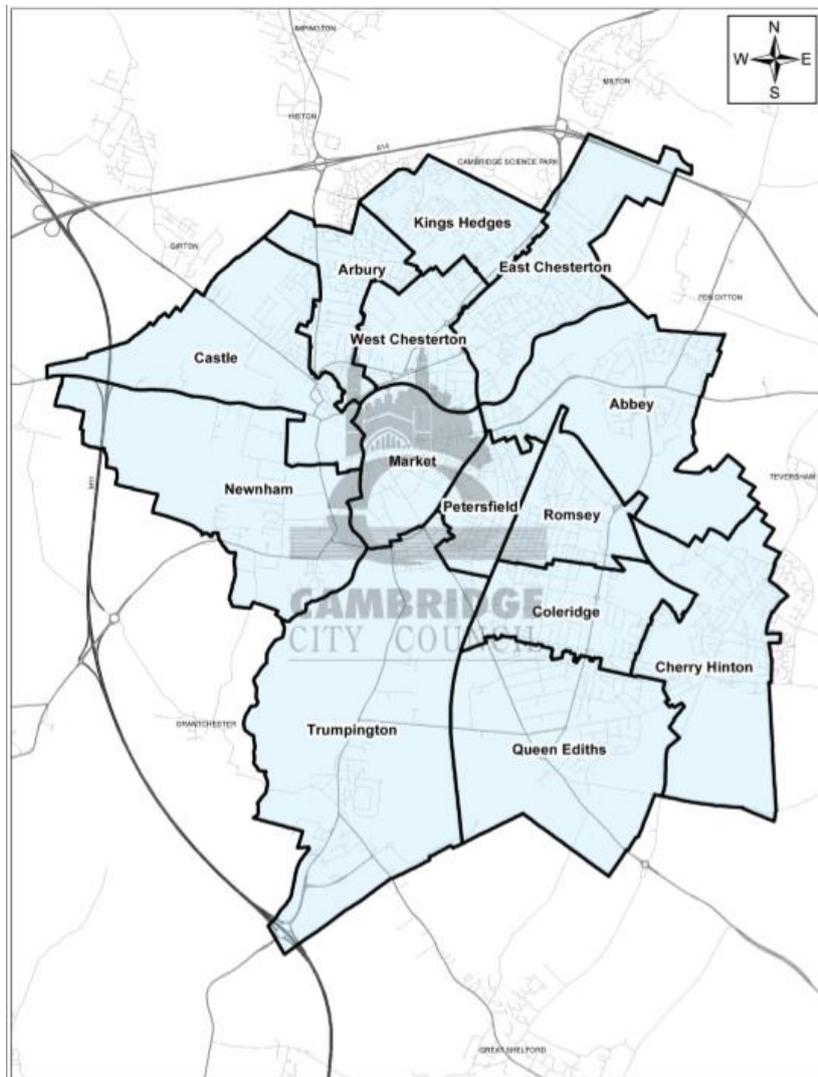




Feasibility Study for the Implementation of Selective Licensing in the City of Cambridge



Foreword

This study has been conducted in the midst of a national (and international) pandemic of Covid-19. The effects on every aspect of our lives, including personal, social, and economic will be felt for many years to come. Loss of lives, businesses and livelihoods have hit the country in an unprecedented way.

Against this backdrop, caution is advised for any action(s) taken as a result of this study, particularly on the risk of further homelessness to vulnerable residents in the private rented market of Cambridge.

Executive Summary

A feasibility study was commissioned into the implementation of selective licensing of private rented properties in the city of Cambridge.

Small geographical areas within the city were assessed against six criteria set in legislation:

- Low housing demand
- A significant and persistent problem with anti-social behaviour
- Poor property conditions
- High levels of migration
- High levels of deprivation
- High levels of crime

Modelled, anecdotal and actual data were used to conduct this analysis. Cambridge data was compared against national averages.

Three of these criteria; low housing demand, migration and deprivation, were completely eliminated due to the affluency and high housing demand in the city.

The remaining criteria were found to be applicable in sporadic areas where there were other outlier factors contributing to increased rates.

It is therefore recommended that selective licensing is not an appropriate tool for Cambridge at this time.

Recommendations are made in the report around other courses of action available to Cambridge City Council.

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Glossary

House in Multiple Occupation (HMO) - Houses in Multiple Occupation (HMO) are a sub-set of properties within the PRS and represent the cheapest rental accommodation- rent by room with the sharing of amenities. The Housing Act 2004 defines HMOs as a “*dwelling of 3 or more persons not forming a single household*”. This definition has been used for the purposes of this report.

Housing Health and Safety Rating System (HHSRS) - The housing health and safety rating system (HHSRS) is a risk-based evaluation tool to help local authorities identify and protect against potential risks and hazards to health and safety from any deficiencies identified in dwellings. It was introduced under the Housing Act 2004 and applies to residential properties in England and Wales.

Anti-Social Behaviour (ASB) The Metropolitan Police define anti-social behaviour in the following way:

There are three main categories for antisocial behaviour, depending on how many people are affected:

- Personal antisocial behaviour is when a person targets a specific individual or group.
- Nuisance antisocial behaviour is when a person causes trouble, annoyance or suffering to a community.
- Environmental antisocial behaviour is when a person's actions affect the wider environment, such as public spaces or buildings.

Lower Super Output Area LSOA - A Lower Super Output Area (LSOA) is a geographic area. Lower Layer Super Output Areas are a geographic hierarchy designed to improve the reporting of small area statistics in England and Wales. LSOAs have an average population of 1500 people or 650 households. A lot more data is available directly at LSOA level.

Minimum Energy Efficiency - The Energy Efficiency (Private Rented Property)(England and Wales) Regulations 2015 established the new Minimum Energy Efficiency Standards (MEES) in the residential and commercial private rented sector.

Energy Performance Certificate (EPC) – is a certificate that shows how energy efficient a property is.

1.0 Feasibility Study

Section 3 of the Housing Act 2004, places a duty on all local housing authorities to keep the housing conditions in their area under review, with a view to identifying any action that may need to be taken. In compliance with this, Cambridge City Council commissioned the Building Research Establishment in 2015 to conduct a stock condition survey of all private housing stock in Cambridge.

Further to the findings of this report, this feasibility study looks into the need, suitability, and appropriateness for the implementation of Selective Licensing under Part 3 of the Housing Act 2004; on privately rented properties, in Cambridge.

2.0 Introduction to Cambridge

The most recent estimate of the city's population (2018) by the Office for National Statistics (ONS) shows that there were 125,758 people living in just over 50,000 dwellings.

