



Coventry City Council

Selective Licensing in Coventry

FEASIBILITY REPORT
CHOWNS, ADRIAN

PLANNING AND REGULATORY SERVICES

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EXECUTIVE SUMMARY

The growth of the Private Rented Sector (PRS) has been a significant change in the housing market in Coventry.

In 2001 there were approximately 15,000 households living in the PRS which according to Census information rose to 26,503 in 2011. This equates to a 77% increase in ten years. Furthermore the Office of National Statistics (ONS) reported in 2015 that there were an estimated 34,326 households in the PRS in Coventry.

The Council has produced a housing strategy which recognises that, amongst other things, there is limited social affordable housing available in the City making it clear that the private rented sector will need to play a greater role in meeting housing needs in the City.

The key priorities within the Housing Strategy that will address issues in the PRS include:

- Bringing long-term empty private properties back into use
- Working with the Council's Benefits Service and Registered Providers to increase the supply of larger family homes by addressing the issue of under occupation.
- Improving the condition of the existing stock by prioritising properties in the worst condition and assisting the most vulnerable people.
- Working with landlords and tenants to support the increasing role of the private rented sector to provide high quality, professionally managed accommodation.
- Aiming to reduce energy bills and make homes warmer by identifying opportunities for installing energy efficiency and renewable energy measures and maximising funding from external sources.

Landlord licensing is part of a wider set of measures to enable landlords to provide good quality housing within their communities and to address issues of anti-social behaviour (ASB), crime, and low demand within areas.

Should Selective Licensing schemes be introduced, it would mean that all private landlords with residential property in designated areas of the City would need to apply for a licence for each property before they can be let to tenants. In order to become a licence holder a landlord would have to meet certain standards.

1. Introduction

The Housing Act 2004 provides the Council with the power to introduce Selective Licensing of privately rented properties to improve conditions for tenants and the local community in certain circumstances.

In April 2015 the Secretary of State for Communities and Local Government gave Local Authorities general approval regarding the approval steps for selective licensing designations in England.

1.1 Selective Licensing

In order to introduce Selective Licensing the council **must demonstrate that an area (or areas) have a high level of privately rented housing stock and that one or more of the following criteria are met:**

- 1) That the area is, or is likely to become, an area of low housing demand; and that making a designation will, when combined with other measures taken in the area by the Council, or by other persons together with the Council, contribute to the improvement of the social or economic conditions in the area; or
- 2) That the area is experiencing a significant and persistent problem caused by anti-social behaviour and 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 making the designation will, when combined with other measures taken in the area by the Council, or by other persons together with the Council, lead to a reduction in, or elimination of, the problem; or
- 3) That the area is suffering from poor property conditions. 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; or
- 4) That the area has high levels of migration. 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 a 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; or
- 5) That an area has high levels of deprivation. 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; or

- 6) That an area has high levels of crime. 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.

In considering whether to designate an area for selective licensing on the grounds set out above the local housing authority may only make a designation if the area has a high proportion of property in the private rented sector. Local Authorities are entitled to consider areas as 'high' if the proportion of private rented stock exceeds the national average. Nationally the private rented sector currently makes up 20% of the total housing stock in England.

When considering the feasibility of introducing Selective Licensing the Council has had regard to the guidance provided by Government and determined that in Coventry, only those areas that meet one or more of the above conditions and have high proportions of privately rented housing will be considered.

1.2 Why is the Selective Licensing Scheme being proposed?

The Council acknowledges that many landlords provide decent well-managed and well maintained accommodation, which does not cause any problems for the local community.

There are, however, also properties that are poorly managed, suffer from overcrowding, or provide unsafe accommodation. These properties have a negative effect on their local area.

The problem of anti-social behaviour, poor quality rented housing and irresponsible and unscrupulous landlords can have a detrimental effect on the community. This, combined with vandalism and other antisocial behaviour can cause people to move. Rapid and continuous churn within the housing market creates unstable communities.

As the area becomes less attractive, owner occupiers also move and properties are either left empty or bought by speculative landlords. These landlords often have no interest in the community and often rent to tenants who are not properly vetted, leading to further anti-social behaviour, poor property management and decline.

During the Municipal year 2013/14, Scrutiny Co-ordination Committee established a Task and Finish Group to look at the issue of Houses in Multiple Occupation. One of the outcomes of this review was that licensing for private rented sector housing be looked at in more detail.

Through the review into Houses in Multiple Occupation (HMO's), it was recognised that there were issues with the private rented sector generally in the City, not just those

in multiple occupation. Concern has been raised from residents as to the quality of some of the housing provided by the sector and residents in some areas of the city have also experienced anti-social behaviour, fly-tipping and noise nuisance in areas where there are large numbers of rented property.

Members therefore agreed to consider selective licensing in a targeted area of the city. It is expected that the any scheme introduced will provide the following benefits for all:

To the local authority:

- Reduce environmental costs
- Reduced homelessness costs
- Better knowledge of the private rented sector
- Improved physical standards and management of private rented stock
- Quick and easy contact with landlords
- Easier to involve landlords in wider strategies
- Support the local Housing and Homelessness Strategy 2013-18
- Reduce health inequalities

To the Neighbourhood and Community:

- Increase in environmental quality and sense of security
- Less antisocial behaviour
- Less fly tipping etc.
- More responsive landlords
- Increase in choice of good quality and well managed housing
- Reduction in health inequalities.

To tenants:

- Improvements to the quality and management of property and protecting vulnerable groups who are often occupiers of poorly managed privately rented accommodation.
- Improvements to the neighbourhood e.g. security and sense of community.
- Reduce incidence of unplanned moves and homelessness
- Economic benefits e.g. regaining deposits/less moving costs
- Improvement in health due to improved housing conditions

To Landlords:

- Creates a level playing field
- Enhance the reputation of the private rented sector and marginalise bad landlords
- Expectations are clear
- Better tenants; less turnover; less voids
- Support for landlords in tackling tenants who commit Anti-social Behaviour

Selective Licensing will give the Council the power to make landlords accountable for the management of their property and tenants. All landlords who rent a property in these areas would need to apply for a licence.

2. Methodology

For the Council to introduce a Selective Licensing scheme within the City a number of criteria must be met as set down in the Housing Act 2004 and subsequent guidance documents issued by the Department of Communities and Local Government (DCLG) “Selective Licensing in the Private Rented Sector - A Guide for Local Authorities”, published by the DCLG in March 2015.

The guidance sets out the criteria for making a Selective Licensing scheme and suggests the type of evidence needed to support a designation. A new general approval also came into force with effect from 1 April 2015, which requires the Council to obtain confirmation from the Secretary of State for any Selective Licensing scheme that would cover more than 20% of their geographical area or that would affect more than 20% of privately rented homes in the local authority area.

A wide range of data has been analysed to provide an objective geographical appraisal of the city and those areas which may benefit from the implementation of a Selective Licensing scheme using the criteria set out in the guidance provided by Government for designating selective licensing areas. This detailed analysis is based on the following themes set around the criteria mentioned earlier.

Low Housing Demand

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

ASB

Count of Total ASB
Count of Nuisance ASB
Count of Personal ASB
Count of Environmental ASB
Count of Flytipping
Count of Rubbish Accumulations
Count of Graffiti cleared

Property Conditions

Proportion of Private Rented Sector Stock with a Category 1 hazard
Proportion of Private Rented Sector Stock with a Category 2 hazard
Count of Housing Complaints

Migration

Count of Population change between 2011 to 2013
Count of New build Completions

Deprivation – 2015 Indices of Multiple Deprivation

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

Crime

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

In order to determine which areas should be subject to Licensing officers have undertaken a detailed analysis of the data available at both Ward and Lower Super Output Area (LSOA) level using census information. An analysis of the Ward data has been carried out to support the development of specific areas where the Selective Licensing designation would be best implemented whilst the LSOA data has been used to identify those succinct areas which are experiencing one or more problems identified in the criteria mentioned earlier.

There are 195 LSOAs in Coventry with an average of population of 1,700 residents per LSOA. These form the 18 Wards that make up the City.

3. Supporting Information

3.1 National Picture

The Office for National Statistics (ONS) projections indicates that there will be a population increase in the UK by 11 million over the next two decades. People are growing older and living longer. It is estimated that over the next 2 years the over 65's will increase by 7 million.

2.9 million people aged 20-34 are currently living with parents and for many home ownership is no longer a tenure of choice or aspiration resulting in the PRS being the only viable housing option for most newly forming households.

The English Housing Survey 2016/17 (EHS) reported, that the PRS has now grown to 20%, up from 19% in 2013-14 and 11% in 2003 and that a larger proportion of 25- to 34-year-olds now rent their home.

Rising house prices have seen many young people priced out of buying a home which is apparent from the results of the EHS which acknowledges that *“While the under 35s have always been overrepresented in the private rented sector, over the last decade or so the increase in the proportion of such households in the private rented sector has been particularly pronounced. In 2006-07, 27% of those aged 25-34 lived in the private rented sector. By 2016-17 this had increased to 46%. Over the same period, the proportion of 25-34 year olds in owner occupation decreased from 57% to 37%. In other words, households aged 25-34 are more likely to be renting privately than buying their own home, a continuation of a trend first identified in 2012-13. As with those aged 35-44, the proportion of 25-34 year olds in the social rented sector did not change”*. In 2016-17, 5% of households in the private rented sector (231,000) were living in overcrowded accommodation.

The rental market has also changed considerably. After stalling in 2013, rents charged by private landlords increased by 8.2% in 2014 across England with the average weekly rent climbing from £163 to £176.40.

3.2 Local Context

Coventry is the second largest city in the region by population, with a population estimated to be in excess of 350,000. The city is also the 9th largest in England, and its population places it as the 12th largest in the UK.¹

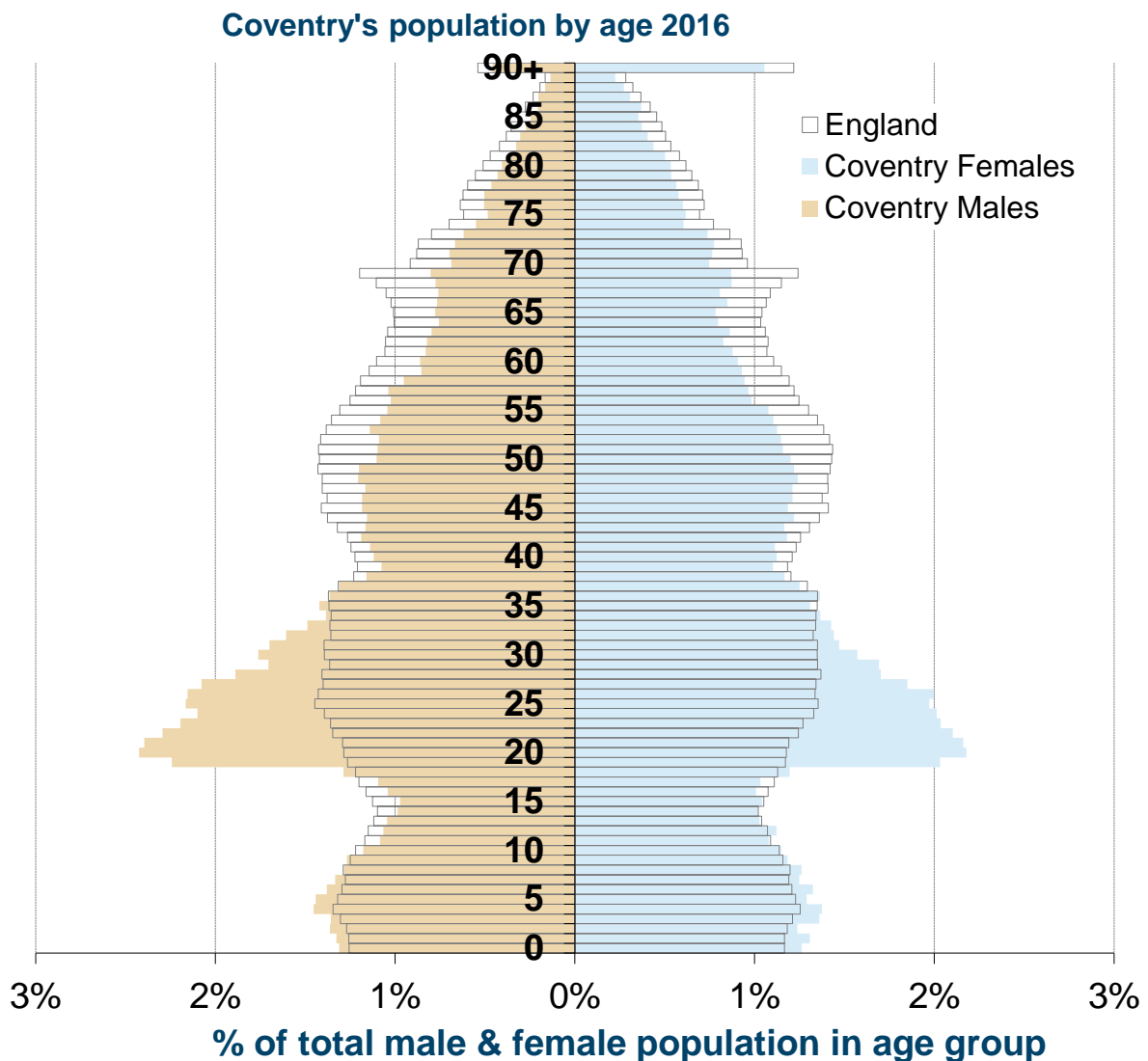
Between 2012 and 2013, the city’s population increased by over 2%. A significant number of migrants have contributed to the city’s population, which is expected to continue into the future as Coventry will see steady population increases.

Census 2011 data suggests that Coventry’s population has a much younger age profile than England in general; it is the younger population that is on the increase with a decline in the over 75’s.

The average age of Coventry’s residents is 33 years, notably lower than the England average of 40 years, and is falling. In 2007 when the Coventry population started to grow the average age was 36 years. The young average age is partly because the City is home to two large universities - Coventry is one of the top 20 towns and cities in the UK in terms of the proportion of the population who are students (source: Census 2011). Figure 1 below provides the population profile for Coventry during 2016.

¹ <https://www.ukpopulation.org/coventry-population/>

Figure 1- Population profile for Coventry 2016



The student population means there is continually a large population aged 18 – 24, this age group makes up 14.3% of the population compared to the England average of 8.8%.

There are other reasons why Coventry is a relatively young city;

- A number of European economic migrants, who are more likely to be younger, have moved and are moving to the city;
- In the 1970s and 1980s many young people left the city looking for work meaning that there are relatively fewer older people today than might be expected;
- Up until five years ago the annual number of births was increasing as a trend. The number of births has now stabilised and has fallen from a high of around 4,800 to around 4,600; and
- Some established middle aged residents moved out of Coventry to more rural areas.

Continuing a recent trend, the average age of Coventry's residents reduced between mid-2015 and mid-2016.

The population of 0-15 year olds increased by 1.9%, 16-64s increased by 2.6% and older people aged 65 and over by 0.6%. However, with life expectancy increasing the population of residents aged 65+ is likely to increase faster than younger age groups in the future. The working age population increased by the most, particularly due to growth amongst 18-24s and 25-34s; partly the result of the growing universities. Coventry University in particular has been growing and the number of full-time students enrolled there continued to increase between 2015 and 2016.

3.3 Strategic Context

The Council Plan takes forward the main themes agreed by the Council in recent years. It reaffirms the Council's ambition – developed with the Strategic Partnership and partners to make Coventry: A Top Ten City.

This ambition is driven through three corporate priorities which directly address the needs of the city:

- 1) Promoting the growth of a sustainable Coventry economy by:
 - Supporting businesses to grow;
 - Creating the infrastructure for the city to grow and thrive;
 - Developing the city centre for the 21st century;
 - Raising the profile of Coventry;
 - Helping local people into jobs;
 - Reducing the impact of poverty;
 - Increasing the supply, choice and quality of housing; and
 - Increasing access to arts, sports & cultural opportunities including leisure, music and events.
- 2) Improving the quality of life for Coventry people by:
 - Creating an attractive, cleaner and greener city;
 - Making communities safer together with the police, to reduce crime and anti-social behaviour;
 - Improving educational outcomes by working with schools to continue to improve standards;
 - Improving the health and wellbeing of local residents;
 - Protecting our most vulnerable people; and
 - Reducing health inequalities.
- 3) Delivering our priorities with fewer resources by:
 - Making savings so that we can support frontline services;
 - Support the regeneration of Coventry's economy;
 - Change how we work to become more flexible and adaptable;
 - Empowering citizens and encouraging active communities; and
 - Working together with neighbours and partners across the voluntary, public and private sectors.

The priorities of the Council Plan are delivered through key strategies – of which the Health and Wellbeing Strategy is one.

The Health and Wellbeing Strategy 2016-19 recognises that creating health, wealth and happiness requires more than simply managing people's health problems. The

health and wealth being of people can be improved if people have jobs, good housing, and are connected to families and communities.

By working together to deliver three priority areas Coventry Health and Wellbeing Strategy will make the biggest difference to the lives of Coventry people.

Coventry is part of the Coventry and Warwickshire Housing Market Area. Based on the most recent population projections, the housing requirement for Coventry and Warwickshire from 2011-2031 is for just over 88,000 dwellings – including 42,400 to meet Coventry’s need. An assessment of land availability indicates that Coventry has enough land for just 24,600 houses; so the Council has entered into formal agreements with the Warwickshire districts to redistribute the remaining 17,800 houses required outside of the city’s boundaries. Of the 24,600 houses, around 17,000 can be accommodated on brownfield sites, with the remaining 7,000 needing to be on previously undeveloped, greenfield land.

The Council’s Housing Strategy 2013-2018 affirms the Council’s view that housing plays a crucial role in the economic growth of the City. The ambition for Coventry is **“to ensure decent homes, housing choice and support for Coventry citizens”** through various themes including:

- 1) Increase the supply, choice and quality of new housing;
- 2) Prevent and tackle homelessness;
- 3) Strive for a healthier and more sustainable City by improving the quality and use of stock; and
- 4) Encourage balanced, stable and sustainable communities.

Beneath these themes are a number of key priorities, most notable for this report being:

- Regenerate neighbourhoods where poor quality, low demand housing exists;
- Improve energy efficiency and affordable warmth across all tenures;
- Improve property condition and management standards in the private rented sector; and
- Improve the quality of our neighbourhoods to support safe, inclusive and cohesive communities.

The Housing Strategy links into the Council Plan and the Health and Wellbeing Strategy by contributing to the delivery of the key corporate priorities but also in supporting the local economy through ensuring communities have stable and safe places to live.

Regulatory Services is responsible for improving conditions and management of properties in the Private Rented Sector and embraces a range of service areas used by people, businesses and organisations. Through this work profile the service **“seeks to ensure that the public, visitors, workers and residents of Coventry have a healthy and safe work and domestic environment”** using education, persuasion and enforcement activities. The teams within the service are responsible for ensuring properties and landlords in the PRS meet minimum legal requirements.

3.4 Housing in Coventry

There is a housing shortage in Coventry with an estimated 14,000 households on the waiting list for housing, there is a particular need for larger 3 and 4 bedroom properties. Affordability is also a major concern.

In 2011, the vast majority (82%) of the 133,185 homes in Coventry were in private ownership, while around one in five (18%) of homes in 2011 were considered affordable housing and were mainly owned by registered providers. Affordable housing is strongly concentrated in areas such as Tile Hill, Hillfields, Willenhall, Bell Green and Alderman's Green and there was over- provision of housing in council tax bands A and B (71% of the total housing stock) and an under-provision of properties in bands E and above.

An over-representation of terraced housing is also reported and this is supported by the 2011 Census where it is noted that 43% of housing in Coventry is terraced. In contrast, 10% of households in the city are detached and over a quarter (28%) are semi-detached.

It is well reported that poor housing conditions, including overcrowding and homelessness, are associated with an increased health risk, specifically of cardiovascular diseases, respiratory conditions and mental health problems. In Coventry, as of the 2011 census, 61% of homes were owner occupied (69% in 2001) and 17% were rented from the Housing Association or a Social Landlord (18% in 2001). In addition, 9.5% of housing was deemed overcrowded.

Overcrowding is defined as those households that have at least one less room than required based on the size and profile of the household.

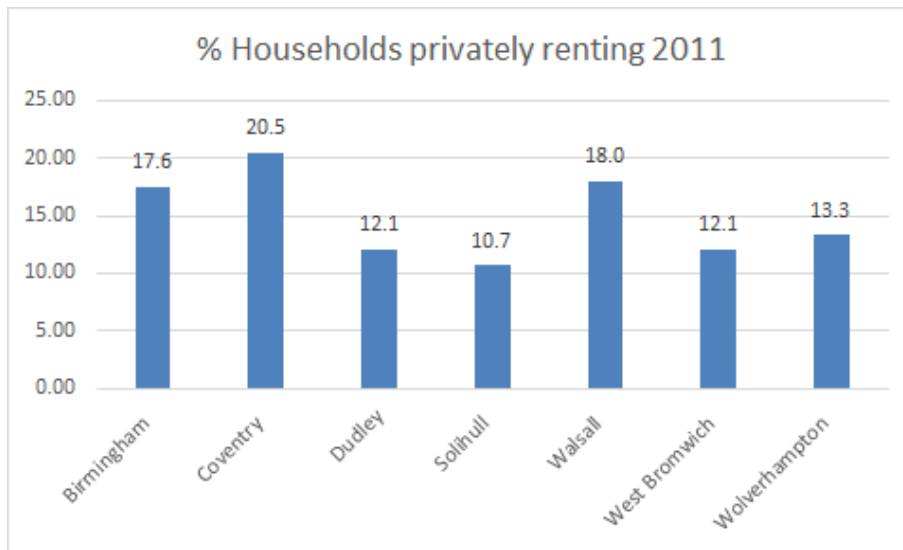
Increasing the supply, choice and quality of housing is a key priority of the Council set out in the Council Plan, and while it is unable to build its own housing, the Council is supportive of developers to build larger family homes in the city.

3.5 The Private Rented Sector (PRS)

The Private Rented Sector in Coventry has seen considerable growth over the past 20 years or so. In 2001 the sector was reported to be around 13% - Census 2001 and had increased to around 21% by 2011, making Coventry the region in the West Midlands with the largest PRS.

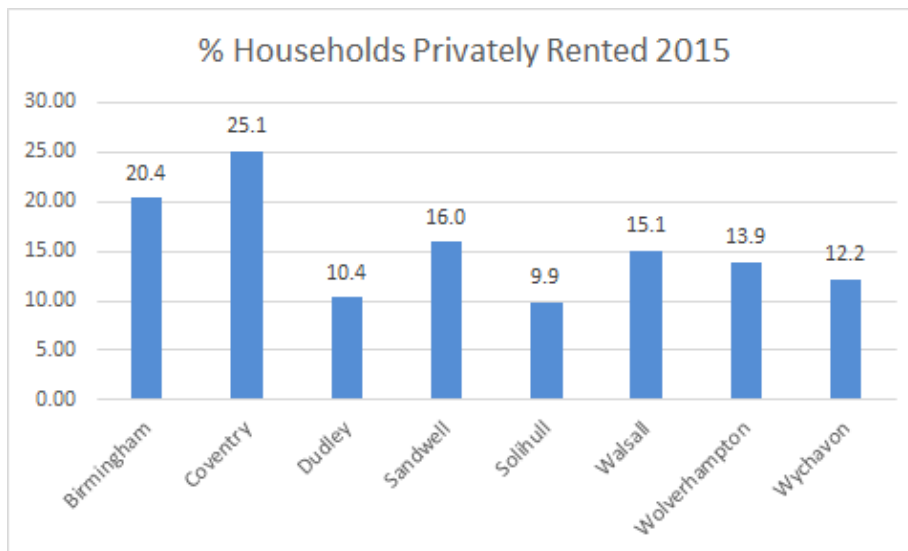
Figure 2 below provides the comparison of the percentage of PRS in the West Midlands and surrounding areas for 2011.

Figure 2- % households in PRS in West Midlands area 2011



In 2015, the Office for National Statistics released tenure estimates by Local Authority for owner occupied and private rented dwellings. These estimates indicated that the PRS had increased since the 2011 census to 34,326 (25.06%) and although these were estimates and not 'official' statistics' this provides a clear indication that the PRS in Coventry is expanding year on year. Figure 3 below provides the comparison for the local area.

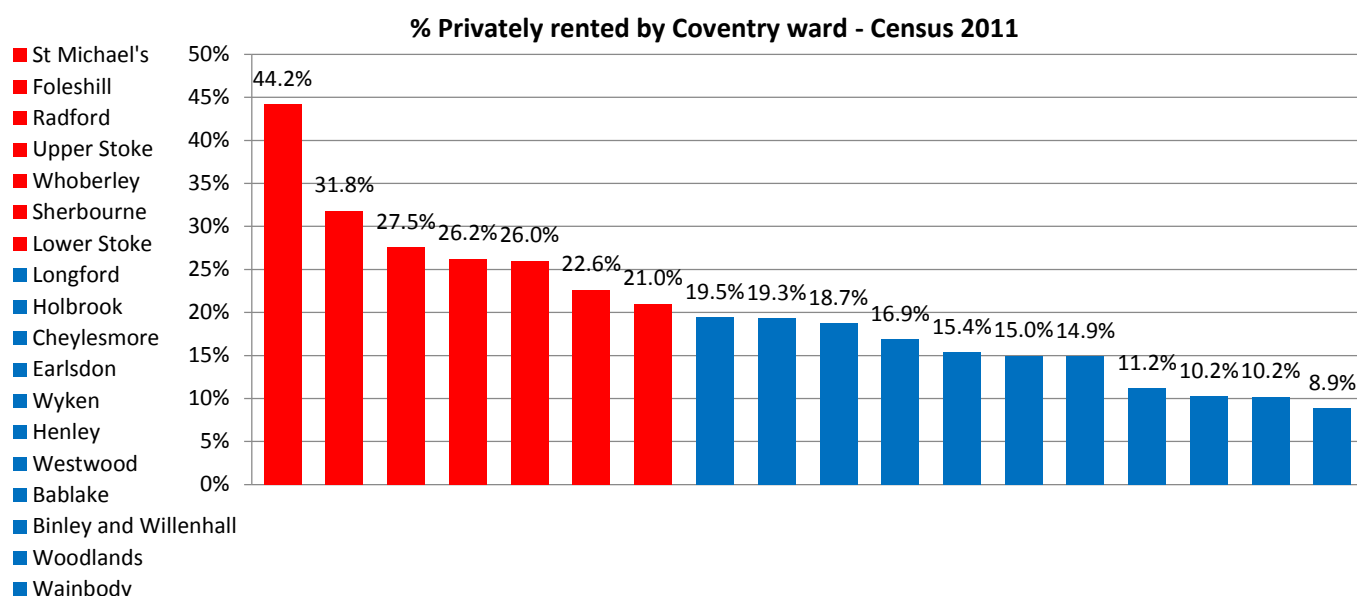
Figure 3- % households in PRS in West Midlands region 2015



3.6 Ward Profiles

It is clear that in order for an area to be proposed for selective licensing it must also have a 'high level' of private rented housing. The criteria used to demonstrate a 'high level' is for an area to have above national average levels. Average levels in England are 20% thus any area of 20% or above can be considered. Figure 4 provides the percentage of PRS in each ward in Coventry and those shown in red are the wards that have 'high levels' of private rented housing.

Figure 4- % PRS by Ward 2011



Within the 7 wards the highest proportion of PRS is in the St Michaels Ward, which is almost two and half times higher than the national average and that for Coventry.

The table below shows the percentage of dwellings in the PRS in each LSOA. Where the % of privately rented properties is higher than the city average this indicates a lack of mixed communities. All LSOAs in Table 1 have above average PRS levels.

Table 1 - % PRS by LSOA

LSOA	Ward	Total Households	PRS	% PRS
Gosford & Gulson Roads	St Michael's	886	562	63%
Central Six Retail Park - Queens Road	St Michael's	687	404	59%
The city centre within the ring road	St Michael's	963	564	59%
Upper Holyhead Road – Minster Road	Sherbourne	790	462	58%
Hillfields - Swans Lane Thacknall Street	St Michael's	967	511	53%
Gosford Green - Kingsway	Upper Stoke	793	419	53%
Earlsdon Hearsall Lane – Melbourne Road North, The Butts	Whoberley	717	365	51%
London Road - Acacia Northfields Roads	St Michael's	679	332	49%
Charterhouse - St Georges Road	St Michael's	713	329	46%
Hillfields - Canterbury Raglan Streets	St Michael's	902	415	46%
Earlsdon – Broomfield Road – Sovereign Road	Whoberley	631	285	45%
Hearsall Common – Highland Road	Whoberley	660	296	45%

Peugeot, Dominion Plaza & Humber Road North	Lower Stoke	831	370	45%
Chapelfields - Queensland Road	Whoberley	601	264	44%
Daimler Green – Electric Wharf	Radford	1,079	451	42%
Foleshill – Courtaulds Guild Road	Foleshill	569	233	41%
Nauls Mill Park - Canal Basin	Radford	943	375	40%
Friargate & Parkside –Technology, N. Cheylesmore	St Michael's	1,038	405	39%
Little Heath – King Georges Avenue	Foleshill	587	226	39%
Barras Heath - West of Clay Lane	Upper Stoke	765	287	38%
Hillfields - Coronation Road Swanswell Basin	St Michael's	707	265	37%
Stoke Church End - Shakespeare Street	Upper Stoke	658	245	37%
Stoke Park	Lower Stoke	678	251	37%
Foleshill - Broad Street	Foleshill	596	217	36%
Foleshill - Paragon Park Red Lane	Foleshill	797	276	35%
Longford Village & Longford Park	Longford	994	343	35%
Earlsdon Street Beechwood Avenue South	Earlsdon	772	264	34%
Edgwick - Canal Road	Foleshill	660	224	34%
Holbrooks N - Whitmore Park Dunster	Holbrook	564	184	33%
Jubilee Crescent	Radford	622	200	32%
City Farm North	St Michael's	545	174	32%
Stonebridge Highway, Industrial & Housing Estates	Cheylesmore	693	221	32%
Edgwick - Gallagher Retail Park Cross Road	Foleshill	494	157	32%
Whitmore Park - Burnaby Road	Holbrook	572	181	32%
Earlsdon - Broadway Albany Roads	Earlsdon	643	191	30%
Parting of the Heaths - Durbar Avenue	Foleshill	541	159	29%
Hillfields - Cambridge Street	St Michael's	481	141	29%
Cross Point, A46 West & University Hospital	Henley	547	159	29%
Arena Retail Park - Arbury	Foleshill	481	138	29%
Alvis Retail Park - Moseley Avenue	Sherbourne	785	224	29%
Earlsdon - Newcombe Clarendon & Shaftsbury Roads	Earlsdon	571	162	28%
Paradise - Awson Street	Foleshill	673	190	28%
Radford - Lawrence Saunders Roads	Radford	708	195	28%
River Sowe – Clifford Bridge - Henley Park Industrial Estate	Wyken	634	171	27%

Barker Butts - Bablake School Thomson Avenue	Radford	577	154	27%
Radford Village	Radford	712	189	27%
Henley College - Gresley Road	Henley	607	157	26%
Foleshill - Churchill Avenue	Foleshill	458	118	26%
Cheylesmore N - The Mount	Cheylesmore	770	197	26%
Bishopgate - George Elliot	Foleshill	525	134	26%
Daimler Green - North Capmartin Road	Radford	632	161	25%
Stoke Heath - Mercer Crescent– Barras Heath	Upper Stoke	713	178	25%
Swanswell - Leicester Causeway	Foleshill	559	136	24%
Sidderley Avenue	Lower Stoke	536	129	24%
Middle Stoke - Church Lane	Lower Stoke	608	142	23%
Walsgrave on Sowe – Mount Pleasant & Walsgrave Gardens	Henley	672	156	23%
Radford - Middlemarch Road South	Radford	867	199	23%
Torrington - Templar Avenues	Westwood	600	136	23%
Holbrook Lane – Lythalls Lane	Holbrook	642	143	22%
Courthouse Green – Sewall Highway North	Upper Stoke	578	124	21%
Clifford Bridge Road, Abbey Estate & Dorchester Road North	Wyken	588	126	21%
Stoke Heath - Dane Road North Allotments	Upper Stoke	585	125	21%
Canley Cemetery, Bransford Avenue & Sir Henry Parkes Road	Wainbody	911	194	21%
Radford - Beak Avenue Central	Radford	678	143	21%
Ricoh Arena & Wilsons Lane	Longford	591	124	21%
Holbrooks N – Masser Kirkdale Roads	Holbrook	640	134	21%
Hearsall Common - Maudslay Road	Whoberley	600	123	21%
Wyken - Ansty Road North	Wyken	620	126	20%
Hall Green North	Longford	566	115	20%
Manor Farm	Henley	429	87	20%
Earlplace Business Park - Middlecotes	Westwood	560	113	20%
Courthouse Green North	Longford	637	126	20%
Caludon Castle - Bodmin Belgrave Roads	Wyken	521	103	20%
Hawkesbury, M6 & Foxford School, Anderton Road	Longford	852	167	20%
Holbrooks - Parkville – Roland Avenue	Holbrook	633	124	20%

As can be seen from Table 1 there are 67 of the 195 LSOAs that have 'high levels' of PRS. These represent 34% of the all the LSOAs in the City and accounts for 15,909 (60%) of all the housing stock in the PRS.

3.7 Low Housing Demand

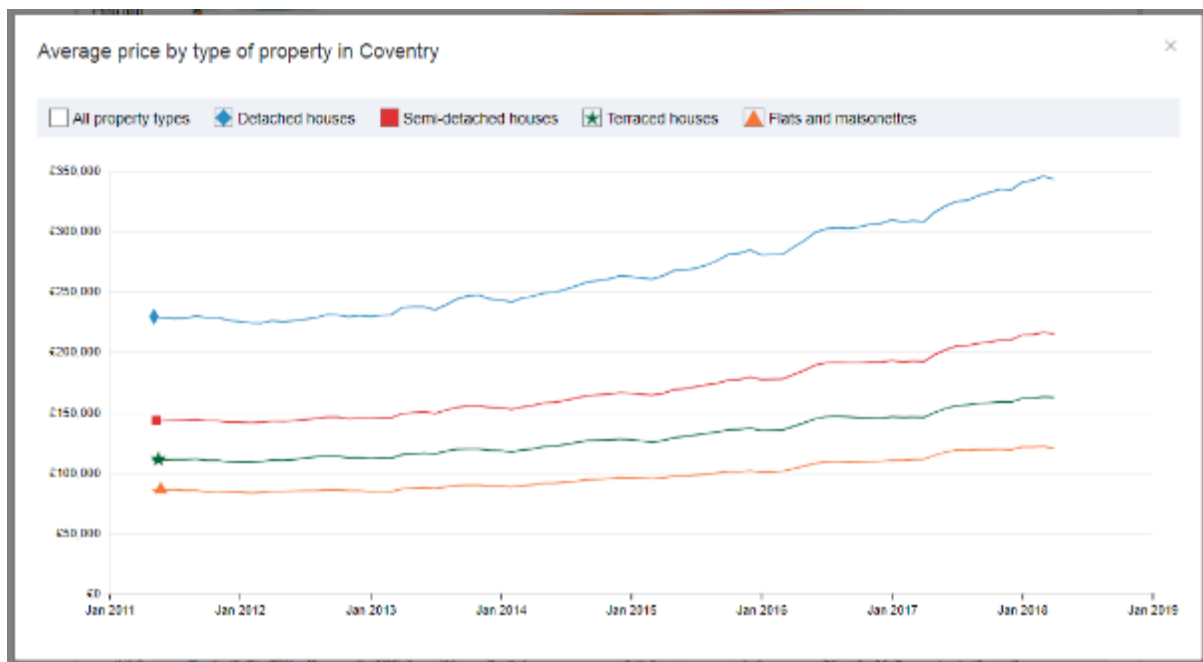
When considering if an area is suffering from, or likely to become, an area of low housing demand, the Council should consider the value of residential properties in comparison to the value of similar properties in other areas within their area, which the authority considers to be comparable.

