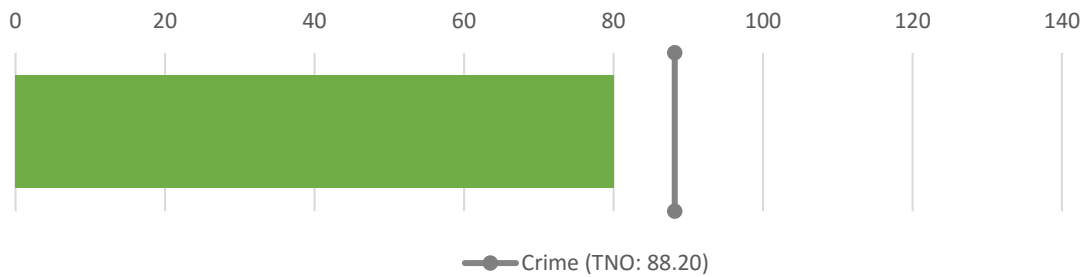
Summary

The London Borough of Barking and Dagenham is the 4th most deprived borough in London. This ward has the 12th highest IMD score in the borough and the greatest contributors to this are as follows:

- Crime
- Housing
- Income

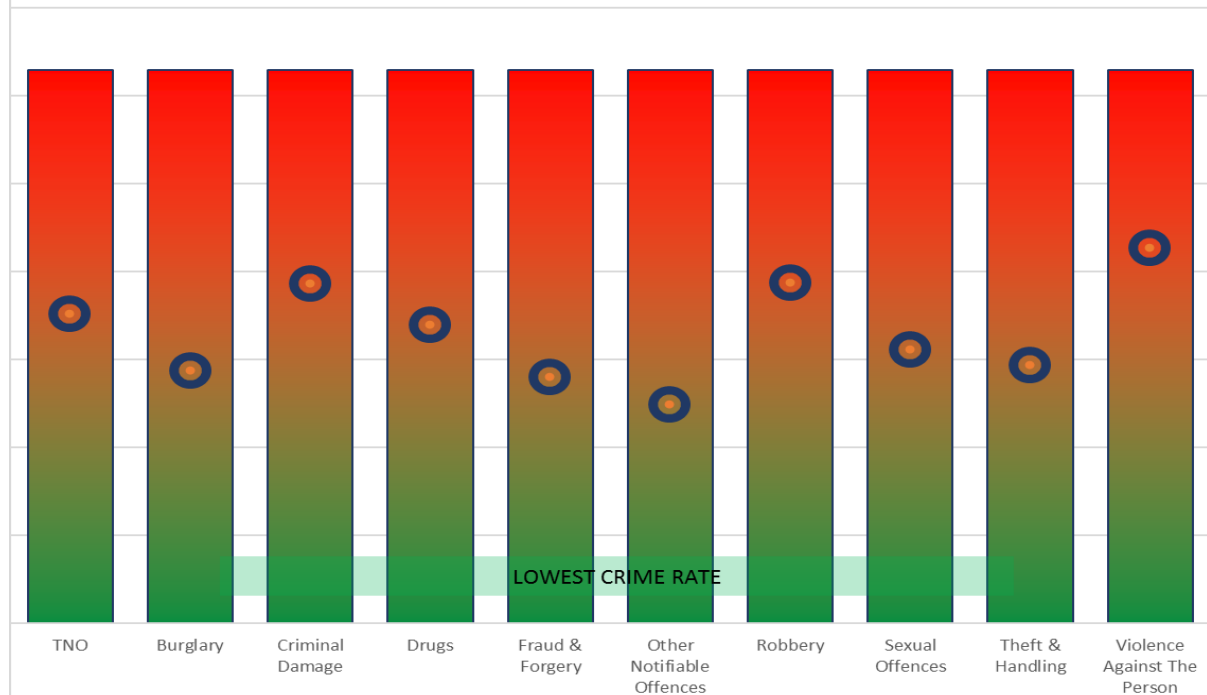
Crime

Status



Chadwell Heath ranked against London wards

HIGHEST CRIME RATE



Summary

The London Borough of Barking and Dagenham has a higher crime rate than the average for all outer London boroughs, with especially high rates for criminal damage, robbery, and violence against the person.

Chadwell Heath has 9th highest crime rate in the borough with 80.1 crimes recorded per 1,000 of the ward's population. The greatest contributors to this are as follows:

- Burglary
- Theft & Handling

Eastbrook

Did you know
Eastbrook has...

11,337

Residents

6th lowest in the borough



2,452
under 16s



Lowest proportion
in the borough

7,186
16s to 64s



7th highest proportion
in the borough

1,699
65 and over



Highest proportion
in the borough

37
average age



Oldest in the borough

78.3
male life
expectancy



Older than the
borough average (77.6)

81.3
female life
expectancy



Younger than the
borough average (82.1)

46.2

Average attainment
8 score per pupil (GCSE)



Same as the borough average

50.4%
open space



2nd highest proportion
in the borough

71.7

births per 1,000
women of childbearing age



Lower than the borough
average (79.4)

69

crimes per
1,000 people

Lower than the
borough average (81.7)



£322,500

median house
price (all types)

Higher than the
borough average (£287,500)



9.7%

English not
first language

Lowest proportion
in the borough



2.1%

job seekers
allowance claimants

2nd highest proportion
in the borough



£37,400

median household
income

Higher than the borough
average (£29,420)



13.1%

DWP benefits
claimants

Lower than the
borough average (14.7%)



31%

BME population

Lowest proportion
in the borough



19%

born abroad

Lowest proportion
in the borough










3.7%

Nigeria most
common birthplace

outside the UK, followed
by Lithuania and Ireland

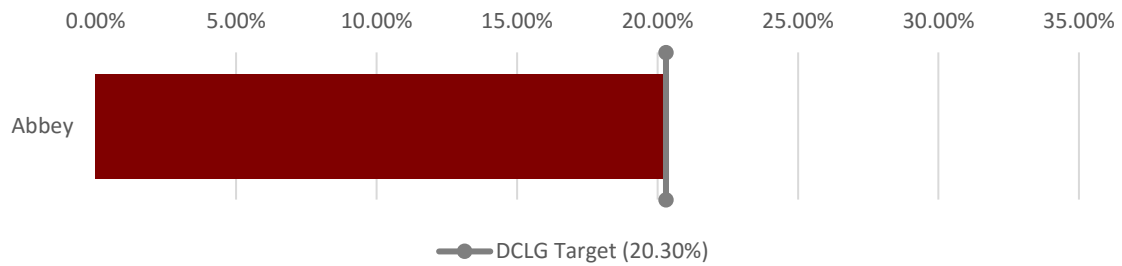


Private Rented Sector Licensing Criteria

Private rented sector		<ul style="list-style-type: none"> • 20.4% - higher than the national average (20.3%). • 68% increase in PRS since the 2011 Census.
Low housing demand		<ul style="list-style-type: none"> • High demand for housing throughout the borough.
A significant and persistent problem caused by ASB		<ul style="list-style-type: none"> • Higher proportion of PRS properties with a report of ASB than the borough average.
Poor property conditions		<ul style="list-style-type: none"> • Proportion of properties not compliant following an inspection is below the borough average.
High levels of migration		<ul style="list-style-type: none"> • 17% total churn in population between 2015 and 2016. • Some areas have a high concentration of PRS residents arriving in the borough.
High level of deprivation		<ul style="list-style-type: none"> • IMD 2015 higher than national and London averages. • Six (out of 7) domains higher than national average. • Five domains higher than London average. <ul style="list-style-type: none"> ○ 29% of Eastbrook within 10% most deprived in country re barriers to housing and services. • Highest rate of job seekers allowance claimants in the borough.
High levels of crime		<ul style="list-style-type: none"> • Crime rate is below the borough average. • Although, some crime rates higher than borough and London averages: <ul style="list-style-type: none"> ○ Drugs; and ○ Sexual offences.

Private rented properties

Status



Summary

There are 3,973 households in Eastbrook (2017 estimation). These properties are distributed as:

- 749 private rented properties (18.9%) - (20.4% in 2018)
- 2,638 owner occupied (66.4%)
- 586 social rented (14.7%)

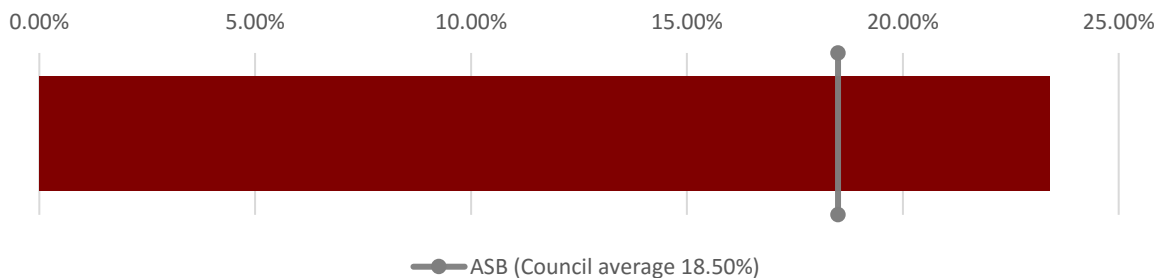
At 18.9% Eastbrook has the 16th highest proportion of private rental properties in the borough.

Trend

The population in Eastbrook is growing rapidly and especially in private rented properties. Between 2011 and 2017, the proportion of private rented properties in the ward grew by 68.3%, from 11.2% to 18.9%.

Anti-social behaviour (ASB)

Status

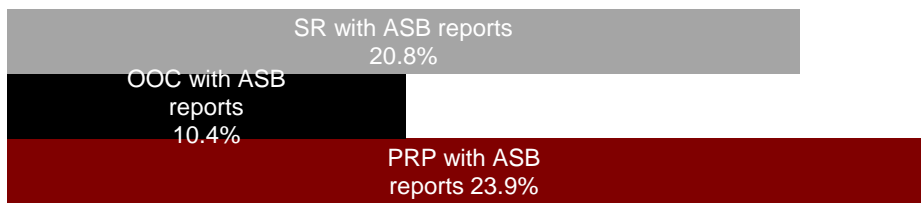


Summary

Ward overview

- There were 1,708 anti-social behaviour reports between 2013 and 2017 in Eastbrook, which is the equivalent of 43.1 per 100 properties.
- The most frequent type of anti-social behaviour in Eastbrook was noise.

ASB properties in PRS vs. other tenures

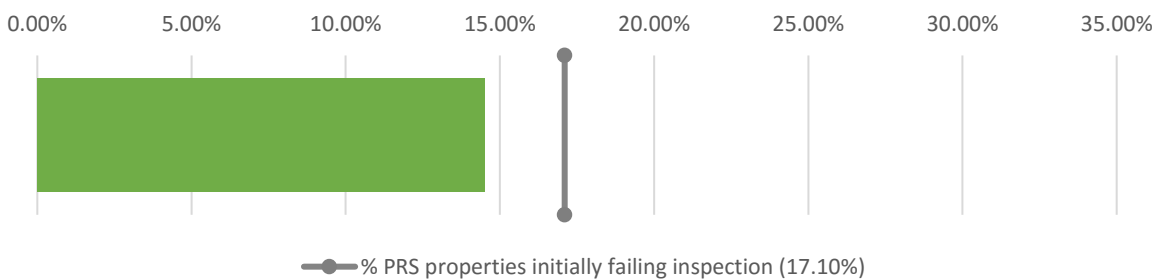


Trend

Since the introduction of the scheme, anti-social behaviour reporting has decreased by 23.9 % compared to 2014/15.

Private rented stock conditions

Status



Summary

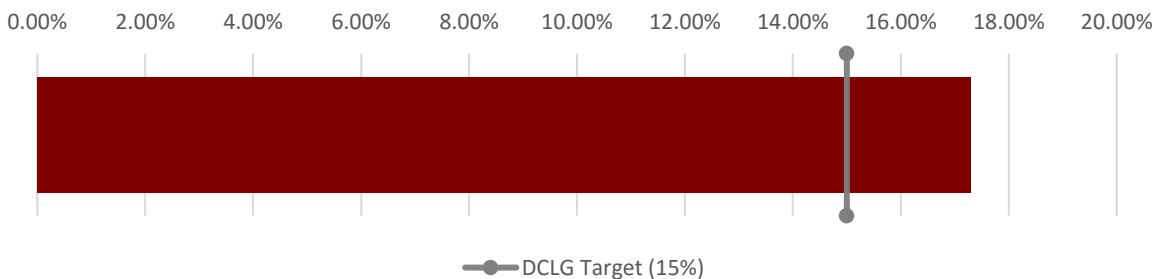
Compliance visits

- 85.5% compliant at first visit
- 13.7% that became compliant through informal or enforcement action (combined)
- 0.8% remain non-compliant or with rejected licences as of March 2018, pending further action.

Since the beginning of the PRPL scheme only 3 of visited properties remain non-compliant

Migration

Status



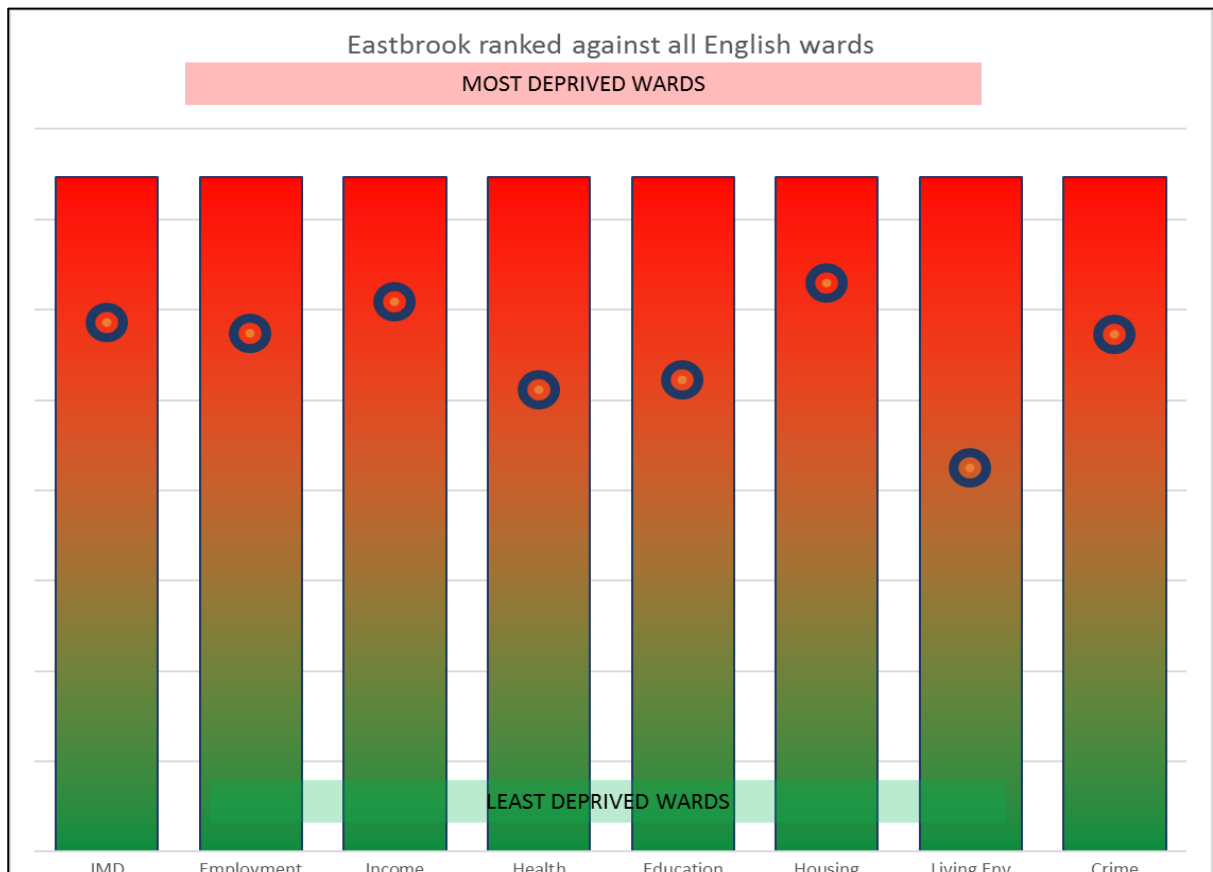
Summary

Recent migrants predominately move into the private rented sector. A higher than average proportion of private rented properties that did not meet the scheme standards are those occupied by migrants. This makes migrants a particularly vulnerable group.

- The churn of the population in Eastbrook 17.3%
- Eastbrook ranks as bottom for population churn in the borough

Deprivation

Status



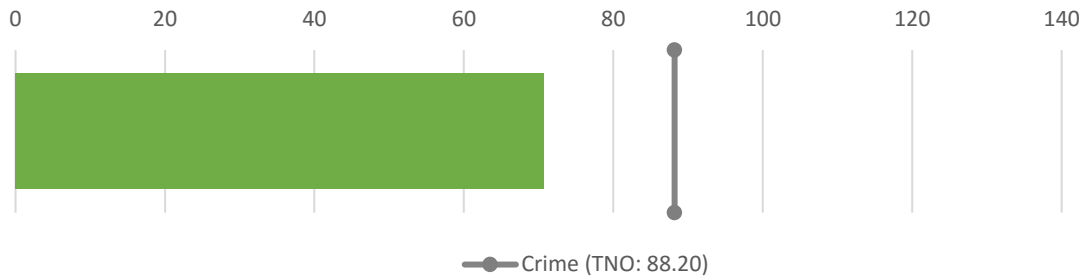
Summary

The London Borough of Barking and Dagenham is the 4th most deprived borough in London. This ward has the 15th highest IMD score in the borough and the highest contributors to this are as follows:

- Income
- Housing
- Crime

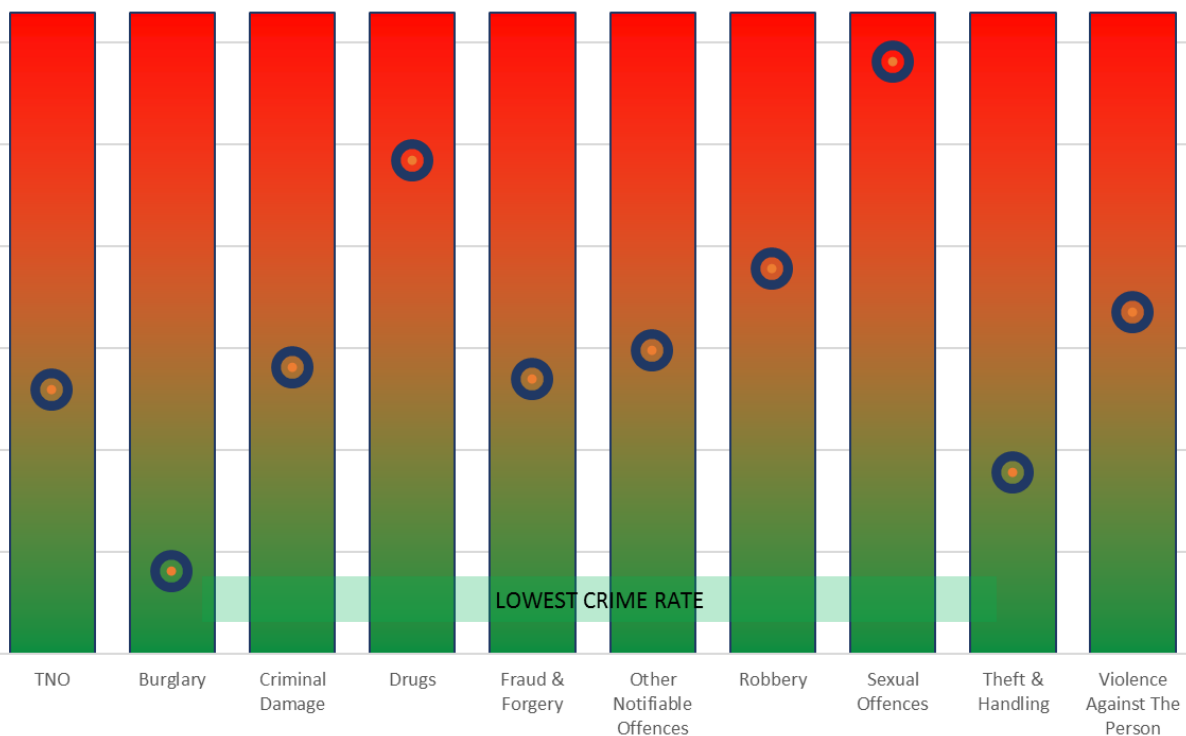
Crime

Status



Eastbrook ranked against London wards

HIGHEST CRIME RATE



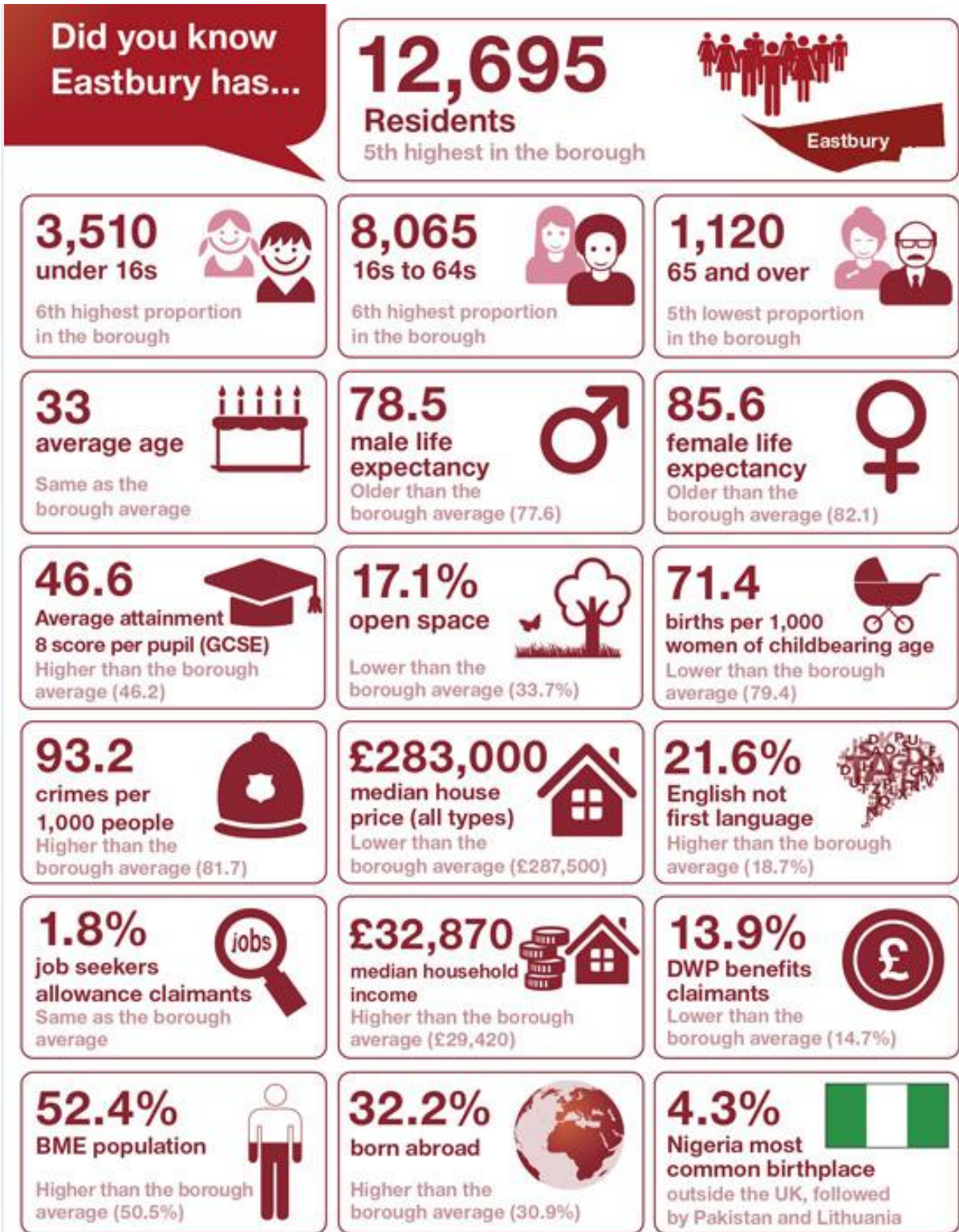
Summary

The London Borough of Barking and Dagenham has a higher crime rate than the average for all outer London boroughs, with especially high rates for criminal damage, robbery, and violence against the person.








Eastbrook has a crime rate of 707.7 per 1,000 of the ward's population. The greatest contributors to this are as follows:

- Drugs
- Sexual offences
- Robbery

Eastbury

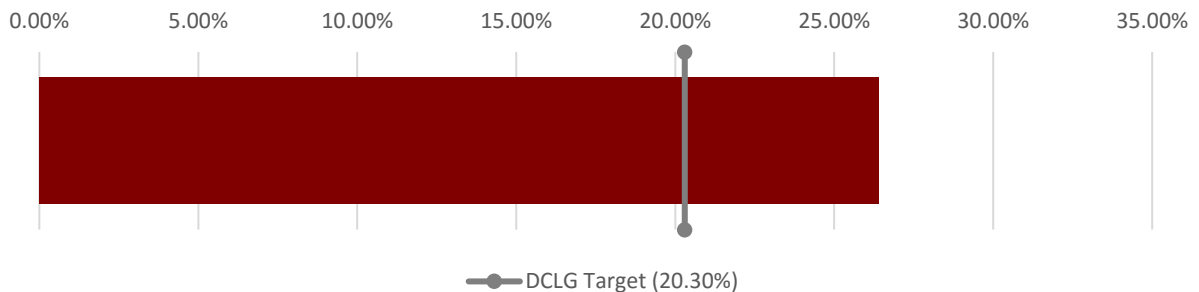


Private Rented Sector Licensing Criteria

Private rented sector		<ul style="list-style-type: none"> • 26.4% - higher than the national average (20.3%). • 33% increase in PRS since the 2011 Census.
Low housing demand		<ul style="list-style-type: none"> • High demand for housing throughout the borough.
A significant and persistent problem caused by ASB		<ul style="list-style-type: none"> • Higher proportion of PRS properties with a report of ASB than the borough average. • 4th highest proportion in the borough.
Poor property conditions		<ul style="list-style-type: none"> • Proportion of properties not compliant following an inspection is below the borough average.
High levels of migration		<ul style="list-style-type: none"> • 22% total churn in population between 2015 and 2016. • Some areas have a high concentration of PRS residents arriving in the borough.
High level of deprivation		<ul style="list-style-type: none"> • IMD 2015 higher than national and London averages. • All domains higher than national average. • Six (out of 7) domains higher than London average. <ul style="list-style-type: none"> ○ 14% of Eastbury within 10% most income deprived in country ○ 14% amongst 10% most employment deprived ○ 43% amongst 10% most deprived re barriers to housing and services ○ 43% amongst 10% most deprived re crime.
High levels of crime		<ul style="list-style-type: none"> • Crime rate is above the borough average. • High rates of: <ul style="list-style-type: none"> ○ Burglary; ○ Other notifiable offences; and ○ Theft and handling.

Private rented properties (PRP)

Status



Summary

There are 4,329 households in Eastbury (2017 estimation). These properties are distributed as:

- 749 private rented properties (23.1%) (26.4% in 2018)
- 2,025 owner occupied (46.8%)
- 1,306 social rented (30.2%)

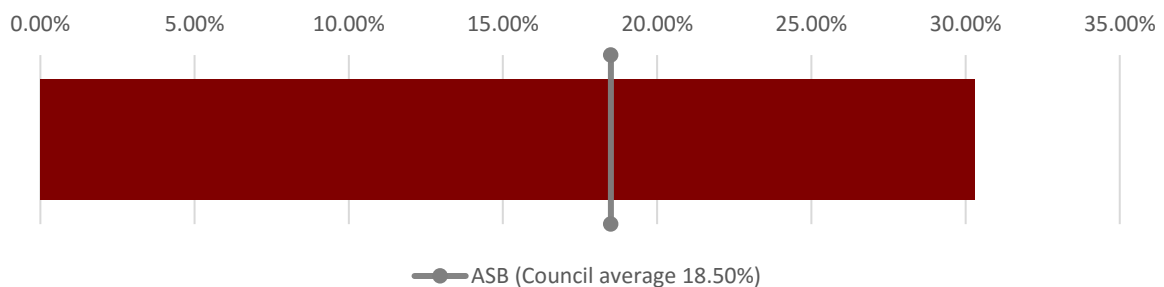
At 23.1%, Eastbury has the 9th highest proportion of private rented properties of all wards in the borough.

Trend

The population in Eastbury is growing rapidly and especially in private rented properties. Between 2011 and 2017, the proportion of private rented properties in the ward grew by 33.3%, from 17.3% to 23.1%

Anti-social behaviour (ASB)

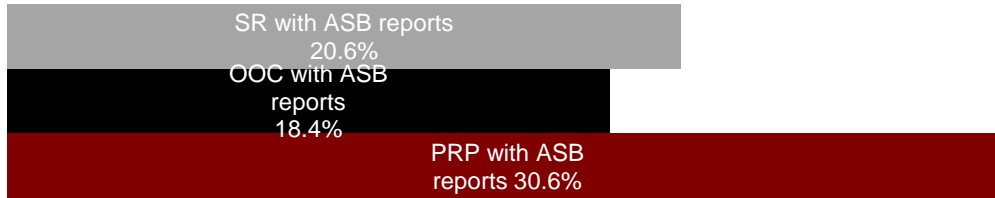
Status



Summary

- There were 2,381 ASB reports between 013 and 2017 in Eastbury, which is the equivalent of 55.1 per 100 properties.
- The most frequent types of anti-social behaviour are eyesore gardens and noise.

ASB properties in PRS vs. other tenures

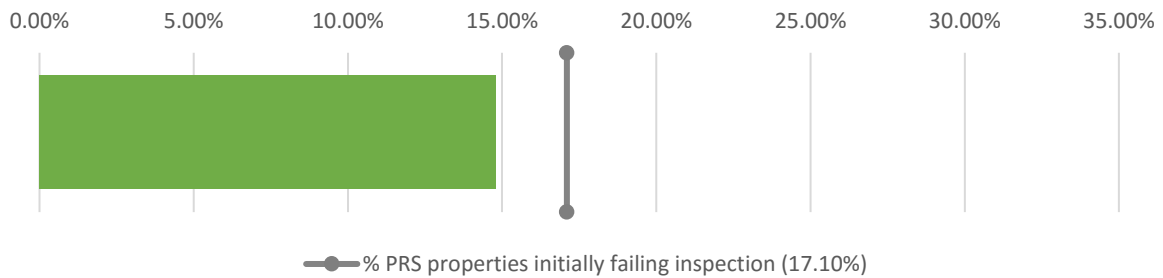


Trend

Since the introduction of the scheme, anti-social behaviour reporting has decreased by 2.6% since to 2014/15.