Cambridge City's population is defined by high migration rates and population churn, a young adult population with a preponderance of people between 18 and 26 years of age and an under representation of children and the elderly. The average age of people living in the city is 36 years, one of the lowest in the country. As an international centre of excellence, renowned for its universities and research, it attracts both internal and international migration with around 20,000 people arriving each year – however, a similar number leave the city each year.

According to the Cambridge Centre for Planning and Research, there are about 50,000 students in either full time or part-time study in the city's universities. It is estimated that 5,000 students rent privately in the city (outside of university/college-maintained accommodation or private halls).

Nearly two thirds of the city's residents describe themselves as White British, whilst nearly a fifth describe themselves as BAME. White Other, mainly European, make up a sixth of the population.

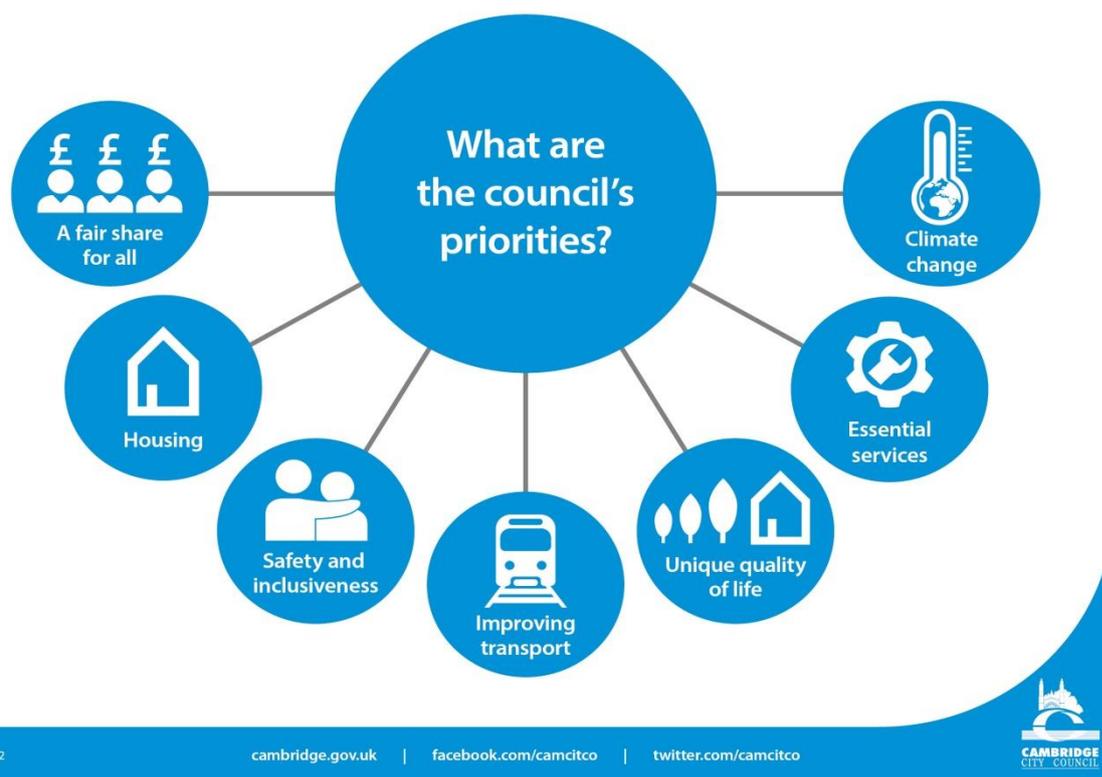
Generally, the health of people living in the city is significantly better than the England average, although this does vary with life expectancy in the city's most deprived areas being 11.6 years lower for men and women.

House prices are generally unaffordable in the city, as reported in the latest Cambridge sub-regional Housing Market Bulletin, for people on lower quartile earnings, with a house price to earnings ratio of 14.4 for lower quartile house prices, one of the highest ratios in the region. Private rents are an average of £1,225 per month, at the higher end within the Broad Rental Market Area, making them difficult to afford for people on lower incomes in the city.

Cambridge is split into 14 wards and has a high level of private renting with up to 26% of the city's households accommodated in this way compared to the national average of 19%. With the average house prices at 40% above national average and the demand for social housing high, additional pressure continues to be placed on the private rented sector.

3.0 Council Priorities

Housing is one of the Council's priorities and the private rented sector is seen as an important and increasingly essential part of the Council's housing strategy. It is important as a local authority we sustain the quality of the private rented sector, specifically by improving.



One way in which the Council can look at improving and regulating housing standards is by implementing a discretionary licensing scheme. The council have an important role to play in improving management and conditions in the private rented sector.

4.0 Private Rented Sector in Cambridge

Cambridge City has 14 wards. Census 2011 showed that there were 46,714 households in the city of which 26% or 12,258 were rented privately. Between Census 2001 and Census 2011 there was a 40% increase in the privately rented households in the City. Cambridge City is a place of growth and it is estimated by the county council's forecasting model that there will be an additional 10,000 households in place by 2021 as a result of development. The most significant changes forecast in the number of dwellings are for Trumpington ward, at 3,500, and Castle ward, at 2,050.

5.0 Licensing Overview

Housing Act 2004 – Mandatory Licensing

Parts 2 and 3 of The Housing Act 2004 introduced licensing of properties in the private rented sector (PRS). Mandatory licensing of the PRS currently only extends to the licensing of certain Houses in Multiple Occupation (HMOs), however in October 2018 the definition of mandatory licensing was extended to include more HMOs. Local authorities are still in the process of administering this increase and await to see the impact of this change on the market.

Housing Act 2004 – Discretionary Licensing

Local authorities (LAs) can introduce extra mandatory licensing of the PRS, in the form of selective licensing for all privately rented properties in a designated area and/or additional licensing for only HMOs which do not fall under mandatory licensing.

This report focusses on the feasibility of introducing selective licensing in Cambridge. Additional licensing is not in scope for this study and will require an additional evidence base focused on issues specific to HMOs only.

Selective Licensing – General Conditions

When the Housing Act 2004 came into force, the general conditions for selective licensing were to tackle problems such as low housing demand or levels of anti-social behaviour (ASB). In April 2015, a new general approval came into force. This means that local authorities need only obtain confirmation from the Secretary of State for schemes covering over 20% of a geographical area or constituting 20% or greater of the LA's PRS. Schemes that fall below 20% coverage do not need this approval. However, all proposals need an extensive consultation period and maybe subject to judicial review.