3.8 House Prices

Low house prices in areas of low demand have resulted in an influx of unprofessional landlords purchasing properties to rent. These people frequently show no interest in managing their properties properly, often letting to anti-social tenants who cause a range of problems. This, in turn, can create misery for the local community and cause further destabilisation of these areas.

Figure 5 below provides the average price by type of property for Coventry between 2011 and 2018 and shows that there has been a steady increase in house prices for all types of property over this period.

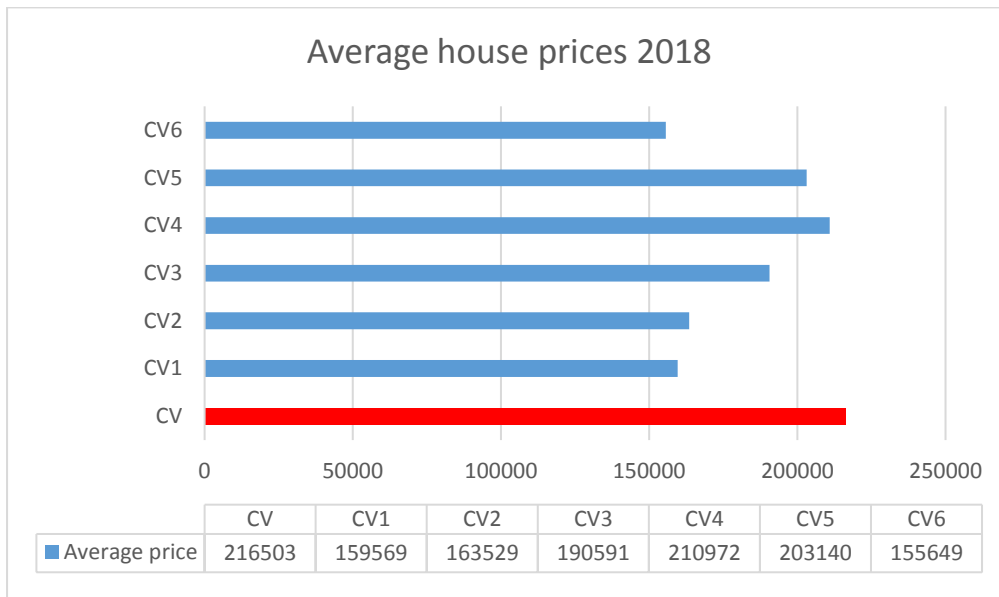
Figure 5- Average price by property type in Coventry 2011 to 2018



According to HM Land Registry figures the current average house price in Coventry is approximately £216,000 with the lowest average house prices found in the CV1, CV2 and CV6 postcode areas.

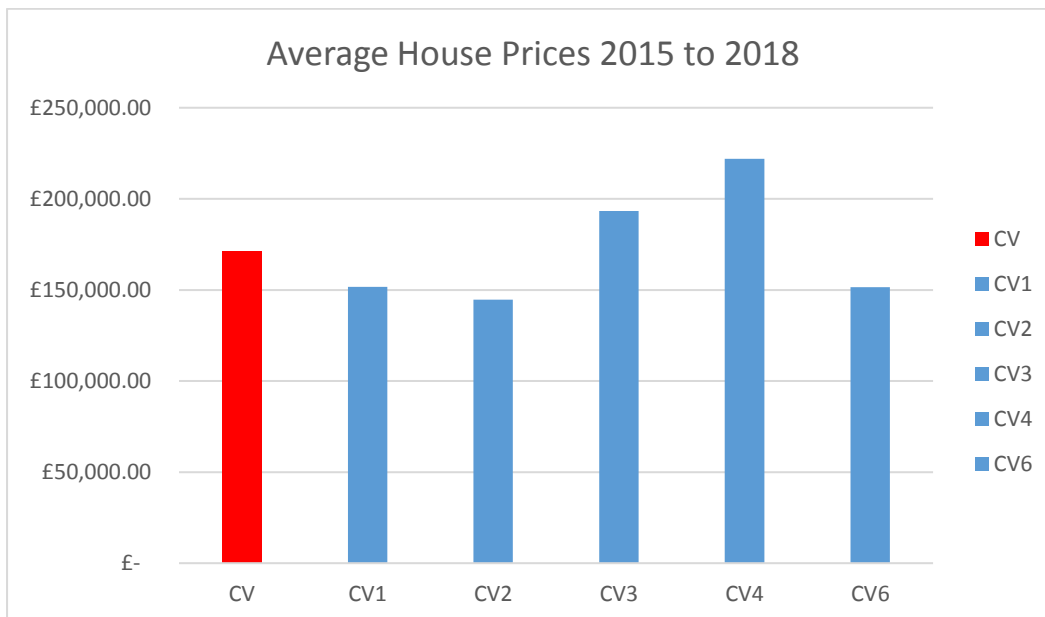
Figure 6 below provides the average house price during 2018 for Coventry and all postcode areas within the city.

Figure 6- Average Houses Prices Coventry 2018



Further analysis of HM Land Registry prices shows that between 2015 and March 2018 the average sold price in Coventry was £171,274.00, which represents an increase across the City of around 26% in the past three years. Figure 7 provides the averages across this period.

Figure 7- Average House Prices 2015 to 2018



In the West Midlands house prices rose by 5.8% for the year ending 2018, with Coventry experiencing an above average increase of around 9%.

An analysis of LSOA for Coventry using the West Midlands average of 5.8% as the baseline figure was carried out to identify which areas had suffered a decline in house prices. Table 2 below provides the median house prices for year ending 2017 and 2018 and shows the difference as a percentage for each of the LSOAs that

experienced a decrease in house prices. A decline in house prices is a key consideration for low housing demand.

Table 2- Comparison of House Prices by LSOA

LSOA name	LSOA mainly within Ward:	Year ending Mar 2017	Year ending Mar 2018	%Diff
Hawkes End & countryside	Bablake	442,200	357,000	-19.27%
Coundon – Norman Place Road	Bablake	195,000	180,000	-7.69%
Binley Industrial Estate South - Willenhall Lane Central	Binley and Willenhall	135,000	142,000	5.19%
Willenhall - Yarningale	Binley and Willenhall	151,000	136,750	-9.44%
Binley Oak Farm – Skipworth Road	Wyken	276,500	276,250	-0.09%
Central Six Retail Park - Queens Road	St Michael's	144,000	143,600	-0.28%
Earlsdon - Newcombe Clarendon & Shaftsbury Roads	Earlsdon	280,250	213,000	-24.00%
Westwood Gardens - Sir Henry Parkes, Burnsall Roads	Earlsdon	327,250	286,500	-12.45%
Earlsdon - Broadway Albany Roads	Earlsdon	262,500	244,000	-7.05%
Finham North Festival & Fenside	Cheylesmore	249,950	244,500	-2.18%
Foleshill - Paragon Park Red Lane	Foleshill	169,995	157,995	-7.06%
Arena Retail Park - Arbury	Foleshill	112,000	109,000	-2.68%
Potters Green - Woodway	Henley	158,000	135,500	-14.24%
Potters Green Triangle - Wigston Road	Henley	195,000	205,000	5.13%
Potters Green - Narberth Way	Henley	178,000	162,500	-8.71%
Walsgrave on Sowe – Mount Pleasant & Walsgrave Gardens	Henley	171,200	167,500	-2.16%
Whitmore Park - Burnaby Road	Holbrook	186,995	122,000	-34.76%
Ricoh Arena & Wilsons Lane	Longford	224,995	146,000	-35.11%
Holbrooks – Penny Park Lane	Holbrook	209,995	179,000	-14.76%
Wyken - Ravensdale Road	Lower Stoke	169,250	169,000	-0.15%
Stoke Green - New Century Park	Lower Stoke	162,375	158,750	-2.23%
Radford - Beake Avenue South	Radford	131,500	130,000	-1.14%
Radford - Middlemarch Road South	Radford	162,500	148,250	-8.77%
Radford - Banks Road	Radford	137,000	141,000	2.92%
Daimler Green – Electric Wharf	Radford	162,995	155,500	-4.60%
Gosford & Gulson Roads	St Michael's	142,500	128,000	-10.18%

Hillfields Village & Motor Museum	St Michael's	:	:	
City Farm North	St Michael's	130,750	124,000	-5.16%
Stoke Church End - Shakespeare Street	Upper Stoke	131,125	130,000	-0.86%
Kenilworth Rd & Gibbet Hill - Central Campus	Wainbody	770,000	621,000	-19.35%
Canley - Torrington Prior Deram Walk	Westwood	245,000	205,000	-16.33%
Earlplace Business Park - Middlecotes	Westwood	167,495	150,100	-10.39%
Earlsdon Hearsall Lane - Melbourne Road North, The Butts	Whoberley	200,950	174,950	-12.94%
Broad Lane Central - Stonebury Avenue	Woodlands	215,000	213,000	-0.93%
Bannerpark East - Tile Hill Woods, Hawthorn Lane	Woodlands	209,000	137,000	-34.45%
Jardine Shopping Centre - Limbrick Wood Tile Hill Lane	Woodlands	129,975	125,500	-3.44%
Clifford Bridge South	Wyken	180,000	171,000	-5.00%
Manor Farm	Henley	:	:	
River Sowe - Clifford Bridge - Henley Park Industrial Estate	Wyken	170,000	162,500	-4.41%
Clifford Bridge Road, Abbey Estate & Dorchester Road North	Wyken	160,000	154,500	-3.44%
Ernesford Grange - Willenhall North - South Willenhall Lane & St James Lane	Binley and Willenhall	154,000	113,000	-26.62%
Westwood Heath	Westwood	500,000	472,000	-5.60%
Longford Village & Longford Park	Longford	119,995	118,000	-1.66%
Holbrooks N- Fallowfield - Briscoe	Holbrook	156,625	143,600	-8.32%
Canley Cemetery, Bransford Avenue & Sir Henry Parkes Road	Wainbody	305,000	282,567	-7.36%

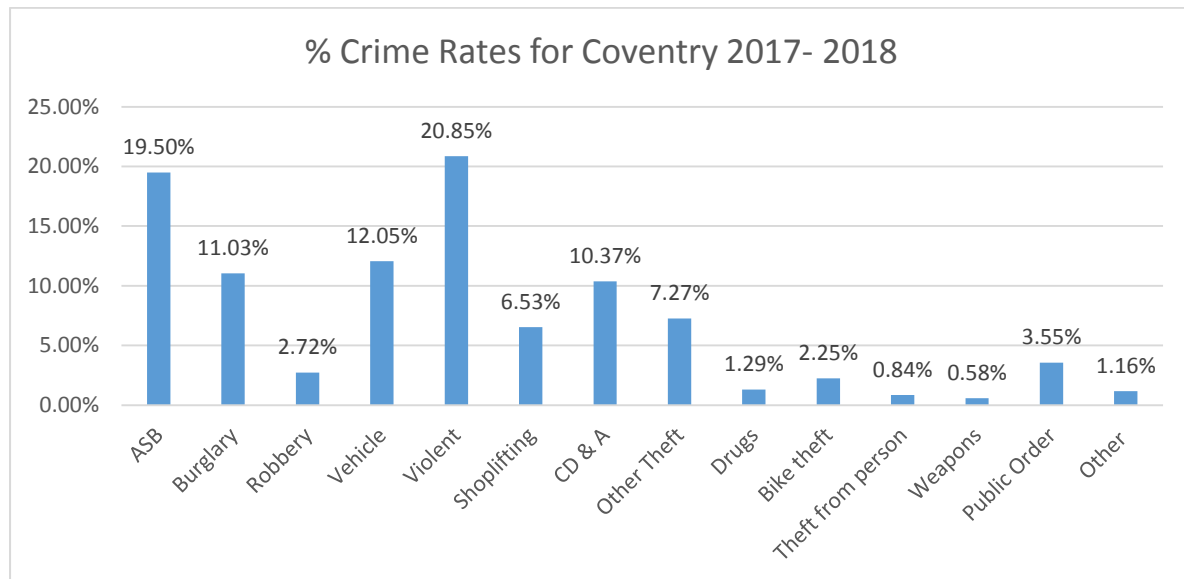
In addition to property prices when there is a lack of mixed communities and/or a high turnover of occupants within an area it is difficult to build strong and supportive communities and people are more likely to have less pride and interest in their neighbourhoods. A lack of mixed communities in terms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

3.9 Crime

Consideration has been given to the impact the rented sector has in the local community, for example poor property conditions, anti-social behaviour and criminal activity.

Over the period from March 2017 to April 2018 there was a total of 37,045 reported crimes in Coventry. Figure 8 below provides the breakdown of categories of crime².

Figure 8- Crime Rates for Coventry 2017-2018



The type of crime can have a bearing on low demand considerations and in particular where there are high levels of “property” based criminal activities, such as criminal damage, arson and burglary, as opposed to “people” type activity the demand for property is likely to be lower in these areas. Figures 9 & 10 below provide the levels of activity for these “property” based crimes during 2017-2018 in wards across the City. The chart represents those that were above the Coventry average of 10% for criminal damage and 11% for burglary.

Figure 9- Criminal damage by ward 2017-18

² <http://www.ukcrimestats.com>

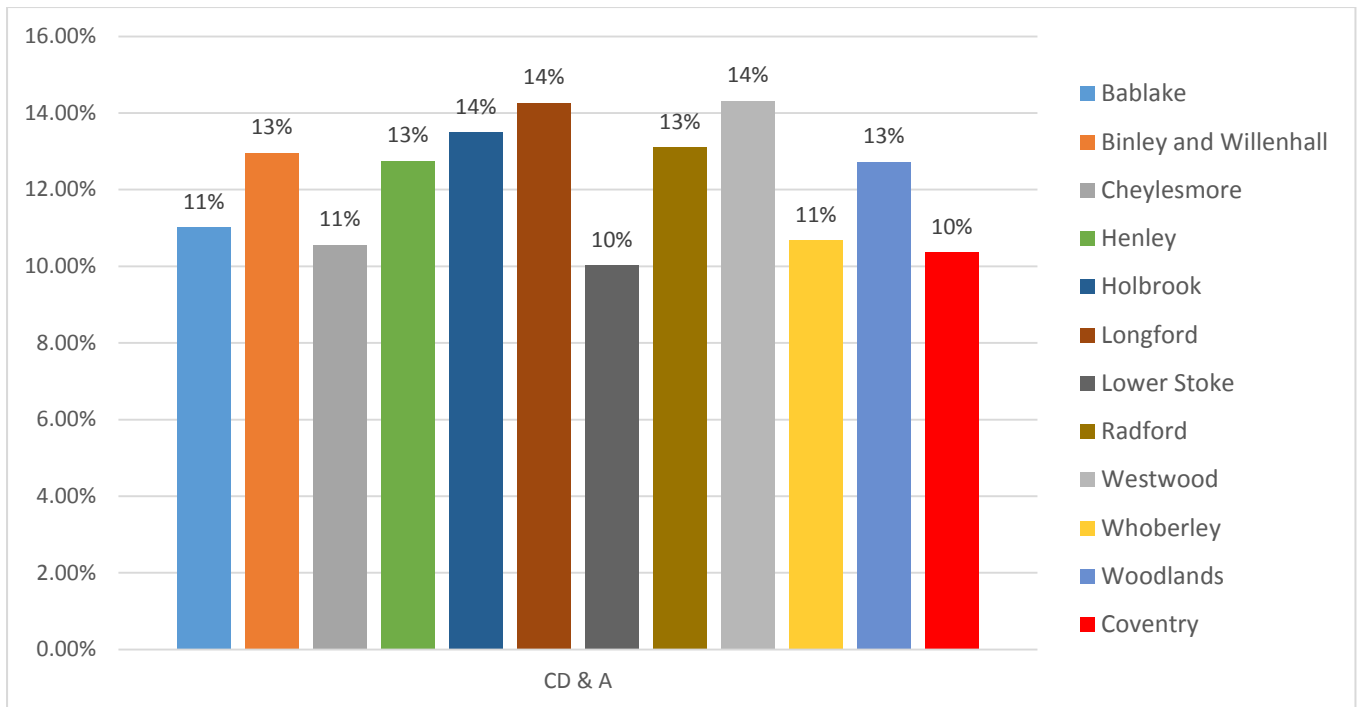
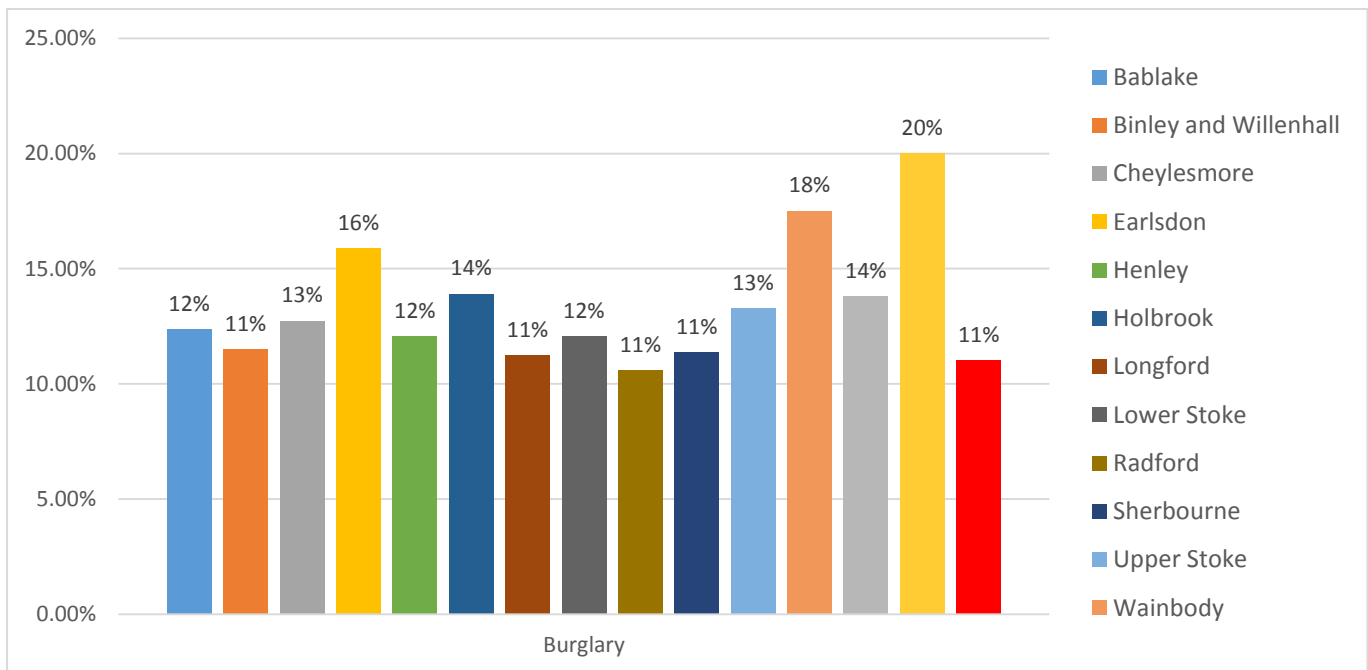


Figure 10- Burglary by ward 2017-18



Analysis of criminal damage and burglary rates were considered further through the LSOA data. This identified those LSOAs that had suffered an increase in these crime activities between 2016-17 and 2017-18. Table 3 and 4 provide the details.

Table 3- Change in criminal damage rates for 2016/17 & 2017/18

LSOA Name	LSOA Ward	Increase
Allesley Village	Bablake	6.3

Binley Business Park - Bredon Avenue	Binley and Willenhall	5.8
Binley - Quorn Way Bredon Avenue	Binley and Willenhall	7.1
Binley Industrial Estate South - Willenhall Lane Central	Binley and Willenhall	19.8
Willenhall Wood - Middle Ride	Binley and Willenhall	3.7
Willenhall - Robin Hood & Mary Slessor	Binley and Willenhall	3.3
Friargate & Parkside –Technology, N. Cheylesmore	St Michael's	3.2
Earlsdon - Newcombe Clarendon & Shaftsbury Roads	Earlsdon	2.8
Westwood Gardens - Sir Henry Parkes, Burnsall Roads	Earlsdon	3.2
Canley Gardens – Hearsall Golf course	Earlsdon	10.2
Foleshill - Churchill Avenue	Foleshill	4.7
Foleshill - Paragon Park Red Lane	Foleshill	3.1
Bishopgate - George Elliot	Foleshill	6.8
Arena Retail Park - Arbury	Foleshill	7.2
Aldermans Green - Deedmore Road W	Henley	5.9
Walsgrave on Sowe – Mount Pleasant & Walsgrave Gardens	Henley	4.6
Wood End – Hillmorton Road	Henley	12.6
Potters Green – Diana Drive	Henley	4.8
Whitmore Park - Burnaby Road	Holbrook	5.5
Keresley - Prologis	Holbrook	8.9
Hall Green North	Longford	8.9
Manor House - Privet Rd	Longford	4.9
Daimler Green - North Capmartin Road	Radford	4.5
Radford - Lawrence Saunders Roads	Radford	3.9
Gosford & Gulson Roads	St Michael's	4.6
Hillfields - Cambridge Street	St Michael's	5.0
Hillfields - Canterbury Raglan Streets	St Michael's	8.4
Barras Heath - West of Clay Lane	Upper Stoke	3.9
Finham Green - Lane Erithway	Wainbody	3.6
Hearsall Common - Maudslay Road	Whoberley	7.4
Mount Nod – Alderminster Road	Woodlands	4.5
Manor Farm	Henley	10.9
River Sowe – Clifford Bridge - Henley Park Industrial Estate	Wyken	2.8
Clifford Bridge Road, Abbey Estate & Dorchester Road North	Wyken	4.1
Ernesford Grange - Langbank Avenue, rail line & Tarquin Close North	Binley and Willenhall	6.9
Tile Hill - Cromwell Lane Station Road	Westwood	4.1

Hawkesbury, M6 & Foxford School, Anderton Road	Longford	3.8
Silverdale Estate & Hurst Road	Longford	3.5
Longford Village & Longford Park	Longford	5.7

Table 4- Change in Burglary rates between 2016/17 & 2017/18

LSOA Name	LSOA Ward	Increase
Binley - Quorn Way Bredon Avenue	Binley and Willenhall	5.2
Binley Industrial Estate South - Willenhall Lane Central	Binley and Willenhall	25.2
Willenhall Wood - Middle Ride	Binley and Willenhall	6.7
Willenhall - Robin Hood & Mary Slessor	Binley and Willenhall	6.5
Willenhall - Yarningale	Binley and Willenhall	11.3
Cheylesmore - Quinton Park Ulverscroft	Cheylesmore	11.5
Central Six Retail Park - Queens Road	St Michael's	7.7
Canley Gardens – Hearsall Golf course	Earlsdon	5.8
Earlsdon - Broadway Albany Roads	Earlsdon	10.1
Cheylesmore East -Dilloford Road	Cheylesmore	6.9
Little Heath – King Georges Avenue	Foleshill	9.7
Foleshill - Broad Street	Foleshill	5.9
Bishopgate - George Elliot	Foleshill	6.8
Arena Retail Park - Arbury	Foleshill	5.2
Aldermans Green - Deedmore Road W	Henley	10.4
Cross Point, A46 West & University Hospital	Henley	9.6
Aldermans Green Industrial estate	Henley	13.9
Wood End – Hillmorton Road	Henley	8.0
Potters Green – Diana Drive	Henley	5.4
Keresley –Penny Park Halford Roads	Holbrook	5.1
Holbrooks N - Whitmore Park Dunster	Holbrook	9.7
Bell Green - Roseberry Ave	Longford	5.9
Radford - Beake Avenue South	Radford	4.6
Charterhouse - St Georges Road	St Michael's	5.0
Hillfields Village & Motor Museum	St Michael's	4.7
Holyhead, Lake View & Batsford Roads	Sherbourne	4.3
Upper Holyhead Road – Minster Road	Sherbourne	5.3
Coundon - Dallington – Gaveston Roads	Sherbourne	6.3
Gosford Green - Kingsway	Upper Stoke	4.5
Chapelfields - Queensland Road	Whoberley	15.3

Earlsdon Hearsall Lane – Melbourne Road North, The Butts	Whoberley	6.8
Earlsdon – Broomfield Road – Sovereign Road	Whoberley	24.3
Tile Hill North -Limbrick East Mount Nod	Woodlands	6.8
Caludon South - Mayflower Road	Wyken	5.9
Manor Farm	Henley	5.9
Ernesford Grange –Willenhall North - South Willenhall Lane & St James Lane	Binley and Willenhall	5.5
Ernesford Grange - Langbank Avenue, rail line & Tarquin Close North	Binley and Willenhall	5.0
Canley Cemetery, Bransford Avenue & Sir Henry Parkes Road	Wainbody	6.4

3.10 Proportion of Families on Low Income

According to the End Child Poverty Coalition³ in Coventry, there is an estimated 21% of children in poverty in the area before housing costs are included. The estimate after housing costs increases the amount to 33%.

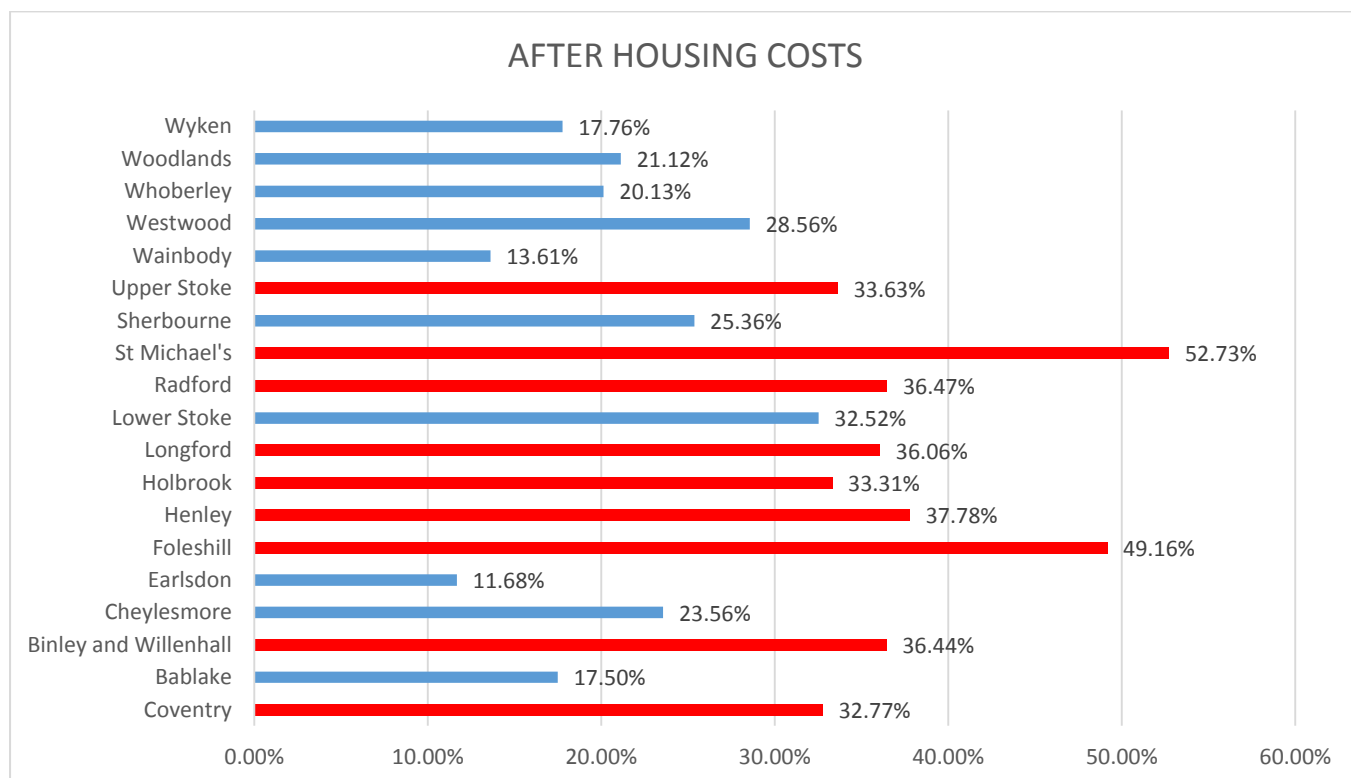
Households are living in poverty if their household income (adjusted to account for household size) is less than 60% of the average.

The ward with the highest level of child poverty is St Michael's, where there is an estimated 37% of children in poverty in the area before housing costs are considered. This increases to 53% when housing costs are included. In contrast, the ward with the lowest level of child poverty is Earlsdon, where there is an estimated 7% of children in poverty before housing costs. The estimate after housing costs is 12%.

For the purposes of this study it is important to take into account all costs when determining poverty levels. Figure 11 below provides the percentage of households with children in each ward that are considered to be in poverty. Those shown in red are above the average for the city.

³ <http://www.endchildpoverty.org.uk/poverty-in-your-area-2018/>

Figure 11- Poverty levels after housing costs by ward



In order to define clearer areas for Selective Licensing designations a comparison of these results was carried out for the LSOAs using the PRS percentage as the baseline. Each LSOA was scored on the number of times it appeared in each of the datasets for % of PRS, house prices, and crime rates as shown in Table 6 below. The LSOAs with 3 or more occurrences clearly show signs of low demand and would be the areas to focus any activity.

Table 5- LSOA ranking for Low Demand

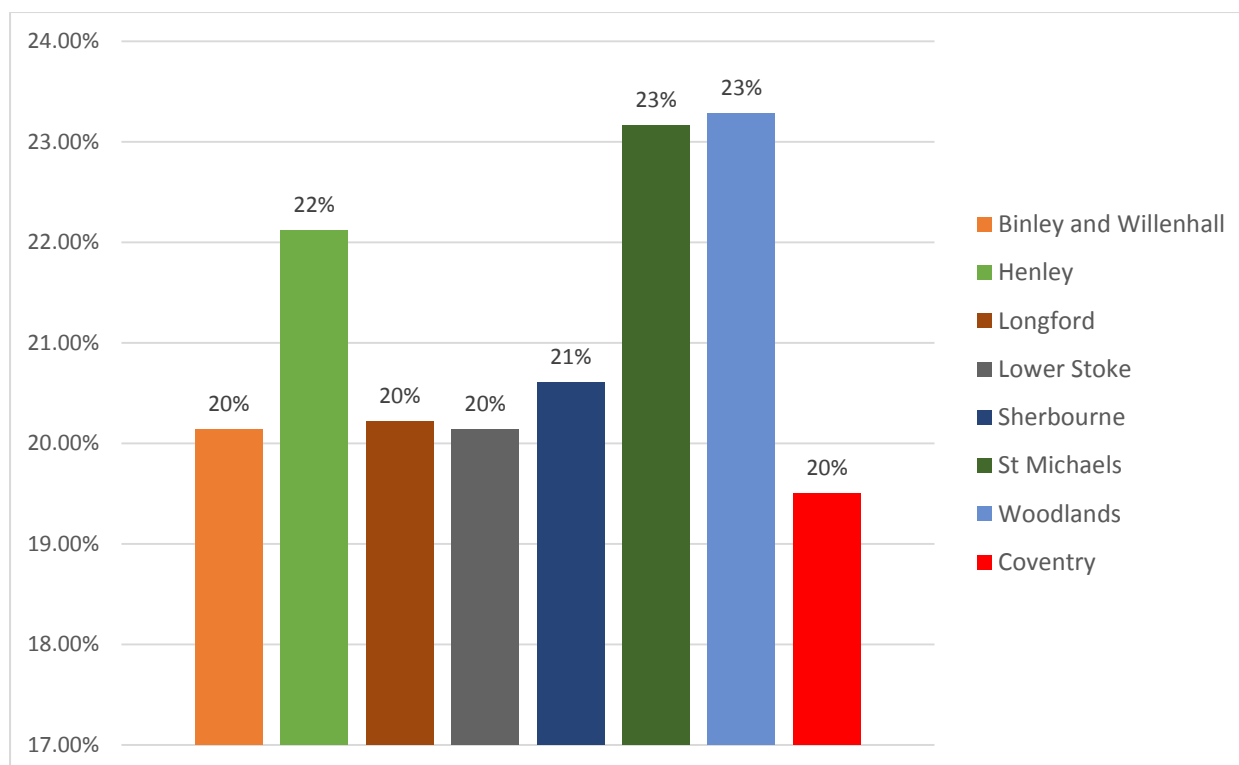
LSOA Name	Mainly in Ward	Number of occurrences
Central Six Retail Park - Queens Road	St Michael's	3
Earlsdon - Broadway Albany Roads	Earlsdon	3
Foleshill - Churchill Avenue	Foleshill	3
Foleshill - Paragon Park Red Lane	Foleshill	3
Bishopgate - George Elliot	Foleshill	3
Arena Retail Park - Arbury	Foleshill	4
Walsgrave on Sowe – Mount Pleasant & Walsgrave Gardens	Henley	3
Whitmore Park - Burnaby Road	Holbrook	3
Hall Green North	Longford	3
Gosford & Gulson Roads	St Michael's	3
Hillfields - Cambridge Street	St Michael's	3

Hillfields - Canterbury Raglan Streets	St Michael's	3
Upper Holyhead Road – Minster Road	Sherbourne	3
Gosford Green - Kingsway	Upper Stoke	3
Earlsdon Hearsall Lane – Melbourne Road North, The Butts	Whoberley	3
Manor Farm	Henley	4
River Sowe – Clifford Bridge - Henley Park Industrial Estate	Wyken	3
Clifford Bridge Road, Abbey Estate & Dorchester Road North	Wyken	3
Longford Village & Longford Park	Longford	3
Canley Cemetery, Bransford Avenue & Sir Henry Parkes Road	Wainbody	3

3.11 Anti - Social Behaviour

When deciding whether areas are suffering from anti-social behaviour (ASB) which a landlord should address, regard must be given as to whether the behaviour is being conducted within the curtilage of the rented property or in its immediate vicinity and include acts of: intimidation and harassment of tenants or neighbours; noise, rowdy and nuisance behaviour affecting persons living in or visiting the vicinity; animal related problems; vehicle related nuisance; illegal drug taking or dealing; graffiti and fly posting; litter and waste within the curtilage of the property. ASB crime rates are shown in Figure 12 below.

