



PRIVATE RENTED PROPERTY LICENSING IN BRENT

**Examining the link between the private
rented sector, anti-social behaviour and
the other prescribed criteria for
extending selective licensing in Brent**

**Brent Council
Private Housing Service
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Executive Summary

This Brent research builds on the evidence base undertaken in 2014 for the introduction of discretionary licensing in Brent and further to the 2016 consultation proposal document. It aims to provide the further information to support the Council's proposal to extend selective licensing to all or most of the other areas of the borough. This research is separate to an independent research commissioned by Brent from Mayhew Harper Associates (MHA). The key steps taken in this study were to identify the private rented properties across the borough, to obtain Anti-social behaviour (ASB) and related datasets, to evidence the levels of migration, deprivation, crime across the borough, and to investigate the correlations between PRS and ASB and of the PRS and these additional criteria.

The comparative research has already found that:

- **Anti-social behavior:** There are high levels of Police recorded ASB across all wards and some wards have significantly higher than the average. In 2015-16 ASB calls to police in Brent were 25 per 1000 head of population. A review of the enviro-crime data supports the correlation between the private rented sector and anti-social behaviour at specific locations and across the borough. We have examined such factors as noise, waste and fly-tipping now termed (illegal rubbish dumping IRD), alcohol drinking, graffiti etc. We have also considered our residents attitude to enviro-crime problems and safety issues in the borough.
- **Poor housing conditions:** From the English Housing Condition Survey (EHCS) 2015 report, a fifth of dwellings (19%) failed to meet the Decent Homes Standard. The private rented sector had the highest proportion of non-decent homes (28%). A significant amount of the complaints we receive are about poor property conditions. The majority of enforcement interventions where serious hazards exist relate to overcrowding, poor heating, damp and mould, gas, fire and electrical safety owing to poor management by landlords. Where poor conditions in the PRS stock is more than 19% we consider this to be higher than the national average.
- **Level of migration:** The population has been projected to increase from 313,100 in 2011 to 328,200 by 2016. National Insurance Number Registrations of overseas nationals (NINo) figures from DWP for Brent show that overseas registration rose by 33.6% between the period 2013/14 and 2014/15. This represents a figure greater than 15% in the 12 month period. Since the introduction of licensing there has been a stepped increase in formal housing act enforcement by private housing officers in Brent. An ethnicity analysis of the 34 completed private housing prosecutions for the 6 months Jan 2016 – July 2016 show over 62% of tenants are from EU states with a further 18% of Asian origin. As part of a wider strategy, the Council wants to improve the economic conditions of the area and ensure that all people occupying private rented properties live in well managed housing and in acceptable conditions.
- **Levels of deprivation:** The indices of deprivation is the official measure of relative deprivation for small areas in England. The deprivation is measured using a number of domains; some domains are rated more highly than others so make up more of the score. Brent has 173 Lowest Super output Areas (LSOAs). In 2015 Brent rated 39th in the most deprived rank according to the index of multiple deprivation (IMD). Stonebridge and Harlesden rank 8th and 18th in the top 25 most deprived wards in

London. The living environment domain includes measures for indoor living environment - the quality of housing, which has sub-domains of a) social and private housing in poor condition and b) houses without central heating.

- Levels of crime: Crime levels mapped from March 2015 – February 2016 show that monthly levels in Brent are high although lower than averaged across London. The levels of crime show a positive correlation with the PRS though this is much less positive than observed in the social sector.

Crime rates – per thousand population

	2015/16	2016/17
Brent	80.6	71.7
London	85.4	74.2

Source: Brent Community Safety Partnership Team

Since the earlier study and publishing the consultation proposal document we have been gathering further data and evidence and we have looked at the new Government criteria for introducing selective licensing.

Summary of Findings

This in-house study finds:

- That the private rented sector has now estimated at 37,466 and makes up 31.3% of the 119,662 domestic properties in Brent and makes up 38% of the 98,833 private sector stock total.
- This report also shows that in areas where there is a greater prevalence of private rented sector housing (PRS), issues such as anti-social behaviour (ASB) are more likely to occur.
- The analysis shows that the PRS and ASB are positively correlated overall across the borough, and within many individual wards this is significant apart from a few wards in the north of the borough. The most positive correlations are between PRS and police recorded ASB. Following this, there are also positive correlations between PRS and illegally dumped waste reports, PRS and police recorded crime, as well as PRS and noise complaints.
- There are also positive correlations with poor property conditions, deprivation, migration and crime at ward and LSOA level.

More detailed findings at individual ward level show that;

Those wards which have a high proportion of properties flagged as PRS (including those properties already licensed) there is a greater likelihood that the wards will also be worse affected by ASB issues, when compared with wards with a lower proportion of PRS properties. This correlation is strongest when looking at PRS including properties already licensed. The correlation between Single Family PRS properties and ASB is also evident, with wards with higher proportions of single family PRS properties seeing greater levels of ASB.

When looking at individual components of ASB and their relationship with PRS (including licensed properties), police recorded ASB has the strongest correlation against PRS, followed by fly tipping reports, police recorded crime and noise complaints. When looking at single family PRS, the strongest correlations are with fly tipping reports, followed by noise complaints.

Several wards frequently feature as being marked by high levels of PRS (both including and excluding licensed properties) and high levels of ASB. These include Harlesden, Kensal Green, Willesden Green, Stonebridge, Wembley Central, Dudden Hill and Mapesbury.

In addition to positive correlations between PRS and ASB, there are also notable correlations between deprivation and PRS; some of Brent's most deprived wards, including Stonebridge, Harlesden, Kilburn, Willesden Green, Kensal Green and Dudden Hill (Table 11) are also marked by having some of the highest proportions of Single Family PRS in the borough.

Opposite correlations with ASB can be seen when looking at wards with high proportions of properties marked as HMOs, social rented and the owner occupied or 'other tenure' (these properties are not flagged as PRS or council properties). Figure 13 shows that the correlation for HMO is lower ($R^2 = 0.48$) and for example, Figure 14 shows that the social rented sector has a coefficient of ($R^2 = 0.01$). The highest proportions of owner occupied / 'Other tenure' properties see the lowest levels of all recorded ASB.

The review of the five criteria has resulted in graphs which show that problems exist to varying extents for each ward but they are significantly widespread across the whole borough.

Overall there is a strong positive correlation between ASB and PRS across the borough, with an R-squared value of 0.73. There is notable positive correlation between PRS and ASB – especially for Police recorded ASB, illegally dumped waste, and police recorded crimes. Stonebridge, Harlesden, Wembley Central and Willesden Green often feature as being areas with high PRS and ASB (and related issues), this proving the status of the already licensed wards but indicating that ASB issues still significantly persist in those areas. To these Kensal Green, Mapesbury and Dudden Hill now feature prominently in the correlation (Figures 5-7).

There is a positive relationship in that wards with a higher proportion of Single Family PRS also see greater amounts of anti-social behaviour. (Figures 8-12). This is particularly true for wards such as Harlesden, Kensal Green, Willesden Green, Stonebridge, Wembley Central and Dudden Hill.

There is a high positive correlation between the PRS in Brent ($R^2 = 0.78$) and **poor property conditions**. Table 9 and Figure 15 show that only Kenton, Northwick Park and Queens Park can be singled out as not being a serious problem. Table 10 and Figure 16 show that when assessing these complaints there is a positive correlation ($R^2 = 0.87$) with disrepair as recorded by category 1 and category 2 hazards. Where we take the count for category 1 hazards as being *non-decent*, 997 out of 1726 properties or 57.8% of properties assessed are non-decent. This compares with a national average of 28% for the PRS.

As some wards also rank highly in respect of **migration, deprivation and levels of crime**, overall there is justification of Brent's proposal to extend selective licensing to most of its area.

A recommendation for extending to this degree required consideration of the 20% rule and therefore Secretary of State's confirmation of any scheme likely to be approved by Brent Council. There is also a strong individual ward - specific criterion link which could form the basis of a multiple designation selective licensing scheme recommendation.

Introduction

In 2014, the Council led project (Additional and Selective Licensing in the Private Rented Sector in Brent: A Consultation Exercise, HQN) looked at the links between the private rented sector (PRS) and anti-social behaviour (ASB) and identified areas within the Borough that were suffering from high levels of anti-social behaviour and environmental issues. We were confident that the evidence showed that poorly managed private rented sector housing contribute to anti-social behaviour in some areas and on this basis, the Council introduced two types of licenses in the spring and summer of 2014, both of which came into operation on 1st January 2015.

Firstly, in April 2014 the Executive approved the introduction of an Additional Licensing scheme for the whole borough for houses in multiple occupation (HMOs). This requires all landlords who let a property that is occupied by three or more non-related occupiers who share some basic amenities, such as a kitchen, to have a licence.

Secondly, in August 2014, Cabinet approved the introduction of a Selective Licensing designation for three wards of Harlesden, Wembley Central and Willesden Green where anti-social behaviour was identified as a significant problem linked to the poor management of private rented housing. Since the current schemes were implemented, the government has introduced a range of new criteria that council's may take into account when considering their approach to licensing.

This research seeks to provide evidence for extending selective licensing to other areas in Brent. It re-examines the link between the PRS and ASB, as well as the additional conditions of poor property conditions, levels of migration, deprivation and crime which were introduced by the Government in 2015. The evidence of this report will be used to inform the decisions on licensing in Brent.

A key part of the exercise was to assemble a wide range of datasets and evidence from the Council, the Metropolitan Police and other credible sources to estimate and map the locations of PRS in Brent, and also to map and correlate the PRS to the licensing conditions criteria.

The datasets have been significantly updated since the 2014 study. An independent study has been commissioned from Professor Les Mayhew of Mayhew Harper Associates, with whom the datasets were shared. A schedule of the datasets is provided in the appendix of this report.

Background to Brent

The private rented sector in Brent is large and growing. In 2011 there were 35,000 properties in the sector in the Borough - over 32% of the housing stock. In 2014, the percentage of the PRS in Brent was at approximately 35%, which was significantly higher than the London (27%) and national (20%¹) figures. As this trend continues the private rented sector is now bigger than the social rented sector provided by the Council and housing associations in Brent.

Much of the private rented sector in Brent offers good accommodation for people who want to live in the Borough, but parts of it are badly managed and the quality of some rented accommodation is poor and in some cases, unsafe.

There is also evidence that poorly-managed privately rented properties are having a negative impact on some neighbourhoods. Anti-social behaviour (ASB), nuisance neighbours and accumulations of rubbish can be linked to the failure of private landlords to effectively manage their properties and tenancies. Overcrowding, subletting and illegal conversions are also features of the private rented sector in Brent on the back of the huge demand for housing in the borough, and in London as a whole.

Selective Licensing Evidence and Anti-social behaviour

Before a selective licensing scheme can be introduced, Brent Council must be satisfied that the area is experiencing a significant and persistent problem caused by anti-social behaviour, and that some or all private sector landlords in the area are failing to take action to combat the problem that it would be appropriate for them to take; and that making of a designation, will, when combined with other measures taken by the local housing authority (LHA), or by other persons together with the LHA, will lead to a reduction in, or the elimination of, the problem.

Additional criteria for making a scheme are now in force.

<http://www.legislation.gov.uk/ukxi/2015/977/contents/made>. In addition to the already existing low demand and antisocial behaviour criteria, the Department for Communities and Local Government "Selective Licensing in the Private Rented Sector" Guide for Local Authorities states that a selective licensing designation may be made if the area to which it relates satisfies one or more of the following conditions, being an area experiencing:

- i. Low housing demand or is likely to become such an area;
- ii. Significant and persistent problem caused by anti-social behaviour (ASB);
- iii. Poor property conditions;
- iv. High levels of migration;
- v. High level of deprivation;
- vi. High levels of crime.

A new General Approval came into force on 1 April 2015. Brent Council will be required to obtain confirmation from the Secretary of State for any licensing scheme which would cover more than 20% of its geographical area or would affect more than 20% of the privately rented homes in the Borough. This may be

¹ English Housing Survey 2015 to 2016

especially so, given that there is already a scheme in place covering the Harlesden, Willesden Green and Wembley Central electoral wards.

The new legislation, The Selective Licensing of Houses (Additional Conditions) (England) Order 2015 is supported by non-statutory guidance document, *Selective licensing in the private rented sector: A Guide for local authorities*, DCLG, March 2015 explains the criteria for making a selective licensing scheme and the type of evidence needed to support a designation.

Before proposing a designation and embarking on a consultation the local housing authority must identify the problems affecting the area to which the designation will apply and provide evidence to support the existence of the problems.

The proportion of properties is a statutory requirement- see The Selective Licensing of Houses (Additional Conditions) (England) Order 2015 - Article 3 (1) (a). It is a prerequisite to making a scheme that such a review has been carried out. The Selective Licensing of Houses (Additional Conditions) (England) Order 2015 – Article 4 (a).

Defining Anti-social behaviour

Section 80 (6) (a) of the Act gives LHAs the power to make a Selective Licensing designation if “the area is experiencing a significant and persistent problem caused by anti-social behaviour.” The For the purposes of the Housing Act 2004, “anti-social behaviour” as defined in s100 of the Act by reference to section 57 (5) means conduct on the part of occupiers of, or visitors to, residential premises—

(a) which causes or is likely to cause a nuisance or annoyance to persons residing, visiting or otherwise engaged in lawful activities in the vicinity of such premises, or

(b) which involves or is likely to involve the use of such premises for illegal purposes.

An area can be deemed to be suffering from significant and persistent anti-social behaviour if it suffers from:

Crime: tenants not respecting the property in which they live and engaging in vandalism, criminal damage, burglary, robbery/theft and car crime.

Nuisance Neighbours: intimidation and harassment; noise, rowdy and nuisance behaviour; animal related problems; vehicle related nuisance. Tenants engaged in begging; anti-social drinking; street prostitution and kerb-crawling; street drugs market within the curtilage of the property.

Environmental Crime: tenants engaged in graffiti and fly-posting; fly-tipping; litter and waste; nuisance vehicles; drugs paraphernalia; fireworks misuse in and around the curtilage for their property.

An area may suffer from a mixture of the problems and individual properties may suffer from a combination of them.

Identifying private rented properties in Brent

Table 1 shows that at the time of the 2011 census, there were 34,735 privately rented households in Brent (31.5% of all households). This was a considerable increase from the 2001 census of a population of 263,464, at which time private rented properties accounted for 20.2% of households in the borough.