The Selective Licensing of Houses (Additional Conditions) (England) Order 2015 introduced additional conditions for making a scheme:

3. (1) The following conditions are specified as additional conditions for the purposes of section 80(2)(b) of the 2004 Act, which a local housing authority must consider are satisfied in relation to the area before making a selective licensing designation under this provision— (a) that the area contains a high proportion of properties in the private rented sector, in relation to the total number of properties in the area; (b) that the properties referred to in sub-paragraph (a) are occupied either under assured tenancies or licences to occupy; and (c) that one or more of the sets of conditions in articles 4 to 7 is satisfied.

Guidance produced by the Department for Communities and Local Government (DCLG, now known as the Ministry for Communities and Local Government, MHCLG) in March 2015 stated that local authorities may only make a designation if the area has a high proportion of property in the private rented sector. Nationally the private rented sector currently makes up 19% of the total housing stock in England. Therefore, if an area has more than 19% PRS it can be considered as having a high proportion of privately rented properties.

It is important to understand the difference between the two criteria; to be considered for selective licensing, an area must be made up of 20% or more privately rented properties. In the absence of clear guidelines as to what constitutes an area, central government consider an area as either a ward or LSOA.

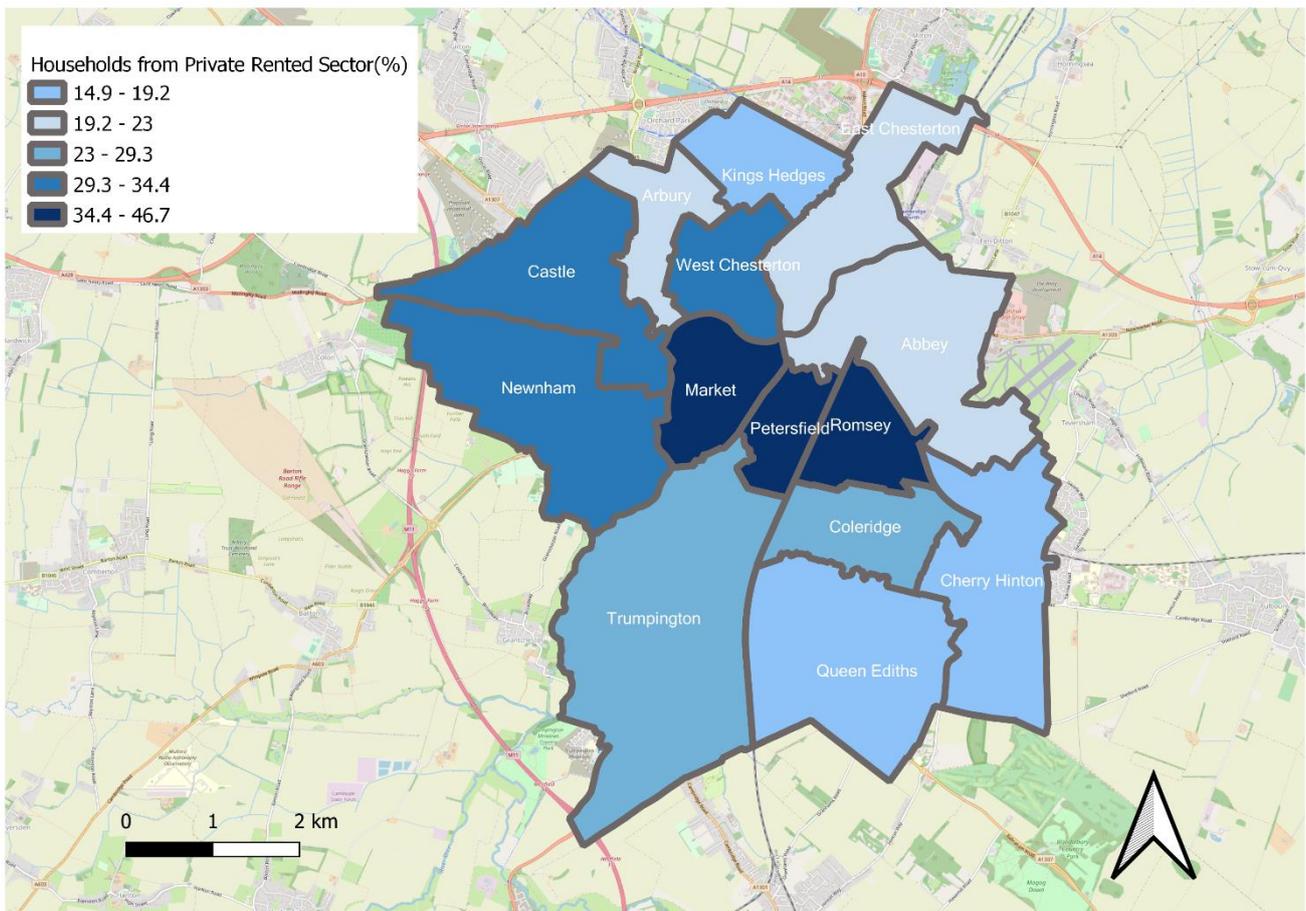
When determining the need for Secretary of State approval, if the cumulative percentage of the above-mentioned wards or LSOAs exceed 20% of the City's private rented sector, approval is needed.

Articles 4 -7 stated in the Regulations refer to housing conditions, migration, deprivation and crime and are analysed in more depth further in this report.

6.0 Percentage Private Rented Stock in Cambridge

Map 1 below shows from Census 2011 that there is a greater concentration of private rented households towards the centre of the city, with a lower proportion around the periphery. Market ward has the highest proportion of private rented households at 40% closely followed by Petersfield ward at 38%. The lowest proportion of private rented households fall within Kings Hedges, Cherry Hinton and Queen Edith's wards at around 14%. West Chesterton ward has 31%, whilst Trumpington, Coleridge and Castle wards are around 25%.

Map 1: Proportion of privately rented properties in Cambridge City by Ward



Wards within Cambridge are unique compared to other cities, in that they accommodate a diverse housing market within themselves. In a typical Cambridge ward, you can find properties ranging from £300,000 to more than £1 Million on neighbouring streets. This makes a study such as this difficult to conduct at ward level accurately. For this reason, smaller geographical areas known as Lower Super Output Areas (LSOA) were used to assess the need for selective licensing in Cambridge.