Figure 12- ASB crime rates by Ward

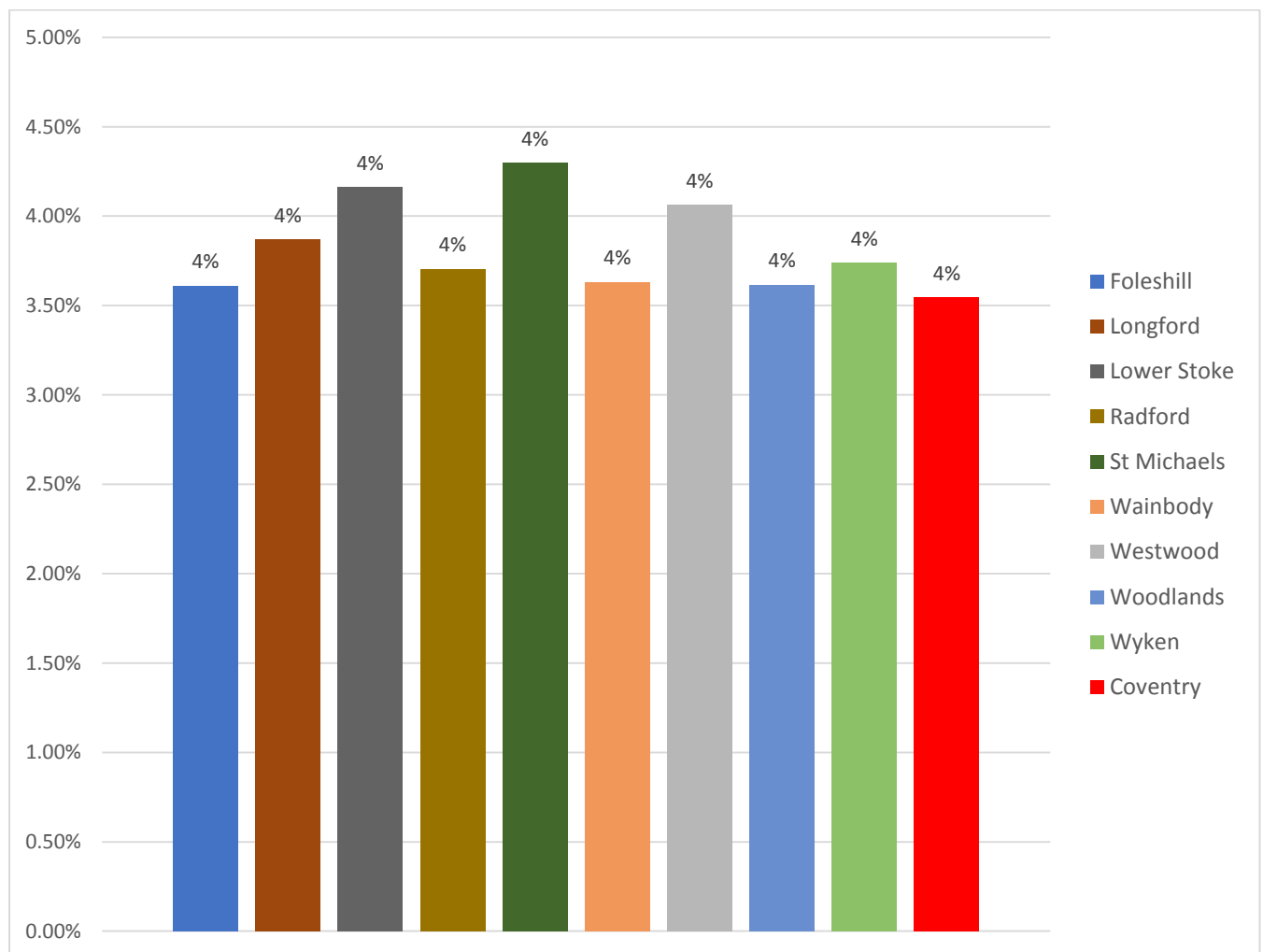


Based on ASB crime rates reported during 2017 and 2018 the average for Coventry is 20% of all crime. Analysis of ward figures revealed that Binley and Willenhall, Henley, Longford, Lower Stoke, Sherbourne, St Michaels, and Woodlands were all above or had similar ASB crime rates to the City as a whole.

Public Order is defined as "crime which involves acts that interfere with the operations of society and the ability of people to function efficiently", i.e., it is behaviour that has been labelled criminal because it is contrary to shared norms, social values, and customs, in other words 'anti- social'.

Figure 13 below provides the public order crime rates average for Coventry during 2017/18 and as can be seen Foleshill, Longford, Lower Stoke, Radford, St Michael`s, Wainbody, Westwood, Woodlands and Wyken all have similar averages to those of the City at 4%. The worst area for public order crime is St Michaels ward at 4.3% closely followed by Lower Stoke at 4.2%.

Figure 13- Public Order crime rates by ward.



Analysis of ASB rates were considered further through the LSOA data. This identified those LSOAs that had suffered an increase in ASB rates between 2016/17 and 2017/18. Table 6 provides the breakdown for each LSOA.

Table 6- Change in ASB rates between 2016/17 and 2017/18

LSOA Name	LSOA Ward	Increase
Coundon - Scots Lane	Bablake	5.4
Allesley Village	Bablake	5.6
Willenhall - Robin Hood & Mary Slessor	Binley and Willenhall	22.8
Willenhall - Chace Stretton	Binley and Willenhall	5.0
Canley Gardens – Hearsall Golf course	Earlsdon	2.9
Earlsdon - Broadway Albany Roads	Earlsdon	2.7
Little Heath – King Georges Avenue	Foleshill	5.4
Arena Retail Park - Arbury	Foleshill	2.6
Aldermans Green - Deedmore Road W	Henley	27.4
Cross Point, A46 West & University Hospital	Henley	3.0
Wood End – Hillmorton Road	Henley	4.7
Whitmore Park - Burnaby Road	Holbrook	4.5
Keresley –Penny Park Halford Roads	Holbrook	6.5
Poets Corner	Lower Stoke	7.1
Stoke Park	Lower Stoke	10.8
Binley Road - central Church Lane	Lower Stoke	2.4
Radford - Middlemarch Road South	Radford	3.5
Charterhouse - St Georges Road	St Michael's	6.3
Hillfields - Cambridge Street	St Michael's	8.1
Hillfields Village & Motor Museum	St Michael's	11.1
Holyhead, Lake View & Batsford Roads	Sherbourne	4.9
Lower Spon Street	Sherbourne	9.3
Stoke Church End - Shakespeare Street	Upper Stoke	7.3
Courthouse Green – Sewall Highway North	Upper Stoke	4.4
Finham - Schools Green Lane	Wainbody	2.4
Whoberley Artists' Corner (Rembrandt Close)	Whoberley	3.9
Whoberley - Glendower Avenue	Whoberley	4.6
Earlsdon Hearsall Lane – Melbourne Road North, The Butts	Whoberley	7.4
Hockley Broad Lane West	Woodlands	3.8
Broad Lane Central – Stonebury Avenue	Woodlands	2.5
Upper Eastern - Green Hockley Lane North	Woodlands	5.2
Manor Farm	Henley	16.0
River Sowe – Clifford Bridge - Henley Park Industrial Estate	Wyken	5.6
Wyken Croft – Sewall Highway South	Wyken	9.4

Stonebridge Highway, Industrial & Housing Estates	Cheylesmore	5.9
Canley - Charter Avenue & Robert Mountford Way	Westwood	7.7
Tile Hill - Cromwell Lane Station Road	Westwood	3.4
Westwood Heath	Westwood	4.7
Hawkesbury, M6 & Foxford School, Anderton Road	Longford	6.2

A similar exercise was carried out for Public Order and Table 7 provides the breakdown for each LSOA that had experienced an increase in Public Order rates between 2016/17 and 2017/18.

Table 7- Increase in Public Order rates between 2016/17 and 2017/18

LSOA name	LSOA mainly within Ward:	Crime rate per 1,000 population: Public order
Keresley Green East	Bablake	3.6
Browns Lane	Bablake	2.4
Binley Industrial Estate South - Willenhall Lane Central	Binley and Willenhall	2.7
Willenhall - Robin Hood & Mary Slessor	Binley and Willenhall	3.7
Willenhall - Yarningale	Binley and Willenhall	3.9
Willenhall - Chace Stretton	Binley and Willenhall	3.4
Earlsdon Street Beechwood Avenue South	Earlsdon	3.7
Finham North Festival & Fenside	Cheylesmore	3.0
Foleshill – Courtaulds Guild Road	Foleshill	2.1
Edgwick - Canal Road	Foleshill	2.6
Paradise - Awson Street	Foleshill	2.2
Bishopgate - George Elliot	Foleshill	3.1
Aldermans Green - Deedmore Road W	Henley	3.7
Potters Green Triangle - Wigston Road	Henley	5.1
Potters Green - Narberth Way	Henley	2.8
Holbrooks N - Whitmore Park Dunster	Holbrook	2.5
Foleshill – Elkington Street	Longford	2.5
Stoke Aldermoor Village	Lower Stoke	3.4
Binley Road - central Church Lane	Lower Stoke	5.5
Stoke Green - New Century Park	Lower Stoke	3.0
Radford - Beake Avenue South	Radford	2.1
Radford - Beak Avenue Central	Radford	2.9
Radford Village	Radford	4.0

Barker Butts - Bablake School Thomson Avenue	Radford	4.9
Hillfields Village & Motor Museum	St Michael's	4.1
City Farm North	St Michael's	3.5
Hillfields - Canterbury Raglan Streets	St Michael's	2.4
Upper Holyhead Road – Minster Road	Sherbourne	2.9
Stoke Heath - Bartons Meadway	Upper Stoke	2.3
Barras Heath - West of Clay Lane	Upper Stoke	2.5
Gosford Green - Kingsway	Upper Stoke	2.0
Finham - Wainbody Avenue South	Wainbody	2.2
Coventry Business Park	Earlsdon	4.4
Tile Hill North - Jardine Delius	Woodlands	2.2
Wyken Croft – Sewall Highway South	Wyken	3.1
Sowe Valley - Dorchester Road South	Wyken	4.7
Ernesford Grange –Willenhall North - South Willenhall Lane & St James Lane	Binley and Willenhall	2.5
Hawkesbury, M6 & Foxford School, Anderton Road	Longford	2.4
Silverdale Estate & Hurst Road	Longford	2.0

ASB can also refer to any situation where someone does something which has a harmful effect on another person or group's quality of life. These actions can sometimes affect whole communities and impact on the levels of confidence in the places where people live and work.

Acts which are thought of as being anti-social such as fly tipping and rubbish can have an impact on communities and their levels of confidence.

For these reasons consideration was also given to the level of rubbish complaints received and whether those complaints had increased over the past twelve months. Table 8 shows the LSOAs where there has been such a change in rubbish related complaints.

Table 8- Increase in Rubbish complaints between 2016/17 and 2017/18

LSOA name	LSOA mainly within Ward:	Rate - refuse complaints per 1,000 population
Friargate & Parkside –Technology, N. Cheylesmore	St Michael's	6.8
Central Six Retail Park - Queens Road	St Michael's	8.1
Little Heath – King Georges Avenue	Foleshill	11.3
Edgwick - Canal Road	Foleshill	13.8
Parting of the Heaths - Durbar Avenue	Foleshill	11.9

Edgwick - Gallagher Retail Park Cross Road	Foleshill	15.6
Foleshill - Broad Street	Foleshill	14.7
Paradise - Awson Street	Foleshill	19.0
Foleshill - Paragon Park Red Lane	Foleshill	21.1
Bishopgate - George Elliot	Foleshill	11.7
Swanswell - Leicester Causeway	Foleshill	16.6
Arena Retail Park - Arbury	Foleshill	10.5
Aldermans Green - Deedmore Road W	Henley	6.7
Bell Green - Roseberry Ave	Longford	7.1
Stoke Park	Lower Stoke	23.2
Peugeot, Dominion Plaza & Humber Road North	Lower Stoke	19.7
Jubilee Crescent	Radford	9.7
Daimler Green - North Capmartin Road	Radford	12.3
Daimler Green – Electric Wharf	Radford	7.9
Radford - Lawrence Saunders Roads	Radford	8.9
Barker Butts - Bablake School Thomson Avenue	Radford	8.4
Charterhouse - St Georges Road	St Michael's	27.0
London Road - Acacia Northfields Roads	St Michael's	15.8
Hillfields - Swans Lane Thacknall Street	St Michael's	25.7
Hillfields - Cambridge Street	St Michael's	10.0
Hillfields Village & Motor Museum	St Michael's	8.2
City Farm North	St Michael's	13.2
Hillfields - Coronation Road Swanswell Basin	St Michael's	11.5
Hillfields - Canterbury Raglan Streets	St Michael's	12.0
Upper Holyhead Road – Minster Road	Sherbourne	10.6
Lower Spon Street	Sherbourne	6.7
Stoke Heath - Dane Road North Allotments	Upper Stoke	8.4
Stoke Church End - Shakespeare Street	Upper Stoke	12.5
Gosford Green - Kingsway	Upper Stoke	16.0
Wainbody - Cannon & Cannon Park Roads	Wainbody	7.0
Earlplace Business Park - Middlecotes	Westwood	10.4
Earlsdon Hearsall Lane – Melbourne Road North, The Butts	Whoberley	9.5

In order to define clearer areas for Selective Licensing designations a comparison of these results was carried out for the LSOAs using the PRS percentage as the baseline. Each LSOA was scored on the number of times it appeared in each of the datasets

for % of PRS, ASB, Public Order and Rubbish complaint rates as shown in Table 9 below. The LSOAs with 3 or more occurrences clearly show signs of ASB and would be the areas to focus any activity.

Table 9- ASB Occurrences by LSOA

LSOA Name	Mainly in Ward	Number of ASB occurrences
Little Heath – King Georges Avenue	Foleshill	3
Edgwick - Canal Road	Foleshill	3
Paradise - Awson Street	Foleshill	3
Bishopgate - George Elliot	Foleshill	3
Arena Retail Park - Arbury	Foleshill	3
Stoke Park	Lower Stoke	3
Barker Butts - Bablake School Thomson Avenue	Radford	3
Charterhouse - St Georges Road	St Michael's	3
Hillfields - Cambridge Street	St Michael's	3
City Farm North	St Michael's	3
Hillfields - Canterbury Raglan Streets	St Michael's	3
Upper Holyhead Road – Minster Road	Sherbourne	3
Stoke Church End - Shakespeare Street	Upper Stoke	3
Gosford Green - Kingsway	Upper Stoke	3
Earlsdon Hearsall Lane – Melbourne Road North, The Butts	Whoberley	3
Hawkesbury, M6 & Foxford School, Anderton Road	Longford	3

3.12 Property Conditions

Local authorities have an obligation under the Housing Act 2004 to keep housing conditions in their area under review. This includes all tenures of housing, not just stock that may be owned by the local authority.

To meet this obligation, Coventry City Council commissioned a survey on a random sample of housing within the city in 2012/13.

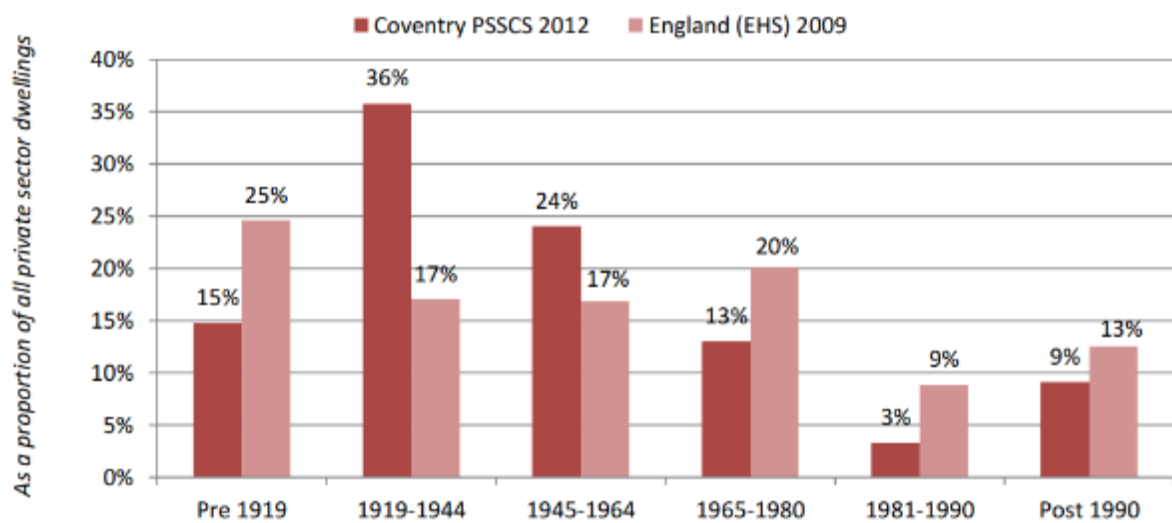
Councils have an obligation to enforce certain statutory minimum standards in housing and have powers that they can use to do this, while further non-mandatory powers are available to the Authority under the Housing Act 2004.

The Council has also developed a number of policies and strategies to further develop its overall approach to the housing stock and the Stock Condition Survey forms an important contribution to the full evidence base which underpins local policies and strategy towards housing standards.

The figures below provide relevant information regarding the stock and conditions in the Private Rented Sector by Ward. The Council does not hold information relating to LSOAs for this category, however it has analysed the data at ward level to support the proposals to designate certain areas subject to Selective Licensing at LSOA level.

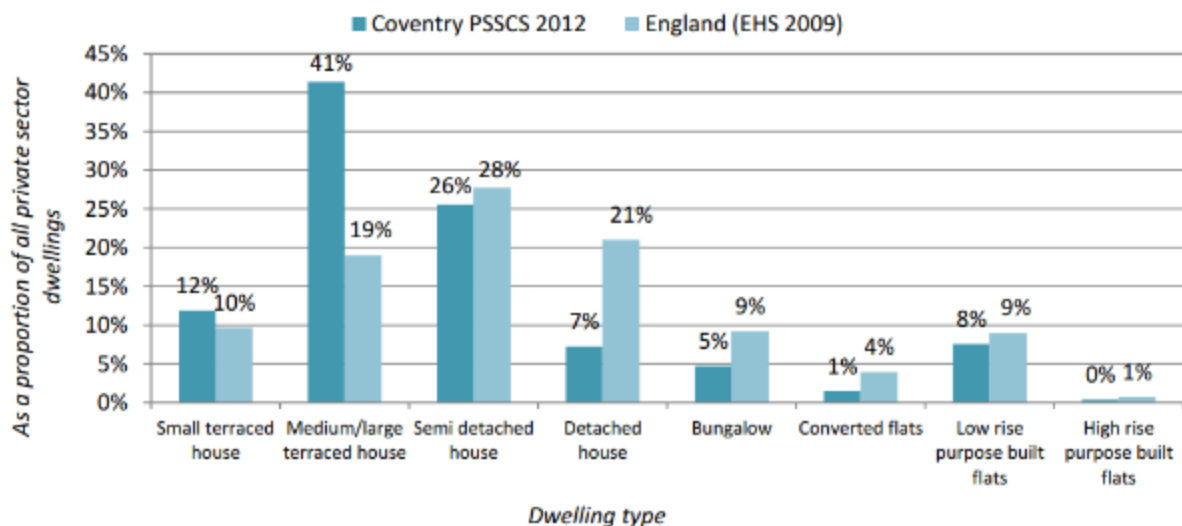
The age of dwellings in the PRS is an important consideration due to the well reported fact that the worse conditions are present in older stock types. As can be seen from Figure 14 below the highest proportion of properties in the PRS are pre 1919 terraced type houses and inter war properties, which are present at over twice the national average.

Figure 14- Dwelling Age in Coventry 2012/13



Dwelling type is also an important consideration and correlates with the issue of poor property conditions. In Coventry almost half of all the stock in the PRS is a medium or large type terraced house, which again is double to that found in England. Figure 15 below provides the profile across the whole of the PRS for different property types.

Figure 15- Dwelling type in Coventry 2012



3.13 Non Decent Homes

The Decent Homes Standard is a minimum standard under which all homes must: be free from any hazard that poses a serious threat to health or safety; be in a reasonable state of repair; have modern facilities; and have adequate levels of thermal comfort.

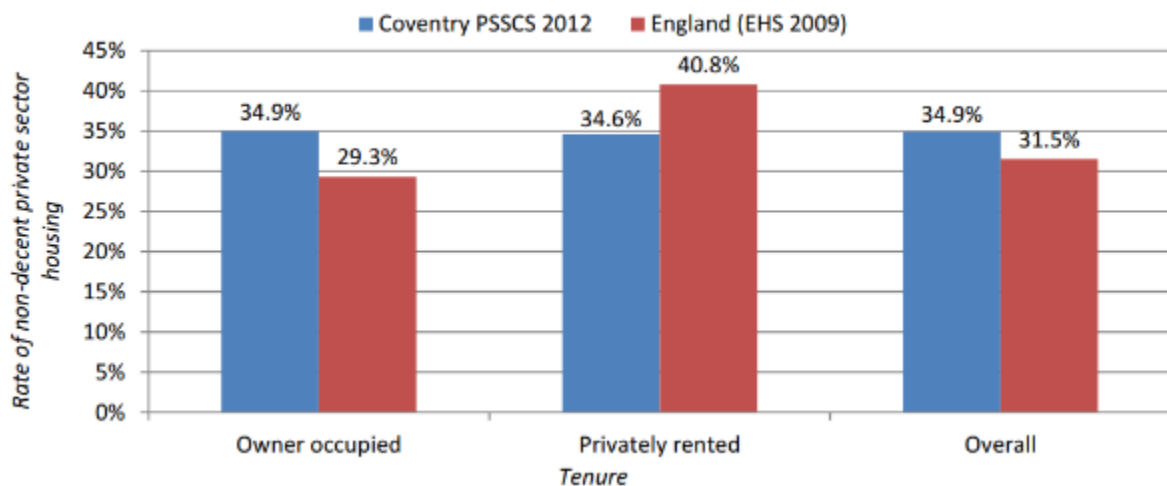
It is estimated that there are 38,400 private sector dwellings (34.9%) that are non-decent in Coventry. This compares to 31.5% of private sector stock (owner occupied and privately rented) for England as a whole. Table 10 below provides the overall figures.

Table 10- Non Decent in PRS in Coventry

Reason	Dwellings	Per cent (of non-decent)	Per cent (of stock)	England per cent (EHS 2009)
Category 1 hazard dwellings	22,100	58.6%	20.1%	22.0%
In need of repair	10,800	28.6%	9.8%	6.3%
Lacking modern facilities	4,200	11.3%	3.9%	2.8%
Poor degree of thermal comfort	11,300	29.9%	10.3%	10.9%
Non decent*	38,400	100.0%	34.9%	31.5%

Figure 16 provides the tenure breakdown for non-decent homes and shows that in the PRS 35% of properties were non decent which is slightly below the national average for England at 41%.

Figure 16- Non decent homes in Coventry PRS



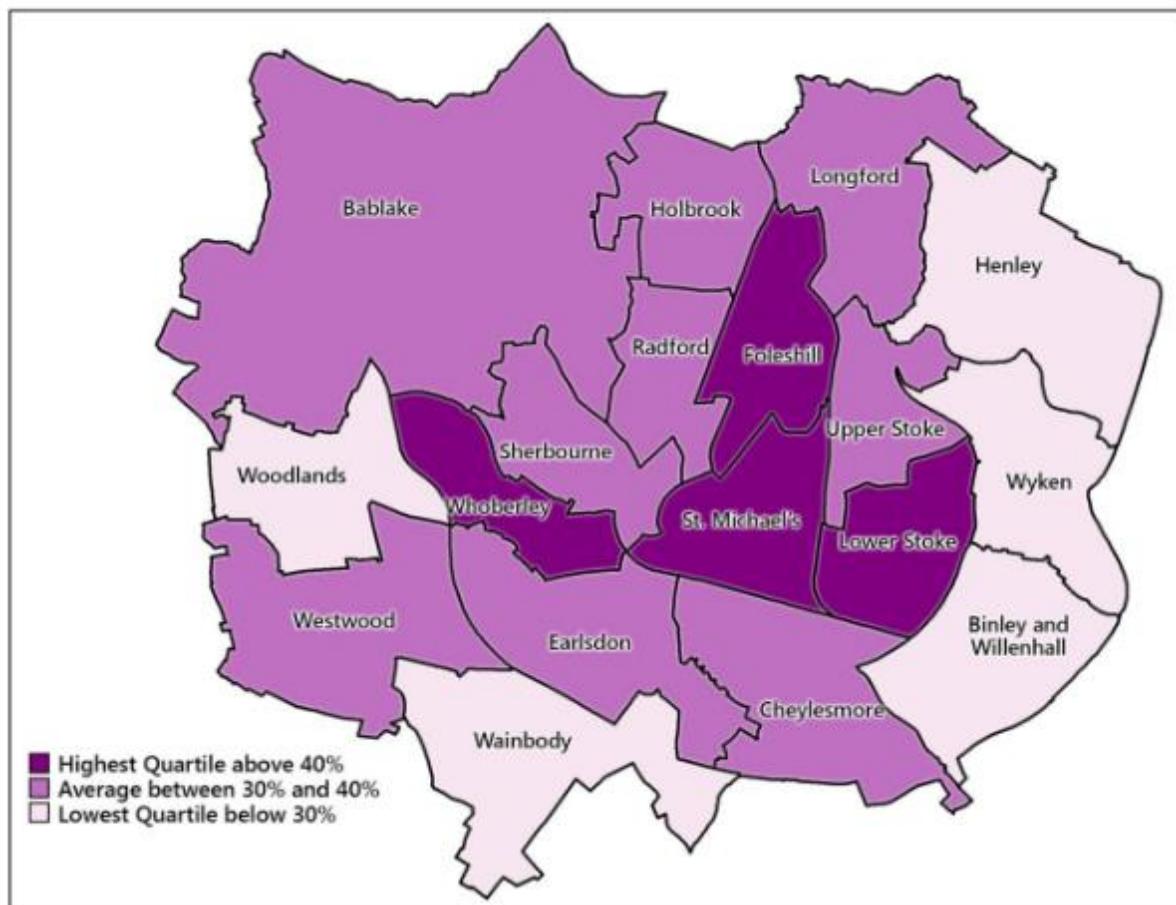
The reasons for non-decency were identified as part of the survey and showed that most prominent failure was due to HHSRS with 17% of properties in the PRS failing this element of the criteria. As can be seen from Table 11 below disrepair was also an issue in the PRS.

Table 11- Criteria failure for non decent homes

Reason	HHSRS failure	Disrepair failure	Modern facilities inadequate	Thermal Comfort inadequate
Owner occupied	21.1%	9.4%	4.3%	9.4%
Privately rented	17.2%	10.8%	2.3%	12.8%
Overall	20.1%	9.8%	3.9%	10.2%

Figure 17 below provides the profile of non-decent homes across the wards that make up the area of Coventry. The worst wards include Whoberley, St Michael's, Foleshill and Lower Stoke. To a lesser extent, there are also issues with non-decent homes in Bablake, Sherbourne, Radford, Holbrook, Longford, Upper Stoke, Cheylesmore, Earlsdon and Westwood.

Figure 17- Ward profiles for non decent homes

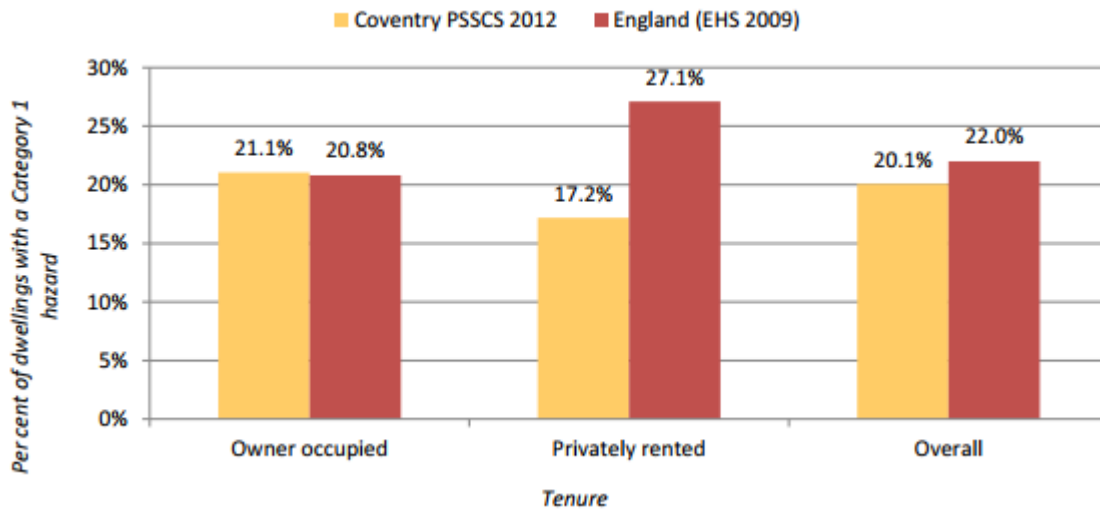


3.14 HHSRS

The Housing Health and Safety Rating System (HHSRS) provides the minimum standard for housing, in that a property should be free from a category 1 hazard.

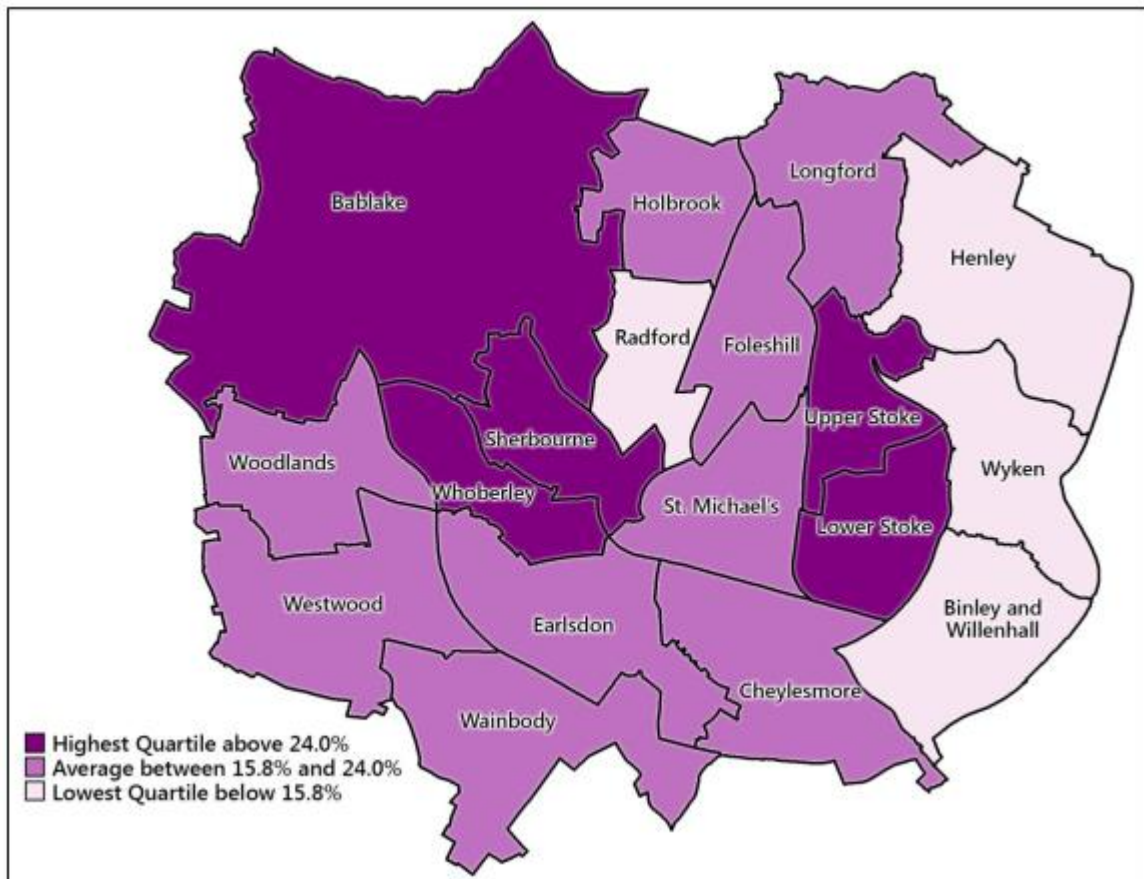
As can be seen from Figure 18 below the stock condition survey reported that there were 17% of properties in the PRS that had a Category 1 hazards, slightly below the national average.

Figure 18- Cat 1 hazards in PRS Coventry



Category 1 hazards were identified on a ward basis, shown in Figure 19. The most serious concerns for addressing this element of the Decent Homes Standard are in Bablake, Sherbourne, Whoberley, Upper Stoke and Lower Stoke. Less concern but still of significance are the levels identified in Longford, Holbrook, Foleshill, St Michael’s, Cheylesmore, Earlsdon, Wainbody, Westwood and Woodlands.

Figure 19- Cat 1 hazards by ward



3.15 Disrepair

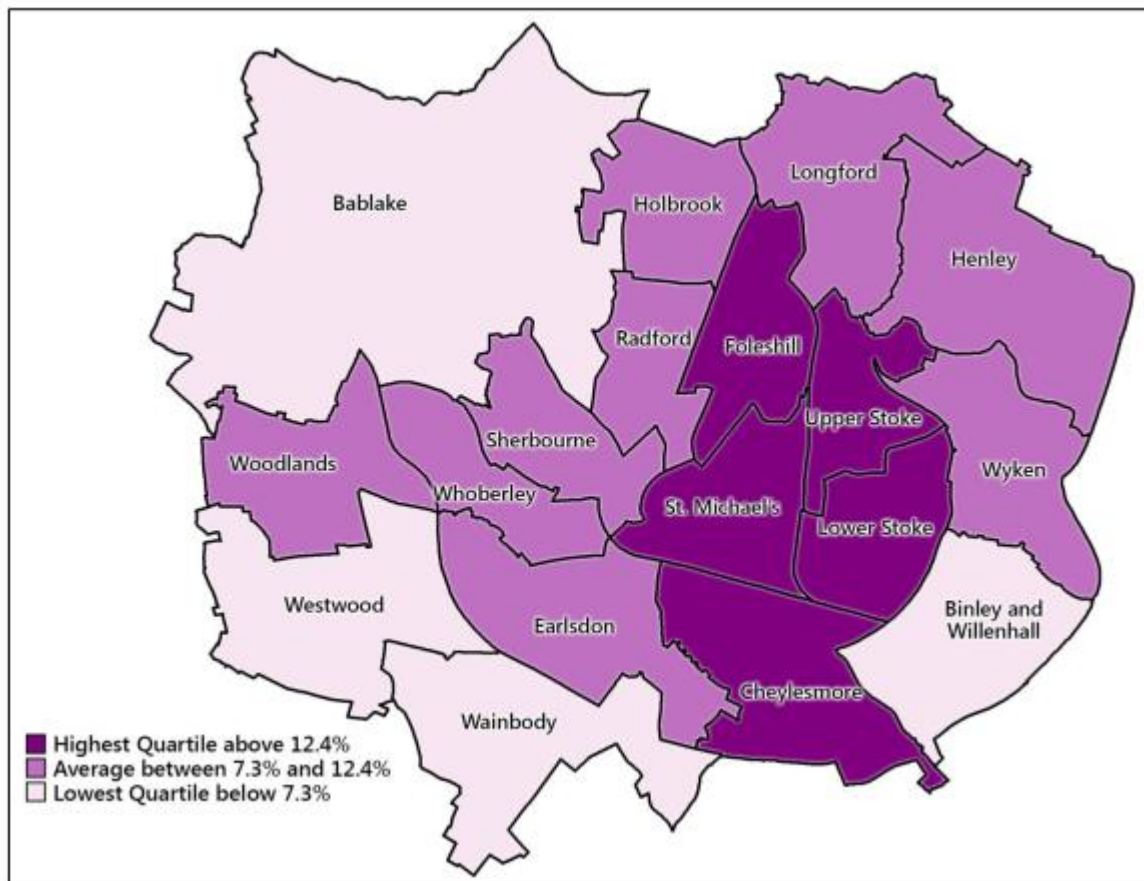
Criterion B of the Decent Homes Standard looks at the issue of the state of general repair of a dwelling which will fail if it meets one or more of the following:

- One or more key building components are old (which are specifically defined in the criteria) and, because of their condition need replacing or major repair; or
- Two or more other building components are old and, because of their condition need replacing or major repair.

A building that has component failure before the components expected lifespan does not fail the decent homes standard. A dwelling will be considered to be in disrepair if it fails on one or more major element or two or more minor elements.

Figure 20 below shows that there are issues with disrepair in Foleshill, Upper Stoke, St Michael's, Lower Stoke and Cheylesmore. Earlsdon, Longford, Henley, Holbrook, Radford, Sherbourne, Whoberley, Woodlands, and Wyken also have problems with disrepair but of less concern than these already mentioned.