Private rental stock conditions

Status



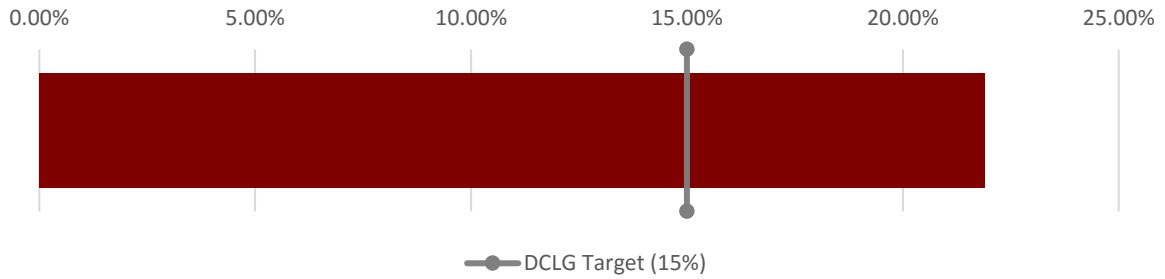
Summary

Compliance Visits:

- 85.1% compliant at first visit
- 12.6% that became compliant through informal or enforcement action (combined)
- 2.1% remain non-compliant or with rejected licences as of March 2018, pending further action.
- 0% Not licensable
- 0.2% Temporary exemption

Migration

Status

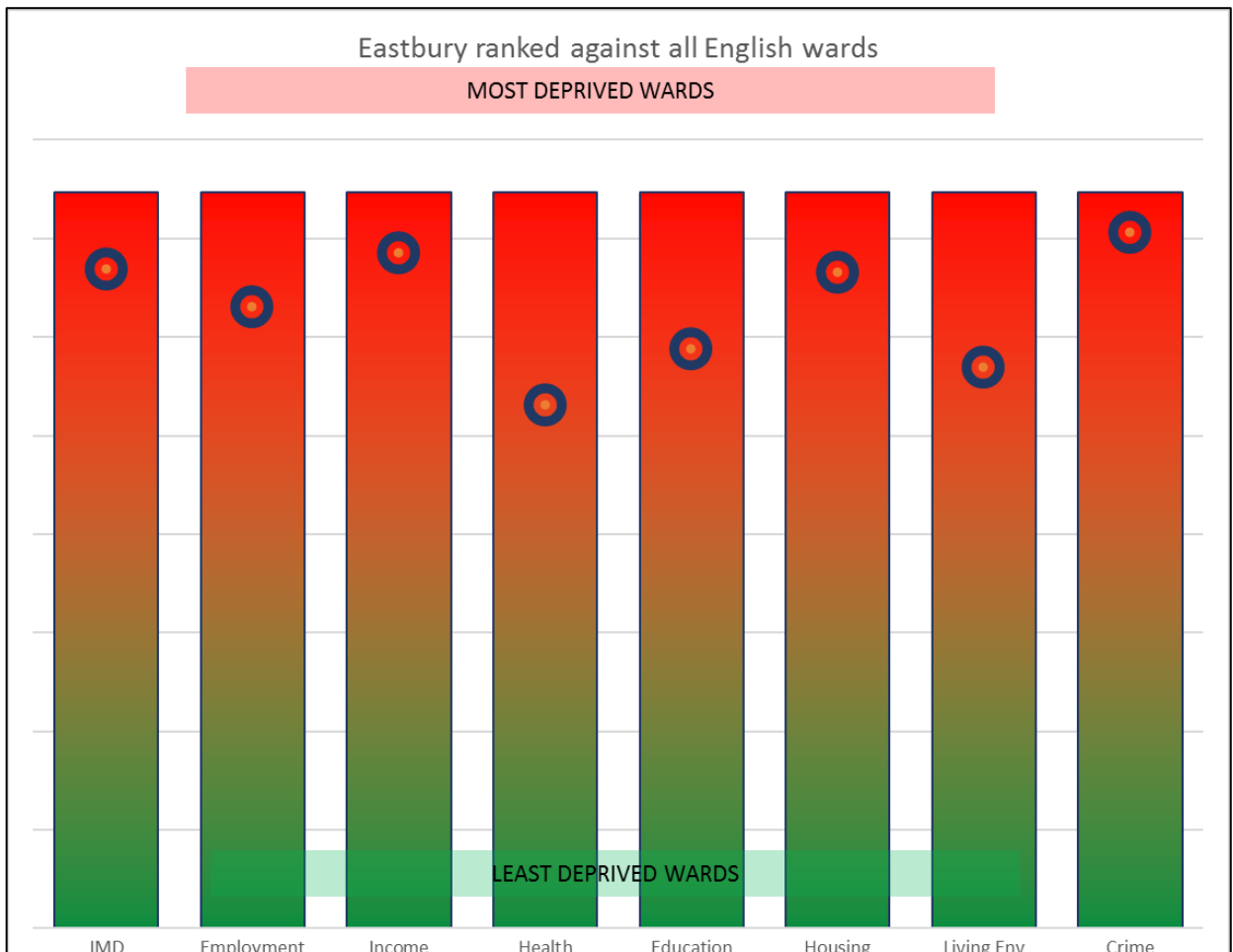


Summary

Recent migrants predominately move into the private rented sector. A higher than average proportion of private rented properties that did not meet the scheme standards are those occupied by migrants. This makes migrants a particularly vulnerable group.

- The churn of the population in this ward in relation to the borough is 21.9%
- This ward ranks 7th highest for population churn in the borough

Deprivation



Status

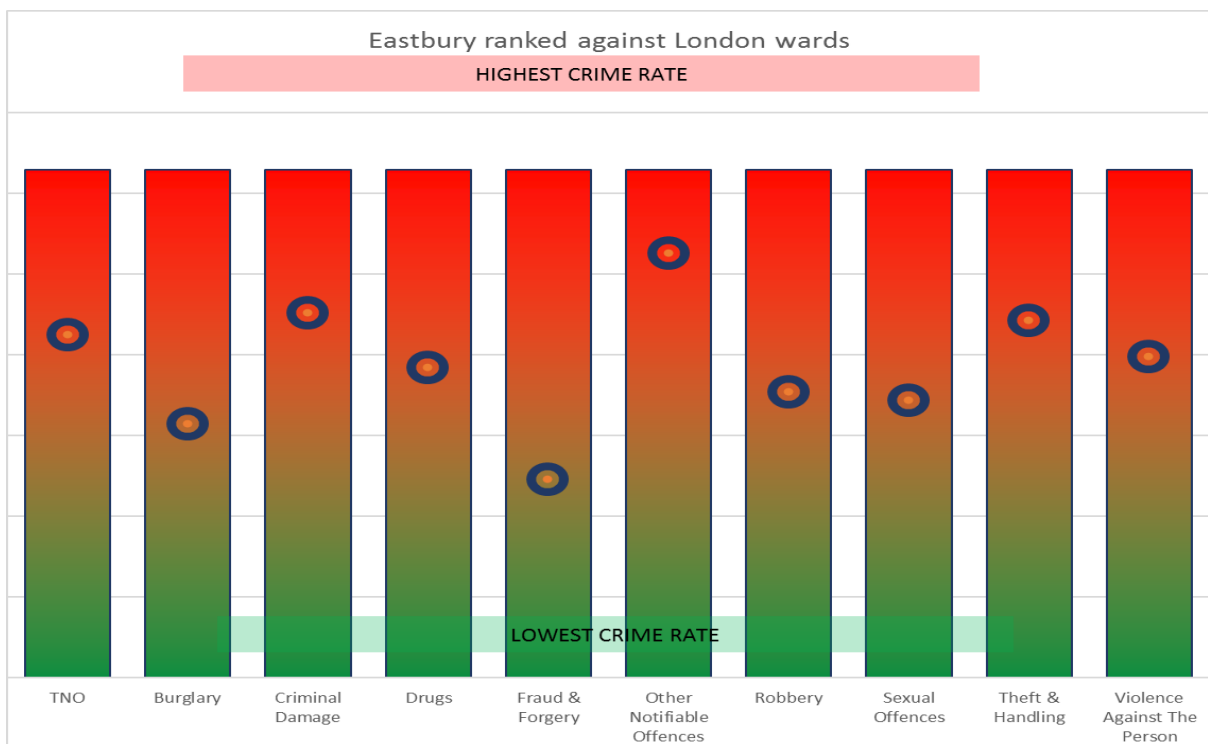
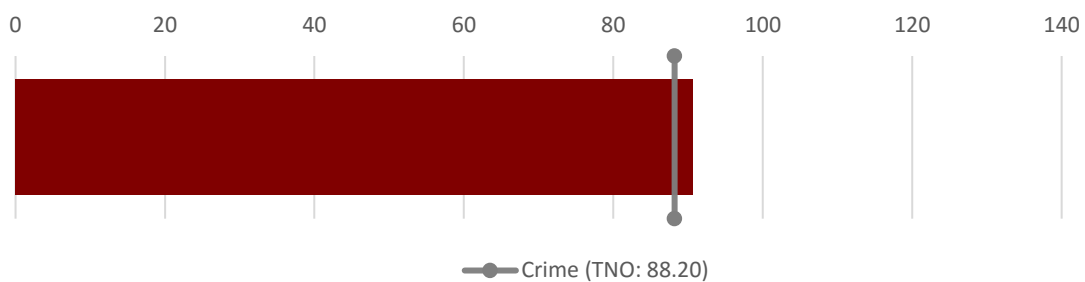


Summary

The London Borough of Barking and Dagenham is the 4th most deprived borough in London. This ward has the 10th highest IMD score in the borough and the greatest contributors to this are as follows:

- crime
- housing
- employment

Crime



Summary

The London Borough of Barking and Dagenham has a higher crime rate than the average for all outer London boroughs, with especially high rates for criminal damage, robbery and violence against the person.

This ward has the 6th highest crime rate in the borough with 90.6 crimes recorded per 1,000 of the ward's population. The greatest contributors to this are as follows:

- Theft and handling
- Violence against the person

Gascoigne

Did you know
Gascoigne
has...

12,826

Residents

4th highest in the borough



4,180
under 16s



2nd highest proportion
in the borough

7,959
16s to 64s



6th lowest proportion
in the borough

687
65 and over



3rd lowest proportion
in the borough

29
average age



Younger than the
borough average (33)

76.9
male life
expectancy



Younger than the
borough average (77.6)

80.3
female life
expectancy



Younger than the
borough average (82.1)

46.1

Average attainment
8 score per pupil (GCSE)
Lower than the borough
average (46.2)



20.8%
open space



Lower than the
borough average (33.7%)

96.1

births per 1,000
women of childbearing age
Higher than the borough
average (79.4)



71.8

crimes per
1,000 people
Lower than the
borough average (81.7)



£247,000
median house
price (all types)



Lower than the
borough average (£287,500)

33.2%
English not
first language



Higher than the borough
average (18.7%)

2.2%

job seekers
allowance claimants
Highest in the borough



£29,480
median household
income



Lowest in the borough

14.2%
DWP benefits
claimants



Lower than the
borough average (14.7%)

74%

BME population
Higher than the borough
average (50.5%)



48.2%
born abroad










Higher than the
borough average (30.9%)

5.3%

Nigeria most
common birthplace
outside the UK, followed by
Other Europe and Pakistan

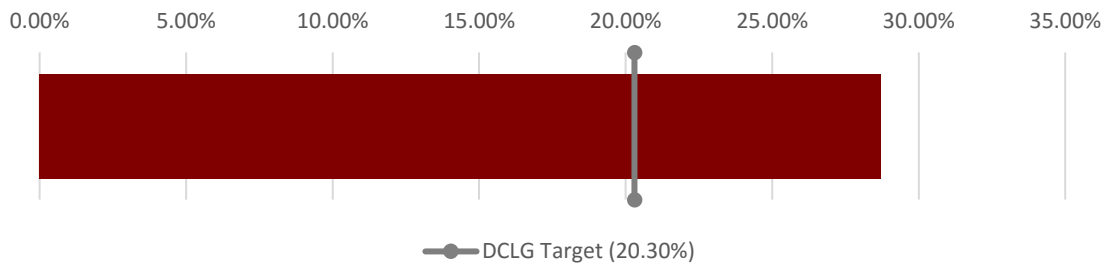


Private Rented Sector Licensing Criteria

Private rented sector		<ul style="list-style-type: none"> • 28.7% - higher than the national average (20.3%). • 54% increase in PRS since the 2011 Census.
Low housing demand		<ul style="list-style-type: none"> • High demand for housing throughout the borough.
A significant and persistent problem caused by ASB		<ul style="list-style-type: none"> • Lower proportion of PRS properties with a report of ASB than the borough average.
Poor property conditions		<ul style="list-style-type: none"> • Proportion of properties not compliant following an inspection is below the borough average.
High levels of migration		<ul style="list-style-type: none"> • 25% total churn in population between 2015 and 2016. • Some areas have a high concentration of PRS residents arriving in the borough.
High level of deprivation		<ul style="list-style-type: none"> • IMD 2015 higher than national and London averages. • All domains higher than national average. • Six (out of 7) domains higher than London average. <ul style="list-style-type: none"> ○ 14% of Gascoigne within 10% most deprived (overall) in the country. ○ 43% amongst 10% most income deprived. ○ 14% amongst 10% most employment deprived. ○ 86% amongst 10% most deprived re barriers to housing and services. ○ 29% amongst 10% most deprived re crime. • Lowest median household income in the borough.
High levels of crime		<ul style="list-style-type: none"> • Crime rate is below the borough average. • High rates of: <ul style="list-style-type: none"> ○ Burglary; ○ Drugs; ○ Fraud and forgery; ○ Sexual offences; and ○ Violence against the person.

Private rented properties (PRP)

Status



Summary

There are 4782 households in Gascoigne Ward (2017 estimation). These properties are distributed as:

- 1,350 private rented properties (28.2%) (28.7% in 2018)
- 1,520 owner occupied (31.8%)
- 1,912 social rented (40.0%)
- At 28.2% Gascoigne has the 7th highest proportion of private rented properties of all wards in the borough.

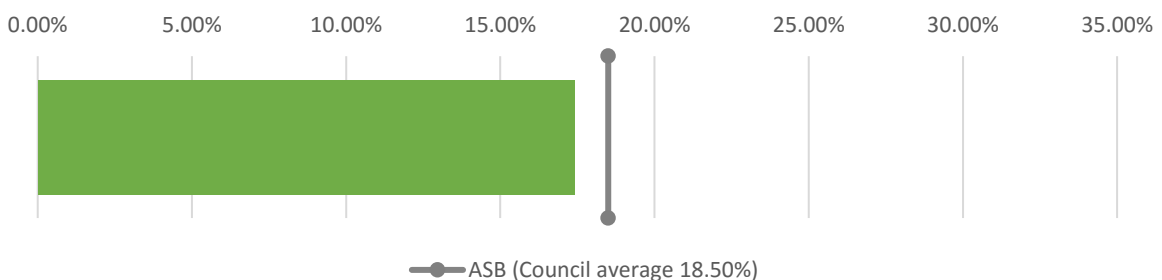
At 28.2% Gascoigne has the 7th highest proportion of private rental properties in the borough

Trend

The population in Gascoigne is growing rapidly and especially in private rented properties. Between 2011 and 2017, the proportion of private rented properties in the ward grew by 54.3%, from 18.3% to 28.2%

Anti-social Behaviour (ASB)

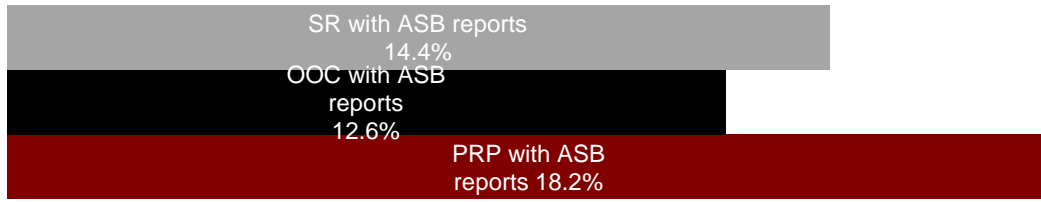
Status



Summary

Ward overview

- There were a total of 1823 ASB reports over the last 4 years in this ward, which is the equivalent of 38.9 per 100 properties.
- The most frequent type of anti-social behaviour in Gascoigne is noise

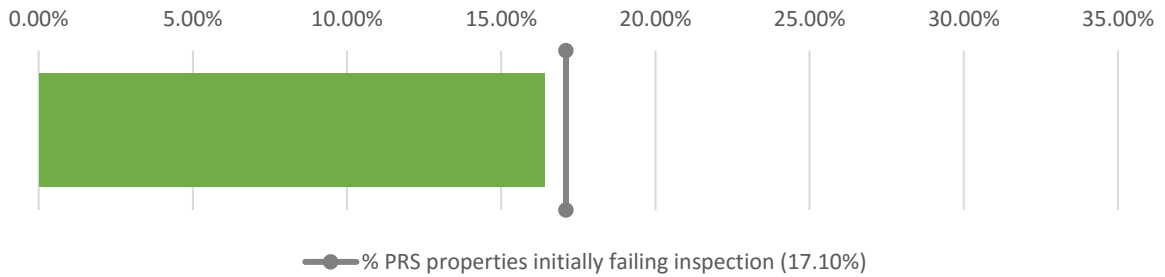


Trend

Since the introduction of the scheme, anti-social behaviour reporting has decreased by 0.76% compared to 2014/15.

Private rental stock conditions

Status



Summary

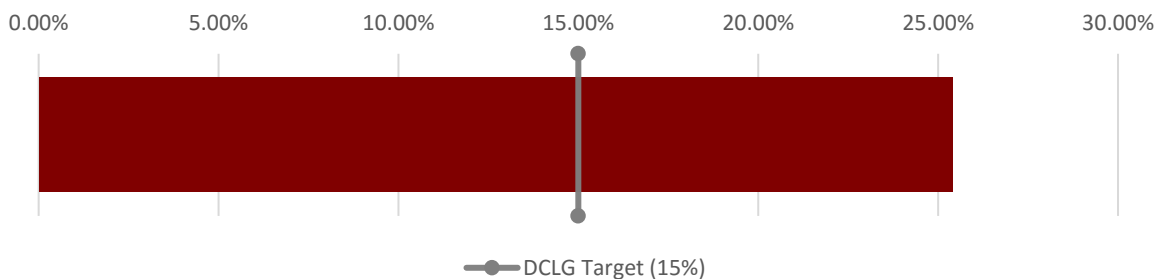
Compliance Visits

- 83.6% compliant at first visit
- 15.8% that became compliant through informal or enforcement action (combined)
- 0.6% remain non-compliant or with rejected licences as of <X date>, pending further action.
- 0% Not licensable
- 0.0% Temporary exemption

Since the beginning of the PRPL scheme only 4 of visited properties remain non-compliant.

Migration

Status



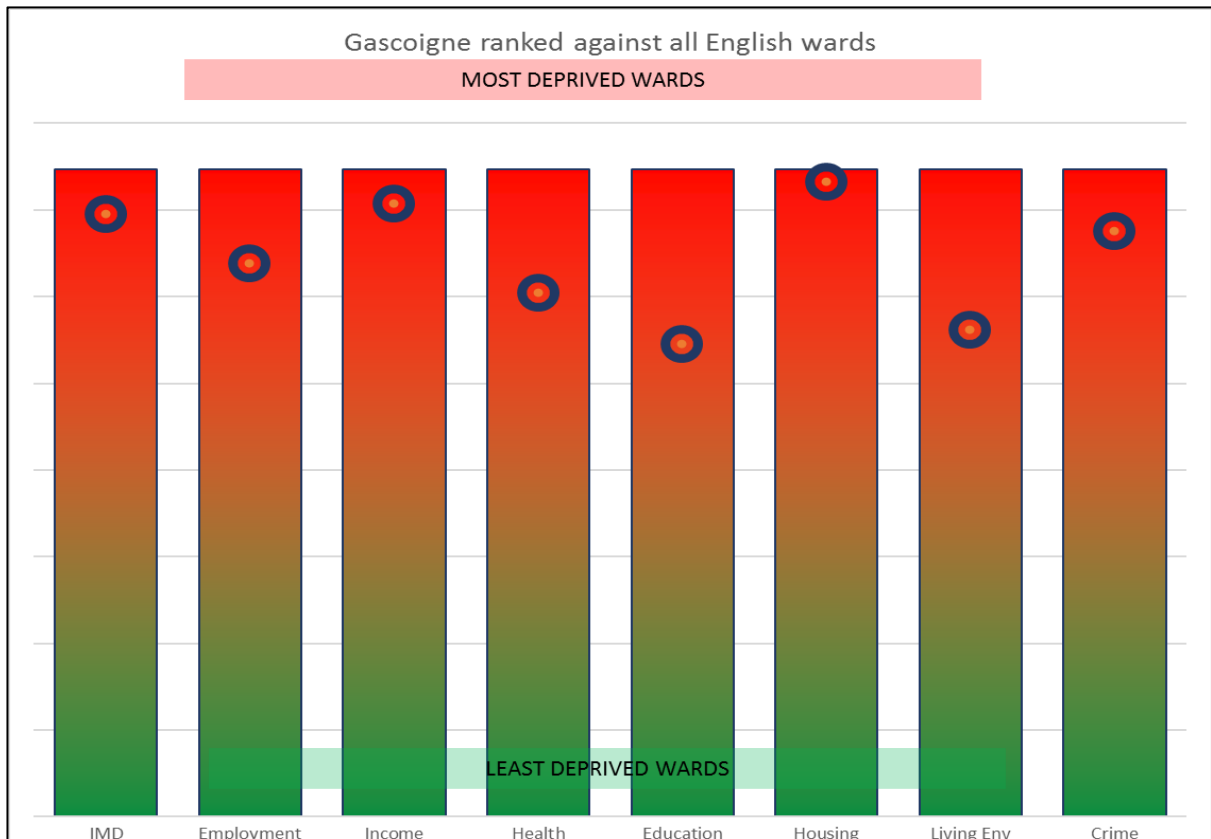
Summary

Recent migrants predominately move into the private rented sector. A higher than average proportion of private rented properties that did not meet the scheme standards are those occupied by migrants. This makes migrants a particularly vulnerable group.

- The churn of the population in this ward in relation to the borough is 25.4%
- This ward ranks 2nd highest for population churn in the borough

Deprivation

Status



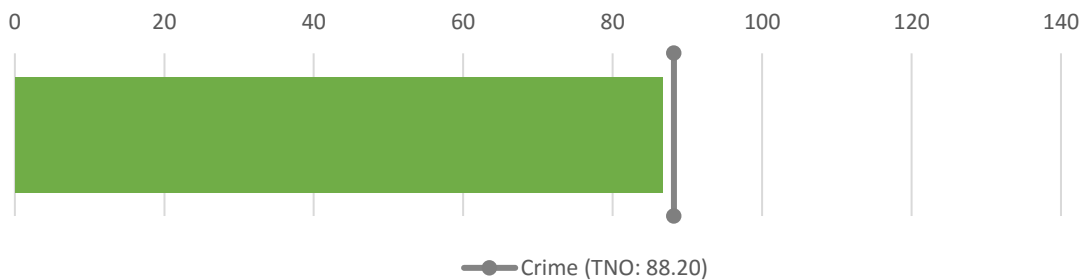
Summary

The London Borough of Barking and Dagenham is the 4th most deprived borough in London. This ward has the 2nd highest IMD score in the borough and the greatest contributors to this are as follows:

- housing
- crime
- employment

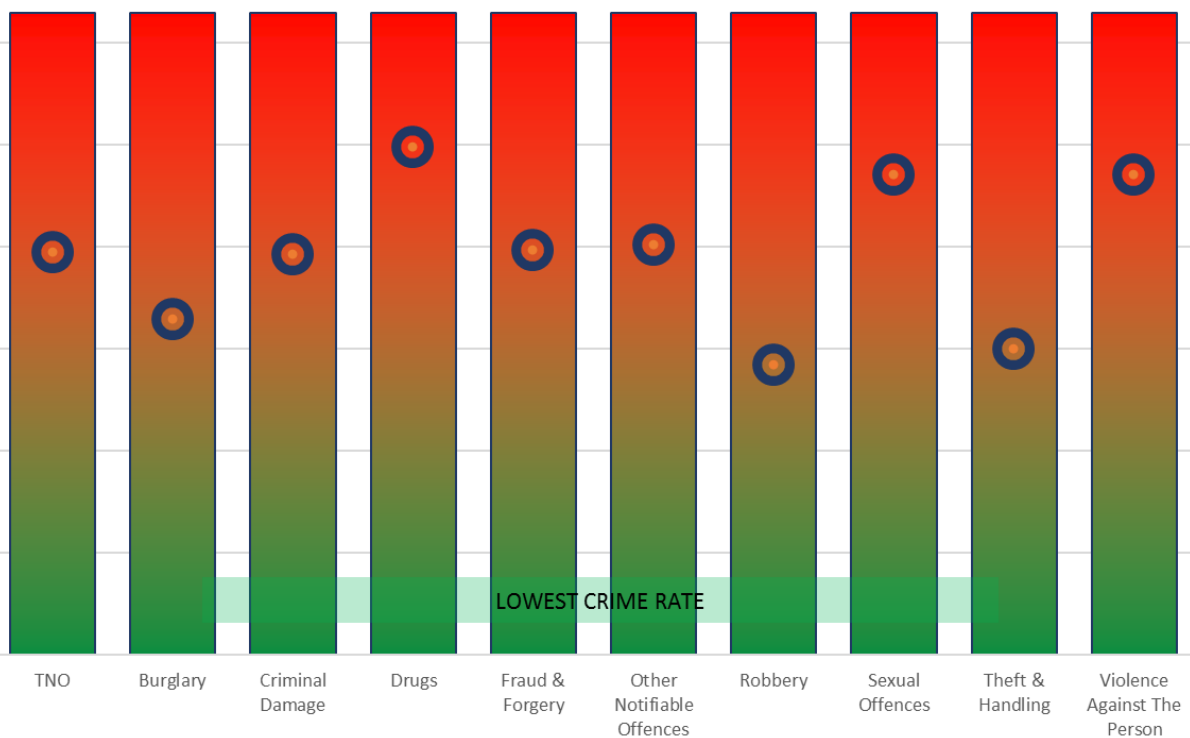
Crime

Status



Gascoigne ranked against London wards

HIGHEST CRIME RATE



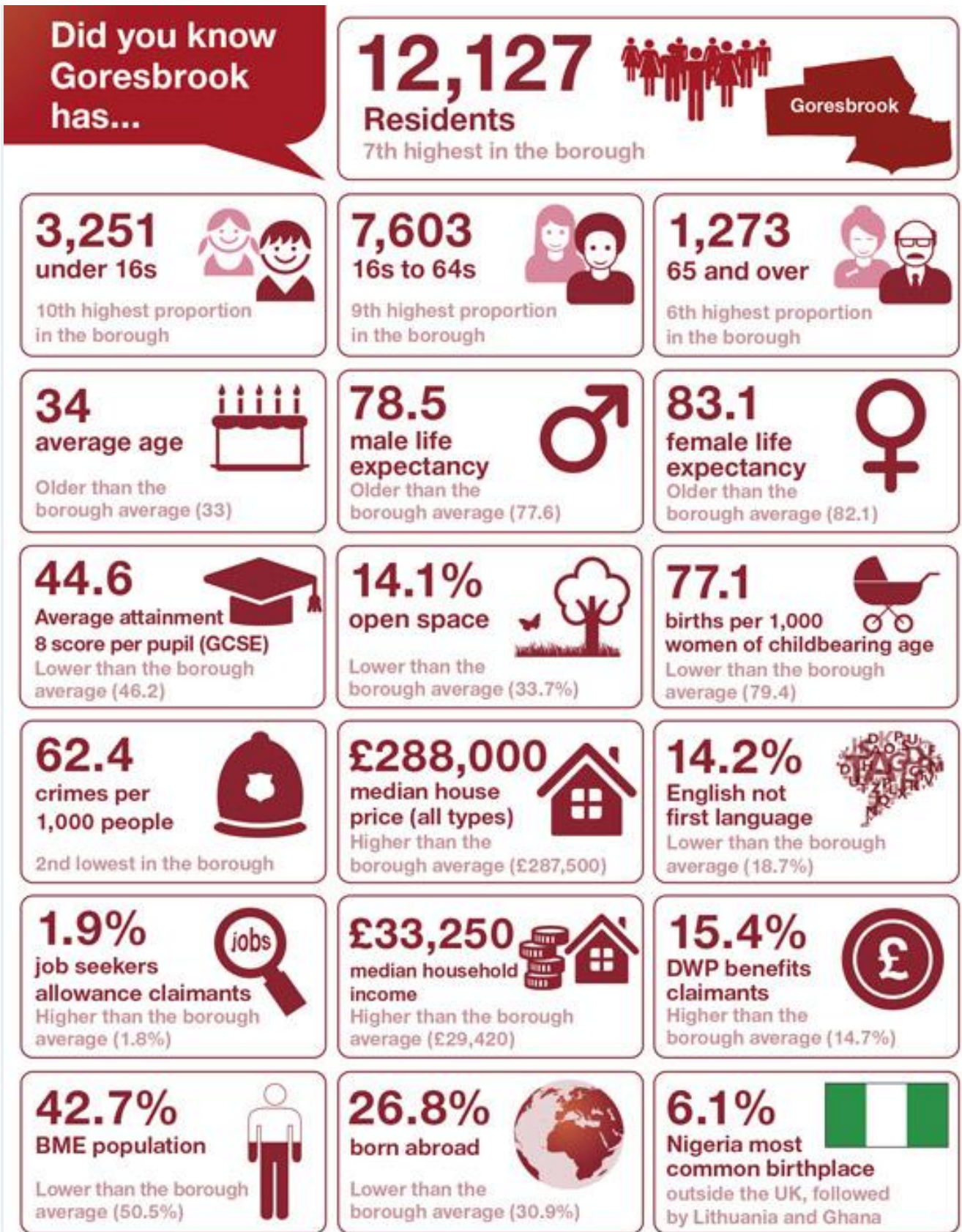
Summary

The London Borough of Barking and Dagenham has a higher crime rate than the average for all outer London boroughs, with especially high rates for criminal damage, robbery and violence against the person.








Gascoigne has the 6th highest crime rate in the borough with 86.7 crimes recorded per 1,000 of the ward's population. The greatest contributors to this are as follows:

- theft and handling
- criminal damage

Goresbrook

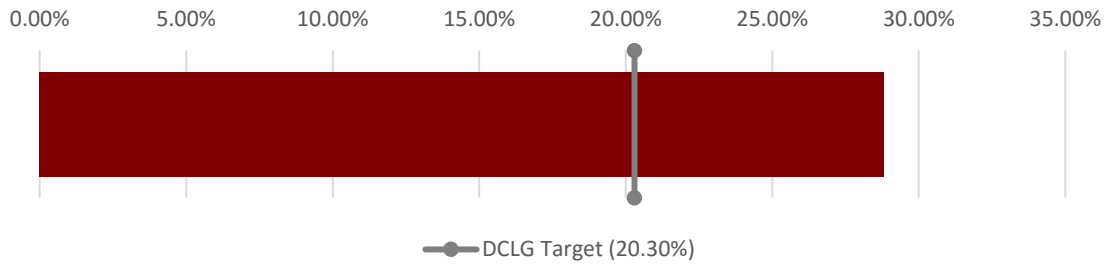


Private Rented Sector Licensing Criteria

Private rented sector		<ul style="list-style-type: none"> • 28.8% - higher than the national average (20.3%). • 62% increase in PRS since the 2011 Census.
Low housing demand		<ul style="list-style-type: none"> • High demand for housing throughout the borough.
A significant and persistent problem caused by ASB		<ul style="list-style-type: none"> • Higher proportion of PRS properties with a report of ASB than the borough average.
Poor property conditions		<ul style="list-style-type: none"> • 20% of properties were not compliant following a visit – higher than the borough average.
High levels of migration		<ul style="list-style-type: none"> • 20% total churn in population between 2015 and 2016.
High level of deprivation		<ul style="list-style-type: none"> • IMD 2015 higher than national and London averages. • All domains higher than national average. • Six (out of 7) domains higher than London average. <ul style="list-style-type: none"> ○ 29% of Goresbrook within 10% most deprived in country re barriers to housing and services. ○ 86% amongst 10% most deprived re crime.
High levels of crime		<ul style="list-style-type: none"> • Crime rate is below the borough average. <ul style="list-style-type: none"> ○ Robbery is above the borough average.