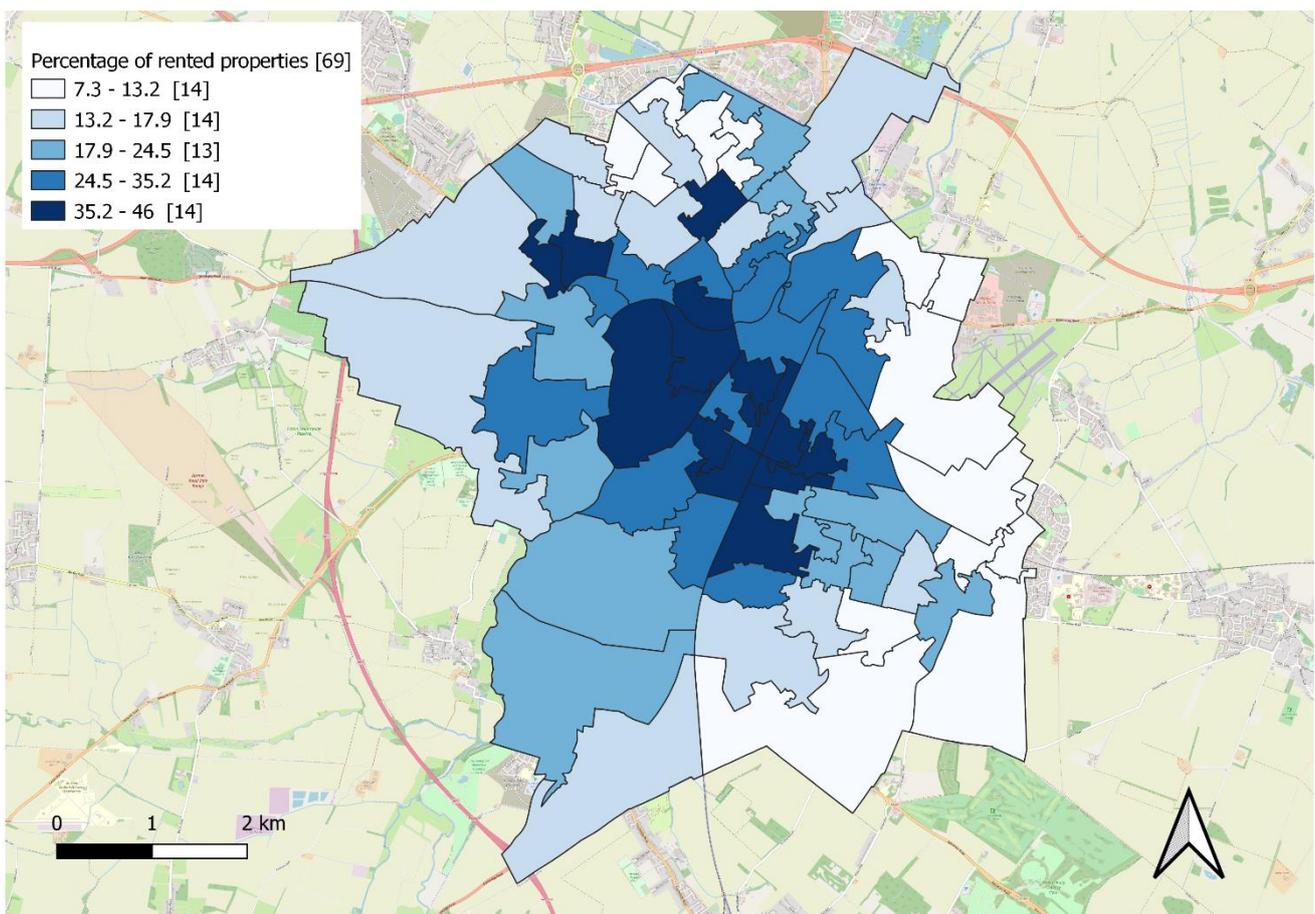
7.0 Lower Super Output Area (LSOA)

A Lower Layer Super Output Area (LSOA) is a geographic area. Lower Layer Super Output Areas are a geographic hierarchy designed to improve the reporting of small area statistics in England and Wales. LSOAs have an average population of 1500 people or 650 households. A lot more data is available directly at LSOA level.

People generally tend to be more familiar with wards. However, datasets are often not published directly at ward level. Firstly, because ward boundaries change a lot and are therefore less likely to be consistent over time. Secondly, wards vary greatly in size (anything from 1000 to 30,000 people), and therefore it is difficult to compare different areas to each other.

Cambridge has 69 LSOAs.

Map 2 shows that the range for private sector rented households as a proportion of all households in the city's LSOAs is from 46% to 7.3%



8.0 Lower Super Output Areas with more than 20% Private Rented Stock

There are 34 eligible LSOAs in Cambridge containing more than 20% privately rented properties. These are highlighted as potential candidates for selective licensing in Map 3 and listed in Table 1, (pg's 15-16).

Map 3: The 34 eligible LSOAs for Selective Licensing where private rented stock is over 20%