Figure 20- Disrepair by ward



3.16 Modern Facilities

The third criterion of the Decent Homes Standard is that a dwelling should have adequate modern facilities.

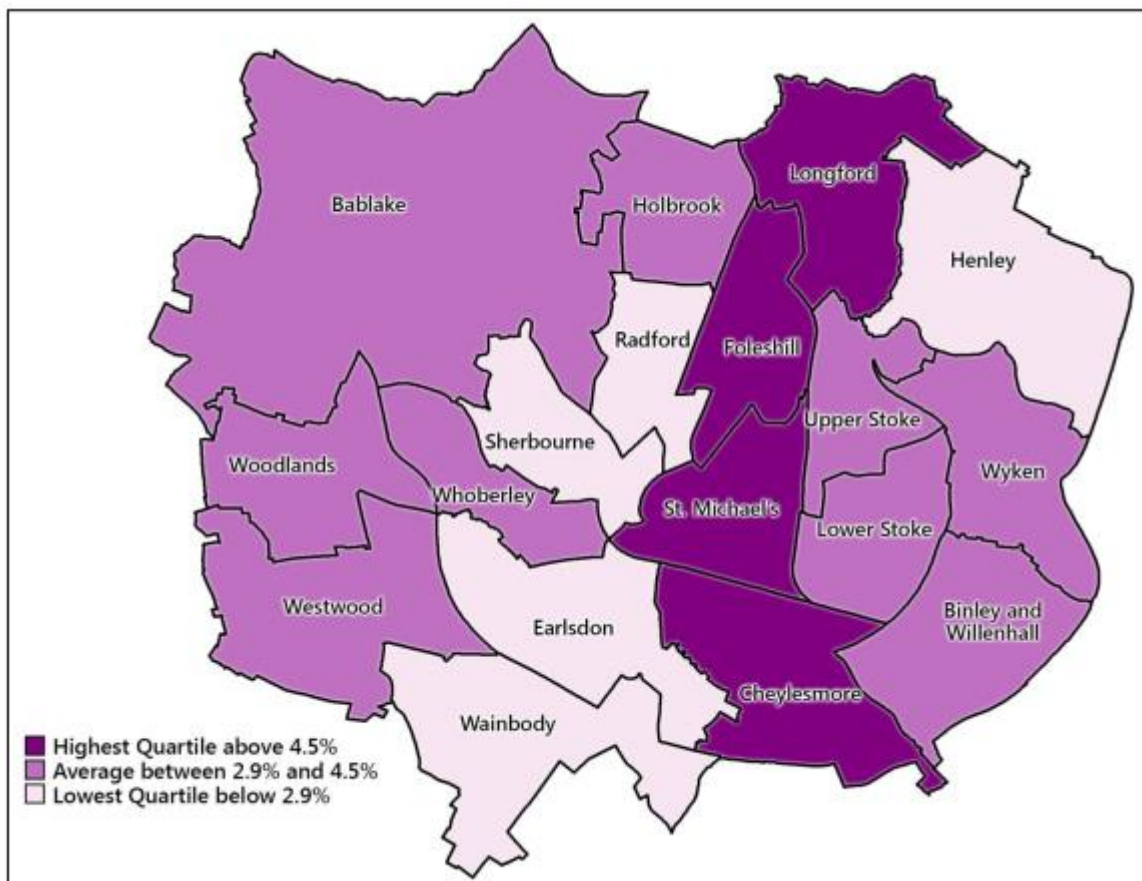
A dwelling fails the modern facilities test only if it lacks three or more of the following:

- A kitchen which is 20 years old or less;
- A kitchen with adequate space and layout;
- A bathroom that is 30 years old or less;
- An appropriately located bathroom and WC;
- Adequate noise insulation; and/or
- Adequate size and layout of common parts of flats.

For example, if a dwelling had a kitchen and bathroom older than the specified date, it would only fail the modern facilities test if it also failed another of the identified criteria (e.g. the kitchen had a poor layout or the bathroom was not properly located).

Figure 21 below shows the wards where there is concern relating to this element of the Decent Homes Standard with Longford, Foleshill, St Michaels and Cheylesmore ranking the worst.

Figure 21- Modern facilities failure by ward



3.17 Thermal Comfort

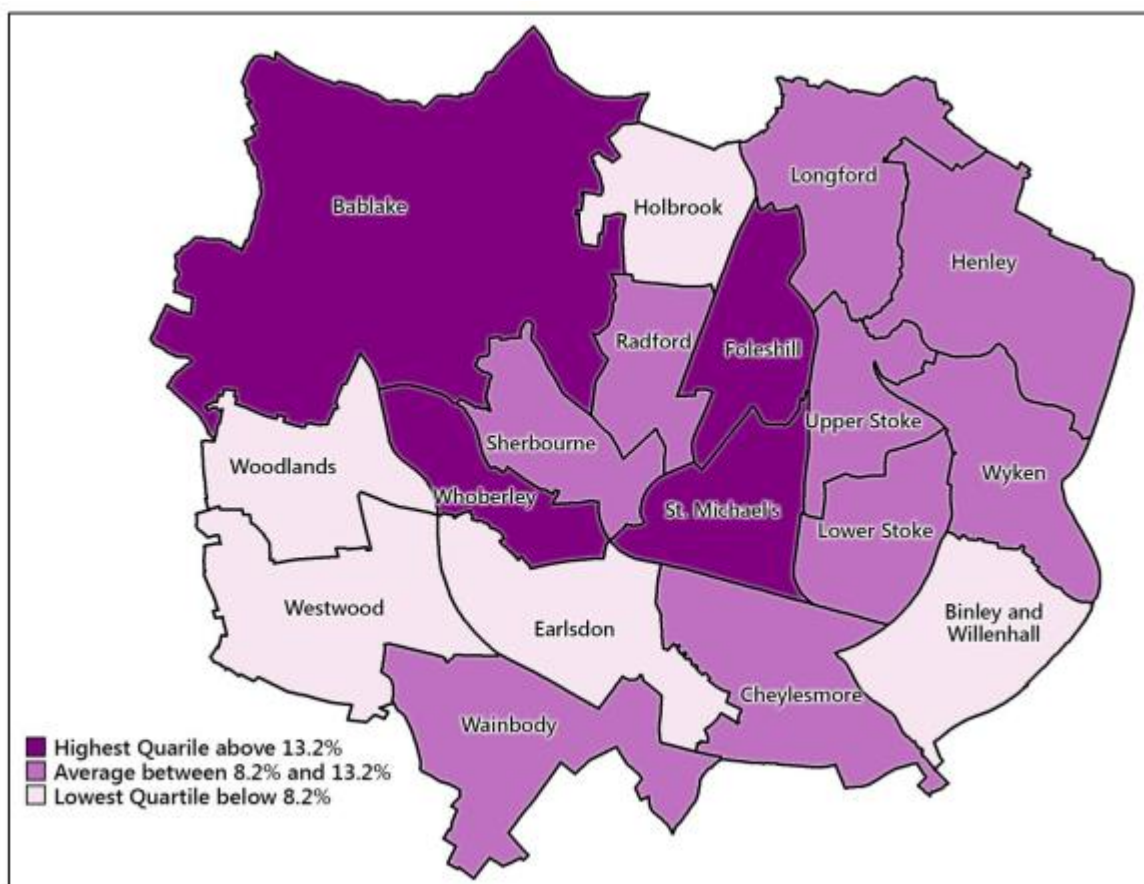
Failure of the thermal comfort criterion, and consequently the work required to remedy that failure, is based on the combination of heating system type and insulation present within a dwelling.

The following are the three requirements under the thermal comfort criterion of the Decent Homes Standard:

- For dwellings with gas/oil programmable heating, cavity wall insulation (if there are walls that can be insulated effectively) or at least 50mm loft insulation (if there is a loft space) is an effective package of insulation.
- For dwellings heated by electric storage heaters/ LPG/ programmable solid fuel central heating a higher specification of insulation is required: at least 200mm of loft insulation (if there is a loft) and cavity wall insulation (if there are walls that can be insulated effectively).
- All other heating systems fail (i.e. all room heater systems are considered to fail the thermal comfort standard).

As can be seen from Figure 22 below the worst areas affected by this element of the criteria are Bablake, Whoberley, St Michaels and Foleshill.

Figure 22- Thermal comfort failure by ward



3.18 Energy Performance

The Standard Assessment Procedure or SAP is a government rating for energy efficiency. When reporting on energy efficiency it is used in conjunction with annual CO₂ emissions figures, calculated on fuel consumption, and the measure of that fuel consumption in kilo Watt hours (kWh).

The calculation assumes a standard occupancy pattern, derived from the measured floor area so that the size of the dwelling did not strongly affect the result. It is expressed on a 0-100 scale. The higher the number the better the energy rating for that dwelling.

Figure 23 shows the energy performance distribution by tenure incorporating the same banding system used since the EHCS 2007.

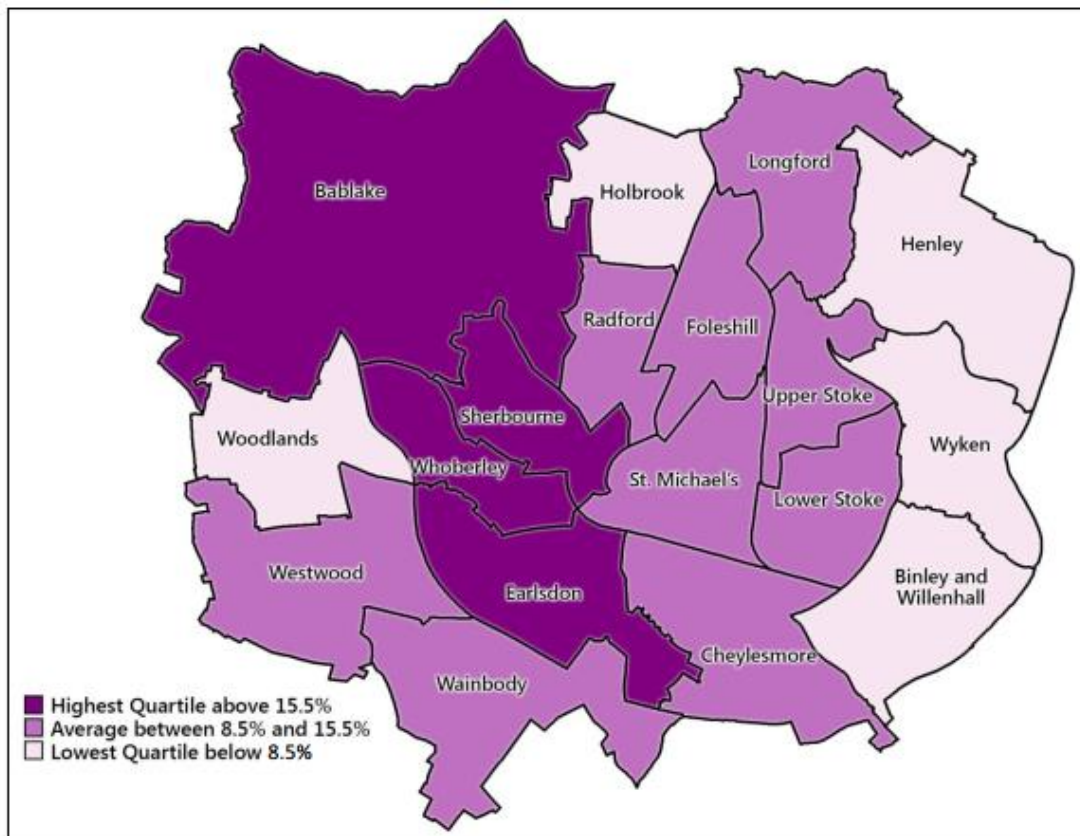
In Coventry the majority for each tenure group were in Bands D and E (39-68): 81% of the privately rented stock. The overall stock rate is 79% within those bands, which is above the national rate (73%).

Figure 23- EPC ratings by tenure in Coventry

EPC SAP Range Banded	Owner occupied	Privately rented	Whole Stock	EHS 2009
Band A (92-100)	0.0%	0.0%	0.0%	0.0%
Band B (81-91)	0.1%	0.2%	0.1%	0.1%
Band C (69-80)	2.4%	7.8%	3.8%	5.0%
Band D (55-68)	32.1%	34.6%	32.7%	30.4%
Band E (39-54)	46.7%	45.5%	46.4%	42.8%
Band F (21-38)	16.6%	9.7%	14.9%	17.3%
Band G (1-20)	2.1%	2.3%	2.1%	4.4%
Total	100.0%	100.0%	100.0%	100.0%

Energy performance levels across the city varied considerably in the PRS with the worst being in Bablake, Sherbourne, Whoberley and Earsldon. As can be seen in Figure 24 below there were also concerns in Longford, Foleshill, Radford, Upper Stoke, St Michaels, Lower Stoke, Cheylesmore, Wainbody and Westwood.

Figure 24- Energy performance by ward



3.19 Fuel Poverty

Fuel poverty is closely linked to property condition and the energy efficiency of a property. Fuel poverty in England is measured using the Low Income High Costs (LIHC) indicator. Under the LIHC indicator, a household is considered to be fuel poor if:

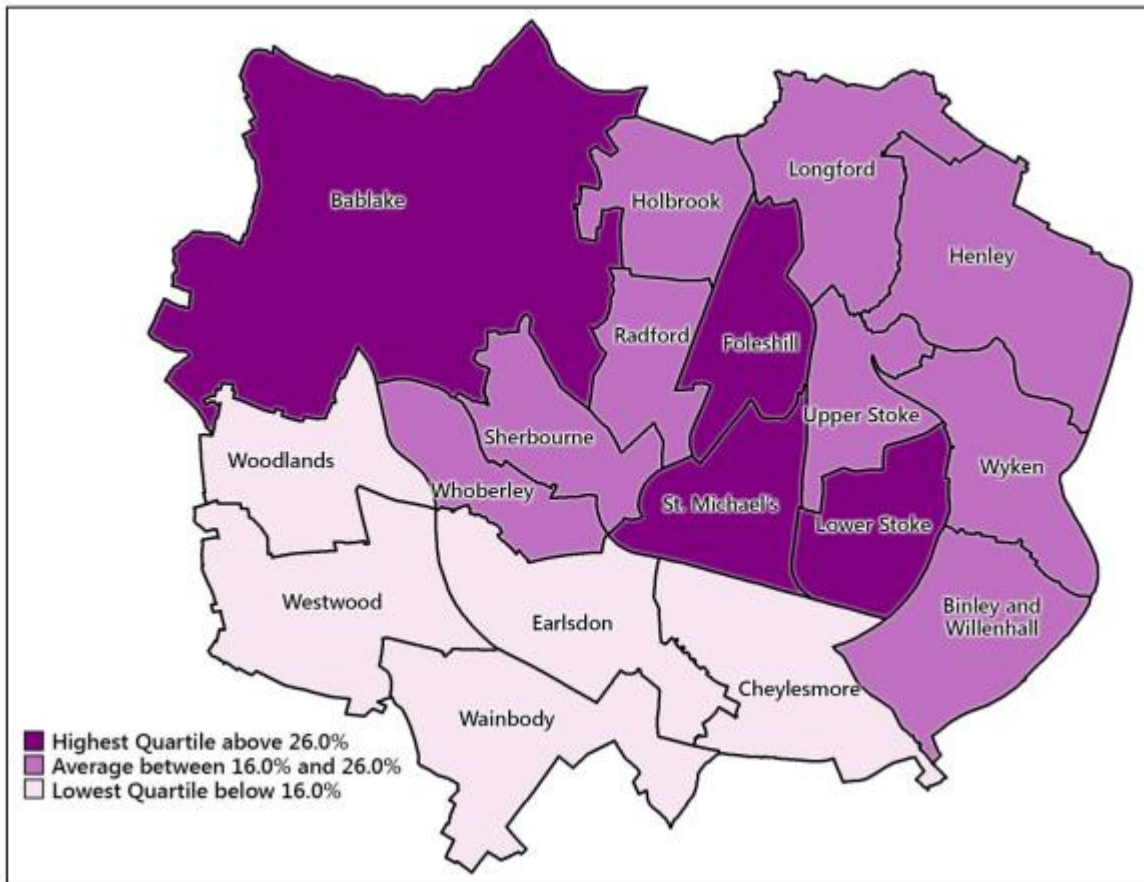
- they have required fuel costs that are above average (the national median level)
- were they to spend that amount, they would be left with a residual income below the official poverty line.

There are 3 important elements in determining whether a household is fuel poor:

- household Income
- household energy requirements
- fuel prices

Figure 25 shows the wards which are most affected by fuel poverty.

Figure 25- Fuel poverty levels by ward



It is clear that Coventry has an above average proportion of privately rented dwellings and this tenure has seen rapid growth in the past ten years. Private renting is more common in pre 1919 and post 1990 dwellings and small, medium and large terraced houses are more common than the national average, with all other dwelling types occurring less frequently.

Private renting is far more common in all flat types and in small terraced houses when compared to owner occupied dwellings, which are more common in medium and large terraced houses and semi-detached houses.

3.20 Private Sector Residents

The age profile of heads of household in Coventry is split with proportionately more heads of household aged under 25, more aged 65 or over and fewer in between these ages.

Coventry shows the usual strong association between private renting and heads of household aged under 35 compared to owner occupation where the majority of heads of household are aged 45 or over.

A higher proportion of households in the 35 to 44 age band rent as opposed to owning their properties, indicating potential issues with housing affordability and restrictions on homeownership.

Although it has not been possible to identify specific LSOAs which would benefit from Selective Licensing to address property conditions it is clear that there are considerable issues within St Michaels, Foleshill, Longford, Lower Stoke, Radford, Sherbourne, Longford and Cheylesmore as all of these wards showed high property condition indicators.

4.21 High Levels of Migration

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

Robustly establishing the impact of migration on an area is challenging. There are limited sources of accurate data that can be utilised, however, there are certain sources that can provide indicative information.

The ONS reported in 2014 that overall for the UK as a whole, the proportion of the population born outside of the UK was 13% (8.3 million of 63.7 million). In Coventry the figures for 2014/15 were reported to be 24% non UK born, almost twice the national average.

According to the 2011 Census, Coventry as a local authority has experienced the greatest migration since 2001 - second only to London. The increasing diversity of populations in Coventry is creating new challenges for health and social care systems, which need to adapt in order to remain responsive and ensure delivery of effective and culturally sensitive services while promoting equity, social cohesion and inclusiveness. To achieve the City's aim of reducing inequalities within the City, and in response to the City's Marmot role, addressing migrant health was a clear priority. This work was well-timed to take into account and respond to the effects of welfare reform, European Economic Area and NHS structural changes.

The 2011 Census tells us that 1 in every 5 people living in Coventry (21%) were born outside the UK. People move in and out of the city every year, including students studying at the city's two universities from both the UK (37,580) as well as an estimated 19,160 overseas students (2016-2017 figures)⁴. 14,035 students enrolled from Non-EU countries and 5,125 from EU countries.

Coventry is one of the top 10 cities in the country for jobs growth, patents granted and business growth over the past decade⁵. With this in mind it becomes an attractive city for migrants from all walks of life. A significant number of people come from various countries such as India, Pakistan, Bangladesh, Somalia, Sudan, Afghanistan, Albania, Poland, Romania, Iraq, Kurdistan, and Jamaica, and new and emerging countries like Eritrea and Syria. Coventry's vibrant economy means that people continue to arrive here to work mostly from within the UK and European Union Countries.

⁴ <https://www.hesa.ac.uk/news/11-01-2018/sfr247-higher-education-student-statistics/location>

⁵ http://www.coventry.gov.uk/info/13/invest_in_coventry/2422/why_do_business_in_coventry/2

Between 2015 and 2016 the West Midlands saw the biggest year on year increase in international migration in the country. Over the last 5 years Coventry has seen year on year increases in the numbers of international migrants moving into the city, and overall the second highest number of international arrivals after Birmingham. This is thought to be a key contributor to Coventry’s growing population.

Between 2012 and 2015, there were higher numbers of EU migrants than non-EU migrants moving into the city, although this trend has now reversed.

The highest number of EU arrivals to Coventry in 2016 were from Romania and Poland, with the highest number from outside the EU from China, India and Nigeria.

The 2011 information shows us that areas around the city centre and to the south east of the city were the most popular places for EU migrants to live, while the city centre and areas to the North East and South West are the most popular for non-EU migrants. Figures 26 and 27.

Figure 26- Non EU Migrants by ward

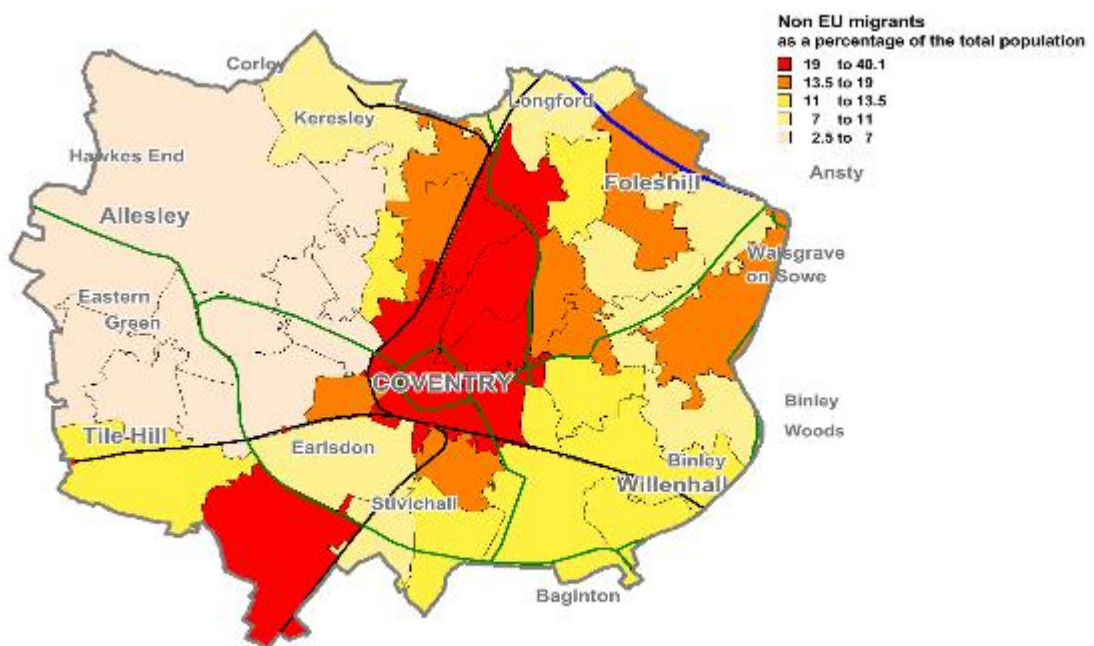
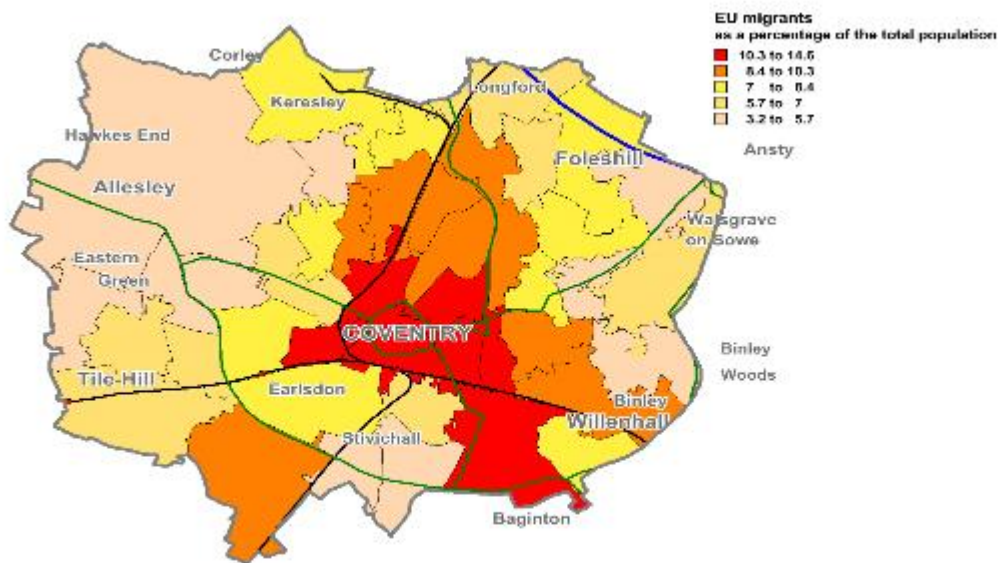


Figure 27- EU Migrants by ward



The City has experienced high levels of migration into certain wards and as a result, has seen a rise in the number of food businesses, shisha bars, scrap metal itinerants and convenience stores being run by a range of migrants. Coventry currently has 10,065⁶ active businesses in the city⁷ therefore the increase in issues from businesses that are non-compliant causes further demand on already stretched public services.

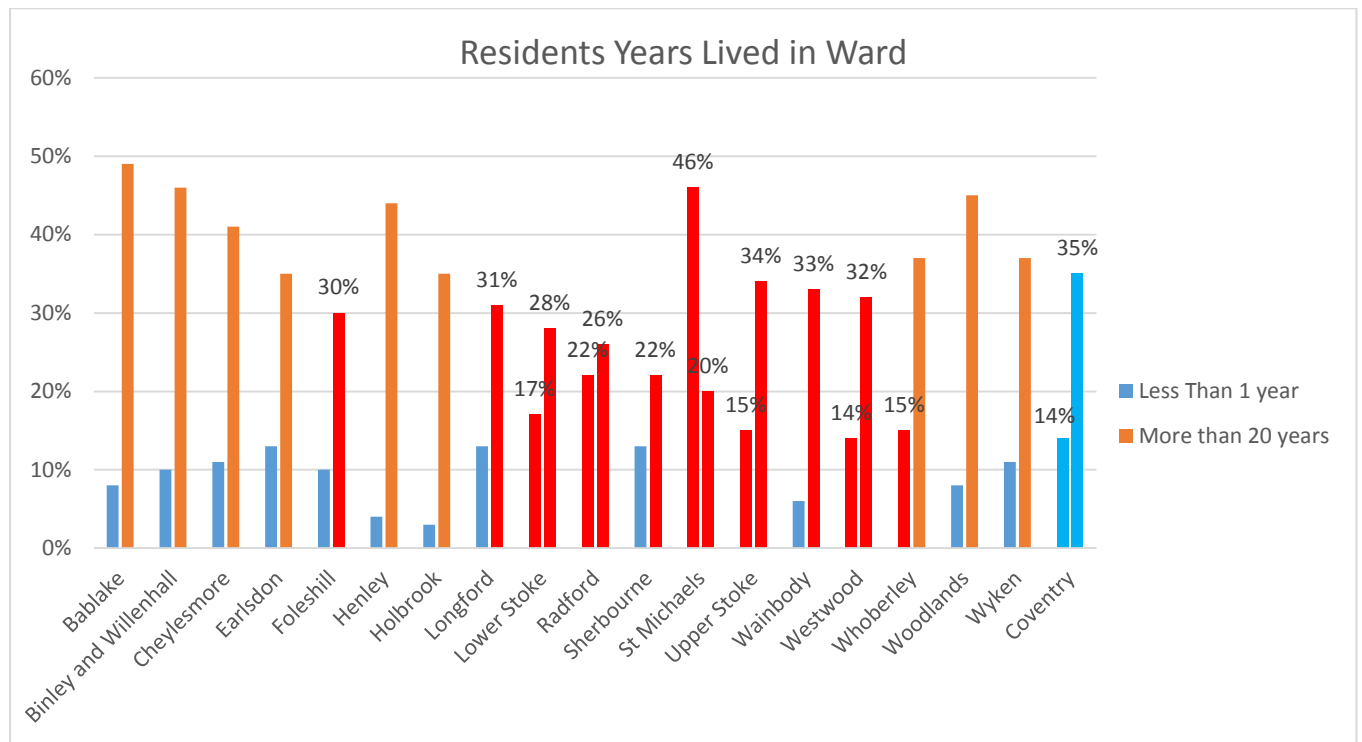
Smaller numbers also come to Coventry as asylum seekers or refugees fleeing civil war and violence and fearing for their and their family's safety in their home country. Through data collected as part of the resident's survey we have been able to analyse the migration changes further by considering two elements – the number of people who have lived in area for 20 years or more and those for less than one year.

In Coventry 14% of residents have lived in their ward for a year or less and 35% for more than 20 years. As can be seen from Figure 28 this indicates that in Whoberley, Upper Stoke, St Michaels, Radford, and Lower Stoke there are a higher proportion of residents that have lived in these areas for less than a year. In the case of Westwood, Wainbody, Upper Stoke, St Michaels, Sherbourne, Radford, Lower Stoke, Longford, and Foleshill there are a lower proportion of households that have lived in the area for 20 years or more.

⁶ file:///C:/Users/cvpoo439/Downloads/Coventry_Headline_Statistics_Jul_2018.pdf

⁷ file:///C:/Users/cvpoo439/Downloads/Coventry_Headline_Statistics___Mar_2018.pdf

Figure 28- Residents time in area by ward



St Michaels ward has the highest proportion of residents living in the area for less than a year (46%) and the lowest number of residents living in the area for more than 20 years (20%) suggesting that there has been a considerable amount of “migrant” activity in this area. Similar comparisons can be seen in the Upper Stoke, Radford, and Lower Stoke wards.

Although it has not been possible to identify specific LSOAs which would benefit from Selective Licensing to address migration it is clear that there are considerable issues within the City and in 6 wards in particular (St Michaels, Lower Stoke, Sherbourne, Foleshill, Radford and Upper Stoke).

3.22 High Levels of Deprivation

In deciding whether the wards in Coventry are suffering from high levels of deprivation the Council has considered the English Indices of Deprivation 2015, provided by the Department for Communities and Local Government in comparison to other similar neighbourhoods in the area or within the region.

This data measures overall multiple deprivation experienced by persons living in geographical areas at LSOA levels. Each LSOA in England is ranked according to its level of deprivation relative to that of other areas. There are multiple domains and sub-domains that make up the overall deprivation level.

Coventry ranks as 38th most deprived – a slight improvement from 37th in the IMD 2010. This summary measure tends to highlight those local authority areas with very highly deprived Lower-layer Super Output Areas.

Looking at the proportion of Coventry's neighbourhoods (LSOAs) that are amongst the most deprived 10% in England, Coventry is the 46th most deprived local authority in England. Figure 29 below provides the overall IMD rankings by LSOA.

Figure 29- IMD by LSOA

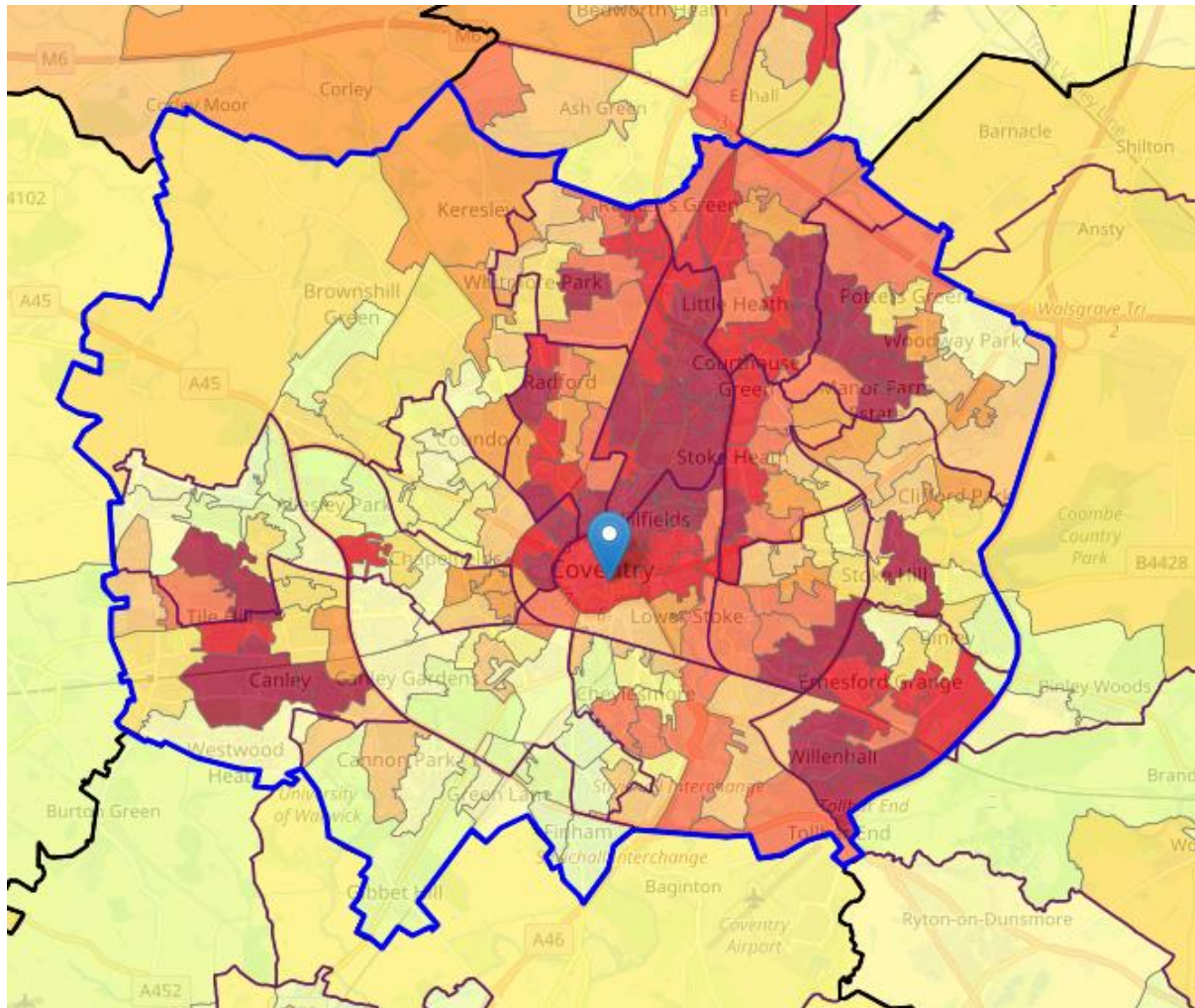


Table 12 below provides the details of each of the LSOAs that are within the top 10% most deprived. These areas are most likely to benefit from Selective Licensing as there are multiple issues that need to be addressed.

Table 12 – Index of Multiple Deprivation (IMD) 2015 Ranks

LSOA Name	Mainly in Ward
585 Wood End – Hillmorton Road	Henley
638 Hillfields Village & Motor Museum	St Michael's
709 Manor Farm	Henley
577 Aldermans Green - Deedmore Road W	Henley
607 Bell Green - Roseberry Ave	Longford
539 Willenhall Wood - Middle Ride	Binley and Willenhall

542 Willenhall - Chace Stretton	Binley and Willenhall
540 Willenhall - Robin Hood & Mary Slessor	Binley and Willenhall
651 Lower Spon Street	Sherbourne
579 Henley Green West	Henley
571 Paradise - Awson Street	Foleshill
700 Tile Hill North - Jardine Delius	Woodlands
605 Manor House - Privet Rd	Longford
574 Swanswell - Leicester Causeway	Foleshill
640 Hillfields - Coronation Road Swanswell Basin	St Michael's
637 Hillfields - Cambridge Street	St Michael's
718 Attoxdale Road	Wyken
572 Foleshill - Paragon Park Red Lane	Foleshill
631 Barker Butts - Bablake School Thomson Avenue	Radford
32531 Canley - Charter Avenue & Robert Mountford Way	Westwood
570 Foleshill - Broad Street	Foleshill
567 Edgwick - Canal Road	Foleshill
569 Edgwick - Gallagher Retail Park Cross Road	Foleshill
581 Henley Green East	Henley
632 Nauls Mill Park - Canal Basin	Radford
566 Foleshill – Courtaulds Guild Road	Foleshill
612 Stoke Aldermoor Village	Lower Stoke
564 Little Heath – King Georges Avenue	Foleshill
659 Barras Heath - West of Clay Lane	Upper Stoke
702 Jardine Shopping Centre - Limbrick Wood Tile Hill Lane	Woodlands
639 City Farm North	St Michael's
679 Canley - Torrington Prior Deram Walk	Westwood
622 Radford - Beake Avenue South	Radford
588 Holbrooks – Monks Park	Holbrook
541 Willenhall - Yarningale	Binley and Willenhall
611 Stoke Aldermoor North & East	Lower Stoke

3.23 High Levels of Crime

When considering whether areas suffer from high levels of crime a local authority may wish to have regard to whether the area has displayed a noticeable increase in crime over a relatively short period, whether the crime rate in the area is significantly higher than in other parts of the local authority area or that the crime rate is higher than the national average. In particular the local authority may want to consider whether the

impact of crime in the areas affects the local community and the extent to which a selective licensing scheme can address the problems.