Table 1: The private rented sector in Brent: 2001 and 2011 by Ward

	All households 2001	Private rented or living rent-free 2001	PRIVATE RENTED SECTOR as % of total 2001	All households 2011	Private rented or living rent-free 2011	PRIVATE RENTED SECTOR as % of total 2011	PRIVATE RENTED SECTOR: total	PRIVATE RENTED SECTOR: % change
Alperton	4,198	806	19.20%	4,156	1,294	31.14%	488	61%
Barnhill	4,922	886	18.00%	5,407	1,492	27.59%	606	68%
Brondesbury Park	4,849	1,176	24.25%	5,338	1,799	33.70%	623	53%
Dollis Hill	4,245	669	15.76%	4,264	1,053	24.70%	384	57%
Dudden Hill	4,950	1,156	23.35%	5,198	1,839	35.38%	683	59%
Fryent	4,418	793	17.95%	4,374	1,236	28.26%	443	56%
Harlesden	4,965	850	17.12%	6,654	2,157	32.42%	1,307	154%
Kensal Green	4,447	935	21.03%	6,063	2,181	35.97%	1,246	133%
Kenton	4,045	510	12.61%	3,866	800	20.69%	290	57%
Kilburn	6,594	1,437	21.79%	7,658	2,284	29.83%	847	59%
Mapesbury	5,747	1,936	33.69%	6,307	2,885	45.74%	949	49%
Northwick Park	3,887	539	13.87%	4,139	854	20.63%	315	58%
Preston	4,765	852	17.88%	4,995	1,536	30.75%	684	80%
Queen's Park	5,205	1,145	22.00%	6,274	2,213	35.27%	1,068	93%
Queensbury	4,285	654	15.26%	4,727	1,095	23.16%	441	67%
Stonebridge	5,865	585	9.97%	5,903	997	16.89%	412	70%
Sudbury	4,747	965	20.33%	4,843	1,641	33.88%	676	70%
Tokington	4,172	815	19.53%	4,864	1,710	35.16%	895	110%
Welsh Harp	4,856	960	19.77%	4,809	1,415	29.42%	455	47%
Wembley Central	3,630	785	21.63%	4,380	1,531	34.95%	746	95%
Willesden Green	5,184	1,728	33.33%	6,067	2,723	44.88%	995	58%
Total	99,976	20,182	20.19%	110,286	34,735	31.50%	14,553	72.11%

Source: Census data – 2001, 2011

Table 2: Tenure changes 2001 – 2011 in Brent and London comparison

Tenure	2001 census	2011 census	% change in Brent	% change in London (MHA)
Privately rented	18%	30%	+67%	+65.5%
Owner occupied	54%	43%	-20%	-6%
Social rented	24%	24%	0%	-1%
Other*	3%	3%	0%	
Total Brent	99,991	110,286	10%	
Total London	3,015,997	3,266,173		8%

*This "other" includes those living rent free

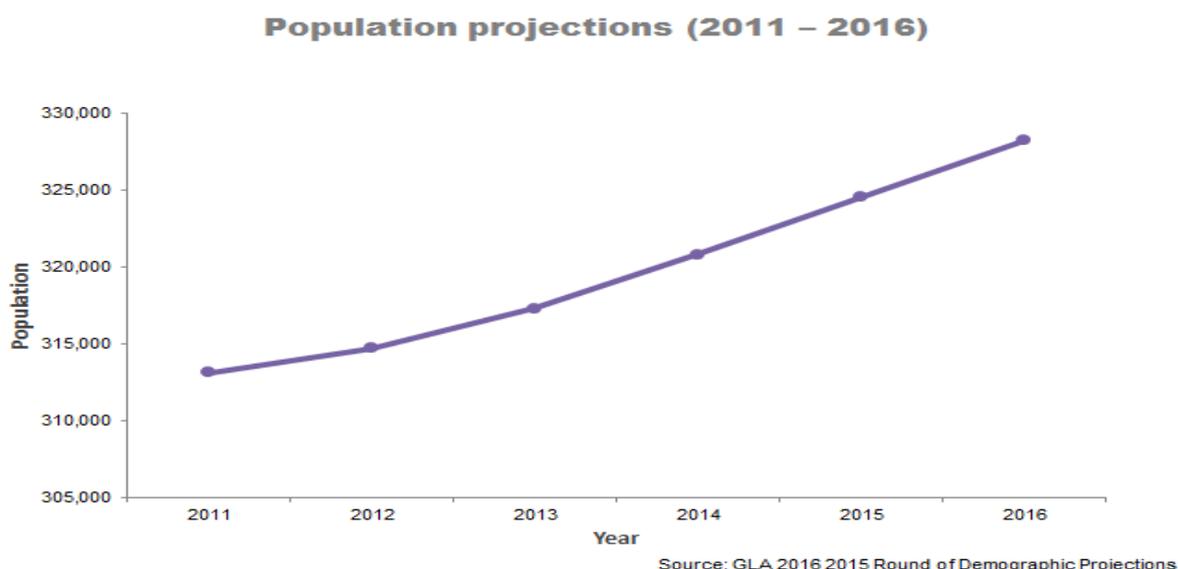
The percentage change across all tenures is a good indicator of the movement in the housing status of the borough. Table 2 shows these changes and when compared with the average across all London boroughs indicates that the PRS in Brent rose higher (10%) than the average across London (8%). Owner occupation fell more than three times as rapidly (20%) in Brent than across London.

Comparatively according to the EHS 2015-16 Headline Report; **owner occupation** makes up 63%, the **private rented sector** 20% and Social rented sector 17% of all households in England. The report gives the PRS in London at 49% with no change in the social sector.

In addition to the growth of the private rented sector (PRS) in recent years, the overall population of the borough has also seen steady growth. At the time of the 2011 census, the total population was 311,000, and this has since increased to 328,000² according to most recent estimates as shown in figure 1 population projections below.

² GLA: 2015 round population projections

Figure 1 - Population Projections for Brent



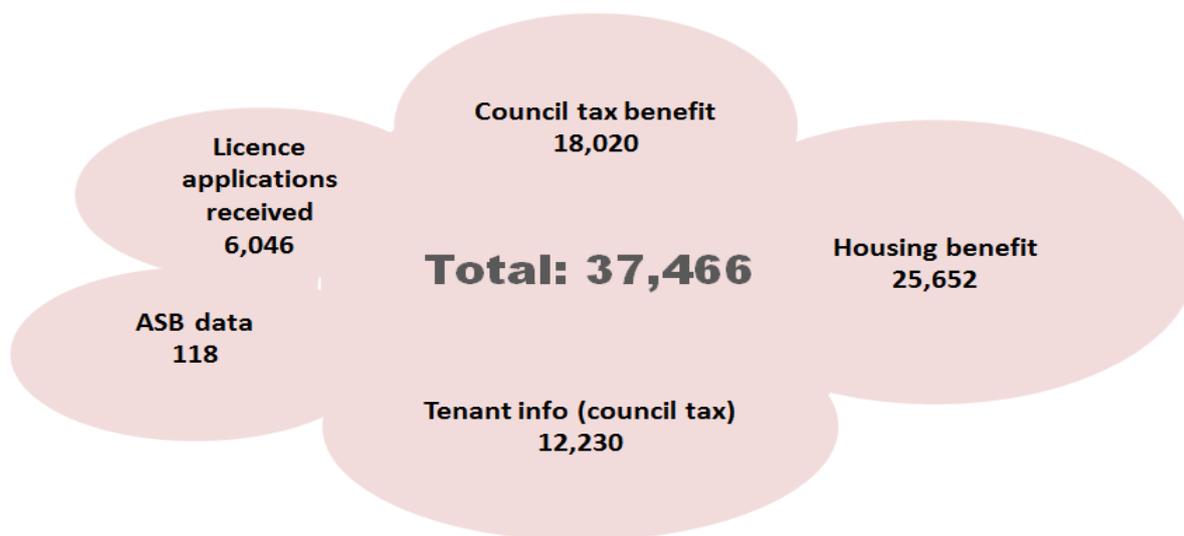
Given the continued growth in the overall population, as well as the increased size of the PRS, there is good reason to suggest that the number of privately rented households in the borough will have continued to increase since the 2011 census.

To help test the assumption that the PRS sector in Brent has continued to grow, we collected data from various sources to identify the current extent of the PRS in Brent. The data sets were as follows:

Table 3: Data sources used to identify PRS properties in Brent

Source	Description	Number of properties
Licence applications and exemptions received	List of all properties which have already made HMO and single family household applications for licences and are therefore known PRS	6,046
Council tax benefit	Council tax benefit data contains information on if a property is occupied by a private tenant	18,020
Housing benefit	Housing benefit data contains information on if a property is occupied by a private tenant	25,652
Tenant info (council tax records)	Council tax collection information on when a customer has moved into a property. As part of this they are asked if they are occupying as an owner or tenant.	12,320
ASB data	The council’s ASB team record tenure information on properties visited	118

Figure 2: Composition of the PRS in Brent



All of Brent's 119,663 domestic properties were then given a flag if they appeared in at least one of the above datasets. The known social stock (20,830), that is, the council owned stock which is managed by Brent Housing Partnership (BHP) plus the Housing Association stock, is removed from this gross total to give an estimated private stock of 98,833. **The level of private rented properties is 37.9% of Brent's 98,833 total privately owned stock. The overall estimate of Brent's current PRS is 37,466 properties or 31.3% of the domestic properties.** This should be compared with the London average of 27% and 18% outside London. (Source: 2014-15 English Housing Survey, full household sample).

As a starting point for predicting the PRS we have used ward level Census 2011 data but this data is some six years or so old. Predicting the PRS cannot be exact and our estimate is based on certain information as to the likelihood of a property being privately rented or otherwise. The council records of the properties that we know of for certain to be PRS, including the properties on our licensing register and applications made databases increases the confidence in our methods and results.

Table 4 below provides a ranking of the 37,466 properties currently identified as being privately rented from council sources (council tax benefits, housing benefits, tenant information from council tax, ASB data, HMO data). As these were identified as being privately rented from council held sources, we can be sure with a high degree of certainty as to their tenure type. The total number of domestic properties for each ward was then calculated, and the percentage PRS of all properties was then calculated and ranked.

Table 4: Ward rankings for PRS 2016

Ward	% of total area of Brent	Number PRS	Percentage PRS of all properties	PRS rank
Harlesden	3%	3 627	52%	1
Willesden Green	7%	3 305	51%	2
Wembley Central	11%	1 887	39%	5
Dudden Hill	15%	2 075	37%	7
Kensal Green	18%	2 255	37%	4
Stonebridge	27%	2 446	35%	6
Mapesbury	30%	2 232	34%	13
Barnhill	37%	1 897	33%	3
Welsh Harp	42%	1 587	31%	8
Dollis Hill	47%	1 409	29%	18
Sudbury	52%	1 540	29%	17
Preston	58%	1 527	29%	11
Alperton	63%	1 375	27%	9
Kilburn	65%	2 168	27%	10
Brondesbury Park	69%	1 369	25%	15
Queensbury	74%	1 274	24%	12
Tokington	80%	1 632	24%	14
Queens Park	83%	1 476	24%	16
Fryent	89%	1 012	22%	20
Northwick Park	95%	747	19%	19
Kenton	100%	570	14%	21
Totals		37,466	31.3%	

Predicting PRS Households

Predicting the number of single family households and therefore the estimated number of properties to which selective licensing would apply if the scheme is extended in Brent is important in;

1. Identifying the distribution and locations, particularly at ward level of the PRS tenures and,
2. Establishing the link between the incidences of ASB and the levels to which the licensing criteria may exist at ward/area levels.

The methodology considered the *risk ladder* concept and *tenure profiling* to estimate the numbers of single family and of houses in multiple occupation.

The risk ladder concept and risk factor profiling

The concept is taken from that used by Mayhew Harper Associates, which suggests that properties with certain risk profiles are more likely to be privately rented, and that further, the application of specific risk factors can provide a clearer differentiation between single family and HMO tenure types. There can be many risk categories.

Mayhew's work used the 3,330 properties which are licensed under the existing Brent selective licence scheme which covers Harlesden, Wembley Central and Willesden Green electoral wards to test the assumptions. This showed certain risk factors are more highly predictive of private tenure are e.g. benefit status, no. of adults on the electoral register, nuisance complaints and disrepair history. These risk factors, when combined with council tax information e.g. council tax banding and the address details of the council tax liable party, were more predictive of HMO tenure status. Clearly the more positive **higher risk** factors observed at a particular address, the greater the likelihood of the property being privately rented. For known privately rented properties, the eligibility for housing benefit was highly predictive of single family; and the absence of council tax assistance was more predictive of HMO use.

a) Risk profiling Single Family PRS

We used the risk matrix to establish the likelihood of each property in the borough being a single family.

Through this process, we identified **17,480 properties** across the borough deemed to be at *high risk* of being **Single Family Private Rented**. The base used from which to do this risk scoring took all properties in the borough known to be privately rented (base 37,466).

These overall figures as illustrated in Figure 2 should be regarded as **minimum estimates** of the extent of PRS in Brent. It is likely that other privately rented properties exist which are not included within any of the above datasets, for example, someone could be renting a property privately but not in receipt of any benefits. The comparison allows us to be reasonably confident in our prediction of the PRS profile in Brent.

Table 5: Risk profiling Single Family PRS

Risk score	No. of households	Housing benefit at address	2 or more adults at address	Dilapidations or noise	CT band A-C
1	475	Y	Y	Y	Y
2	1,097	Y		Y	Y
3	4,560	Y	Y		Y
4	10,926	Y			Y
5	422	Y	Y	Y	
6	367	Y		Y	
7	129		Y	Y	Y
8	217			Y	Y
9	5,397	Y	Y		
10	3,716	Y			
11	1,965		Y		Y
12	3,474				Y
13	248		Y	Y	
14	187			Y	
15	2,398		Y		
16	1,888				

b) Risk profiling HMOs

As with the process of identifying single family households, properties which were assigned a risk of one to five were deemed to be at *high risk* of being a HMO. This gave us a total of **20,826 high risk HMO** properties in the borough. It is worth noting that the basis used to carry out this risk scoring excluded any properties known to be owned by housing associations, as well as those owned by the council (occupied by council tenants).