Private rented properties (PRP)

Status



Summary

There are 4239 households in Goresbrook Ward (2017 estimation). These properties are distributed as:

- 1,088 private rented properties (25.7%) (28.8% in 2018)
- 1,954 owner occupied (46.1%)
- 1,197 social rented (28.2%)

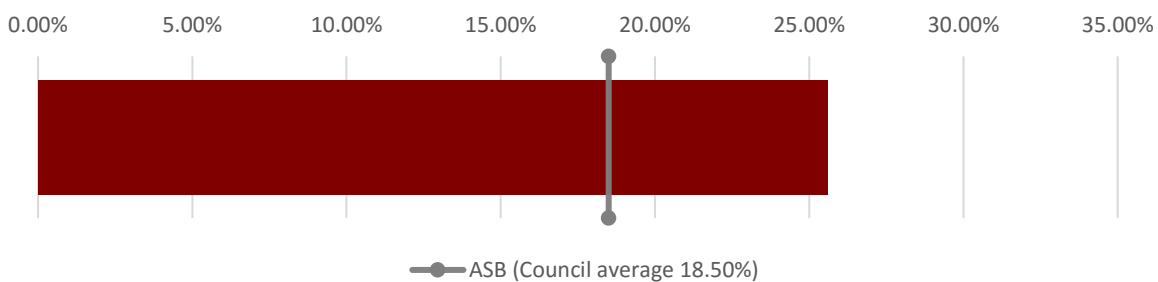
At 28.2% Goresbrook has the 8th highest proportion of private rented properties of all wards in the borough.

Trend

The population in Goresbrook is growing rapidly and especially in private rented properties. Between 2011 and 2017, the proportion of private rented properties in the ward grew by 62.4%, from 15.8% to 25.7%

Anti-social Behaviour (ASB)

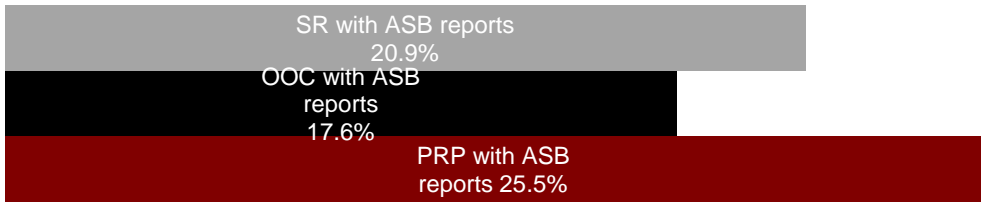
Status



Summary

- There are 1970 total number of ASB reports over the last 4 years in this ward, which is the equivalent of 46.6 per 100 properties.
- The most frequent type of anti-social behaviour in Goresbrook is noise

ASB properties in PRS vs. other tenures

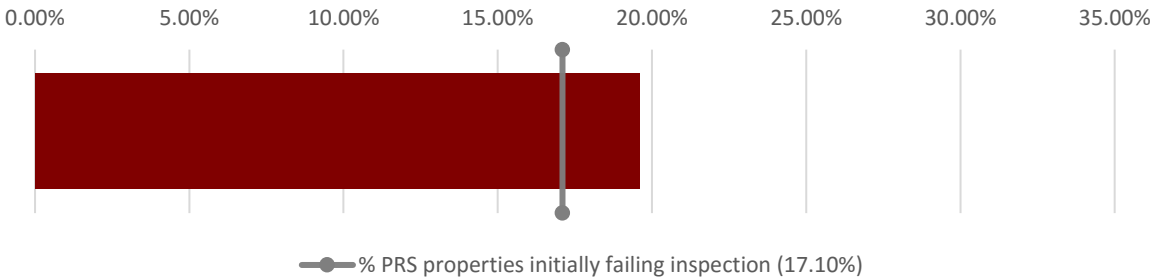


Trend

Anti-social behaviour continues to be a concern in this ward and has increased by 2.8% since 2014/15 with enforcement action ongoing.

Private rental stock conditions

Status



Summary

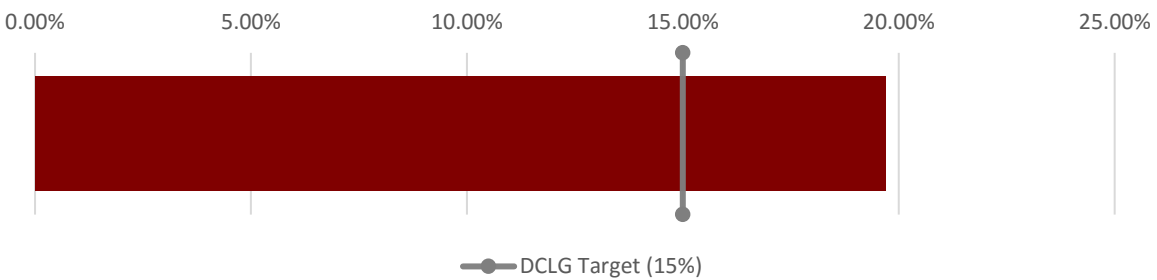
Compliance Visits:

- 80.2% compliant at first visit
- 17.4% that became compliant through informal or enforcement action (combined)
- 2.3% remain non-compliant or with rejected licences as of March 2018, pending further action.
- 0.2% Not licensable
- 0.0% Temporary exemption

Since the beginning of the PRPL scheme only 13 of visited properties remain non-compliant.

Migration

Status



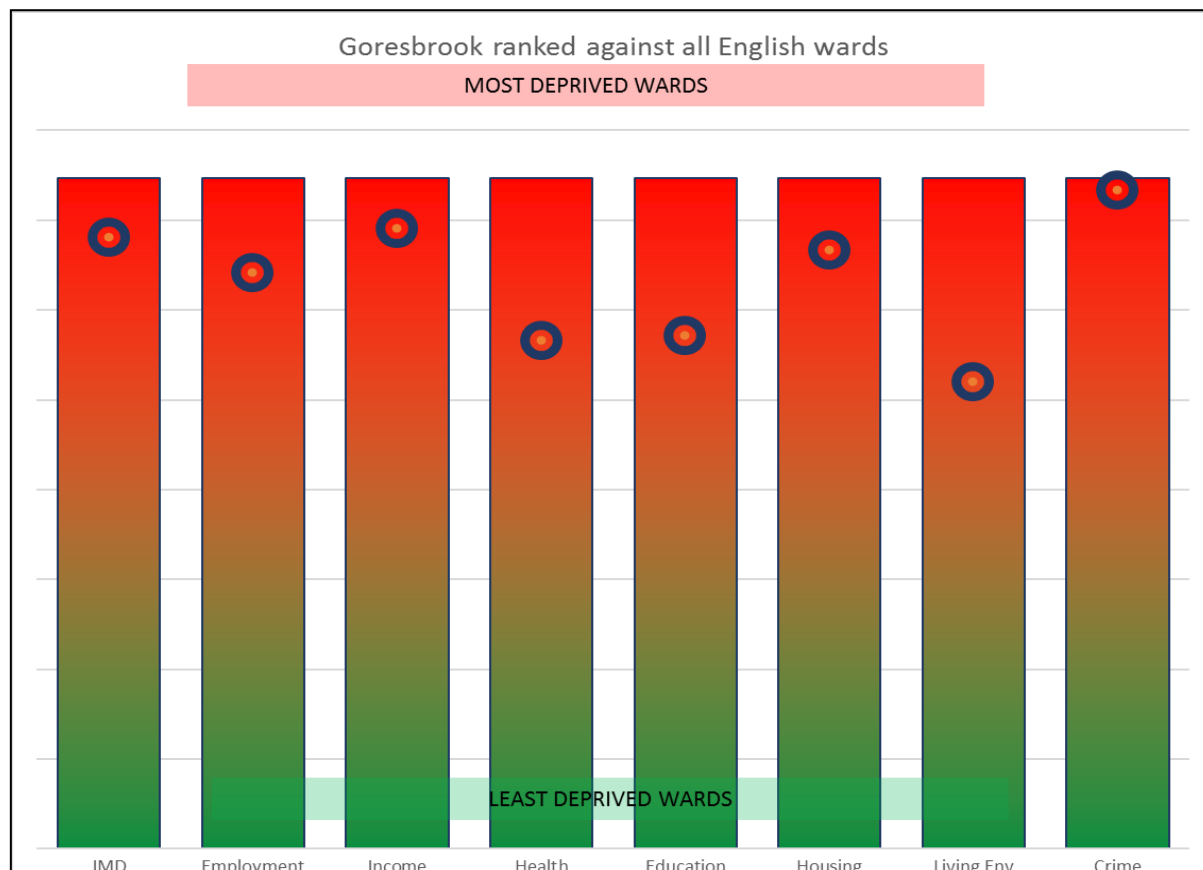
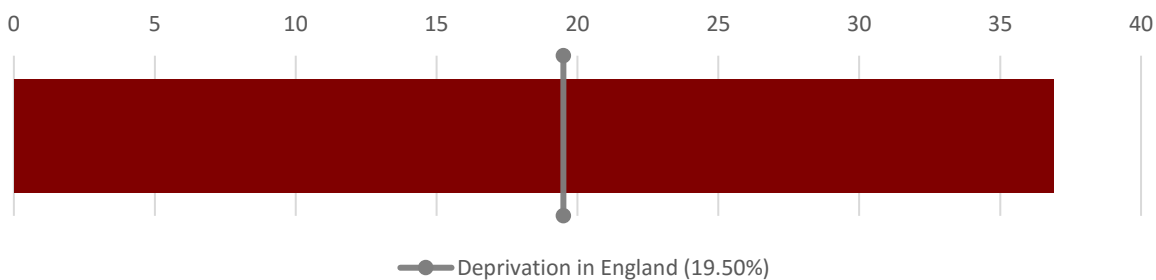
Summary

Recent migrants predominately move into the private rented sector. A higher than average proportion of private rented properties that did not meet the scheme standards are those occupied by migrants. This makes migrants a particularly vulnerable group.

- The churn of the population in Goresbrook in relation to the borough is 19.7%
- Goresbrook ranks 13th highest for population churn in the borough

Deprivation

Status



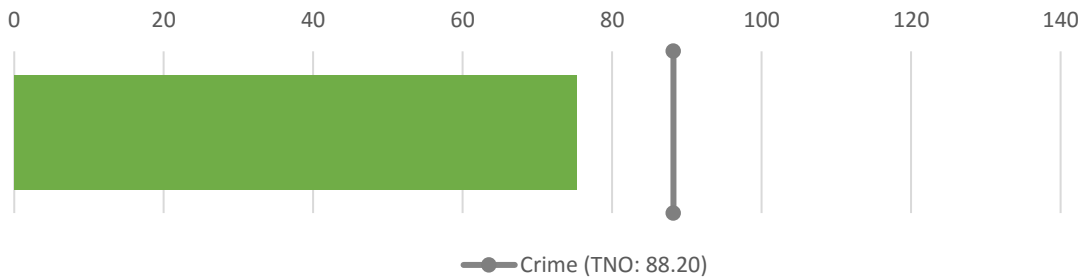
Summary

The London Borough of Barking and Dagenham is the 4th most deprived borough in London. This ward has the 8th highest IMD score in the borough and the greatest contributors to this are as follows:

- crime
- housing
- employment

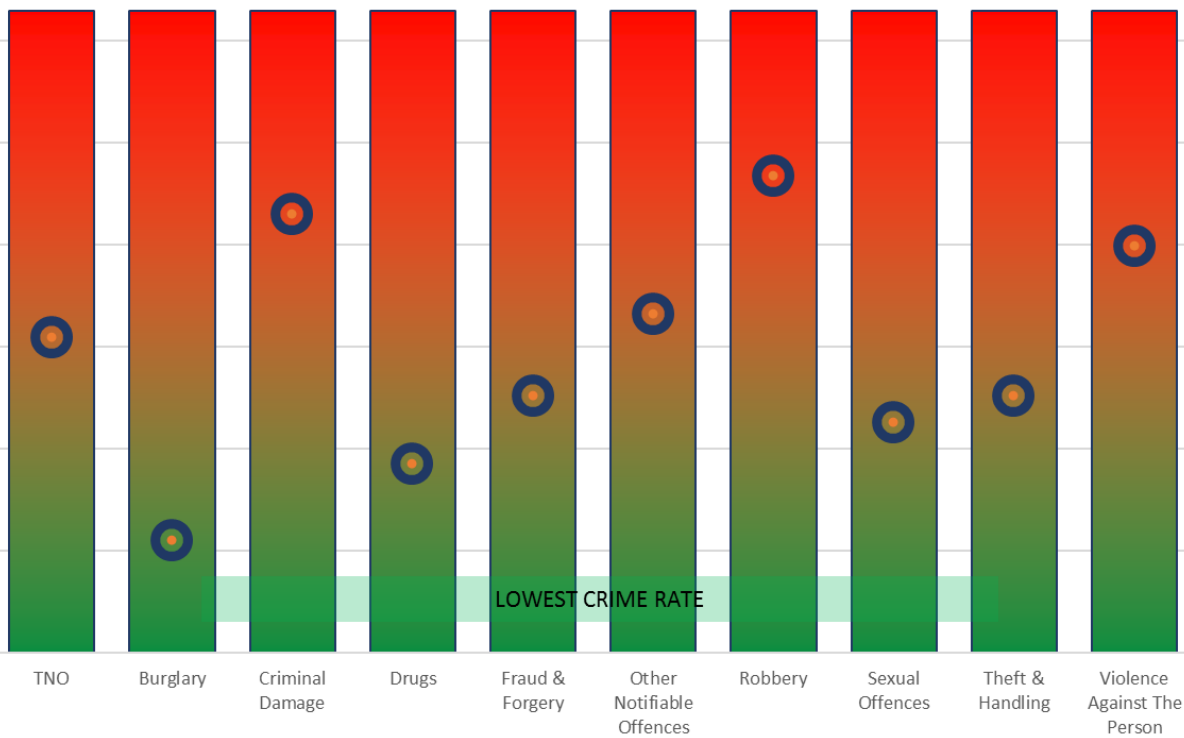
Crime

Status



Goresbrook ranked against London wards

HIGHEST CRIME RATE



Summary

The London Borough of Barking and Dagenham has a higher crime rate than the average for all outer London boroughs, with especially high rates for criminal damage, robbery and violence against the person.

This ward has the 12th highest crime rate in the borough with 75.3 crimes recorded per 1,000 of the ward's population. The greatest contributors to this are as follows:

- violence against the person
- theft and handling

Heath

Did you know
Heath has...

11,634

Residents

10th highest in the borough



3,130
under 16s



9th highest proportion
in the borough

7,126
16s to 64s



3rd lowest proportion
in the borough

1,378
65 and over



3rd highest proportion
in the borough

34
average age



Older than the
borough average (33)

77.1
male life
expectancy



Younger than the
borough average (77.6)

80.6
female life
expectancy



Younger than the
borough average (82.1)

46.6
Average attainment
8 score per pupil (GCSE)



Higher than the
borough average (46.2)

36.3%
open space



Higher than the
borough average (33.7%)

71.7
births per 1,000
women of childbearing age



Lower than the borough
average (79.4)

78.9
crimes per
1,000 people



Lower than the
borough average (81.7)

£289,000
median house
price (all types)



Higher than the
borough average (£287,500)

12.5%
English not
first language



Lower than the borough
average (18.7%)

2.1%
job seekers
allowance claimants



2nd highest in the borough

£31,340
median household
income



Higher than the borough
average (£29,420)

18.3%
DWP benefits
claimants



2nd highest in the borough

39.7%
BME population



Lower than the borough
average (50.5%)

24.1%
born abroad







Lower than the
borough average (30.9%)

5.1%
Nigeria most
common birthplace
outside the UK, followed
by Lithuania and Ghana

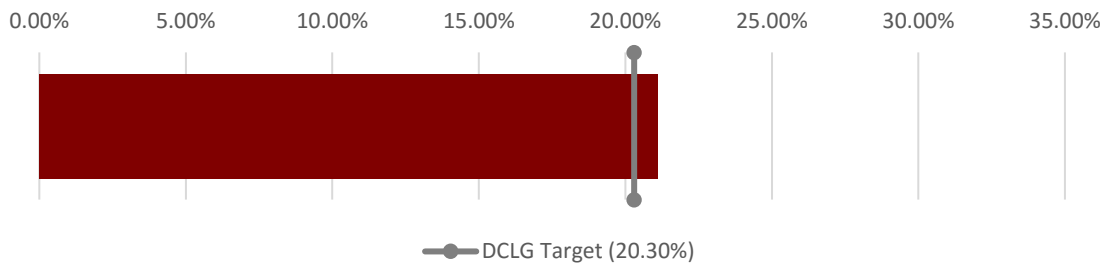


Private Rented Sector Licensing Criteria

Private rented sector	tu	<ul style="list-style-type: none"> • 21.1% - higher than the national average (20.3%). • 65% increase in PRS since the 2011 Census.
Low housing demand	X	<ul style="list-style-type: none"> • High demand for housing throughout the borough.
A significant and persistent problem caused by ASB		<ul style="list-style-type: none"> • Higher proportion of PRS properties with a report of ASB than the borough average.
Poor property conditions		<ul style="list-style-type: none"> • 19% of properties were not compliant following a visit – higher than the borough average.
High levels of migration		<ul style="list-style-type: none"> • 19% total churn in population between 2015 and 2016.
High level of deprivation		<ul style="list-style-type: none"> • IMD 2015 higher than national and London averages. • All domains higher than national average. • Six (out of 7) domains higher than London average. <ul style="list-style-type: none"> ○ 17% of Heath within 10% most deprived (overall) in the country. ○ 17% amongst 10% most income deprived. ○ 17% amongst 10% most employment deprived. ○ 67% amongst 10% most deprived re barriers to housing and services. ○ 33% amongst 10% most deprived re crime.
High levels of crime	X	<ul style="list-style-type: none"> • Crime rate is below the borough average. • High rates of: <ul style="list-style-type: none"> ○ Burglary; ○ Fraud and forgery; and ○ Sexual offences.

Private rented properties

Status



Summary

There are 4,391 households in Heath (2017 estimation). These are distributed as:

- 818 private rented properties (18.6%) (21.1% in 2018)
- 1,914 owner occupied (43.6%)
- 1,659 social rented (37.8%)

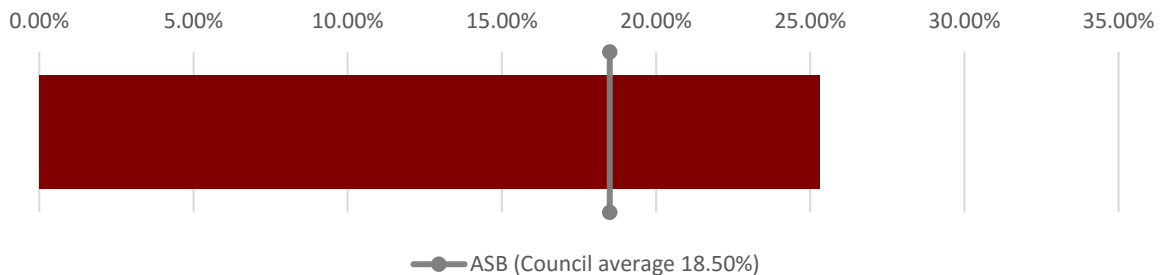
At 18.6% Heath has the 17th highest proportion of private rented properties in the borough.

Trend

The population in Heath is growing rapidly and especially in private rented properties. Between 2011 and 2017, the proportion of private rented properties in the ward grew by 64.9%, from 11.3% to 18.6%.

Anti-social Behaviour (ASB)

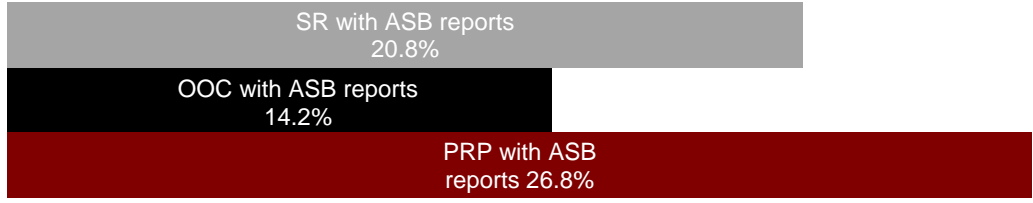
Status



Summary

- There are 2556 total number of ASB reports over the last 4 years in this ward, which is the equivalent of 58.4 per 100 properties.
- The most frequent form of anti-social behaviour in Heath is noise

ASB properties in PRS vs. other tenures

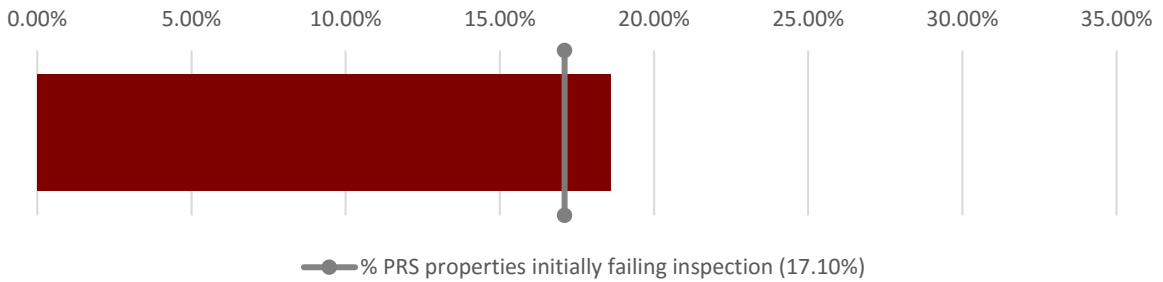


Trend

Since the introduction of the scheme, anti-social behaviour reporting has decreased by 0.77% compared to 2014/15.

Private rental stock conditions

Status



Summary

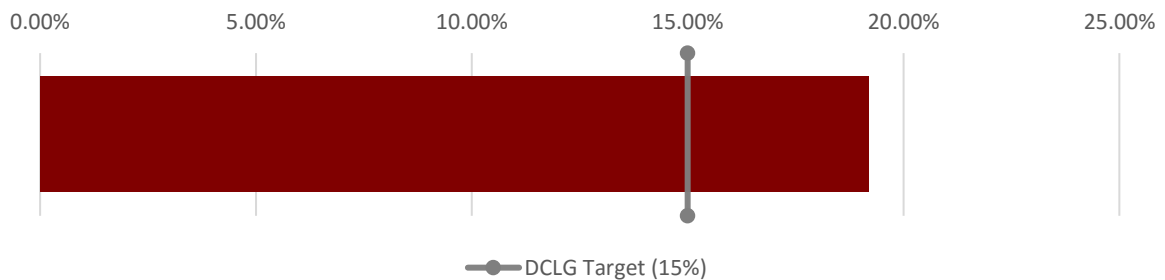
Compliance Visits

- 81.2% compliant at first visit
- 17% that became compliant through informal or enforcement action (combined)
- 1.6% remain non-compliant or with rejected licences as of March 2018, pending further action.
- 0% Not licensable
- 0.2% Temporary exemption

Since the beginning of the PRPL scheme only 8 of visited properties remain non-compliant.

Migration

Status



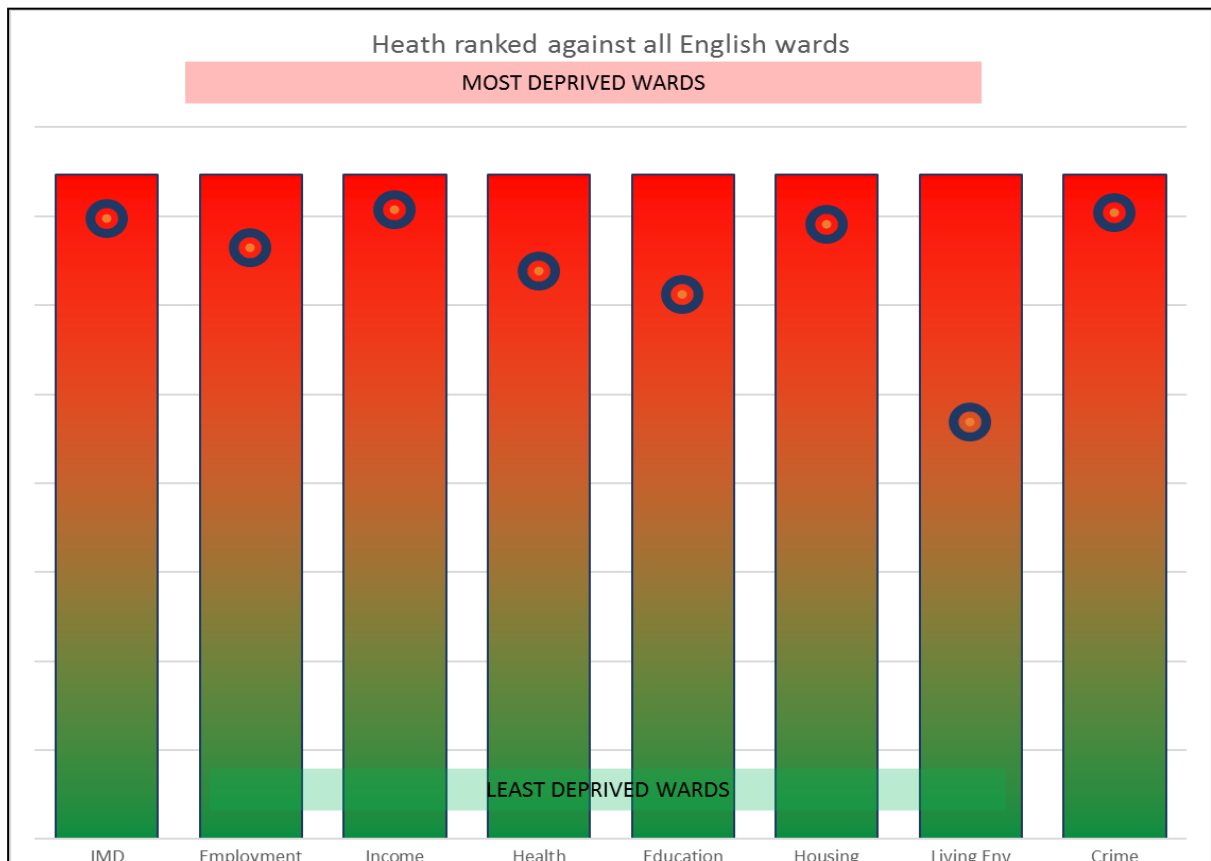
Summary

Recent migrants predominately move into the private rented sector. A higher than average proportion of private rented properties that did not meet the scheme standards are those occupied by migrants. This makes migrants a particularly vulnerable group.

- The churn of the population in this ward in relation to the borough is 19.2%
- This ward ranks 15th for population churn in the borough

Deprivation

Status



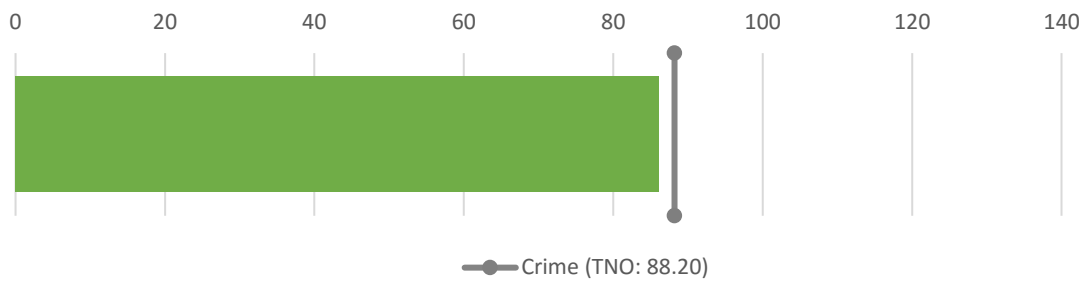
Summary

The London Borough of Barking and Dagenham is the 4th most deprived borough in London. This ward has the highest IMD score in the borough and the greatest contributors to this are as follows:

- crime
- housing
- employment

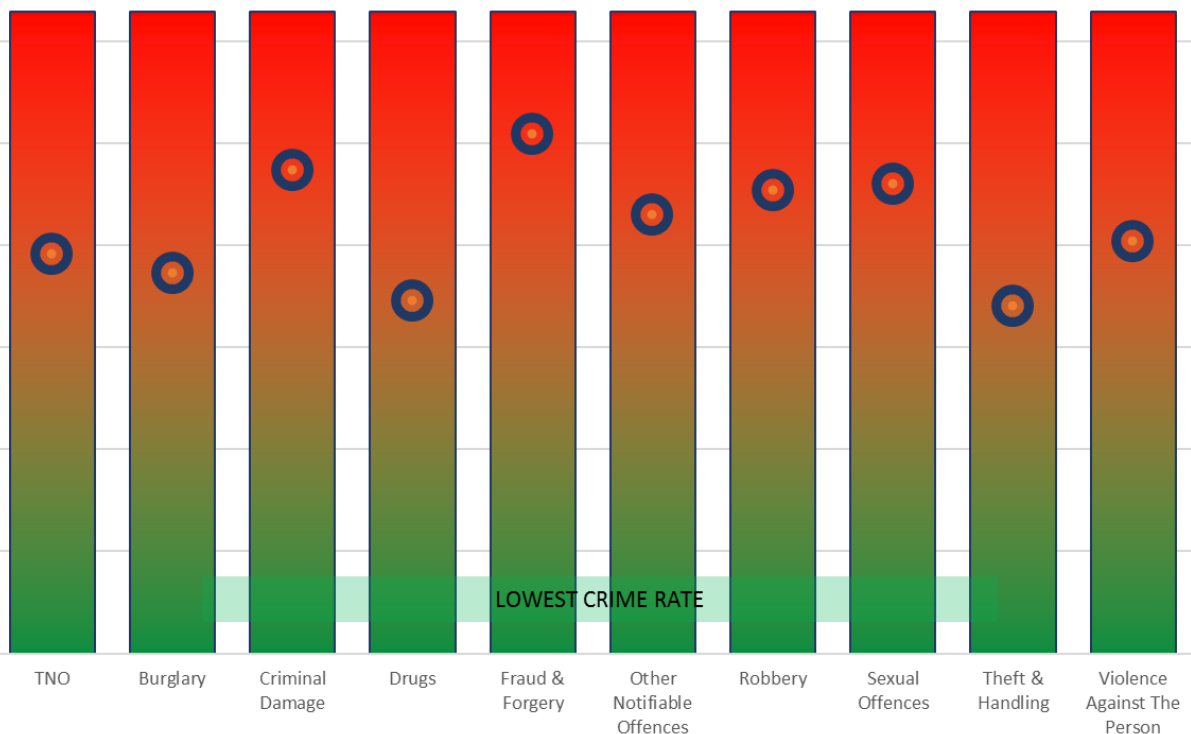
Crime

Status



Heath ranked against London wards

HIGHEST CRIME RATE



Summary

The London Borough of Barking and Dagenham has a higher crime rate than the average for all outer London boroughs, with especially high rates for criminal damage, robbery and violence against the person.

Heath has the 8th highest crime rate in the borough with 86.1 crimes recorded per 1,000 of the ward's population. The greatest contributors to this are as follows:

- violence against the person
- theft and handling

Longbridge

Did you know
Longbridge
has...