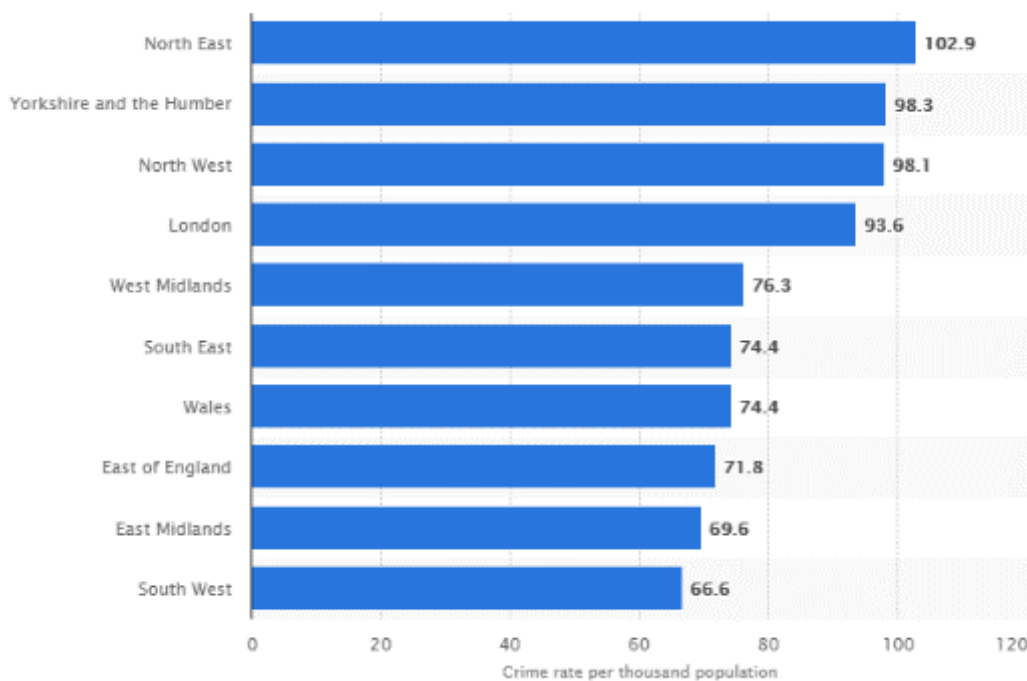
Licensing must be part of a wider strategy to address crime in the designated areas and can only be made if a high proportion of properties in that area are privately rented.

The authority should consider:

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

Figure 30 shows the crime rate per thousand population in England and Wales for 2017/18, by region.

Figure 30-Crime rate per 1000 population by region



The crime rate for the West Midlands is currently 76.3. Coventry's overall rate of crime per 1000 population is significantly higher at 90.8 for the same period.

Within the last 12 months, across Coventry there was a total of 32,058 recorded crimes. Table 13 represents the LSOAs that have experienced crime rates above those for Coventry.

Table 13- Total crime rate per 1,000 population by LSOA

LSOA name	LSOA mainly within Ward:	Total recorded crime rate per 1,000 population (inc. ASB) Jul17-Jun18
Coundon Wedge	Bablake	132.0
Binley - Quorn Way Bredon Avenue	Binley and Willenhall	154.8
Binley Industrial Estate South - Willenhall Lane Central	Binley and Willenhall	169.2
Willenhall Wood - Middle Ride	Binley and Willenhall	104.6
Willenhall - Robin Hood & Mary Slessor	Binley and Willenhall	165.3
Willenhall - Yarningale	Binley and Willenhall	139.9
Willenhall - Chace Stretton	Binley and Willenhall	132.4
Binley Oak Farm – Skipworth Road	Wyken	164.0
Central Six Retail Park - Queens Road	St Michael's	189.6
Canley Gardens – Hearsall Golf course	Earlsdon	147.3
Little Heath – King Georges Avenue	Foleshill	96.0
Foleshill – Courtaulds Guild Road	Foleshill	132.6
Edgwick - Canal Road	Foleshill	105.5
Edgwick - Gallagher Retail Park Cross Road	Foleshill	190.0
Foleshill - Broad Street	Foleshill	149.7
Foleshill - Paragon Park Red Lane	Foleshill	99.8
Swanswell - Leicester Causeway	Foleshill	167.5
Arena Retail Park - Arbury	Foleshill	291.5
Aldermans Green - Deedmore Road W	Henley	236.7
Potters Green Triangle - Wigston Road	Henley	157.4
Henley Green West	Henley	130.6
Cross Point, A46 West & University Hospital	Henley	97.5
Henley Green East	Henley	106.6
Potters Green - Narberth Way	Henley	99.6
Walsgrave on Sowe – Mount Pleasant & Walsgrave Gardens	Henley	149.5
Aldermans Green Industrial estate	Henley	102.3
Wood End – Hillmorton Road	Henley	197.1
Ricoh Arena & Wilsons Lane	Longford	147.5
Keresley - Prologis	Holbrook	128.9
Holbrooks N – Masser Kirkdale Roads	Holbrook	102.5
Holbrook Lane – Lythalls Lane	Holbrook	101.1

Hall Green North	Longford	97.6
Manor House - Privet Rd	Longford	90.9
Bell Green - Roseberry Ave	Longford	191.6
Stoke Aldermoor North & East	Lower Stoke	108.6
Stoke Park	Lower Stoke	122.7
Jubilee Crescent	Radford	121.3
Daimler Green – Electric Wharf	Radford	92.3
Radford - Lawrence Saunders Roads	Radford	92.5
Barker Butts - Bablake School Thomson Avenue	Radford	138.9
Nauls Mill Park - Canal Basin	Radford	112.7
Gosford & Gulson Roads	St Michael's	102.9
Hillfields Village & Motor Museum	St Michael's	485.4
City Farm North	St Michael's	117.3
Hillfields - Coronation Road Swanswell Basin	St Michael's	91.9
Hillfields - Canterbury Raglan Streets	St Michael's	113.7
The city centre within the ring road	St Michael's	503.4
Alvis Retail Park - Moseley Avenue	Sherbourne	166.8
Upper Holyhead Road – Minster Road	Sherbourne	100.0
Lower Spon Street	Sherbourne	100.7
Stoke Heath - Mercer Crescent– Barras Heath	Upper Stoke	111.9
Stoke Church End - Shakespeare Street	Upper Stoke	134.5
Courthouse - Green Retail Park	Upper Stoke	177.4
Canley - Torrington Prior Deram Walk	Westwood	92.9
Earlplace Business Park - Middlecotes	Westwood	90.1
Coventry Business Park	Earlsdon	132.1
Earlsdon Hearsall Lane – Melbourne Road North, The Butts	Whoberley	97.4
Tile Hill North - Jardine Delius	Woodlands	125.8
Jardine Shopping Centre - Limbrick Wood Tile Hill Lane	Woodlands	125.8
Manor Farm	Henley	196.5
Wyken - Ansty Road North	Wyken	198.7
Caludon Castle - Bodmin Belgrave Roads	Wyken	108.5
Sowe Valley - Dorchester Road South	Wyken	101.7
Attoxbhall Road	Wyken	108.9
Whitley East & Seven Stars	Cheylesmore	107.3

Canley - Charter Avenue & Robert Mountford Way	Westwood	130.1
Tile Hill - Cromwell Lane Station Road	Westwood	96.6
Hawkesbury, M6 & Foxford School, Anderton Road	Longford	91.6
Longford Village & Longford Park	Longford	117.7

The following table (Table 14) represents those LSOAs that have experienced a noticeable increase in crime over the past twelve months. This in itself is indicative of a growing and significant crime problem.

Table 14- Increase in Crime rates between 2016/17 and 2017/18 by LSOA

LSOA name	LSOA mainly within Ward:	Total recorded crime rate per 1,000 population (including ASB)
Coundon - Scots Lane	Bablake	24.4
Allesley Village	Bablake	42.0
Binley Industrial Estate South - Willenhall Lane Central	Binley and Willenhall	52.5
Willenhall - Robin Hood & Mary Slessor	Binley and Willenhall	50.8
Willenhall - Yarningale	Binley and Willenhall	30.5
Willenhall - Chace Stretton	Binley and Willenhall	17.9
Binley Oak Farm – Skipworth Road	Wyken	27.7
Friargate & Parkside –Technology, N. Cheylesmore	St Michael's	22.0
Central Six Retail Park - Queens Road	St Michael's	18.6
Earlsdon - Newcombe Clarendon & Shaftsbury Roads	Earlsdon	25.8
Canley Gardens – Hearsall Golf course	Earlsdon	21.9
Earlsdon - Broadway Albany Roads	Earlsdon	24.3
Little Heath – King Georges Avenue	Foleshill	22.7
Edgwick - Gallagher Retail Park Cross Road	Foleshill	60.4
Paradise - Awson Street	Foleshill	17.3
Bishopgate - George Elliot	Foleshill	17.9
Arena Retail Park - Arbury	Foleshill	35.9
Aldermans Green - Deedmore Road W	Henley	93.9
Potters Green Triangle - Wigston Road	Henley	42.3

Walsgrave on Sowe – Mount Pleasant & Walsgrave Gardens	Henley	22.5
Wood End – Hillmorton Road	Henley	51.9
Ricoh Arena & Wilsons Lane	Longford	18.3
Henley College - Gresley Road	Henley	20.3
Hall Green North	Longford	18.4
Bell Green - Roseberry Ave	Longford	19.5
Stoke Green - New Century Park	Lower Stoke	23.8
Daimler Green - North Capmartin Road	Radford	19.0
Charterhouse - St Georges Road	St Michael's	18.0
Hillfields - Cambridge Street	St Michael's	30.0
Hillfields Village & Motor Museum	St Michael's	70.1
Hillfields - Canterbury Raglan Streets	St Michael's	21.3
Stoke Church End - Shakespeare Street	Upper Stoke	28.1
Gosford Green - Kingsway	Upper Stoke	17.6
Courthouse Green – Sewall Highway North	Upper Stoke	23.4
Earlsdon – Broomfield Road – Sovereign Road	Whoberley	19.8
Manor Farm	Henley	22.7
Tile Hill - Cromwell Lane Station Road	Westwood	22.3
Hawkesbury, M6 & Foxford School, Anderton Road	Longford	39.1
Longford Village & Longford Park	Longford	25.3

A comparison of LSOA that experienced both crime rates above the average for Coventry and an increase in crime between 2016/17 and 2017/18 was carried out to identify the specific LSOAs which would benefit the most from any Selective Licensing designation. Table 15 provides the details.

Table 15- Crime rate analysis by LSOA

LSOA Name	Mainly in Ward
Central Six Retail Park - Queens Road	St Michael's
Little Heath – King Georges Avenue	Foleshill
Edgwick - Gallagher Retail Park Cross Road	Foleshill
Arena Retail Park - Arbury	Foleshill
Walsgrave on Sowe – Mount Pleasant & Walsgrave Gardens	Henley
Ricoh Arena & Wilsons Lane	Longford
Hall Green North	Longford
Hillfields - Canterbury Raglan Streets	St Michael's
Stoke Church End - Shakespeare Street	Upper Stoke

Manor Farm	Henley
Hawkesbury, M6 & Foxford School, Anderton Road	Longford

4 The Proposed Selective Licensing areas

In section 2.1 we discussed the criteria for designating areas subject to Selective Licensing and how the council **must demonstrate that an area (or areas) have a high level of privately rented housing stock and that one or more of the criteria are met.**

By comparing the data for each of the LSOAs and the criteria set out by Government the Council has been able to identify those areas. Table 16 below shows there are 37 LSOAs that fail one or more of the criteria with 15 failing two or more. Maps setting out the areas have been provided at Appendix A to this report and Appendix B provides the full list of affected streets.

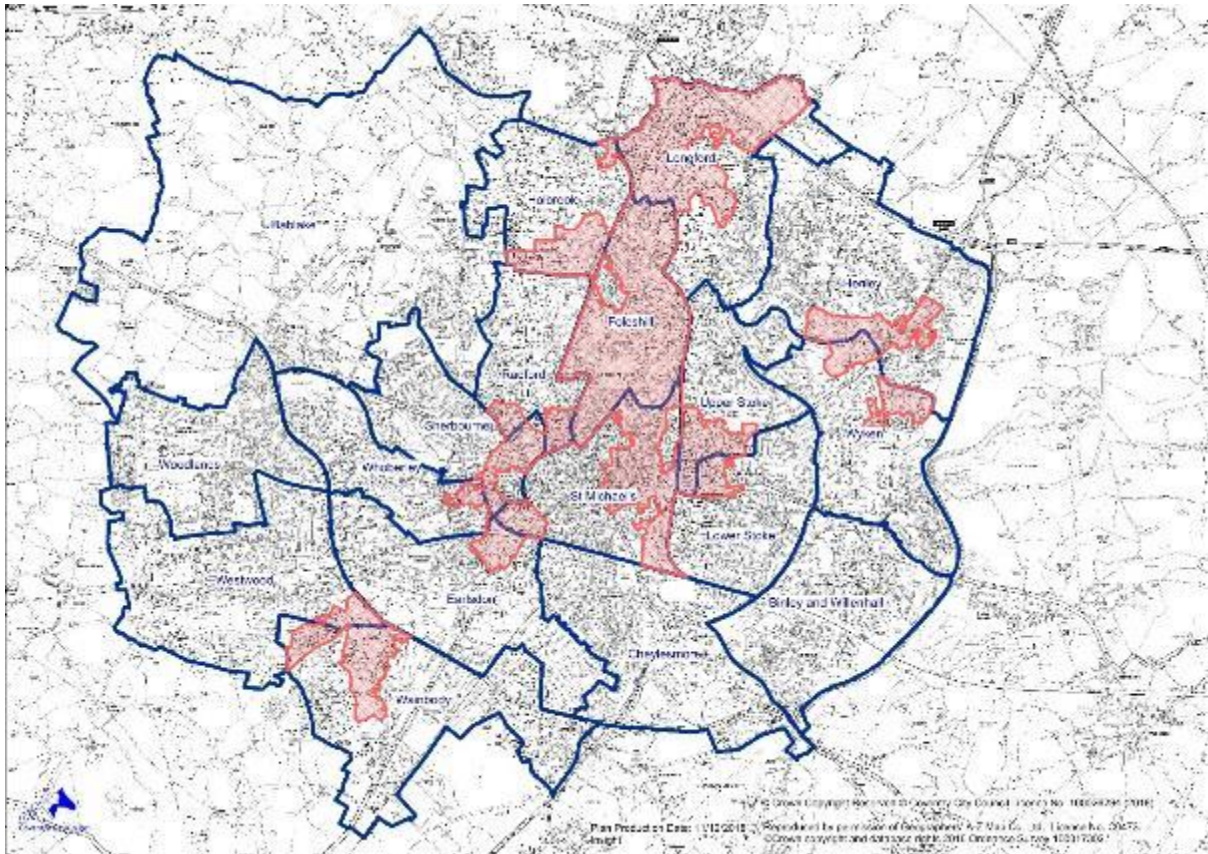
Table 16- Proposed Selective Licensing Areas by LSOA

LSOA Name	Mainly in Ward	Total Households	PRS in LSOA	% PRS
Central Six Retail Park - Queens Road	St Michael's	687	404	63%
Earlsdon - Broadway Albany Roads	Earlsdon	643	191	30%
Little Heath - King Georges Avenue	Foleshill	587	226	39%
Foleshill - Churchill Avenue	Foleshill	458	118	26%
Foleshill - Courtaulds Guild Road	Foleshill	569	233	41%
Edgwick - Canal Road	Foleshill	660	224	34%
Edgwick - Gallagher Retail Park Cross Road	Foleshill	494	157	32%
Foleshill - Broad Street	Foleshill	596	217	36%
Paradise - Awson Street	Foleshill	673	190	28%
Foleshill - Paragon Park Red Lane	Foleshill	797	276	35%
Bishopgate - George Elliot	Foleshill	525	134	26%
Swanswell - Leicester Causeway	Foleshill	559	136	24%
Arena Retail Park - Arbury	Foleshill	481	138	29%
Walsgrave on Sowe - Mount Pleasant & Walsgrave Gardens	Henley	672	156	23%
Whitmore Park - Burnaby Road	Holbrook	572	181	32%
Ricoh Arena & Wilsons Lane	Longford	591	124	21%

Hall Green North	Longford	566	115	20%
Stoke Park	Lower Stoke	678	251	37%
Barker Butts - Bablake School Thomson Avenue	Radford	577	154	27%
Nauls Mill Park - Canal Basin	Radford	943	375	40%
Charterhouse - St Georges Road	St Michael's	713	329	46%
Gosford & Gulson Roads	St Michael's	886	562	63%
Hillfields - Cambridge Street	St Michael's	481	141	29%
City Farm North	St Michael's	545	174	32%
Hillfields - Coronation Road Swanswell Basin	St Michael's	707	265	37%
Hillfields - Canterbury Raglan Streets	St Michael's	902	415	46%
Upper Holyhead Road – Minster Road	Sherbourne	790	462	58%
Barras Heath - West of Clay Lane	Upper Stoke	765	287	38%
Stoke Church End - Shakespeare Street	Upper Stoke	658	245	37%
Gosford Green - Kingsway	Upper Stoke	793	419	53%
Earlsdon Hearsall Lane – Melbourne Road North, The Butts	Whoberley	717	365	51%
Manor Farm	Henley	429	87	20%
River Sowe – Clifford Bridge - Henley Park Industrial Estate	Wyken	634	171	27%
Clifford Bridge Road, Abbey Estate & Dorchester Road North	Wyken	588	126	21%
Hawkesbury, M6 & Foxford School, Anderton Road	Longford	852	167	20%
Longford Village & Longford Park	Longford	994	343	35%
Canley Cemetery, Bransford Avenue & Sir Henry Parkes Road	Wainbody	911	194	21%

Figure 31 below provides details of the proposed areas (shaded pink) and clearly demonstrates there are 4 zones that would benefit from a Selective Licensing designation. The areas comprise 37 LSOAs and lie within 12 adjoining wards, mainly centred around Longford, Foleshill, and St Michaels wards.

Figure 31- Proposed Selective Licensing in Coventry



The proposed areas cover 1,329 hectares and the total number of privately rented properties across the 37 LSOA's being considered for selective licensing is 8752.

A total of 13% of the geographical area of Coventry and 33.02% of the Citywide Private Rented Stock is therefore contained within the areas shown.

5 Option Appraisal

The Council's aim is to achieve and sustain long-term improvements in the quality of private rented sector accommodation within the proposed scheme boundaries. It understands the need to ensure a balance is achieved between the rights and responsibilities of landlords and those rights and responsibilities of their tenants.

As part of the proposed designation the Council has therefore carefully considered whether there are any other courses of action available that would provide an alternative effective method of achieving the objectives set for the proposed designation.

The alternative approaches are considered below in Table 17 and represent a valuable tool for dealing with the identified issues in the areas proposed for Selective Licensing. The Council acknowledges that there is no single solution and each alternative solution will have its limitations. None of these alone, including Selective Licensing,

can solve the problem and therefore a co-ordinated strategy is required which links a full range of agencies and services using various interventions appropriately.

Table 17- Option appraisal

Option	Outcome	Barriers	Risks	Resource intensity
Housing Act Enforcement	<p>Repair of individual private rented houses.</p> <p>Effective tools for dealing with health and safety hazards.</p> <p>Allows focus of activities to be targeted at the worst properties complained about.</p>	<p>Effective tools but do not go far enough to tackle the scale of the problems across the proposed areas.</p> <p>Not all problems are reported to the Council. If tenants do report problems there is a risk of illegal eviction and/or harassment by their landlord.</p> <p>Relies upon the tenant complaining, some of whom may be too scared to do so.</p> <p>Not carried out on a proactive area basis.</p> <p>Does not tackle anti-social behaviour by tenants or management standards.</p>	<p>Taking action to tackle hazards is complicated and can be time consuming.</p> <p>Landlords can be obstructive and dealing with the worst problems can mean the Council taking action through the Courts which is time consuming and resource intensive.</p>	<p>Very High.</p> <p>No ability to self-finance.</p>
Town and Country Planning Act 1990 - section 215	<p>Discretionary council power to tackle derelict land or property adversely affecting the visual amenity of an area.</p>	<p>Can only be used to tackle the external fabric of a building in an area where the majority of the properties are in a good condition.</p> <p>No formal action can be used for internal works or management standards.</p>	<p>Will not improve the overall impact of the PRS.</p>	<p>High.</p> <p>No ability to self-finance.</p>
Management Orders	<p>Removes the property from an irresponsible landlord.</p> <p>Improves management standards.</p> <p>Draconian approach.</p>	<p>Application process to First Tier Tribunal required.</p> <p>The Council no longer manages its own housing stock and would require an external agency to deliver tenancy and property management services.</p> <p>Individual properties would have to be considered separately creating a disjointed approach.</p>	<p>Does not provide a long term solution to poor management or PRS.</p> <p>Management Order only lasts for 5 years then property is returned to original owner.</p>	<p>Very high.</p> <p>No ability to self-finance.</p>

Accreditation	<p>Shows commitment from landlords to be recognised as good.</p> <p>Encourages landlords to go beyond legal standards.</p> <p>Improves property conditions and management.</p>	<p>Voluntary so cannot compel landlords to join or improve property condition/ standards of management.</p> <p>Experience across schemes shows limited support by landlords.</p> <p>Reluctance to participate over long term period.</p>	<p>Limited effect on wide areas – isolated to landlord portfolios.</p> <p>Only the “good” landlord are likely to be willing to participate.</p>	<p>Medium.</p> <p>Funding required at time of severe resource constraints.</p>
Housing and Planning Act Enforcement	<p>Allows focus of activities to be targeted at worst properties.</p>	<p>New powers for individual cases.</p> <p>Not particularly beneficial for area based intervention.</p> <p>Not all problems are reported to the Council.</p> <p>Not carried out on a proactive area basis.</p> <p>Does not tackle anti-social behaviour by tenants or management standards</p>	<p>Taking formal action using the new powers is likely to be complicated and can be slow.</p> <p>Landlords can be obstructive and dealing with the worst problems can mean the Council taking action through the First Tier Tribunal and all the way up the legal system to the Court of Appeal which is time consuming and resource intensive.</p>	<p>High.</p> <p>Intensive preparation of cases and recovery of monies owed arising from civil penalties unpaid.</p>
Selective Licensing	<p>All landlords required to adhere to licence conditions.</p> <p>Advice and support readily available for all landlords.</p> <p>Creates a level playing field.</p> <p>Criteria can be set to reward good and punish bad.</p> <p>Improved reputation of</p>	<p>Potential resistance from landlords.</p> <p>Licence fee is an additional cost for landlords.</p> <p>Rents could increase.</p>	<p>May drive some landlords out of the area.</p>	<p>Medium.</p> <p>Fee can be charged to recover the revenue costs of the scheme.</p> <p>Scheme is permitted to be self-financing.</p>

	landlords. Improved tenancy and tenant management. Positive impact on anti-social behaviour of tenants.			
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The alternative options to selective licensing:

- Would also require some, if not all, of the finance from the Council, which in turn comes from everyone paying Council Tax. Selective Licensing will continue to be entirely self-financing, paid for by the licence holders and not the wider community.
- Do not compel a landlord to address tenant behaviour or ensure landlords seek references when allocating their properties. Landlords will be able to continue to access advice and support from the Council to deal with problematic tenant behaviour.
- Do not provide a long-term solution to the training of inexperienced landlords. Through access to training landlords have an opportunity to improve their business operation that in turn can benefit the community from improved management practices.
- Are not area based and can only tackle a small number of properties. Selective Licensing tackles all privately rented properties in the proposed designation area. There are a significantly high number of the private rented properties within the area. To improve the conditions, standards of management and reputation of the private rented properties in the designation area a collective approach is required; dealing with a small number of private rented properties will not assist in improving conditions.

In bringing this proposal forward, alternative options available to address problems in the private rented sector have been considered. It is recognised that landlord accreditation is an alternative option, but also clear that a voluntary scheme would not have the required impact as a regulated scheme. Other options such as Management Orders and enforcement powers were also considered but despite these being powerful tools that remain available to the Council they are too narrow in addressing management standards in the private rented sector. The options of the enforcement of property standards and management orders will be used not as an alternative to selective licensing but as support tools as part of an integrated programme of measures to improve the social and economic conditions of the area.

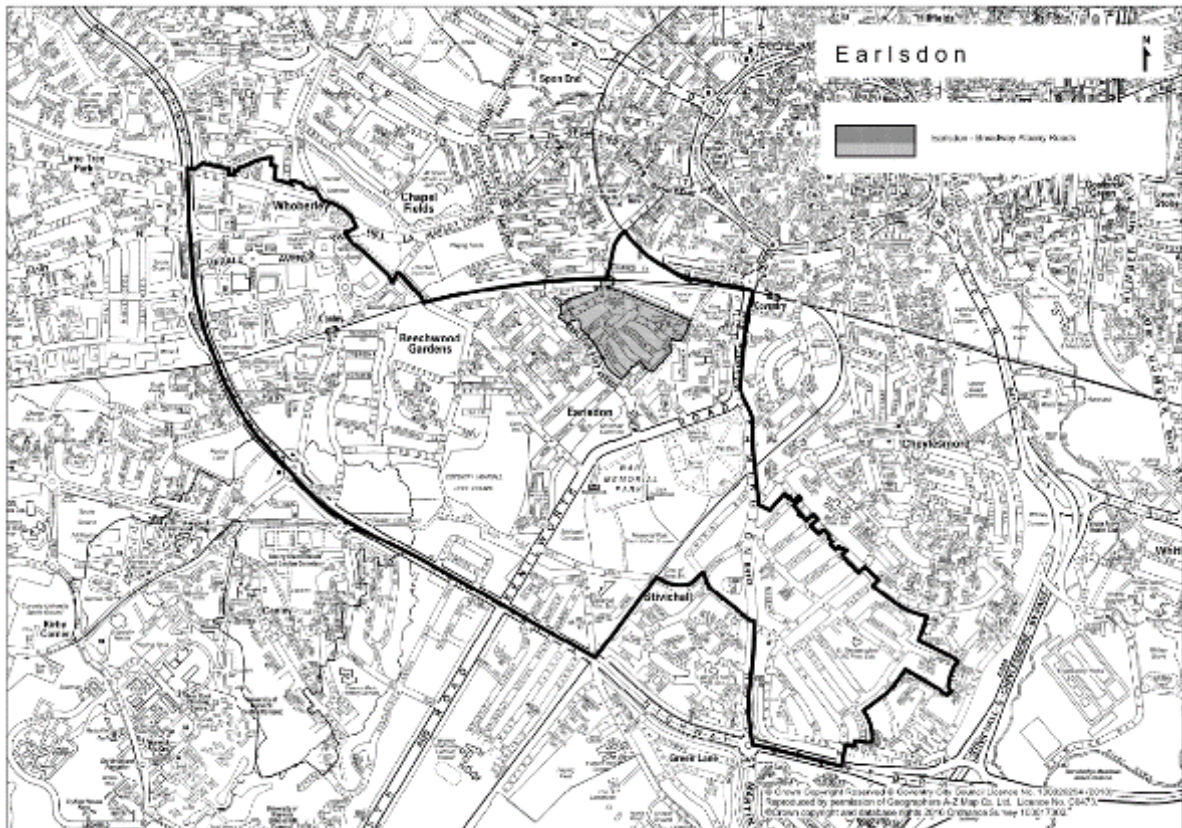
In conclusion, it is clear from this report that the other courses of action available will not will bring about the scale of improvements necessary in the private rented sector.

If long term sustainable improvements are to be achieved in the PRS then the strategic approach provided by a selective licensing designation is required and when delivered alongside the other measures considered will be more effective in addressing the causes of the issues identified in this report.

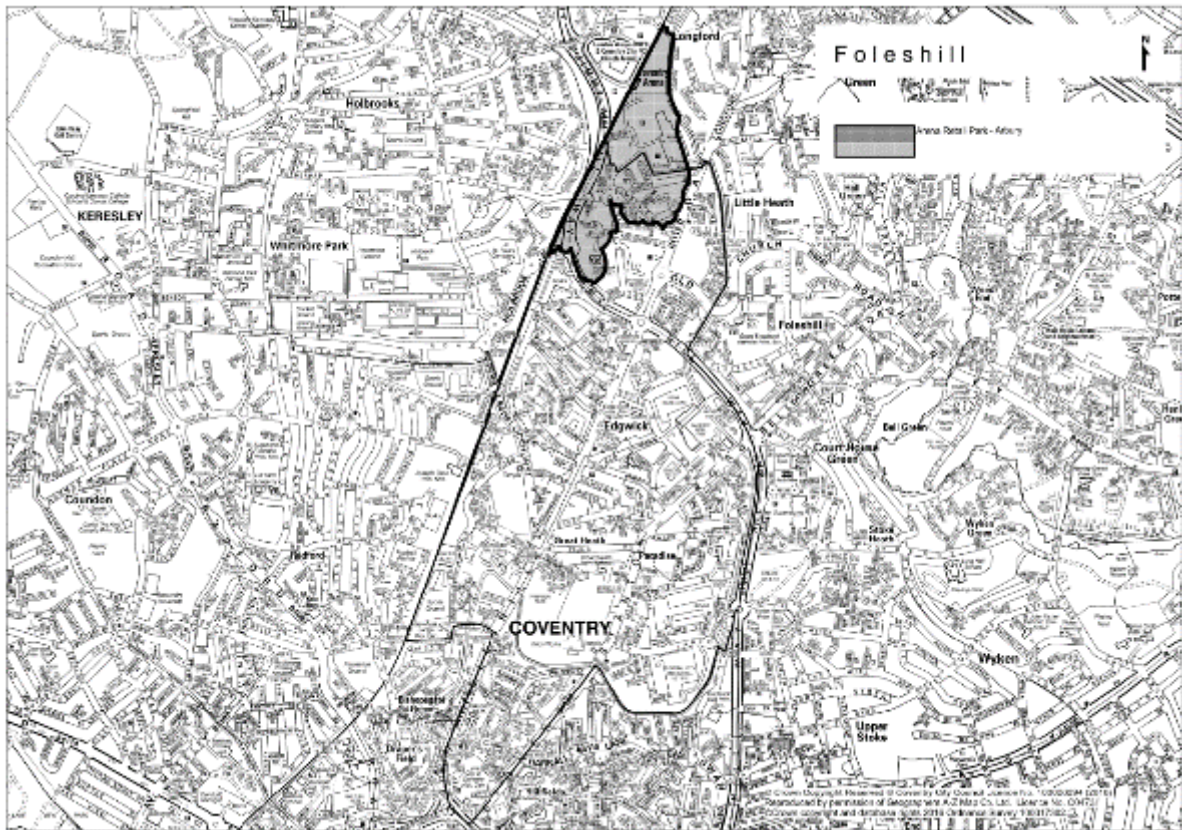
Appendix A – LSOA Maps of the Proposed Selective Licensing Areas