Table 6: Risk profiling HMOs

Risk score	No. of households	No Council tax reduction at address	3 or more adults at address	Reported dilapidations or noise	Council tax band D to H
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1	581	Y	Y	Y	Y
2	1,096	Y		Y	Y
3	243	Y	Y	Y	
4	1,432	Y		Y	
5	17,474	Y	Y		Y
6	82		Y	Y	Y
7	31,939	Y			Y
8	216			Y	Y
9	3,194	Y	Y		
10	34		Y	Y	
11	25,157	Y			
12	800			Y	
13	2,355		Y		Y
14	5,486				Y
15	469		Y		
16	8,275				

Anti-social behaviour data

A number of different datasets have been analysed as part of this research to examine the link between the PRS and anti-social behaviour (ASB) and related activities. Where possible we have used data which covers the same time-period (2015-16) as this builds upon the data previously collected and included in the previous study carried out in 2014. The more recent dataset is more comprehensive and the list is attached in the appendix 1 of this report. The datasets as summarised in Table 7 below have been analysed.

Table 7: ASB related datasets used in analysis

Dataset	Description	Time period	Number of records	Source
Police recorded crimes	Includes all types of crime as recorded by the Met police. Provided at point level (eastings & northings)	Sept 2015 to Sept 2016	26,029	Brent Council Community Safety team / Met Police
Contaminated waste / recycling reports	Crew reported issues of contamination and excess waste for all street level properties. Provided at property point level.	Sept 2015 to Sept 2016	121,274	Veolia
Illegally dumped waste reports	Reports made by members of the public using the Cleaner Brent reporting phone app. Data is provided at point level (eastings & northings)	Sept 2015 to Sept 2016	12,591	Cleaner Brent App
Police recorded ASB	Police recorded ASB incidents. Data provided aggregated at ward level.	2015/16	8,254	Brent Council Community Safety team / Met Police
Noise complaints	Noise complaints received by the council	Sept 2015 to Sept 2016	664	Brent Council Regulatory Services

Data Analysis

To analyse the relationship between each of the above datasets and PRS, each dataset was aggregated up to 2011 Census output area level to create a count of the number of occurrences by output area. Census output areas are the lowest level geography used to analyse census data. They consist of approximately 125 households per output area. Brent is broken up into 826 output areas.

The number of properties flagged as PRS were also aggregated up to output area geographies, and where other tenure types were also known (e.g. social rented), these were also counted up to output area level.

Aggregating all of the datasets up to output area level then allowed us to then look at correlations between each of the datasets in turn, and so explore the relationship with the PRS.

For purposes of presentation, the results from this analysis have been further aggregated up to individual ward level. There are 21 wards in Brent in total.

Research limitations

The majority of the datasets we have analysed in conjunction with PRS are based to a varying extent of self-reported information. For example, reports of illegally dumped waste would only be made by people who use the reporting tool on their smart phones, and so other cases of illegally dumped waste could go unreported. Similarly, police recorded crime or ASB are also reliant on the case being reported in the first place. There could well be other cases of crime or ASB which go unreported.

It is important therefore to consider that whilst all of these datasets give as a fairly detailed extent of ASB (and other similar issues) in the borough, it will never be a completely complete representation of the issues at hand.

Deprivation data (Indices of Deprivation) is derived from a number of sources, including for example the 2011 census. The data is available at lower-layer super output areas (LSOA) – these are small geographical areas with an average population size of 1,500 residents. This data is modelled and not based on individual household information, and so some caution should be given in its interpretation. More information can be found [here](#).

Migration data is taken from the 2011 census. This data is only available down to ward level, and so cannot be attributed to individual households.

A key limitation to consider with all of the datasets mentioned above is that although we can determine the strength of the relationship between PRS and ASB, we will never know for certain if PRS is the main contributing factor for causing more ASB, or if this is indeed the result of a number of different factors.

Research Findings

The charts overleaf show the relationship between PRS and the different datasets analysed. R-squared values are shown. The closer the R-squared value is to 1.0, the closer the correlation, and therefore the stronger the relationship between the two datasets.

Key Findings

The key findings from the charts are such:

Antisocial behaviour

- There is a strong correlation between ASB and PRS in relation to **police recorded ASB**. The highest levels of ASB were recorded in Wembley Central (744), Harlesden (640), Stonebridge (613) and Willesden Green (602). These four wards also have some of the highest levels of PRS in the borough, ranging from 52% in Harlesden to 34% in Stonebridge. There is a positive correlation between areas with a greater proportion of **Single Family PRS and police recorded ASB**. The relationship is however not as strong as with all PRS combined (0.14 compared to 0.57).
- From the distribution around the average borough % of PRS in each ward the three wards with the highest levels of **contaminated waste reports** are Brondesbury Park (13,080), Queensbury (12,206) and Barnhill (11,619). The levels of contaminated waste are also high in other wards
- There is a strong relationship between PRS and reports of **illegally dumped waste** across the borough. Harlesden, which has the highest proportion of PRS (52%), followed by Kensal Green (37%), and then Willesden Green (51% PRS). The link to the PRS is the second only to police recorded ASB highest after all of the datasets analysed.
- Overall there is a slight positive correlation (R=0.32) between **noise complaints and PRS**, with Harlesden, Mapesbury and Kilburn wards showing the highest correlation

Levels of Crime

- Overall there is a fairly strong relationship between **PRS and police recorded crime** in the borough within the wards of Stonebridge (2,282), followed by Harlesden (2,064) and Wembley Central (1,945) and Tokyngton (1,757). 24% of domestic and Police recorded crime could be dis-proportionally high in Tokyngton due to events at Wembley stadium drawing in large crowds.
- When looking at the relationship between **Single Family PRS and police recorded crime**, there is still a positive relationship in that areas with more Single Family PRS also see higher levels of police recorded crime. Stonebridge, Harlesden, Wembley Central and Tokyngton are notable outliers

Levels of Migration, Deprivation

- Wards in the south of the borough rank in the top ten for migration with Mapesbury, Willesden Green, Kilburn and Queens Park ranking highest
- There is a positive correlation in that areas with a greater proportion of Single Family PRS also tend to be more deprived.

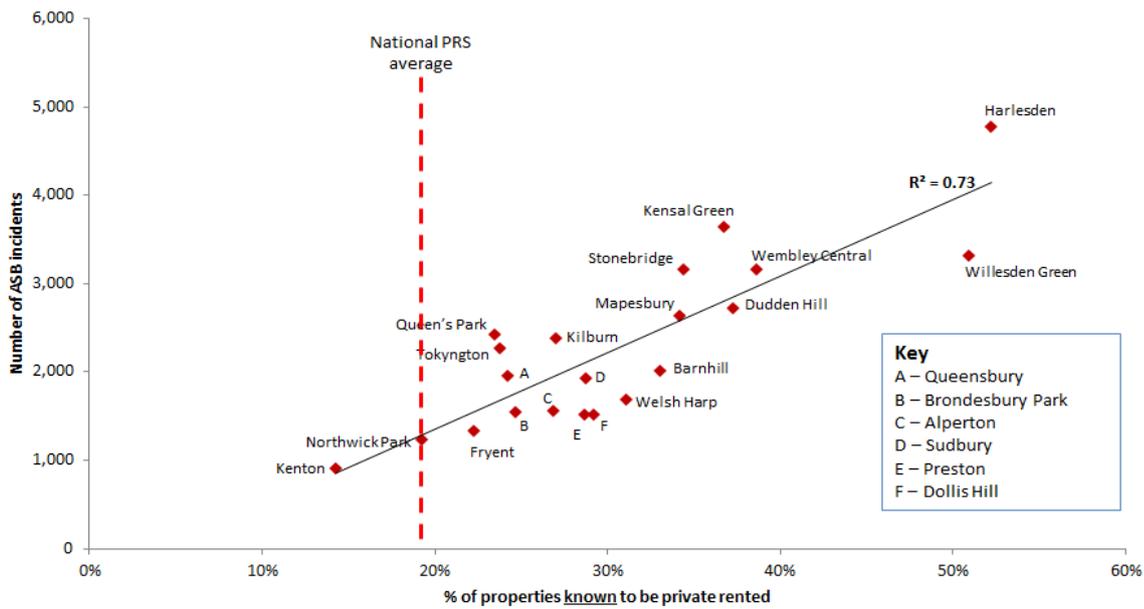
The relationship between ASB and known PRS

Table 8: All ASB combined (police crime, fly-tipping, noise, police recorded ASB)

ASB rank	Ward	% known PRS	% High risk HMO	% High Risk Single Family PRS	ASB incidents
1	Harlesden*	52%	7%	28%	4,764
2	Kensal Green	37%	11%	21%	3,630
3	Willesden Green*	51%	10%	22%	3,307
4	Stonebridge	34%	7%	18%	3,152
5	Wembley Central*	39%	25%	18%	3,147
6	Dudden Hill	37%	18%	19%	2,720
7	Mapesbury	34%	13%	14%	2,632
8	Queens Park	24%	12%	7%	2,422
9	Kilburn	27%	6%	12%	2,370
10	Tokyington	24%	23%	10%	2,258
11	Barnhill	33%	19%	16%	2,008
12	Queensbury	24%	29%	8%	1,945
13	Sudbury	29%	20%	15%	1,921
14	Welsh Harp	31%	19%	17%	1,684
15	Alperton	27%	23%	15%	1,548
16	Brondesbury Park	25%	14%	8%	1,542
17	Dollis Hill	29%	20%	13%	1,506
18	Preston	29%	25%	12%	1,504
19	Fryent	22%	24%	13%	1,322
20	Northwick Park	19%	31%	8%	1,222
21	Kenton	14%	34%	6%	907

*Wards already under selective licensing

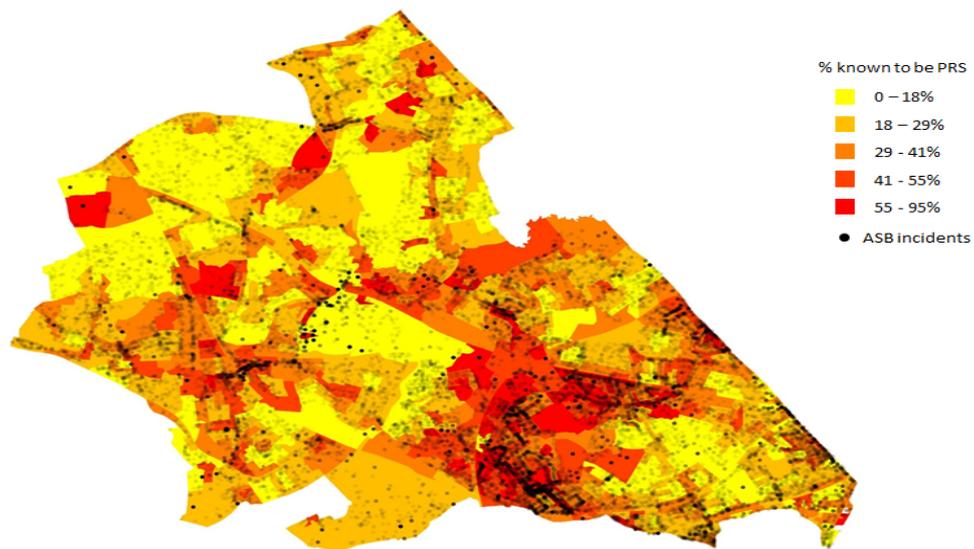
Figure 3: Number of ASB incidents* against % of ward known to be PRS**



*Includes data from four sources; police recorded crime, fly tipping reports, noise complaints and police recorded ASB – data aggregated to ward level
 **37,466 PRS records in total. These have been identified as being known PRS through various council sources e.g. housing benefit, council tax benefit which state the tenure type of the property.

The chart above shows the relationship between ASB and known PRS properties. As can be seen, wards with a high proportion of PRS housing as a percentage of their total housing stock are also more likely to see higher levels of ASB. The R-squared value for this is 0.73.

Map 1: Map showing % of properties known to be PRS by recorded ASB incidents



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04 April 2017

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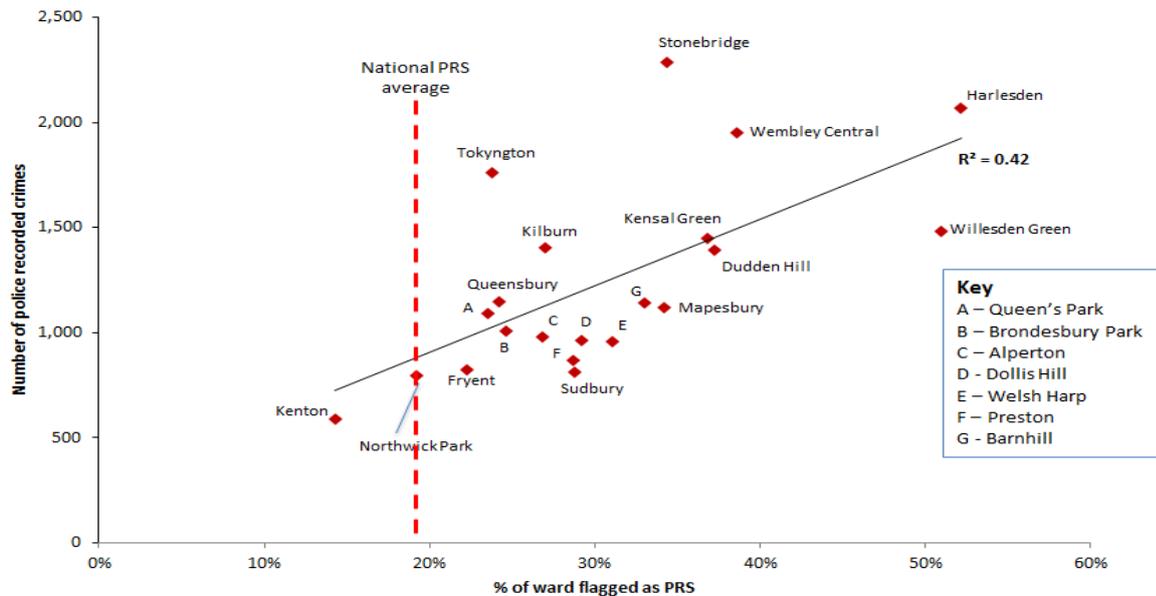


ASB includes: Police recorded crimes, Illegally dumped waste reports and Noise complaints. All data is for period September 2015 to September 2016

The map shows that ASB incidences occur at high levels across all wards with significant showings in wards southeast of the borough.

For charts 6-10 we have deliberately excluded the known 2504 already licensed HMOs where they might have occurred on this list as we are 100% confident about the status of these properties.