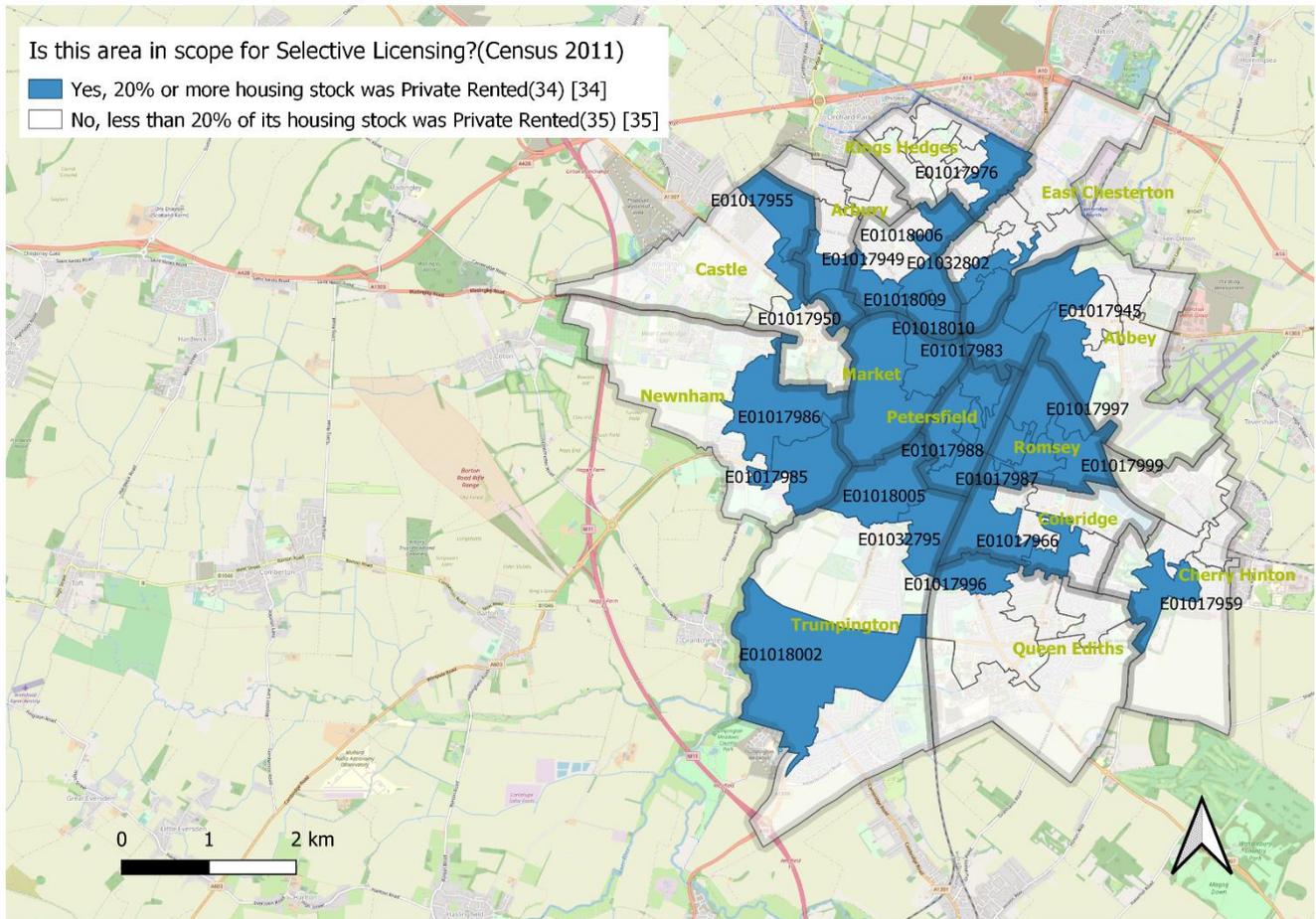


Table 1: LSOAs comprising more than 20% PRS therefore eligible for Selective Licensing

LSOA Code	LSOA Name	Ward	PRS (%)	Nearest Main Roads	Postcode
E01017990	Cambridge 008D	Petersfield	46	Mill Road	CB1
E01032797	Cambridge 007G	Market	43.3	King Street	CB2
E01017966	Cambridge 010B	Coleridge	42.5	Cherry Hinton Road Coleridge Road	CB1
E01018000	Cambridge 009D	Romsey	42.2	Mill Road	CB1
E01017998	Cambridge 009B	Romsey	41.8	Mill Road	CB1
E01017988	Cambridge 008B	Petersfield	40.8	Mill Road	CB1
E01018001	Cambridge 009E	Romsey	39.3	Mill Road	CB1
E01018010	Cambridge 004E	West Chesterton	38.9	Chesterton Road Elizabeth Way	CB4
E01017949	Cambridge 002A	Arbury	38.4	Histon Road	CB4
E01017989	Cambridge 008C	Petersfield	37.5	East Road	CB1
E01017983	Cambridge 007C	Market	37	Newmarket Rd	CB5
E01017957	Cambridge 005C	Castle	36.1	Histon Road Huntingdon Road	CB4
E01018006	Cambridge 004A	West Chesterton	35.7	Milton Road	CB4
E01017987	Cambridge 008A	Petersfield	35.3	Mill Road	CB1
E01018009	Cambridge 004D	West Chesterton	35.1	Victoria Road Chesterton Road	CB4
E01017943	Cambridge 006A	Abbey	34.9	Newmarket Road	CB5
E01017950	Cambridge 002B	Arbury	33.1	Chesterton Rd Victoria Rd	CB4
E01018005	Cambridge 012D	Trumpington	32.8	Trumpington Road	CB2
E01017945	Cambridge 006C	Abbey	32.2	Newmarket Road	CB5

E01032802	Cambridge 003G	East Chesterton	31.7	High Street Chesterton	CB4
E01017991	Cambridge 008E	Petersfield	28.3	East Road	CB1
E01017986	Cambridge 007F	Newnham	27.6	Grange Road	CB3
E01017997	Cambridge 009A	Romsey	27.4	Coldham's Lane	CB1
E01017999	Cambridge 009C	Romsey	27.4	Brookfields	CB1
E01032792	Cambridge 003F	East Chesterton	26.6	Elizabeth Way Newmarket Road	CB4
E01032795	Cambridge 012F	Trumpington	26.6	Brooklands Avenue	CB2
E01018008	Cambridge 004C	West Chesterton	25.4	Elizabeth Way	CB4
E01017996	Cambridge 013E	Queen Ediths	24.5	Hills Road	CB1
E01018002	Cambridge 012A	Trumpington	24.4	Trumpington High Street	CB2
E01017955	Cambridge 005A	Castle	23	Histon Road	CB4
E01017985	Cambridge 007E	Newnham	22.9	Barton Road Newnham Road	CB3
E01017959	Cambridge 011A	Cherry Hinton	22.3	Cherry Hinton High Street	CB1
E01017968	Cambridge 010D	Coleridge	22.2	Cherry Hinton Rd	CB1
E01017976	Cambridge 001B	Kings Hedges	22	Milton Road	CB4

9.0 Analysis of candidate LSOAs based on each criterion for Selective Licensing

The 34 LSOAs eligible for selective licensing were assessed across the six conditions as defined in the legislation. Each of the conditions were evaluated in turn and the main indicator for each condition was mapped.

10.0 Data sources for Selective Licensing

Table 2: List of indicators to evaluate areas for Selective Licensing

Criteria	Indicators	Time Period	Source
Low Housing Demand	Price to income ratio	2018 – 2019	Cambridge City Council
	Average rent to LHA		
Anti-Social Behaviour	Anti – Social Behaviour (ASB)	Apr 2018 – Mar 2019	Police.uk
	ASB Incidents (Env Health)	Apr 2018 – Mar 2019	Cambridge City Council
Property Conditions	Modelled PRS Hazards	2017	Building Research Establishment (BRE)
	Modelled PRS Disrepair Estimates	2017	Building Research Establishment (BRE)
Migration	Persons resident less than 2 years	2011	Office for National Statistics
	Student Accommodation	2011	Office for National Statistics
Deprivation	Overall Indices of Deprivation	2019	Ministry of Housing, Communities and Local Government
	Modelled PRS Fuel Poverty	2017	Building Research Establishment (BRE)
Crime	Crime	Apr 2018 – Mar 2019	Police.uk

The remaining four indicators are from Building Research Establishment (BRE)'s housing stock modelling in Cambridge in 2015. BRE's modelling approach provides information of local housing stock status for targeted housing condition improvement. It provides estimates of dwelling levels of house conditions, tenure type and geographical contribution. The data is aggregated by tenure and calculated at LSOA level for PRS housing stocks across the categories of HHSRS category 1

hazard, dwellings in disrepair, fuel poverty, dwellings occupied by a low-income household and estimated numbers of HMOs.