12,644

Residents

6th highest in the borough



2,973
under 16s



2nd lowest proportion
in the borough

8,304
16s to 64s



2nd highest proportion
in the borough

1,367
65 and over



5th highest proportion
in the borough

34
average age



Older than the
borough average (33)

78.4
male life
expectancy



Older than the
borough average (77.6)

86.3
female life
expectancy



Oldest in the borough

52.3
Average attainment
8 score per pupil (GCSE)



Highest in the borough

28.3%
open space



Lower than the
borough average (33.7%)

63.8

births per 1,000
women of childbearing age



Lower than the borough
average (79.4)

64.2
crimes per
1,000 people



Lower than the
borough average (81.7)

£426,000
median house
price (all types)



Highest in the borough

24.5%
English not
first language



Higher than the borough
average (18.7%)

1%
job seekers
allowance claimants



Lowest in the borough

£40,570
median household
income



Highest in the borough

10.3%
DWP benefits
claimants



Lowest in the borough

65%
BME population



Higher than the borough
average (50.5%)

33.3%
born abroad










Higher than the
borough average (30.9%)

7.4%

Bangladesh most
common birthplace
outside the UK, followed by
Pakistan and India

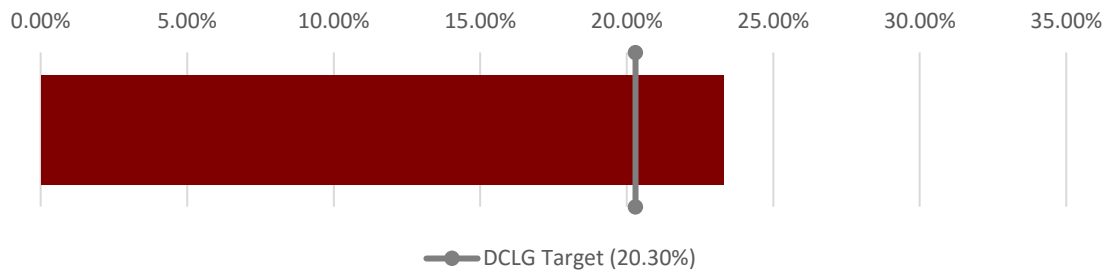


Private Rented Sector Licensing Criteria

Private rented sector		<ul style="list-style-type: none"> • 23.3% - higher than the national average (20.3%). • 43% increase in PRS since the 2011 Census.
Low housing demand		<ul style="list-style-type: none"> • High demand for housing throughout the borough.
A significant and persistent problem caused by ASB		<ul style="list-style-type: none"> • Higher proportion of PRS properties with a report of ASB than the borough average.
Poor property conditions		<ul style="list-style-type: none"> • Proportion of properties not compliant following an inspection is below the borough average.
High levels of migration		<ul style="list-style-type: none"> • 19% total churn in population between 2015 and 2016. • Some areas have a high concentration of PRS residents arriving in the borough.
High level of deprivation		<ul style="list-style-type: none"> • IMD 2015 higher than national average. • Only ward in the borough with lower IMD than London average. • Four (out of 7) domains higher than national average. • Three domains higher than London average. <ul style="list-style-type: none"> ○ 33% of Longbridge within 10% most deprived in the country re barriers to housing and services. ○ 17% amongst 10% most deprived re crime.
High levels of crime		<ul style="list-style-type: none"> • Crime rate is below the borough average.

Private rented properties (PRP)

Status



Summary

There are 3794 households in Longbridge Ward (2017 estimation). These properties are distributed as:

- 829 private rented properties (21.9%) - 23.3% in 2018
- 2,579 owner occupied (68%)
- 386 social rented (10.2%)

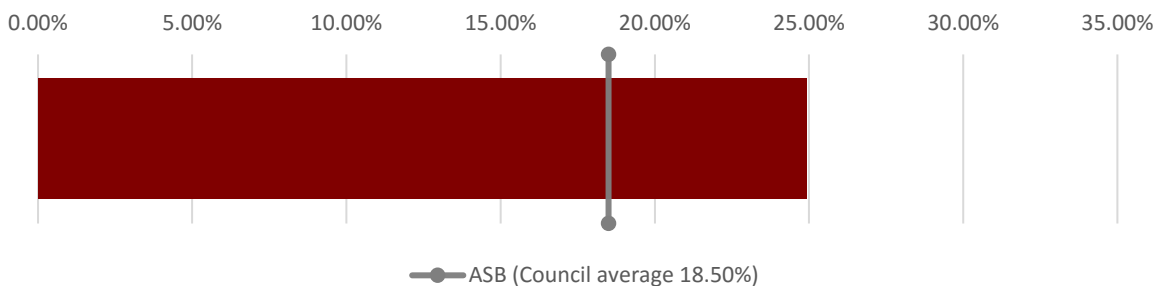
At 21.9% Longbridge has the 11th highest proportion of private rented properties of all wards in the borough.

Trend

The population in Longbridge ward is growing rapidly and especially in private rented properties. Between 2011 and 2017, the proportion of private rented properties in the ward grew by 42.8%, from 15.3% to 21.9%

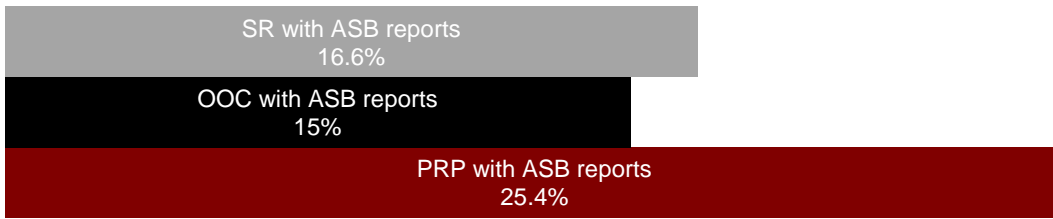
Anti-social Behaviour (ASB)

Status



Summary

- There are 1,638 total number of ASB reports over the last 4 years in this ward, which is the equivalent of 43.4 per 100 properties.
- The most frequent type of anti-social behaviour in Longbridge is noise

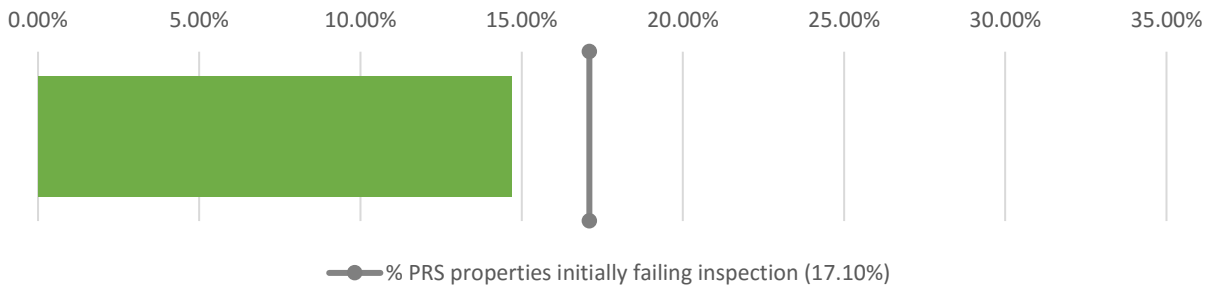


Trend

Since the introduction of the scheme, anti-social behaviour reporting has decreased by 2.97% compared to 2014/15.

Private rental stock conditions

Status



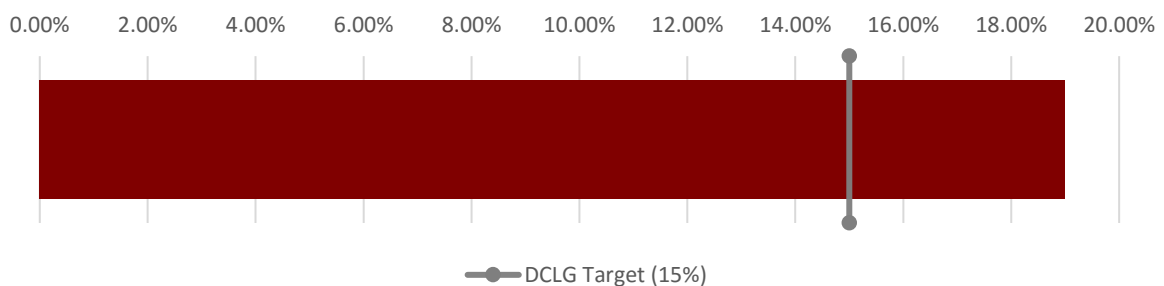
Summary

Compliance Visits:

- 85.1% compliant at first visit
- 14.2 % that became compliant through informal or enforcement action (combined)
- 0.6% remain non-compliant or with rejected licences as of March 2018, pending further action.
- 0% Not licensable
- 0.2% Temporary exemption

Migration

Status



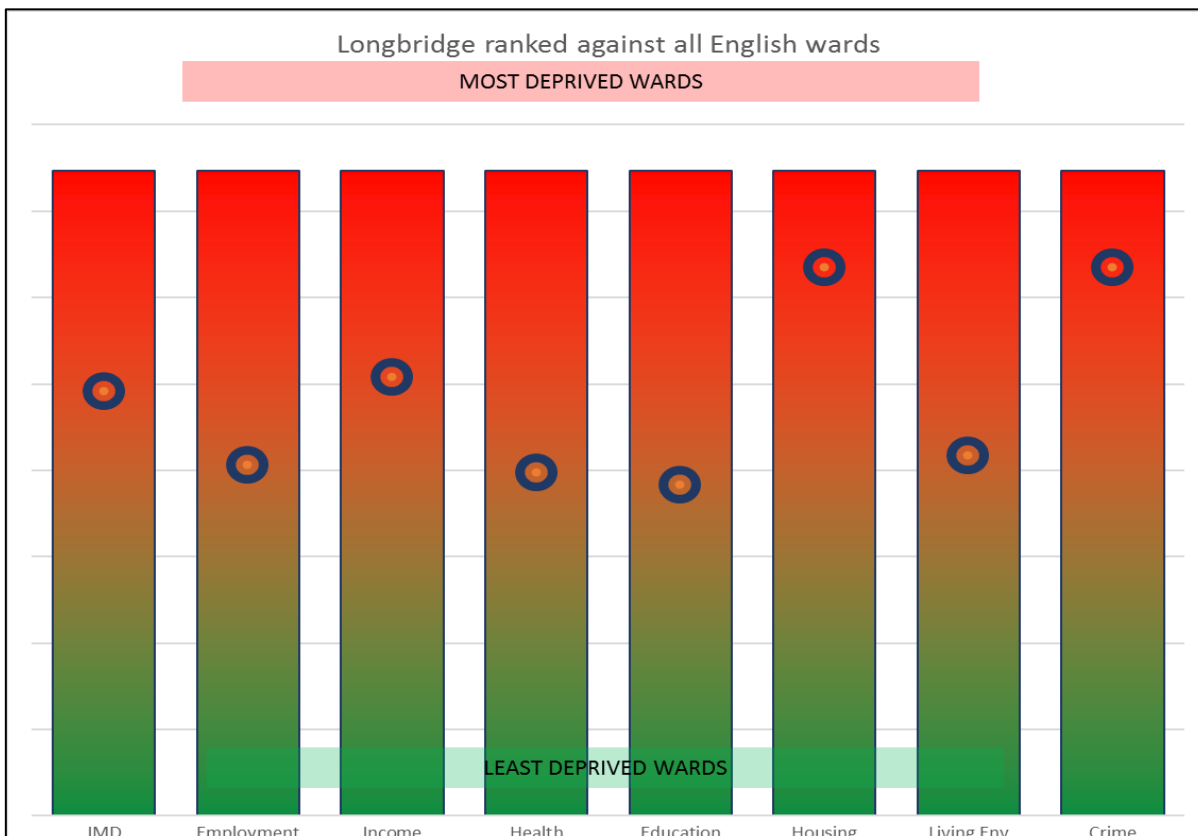
Summary

Recent migrants predominately move into the private rented sector. A higher than average proportion of private rented properties that did not meet the scheme standards are those occupied by migrants. This makes migrants a particularly vulnerable group.

- The churn of the population in this ward in relation to the borough is 19%
- This ward ranks 16th for population churn in the borough

Deprivation

Status



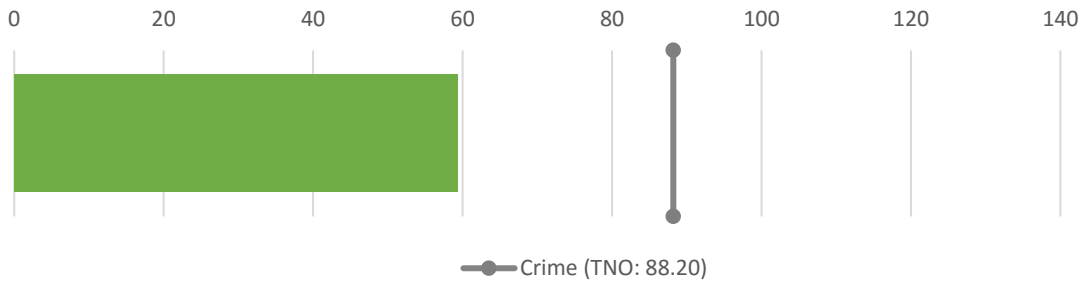
Summary

The London Borough of Barking and Dagenham is the 4th most deprived borough in London. This ward has the lowest IMD score in the borough and the greatest contributors to this are as follows:

- crime
- housing
- income

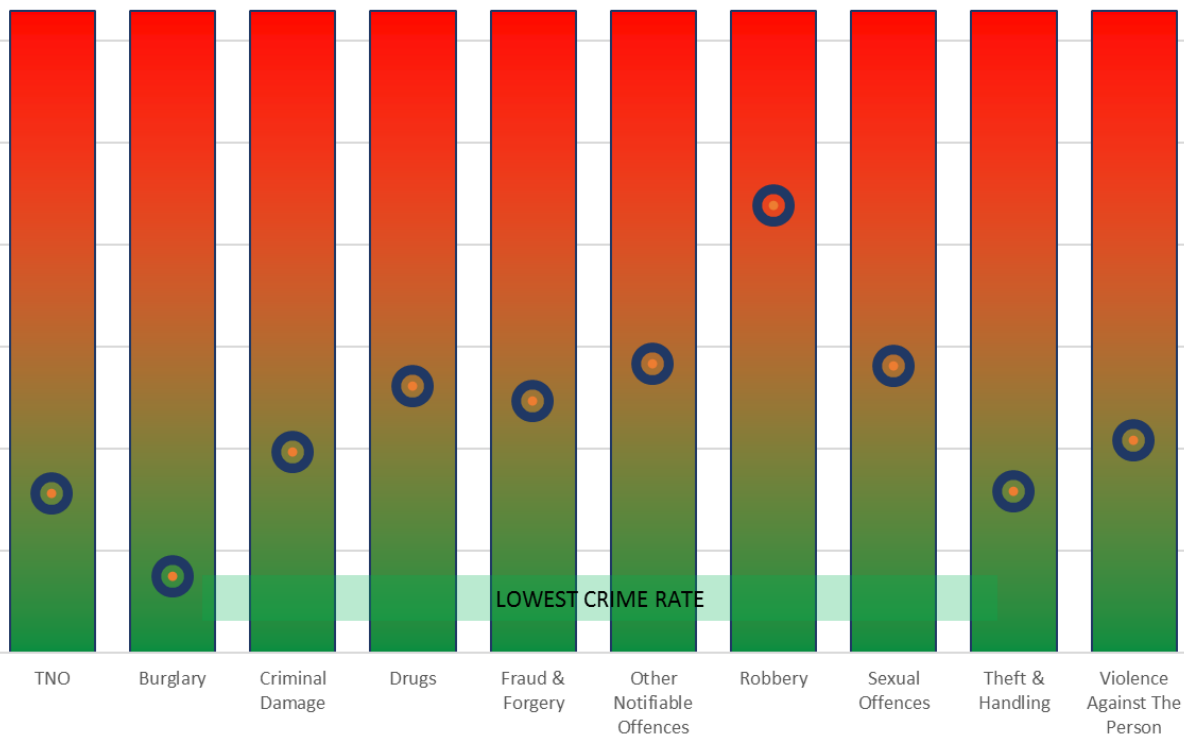
Crime

Status



Longbridge ranked against London wards

HIGHEST CRIME RATE



Summary

The London Borough of Barking and Dagenham has a higher crime rate than the average for all outer London boroughs, with especially high rates for criminal damage, robbery and violence against the person.

This ward has the lowest crime rate in the borough with 59.4 crimes recorded per 1,000 of the ward's population. The greatest contributors to this are as follows:

- robbery
- sexual offences

Mayesbrook

Did you know
Mayesbrook
has...

10,871

Residents

2nd lowest in the borough



3,063
under 16s



5th highest proportion
in the borough

6,690
16s to 64s



5th lowest proportion
in the borough

1,118
65 and over



9th highest proportion
in the borough

33
average age



The same as the
borough average

77.4
male life
expectancy



Similar to the
borough average (77.6)

84
female life
expectancy



Older than the
borough average (82.1)

43
Average attainment
8 score per pupil (GCSE)



Lowest in the borough

44.8%
open space



Higher than the
borough average (33.7%)

72.5
births per 1,000
women of childbearing age



Lower than the borough
average (79.4)

65.6
crimes per
1,000 people



Lower than the
borough average (81.7)

£288,000
median house
price (all types)



Higher than the
borough average (£287,500)

14.7%
English not
first language



Lower than the borough
average (18.7%)

1.7%
job seekers
allowance claimants



Lower than the borough
average (1.8%)

£31,530
median household
income



Higher than the borough
average (£29,420)

15.6%
DWP benefits
claimants



Higher than the
borough average (14.7%)

40%
BME population



Lower than the borough
average (50.5%)

25%
born abroad










Lower than the
borough average (30.9%)

4.7%
Nigeria most
common birthplace



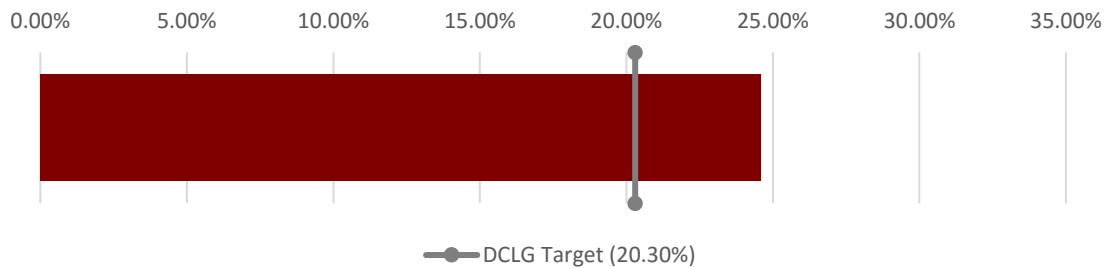
outside the UK, followed by Lithuania
and Other Central & West Africa

Private Rented Sector Licensing Criteria

Private rented sector		<ul style="list-style-type: none"> • 24.6% - higher than the national average (20.3%). • 36% increase in PRS since the 2011 Census.
Low housing demand		<ul style="list-style-type: none"> • High demand for housing throughout the borough.
A significant and persistent problem caused by ASB		<ul style="list-style-type: none"> • Higher proportion of PRS properties with a report of ASB than the borough average.
Poor property conditions		<ul style="list-style-type: none"> • Proportion of properties not compliant following an inspection is below the borough average.
High levels of migration		<ul style="list-style-type: none"> • 21% total churn in population between 2015 and 2016. • Some areas have a high concentration of PRS residents arriving in the borough.
High level of deprivation		<ul style="list-style-type: none"> • IMD 2015 higher than national and London averages. • All domains higher than national average. • Six (out of 7) domains higher than London average. <ul style="list-style-type: none"> ○ 33% of Mayesbrook within 10% most deprived in the country re barriers to housing and services. ○ 50% amongst 10% most deprived re crime.
High levels of crime		<ul style="list-style-type: none"> • Crime rate is below the borough average. <ul style="list-style-type: none"> ○ Robbery is above both borough and London averages.

Private rented properties (PRP)

Status



Summary

There are 3,914 households in Mayesbrook (2017 estimation). These properties are distributed as:

- 830 private rented properties (21.2%) (24.6% in 2018)
- 1843 owner occupied properties (47.1%)
- 1241 social rented properties (31.7%)

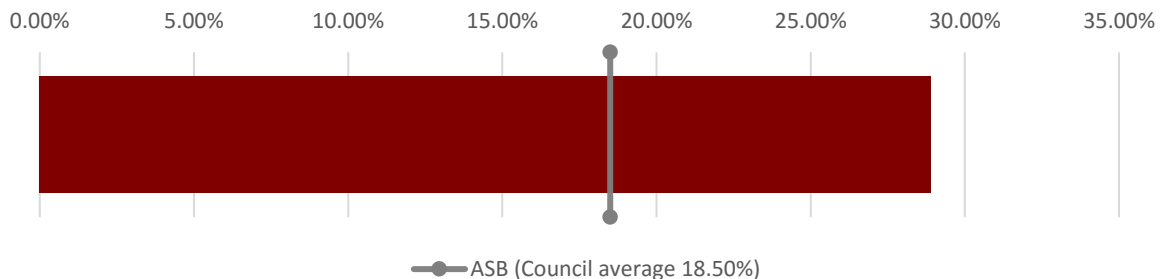
Mayesbrook ranks as 12th in the borough for private rented property proportion.

Trend

The proportion of private rented properties is changing rapidly. This ward has increased by 35.9% since 2011.

Anti-social Behaviour (ASB)

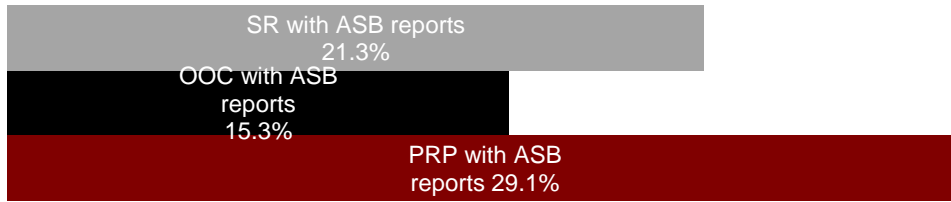
Status



Summary

- There are 2,185 ASB reports over the last 4 years in this ward, which is the equivalent of 56 per 100 properties.
- The most frequent cases of anti-social behaviour in Mayesbrook are noise, eyesore gardens and fly tipping

ASB properties in PRS vs. other tenures

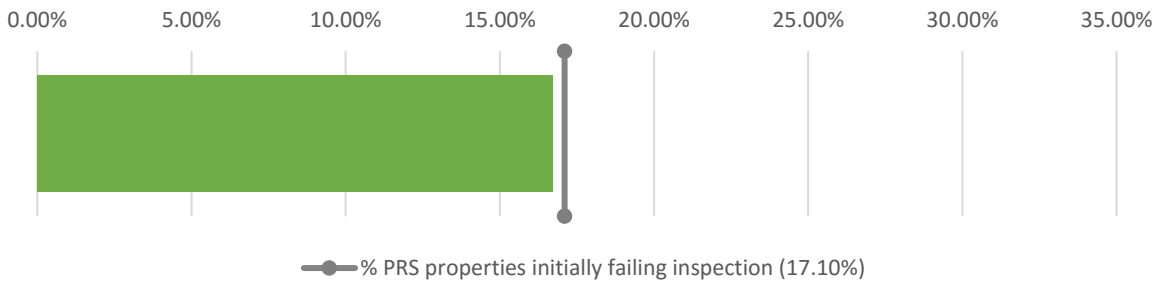


Trend

Since the introduction of the scheme, anti-social behaviour reporting has decreased in this ward by 5.3% compared to 2014/15.

Private rental stock conditions

Status



Summary

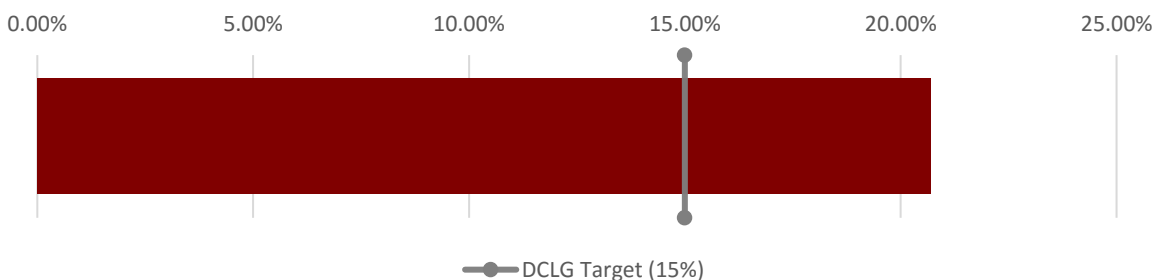
Compliance Visits:

- 88.3% compliant at first visit
- 15.2% that became compliant through informal or enforcement action
- 1.5% that remain non-compliant or with rejected licences as of March 2018
- 0% are not licensable
- 0% with temporary exemptions

Since the beginning of the PRPL scheme only 58 of visited properties remain non-compliant in Mayesbrook pending enforcement action.

Migration

Status



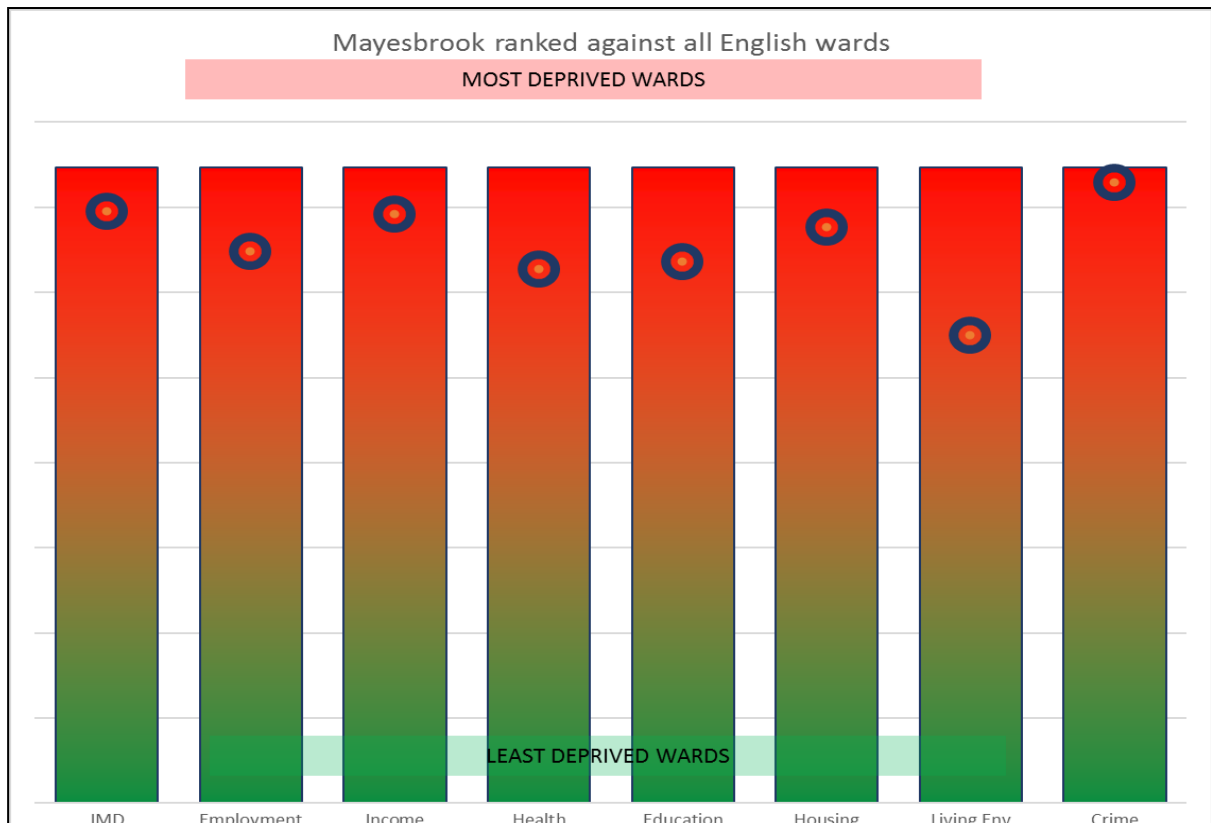
Summary

Recent migrants predominately move into the private rented sector. A higher than average proportion of private rented properties that did not meet the scheme standards are those occupied by migrants. This makes migrants a particularly vulnerable group.

- The churn of the population in this ward in relation to the borough is 20.7%.
- This ward ranks 9th for population churn in the borough.

Deprivation

Status



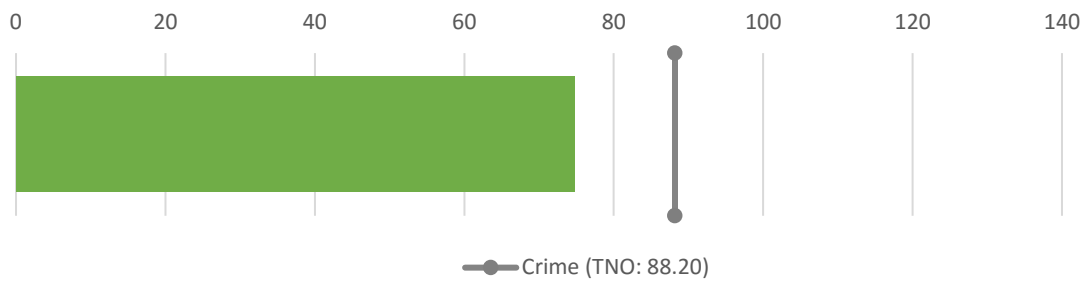
Summary

The London Borough of Barking & Dagenham is the 4th most deprived borough in London. This ward has the 3rd highest IMD score in the borough. Mayesbrook is one of the most deprived wards across England, scoring especially high in:

- Crime
- Housing
- Income

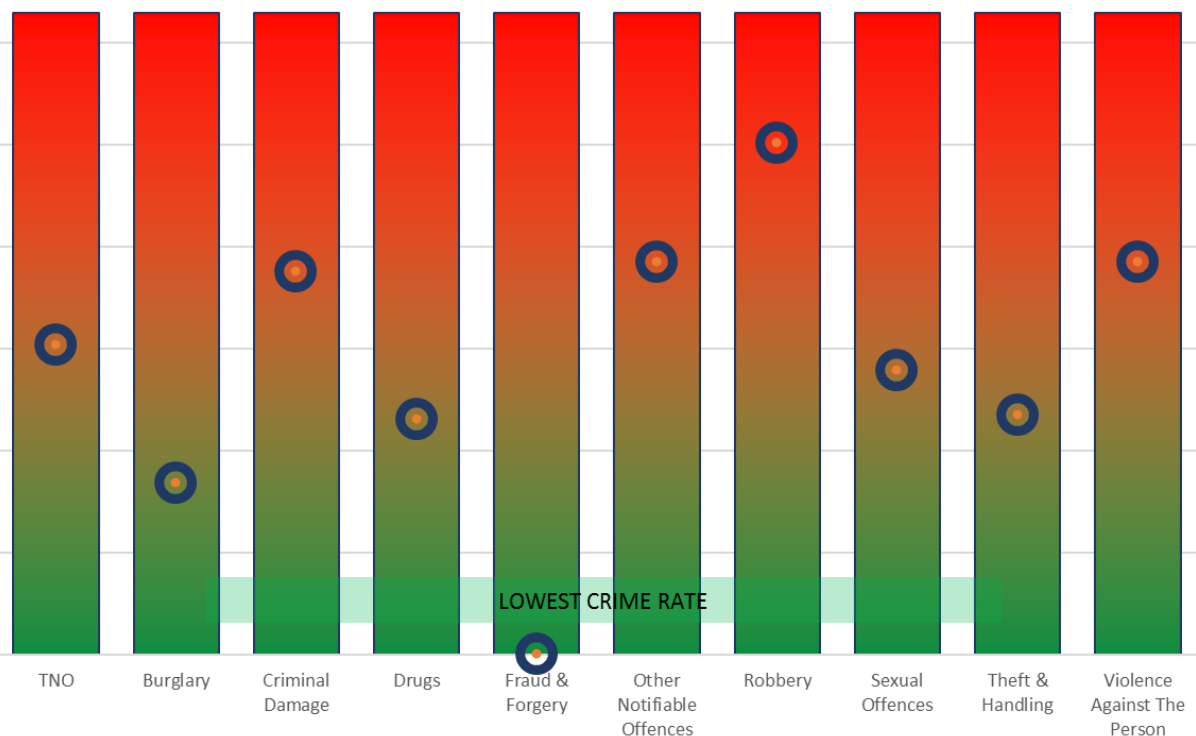
Crime

Status



Mayesbrook ranked against London wards

HIGHEST CRIME RATE



Summary

The London Borough of Barking & Dagenham has a higher crime rate than the average for all outer London boroughs, with an especially high rate for criminal damage, robbery, and violence against the person.