Figure 4: Police recorded crime by known PRS (September 2015 – September 2016)

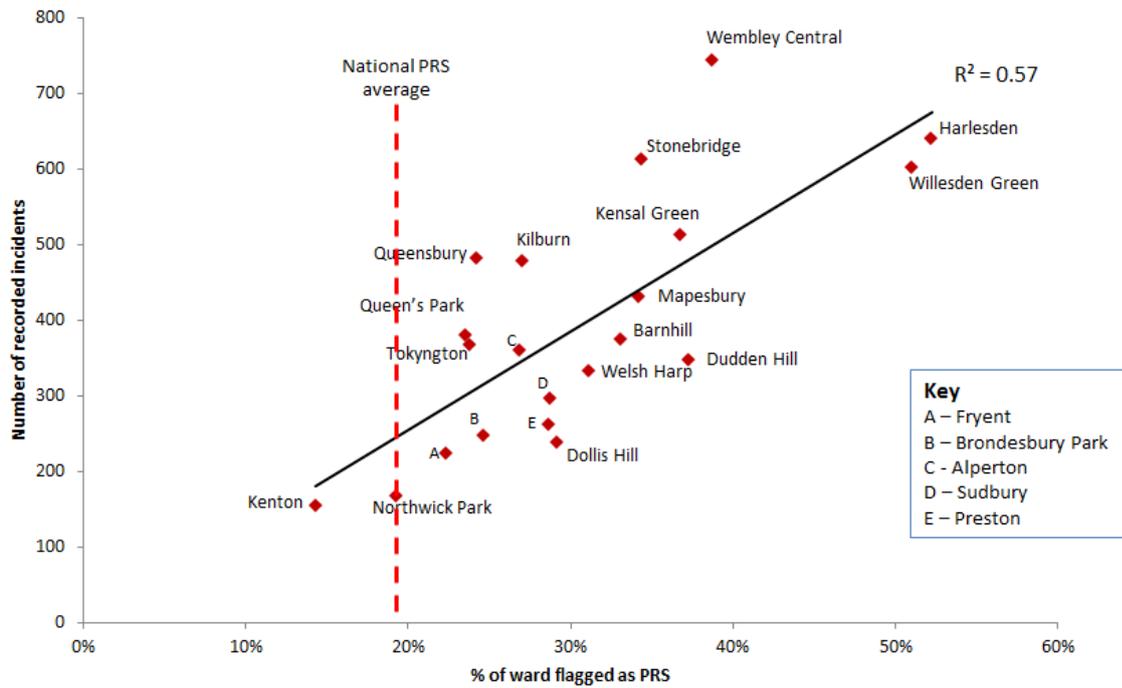


Between September 2015 and September 2016, Stonebridge saw the highest number of police recorded crimes (2,282), followed by Harlesden (2,064) and Wembley Central (1,945). According to our data, over a third of domestic properties in these wards are flagged as PRS. In contrast, Kenton and Northwick Park are the two wards with the lowest proportion of properties flagged as PRS, and both saw the lowest levels of police recorded crime in the period.

The overall R-squared value is 0.42, indicating that there is a fairly strong relationship between PRS and police recorded crime. Tokyngton saw the fourth highest level of police recorded crime in the period (1,757) albeit that there are 24% of domestic properties in the ward are flagged PRS.³

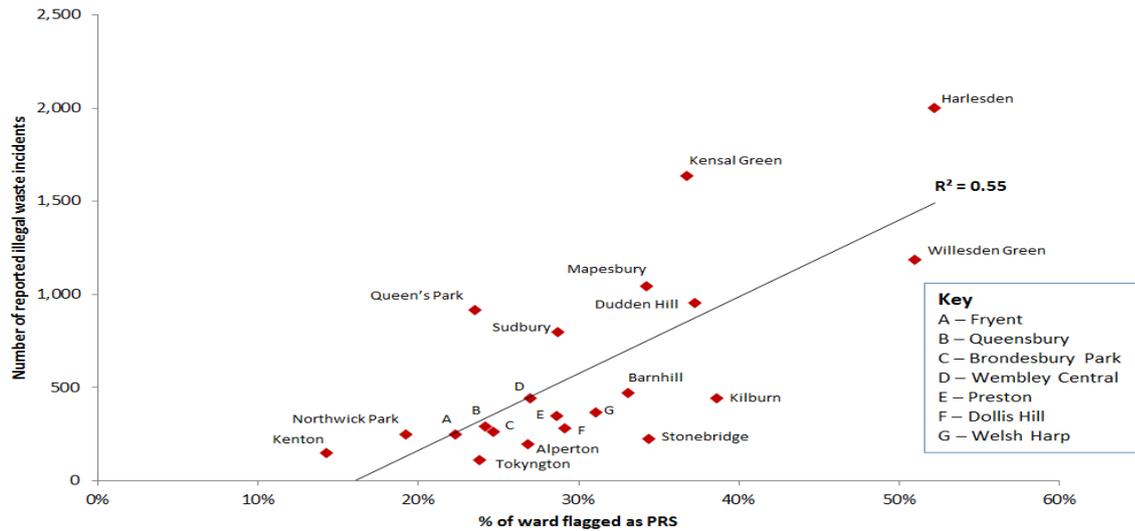
³ Police recorded crime could be dis-proportionally high in Tokyngton due to events at Wembley stadium drawing in large crowds

Figure 5: Police recorded ASB incidents by known PRS (2015/16)



During 2015/16 there were a total of 8,254 police recorded incidents of ASB in Brent. As can be seen from the chart above, the highest levels of ASB were recorded in Wembley Central (744), Harlesden (640), Stonebridge (613) and Willesden Green (602). These four wards also have some of the highest levels of PRS in the borough, ranging from 52% in Harlesden to 34% in Stonebridge. Conversely, wards with the lowest levels of PRS, such as Kenton, Northwick Park and Fryent also see the lowest levels of police recorded ASB. The R-squared value is the highest compared to all of the other datasets analysed (0.57) indicating a strong correlation between ASB and PRS.

Figure 6: Illegally dumped waste reports using Cleaner Brent app by known PRS (September 2015 – September 2016)

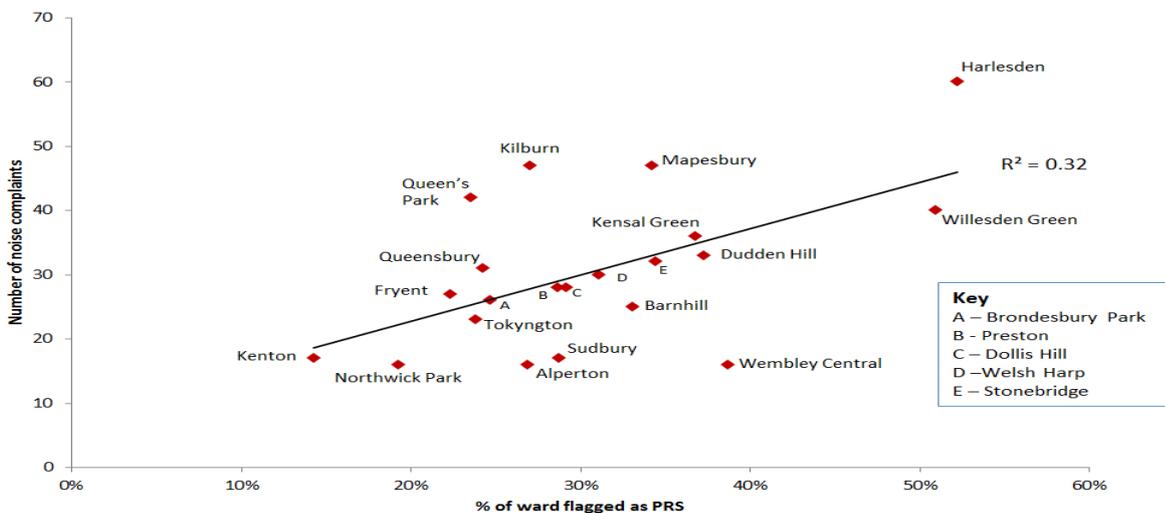


As can be seen by the chart above, there is a strong relationship between PRS and reports of illegally dumped waste across the borough. Harlesden, which has the highest proportion of PRS (52%) also saw the most reported incidences of illegally dumped waste between September 2015 and September 2016, with 2,000 reports in total. Kensal Green (37%) PRS saw the second highest number of illegally dumped waste reports (1,636), followed by Willesden Green (51% PRS) with 1,183 reports. The overall R-squared value (0.55) is the second highest seen after police recorded ASB across all of the datasets analysed.

Noise complaints

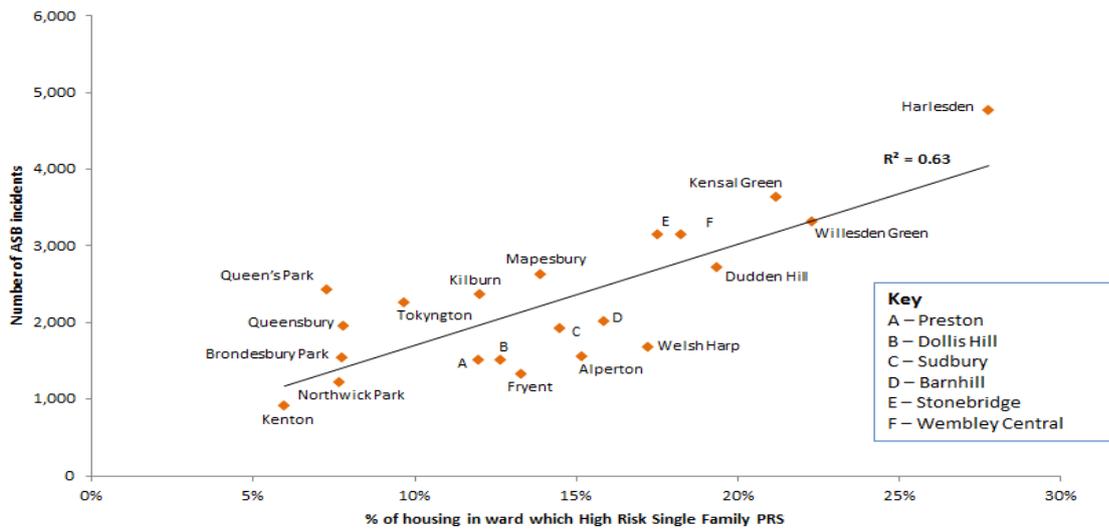
Between September 2015 and September 2016, the total number of noise complaints received by the council was 667 (Figure 7 below). These varied by ward, from a high of 62 in Harlesden to a low of 16 in Wembley Central. As can be seen in the chart above, there is a slight positive correlation between noise complaints and PRS, with an overall R-squared value of 0.32.

Figure 7: Noise complaints by known PRS (September 2015 – September 2016)



The link between ASB and High Risk Single Family PRS

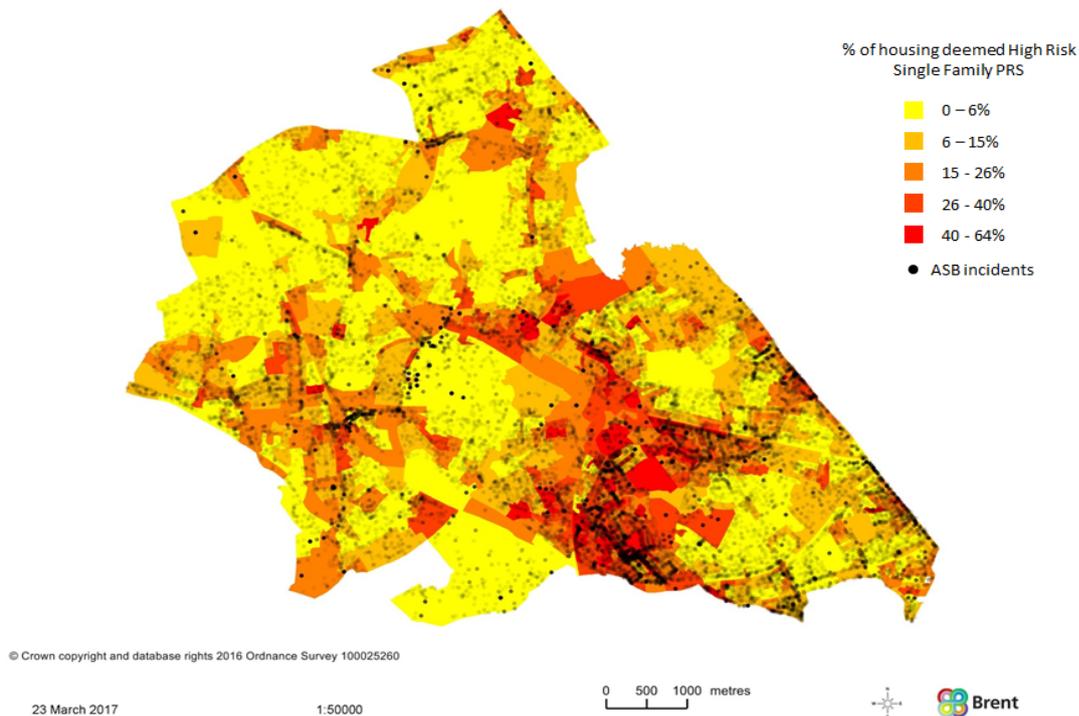
Figure 8: Number of ASB incidents* against % of ward where housing is predicted to be High Risk Single Family PRS



*Includes data from four sources; police recorded crime, fly tipping reports, noise complaints and police recorded ASB – data aggregated to ward level

**17,505 properties were identified as being high risk of being Single Family Private Rented. This was deduced by indicators such as having housing benefit at the address, two or more adults at the address, reports of dilapidation or noise, as well as being smaller properties (council tax bands A-C). Please note that we cannot be 100% certain these are single family PRS, nor indeed private rented.