11.0 Low Housing Demand

Section 80 of the Housing Act 2004 states the following:

Designation of selective licensing areas

(1) A local housing authority may designate either (a) the area of their district, or (b) an area in their district, as subject to selective licensing, if the requirements of subsections (2) and (9) are met. (2) The authority must consider that (a) the first or second set of general conditions mentioned in subsection (3) or (6), or (b) any conditions specified in an order under subsection (7) as an additional set of conditions, are satisfied in relation to the area.

(3) The first set of general conditions are—

(a) that the area is, or is likely to become, an area of low housing demand; and

(b) that making a designation will, when combined with other measures taken in the area by the local housing authority, or by other persons together with the local housing authority, contribute to the improvement of the social or economic conditions in the area.

(4) In deciding whether an area is, or is likely to become, an area of low housing demand a local housing authority must take into account (among other matters)—

(a) the value of residential premises in the area, in comparison to the value of similar premises in other areas which the authority consider to be comparable (whether in terms of types of housing, local amenities, availability of transport or otherwise);

(b) the turnover of occupiers of residential premises;

(c) the number of residential premises which are available to buy or rent and the length of time for which they remain unoccupied.

The following extracts from the Greater Cambridge Housing Strategy 2019 – 2023 highlight the fact that the City of Cambridge has the highest housing demand outside of London.

Fig 1.

The 'Affordability' Challenge

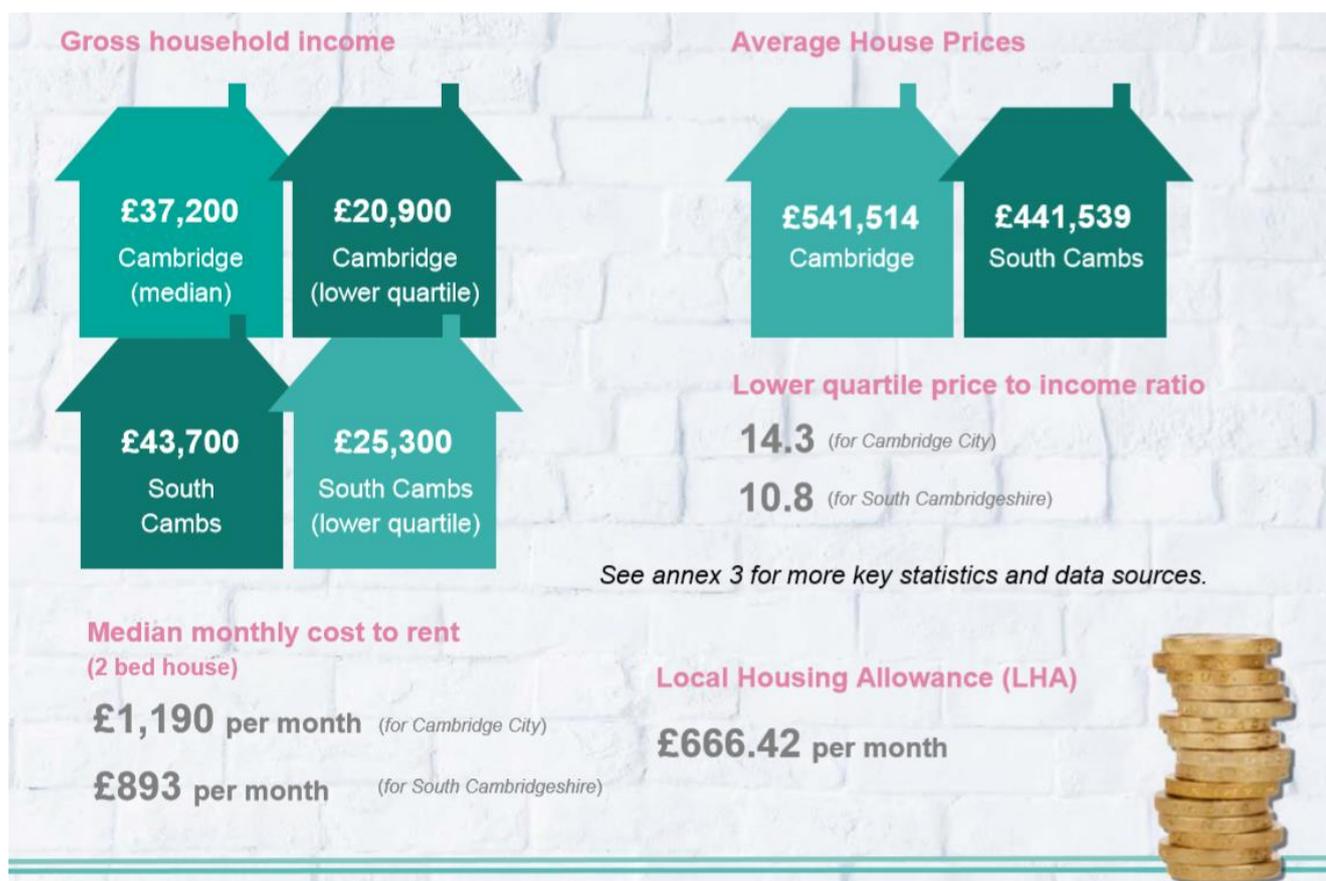
Greater Cambridge is an expensive place to buy or rent a home. High prices are fuelled by high demand, which itself is fuelled by the strength of the local economy and in-migration of highly skilled workers. For those on low incomes, the housing options are scarce with a reliance on social housing for rent; but even so-called 'affordable rent' at up to 80% of market rents is unaffordable to many.

12.0 Price to Income Ratio

Figure 2 uses the house price-to-income ratio as an indicator of affordability in Cambridge. House price-to-income ratios are calculated by dividing property prices by annual earnings. For example, if the average property price was £150,000 and the average salary £25,000 the property price to earnings ratio would be 6.

Cambridge is one of seven cities in the country with average house prices above 10 times the average annual earnings.