This ward ranked 14th in its crime rate in the borough with 74.8 crimes recorded per 1,000 of the ward's population. The greatest contributors to this are:

- Robbery
- Violence against the person
- Criminal damage

Parsloes

Did you know
Parsloes has...

10,412

Residents

Lowest in the borough



2,785
under 16s



7th lowest proportion
in the borough

6,585
16s to 64s



8th highest proportion
in the borough

1,042
65 and over



10th highest proportion
in the borough

34
average age



Older than the
borough average (33)

76.3
male life
expectancy



Younger than the
borough average (77.6)

83.2
female life
expectancy



Older than the
borough average (82.1)

44.7
Average attainment
8 score per pupil (GCSE)



Lower than the borough
average (46.2)

17.4%
open space



Lower than the
borough average (33.7%)

62.2
births per 1,000
women of childbearing age



Lowest in the borough

61.5
crimes per
1,000 people



Lowest in the borough

£290,000
median house
price (all types)



Higher than the
borough average (£287,500)

12.5%
English not
first language



Lower than the borough
average (18.7%)

1.9%
job seekers
allowance claimants



Higher than the borough
average (1.8%)

£31,860
median household
income



Higher than the borough
average (£29,420)

16.8%
DWP benefits
claimants



Higher than the
borough average (14.7%)

38.6%
BME population



Lower than the borough
average (50.5%)

23.3%
born abroad







Lower than the
borough average (30.9%)

4.8%
Nigeria most
common birthplace
outside the UK, followed
by Lithuania and Other Europe

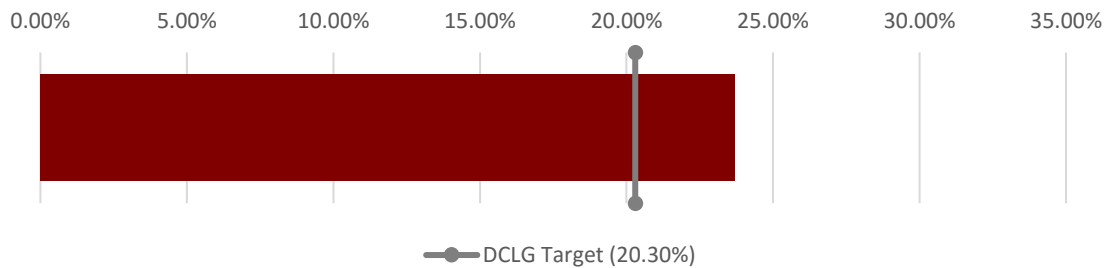


Private Rented Sector Licensing Criteria

Private rented sector	<input type="checkbox"/> <input type="checkbox"/>	<ul style="list-style-type: none"> • 23.7% - higher than the national average (20.3%). • 43% increase in PRS since the 2011 Census.
Low housing demand	X	<ul style="list-style-type: none"> • High demand for housing throughout the borough.
A significant and persistent problem caused by ASB		<ul style="list-style-type: none"> • Higher proportion of PRS properties with a report of ASB than the borough average. • Highest proportion in the borough (36.1%).
Poor property conditions		<ul style="list-style-type: none"> • 21% of properties were not compliant following a visit – higher than the borough average.
High levels of migration		<ul style="list-style-type: none"> • 20% total churn in population between 2015 and 2016.
High level of deprivation		<ul style="list-style-type: none"> • IMD 2015 higher than national and London averages. • All domains higher than national average. • Six (out of 7) domains higher than London average. <ul style="list-style-type: none"> ○ 33% of Parsloes within 10% most deprived in the country re barriers to housing and services. ○ 17% amongst 10% most deprived re crime.
High levels of crime	X	<ul style="list-style-type: none"> • Crime rate is below the borough average. <ul style="list-style-type: none"> ○ Other notifiable offences are above both the borough and London averages.

Private rented properties (PRP)

Status



Summary

There are 3,872 households in Parsloes (2017 estimation). These properties are distributed as:

- 779 private rented properties (20.1%) (23.7% in 2018)
- 1,959 owner occupied (50.6%)
- 1,134 social rented (29.3%)

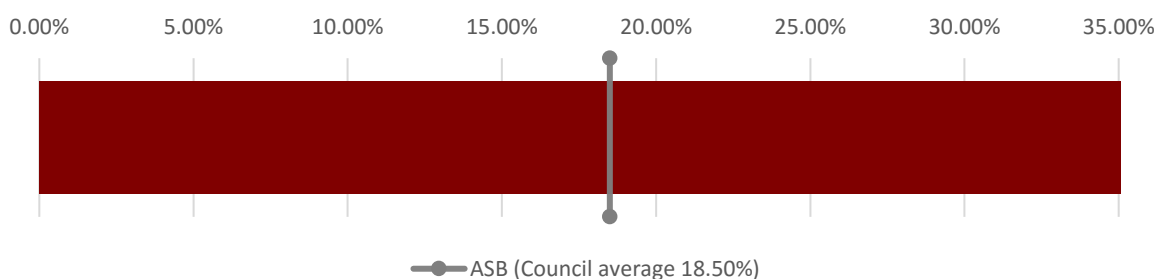
At 20.1%, Parsloes has the fourteenth highest proportion of private rented property in the borough

Trend

The population in Parsloes is growing rapidly and especially in private rented properties. Between 2011 and 2017, the proportion of private rented properties in the ward grew by 42.7%, from 14.1% up to 20.1%.

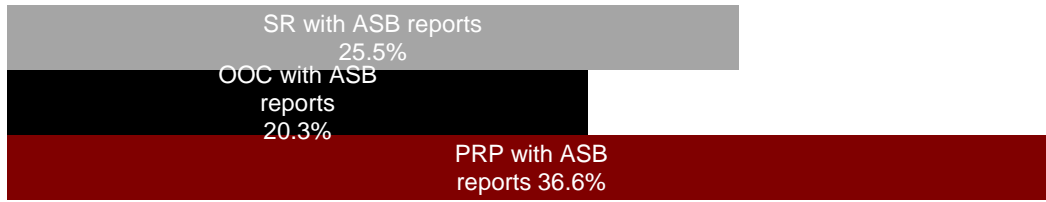
Anti-social Behaviour (ASB)

Status



Summary

- There were 2,53 ASB reports over the last 4 years in this ward, which is the equivalent of 53 per 100 properties.
- The most frequent types of anti-social behaviour in Parsloes are noise, eyesore gardens, and fly-tipping

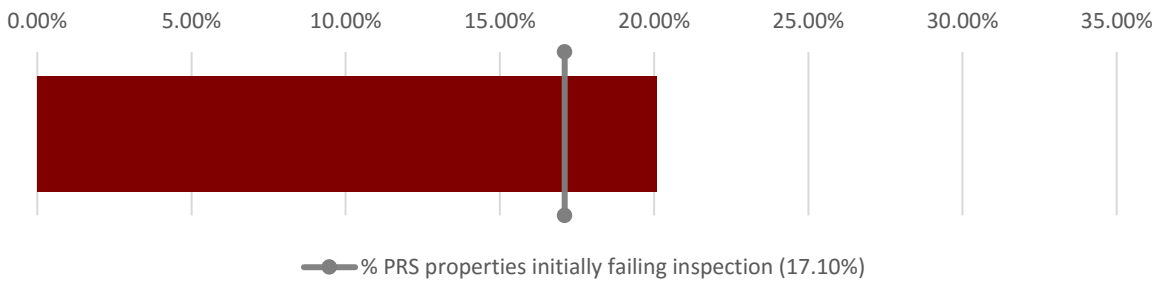


Trend

Anti-social behaviour continues to be a concern in this ward and has increased by 17.3% compared to 2014/15 with enforcement action ongoing.

Private rental stock conditions

Status



Summary

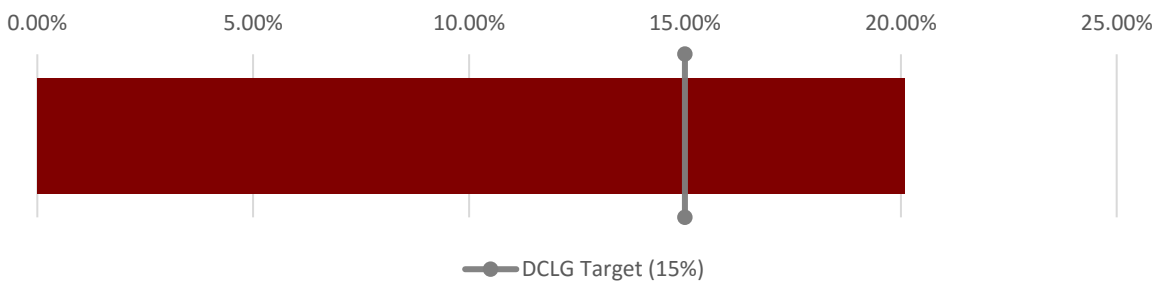
Compliance Visits:

- 79.5% compliant at first visit
- 17.5% that became compliant through informal or enforcement action
- 2.4% that remain non-compliant or with rejected licences as of March 2018
- 0.2% are not licensable
- 0.2% with temporary exemptions

Since the beginning of the PRPL scheme only 11 of visited properties remain non-compliant in this ward, pending enforcement action.

Migration

Status



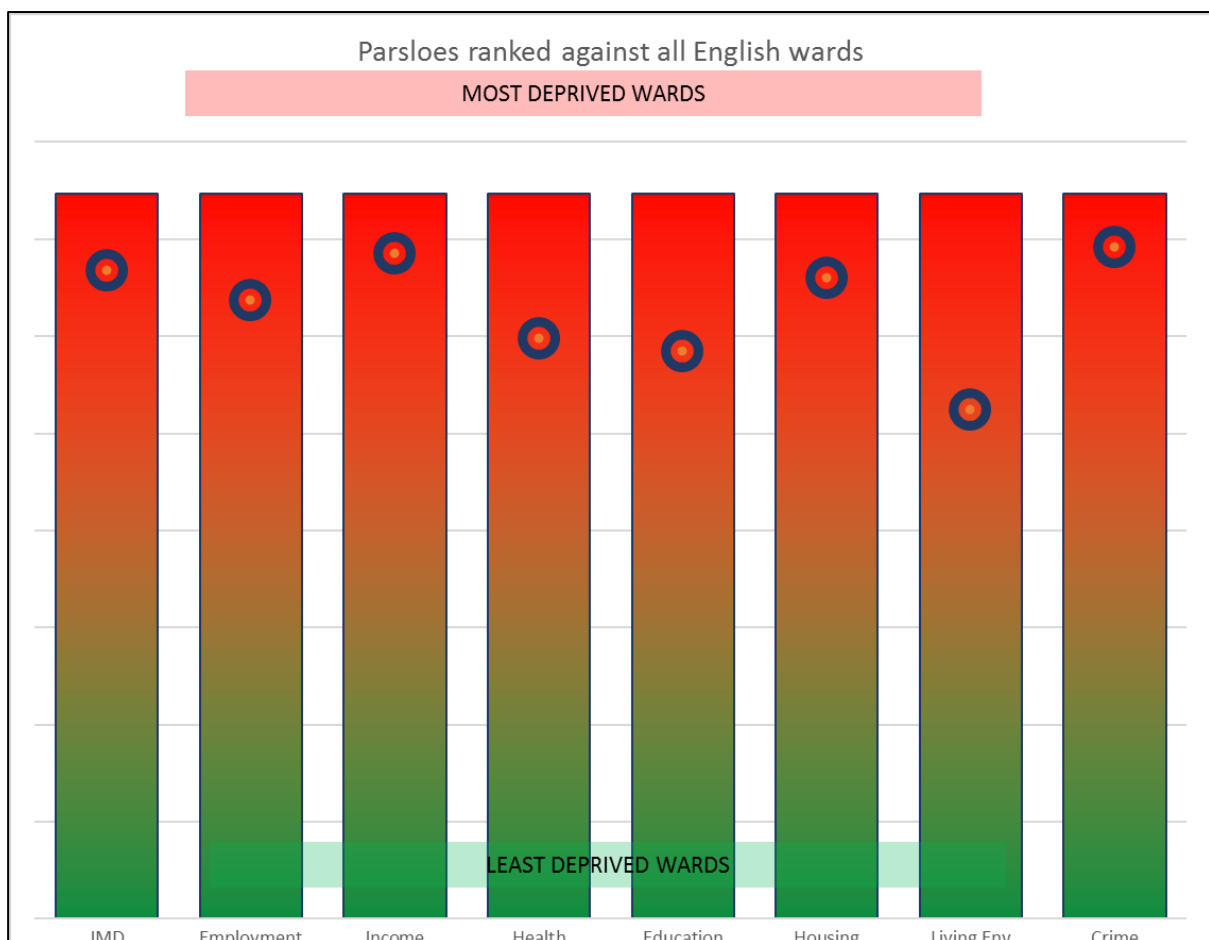
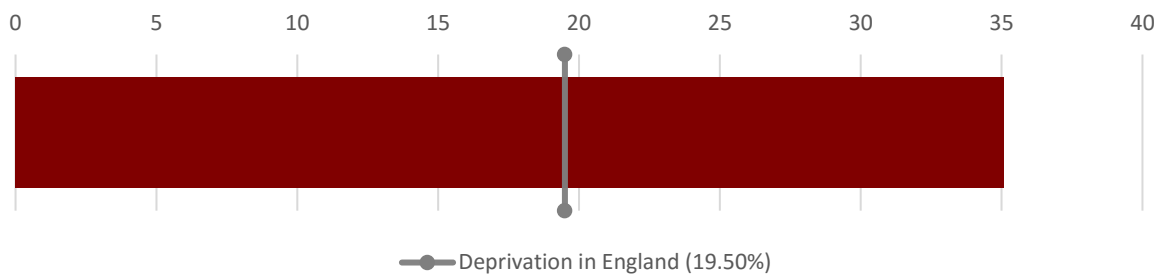
Summary

Recent migrants predominately move into the private rented sector. A higher than average proportion of private rented properties that did not meet the scheme standards are those occupied by migrants. This makes migrants a particularly vulnerable group.

- The churn of the population in this ward in relation to the borough is 20.1%.
- Parsloes ranks 10th for population churn in the borough.

Deprivation

Status



Summary

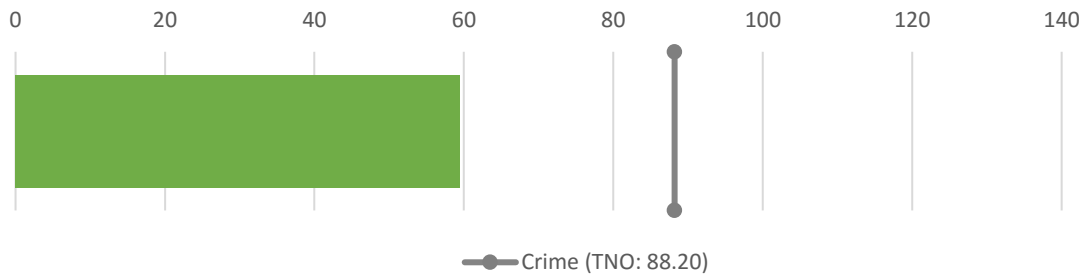
The London Borough of Barking & Dagenham has the 4th most deprived borough in London. This ward ranks 11th highest IMD score in the borough but despite this

Parsloes is still one of the most deprived wards across England, scoring especially high in:

- Crime
- Income
- Housing

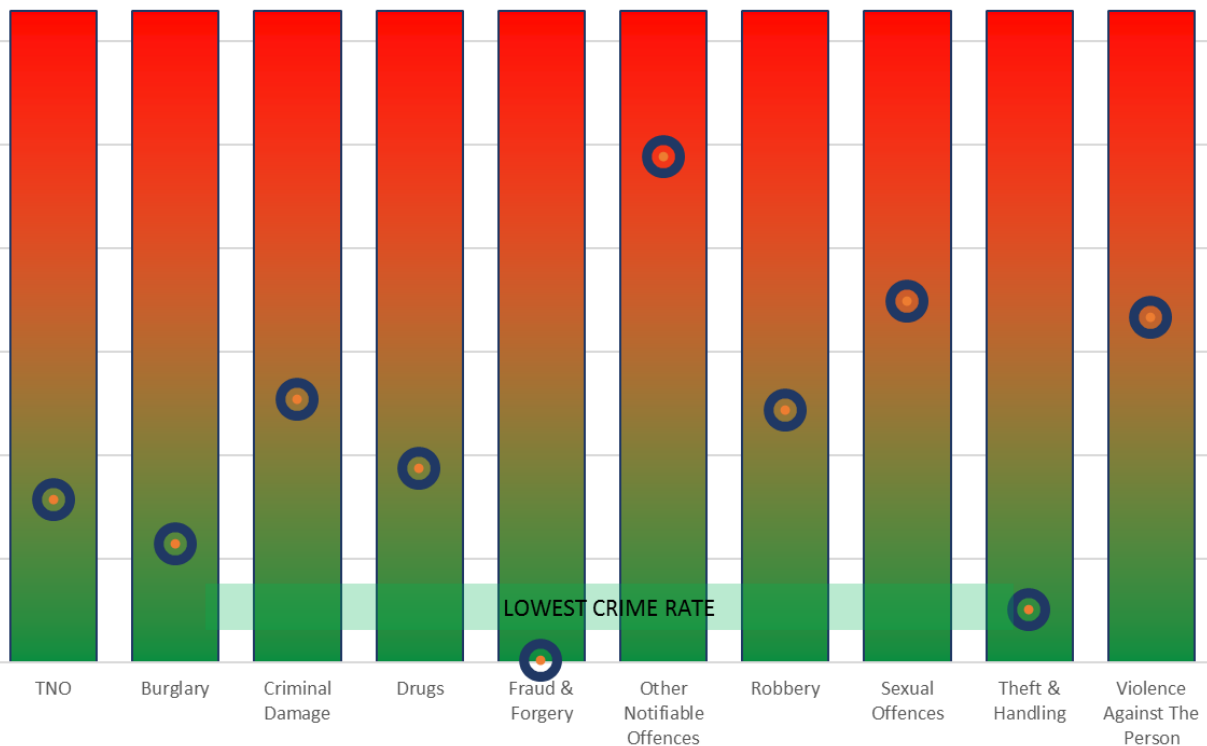
Crime

Status



Parsloes ranked against London wards

HIGHEST CRIME RATE



Summary

The London Borough of Barking & Dagenham has a higher crime rate than the average for all outer London boroughs, with an especially high rate for criminal damage, robbery and violence against the person.

This ward ranked 16th in its crime rate in the borough with 59.5 crimes recorded per 1,000 of the ward's population. The greatest contributors to this are:

- 'Other notifiable offences'
- Sexual offences
- Violence against the person

River

Did you know
River has...








11,802
Residents



River

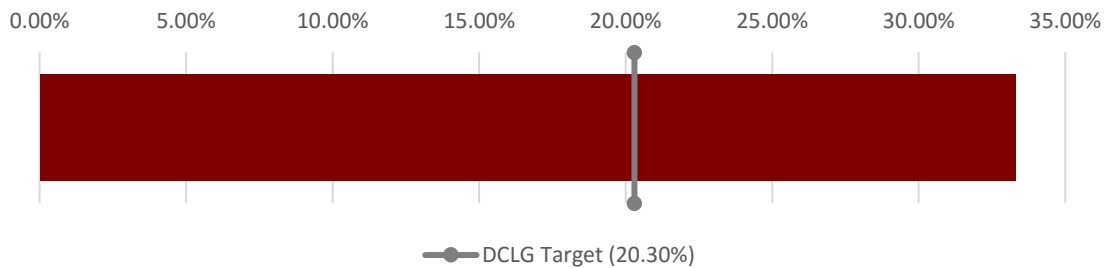


Private Rented Sector Licensing Criteria

Private rented sector		<ul style="list-style-type: none"> • 33.3% - higher than the national average (20.3%). • Higher than the London average (30.0%). • 46% increase in PRS since the 2011 Census.
Low housing demand		<ul style="list-style-type: none"> • High demand for housing throughout the borough.
A significant and persistent problem caused by ASB		<ul style="list-style-type: none"> • Higher proportion of PRS properties with a report of ASB than the borough average. • 2nd highest proportion in the borough (34.4%).
Poor property conditions		<ul style="list-style-type: none"> • 21% of properties were not compliant following a visit – higher than the borough average.
High levels of migration		<ul style="list-style-type: none"> • 23% total churn in population between 2015 and 2016. • High concentration of PRS residents arriving in the borough.
High level of deprivation		<ul style="list-style-type: none"> • IMD 2015 higher than national and London averages. • All domains higher than national average. • Six (out of 7) domains higher than London average. <ul style="list-style-type: none"> ○ 43% of River within 10% most deprived in the country re barriers to housing and services. ○ 57% amongst 10% most deprived re crime.
High levels of crime		<ul style="list-style-type: none"> • Crime rate is above the borough and London averages, as are rates of: <ul style="list-style-type: none"> ○ Criminal Damage; ○ Fraud and forgery; ○ Other notifiable offences; ○ Robbery; ○ Sexual offences; and ○ Violence against the person.

Private rented properties (PRP)

Status



Summary

There are 4018 households in this ward (2017 estimation). These properties are distributed as:

- 1,210 private rented properties (30.1%) (33.3% in 2018)
- 2,087 owner occupied properties (51.9%)
- 721 social rented properties (17.9%)

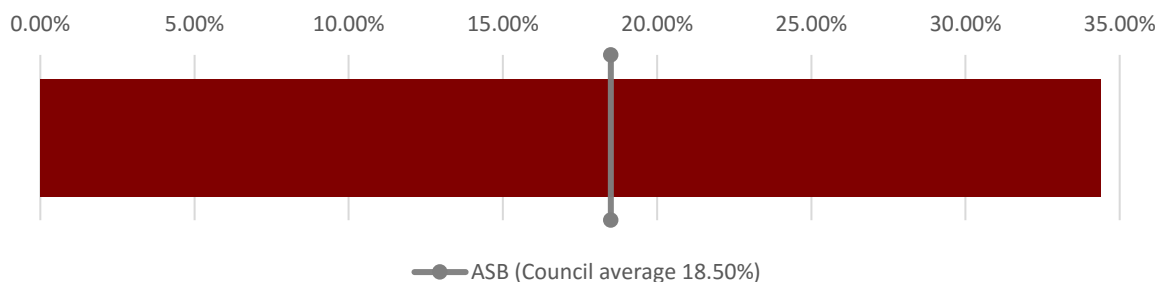
At 30.1%, River has the 5th highest proportion of private rented properties in the borough.

Trend

The population in River is growing rapidly and especially in private rented properties. Between 2011 and 2017, the proportion of private rented properties in the ward grew by 46.2%, from 20.6% up to 30.1%.

Anti-social Behaviour (ASB)

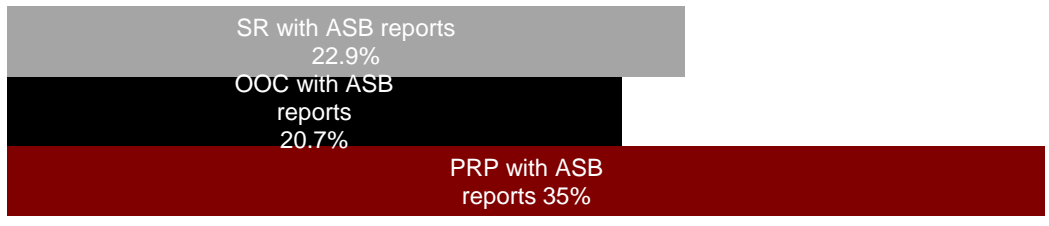
Status



Summary

- There were 2,397 ASB reports over the last 4 years in this ward, which is the equivalent of 60 per 100 properties.
- The most frequent types of anti-social behaviour in Abbey are noise, eyesore gardens, and fly tipping.

ASB properties in PRS vs. other tenures

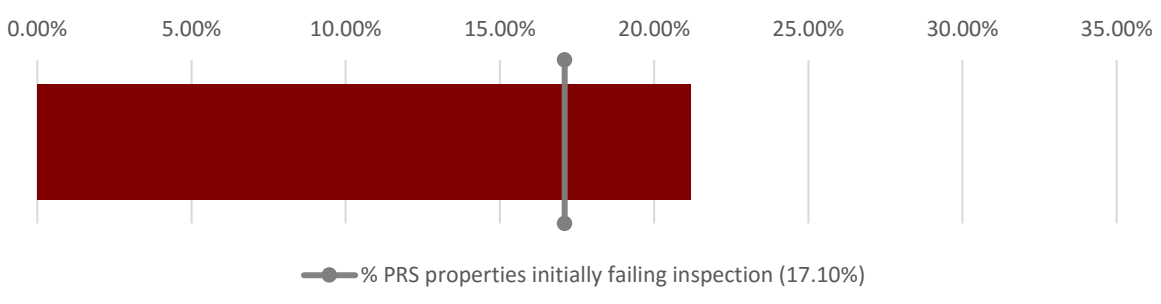


Trend

Since the introduction of the scheme, anti-social behaviour reporting has decreased by 21.9% since 2014/15.

Private rental stock conditions

Status



Summary

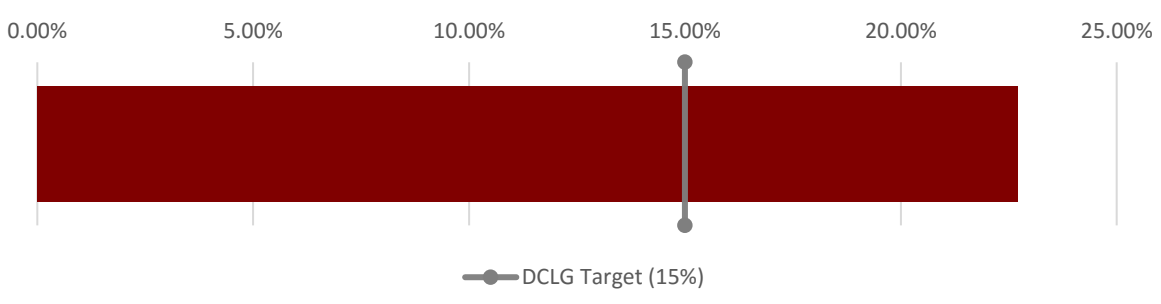
Compliance Visits:

- 78.7% compliant at first visit
- 19% that became compliant through informal or enforcement action
- 2.2% that remain non-compliant or with rejected licences as of March 2018
- 0.1% are not licensable
- 0% with temporary exemptions

Since the beginning of the PRPL scheme only 15 of visited properties remain non-compliant in River, pending enforcement action.

Migration

Status



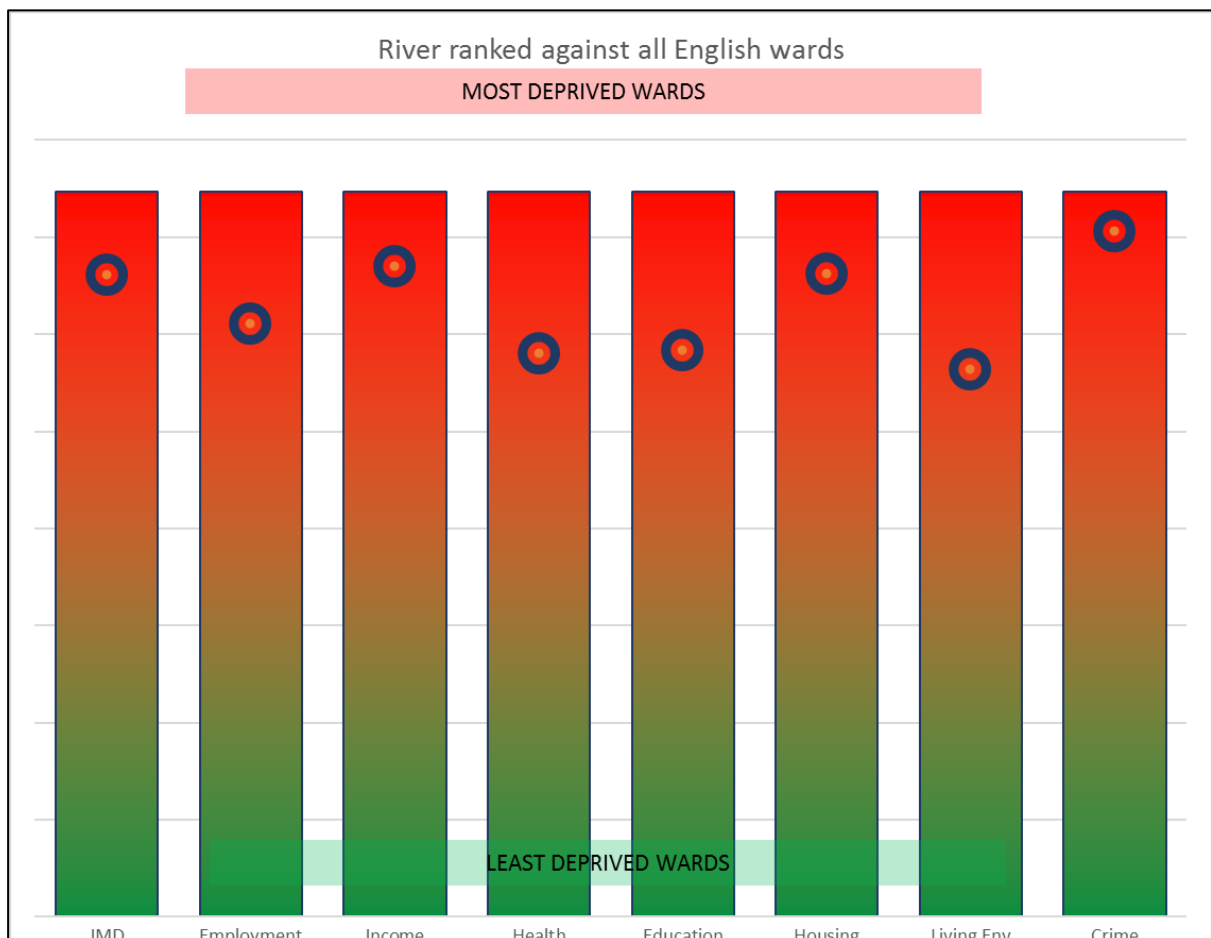
Summary

Recent migrants predominately move into the private rented sector. A higher than average proportion of private rented properties that did not meet the scheme standards are those occupied by migrants. This makes migrants a particularly vulnerable group.

- The churn of the population in this ward in relation to the borough is 22.7%.
- River ranks 6th for population churn in the borough.