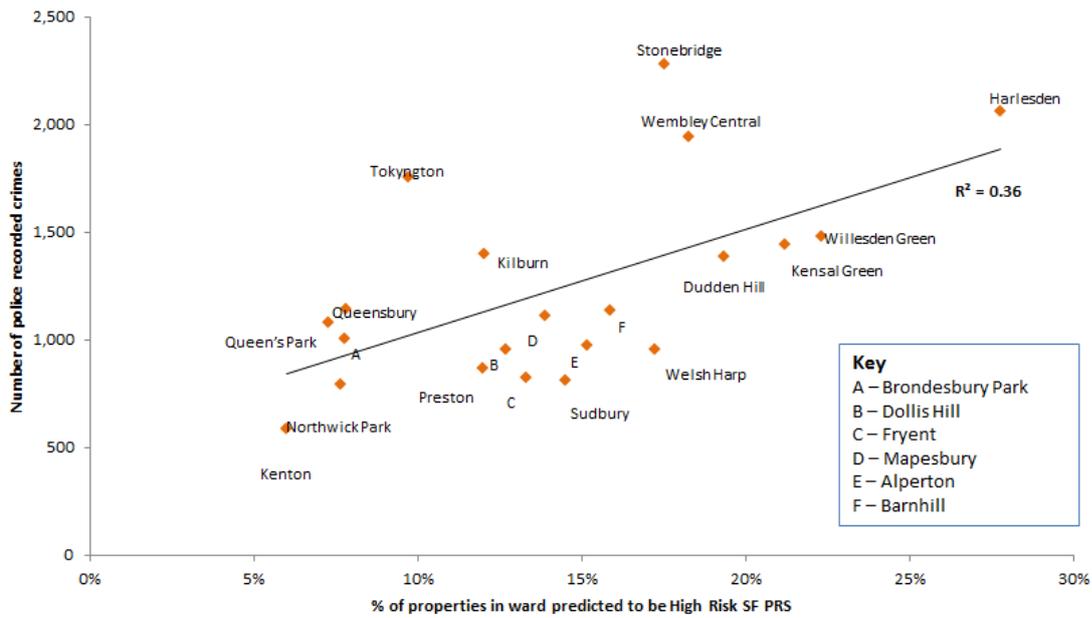
Map 2: Map showing % of properties by census output area predicted to be High Risk of being Single Family PRS by recorded ASB incidents



ASB includes: Police recorded crimes, Illegally dumped waste reports and Noise complaints. All data is for period September 2015 to September 2016

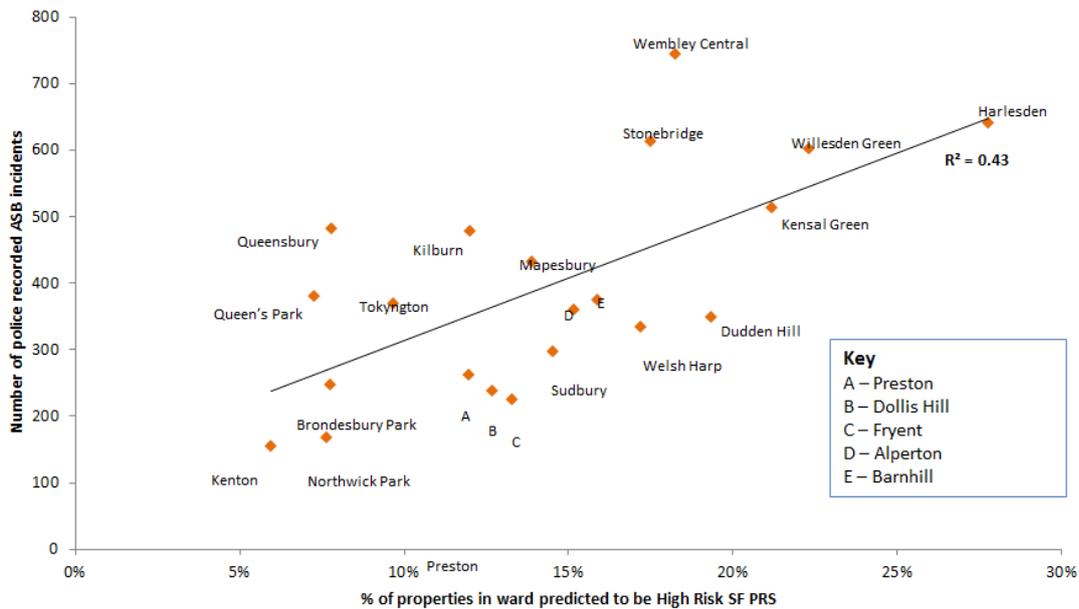
The above map 2 breakdown ASB by single family households and shows that there is significant distribution across all wards in Brent.

Figure 9: Police recorded crime by High Risk Single Family PRS (September 2015 – September 2016)



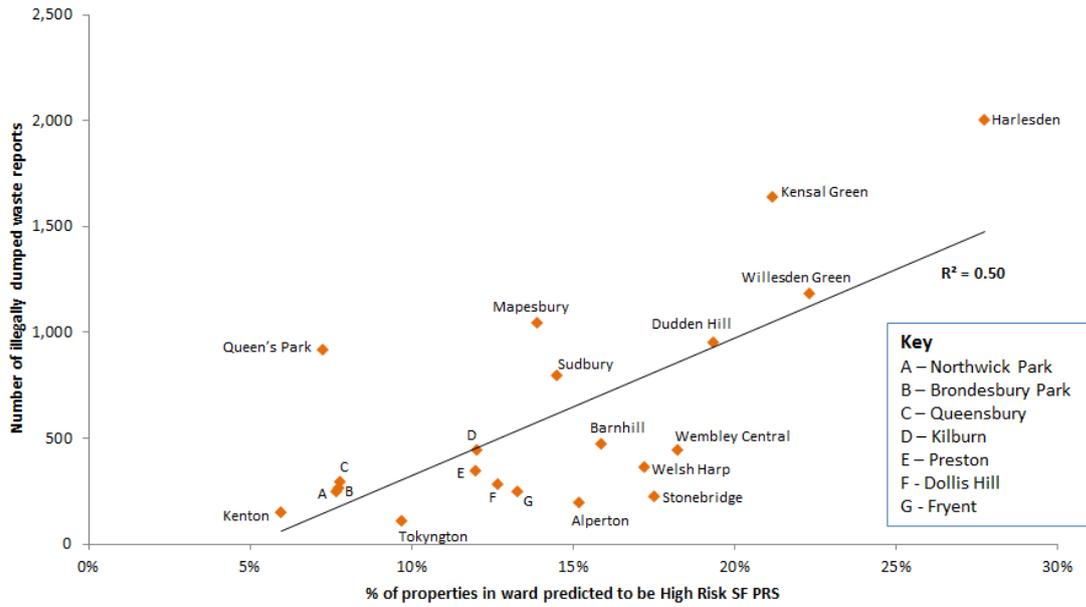
*17,505 properties were identified as being high risk of being Single Family Private Rented. This was deduced by indicators such as having housing benefit at the address, two or more adults at the address, reports of dilapidation or noise, as well as being smaller properties (council tax bands A-C). Please note that we cannot be 100% certain these are single family PRS, nor indeed private rented.

Figure 10: Police recorded ASB incidents by High Risk Single Family PRS (2015/16)



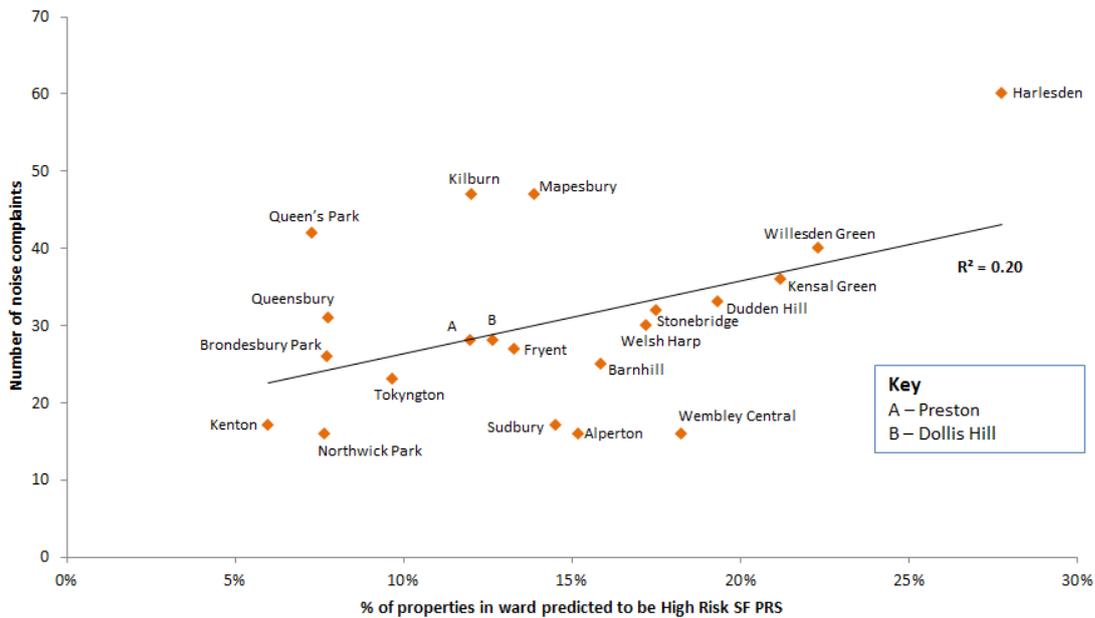
*17,505 properties were identified as being high risk of being Single Family Private Rented. This was deduced by indicators such as having housing benefit at the address, two or more adults at the address, reports of dilapidation or noise, as well as being smaller properties (council tax bands A-C). Please note that we cannot be 100% certain these are single family PRS, nor indeed private rented.

Figure 11: Illegally dumped waste reports using Cleaner Brent app by High Risk Single Family PRS (September 2015 – September 2016)



*17,505 properties were identified as being high risk of being Single Family Private Rented. This was deduced by indicators such as having housing benefit at the address, two or more adults at the address, reports of dilapidation or noise, as well as being smaller properties (council tax bands A-C). Please note that we cannot be 100% certain these are single family PRS, nor indeed private rented.

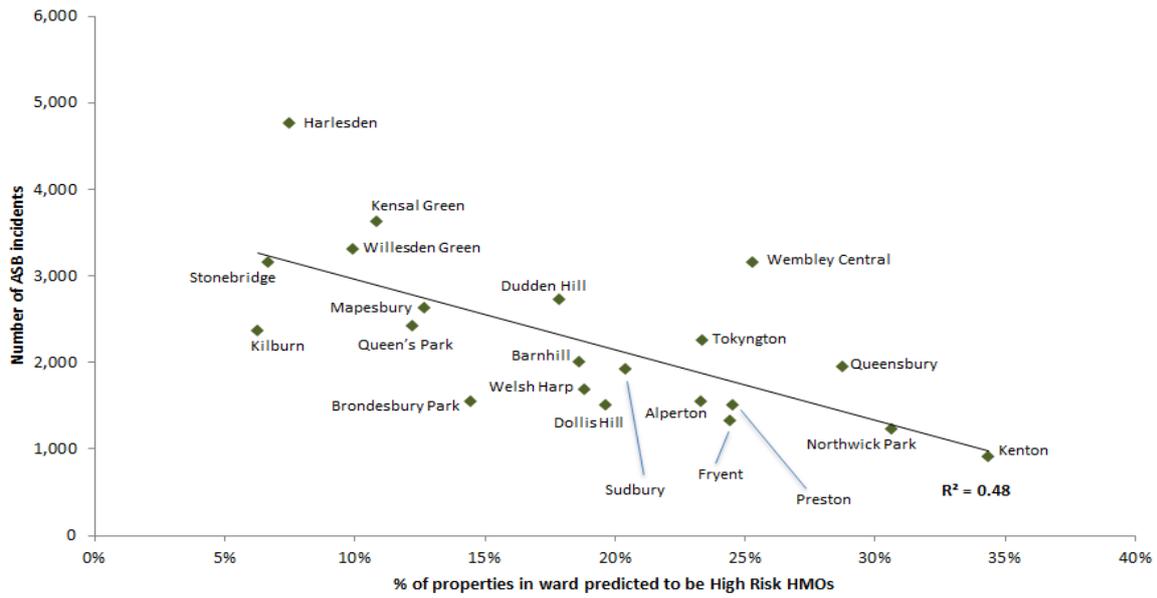
Figure 12: Noise complaints by High Risk Single Family PRS (September 2015 – September 2016)



*17,505 properties were identified as being high risk of being Single Family Private Rented. This was deduced by indicators such as having housing benefit at the address, two or more adults at the address, reports of dilapidation or noise, as well as being smaller properties (council tax bands A-C). Please note that we cannot be 100% certain these are single family PRS, nor indeed private rented.

The link between ASB and High Risk HMOs

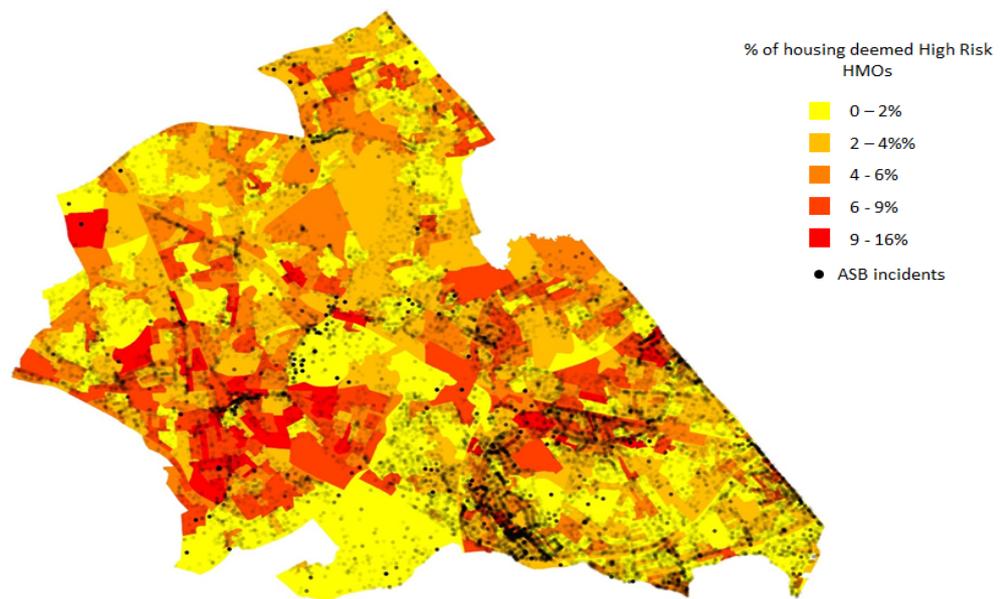
Figure 13: Number of ASB incidents* against % of ward where housing is predicted to be High Risk HMOs



*Includes data from four sources; police recorded crime, fly tipping reports, noise complaints and police recorded ASB – data aggregated to ward level

**20,826 properties were identified as being high risk of being HMOs. This was deduced by indicators including; no council tax reduction at address, three or more adults at address, reported dilapidations or noise and council tax band D to H.