Figure 32- Maps of the proposed Selective Licensing areas

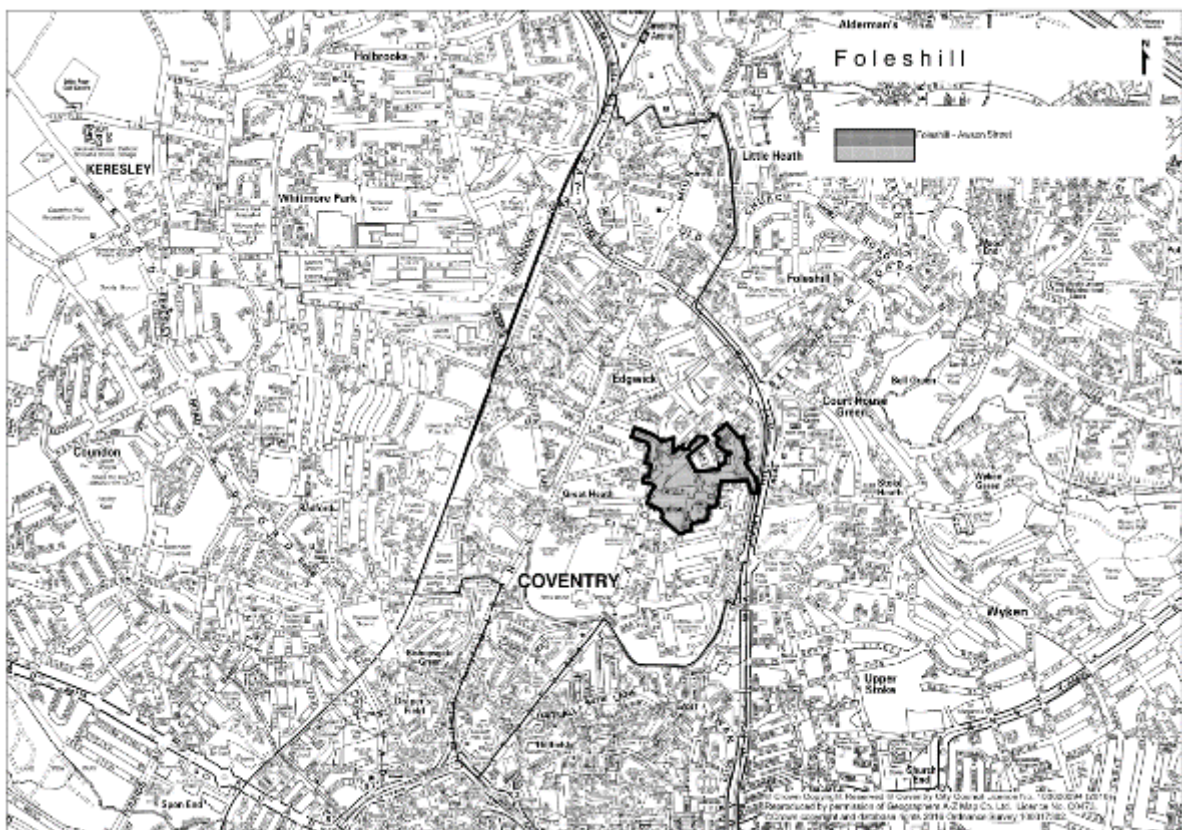
Earlsdon – Broadway Albany Roads



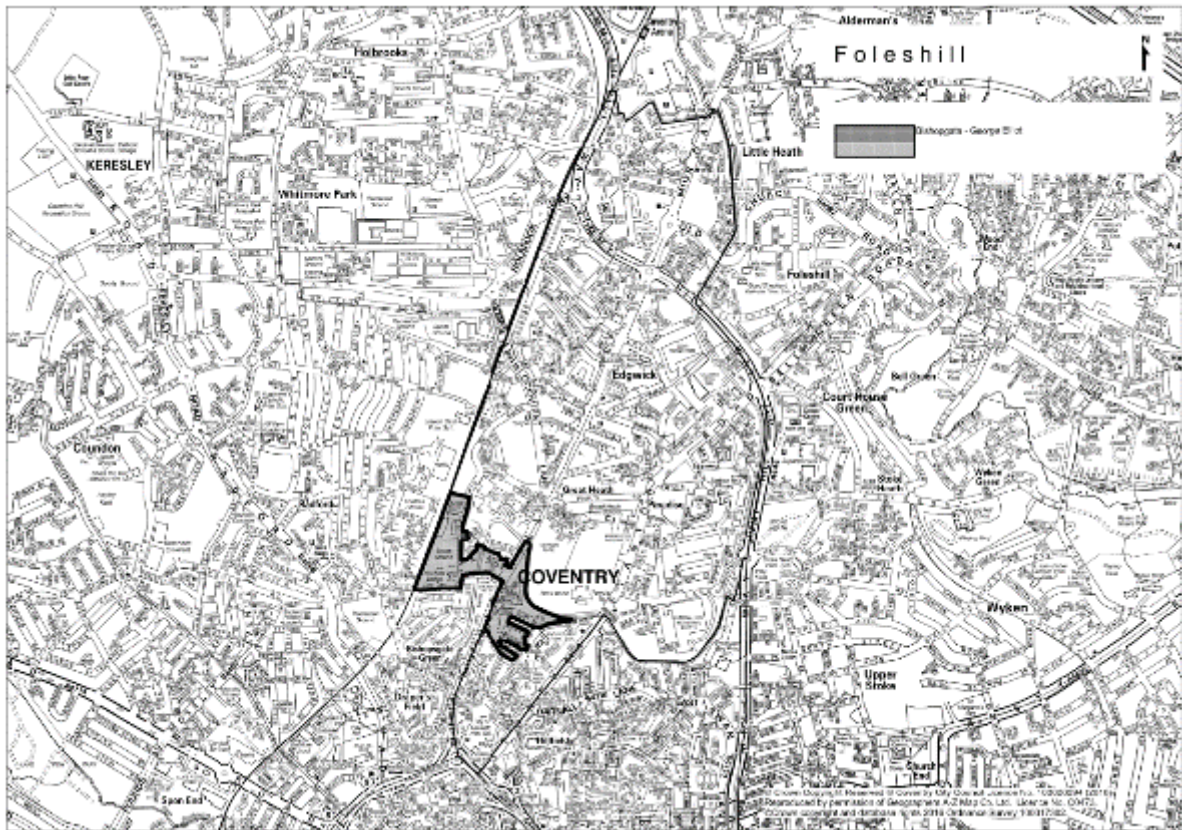
Foleshill – Arena Retail Park / Arbury



Foleshill – Awson Street



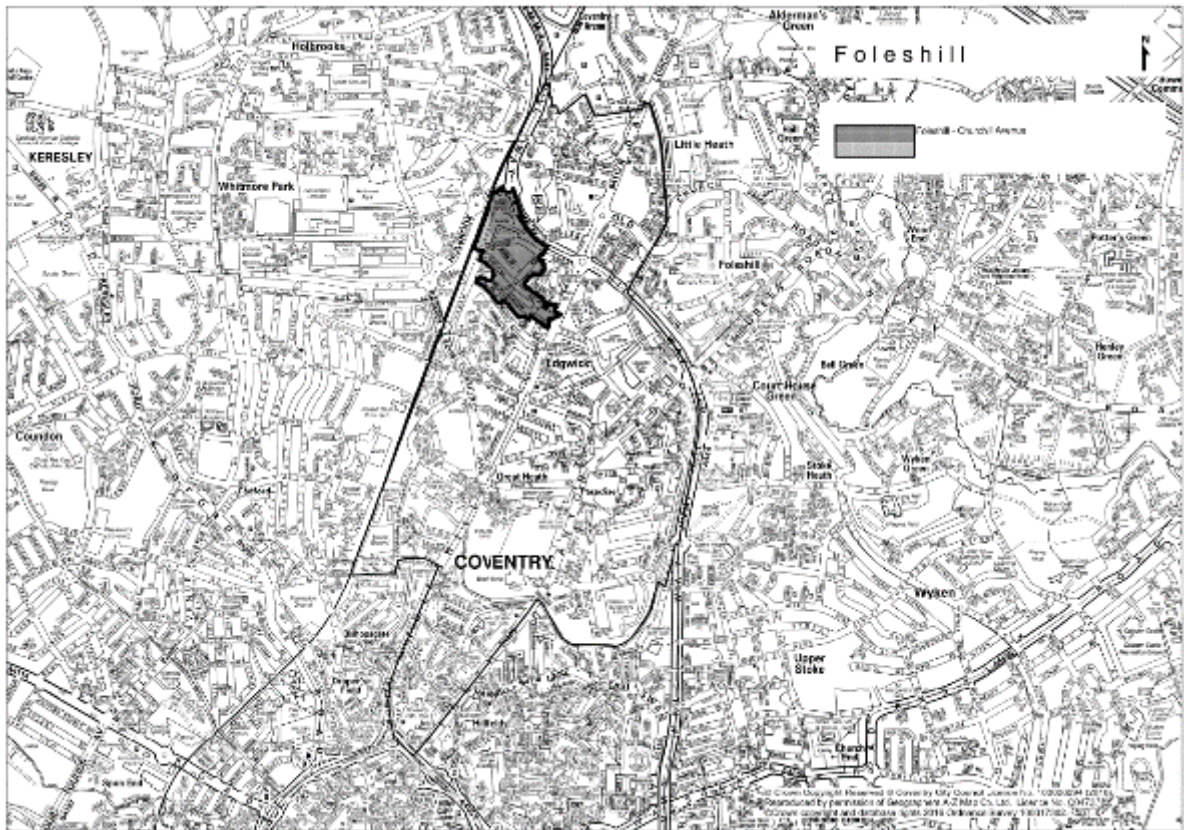
Foleshill – Bishopgate/ George Road



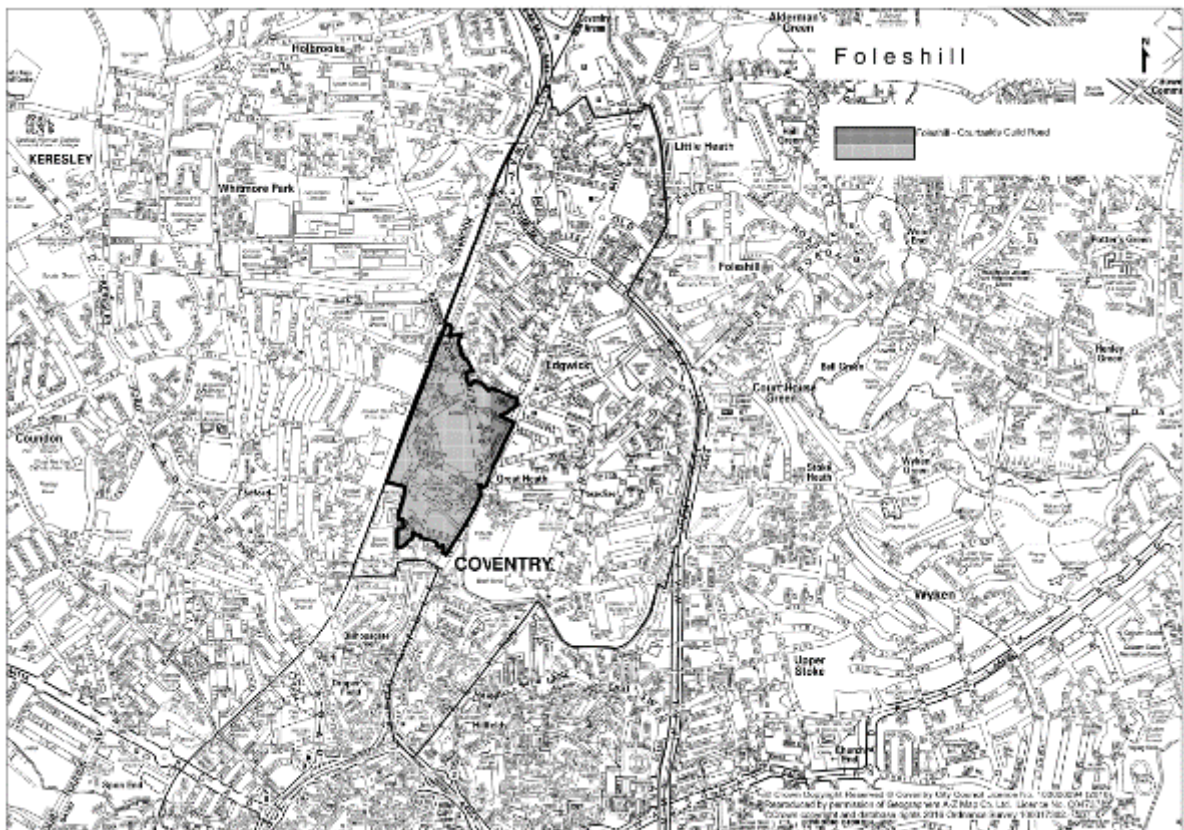
Foleshill – Broad Street



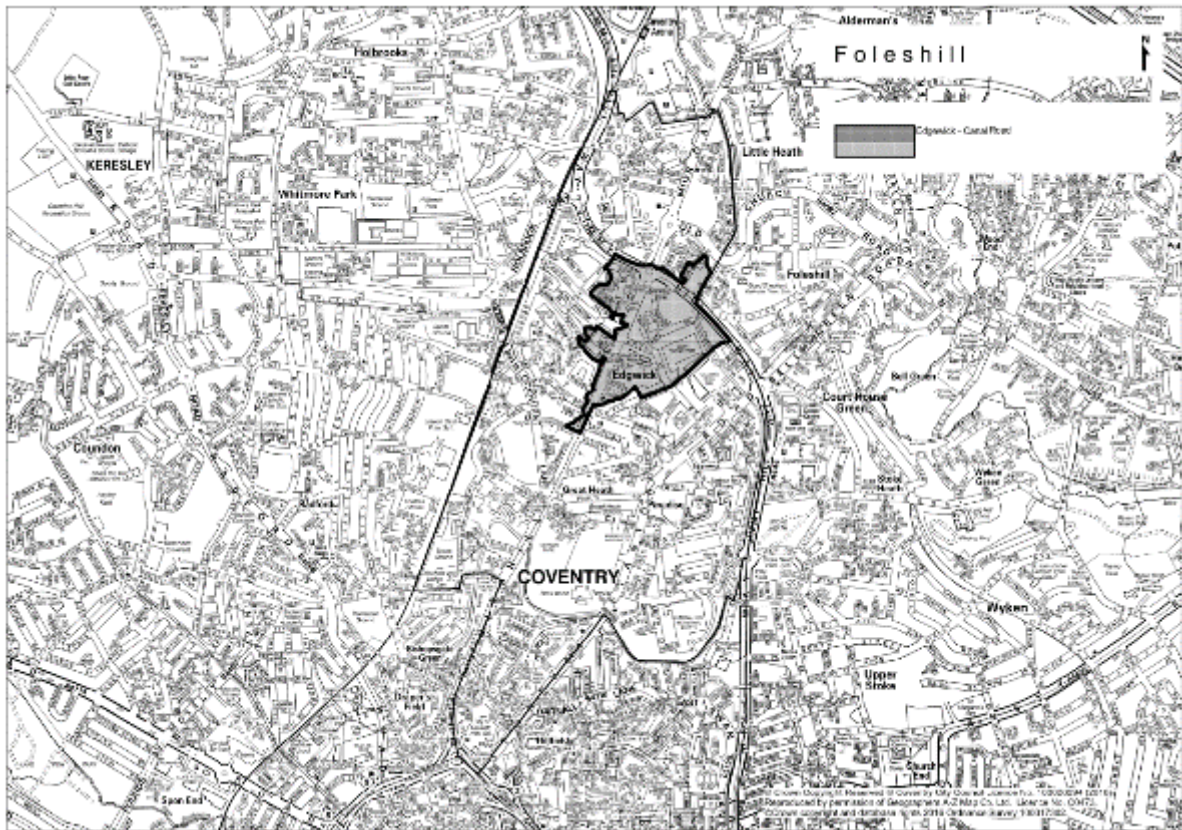
Foleshill – Churchill Avenue



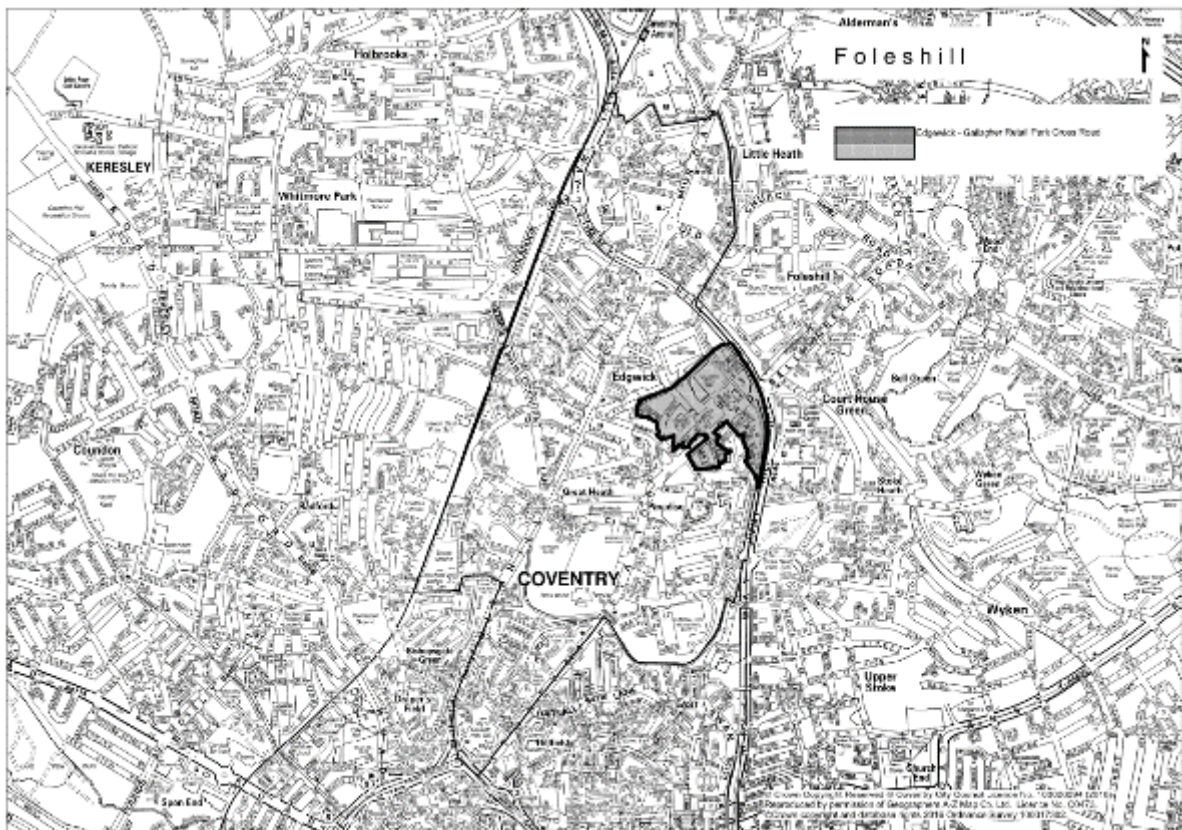
Foleshill – Courtaulds Guild Road



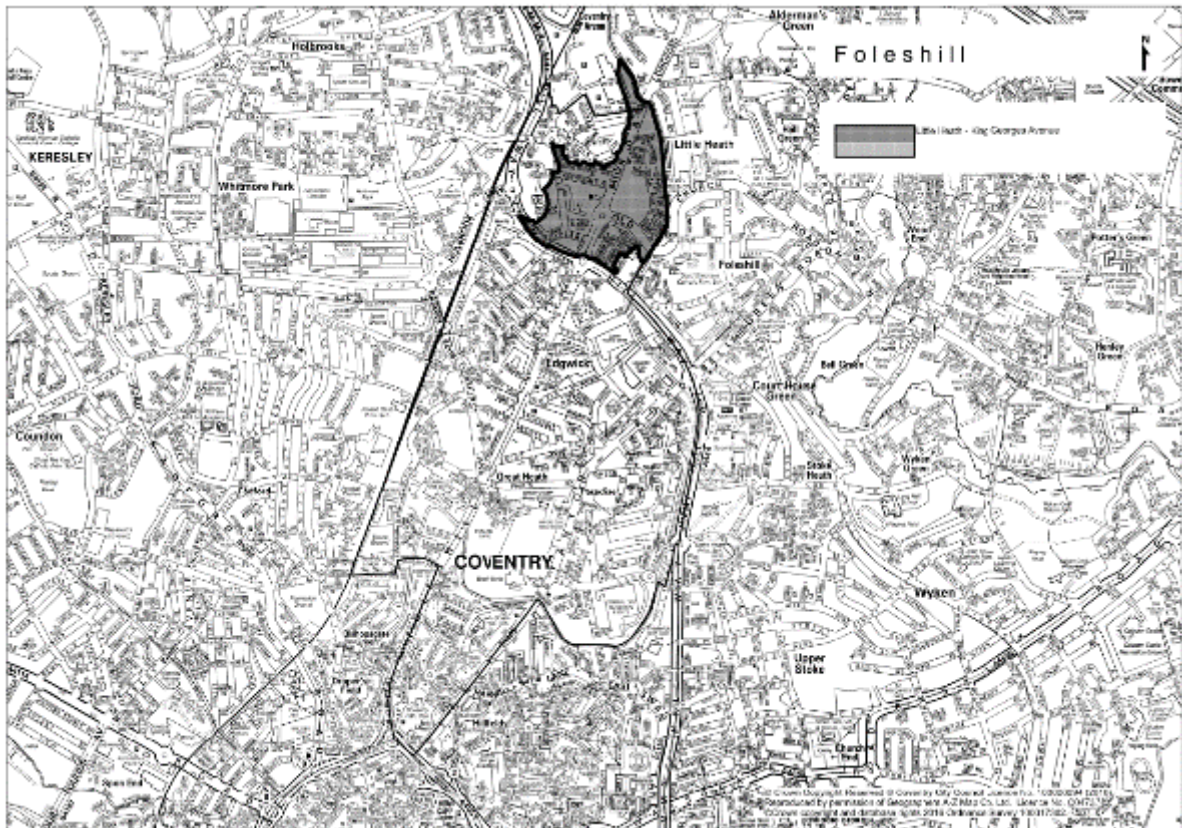
Foleshill – Edgewick/ Canal Road



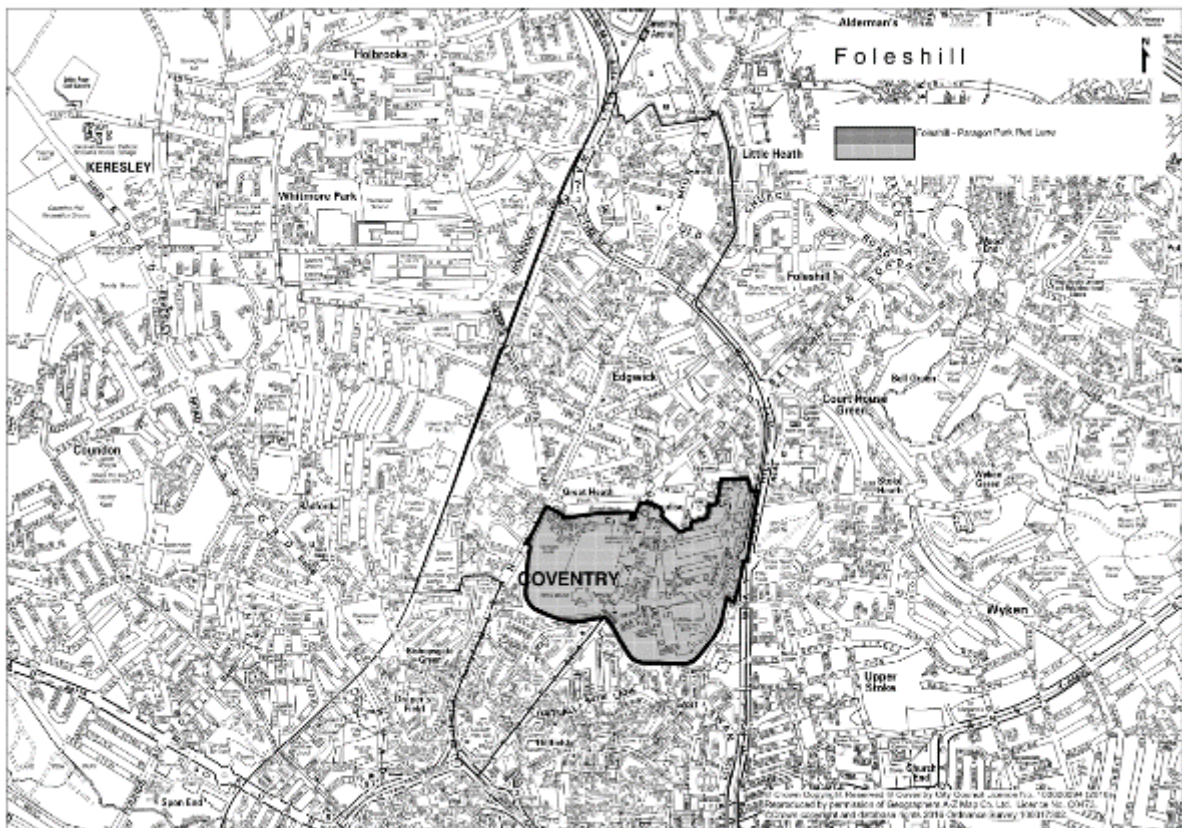
Foleshill – Edgewick/Gallagher Retail Park Cross Road



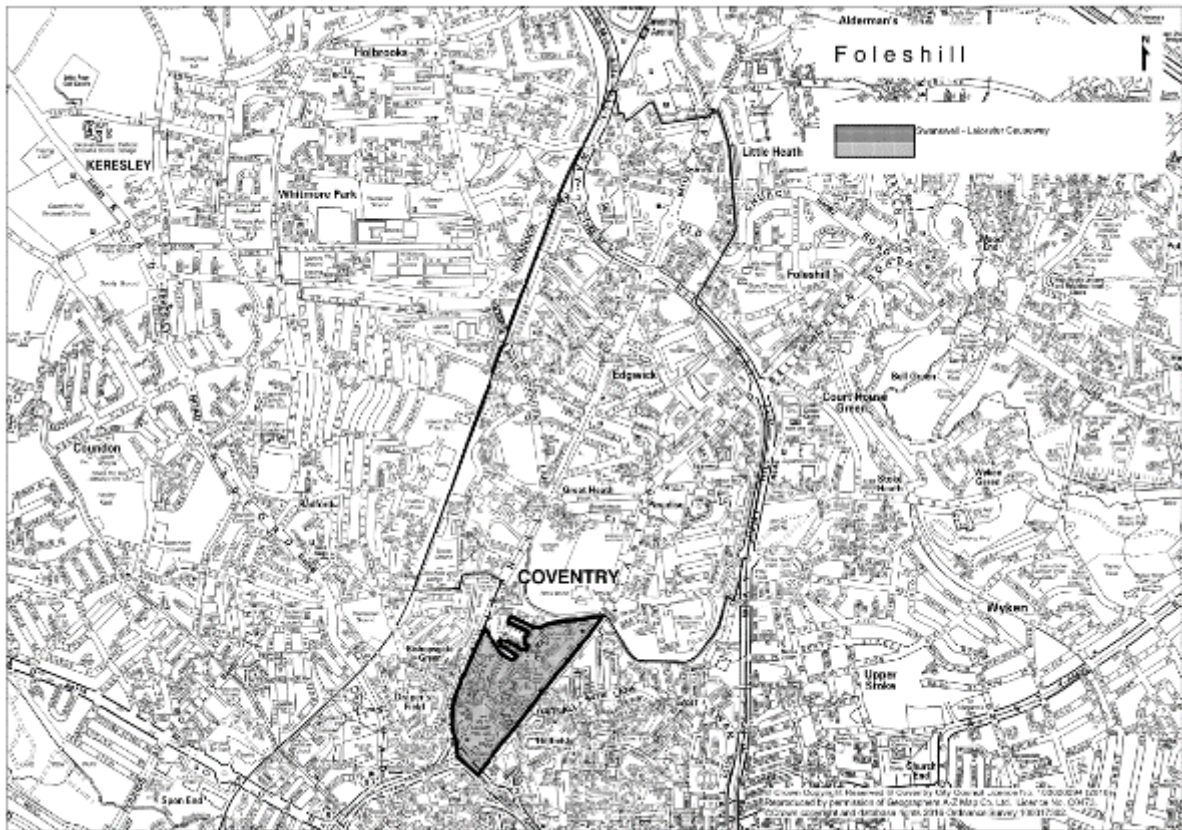
Foleshill – Little Heath/ King Georges Avenue



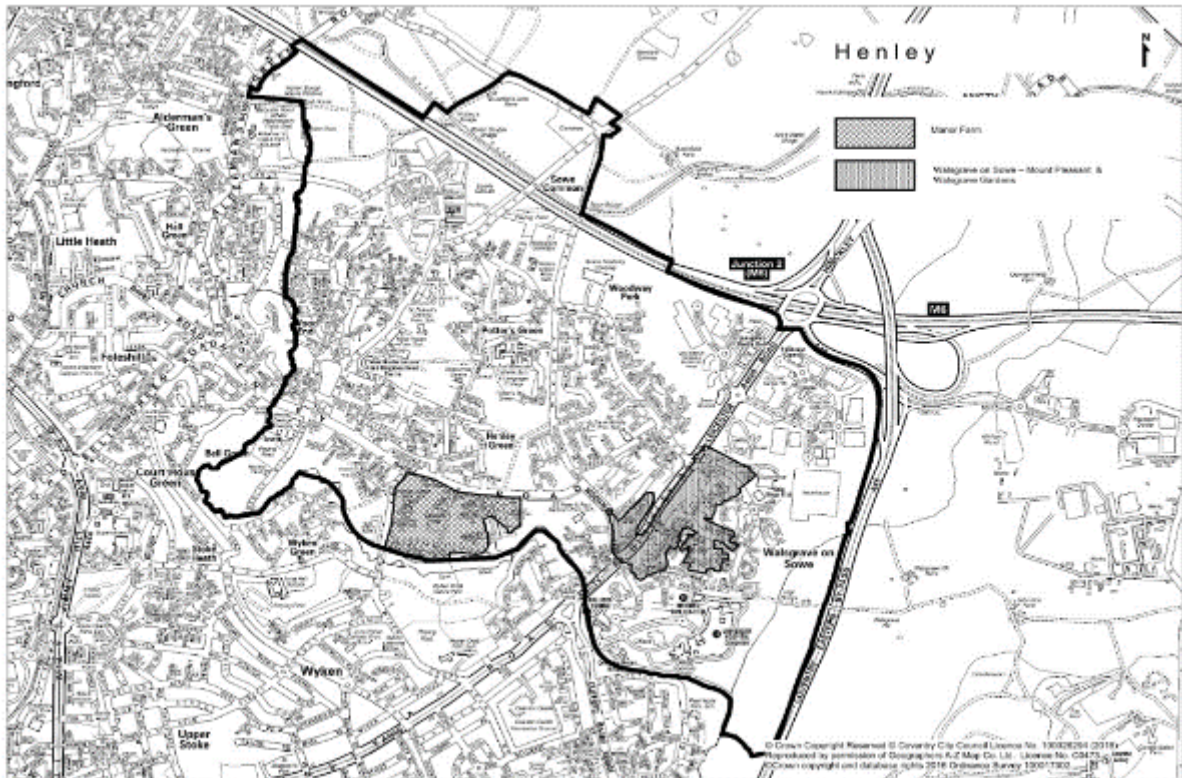
Folesill – Paragon Park Red Lane



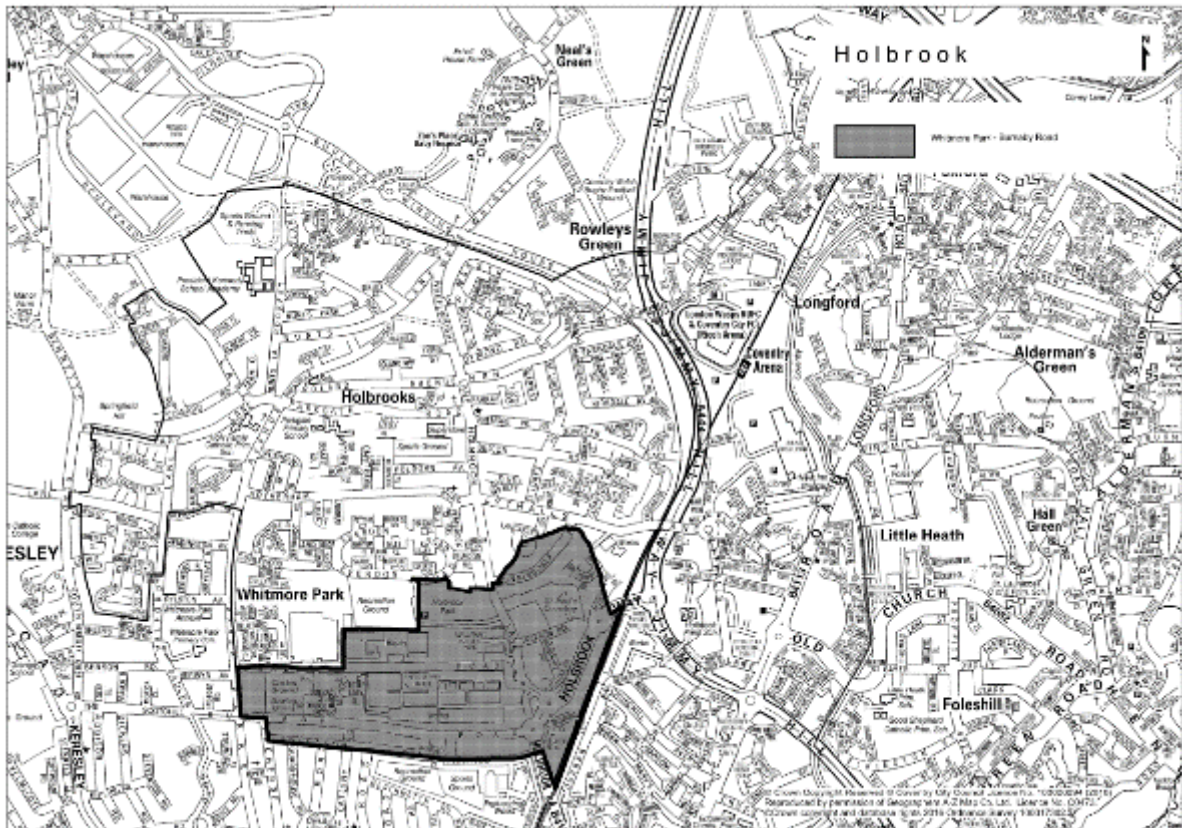
Foleshill – Swanswell/ Leicester Causeway



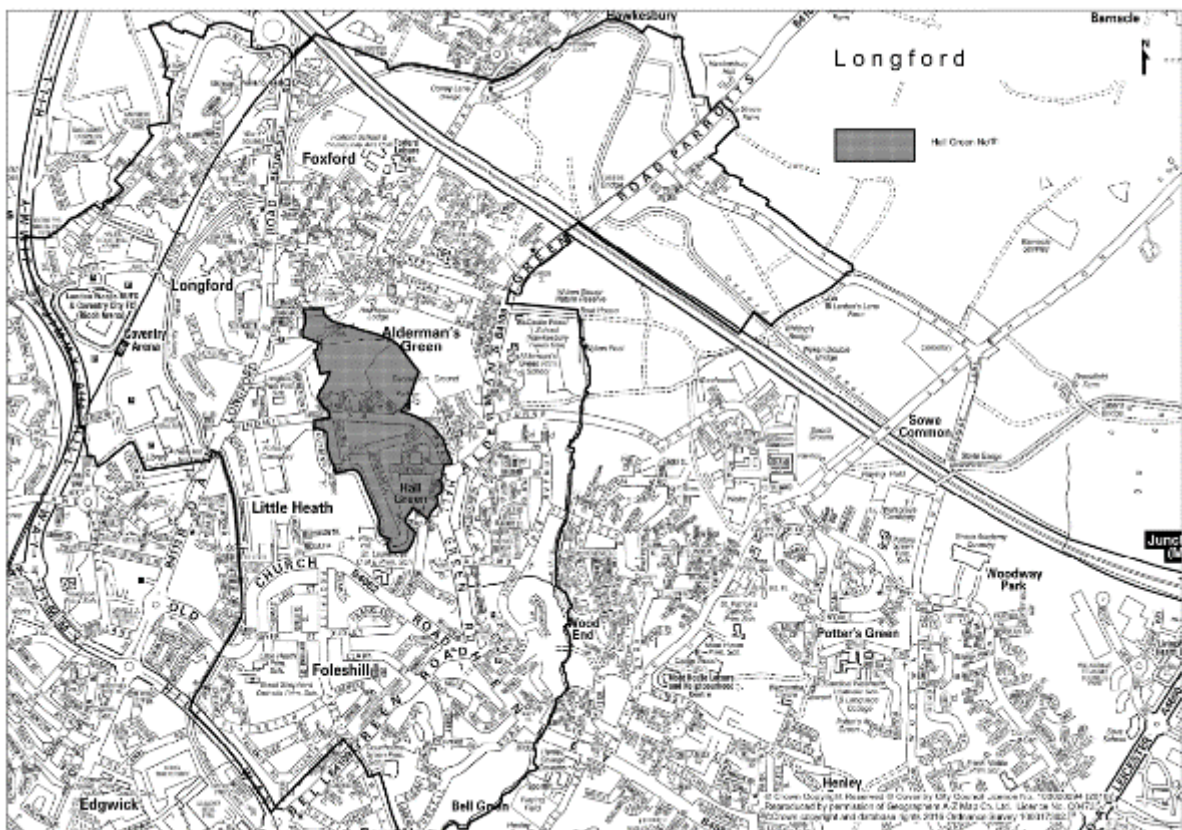
Henley – Manor Farm and Walsgrave on Sowe (Mount Pleasant and Walsgrave Gardens)