Deprivation

Status



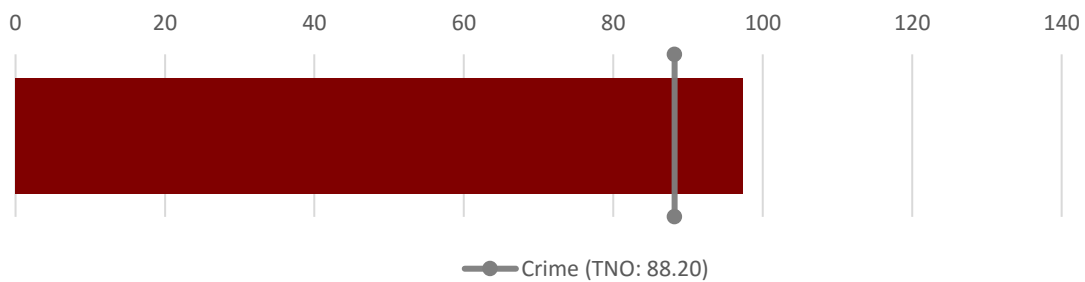
Summary

The London Borough of Barking and Dagenham is the 4th most deprived borough in London. River has the 13th highest IMD score in the borough but despite this River is still one of the most deprived wards across England, scoring among the highest in:

- Housing
- Crime
- Income

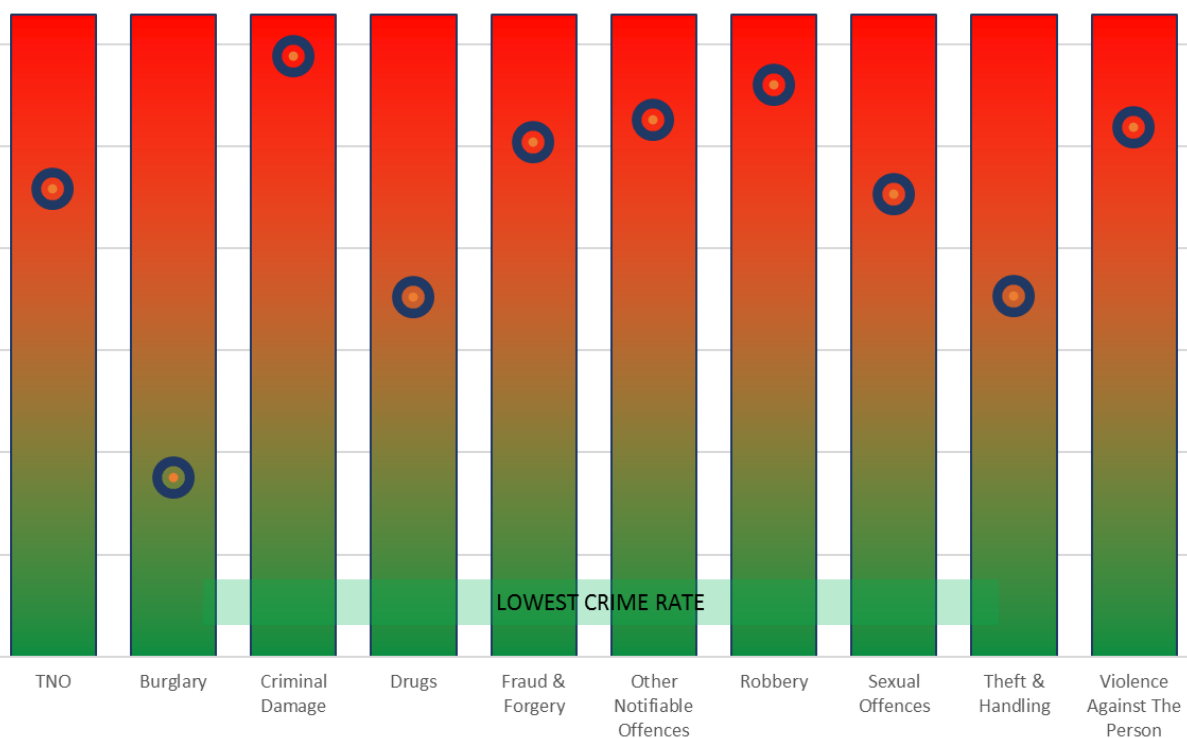
Crime

Status



River ranked against London wards

HIGHEST CRIME RATE



Summary

The London Borough of Barking and Dagenham has a higher crime rate than the average for all outer London boroughs, with an especially high rate for criminal damage, robbery, and violence against the person.

This ward is the 3rd highest in its crime rate in the borough with 97.3 crimes recorded per 1,000 of the ward's population. The greatest contributors to this are:

- Criminal damage
- Robbery
- Violence against the person

Thames

Did you know
Thames has...

14,558

Residents

2nd highest in the borough



4,959
under 16s



Highest proportion
in the borough

8,840
16s to 64s



2nd lowest proportion
in the borough

759
65 and over



2nd lowest proportion
in the borough

29
average age



Younger than the
borough average (33)

76.2
male life
expectancy



Younger than the
borough average (77.6)

83.9
female life
expectancy



Older than the
borough average (82.1)

47.3
Average attainment
8 score per pupil (GCSE)



Higher than the borough
average (46.2)

43.8%
open space



Higher than the
borough average (33.7%)

93.6
births per 1,000
women of childbearing age



Higher than the borough
average (79.4)

104.4
crimes per
1,000 people



2nd highest in the borough

£223,000
median house
price (all types)



Lowest in the borough

20.8%
English not
first language



Higher than the borough
average (18.7%)

2%
job seekers
allowance claimants



Higher than the borough
average (1.8%)

£32,580
median household
income



Higher than the borough
average (£29,420)

16.7%
DWP benefits
claimants



Higher than the
borough average (14.7%)

62.9%
BME population



Higher than the borough
average (50.5%)

37.2%
born abroad







Higher than the
borough average (30.9%)

7.1%
Nigeria most
common birthplace
outside the UK, followed
by Ghana and Bangladesh

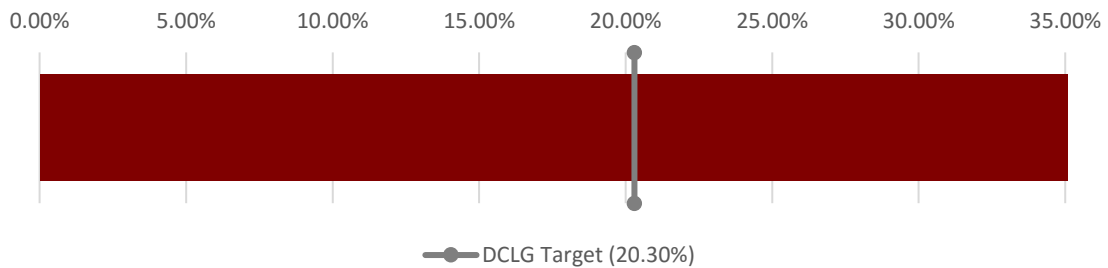


Private Rented Sector Licensing Criteria

Private rented sector		<ul style="list-style-type: none"> • 37.4% - higher than the national average (20.3%). • Higher than the London average (30.0%). • 105% increase in PRS since the 2011 Census.
Low housing demand	X	<ul style="list-style-type: none"> • High demand for housing throughout the borough.
A significant and persistent problem caused by ASB	X	<ul style="list-style-type: none"> • Lower proportion of PRS properties with a report of ASB than the borough average.
Poor property conditions	X	<ul style="list-style-type: none"> • Proportion of properties not compliant following an inspection is below the borough average.
High levels of migration		<ul style="list-style-type: none"> • 24% total churn in population between 2015 and 2016. • Some areas have a high concentration of PRS residents arriving in the borough.
High level of deprivation		<ul style="list-style-type: none"> • IMD 2015 higher than national and London averages. • All domains higher than national average. • Six (out of 7) domains higher than London average. <ul style="list-style-type: none"> ○ 17% of Thames within 10% most deprived (overall) in the country. ○ 50% amongst 10% most income deprived. ○ Entire ward amongst 10% most deprived re barriers to housing and services. ○ 67% amongst 10% most deprived re crime.
High levels of crime		<ul style="list-style-type: none"> • 2nd highest crime rate in the borough. • Higher than both the borough and London averages for: <ul style="list-style-type: none"> ○ Burglary; ○ Criminal damage; ○ Drugs; ○ Other notifiable offences (highest rate in the borough); ○ Sexual offences; ○ Theft and handling; and ○ Violence against the person.

Private rented properties (PRP)

Status



Summary

There are 5,083 households in this ward (2017 estimation). These properties are distributed as:

- 1,827 private rented properties (35.9%) (37.4% in 2018)
- 1,847 owner occupied properties (36.3%)
- 1,409 social rented properties (27.7%)

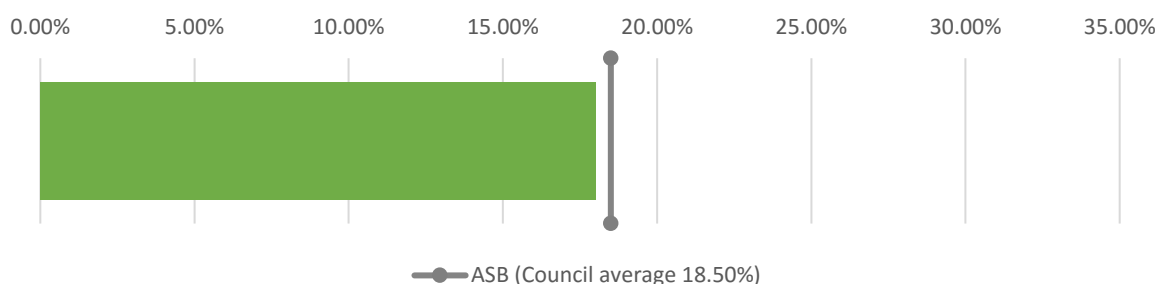
At 35.9%, Thames has the second highest proportion of private rented properties in the borough.

Trend

The population in River is growing rapidly and especially in private rented properties. Between 2011 and 2017, the proportion of private rented properties in the ward grew by 105.4%, from 17.5% up to 35.9%.

Anti-social Behaviour (ASB)

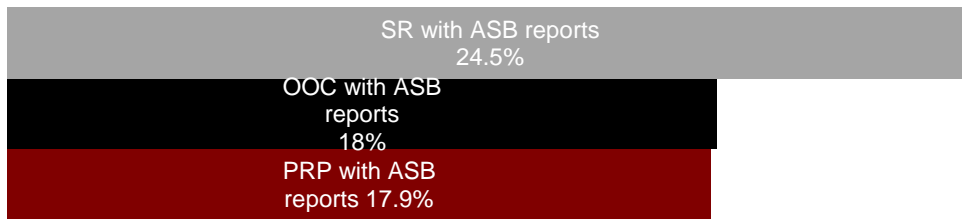
Status



Summary

- There were 2,960 ASB reports over the last 4 years in this ward, which is the equivalent of 59 per 100 properties.
- The most frequent types of anti-social behaviour in Thames are noise, eyesore gardens, and fly tipping.

ASB properties in PRS vs. other tenures

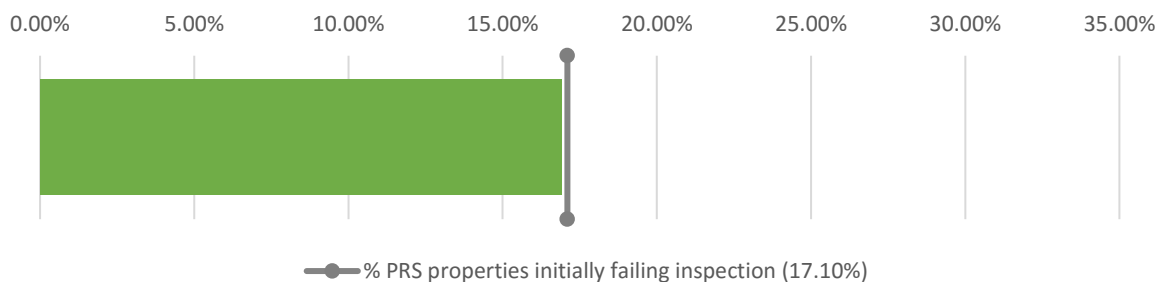


Trend

Since the introduction of the scheme, anti-social behaviour reporting has decreased by 19.1% compared to 2014/15.

Private rental stock conditions

Status



Summary

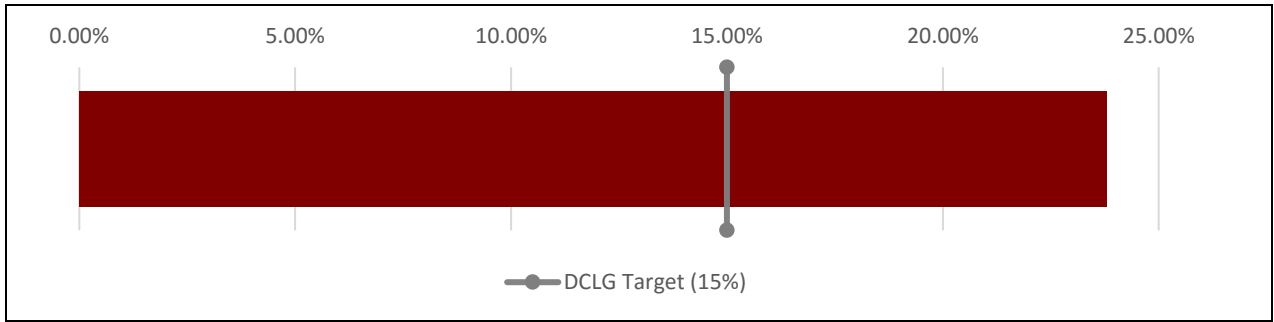
There are currently 1,827 private rented properties in Thames. The conditions of these properties can be broken down as follows:

- 82.9% compliant at first visit
- 14.9% that became compliant through informal or enforcement action
- 1.8% that remain non-compliant or with rejected licences as of March 2018
- 0% are not licensable
- 0.2% with temporary exemptions

Since the beginning of the PRPL scheme only 1.8% of visited properties remain non-compliant in this ward, pending enforcement action.

Migration

Status



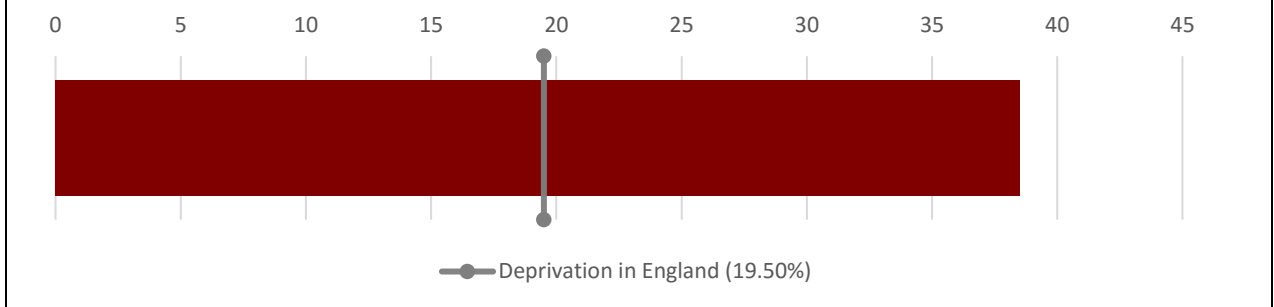
Summary

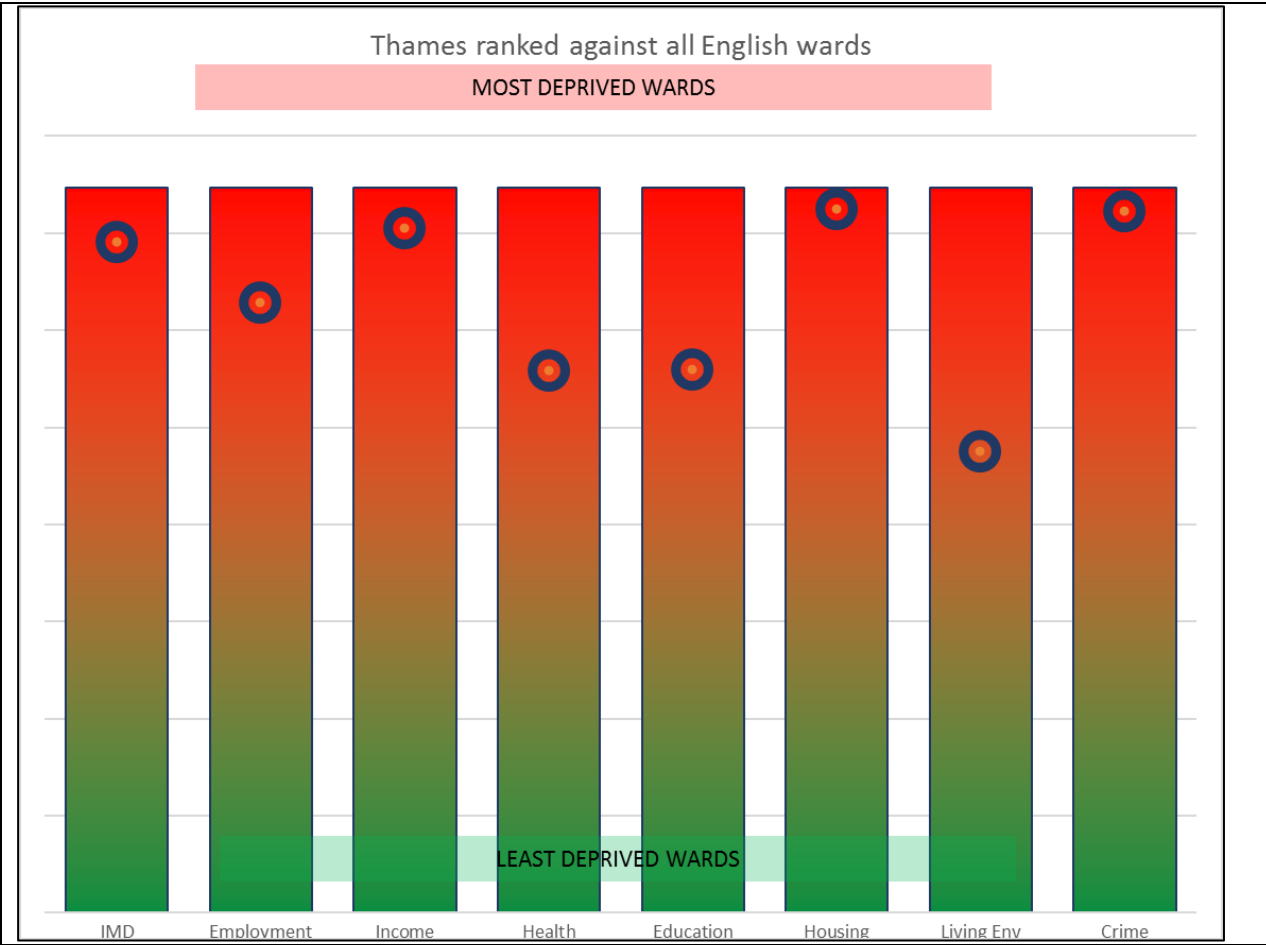
Recent migrants predominately move into the private rented sector. A higher than average proportion of private rented properties that did not meet the scheme standards are those occupied by migrants. This makes migrants a particularly vulnerable group.

- The churn of the population in this ward in relation to the borough is 23.8%.
- Thames ranks 7th for population churn in the borough.

Deprivation

Status





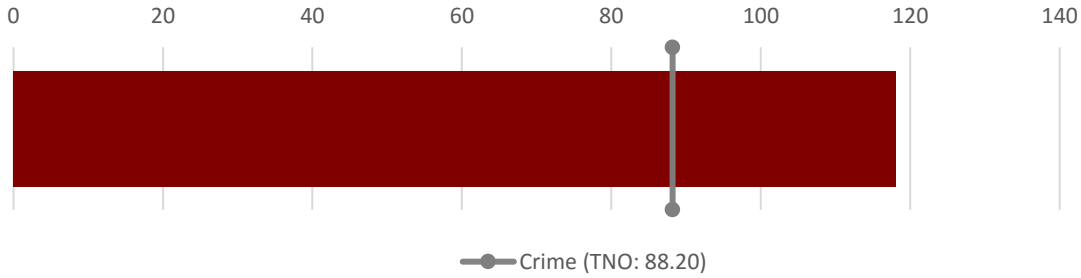
Summary

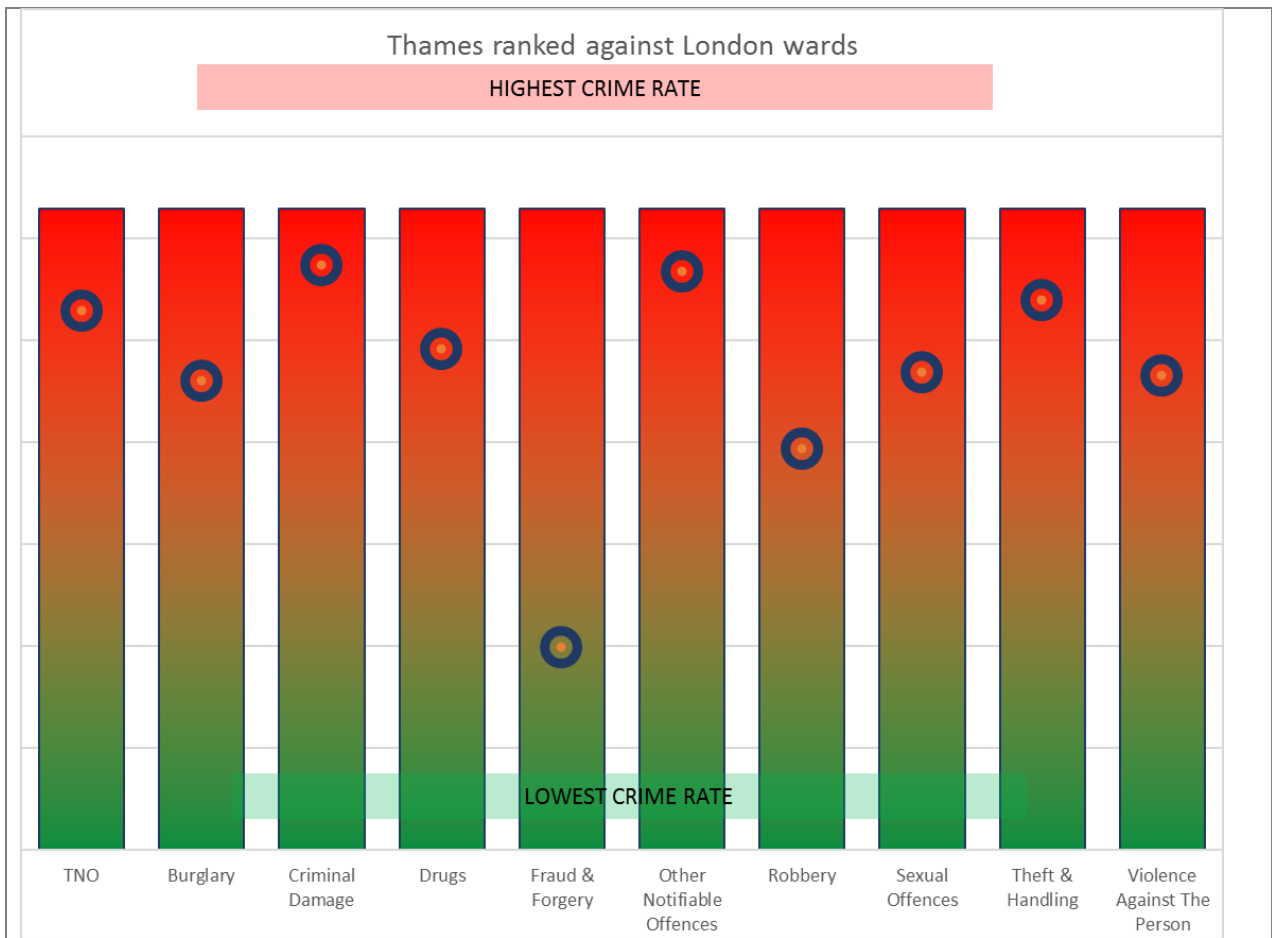
LBBB is the 4th most deprived borough in London and this ward has the 4th highest IMD score in the borough. Thames is one of the most deprived wards across England, scoring among the highest in:

- Housing
- Crime
- Income

Crime

Status





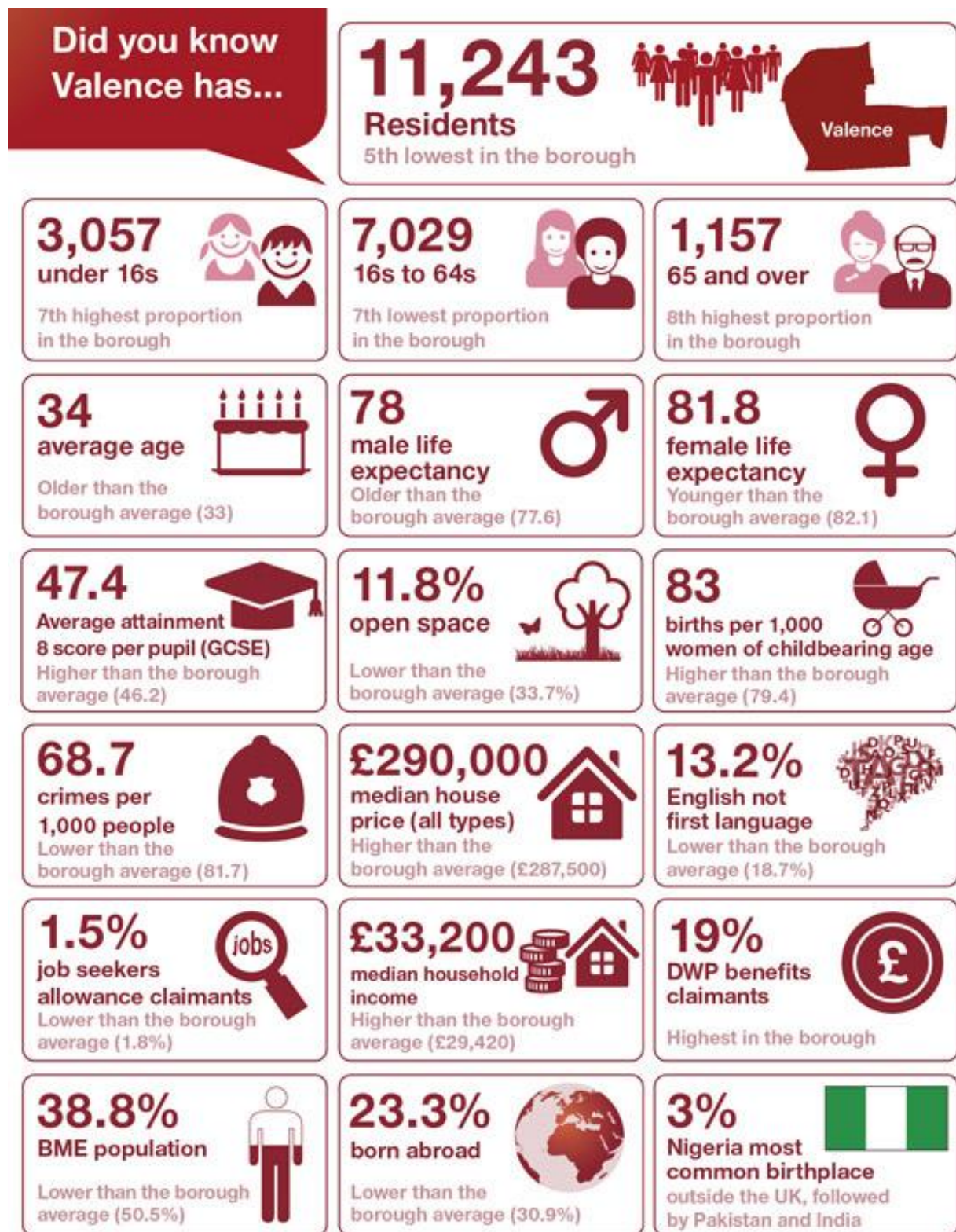
Summary

LBBD has a higher crime rate than the average for all outer London boroughs, with an especially high rate for criminal damage, robbery, and violence against the person.








This ward has the 2nd highest crime rate in the borough with 118.1 crimes recorded per 1,000 of the ward's population, second only to Abbey ward. The greatest contributors to this are:

- Criminal damage
- Theft and handling
- 'Other notifiable offences'

Valence

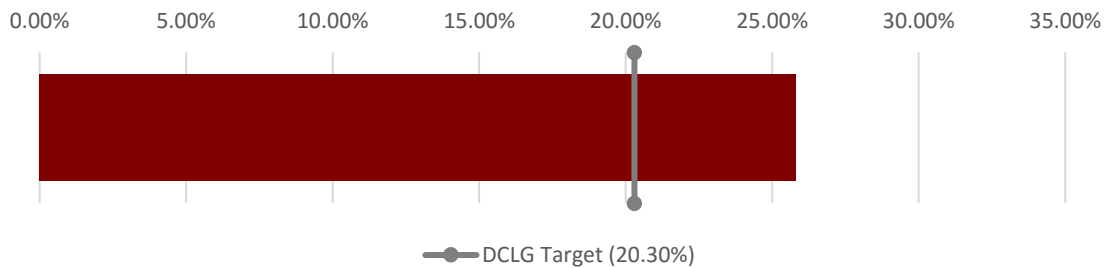


Private Rented Sector Licensing Criteria

Private rented sector		<ul style="list-style-type: none"> • 25.8% - higher than the national average (20.3%). • 66% increase in PRS since the 2011 Census.
Low housing demand		<ul style="list-style-type: none"> • High demand for housing throughout the borough.
A significant and persistent problem caused by ASB		<ul style="list-style-type: none"> • Higher proportion of PRS properties with a report of ASB than the borough average.
Poor property conditions		<ul style="list-style-type: none"> • Proportion of properties not compliant following an inspection is below the borough average.
High levels of migration		<ul style="list-style-type: none"> • 20% total churn in population between 2015 and 2016.
High level of deprivation		<ul style="list-style-type: none"> • IMD 2015 higher than national and London averages. • All domains higher than national average. • Six (out of 7) domains higher than London average. <ul style="list-style-type: none"> ○ 17% of Valence within 10% most deprived in the country re barriers to housing and services. ○ 67% amongst 10% most deprived re crime.
High levels of crime		<ul style="list-style-type: none"> • Crime rate is below the borough average.

Private rented properties (PRP)

Status



Summary

There are 4,086 households in Valence (2017 estimation). These properties are distributed as:

- 938 private rented properties (23.0%) (25.8% in 2018)
- 2,033 owner occupied properties (49.8%)
- 1,115 social rented properties (27.3%)

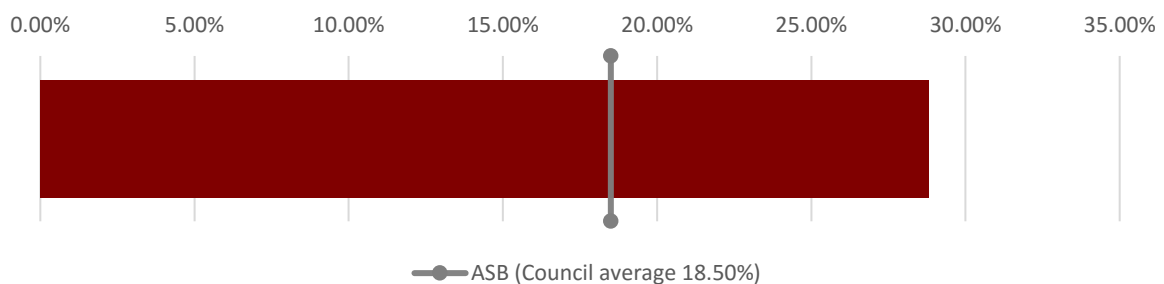
At 23%, Valence ranks as ninth highest proportion of private rented properties in the borough.

Trend

The population in Valence is growing rapidly and especially in private rented properties. Between 2011 and 2017, the proportion of private rented properties in the ward grew by 66.4%, from 13.8% up to 23%.

Anti-social Behaviour (ASB)

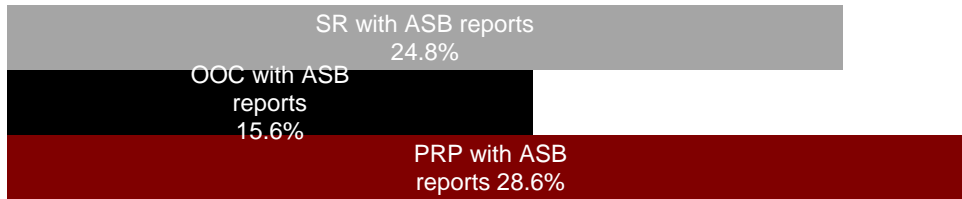
Status



Summary

- There were 2,220 ASB reports over the last 4 years in this ward, which is the equivalent of 54 per 100 properties.
- The most frequent types of anti-social behaviour in Abbey are noise, eyesore gardens, and fly tipping.