Map 3: Map showing % of properties by census output area predicted to be High Risk of being HMOs by recorded ASB incidents



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24 March 2017

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ASB includes: Police recorded crimes, Illegally dumped waste reports and Noise complaints. All data is for period September 2015 to September 2016

Figure 14: All ASB incidents against social rented

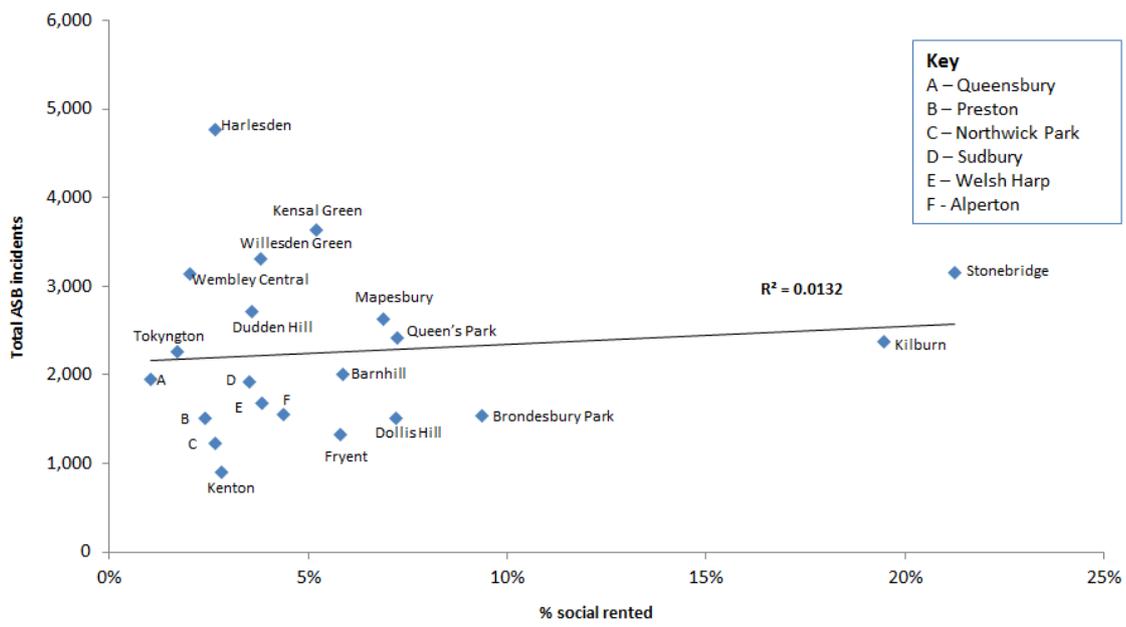
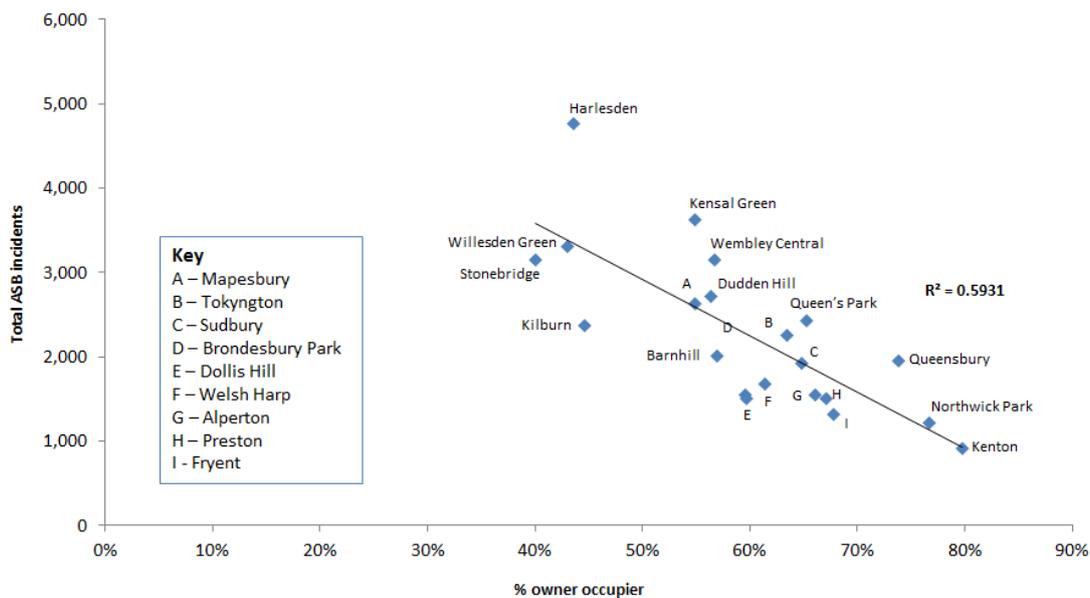


Figure 15: All ASB incidents against owner occupier



Housing Conditions

The study of housing conditions was based on the following evidence;

- Proportion of PRS tenure
- Proportion of Private Rented Sector Stock with a Category 1/2 hazards
- Count of housing disrepair complaints
- Count/proportion property licence applications, licences issued and renewals

Complaint of disrepair are received by and recorded on our database prefixed as PHS/ cases (Figure 9). This maintains a separation of complaints received in relation property licensing which are prefixed HMOL/. The disrepair cases are for both HMO and non-HMO properties.

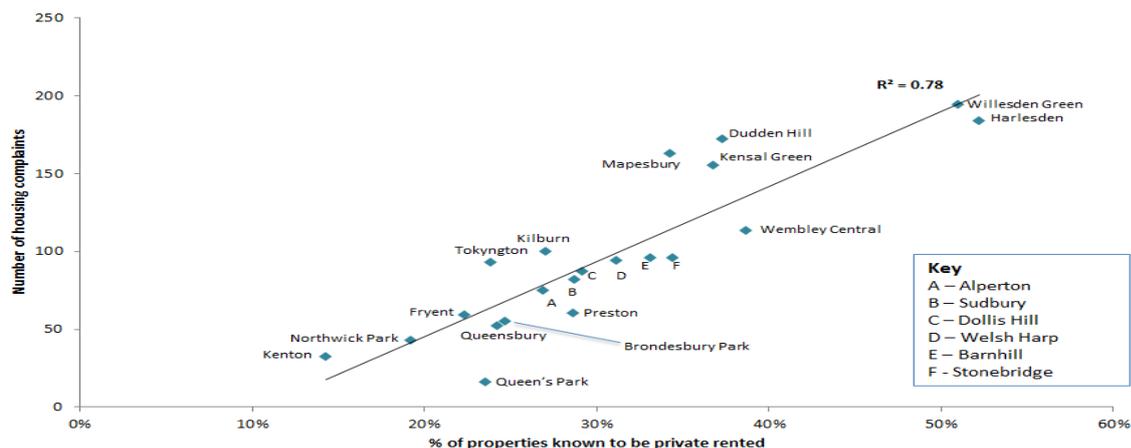
Our system records where there are believed to be category 1 or category 2 hazards present. The hazard recording takes in account Part 1 of the Housing Act 2004 (the Housing Health and Safety Rating System) but at the initial stage we have not detailed which of the 29 hazards is found. The occurrence of a Category 1 hazard is used as a proxy for non-decent (Figure 10).

Table 9: Disrepair complaints to private housing service June 2014 to December 2016

Complaints rank	Ward	% known PRS	Number of complaints (June 2014 - December 2016)
1	Willesden Green	51%	194
2	Harlesden	52%	184
3	Dudden Hill	37%	172
4	Mapesbury	34%	163
5	Kensal Green	37%	155
6	Wembley Central	39%	113
7	Kilburn	27%	100
8	Barnhill	33%	96
9	Stonebridge	34%	96
10	Welsh Harp	31%	94
11	Tokyngham	24%	93
12	Dollis Hill	29%	87
13	Sudbury	29%	82
14	Alperton	27%	75
15	Preston	29%	60
16	Fryent	22%	59
17	Brondebury Park	25%	55
18	Queensbury	24%	52
19	Northwick Park	19%	43
20	Kenton	14%	32
21	Queens Park	24%	16

2021 cases were recorded over the 2 calendar year period, which is averaged at 1010 cases per year and at 84 cases per month. Although not shown, there is an increase in complaints observed during the colder month, notably regarding damp and thermal comfort.

Figure 16: Complaints to private housing services (June 2014 to December 2016)

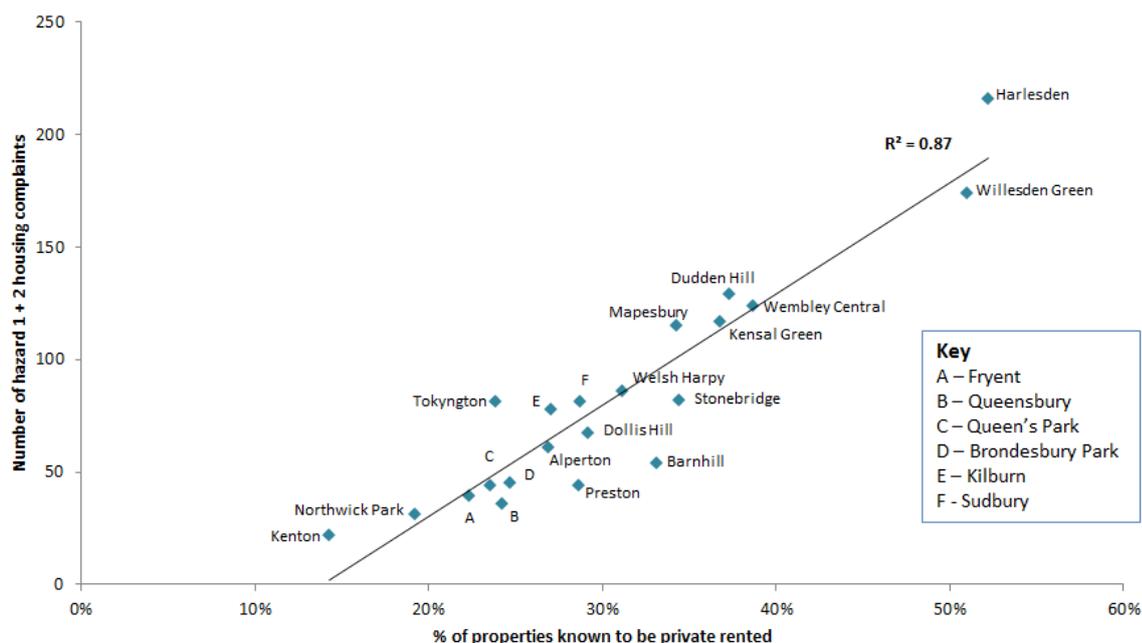


37,466 PRS records in total. These have been identified as being known PRS through various council sources e.g. housing benefit, council tax benefit which state the tenure type of the property.

Table 10: Category 1 and 2 hazard complaints to private housing services

Cat 1 + 2 hazard rank	Ward	% known PRS	Cat 1 Hazards	Cat 2 Hazards	Total
1	Harlesden	52%	123	93	216
2	Willesden Green	51%	97	77	174
3	Dudden Hill	37%	71	58	129
4	Wembley Central	39%	66	58	124
5	Kensal Green	37%	74	43	117
6	Mapesbury	34%	82	33	115
7	Welsh Harp	31%	55	31	86
8	Stonebridge	34%	46	36	82
9	Sudbury	29%	48	33	81
10	Tokyington	24%	43	38	81
11	Kilburn	27%	41	37	78
12	Dollis Hill	29%	34	33	67
13	Alperton	27%	29	32	61
14	Barnhill	33%	36	18	54
15	Brondesbury Park	25%	27	18	45
16	Preston	29%	24	20	44
17	Queen's Park	24%	30	14	44
18	Fryent	22%	18	21	39
19	Queensbury	24%	29	7	36
20	Northwick Park	19%	14	17	31
21	Kenton	14%	10	12	22
		Totals	997	729	1726

Figure 17: Hazard 1 + 2 complaints to private housing services (January 2014 to March 2017)



37,466 PRS records in total. These have been identified as being known PRS through various council sources e.g. housing benefit, council tax benefit which state the tenure type of the property.

Private rented property licensing

Selective property licensing for Harlesden, Wembley Central and Willesden Central and additional licensing for all HMOs came in force Brent in January 2015.

Private rented licences January 2015 – March 2017

Date	Applications Received (excl. Renewals)	Total Licences granted	Total Licence Renewal applications	% renewal of licences issued of previous yr.
31/12/2015	5790	4788	-	-
31/12/2016	7737	5952	452	9.4%
31/03/2017	8095	6247	530	8.9%

Since going live with our schemes we’ve issued **900 one year licences**. Every effort is made to issue full 5-year licences with assistance given during the proposal to grant a licence and the appeal period stages. This reduces the number of 1 year licences that are ultimately issued from approximately **25%** of proposed 1-yr periods to a figure of approximately **9%** (See **Private rented licences January 2015 – March 2017 table above**).

Failure to meet the mandatory licensing conditions, notably in respect of gas safety certificates, fire safety and overcrowding as the main reasons for reduced period licences. As a result of compliance inspections all properties are improved at the time of the licence renewal. The absence of a gas safety certificate and the

presence of overcrowding have been found to be indicators of other poor property conditions and management.

1050 compliance inspections have been undertaken and it has been found that 80% of those inspections have identified some sort of non-conformance. A further 1500 properties have been inspected by enforcement officers and over 7000 properties in area based initiatives to identify unlicensed properties.

Formal enforcement action

More prosecutions have been instigated in the last 15 months than in the past 10 years put together. Since January **2016** we have successfully prosecuted 79 landlords, agents or lead tenants, with the courts issuing fines in excess of £460,000 and recovering costs in the region of £88,000.

The link between deprivation and PRS

Our source data is the 2015 Indices of Multiple Deprivation (IMD) for wards in Brent. The IMD covers the following domains.

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

Although each domain is constructed separately, from the component indicators, we have used score representing the combination of these indicators and then ranked according for each ward.

The Indices of Deprivation are published down to small geographical areas known as lower-layer super output areas (LSOAs). The area of Brent is made up of a total of 173 LSOAs, and each LSOA is given a ranking from 1 (most deprived) to 10 (least deprived). The chart below shows how each of Brent's 173 LSOAs is spread across the deprivation spectrum.