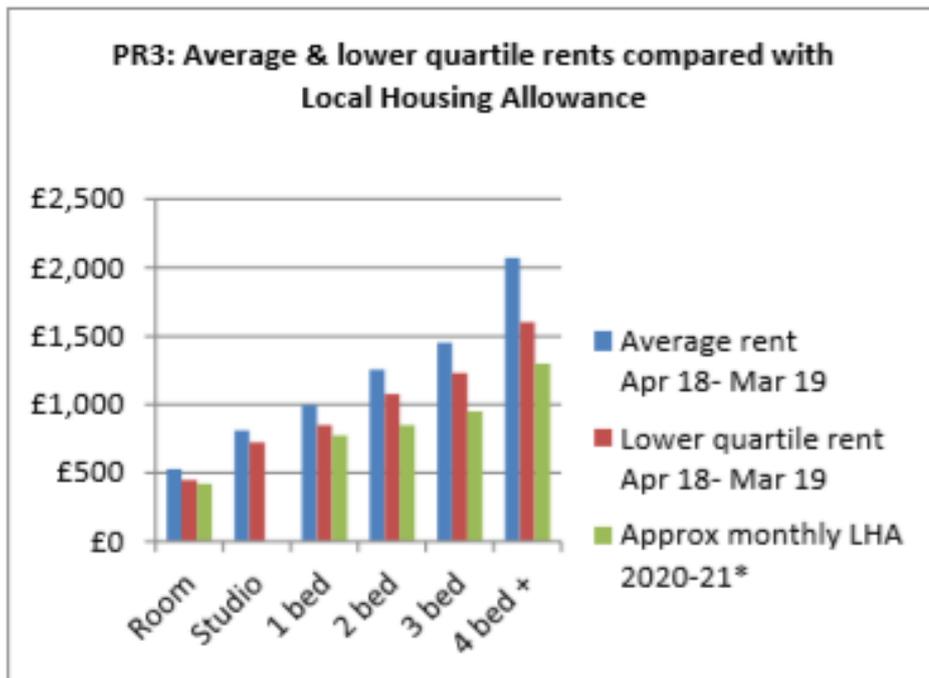
Fig. 2



13.0 Comparison of Average Rent with Local Housing Allowance

Figures 2 and 3 show the affordability gap between average rents by property size compared with local housing allowance rates. An average family living in a two bedroomed house on local housing allowance would need to top up £523 just in their monthly rent. This gap becomes proportionately greater as property sizes increase. This would potentially price larger low income families out of Cambridge.

Fig 3



14.0 Result for Low Housing Demand in Cambridge

The statistics and data cited above, demonstrate without any doubt that Cambridge does not fit into the first selective licensing criteria for an area (or likely to become) of low housing demand.

15.0 Significant and Persistent problem caused by Anti-Social Behaviour (ASB)

(6)The second set of general conditions are—

- (a)that the area is experiencing a significant and persistent problem caused by anti-social behaviour;
- (b)that some or all of the private sector landlords who have let premises in the area (whether under leases or licences) are failing to take action to combat the problem that it would be appropriate for them to take; and
- (c)that making a designation will, when combined with other measures taken in the area by the local housing authority, or by other persons together with the local housing authority, lead to a reduction in, or the elimination of, the problem.

16.0 What is Anti-Social Behaviour?

The Metropolitan Police define anti-social behaviour in the following way:

There are three main categories for antisocial behaviour, depending on how many people are affected:

- Personal antisocial behaviour is when a person targets a specific individual or group.
- Nuisance antisocial behaviour is when a person causes trouble, annoyance or suffering to a community.
- Environmental antisocial behaviour is when a person's actions affect the wider environment, such as public spaces or buildings.

17.0 Anti-Social Behaviour in Cambridge

ASB is measured at a rate of per 1,000 population. The national average ASB rate for England and Wales in 2019-2020 was 25 per 1,000 population. 18 of our 34 candidate LSOAs fell below this national average.

In the remaining 16 LSOAs that recorded higher than the national average; 5 LSOAs recording the highest rates are shown in table 3:

Table 3

LSOA Name	Ward	Nearest Main Road, Postcode	ASB Rate per 1000 (Police.uk) 2019 - 2020	Noise & fly tipping complaints to CCC Env. Health (2017-2020)
Cambridge 007G	Market	King Street, CB2	97	160
Cambridge 008E	Petersfield	East Road, CB1	79	67
Cambridge 007C	Market	Newmarket Rd, CB5	73	96

Cambridge 004D	West Chesterton	Victoria Rd, Chesterton Rd, CB4	62	68
Cambridge 012D	Trumpington	Trumpington Road, CB2	52	175

18.0 Analysis of Anti-Social Behaviour data

For the purposes of selective licensing, it is important to ascertain if the ASB is coming from privately rented properties where some or all landlords are failing to take action to combat these problems.

It is therefore imperative to understand what factors within these 5 LSOAs may contribute to the levels of ASB. Where LSOA data is not available, ward data has been used.

Market

Market ward covers the city centre. This is a busy ward with an active street life and night time economy enjoyed by all, including students and visitors into Cambridge. These two particular LSOAs cut straight through the town centre and include Cambridge university sites. There are also a number of rough sleepers and associated begging. There is a street life working group in operation here, who proactively target and assist people such as rough sleepers to get assistance and support.

Between 2017 – 2020 the Council's environmental health team received only 160 noise and fly tipping complaints from 007G and 96 noise complaints from 007C by formal and informal means.

PRS in Market

The number of privately rented properties in these two wards is also high with 43.4% of Cambridge 007G being privately rented and Cambridge 007C having 37% PRS.

Census 2011 captured that students in full time education made up 58% of the population in Market ward. This requires further analysis on numbers of houses in multiple occupation and any associated ASB.

Petersfield (008E)

This LSOA also falls in the city centre, with all the associated issues faced by market ward. Again, complaints to the environmental health team were low at 67 over a three year period.

PRS in Petersfield (008E)

28% of this LSOA is made up of privately rented properties, however it worth noting that 30% of this LSOA is comprised of social housing.

West Chesterton (004D)

This LSOA falls just on the outskirts of the city centre.

PRS in West Chesterton (004D)

35% of this LSOA comprises privately rented properties.

Trumpington (012D)

This ward has recently seen a huge growth in its housing market. With new housing developments. These are mixed tenure estates including housing association properties. 175 complaints to environmental health were from this LSOA, which are the highest number in our comparison but average at 58 per year.

PRS in Trumpington (012D)

33% of this LSOA is made up of privately rented properties.

19.0 Analysis of Environmental Health Data

Environmental health incidents including fly tipping and noise were collected as representatives for environmental health incidents. Other incidents such as rubbish had relatively low numbers therefore were not included in the analysis.

Between 2017-2020, Noise incidents in LSOAs with over 20% PRS stock were 1543, compared to total noise incidents across the city 4143. Between 2018 to 2019, fly tipping incidents in LSOAs with over 20% PRS stocks are 990; compared to total fly tipping incidents across the city 2107. The low proportion of noise and fly tipping (<50%) suggests that environmental health problems are not typical in those candidate LSOAs in a city wide scale.

20.0 Result for Anti-Social Behaviour in Cambridge

Amongst our 34 candidate LSOAs, 5 of them returned high levels of ASB when compared with the national average. It is however difficult to apportion this ASB predominantly to the PRS. Three of the five LSOAs are situated in the city centre and have a high level of student population. The anti social behaviour team are very proactive in these areas and operate a working group promoting complaints of any ASB nature. This promotion may result in higher levels being recorded as more people now come forward.