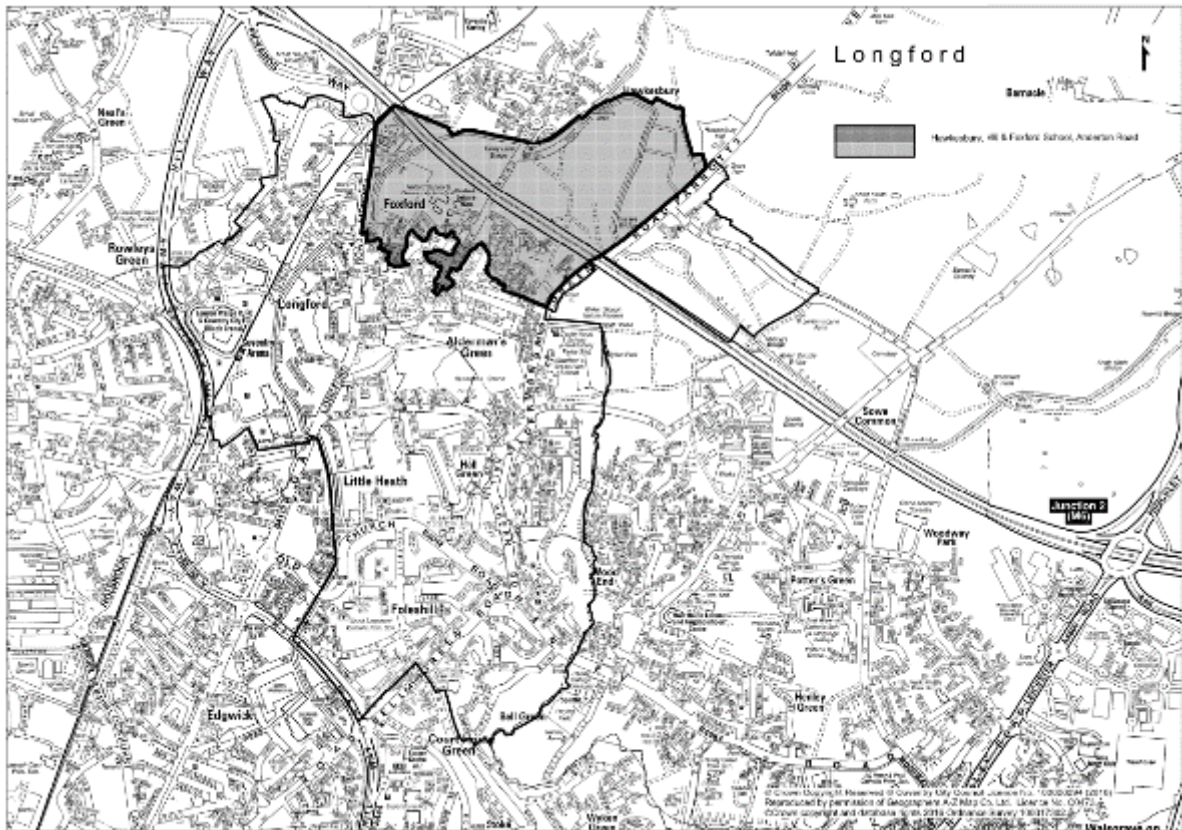
Holbrook – Whitmore Park/ Burnaby Road



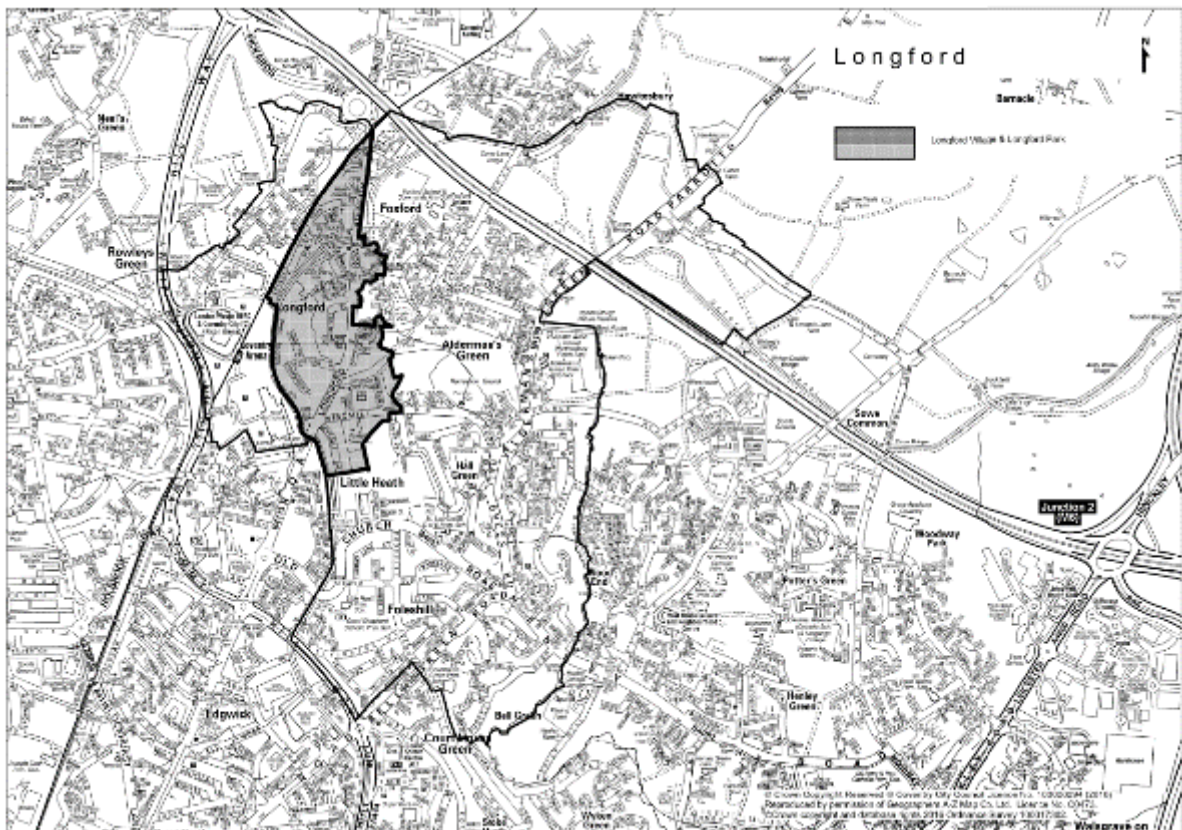
Longford – Hall Green North



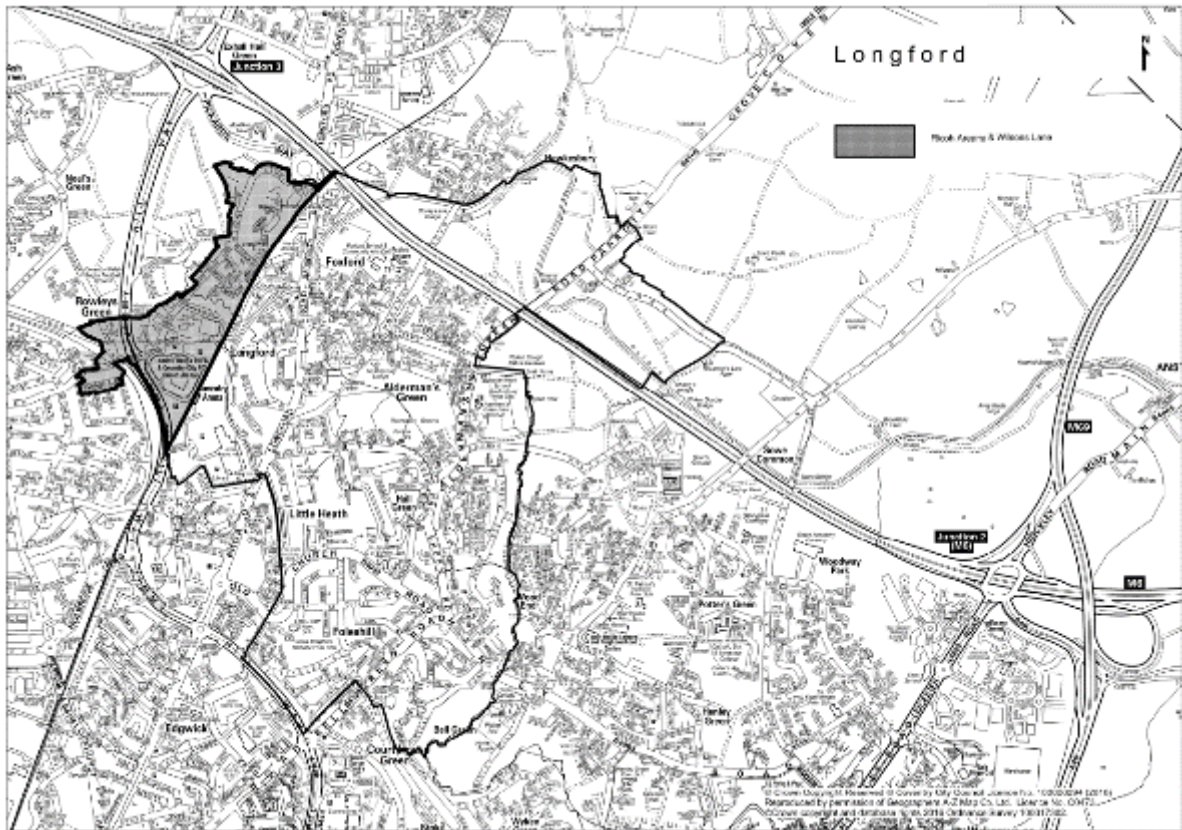
Longford – Hawkesbury, M6 & Foxford School, Anderton Road



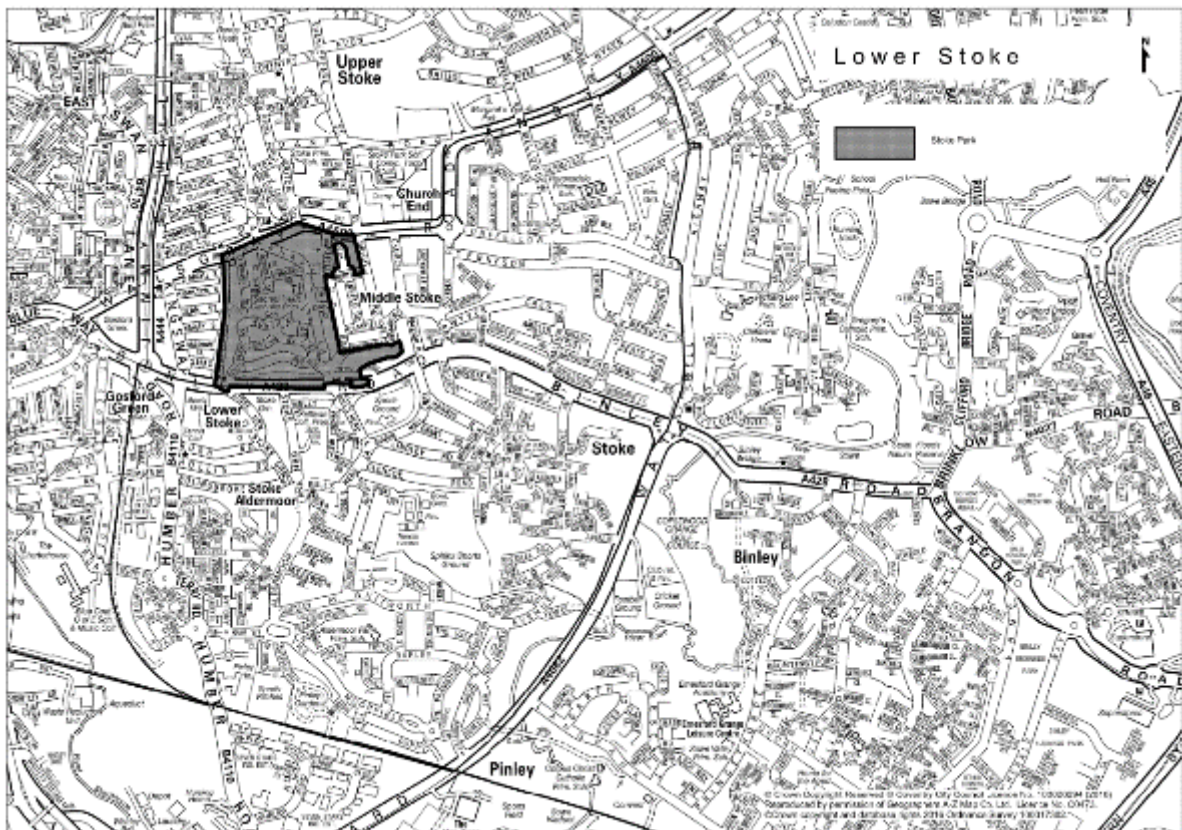
Longford – Longford Village & Longford Park



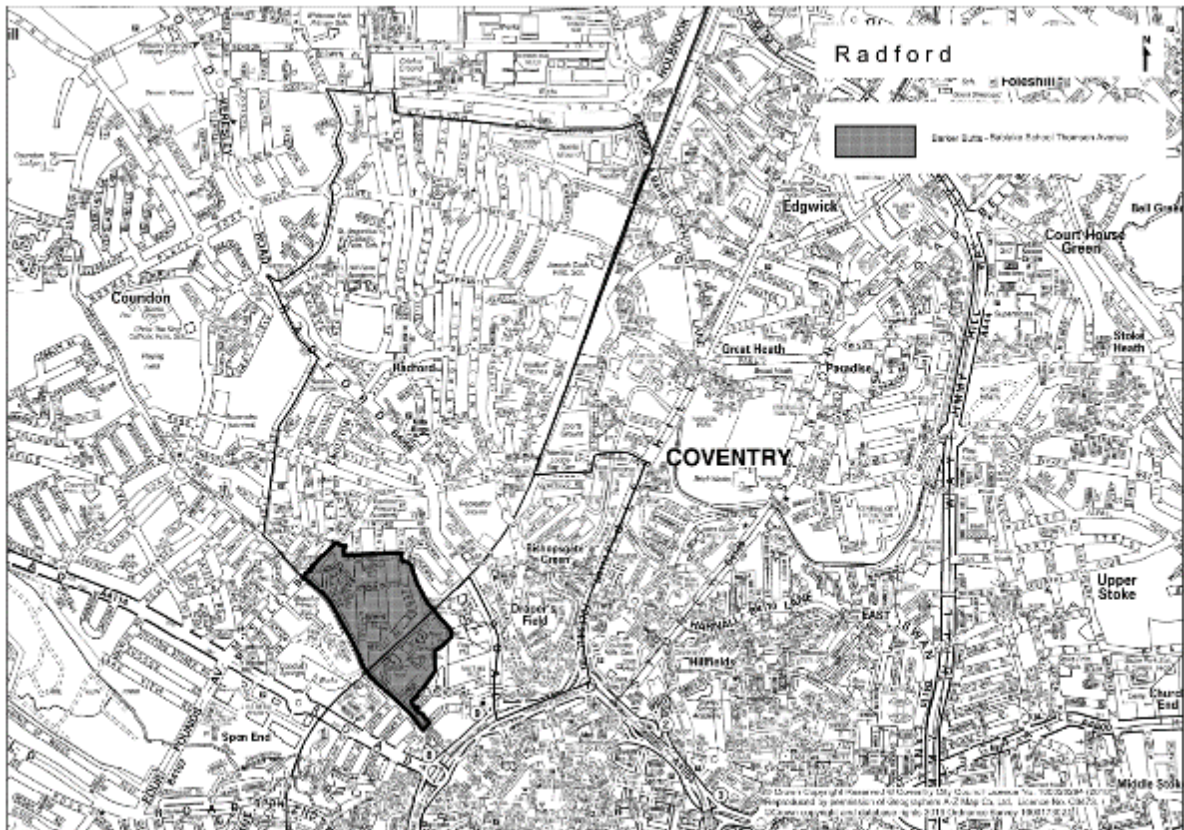
Longford – Ricoh Arena & Wilsons Lane



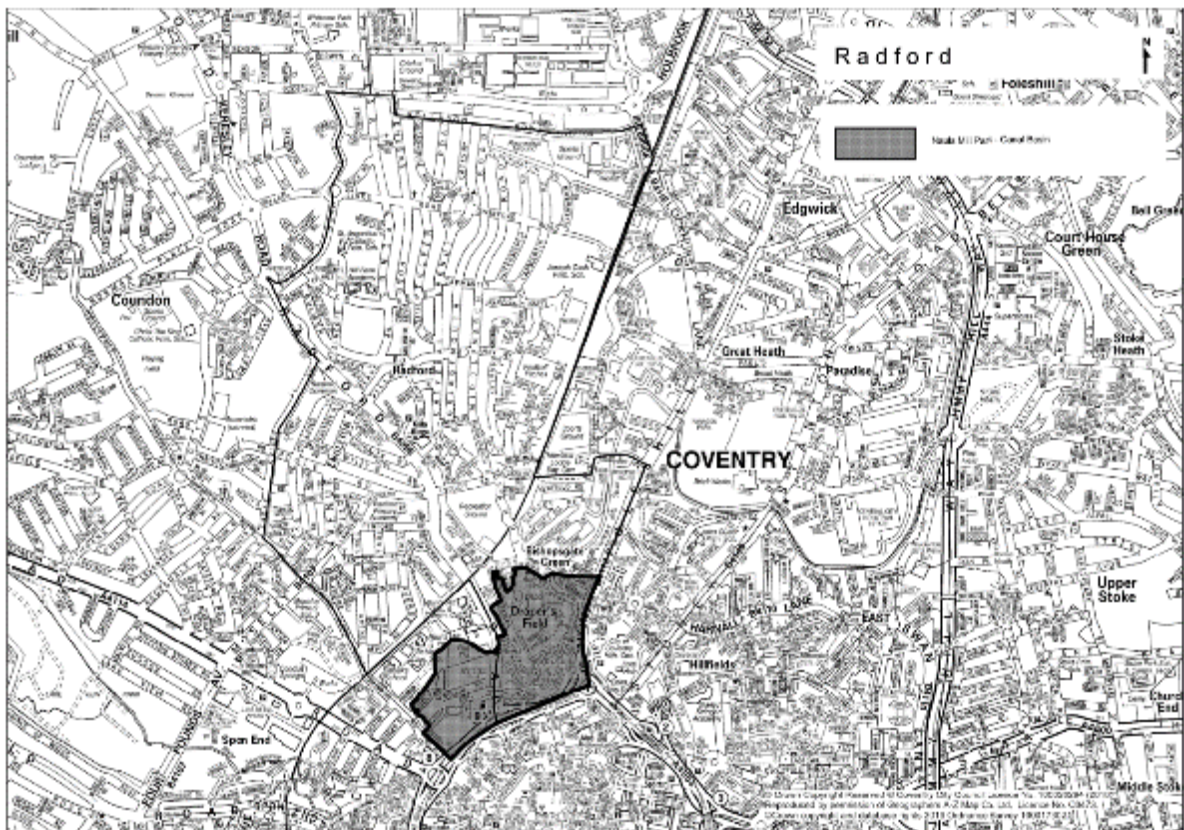
Lower Stoke – Stoke Park



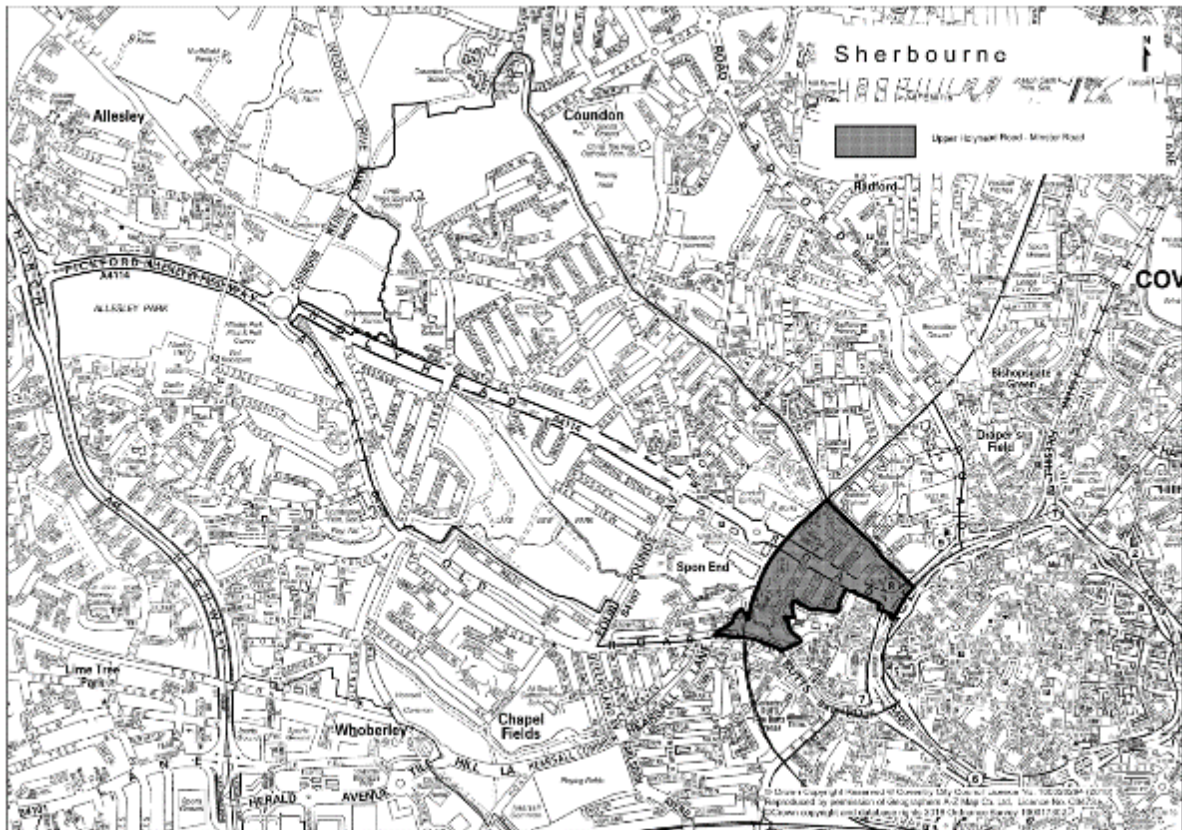
Radford – Barker Butts/ Bablake School Thomson Avenue



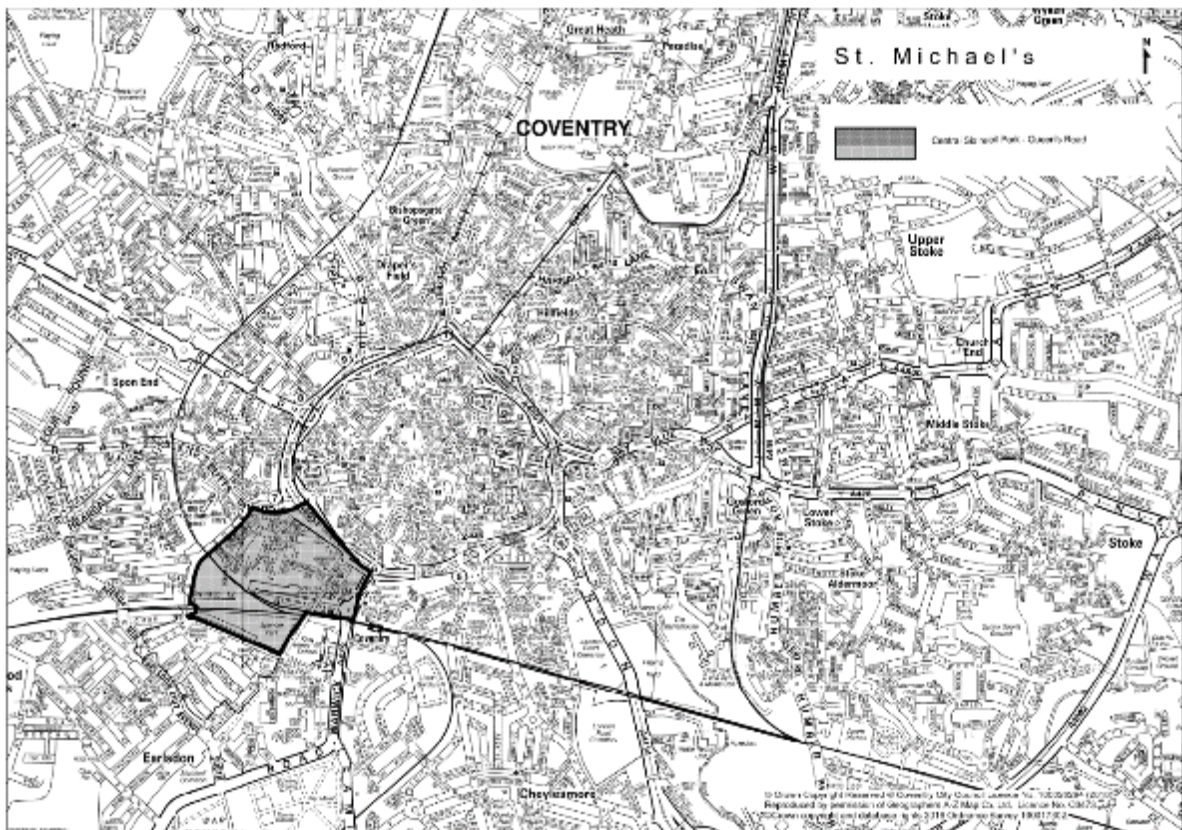
Radford – Nauls Mill Park/ Canal Basin



Sherbourne – Upper Holyhead Road/ Minster Road



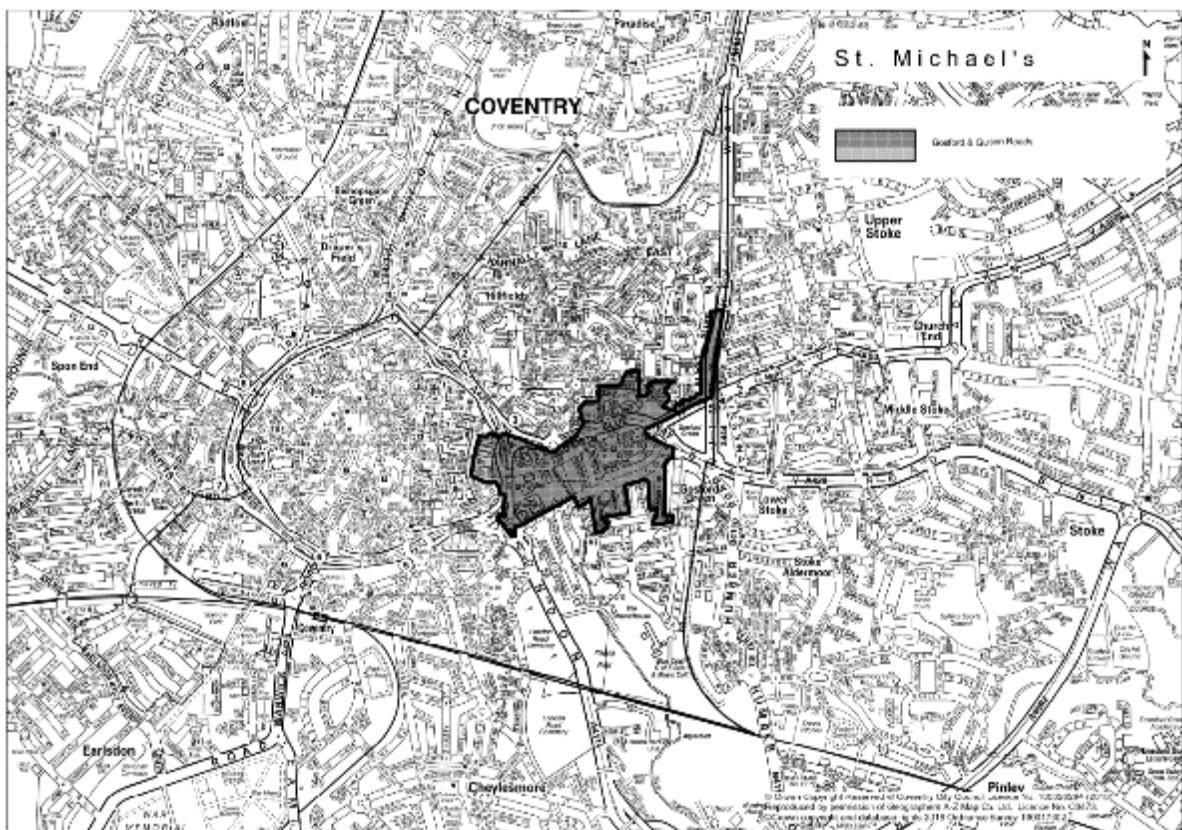
St Michaels – Central Six Retail Park / Queens Road



St Michaels – City Farm North



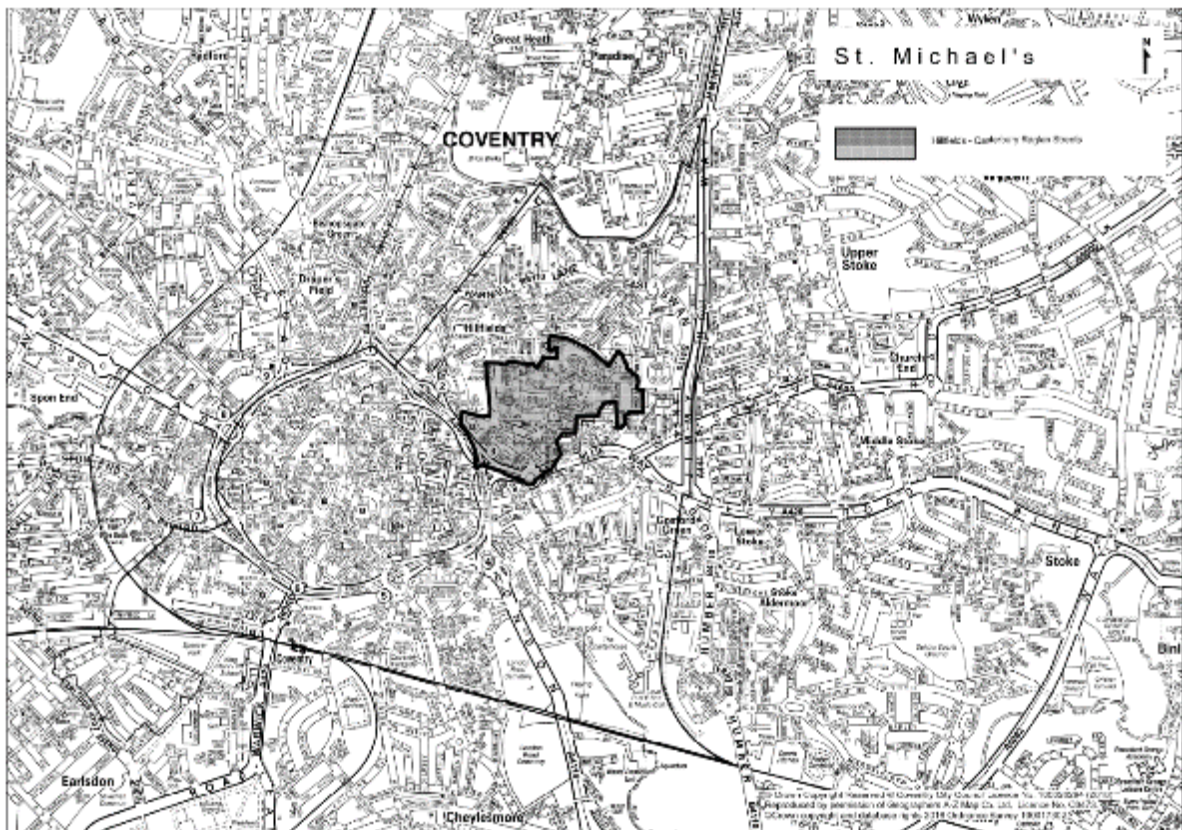
St Michaels – Gosford & Gulson Roads



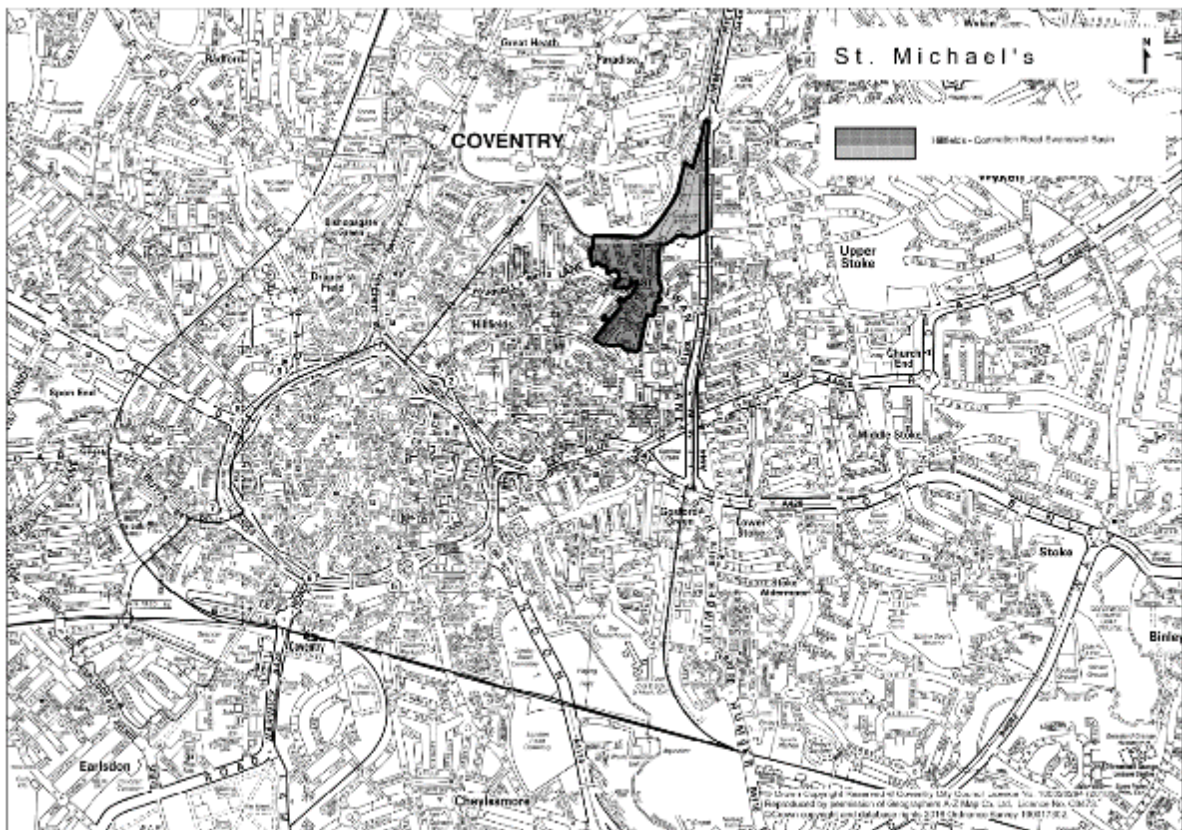
St Michaels – Hillfields/Cambridge Street



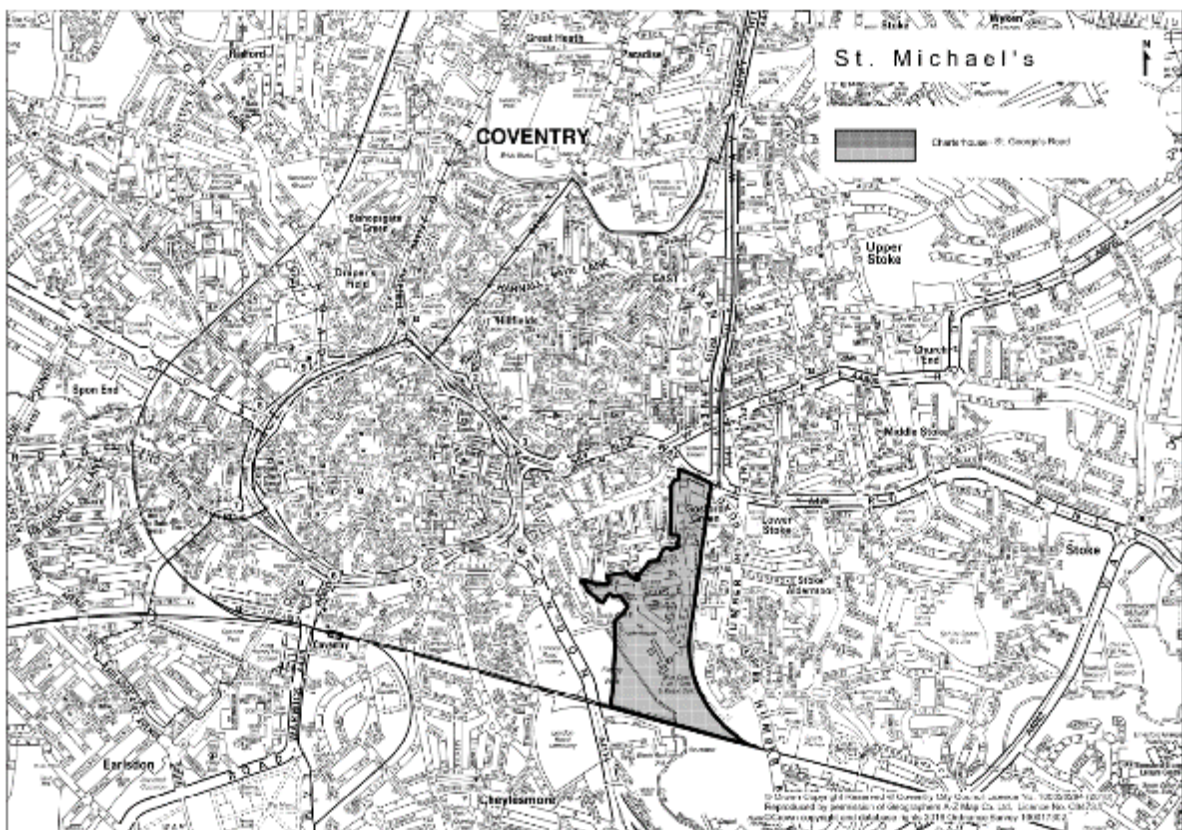
St Michaels – Hillfields/ Canterbury Raglan Streets