Number of LSOAs in each decile

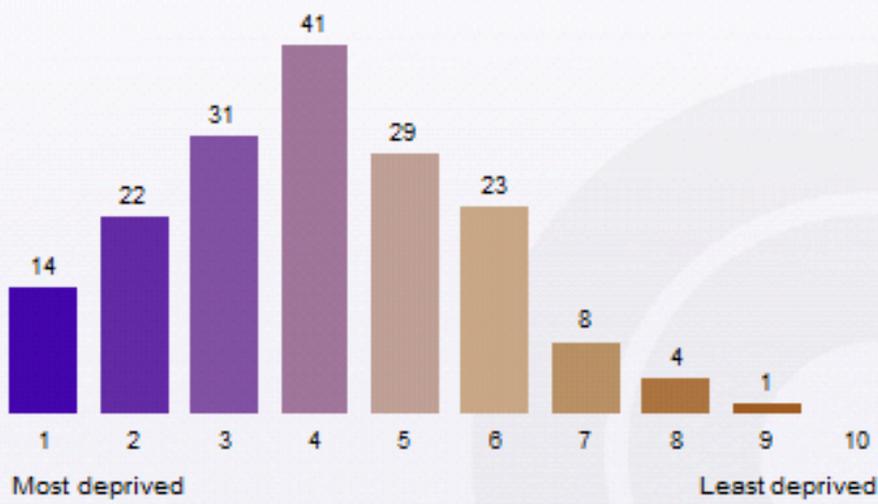


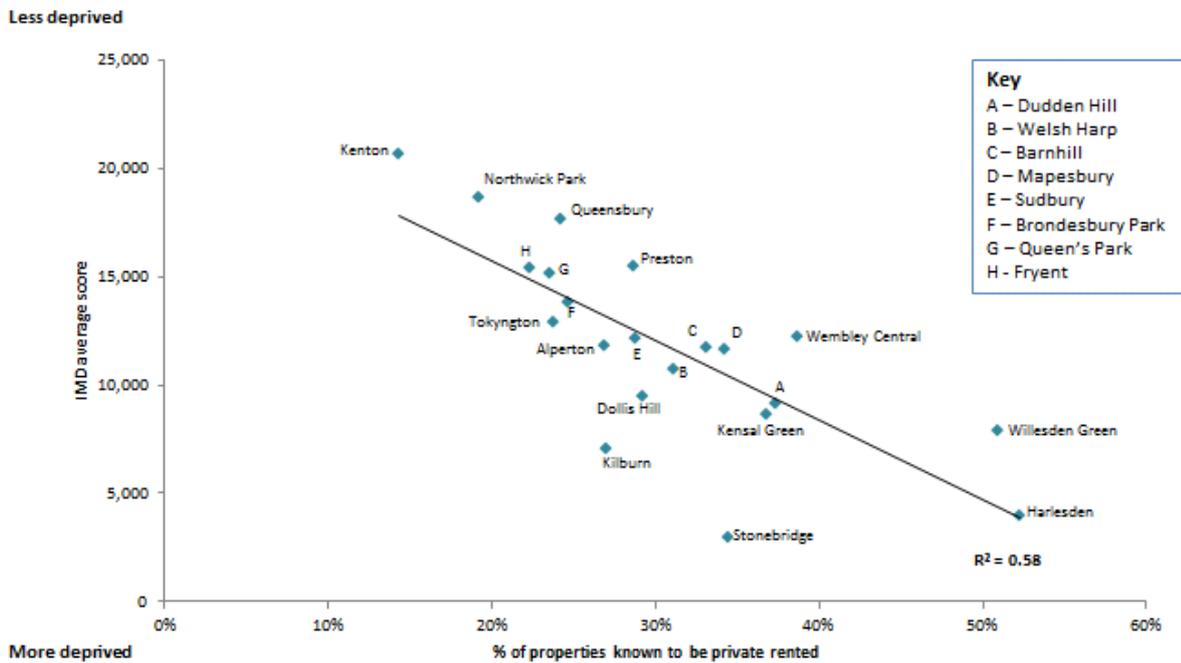
Table 11: Designation 2 - Deprivation

Deprivation rank	Ward	% known PRS	% High Risk Single Family PRS	IMD average score	Within top 25 most deprived wards in London?
1	Stonebridge	34%	32%	2,976 (most deprived)	Y (8/608)
2	Harlesden*	52%	33%	3,996	Y (18/608)
3	Kilburn	27%	24%	7,056	
4	Willesden Green*	51%	26%	7,833	
5	Kensal Green	37%	33%	8,607	
6	Dudden Hill	37%	32%	9,088	
7	Dollis Hill	29%	26%	9,429	
8	Welsh Harp	31%	29%	10,737	
9	Mapesbury	34%	29%	11,664	
10	Barnhill	33%	31%	11,679	
11	Alperton	27%	25%	11,830	
12	Sudbury	29%	26%	12,124	
13	Wembley Central*	39%	17%	12,176	
14	Tokington	24%	21%	12,906	
15	Brondesbury Park	25%	21%	13,803	
16	Queens Park	24%	20%	15,102	
17	Fryent	22%	20%	15,343	
18	Preston	29%	26%	15,448	
19	Queensbury	24%	23%	17,665	
20	Northwick Park	19%	17%	18,606	
21	Kenton	14%	12%	20,621 (least deprived)	

*Wards already under selective licensing

Overall, Brent is ranked as the 39th most deprived local authority area in the country⁴. Above (Figure 11) we have looked at the relationship between deprivation and the proportion of Single Family PRS by ward. As shown in figures 18 and 19, there is a positive correlation in that areas with a greater proportion of Single Family PRS also tend to be more deprived.

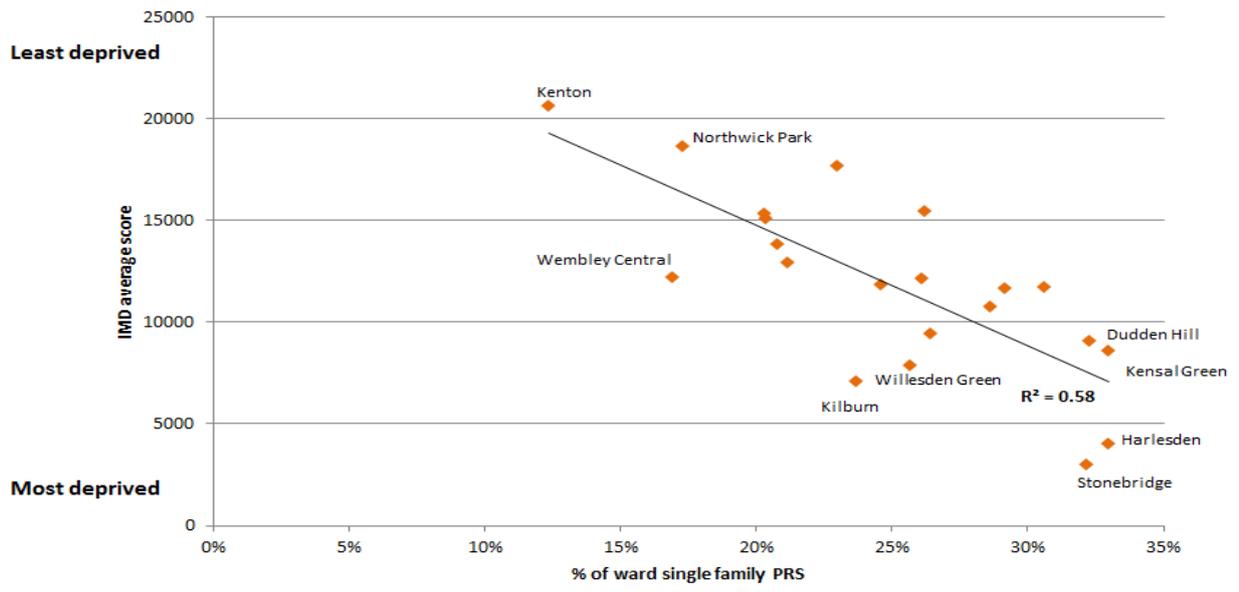
Figure 18: Indices of Deprivation against known PRS



37,466 PRS records in total. These have been identified as being known PRS through various council sources e.g. housing benefit, council tax benefit which state the tenure type of the property.

⁴ 2015 Indices of Deprivation – Brent ranked 39th out of 326 local authority areas

Figure 19: Deprivation by High Risk Single Family PRS



The link between Migration and PRS

The migration data considers;

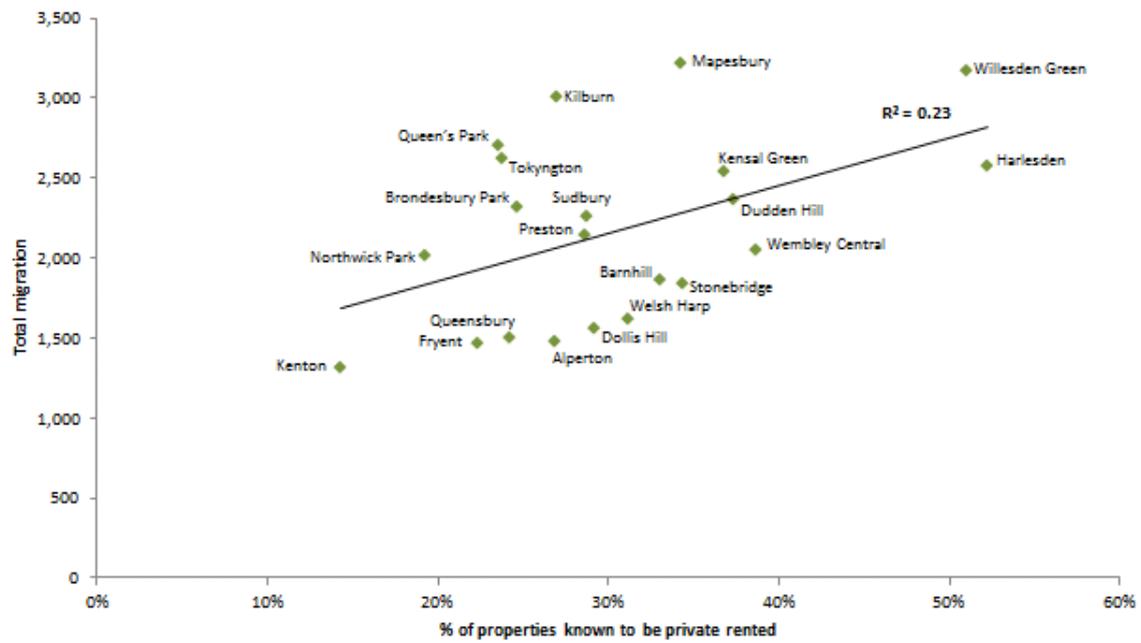
- Proportion of tenure mix
- Count of Population change, projections and migration change

Table 12: Designation 4 – Migration

Migration rank	Ward	% known PRS	% High risk HMO	% High Risk Single Family PRS	Migration total
1	Mapesbury	34%	13%	14%	3,218
2	Willesden Green*	51%	10%	22%	3,163
3	Kilburn	27%	6%	12%	3,006
4	Queens Park	24%	12%	7%	2,696
5	Tokington	24%	23%	10%	2,616
6	Harlesden*	52%	7%	28%	2,578
7	Kensal Green	37%	11%	21%	2,541
8	Dudden Hill	37%	18%	19%	2,366
9	Brondesbury Park	25%	14%	8%	2,311
10	Sudbury	29%	20%	15%	2,263
11	Preston	29%	25%	12%	2,142
12	Wembley Central*	39%	25%	18%	2,051
13	Northwick Park	19%	31%	8%	2,008
14	Barnhill	33%	19%	16%	1,866
15	Stonebridge	34%	7%	18%	1,837
16	Welsh Harp	31%	19%	17%	1,615
17	Dollis Hill	29%	20%	13%	1,557
18	Queensbury	24%	29%	8%	1,498
19	Alperton	27%	23%	15%	1,471
20	Fryent	22%	24%	13%	1,469
21	Kenton	14%	34%	6%	1,316

*Wards already under selective licensing

Figure 20: Amount of migration into each ward against known PRS



37,466 PRS records in total. These have been identified as being known PRS through various council sources e.g. housing benefit, council tax benefit which state the tenure type of the property.

The link between crime and PRS

Under Crime we have considered;

Lack of Mixed Communities – Proportion of tenure mix*; Count of Total crime; Count of Criminal Damage; Count of Burglary; Count of Robbery; Count of Theft; Count of Vehicle Crime; Rate of Crime per 1000 population; and have looked at the % Comparison to London Average

Table 13: Designation 3 – Crime^

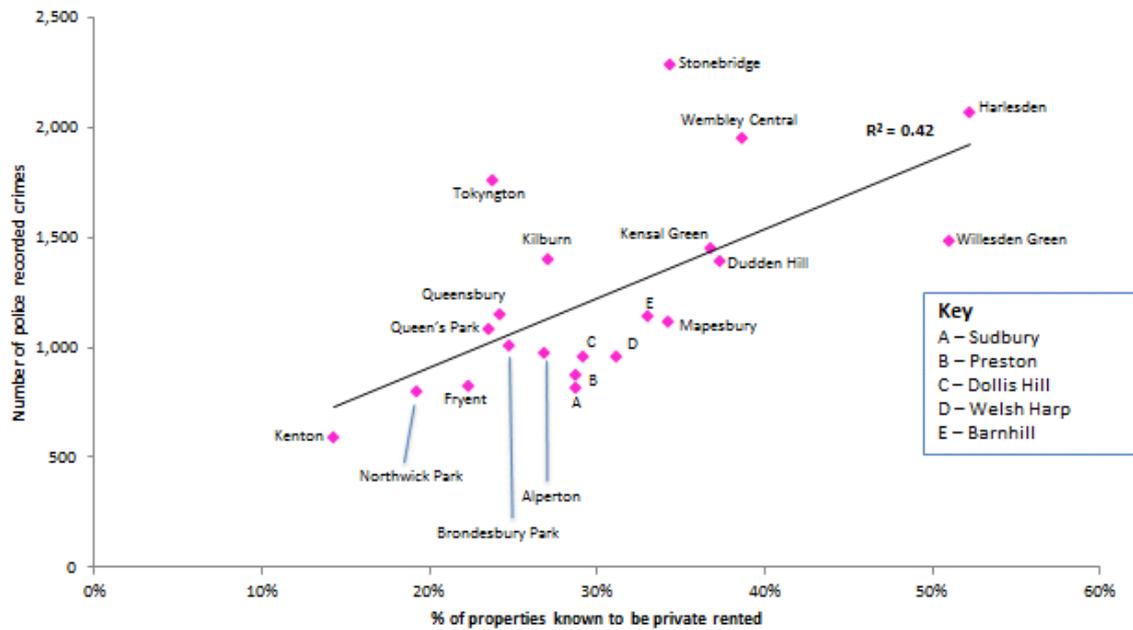
The table below shows the number of police recorded crimes by ward for the period September 2015 to September 2016. The wards have been ranked from highest to lowest in terms of number of crimes recorded.