ASB properties in PRS vs. other tenures

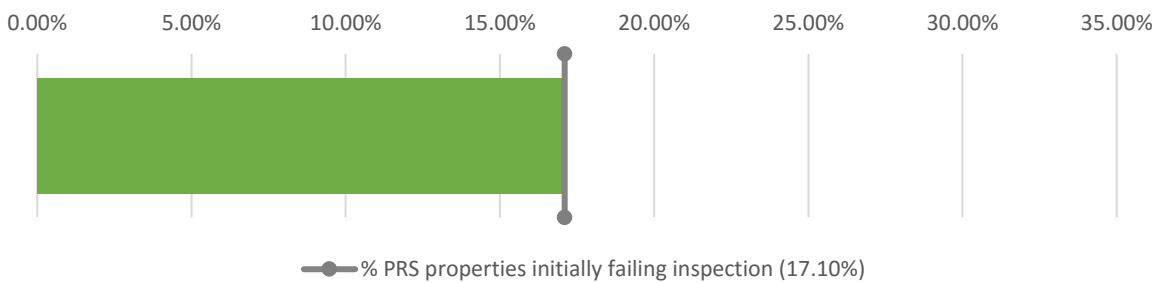


Trend

Since the introduction of the scheme, anti-social behaviour reporting has decreased by 17.5% compared to 2014/15.

Private rental stock conditions

Status



Summary

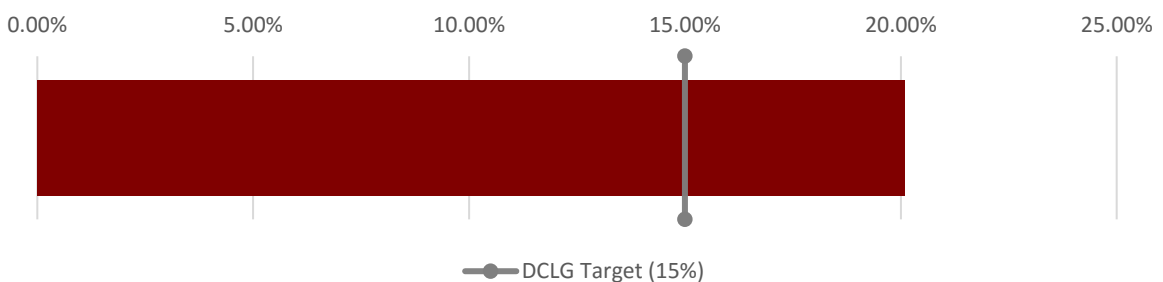
Compliance Visits:

- 82.5% compliant at first visit
- 15.9% that became compliant through informal or enforcement action
- 0.9% that remain non-compliant or with rejected licences as of March 2018
- 0.2% that are not licensable
- 0.4% with temporary exemptions

Since the beginning of the PRPL scheme only 5 of visited properties remain non-compliant in Valence, pending enforcement action.

Migration

Status



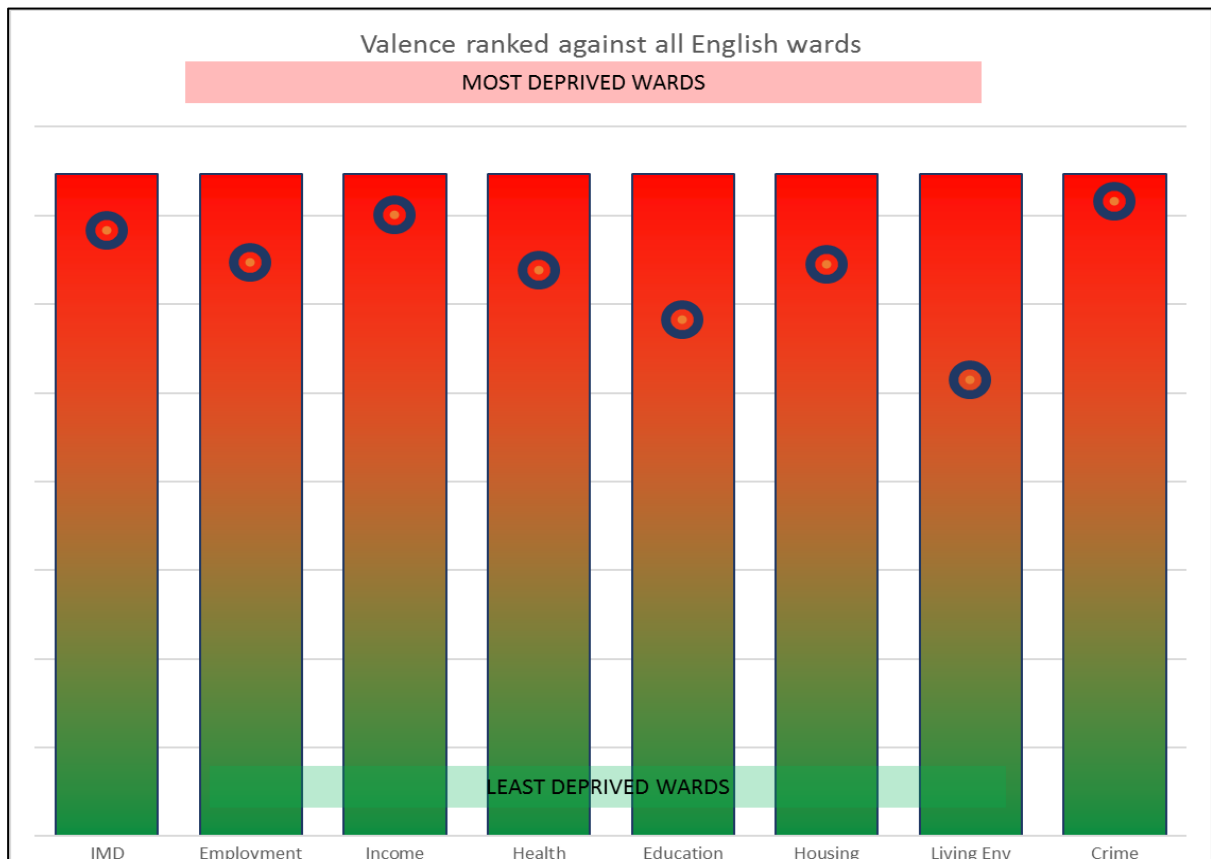
Summary

Recent migrants predominately move into the private rented sector. A higher than average proportion of private rented properties that did not meet the scheme standards are those occupied by migrants. This makes migrants a particularly vulnerable group.

- The churn of the population in this ward in relation to the borough is 20.7%.
- Valence ranks 11th for population churn in the borough.

Deprivation

Status



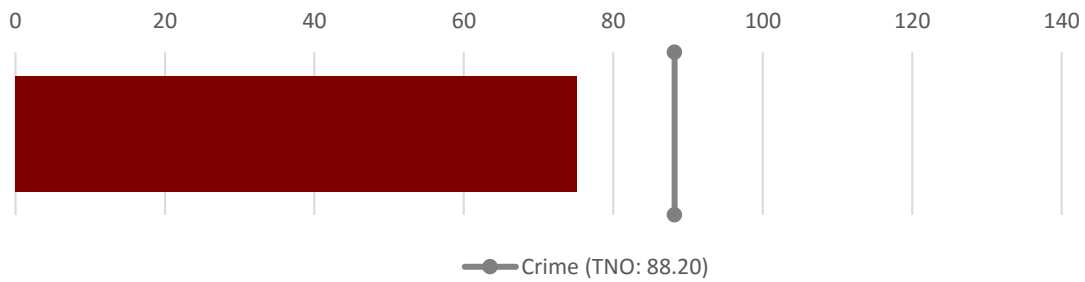
Summary

The London Borough of Barking & Dagenham is the 4th most deprived borough in London. This ward has the 7th highest IMD score in the borough. Valence is one of the most deprived wards across England, scoring especially high in:

- Crime
- Income
- Employment

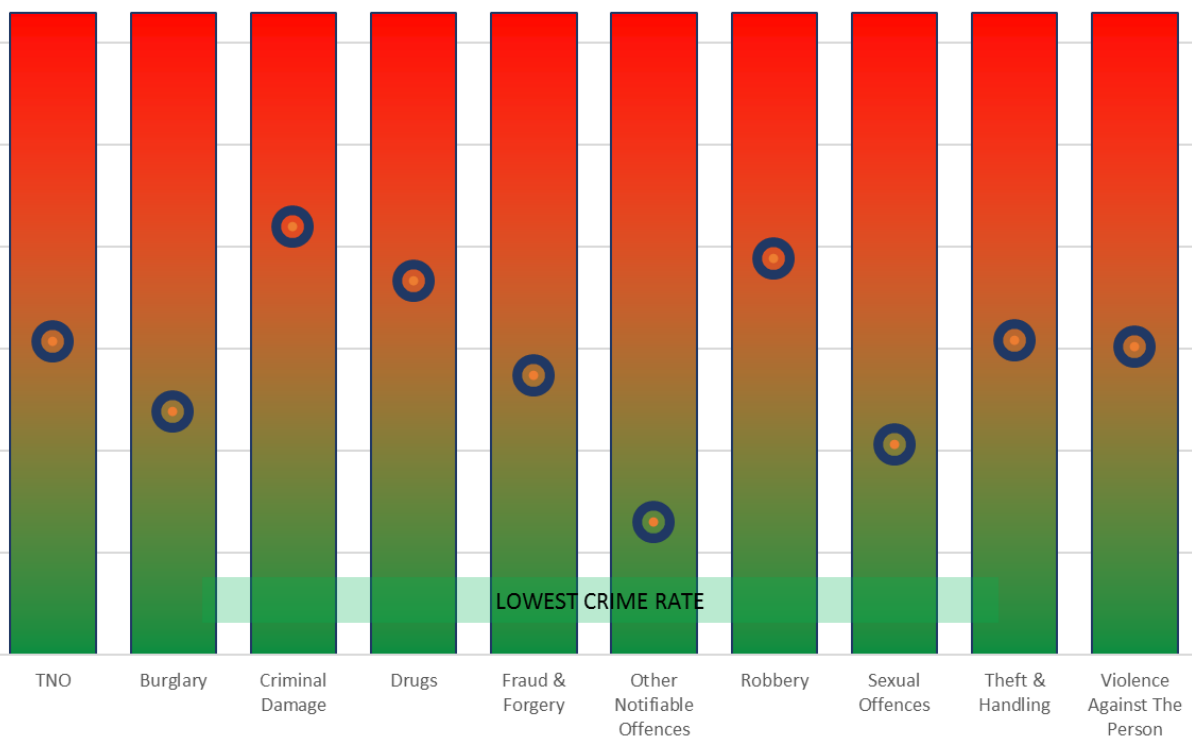
Crime

Status



Valence ranked against London wards

HIGHEST CRIME RATE



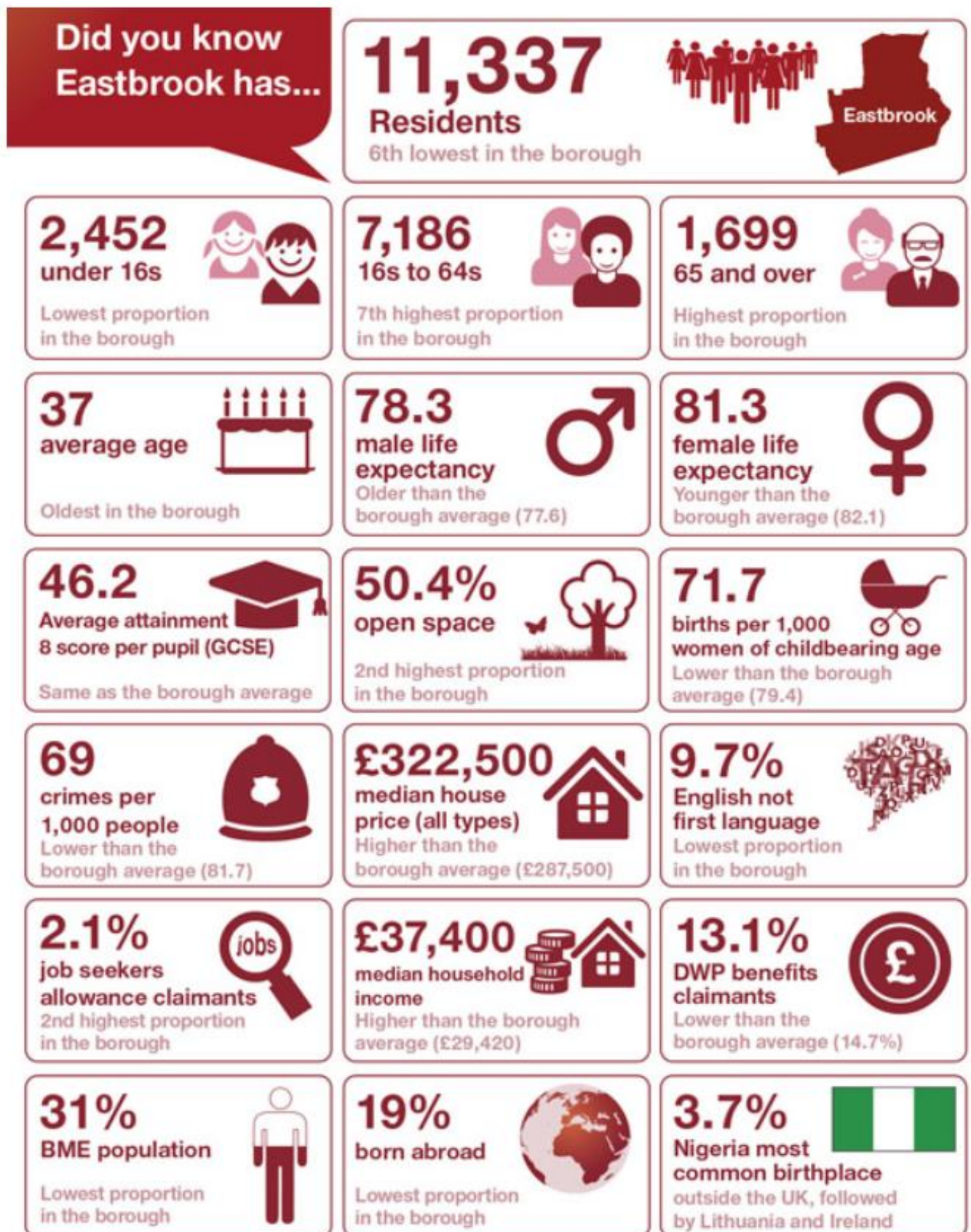
Summary

The London Borough of Barking & Dagenham has a higher crime rate than the average for all outer London boroughs, with an especially high rate for criminal damage, robbery, and violence against the person.

This ward ranked 13th in its crime rate in the borough with 75.2 crimes recorded per 1,000 of the ward's population. The greatest contributors to this are:

- Criminal damage
- Robbery
- Drugs

Village

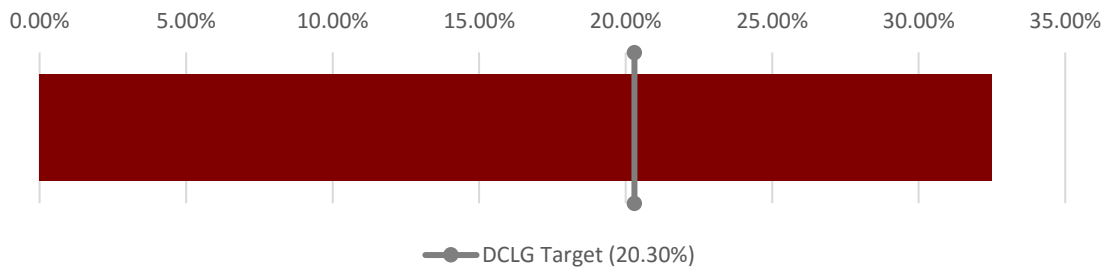


Private Rented Sector Licensing Criteria

Private rented sector	✓	<ul style="list-style-type: none"> • 32.5% - higher than the national average (20.3%). • Higher than the London average (30.0%). • 78% increase in PRS since the 2011 Census.
Low housing demand	X	<ul style="list-style-type: none"> • High demand for housing throughout the borough.
A significant and persistent problem caused by ASB	X	<ul style="list-style-type: none"> • Lower proportion of PRS properties with a report of ASB than the borough average.
Poor property conditions	✓	<ul style="list-style-type: none"> • 20% of properties were not compliant following a visit – higher than the borough average.
High levels of migration	✓	<ul style="list-style-type: none"> • 22% total churn in population between 2015 and 2016. • Some areas have a high concentration of PRS residents arriving in the borough.
High level of deprivation	✓	<ul style="list-style-type: none"> • IMD 2015 higher than national and London averages. • All domains higher than national average. • Six (out of 7) domains higher than London average. <ul style="list-style-type: none"> ○ 33% of Village within 10% most deprived (overall) in the country. ○ 67% amongst 10% most income deprived. ○ 67% amongst 10% most deprived re barriers to housing and services. ○ 50% amongst 10% most deprived re crime.
High levels of crime	✓	<ul style="list-style-type: none"> • Crime rate is above the borough average. • Higher than both the borough and London averages for: <ul style="list-style-type: none"> ○ Criminal damage; ○ Drugs; and ○ Violence against the person.

Private rented properties

Status



Summary

There are 4403 households in Village (2017 estimation). These properties are distributed as:

- 1361 private rented properties (30.9%) (32.5% in 2018)
- 1815 owner occupied (41.2%)
- 304 social rented (6.9%)

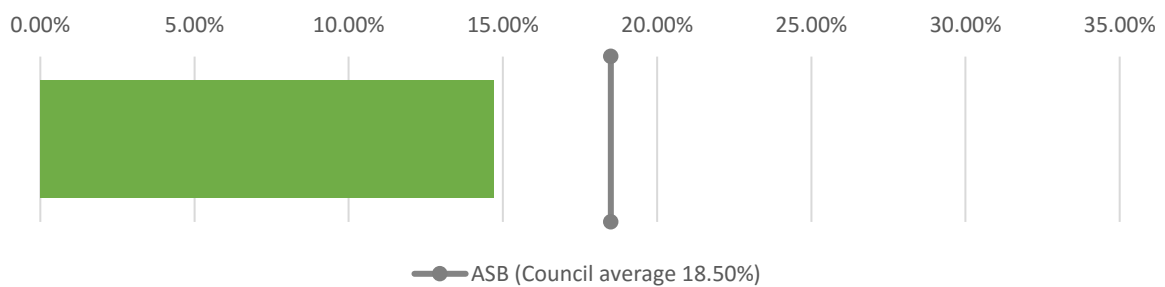
At 30.9% Village has fourth highest proportion of private rented properties of all wards in the borough.

Trend

The population in Village is growing rapidly and especially in private rented properties. Between 2011 and 2017, the proportion of private rented properties in the ward grew by 77.6%, from 17.4% to 30.9%.

Anti-social Behaviour (ASB)

Status

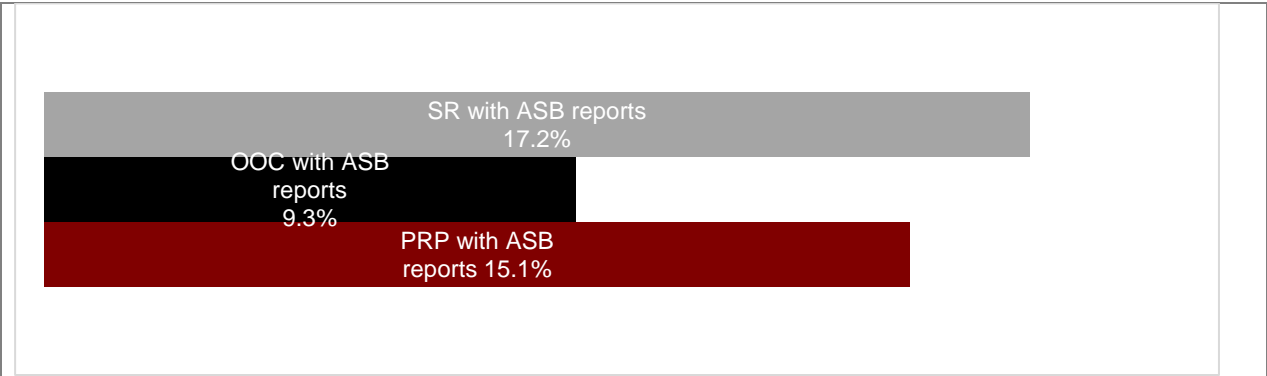


Summary

- There were 2,182 ASB reports over the last four years in Village, which is equivalent to 49.7 per 100 properties.
- The most frequent type of anti-social behaviour in Village is noise

At 30.9%, Village has the fourth highest proportion of private rented properties in the borough.

ASB properties in PRS vs. other tenures

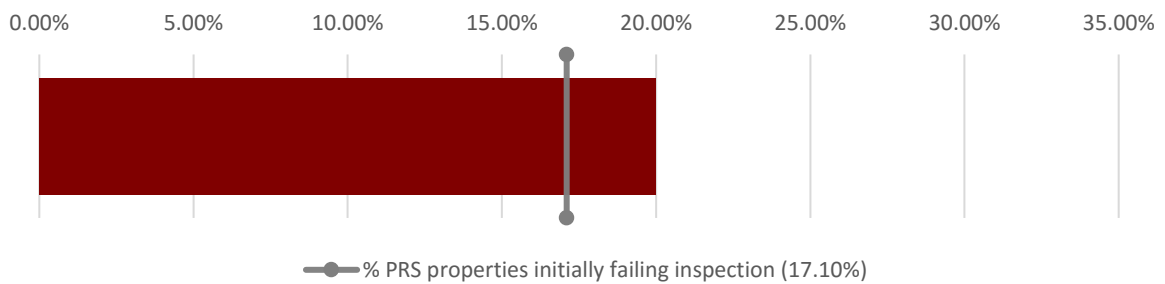


Trend

Anti-social behaviour continues to be a concern in Village and has increased by 34.5% since 2014/15, with enforcement action ongoing.

Private rental stock conditions

Status



Summary

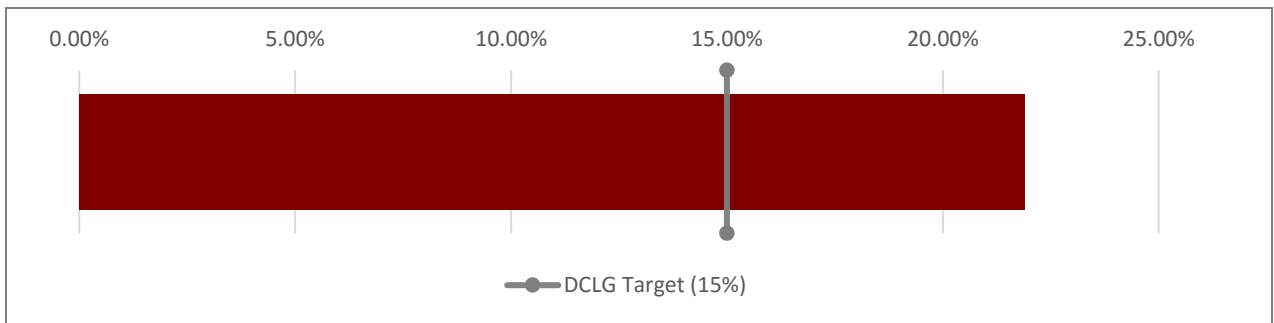
Compliant Visits:

- 80% compliant at first visit
- 15.4% that became compliant through informal or enforcement action (combined)
- 4.6% remain non-compliant or with rejected licences as of March 2018, pending further action.

Since the beginning of the PRPL scheme only 29 of visited properties remain non-compliant in River, pending enforcement action.

Migration

Status



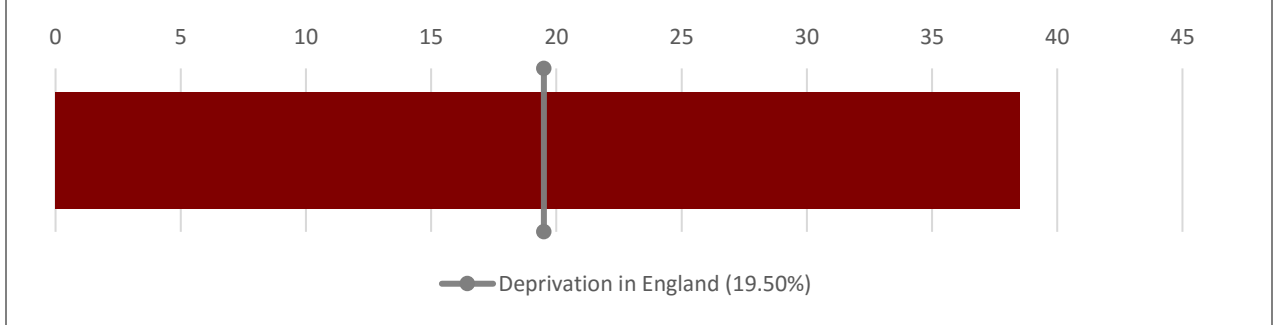
Summary

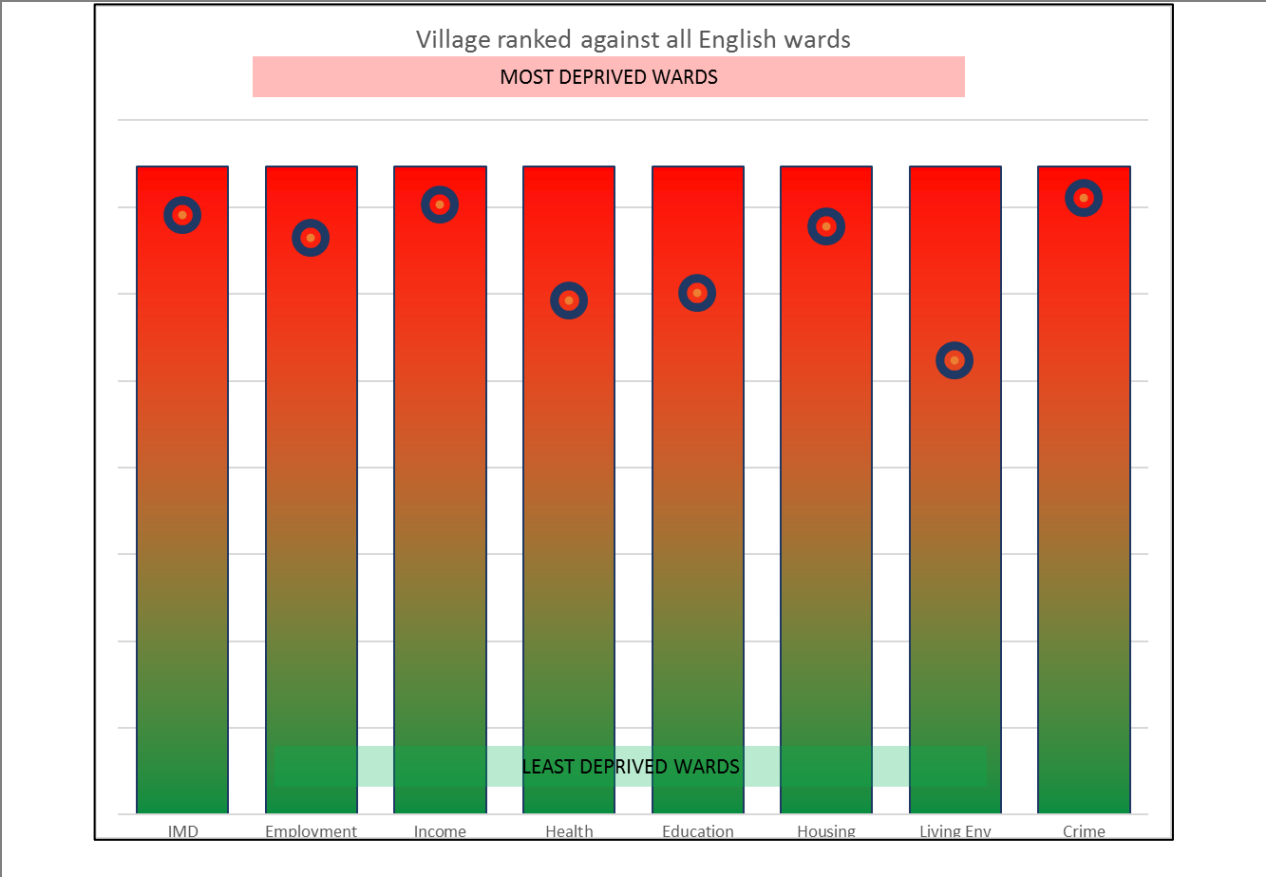
Recent migrants predominately move into the private rented sector. A higher than average proportion of private rented properties that did not meet the scheme standards are those occupied by migrants. This makes migrants a particularly vulnerable group.

- The churn of the population in Village is 21.9%.
- River ranks joint 7th for population churn in the borough.

Deprivation

Status





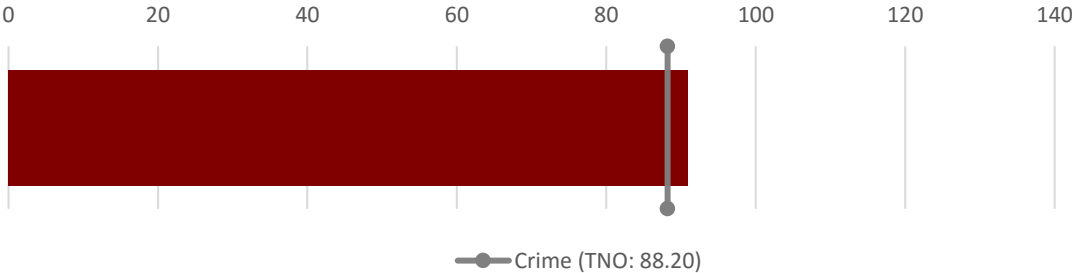
Summary

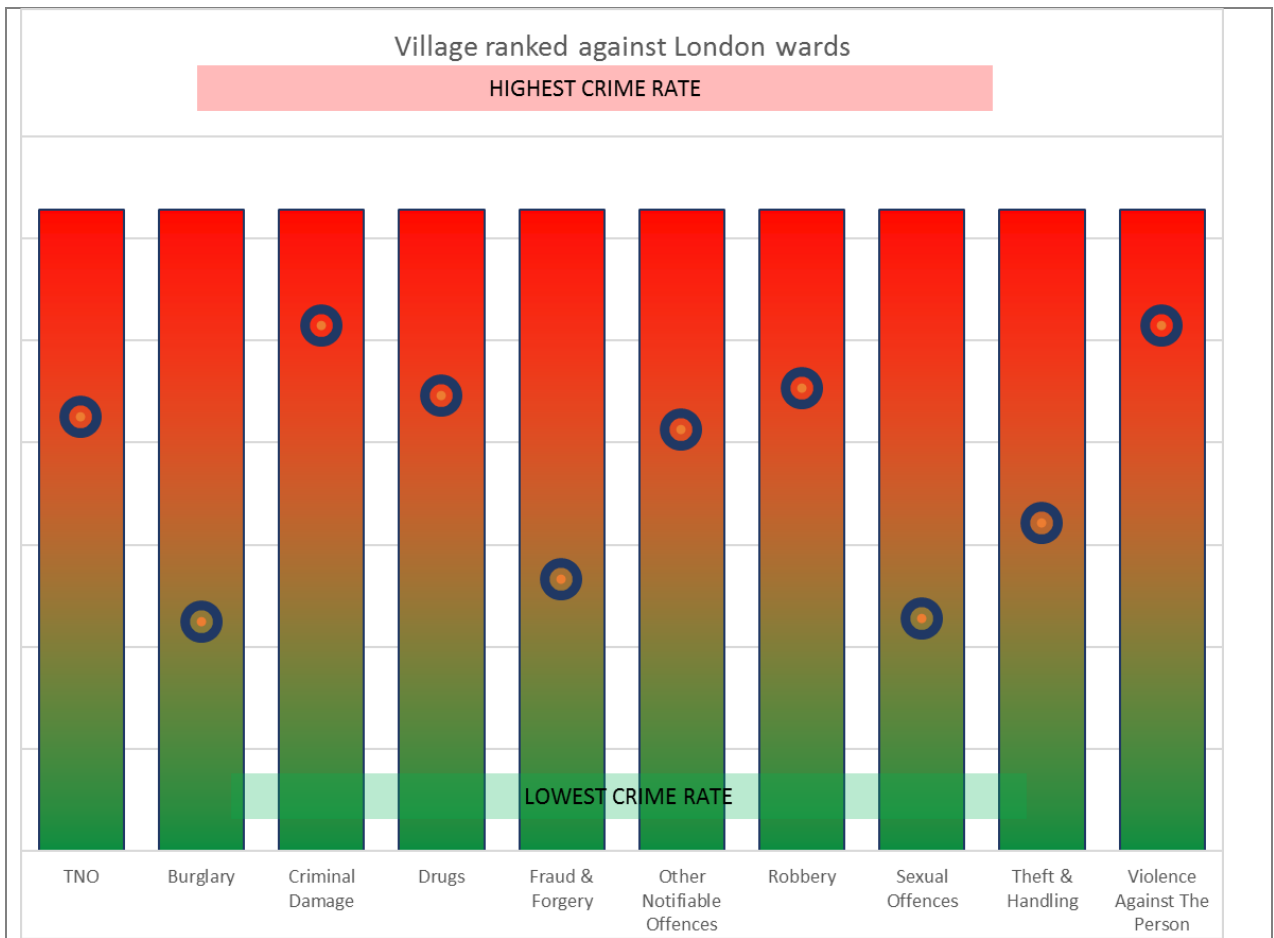
The London Borough of Barking and Dagenham is the 4th most deprived borough in London. This ward has the fifth highest IMD score in the borough and the greatest contributors to this are as follows:

- Crime
- Housing
- Income

Crime

Status





Summary

The London Borough of Barking and Dagenham has a higher crime rate than the average for all outer London boroughs, with especially high rates for criminal damage, robbery and violence against the person.