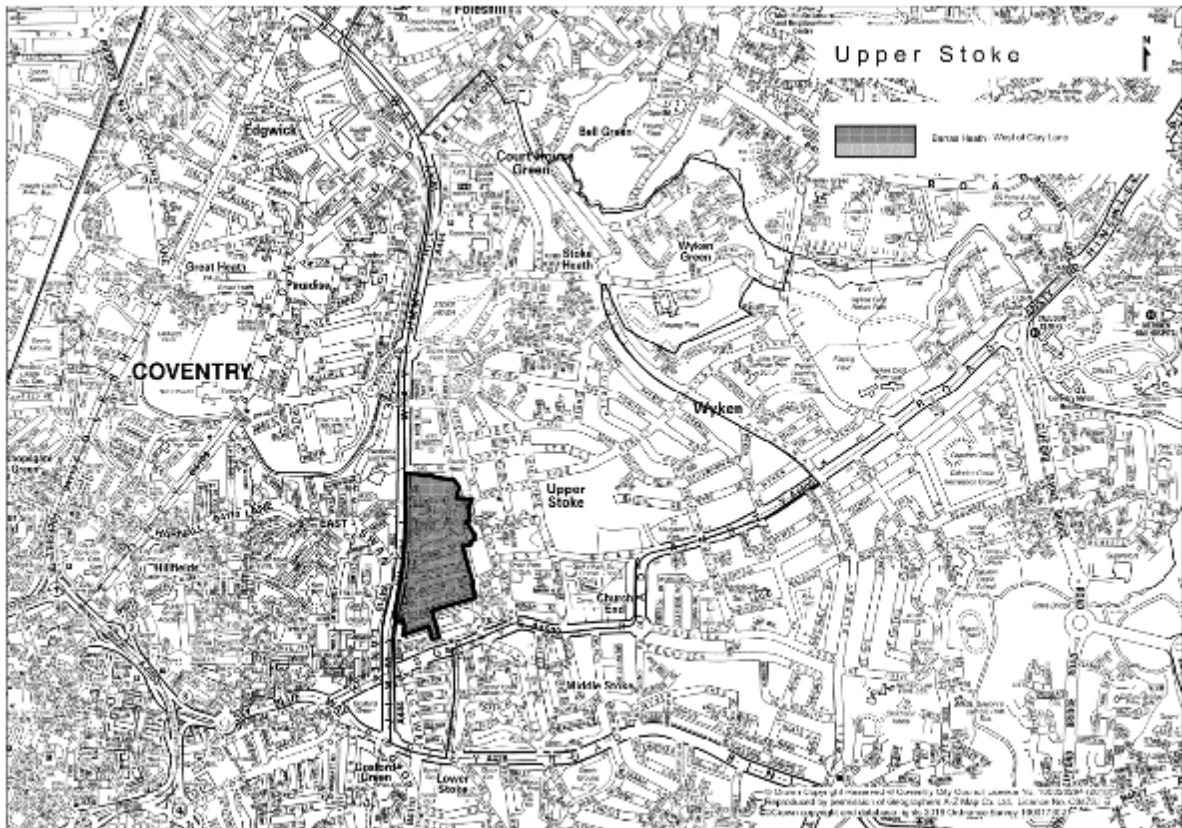
St Michaels – Hillfields/Coronation Road Swanswell Basin



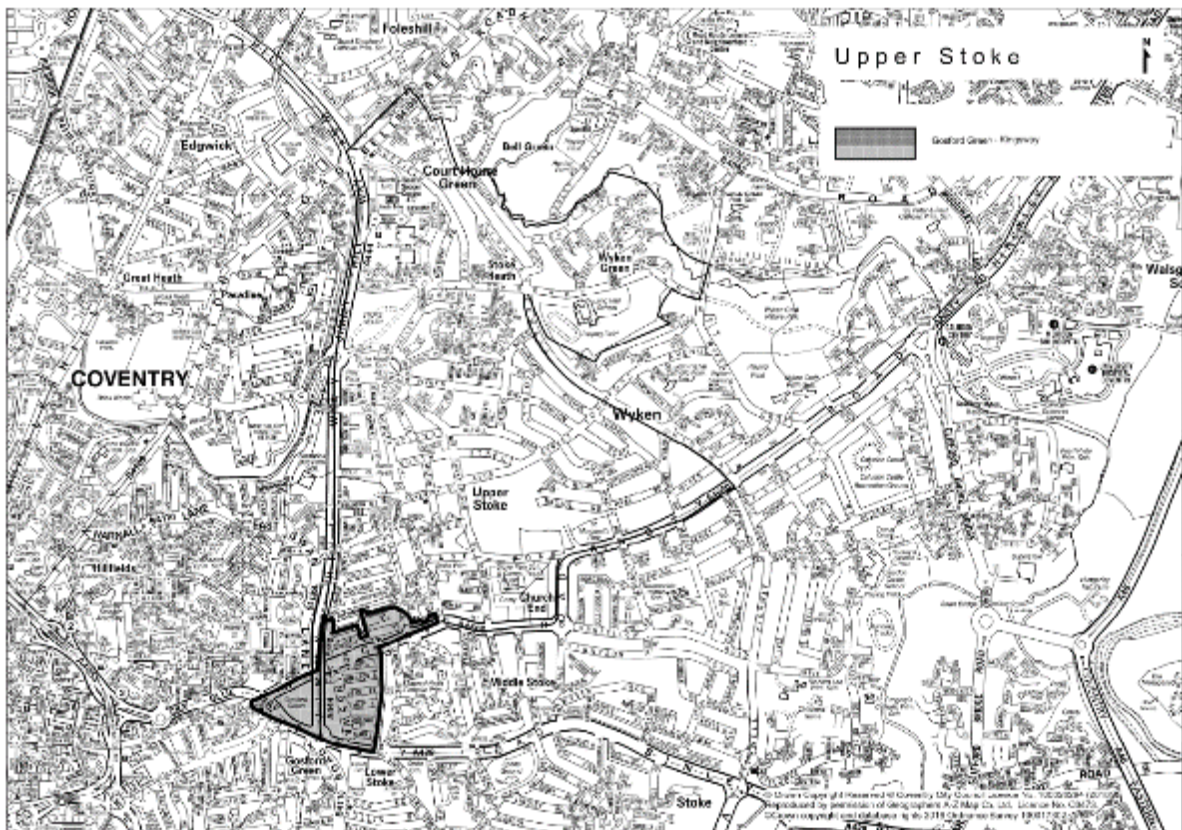
St Michaels – Charterhouse/St George`s Road



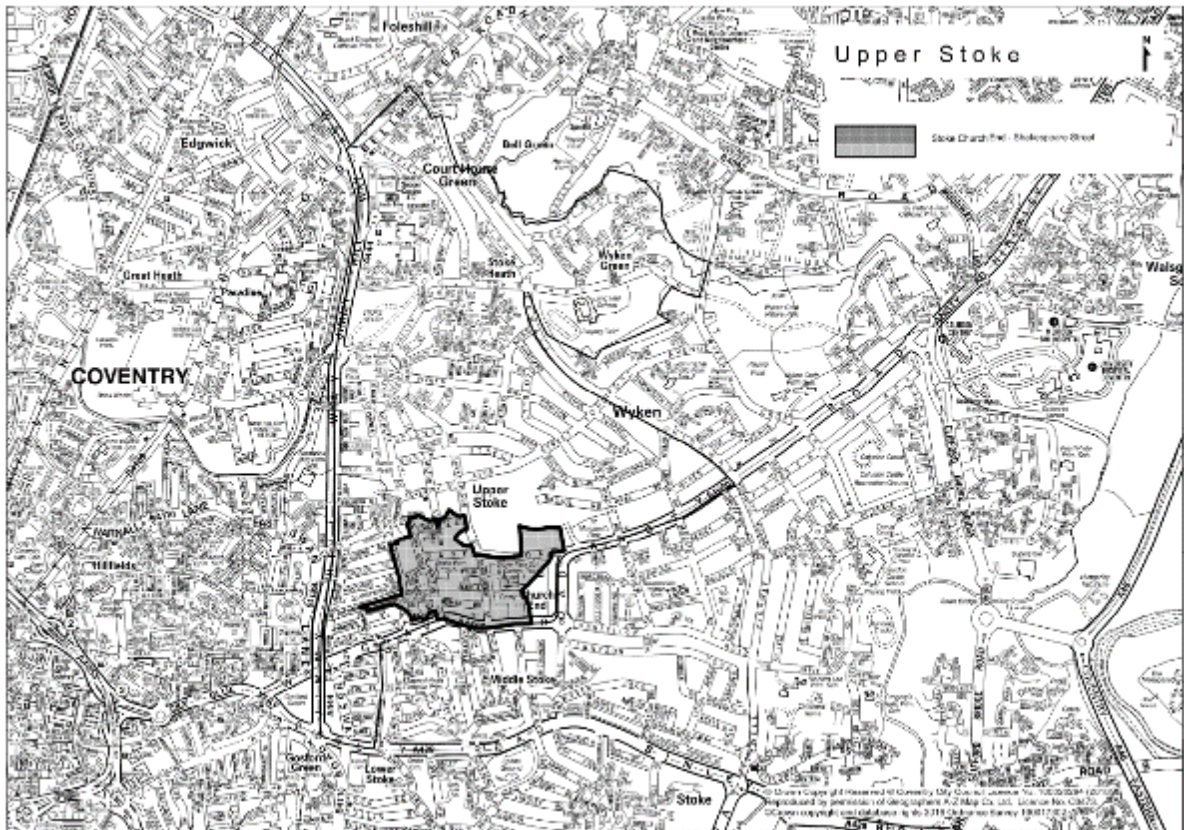
Upper Stoke – Barras Heath/West of Clay Lane



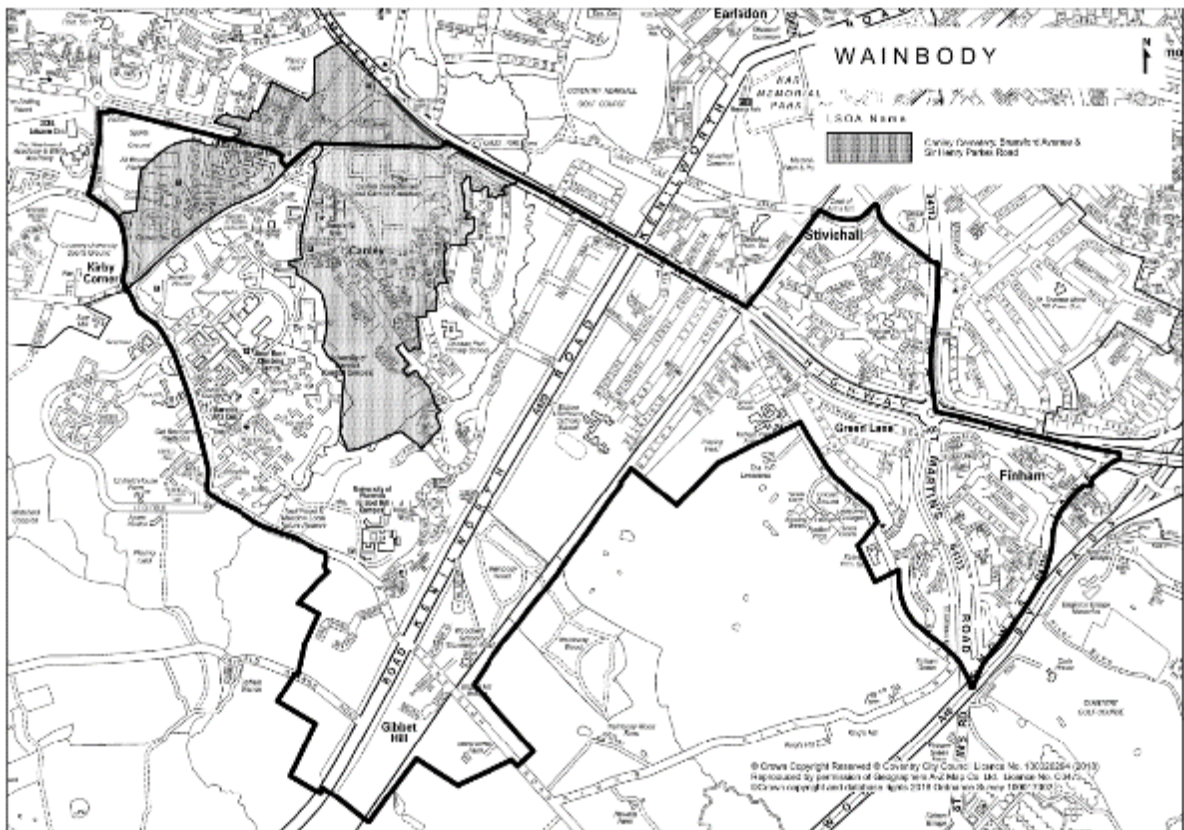
Upper Stoke – Gosford Green/Kingsway



Upper Stoke – Stoke Church End/Shakespeare Street



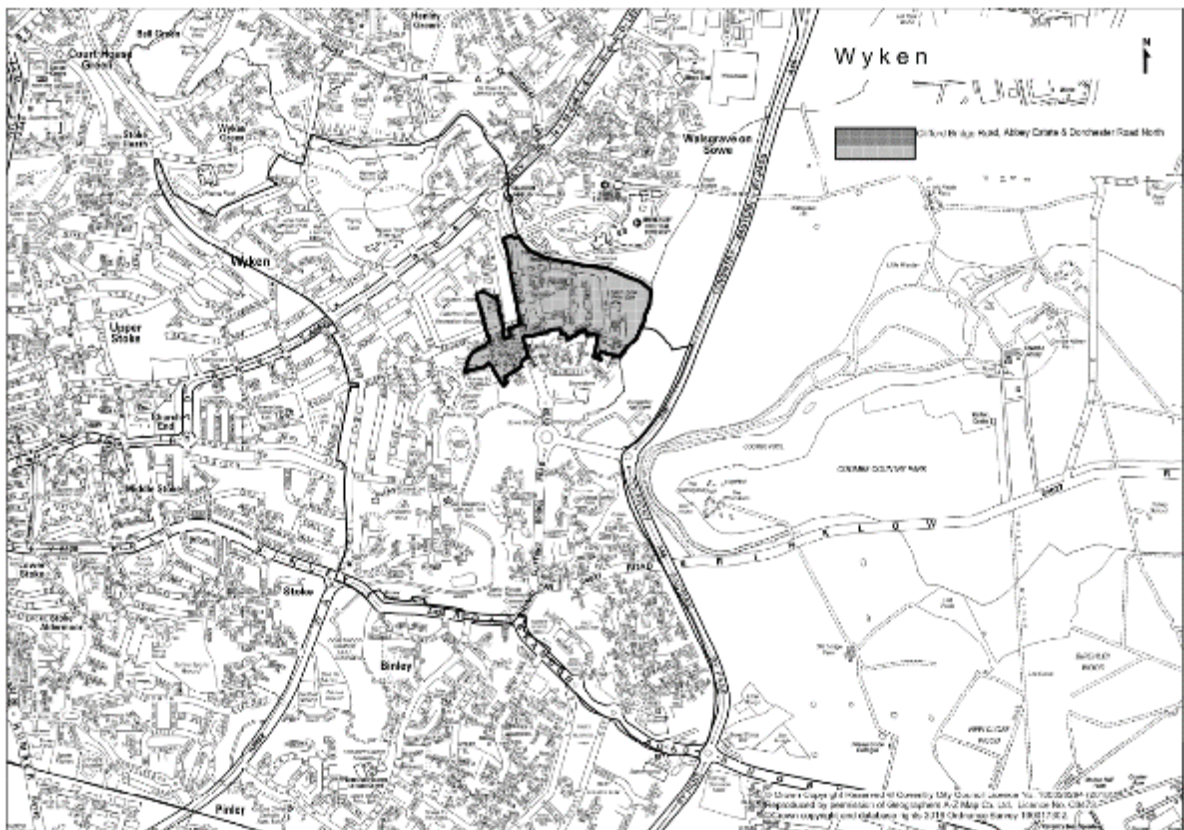
Wainbody – Canley Cemetery, Bransford Avenue & Sir Henry Parkes Road



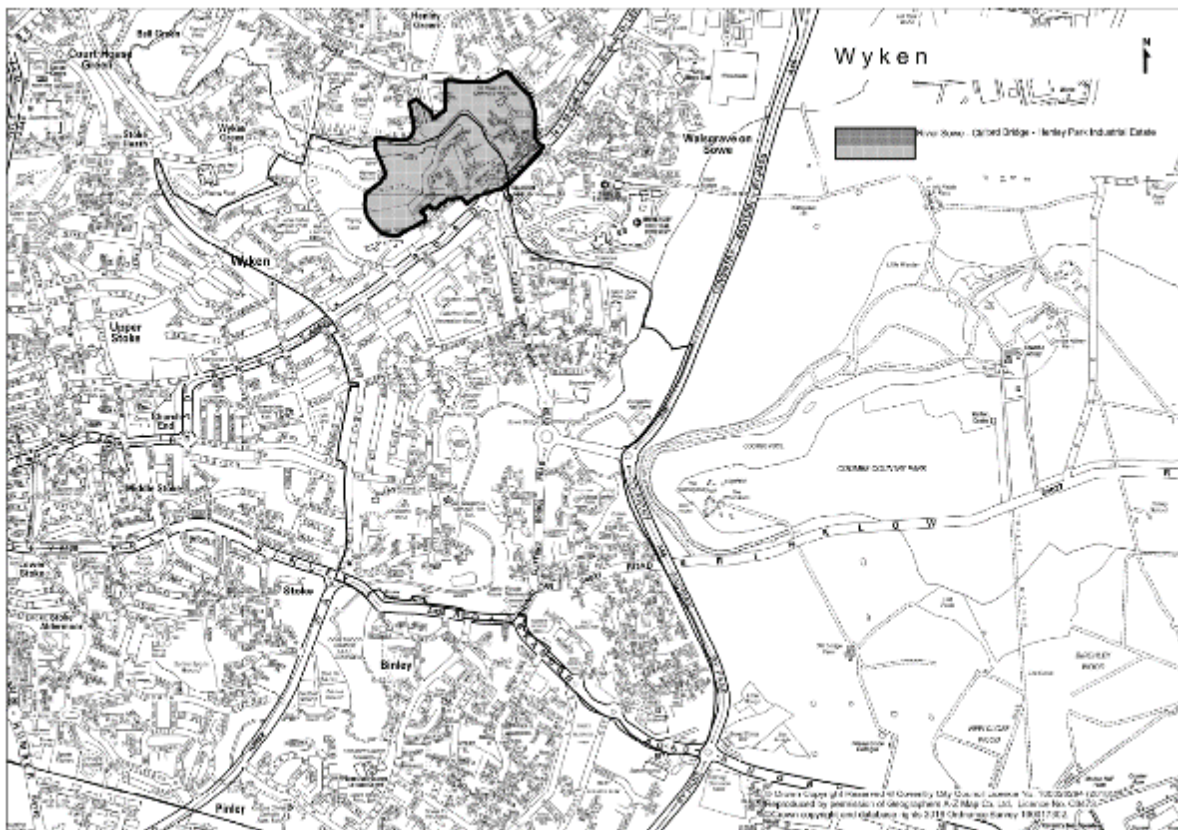
Whoberley – Earlsdon Hearsall Lane/Melbourne Road North, The Butts



Wyken – Clifford Bridge Road, Abbey Estate and Dorchester Road North



Wyken – River Sowe, Clifford Bridge & Henley Park Industrial Estate



Appendix B – List of Streets

Table 18 - List of Streets in Proposed Selective Licensing Areas

ABBOTSBURY CLOSE	EAGLE STREET	OAKY CLOSE
ABBOTTS LANE	EAST AVENUE	OAKMOOR ROAD
ACHAL CLOSE	EAST STREET	OAKS PLACE
ADAM ROAD	EDEN STREET	OLAF PLACE
ADDERLEY STREET	EDGWICK ROAD	OLD CHURCH ROAD
AINSDALE CLOSE	EDMUND ROAD	OLD FARM LANE
ALBANY ROAD	EDWARD STREET	OLD MILL AVENUE
ALBERT FEARN GARDENS	ELD ROAD	OLIVER STREET
ALDER ROAD	ELLERMAN GARDENS	ONLEY TERRACE
ALDERMANS GREEN ROAD	ELMSDALE AVENUE	ORDNANCE ROAD
ALDRIN WAY	ENA ROAD	ORLESCOTE ROAD
ALEXANDRA ROAD	ETHELFIELD ROAD	ORWELL ROAD
ALFRED ROAD	EVELYN AVENUE	OSLO GARDENS
ALMA STREET	EVESHAM WALK	OXFORD STREET
ALVERSTONE ROAD	FAIRBANKS CLOSE	PARK STREET
AMY CLOSE	FAIRVIEW WALK	PARKSTONE ROAD
ANDERTON ROAD	FAR GOSFORD STREET	PARROTTS GROVE
ANSELL DRIVE	FARMAN ROAD	PAYNES LANE
ANSTY ROAD	FARMCOTE ROAD	PEARSON AVENUE

ARBURY AVENUE	FARNDALE AVENUE	PEEL CLOSE
ARENA AVENUE	FEILDING CLOSE	PEEL STREET
ARGYLL STREET	FENWICK CLOSE	PEMBURY AVENUE
ARKLE DRIVE	FINBARR CLOSE	PENSILVA WAY
ARTHUR STREET	FIRE Drake CROFT	PERSHORE PLACE
ASHMORE ROAD	FISHER ROAD	POPPLETON CLOSE
ASTLEY AVENUE	FLETCHAMSTEAD HIGHWAY	POWELL ROAD
ATHERSTON PLACE	FOLESHILL ROAD	PRIDMORE ROAD
AUGUSTUS ROAD	FOWLER ROAD	PRINCESS STREET
AWSON STREET	FRAMPTON WALK	PRIORS HARNALL
AYLESFORD STREET	FRANCIS STREET	PRIORSFIELD ROAD NORTH
BALMORAL CLOSE	FREEBURN CAUSEWAY	PRIORSFIELD ROAD SOUTH
BARKER BUTTS LANE	FREEHOLD STREET	QUARRYWOOD GROVE
BARRAS GREEN	FREEMAN STREET	QUEEN MARYS ROAD
BARRAS LANE	FRETTON CLOSE	QUEENS ROAD
BARSTON CLOSE	GATESIDE ROAD	RADFORD CIRCLE
BARTLETT CLOSE	GEORGE ELIOT ROAD	RAGLAN STREET
BARTON ROAD	GEORGE STREET	RANDLE STREET
BASFORD BROOK DRIVE	GILBERT CLOSE	RANSOM ROAD
BAYLISS AVENUE	GLENEAGLES ROAD	RAYMOND CLOSE
BEACONSFIELD ROAD	GLENMORE DRIVE	RECREATION ROAD
BEAKE AVENUE	GLENMOUNT AVENUE	RED LANE
BECKBURY ROAD	GLENRIDDING CLOSE	REDCAR ROAD
BEDFORD STREET	GOLDRICK ROAD	REGENT STREET
BEDLAM LANE	GORDON STREET	REGINA CRESCENT
BEDWORTH ROAD	GORING ROAD	REGIS WALK
BELGRAVE ROAD	GOSFORD STREET	REPTON DRIVE
BELMONT ROAD	GRAFTON STREET	RICHMOND STREET
BELVEDERE ROAD	GRANGE ROAD	ROLLASON CLOSE
BENTHALL ROAD	GREENODD DRIVE	ROLLASON ROAD
BERESFORD AVENUE	GREENWOOD PLACE	ROLLASONS YARD
BERKELEY ROAD NORTH	GRESHAM STREET	ROMAN ROAD
BERKSWELL ROAD	GRESSINGHAM GROVE	ROWLEYS GREEN LANE
BERRY STREET	GREYHOUND ROAD	RUDGARD ROAD
BINLEY ROAD	GRINDLE ROAD	RUNCORN WALK
BIRD GROVE COURT	GROSVENOR ROAD	RUSSELL STREET NORTH
BLACKSHAW DRIVE	GUILD ROAD	SANDOWN AVENUE
BLACKTHORN CLOSE	GULSON ROAD	SANDY LANE
BLANDFORD DRIVE	HAMILTON ROAD	SAPCOTE GROVE
BLYTHE ROAD	HAMPTON CLOSE	SAXON ROAD
BOOTHS FIELDS	HAMPTON ROAD	SEAFORD CLOSE

BOSTON PLACE	HANSON WAY	SEVERN ROAD
BOSWELL DRIVE	HAREFIELD ROAD	SHAKESPEARE STREET
BRACKNELL WALK	HARLEY STREET	SHAKLETON ROAD
BRAEMAR CLOSE	HARLOW WALK	SHORTRIDGE DRIVE
BRAMBLE STREET	HARMER CLOSE	SHULTERN LANE
BRAMWELL GARDENS	HARNALL LANE EAST	SILVERTON ROAD
BRANSFORD AVENUE	HARNALL LANE WEST	SIR HENRY PARKES ROAD
BRAYS LANE	HAROLD RAFFERTY CLOSE	SIR THOMAS WHITES ROAD
BRIDGE STREET	HARROW CLOSE	SMITH STREET
BRIDPORT CLOSE	HARTLEPOOL ROAD	SOUTH AVENUE
BRIGHT STREET	HARTLEY CLOSE	SOUTH STREET
BRIGHTMERE ROAD	HASTINGS ROAD	SOVEREIGN ROAD
BRIGHTON STREET	HAVENDALE CLOSE	SPARKBROOK STREET
BRILL CLOSE	HAWKSWORTH DRIVE	SPENCER AVENUE
BRINDLEY PADDOCKS	HAYDOCK CLOSE	SPINDLE STREET
BRITANNIA STREET	HEARSALL LANE	SPON END
BRITON ROAD	HEATH ROAD	SPRING CLOSE
BROAD STREET	HEN LANE	SPRINGFIELD PLACE
BROADWAY	HENLEY ROAD	SPRINGFIELD ROAD
BROOK CLOSE	HENRIETTA STREET	SQUIRES WAY
BROOKLYN ROAD	HERMES CRESCENT	ST AGATHAS ROAD
BROOMFIELD PLACE	HERTFORD PLACE	ST ANNS ROAD
BROOMFIELD ROAD	HEWITT AVENUE	ST COLUMBAS CLOSE
BRUNEL CLOSE	HIGHWAYMANS CROFT	ST ELIZABETHS ROAD
BRUNSWICK ROAD	HINCKLEY ROAD	ST GEORGES ROAD
BRYANSTON CLOSE	HOLBROOK LANE	ST LAWRENCES ROAD
BRYN ROAD	HOLLYBUSH LANE	ST MARGARETS ROAD
BURBAGES LANE	HOLMSDALE ROAD	ST MARYS PRIORY ROAD
BURLINGTON ROAD	HOLYHEAD ROAD	ST MICHAELS ROAD
BURNABY ROAD	HONEYFIELD ROAD	ST NICHOLAS STREET
BUTTS	HOOD STREET	ST OSBURGS ROAD
CALICO WAY	HORNSEY CLOSE	ST PAULS ROAD
CALUDON ROAD	HORSE SHOE ROAD	ST THOMAS ROAD
CAMBRIDGE STREET	HOWARD STREET	STANIER AVENUE
CAMDEN STREET	HUMBER AVENUE	STANWAY ROAD
CANAL ROAD	HUNTINGDON ROAD	STARE GREEN
CANAL VIEW	HURN WAY	STATION STREET EAST
CANBERRA ROAD	HURST ROAD	STATION STREET WEST
CANNOCKS LANE	IDEN ROAD	STEPNEY ROAD
CANNON HILL ROAD	ISAMBARD DRIVE	STEVENAGE WALK
CANTERBURY STREET	IVOR ROAD	STOCKTON ROAD
CARADOC CLOSE	IVY FARM LANE	STOKE ROW

CARGILL CLOSE	JACKERS ROAD	STONEY STANTON ROAD
CARLTON ROAD	JACKSON ROAD	STRATFORD STREET
CARMELITE ROAD	JACOB DRIVE	SULGRAVE CLOSE
CASHS LANE	JAMES FULLARTON WAY	SUNNINGDALE AVENUE
CATHERINE STREET	JENNER STREET	SUTTON STOP
CAWTHORNE CLOSE	JESMOND ROAD	SWALEDALE
CENTENARY ROAD	KEPPEL STREET	SWAN LANE
CENTRAL AVENUE	KILBY MEWS	SWANAGE GREEN
CHANCELLORS CLOSE	KILDALE CLOSE	SYDNALL FIELDS
CHANDOS STREET	KING EDWARD ROAD	SYDNALL ROAD
CHARTER AVENUE	KING GEORGES AVENUE	TARRANT WALK
CHARTERHOUSE ROAD	KINGFIELD ROAD	TENERIFFE ROAD
CHELTENHAM CROFT	KINGSWAY	TERRY ROAD
CHESFORD CRESCENT	KIRBY CLOSE	THAMLEY ROAD
CHESTER STREET	KIRBY CORNER ROAD	THE CHANTRIES
CHILDER CLOSE	KIRBY ROAD	THE CHEVIOT
CHURCH STREET	KITCHENER ROAD	THE CROFT
CHURCHILL AVENUE	KNIGHT AVENUE	THE MOORINGS
CLARA STREET	LADY LANE	THE OLD YARD
CLAY LANE	LAMBETH CLOSE	THIMBLER ROAD
CLEMENTS STREET	LANCASTER GARDENS	THORNHILL ROAD
CLEVELAND ROAD	LANCIA CLOSE	THREADNEEDLE STREET
CLINTON ROAD	LANSBURY CLOSE	TIVEYCOURT ROAD
CLOUD GREEN	LANSDOWNE STREET	TOCIL CROFT
COBDEN STREET	LARKIN GROVE	TOLLARD CLOSE
COLCHESTER STREET	LATHAM ROAD	TOM MANN CLOSE
COLLETT WALK	LAWRENCE SAUNDERS ROAD	TOMSON AVENUE
COLSTON WALK	LEAM GREEN	TORCASTLE CLOSE
COMRIE CLOSE	LEEMING CLOSE	TOWNLEY WALK
CONGLETON CLOSE	LEICESTER CAUSEWAY	TRAFALGAR MEWS
CONISBROUGH KEEP	LEICESTER ROW	TRENTHAM ROAD
COOK CLOSE	LEIGH STREET	TURLANDS CLOSE
COPE ARNOLDS CLOSE	LEOPOLD ROAD	UNION PLACE
COPPER BEECH CLOSE	LEWIS ROAD	UPPER HILL STREET
CORFE CLOSE	LICHEN GREEN	UPPER YORK STREET
CORONATION ROAD	LIGHT LANE	VAUXHALL CLOSE
COTTON WAY	LILACVALE WAY	VAUXHALL STREET
OUNDON ROAD	LINSTOCK WAY	VECQUERAY STREET
OUNDON STREET	LITTLE LAWN CLOSE	VERNON CLOSE
COURTELLE ROAD	LIVINGSTONE ROAD	VICTORY ROAD
CRABMILL LANE	LOACH DRIVE	VILLIERS STREET

CRAMPERS FIELDS	LOCKHURST LANE	VINE STREET
CRANBORNE CHASE	LOCKSIDE PLACE	VINECOTE ROAD
CRANERS ROAD	LOMBARD CLOSE	VIRGINIA ROAD
CRATHIE CLOSE	LONGFORD ROAD	VOGUE CLOSE
CRAVEN STREET	LONGFORD SQUARE	WALSGRAVE GARDENS
CRESSAGE ROAD	LOWER FORD STREET	WALSGRAVE ROAD
CROMWELL STREET	LUNAR CLOSE	WAREHAM GREEN
CROSS ROAD	LYNCHGATE ROAD	WARNER ROW
CROWMERE ROAD	LYNTON ROAD	WATERLOO STREET
CROWN GREEN	LYTHALLS LANE	WAVELEY ROAD
CUBBINGTON ROAD	MANFIELD AVENUE	WEBSTER STREET
CULWORTH COURT	MANSEL STREET	WELFORD PLACE
CULWORTH ROW	MAPLE WALK	WELLAND ROAD
CUMBERNAULD WALK	MARION ROAD	WELSH ROAD
CUMBRIA CLOSE	MARLBOROUGH ROAD	WEST AVENUE
CURZON AVENUE	MARLWOOD CLOSE	WEST STREET
DALTON GARDENS	MASON ROAD	WESTMINSTER ROAD
DALWOOD WAY	MATLOCK ROAD	WESTMORLAND ROAD
DANE ROAD	MAY STREET	WILLIAM ARNOLD CLOSE
DARNFORD CLOSE	MAYCOCK ROAD	WILSONS LANE
DAWES CLOSE	MAYFIELD ROAD	WINCHESTER STREET
DAWLEY WALK	MEDINA ROAD	WINDMILL ROAD
DAYS CLOSE	MELBOURNE ROAD	WINIFRED AVENUE
DE MONTFORT WAY	MELVILLE ROAD	WOODROFFE WALK
DEAN STREET	MERIDEN STREET	WOODSHIRES ROAD
DELAGE CLOSE	MICKLETON ROAD	WOODWAY LANE
DERSINGHAM DRIVE	MIDDLEBOROUGH ROAD	WOOLGROVE STREET
DODGSON CLOSE	MILL HOUSE COURT	WORSDELL CLOSE
DOE BANK LANE	MILL RACE LANE	WREN STREET
DONCASTER CLOSE	MINSTER ROAD	WRENBURY DRIVE
DOONE CLOSE	MOAT HOUSE LANE	WRIGHT STREET
DORCHESTER WAY	MODULAR MEWS	WYKEN CROFT
DOVEDALE AVENUE	MONKS ROAD	YELVERTON ROAD
DOVER STREET	MOREY STREET	
DRAKE STREET	MOSELEY AVENUE	
DRAKELEY CLOSE	MULLINER STREET	
DRAPERS FIELDS	NETHERMILL ROAD	
DRUID ROAD	NEWCOMBE ROAD	
DUNLOP CLOSE	NEWDIGATE MEWS	
DUNSHAW ROAD	NEWDIGATE ROAD	
DYSART CLOSE	NEWLAND ROAD	
	NEWMARKET CLOSE	
	NEWNHAM ROAD	

	NICHOLLS STREET	
	NORDIC DRIFT	
	NORTH AVENUE	
	NORTHEY ROAD	
	NORTHFIELD ROAD	
	NORTHFOLK TERRACE	
	NORTHUMBERLAND ROAD	
	NORTON HILL DRIVE	