Crime Rank	Ward	% known PRS	% High risk HMO	% High Risk Single Family PRS	Crime total
1	Stonebridge	34%	7%	18%	2,282
2	Harlesden*	52%	7%	28%	2,064
3	Wembley Central*	39%	25%	18%	1,945
4	Tokyington	24%	23%	10%	1,757
5	Willesden Green*	51%	10%	22%	1,482
6	Kensal Green	37%	11%	21%	1,446
7	Kilburn	27%	6%	12%	1,403
8	Dudden Hill	37%	18%	19%	1,389
9	Queensbury	24%	29%	8%	1,142
10	Barnhill	33%	19%	16%	1,137
11	Mapesbury	34%	13%	14%	1,112
12	Queens Park	24%	12%	7%	1,084
13	Brondesbury Park	25%	14%	8%	1,006
14	Alperton	27%	23%	15%	977
15	Dollis Hill	29%	20%	13%	959
16	Welsh Harp	31%	19%	17%	958
17	Preston	29%	25%	12%	869
18	Fryent	22%	24%	13%	823
19	Sudbury	29%	20%	15%	812
20	Northwick Park	19%	31%	8%	793
21	Kenton	14%	34%	6%	589

*Wards already under selective licensing

^Crime figures are also included within ASB (see designation 1)

Figure 21: Crime against known PRS



37,466 PRS records in total. These have been identified as being known PRS through various council sources e.g. housing benefit, council tax benefit which state the tenure type of the property.

Proposing Areas for Selective Licensing

Areas proposed for SL must also have a high level of private rented housing. The criteria used to demonstrate a 'high level' is a threshold of 19%. We note the EHS 2015-16 tables have revised their national average to 20.1%. Kenton is the only ward (14%) with a PRS lower than 19%.

Brent currently has 21 electoral wards. Data has been analysed at electoral ward level and where appropriate at Lower Super Output Areas (LSOAs) geographies, which average approximately 1,800 residents and are defined by the Office of National Statistics. Brent has 173 Lower Super Output Areas with wards around eight LSOAs.

The average across all wards for each condition was calculated and acts as the benchmark value around which all other values are indexed. A threshold score was established for each ward across each component within five conditions, excluding low housing demand. Analysis was then conducted to identify those wards which were above the national/London/Brent average for each condition. Wards have been considered for a selective licensing scheme where there is a "high PRS" and 1 or more of the conditions are met.

Table 14: Ward rankings

Ward	Known PRS rank	ASB rank	Poor property conditions	Deprivation rank	Migration rank	Rank of ranks	Flagged wards*
Harlesden	1*	1	2	2	6	1	Y
Willesden Green	2*	3	1	4	2	1	Y
Kensal Green	5	2	5	5	7	2	Y
Dudden Hill	4	6	3	6	8	3	Y
Mapesbury	7	7	4	9	1	4	Y
Stonebridge	6	4	9	1	15	5	Y
Kilburn	13	9	7	3	3	6	Y
Wembley Central	3*	5	6	13	12	7	Y
Barnhill	8	11	8	10	14	8	Y
Tokyngham	17	10	11	14	5	9	Y
Welsh Harp	9	14	10	8	16	10	Y
Sudbury	11	13	13	12	10	11	Y
Dollis Hill	10	17	12	7	17	12	Y
Queens Park	18	8	21	16	4	13	Y
Brondesbury Park	15	16	17	15	9	14	Y
Alperton	14	15	14	11	19	15	Y
Preston	12	18	15	18	11	16	Y
Queensbury	16	12	18	19	18	17	
Fryent	19	19	16	17	20	18	
Northwick Park	20	20	19	20	13	19	
Kenton	21	21	20	21	21	20	

*Wards already under selective licensing

The wards that have been flagged 11 or below have been found to be within the scope of selective licensing.

Table 1: Ward rankings - descriptions

Known PRS Rank – 37,466 properties identified as being privately rented from council sources (council tax benefits, housing benefits, tenant information from council tax, ASB data, HMO data). As these were identified as being privately rented from council held sources, we can be sure with a high degree of certainty as to their tenure type. The total number of domestic properties for each ward was then calculated, and the percentage PRS of all properties was then calculated and ranked.

ASB rank – four different sources of information have been used which constitute ASB; police recorded crimes (September 2015 – September 2016), illegally dumped waste reports from the Cleaner Brent App (September 2015 – September 2016), police recorded ASB incidents (2015/16) and Noise complaints (September 2015 – September 2016). These datasets were combined, aggregated to ward level and then ranked.

Property conditions – complaints received to private housing services on properties between 1st June 2014 and 31st December 2015; the count of category 1 and 2 hazards; Private property licensing returns January 2015 – March 2017.

Deprivation rank – Indices of Multiple Deprivation 2015 – wards have been ranked by their individual deprivation score for the combined domains.

Migration – 2011 census data included information on migration. For this project we have deemed migration to include; 'Migrants: Moved within the area', 'Migrants: Moved into the area from within the UK', and 'Migrants: Moved into the area from outside the UK'. Wards were then ranked by the migration total.

Rank of ranks – the individual rank scores were added up for each ward, and then ranked from low to high. E.g. Harlesden's combined rankings (1+1+2+2+6) were the lowest across all 21 wards, and therefore Harlesden is ranked first in the list.

Summary of Findings

When looking wards which have a high proportion of properties flagged as PRS (including those already registered as HMOs), there is a greater likelihood that the ward will also be worse affected by ASB issues, when compared with wards with a lower proportion of PRS properties. This correlation is strongest when looking at PRS including properties already HMOs.

The correlation between Single Family PRS properties and ASB is also evident, with wards with higher proportions of single family PRS properties seeing greater levels of ASB. The correlation here is however not as strong as with PRS including registered HMOs.

When looking at individual components of ASB and their relationship with PRS (including registered HMOs), police recorded ASB has the strongest correlation against PRS, followed by fly tipping reports, police recorded crime and noise complaints. When looking at Single Family PRS, the strongest correlations are with fly tipping reports, followed by noise complaints.

Several wards frequently feature as being marked by high levels of PRS (both including and excluding registered HMOs) and high levels of ASB. These include Harlesden, Kensal Green, Willesden Green, Stonebridge, Wembley Central and Dudden Hill.

In addition to positive correlations between PRS and ASB, there are also notable correlations between deprivation and PRS; some of Brent's most deprived wards, including Stonebridge, Harlesden, Kensal Green and Dudden Hill are also marked by having some of the highest proportions of Single Family PRS in the borough.

Opposite correlations with ASB can be seen when looking at wards with high proportions of properties marked as 'Other tenure' (these properties are not flagged as PRS or council properties, so there is a higher likelihood of them being owner-occupied). For example, wards with the highest proportions of 'Other tenure' properties see the lowest levels of police recorded ASB.

Conclusions

- Notable positive correlation between PRS and ASB – especially for Police recorded ASB, illegally dumped waste, and police recorded crimes
- Notable positive correlation between poor property conditions, levels of deprivation, migration and crime across several wards.
- The highest correlations of all the criteria are found in relation to ASB and poor property conditions
- Stonebridge, Harlesden, Wembley Central and Willesden Green often feature as being areas with high PRS and ASB (and related issues)
- Stonebridge, Harlesden, Wembley Central and Willesden Green often feature as being areas with high PRS and all other indicators
- Lower correlations (R squared) is found non - PRS tenures and the licensing criteria.

The charts show the relationship between all types of ASB combined (excluding contaminated waste / recycling reports) against all properties flagged as PRS. As can be seen, there is a strong correlation between ASB and PRS, with an R-squared value of 0.73.

There is a positive relationship in that wards with a higher proportion of Single Family PRS also see greater amounts of anti-social behaviour. This is particularly true for wards such as Harlesden, Kensal Green, Stonebridge and Dudden Hill. As some wards also rank highly in respect of migration, deprivation and level of crime, overall there is justification of Brent's proposal to extend selective licensing to most of its area.

A recommendation for extending to this degree has considered the percentage of the geographical area and PRS stock exceeds the 20% rule and determines that Secretary of State's confirmation of the scheme is needed if the proposals are agreed by Brent Council.

Table 14 allows a recommendation for extending selective licensing scheme in Brent on the basis of multiple designations.

The proposed selective areas

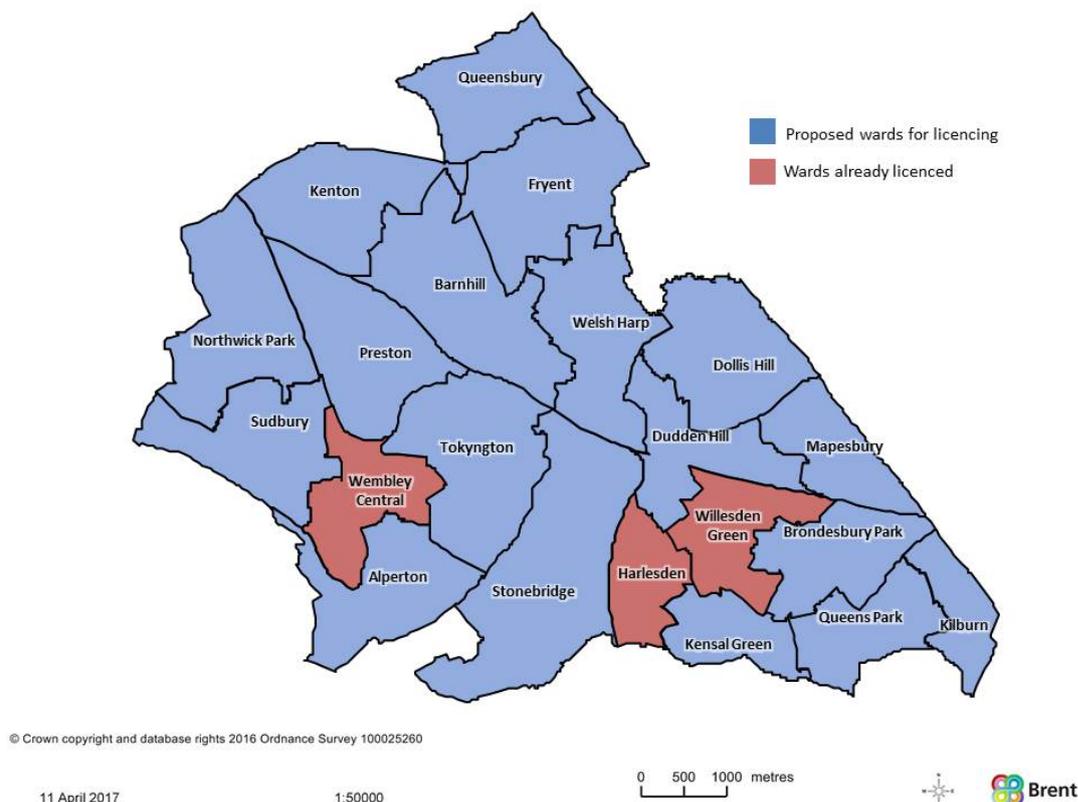
When looking at Table 4 and excluding Fryent, Northwick Park and Kenton where table 14 shows that their rankings across the factors are least strong. Northwick Park albeit providing a ranking of 13 on Migration, places as the second best area in the rank of ranks column. All other wards provide a coverage of 35,651 hectares which is 82% of the Brent's geographical area (43,233 hectares). A total of 26,284 properties or 70% of the Brent Private Rented Stock is contained within this area and would be the amount by which selective licensing is being proposed to be extended in Brent.

When the existing schemes areas of Harlesden, Wembley Central and Willesden Green are taken into account, this increases the property count by 8,832 to 35,116 or 93.8% of the Brent's total PRS stock.

The wards of Fryent, Northwick Park and Kenton form 7,582 properties, or an addition 6.2 % of the PRS. In this study we have considered the total PRS and not merely the element that may be selective licensing. In any event it is estimated to be greater than 20% of the geographical area and/or of the PRS in Brent and as such the confirmation of selective licensing by the Secretary of State would apply.

The whole research has considered the prevalence of the individual factors relevant to selective licensing at borough and individual ward level. This shows that ASB is positive at overall borough level, notably in regard to ASB, but also that the varying patterns in connection with each factor indicate a strong case for the total geographical coverage as shown in Figure 20 below. This area of designation should be proposed as carefully considered separate designations.

Figure 20: Map of proposed selective areas



Appendix 1: Schedule of Datasets used in the study for licensing scheme – LB Brent

Service area /Person		Data set	Description
BHP	1	Social housing tenure -latest snapshot at March 2016. BHP & Hsg. Associations	List of all addresses in local authority according to whether owned and rented from a Housing Association or the council, as at snapshot date
Customer Services	2	Private sector housing	List of all residential addresses that are privately owned and flag where known to indicate whether rented or not
Private Housing Services	3a	Private sector housing	List of all residential addresses that are privately owned and flag where licensable
PHS	3b	Empty Property	List of all long term EP addresses
PHS	3c	Property Conditions	Complaints on disrepair received to private housing service (including Category 1 and Category 2)
LLPG	4	LLPG -latest snapshot at March 2016	List of all properties and classifications in local authority as at snapshot date
Ctax	5	Council Tax Liable Register -latest snapshot at March 2016	Register of all domestic and mixed addresses liable for Council Tax as at snapshot date. Need surnames to determine change over time.
HB	6	b) /Housing Benefit latest snapshot Mar'16	List of households eligible for Council Tax Benefit and/or Housing Benefit as at snapshot date
	7	Electoral Register -latest snapshot at March 2016	All eligible and registered voters aged 18 (or just under) living in local authority as at snapshot date
Housing Needs	8	Housing Waiting List -latest snapshot at March 2016	Records people aged 16 and over and their dependants who are on the waiting list for a property in local authority as at snapshot date
Regulatory Services	9	Anti-social behaviour ASB	Addresses and UPRNS and grid references at which there have been reports of anti-social behaviour during previous three years plus given category of ASB.
	10	Noise complaints	Addresses and UPRNS at which there have been reports of noise complaints 3yrs
	11	Fly tipping and other enviro-crime	List of fly tipping and other sites for last three years
	12	Graffiti	List of Graffiti sites for the last three years
	13	Waste in front gardens	List of sites for last three years
	14	Pest control	Incidents of callout for pest control purposes for last three years
TA	15	Hostels and Halls of Residence (latest snapshot)	List of atypical and multiple residences in local authority as at snapshot date
Planning Enforcement	16	Current HMO listing	Licensed HMO addresses and those properties currently being enforced for HMO use
GIS	17	GIS files as appropriate	Administrative boundary and geographical location boundary files for local authority