Village has the has the fifth highest crime rate in the borough with 90.9 crimes recorded per 1,000 of the ward's population. The greatest contributors to this are as follows:

- Violence against the person

Whalebone

**Did you know
Whalebone has...**

11,728
Residents
9th highest in the borough



3,034
under 16s
4th lowest proportion
in the borough




7,478
16s to 64s
4th highest proportion
in the borough



1,216
65 and over
7th highest proportion
in the borough



34
average age
Older than the
borough average (33)




79.5
male life
expectancy
Older than the
borough average (77.6)




85.8
female life
expectancy
Older than the
borough average (82.1)




46.6
Average attainment
8 score per pupil (GCSE)
Higher than the borough
average (46.2)




16%
open space
Lower than the
borough average (33.7%)




73.4
births per 1,000
women of childbearing age
Lower than the borough
average (79.4)



73.4
crimes per
1,000 people
Lower than the
borough average (81.7)



£330,000
median house
price (all types)
2nd highest in the borough



16.9%
English not
first language
Lower than the borough
average (18.7%)




1.1%
job seekers
allowance claimants
2nd lowest in the borough




£37,180
median household
income
Higher than the borough
average (£29,420)




10.3%
DWP benefits
claimants
Lowest in the borough



51.8%
BME population
Higher than the borough
average (50.5%)



29.2%
born abroad
Lower than the
borough average (30.9%)



3.4%
India most
common birthplace
outside the UK, followed by
Nigeria and Pakistan

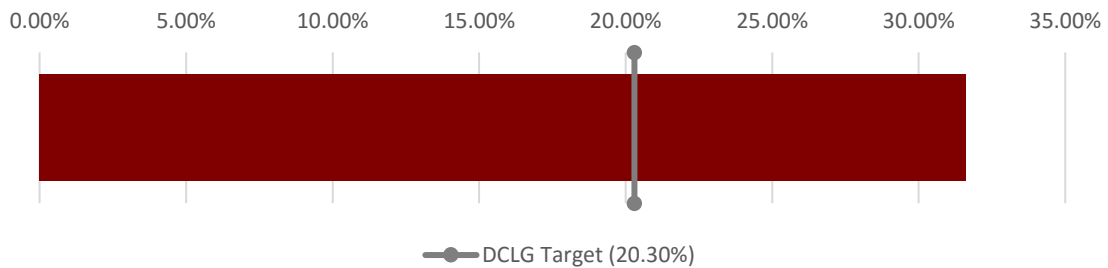


Private Rented Sector Licensing Criteria

Private rented sector	✓	<ul style="list-style-type: none"> • 31.6% - higher than the national average (20.3%). • Just below the London average (30.0%). • 34% increase in PRS since the 2011 Census.
Low housing demand	X	<ul style="list-style-type: none"> • High demand for housing throughout the borough.
A significant and persistent problem caused by ASB	✓	<ul style="list-style-type: none"> • Higher proportion of PRS properties with a report of ASB than the borough average.
Poor property conditions	✓	<ul style="list-style-type: none"> • 19% of properties were not compliant following a visit – higher than the borough average.
High levels of migration	✓	<ul style="list-style-type: none"> • 25% total churn in population between 2015 and 2016. • Some areas have a high concentration of PRS residents arriving in the borough.
High level of deprivation	✓	<ul style="list-style-type: none"> • IMD 2015 higher than national and London averages. • Six (out of 7) domains higher than national average. • Five domains higher than London average. <ul style="list-style-type: none"> ○ 84% of Whalebone within 20% most deprived in the country re barriers to housing and services. ○ 33% amongst 10% most deprived re crime.
High levels of crime	X	<ul style="list-style-type: none"> • Crime rate is below the borough average. • Higher than both the borough and London averages for: <ul style="list-style-type: none"> ○ Burglary; and ○ Fraud and forgery. • Burglary rate is highest in the borough.

Private rented properties

Status



Summary

There are 4,381 households in Whalebone ward (2017 estimation). These properties are distributed as:

- 1,308 private rented properties (29.9%) (31.6% in 2018)
- 2,769 owner occupied (63.2%)
- 304 social rented (6.9%)

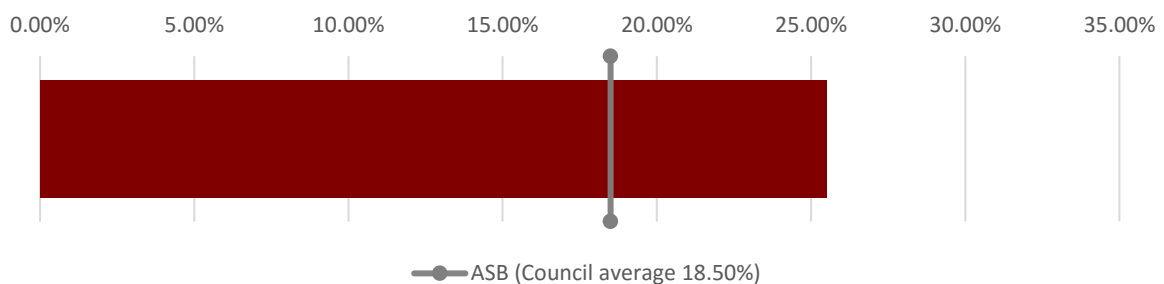
At 29.9% Whalebone has the 6th highest proportion of private rented properties of all wards in the borough.

Trend

The population in Whalebone is growing rapidly and especially in private rented properties. Between 2011 and 2017, the proportion of private rented properties in the ward grew by 33.9%, from 22.3% to 29.9%

Anti-social Behaviour (ASB)

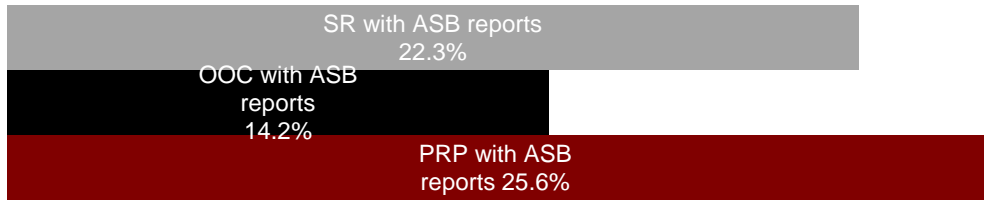
Status



Summary

- There was a total of 2,611 reports of ASB over the last four years in Whalebone, which is the equivalent of 59.8 per 100 properties.
- The most frequent types of anti-social behaviour in Whalebone are noise, eyesore gardens, and fly tipping.

ASB properties in PRS vs. other tenures

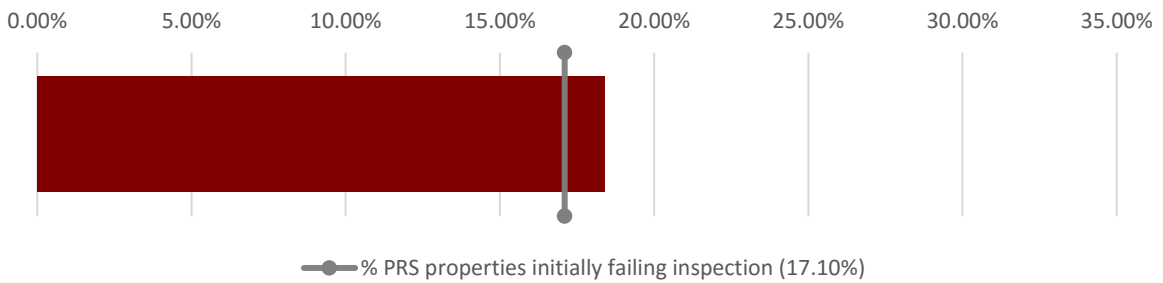


Trend

Anti-social behaviour continues to be a problem in Whalebone and has increased by 40.4% since 2014/15.

Private rental stock conditions

Status



Summary

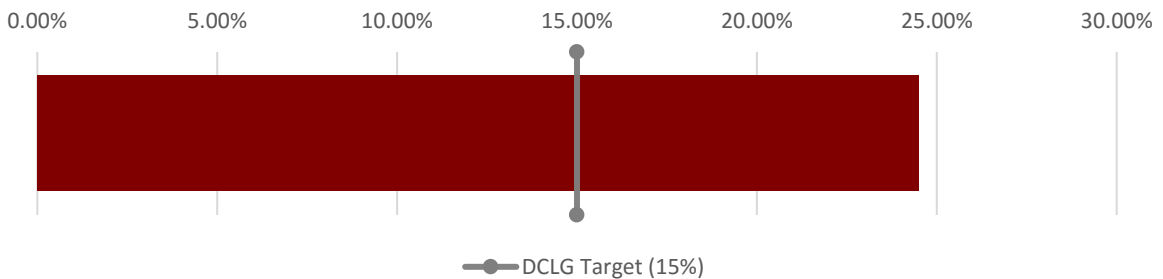
Compliance Visits:

- 81.3% compliant at first visit
- 16% that became compliant through informal or enforcement action (combined)
- 2.5% remain non-compliant or with rejected licences as of March 2018, pending further action.
- 0.3% Temporary exemption

Since the beginning of the PRPL scheme only 16 of visited properties remain non-compliant in River, pending enforcement action.

Migration

Status



Summary

Recent migrants predominately move into the private rented sector. A higher than average proportion of private rented properties that did not meet the scheme standards are those occupied by migrants. This makes migrants a particularly vulnerable group.

- The population churn in Whalebone is 24.5%
- Whalebone has the third highest churn in the borough

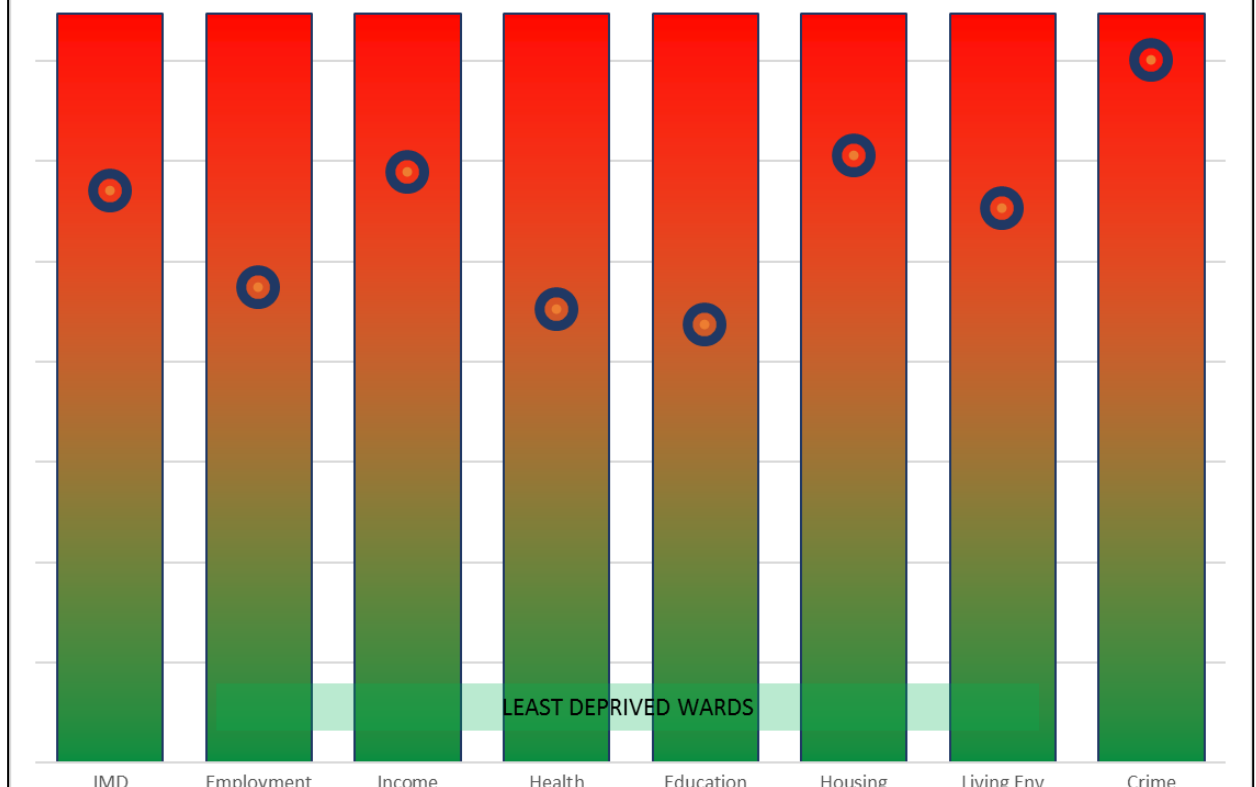
Deprivation

Status



Whalebone ranked against all English wards

MOST DEPRIVED WARDS



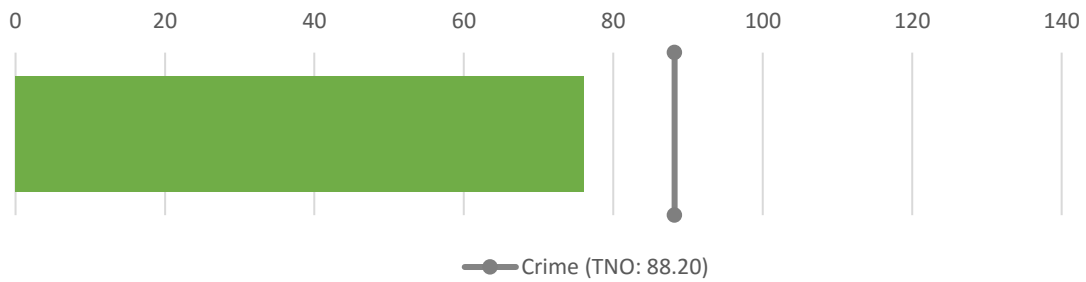
Summary

The London Borough of Barking and Dagenham is the 4th most deprived borough in London. This ward has the fifth highest IMD score in the borough and the greatest contributors to this are as follows:

•

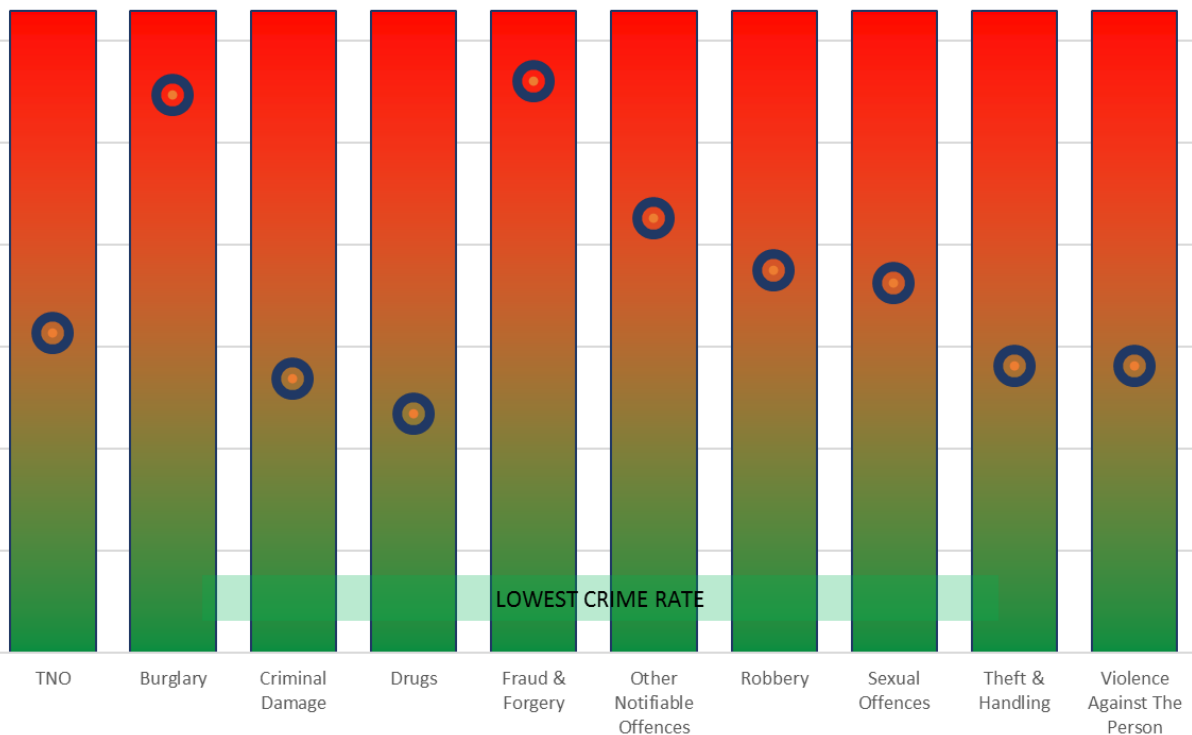
Crime

Status



Whalebone ranked against London wards

HIGHEST CRIME RATE



Summary

The London Borough of Barking and Dagenham has a higher crime rate than the average for all outer London boroughs, with an especially high rate for criminal damage, robbery, and violence against the person.

Matrix Summary



What the ward profiles tell us

The above profiles indicate that, as of May 2018, all 17 wards in our borough have a proportion of privately rented properties that exceeds the national average and, additionally, that every ward meets at least 2 of the conditions that enable a selective licensing designation; and some meet 4. This means that every ward is potentially eligible for a selective licensing designation.

Our ward analysis indicates that every ward without exception has experienced at least a 33% increase in the number of private rented sector properties between 2011 and 2017.

During the period of the proposed new designation, it is highly likely that the growth of our private rented sector will continue. This assumption can be made by an analysis of historical trends in all our wards, and regarding the contemporary social and political climate of housing in London.

The ward profiles also show us that the vast majority of the wards have a much higher number of private rented properties associated with at least one instance of ASB compared with the other, most common types of housing: owner-occupied accommodation and social housing.

It is important that a designation is borough-wide, as all wards are suffering, for example, from high levels of ASB in private rented properties, some more so than others. The ward profiles also show us that every ward in the borough has experienced a significant population churn because of migration. Deprivation in every ward is also considerably higher than the London average according to the Index of Multiple Deprivation.

APPENDIX 2

Our public consultations

Section 80(9) of the Housing Act 2004 requires LHAs, when considering whether to designate an area as subject to selective licensing, to take reasonable steps to consult persons who are likely to be affected by the designation, and to consider any representations made in accordance with the consultation.

These requirements are reiterated in the Government's 2015 Guidance: *Selective licensing in the private rented sector - A Guide for local authorities* (March 2015).

We are undertaking an extensive three-stage consultation about our proposal to re-designate the borough as subject to selective licensing, with an array of stakeholders including landlords and their representative agents, tenants in the private rental sector, borough residents, and residents of other parts of London.

Stage 1 of the consultation ran for a ten-week period from 25th August to 3rd November 2017 and aimed to gather views about the current licensing scheme from landlords and letting agents.

Stage 2 ran for a twelve-week period from 1st December to 23rd February 2018 and widened the scope of the consultation's respondents to include not only landlords and letting agents, but also tenants and residents. This consultation presented options for a new scheme and took the findings from Stage 1 into account.

This report represents Stage 3 of our consultation exercise, which will run for a further twelve-week period, from X to X. It presents our proposal for a new selective licensing scheme and seeks the further views of landlords and letting agents, businesses in the surrounding areas, neighbouring boroughs, private rental tenants, and residents.

The reports from Stages 1 and 2 of the consultation exercise and summaries of them can be found below.

Consultation Stage 1: 25th August – 3rd November 2017

Overview

We received 781 responses in total to Stage 1 of our consultation: 755 from landlords and 25 from letting agents.

Our key findings are summarised below.

We asked stakeholders various open questions about our current licensing scheme, including:

- What effect has the scheme had on your property?
- What has been the effect of anti-social behaviour associated with the private rental sector?
- How could the current scheme be improved? and
- Please add any further comments below

An analysis of the written responses suggests that about of 70% of respondents had negative feelings about the scheme. Feelings commonly expressed included:

- This is a money-making scheme for the council and a tax on landlords
 - “It is a money-making scheme. Landlords have a lot of expenditures and additional charges such as this does not help landlords”
 - “Absolute money-making venture for the council. Terrible experience for me, of no use to me, a total waste of my time and my tenant's time.”
 - “The licensing scheme is just a money-making avenue for the Borough, it has no impact on the quality, I have always kept the property in top condition.”
- Obtaining a licence is expensive and no service is offered in return
 - “A lot of money for not much return. I have not seen any evidence that it has improved standards across the borough or has dealt with issues that previous/existing legislation could have done.”
 - “The fee is high to register, and it does not seem as if the council is providing a good service in return.”
- The application and inspection processes are badly organised, slow, and unprofessional.
 - “As I recall it took some time for the application process to be completed, through no fault of my own, but owing to delays from the Council team dealing with the applications.”
 - “found the application process confusing and could not find the landlords terms and conditions on the website.”
- Responsible landlords are penalised, especially those with only one property.
 - “As a landlord who cares about their property, a licence does not make me act any different or change my duty of care for my property. I had

every intention of being a good landlord regardless. I find the scheme to be a complete disregard for good landlords”

Analysis

Stage 1 of the consultation exercise indicated in particular that landlords, who considered themselves responsible and compliant, felt that they were being treated harshly. Detailed analysis and question responses can be seen in the PDF below.

In light of the responses to Stage 1 of our consultation exercise, it was important that Stage 2 respond to the feelings commonly expressed by respondents.

Please refer to supporting documents for the report on the analysis of the informal consultation review.

Consultation Stage 2: 1st December 2017 – 23rd February 2018

Overview

We received 816 responses in total from the following stakeholders: landlords, property agents, tenants in the private rental sector, business owners, residents of Barking and Dagenham, residents out of the borough, and others.

We asked our stakeholders various questions about a new licensing scheme, including:

- Do you think a new scheme would have a positive impact, negative impact, or no impact?
- How important is a licensing scheme in addressing the following features of the private rented sector? ...
- Should landlords with a history of providing a good service be acknowledged by the council in a positive way?
- Should landlords with a history of providing a bad service be acknowledged by the council in a negative way?

Common proposals to address problems caused by so-called bad landlords were as follows:

- Offer of support and training
 - “The landlord should be given some sort of incentive and training or clear instruction on how to provide a good service to their tenant”

- “Training and support. Not draconian punishments.”
- Prohibit bad landlords from renting out property
 - “They should be prosecuted and banned from renting private properties to stop them making money from the vulnerable”
 - “A bad landlord needs to be stopped and action taken. They should be refused to let out their properties as this will hit the landlord harder”



Analysis

Given the responses to Stage 2 of the consultation exercise, it was important that Stage 3 reflect the consensus view that we should distinguish between so-called good and bad landlords. By building on the sentiments expressed at Stage 2, we have been able to present the public with a proposed fee scheme, which recognizes and rewards landlord compliance.

A detailed analysis of Stage 2 of the consultation can be found in the appendices of the report on the webpage titled Review of Informal Consultation.

Consultation Stage 3: Friday 21st September 2018

This report represents Stage 3 of our consultation exercise and, as indicated above, presents our proposal for a new borough-wide, selective licensing scheme.

The exercise will run from Friday 21st September 2018 to Monday 17th December 2018.

APPENDIX 3

Data and methodology

Population growth

The key sources of information regarding tenure and change over time has been the Census from 1981 to 2011.

Population data between 1981 and 2011 has been collated using census data, and 2017 population estimates have been created by a combination of administrative records such as the current private sector licensing scheme, Council tax and benefit records.

For 2017 we have used a combination of administrative sources, including the current private sector licensing scheme, Council tax and benefit records.

The 2017 estimate for the number of private rented properties is likely to be conservative, given that we believe there may be a significant number of properties for which we do not hold data that would define them as such.

Our most recent estimate of private rented occupied properties is 20,115 in October 2017.

Anti-social behaviour

We receive ASB reports through several contact points, either directly, by email, through our Call Centre, Member enquiries or our website.

These complaints/reports may relate to individual addresses or non-addressable locations such as a street, or park. The council system used to collate these reports is called Civica.

ASB-related and additional data were collected from Civica for dates between 1st April 2013 and 31st March 2017, spanning 4 years and totalling 62,923 records.

This period enabled us to create an overall picture of ASB in the borough, as well as a change-over-time analysis. It was therefore possible to compare changes that may have occurred since the introduction of the current selective licencing scheme.

These data were separated into property-related and non-property-related events to enable two levels of analysis.

The coding categories on Flare/Civica are numerous and sometimes inconsistent, so an exercise to re-categorise the 150+ variations was undertaken to reduce these categories to just 6, enabling a more robust analysis.

The final categories for this stage of the analysis are as follows.

- ASB: ASB (general), Eyesore Gardens, Fly tips, Noise, Graffiti (total – 43,598)
- Service Requests: Pest related service requests, building condition related service requests. (4,664)
- Other: this category included commercial related records and were not used in the analysis. (11,501)

To identify records associated with a property, we selected all records that had a full address attached.

For all ASB, pest and condition categories this resulted in 35,617 records. The addresses for these records were matched against our Land and Property Gazetteer to establish a geographical grid reference and Unique property reference number (UPRN) for each property.

We then joined the geo-coded records with our Resident Matrix to enable the identification of tenure, ward, and other factors at a household level.

Tenure was simplified into “Social Rented”, “Private Rented” and “Owner Occupied”.

The Residents Matrix is a “census” of all occupied households and residents in the borough. It is derived from local Council and NHS administrative datasets and aims to cover all residents, regardless of whether they are council service users.

We created a second dataset, which included all records described above as well as records associated with a location other than a property – for example a street or park.

To measure change over time, we selected the financial years 2014/15 and 2016/17, representing a year at the beginning of the selective licencing scheme and a year which included the most current data available.

Housing conditions

We gather our data regarding the condition of properties in the private rented sector during visits undertaken by our Compliance Officers. They use the HSSRS Category 1 and 2 hazards list, under Part 1 of the Housing Act 2004, to determine the severity and type of hazards found at a property.

Migration

The Office for National Statistics (ONS) produces annual mid-year population figures, which are accompanied by information about births, deaths, and migration

(components of change). From these figures we can ascertain and describe migration levels.

Table 11 shows the components of migration between mid-2007 and 2016.

YEAR	Internal Migration In	Internal Migration Out	Internal Migration Net	International Migration In	International Migration Out	International Migration Net
2007	10,970	12,475	-1,505	2,819	1,125	1,694
2008	11,037	11,982	-945	3,360	892	2,468
2009	11,107	10,737	370	3,679	948	2,731
2010	11,228	11,361	-133	3,878	574	3,304
2011	10,840	11,487	-647	3,160	586	2,574
2012	11,975	12,527	-552	2,477	906	1,571
2013	12,354	12,612	-258	2,272	869	1,403
2014	12,928	14,046	-1,118	3,426	883	2,543
2015	12,923	14,099	-1,176	3,347	838	2,509
2016	12,687	14,263	-1,576	4,125	824	3,301

International Migration change over 10 years to 2016

Table 11: Migration Levels between 2007-2006

Source ONS mid-year estimates

The table demonstrates a steadily increasing number of people migrating into the borough each year – and critically a net increase in the borough’s population.

International migration into the borough has been the main driver of this net increase.

Importantly, because of this high population turnover there is a correspondingly high churn in property and, as described in this report, this is concentrated in the private rented sector.

Deprivation

The index of multiple deprivation (IMD) is the official measure of relative deprivation for small areas or neighbourhoods in England.

IMD 2015 ranks every small area or neighbourhood in England from 1 (most deprived area) to 32,844 (least deprived area) and is based on 37 separate indicators, organised across seven distinct domains of deprivation, which are combined using the following weights:

- Income deprivation 22.5%;
- Employment deprivation 22.5%;
- Health deprivation and disability 13.5%;
- Education, skills and training deprivation 13.5%;

- Barriers to housing and services 9.3%;
- Crime 9.3%; and
- Living environment deprivation 9.3%.,

The small areas or neighbourhoods used are called lower-layer super output areas (LSOAs), of which there are 32,844 in England. They are designed to be of a similar population size with an average of 1,500 residents each. There are 110 LSOA's in Barking and Dagenham.

We compared deprivation scores for the wards in our borough with scores for the following:

- London Borough of Barking & Dagenham
- London
- England

Rates for Job Seekers Allowance claimants are published at borough, ward and LSOA level by ONS on a regular basis. These reflect the number of claimants as a proportion of the working age population.

Household income data for 2016 is available from CACI (Paycheck Directory) at borough, ward and LSOA level.

Crime

Each month, the Metropolitan Police publish data about the number of crimes at three different geographic levels in London (borough, ward, lower super output area), according to crime type. Data is available for both major and minor crime categories.

We have matched this data to the ONS 2016 mid-year population estimates to establish rates of major and minor crimes per 1,000 population at region, borough, ward and LSOA level.

We have also compared rates of crime per 1,000 population for the most recently available 12-month period (December 2016 to November 2017) with rates for the previous 12-month period (December 2015 to November 2016).

We compared crime rates for each ward in the borough with average rates for the following:

- Barking & Dagenham
- London
- East London
- Outer London
- our CIPFA nearest neighbours.

APPENDIX 4

Proposed Application Form

Please refer to the supporting documents on the website to locate this document.

APPENDIX 5

Proposed Licensing Conditions

Please refer to the supporting documents on the website to locate this document.

APPENDIX 6

Equality Impact Assessment

Please refer to the supporting documents on the website to locate this document.

APPENDIX 7

Proposed Designation

Please refer to the supporting documents on the website to locate this document.