Before selective licensing could be considered in these LSOAs, further work would need to be conducted on the prevalence of HMOs in these areas and if it is found that the ASB correlates to the HMOs, additional licensing would be more appropriate than selective.

21.0 Housing Conditions

Conditions in relation to housing conditions 4. The first set of conditions is— (a) that having carried out a review of housing conditions under section 3(1) of the 2004 Act, the local housing authority considers it would be appropriate for a significant number of the properties referred to in article 3(1)(a) to be inspected, with a view to determining whether any category 1 or category 2 hazards exist on the premises(3); (b) that the local housing authority intends to carry out such inspections as referred to in paragraph (a), with a view to carrying out any necessary enforcement action; and (c) that making a designation will, when combined with other measures taken in the area by the local housing authority, or by other persons together with the local housing authority, including any licence conditions imposed under section 90 of the 2004 Act, contribute to an improvement in general housing conditions in the area.

22.0 Housing and Health

The link between housing and health is well researched, understood and accepted. Hazards within a home can lead to accidents, ill health both physically and psychologically. This in turn costs the NHS millions of pounds every year.

With the growing affordability gap, many low to average income households are priced out of the owner-occupied market. This is particularly prevalent in Cambridge as discussed earlier in this report. A lack of social housing means the only tenure available to many households is the private rented sector.

23.0 Housing, Health and Safety Rating System (HHSRS)

The Housing, Health and Safety Rating System (HHSRS) is a measure of 29 hazards within a home, including excess cold, damp and mould growth, falls and food safety. Once identified within a dwelling, these hazards are then categorised into cat 1 and cat 2 hazards. Category 1 hazards are higher risk and the council has a duty to take action, whilst category 2 hazards are lower risk and the council has powers to take action.

24.0 Houses in Multiple Occupation (HMOs)

Houses in Multiple Occupation are further regulated by management regulations, which are the preferred tool used by councils to address issues in HMOs as they are straight offences and do not require the service of a legal notice giving the landlord time to comply before an offence is committed.

25.0 Cambridge City Council Private Sector Housing Team

Cambridge City Council deal predominantly with HMOs, this is through complaint work and mandatory licensing. The department deals with poor conditions in these properties very stringently and a number of prosecutions and civil penalties have resulted from their work.

When dealing with complaints from single family dwellings, officers exercise caution so as not to risk homelessness or retaliatory eviction in an already unaffordable market where tenants are limited with choice. An informal approach has worked well with landlords over the years and very few prosecutions or legal action stems from single family properties.

26.0 Landlord Steering Group

The private sector housing team hold quarterly landlord steering group meetings. There are seven active stakeholders; representing Cambridge University, Anglia Ruskin University, letting agents, property managers & private landlords as well as the council's Executive Councillor for Housing.

27.0 Landlord Forum

In addition to the landlord steering group there is an annual landlord forum for which there is an attendance of 70..

28.0 Age profile of Housing Stock in Cambridge

Certain hazards within a dwelling are linked to the age and construction of a property. For example, excess cold is linked to older solid wall or uninsulated cavity wall construction as are falls in homes with steep stairs etc. Table 4 shows the age profile of all housing stock in Cambridge.

Table 4 Age Profile of Housing Stock in Cambridge (all tenures)

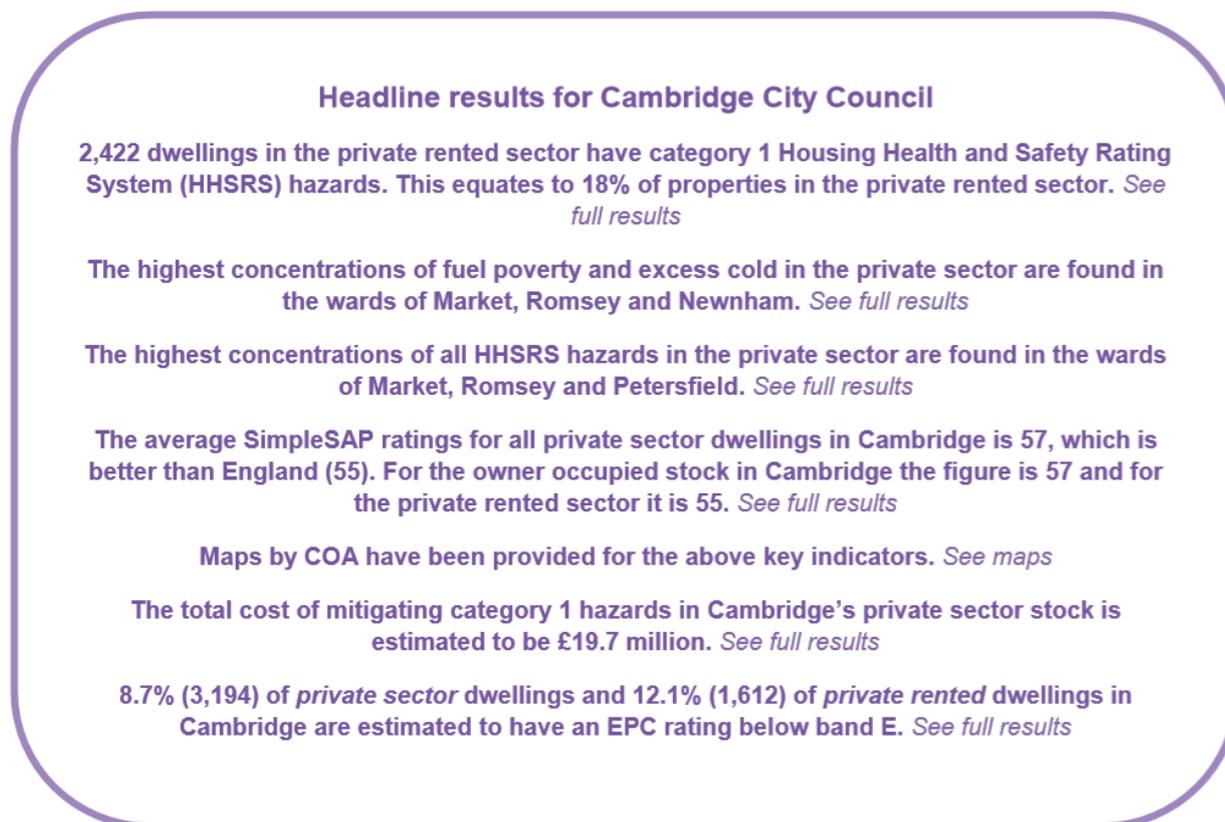
Property Age Profile	Cambridge (%)
Pre 1900	15%
1900-1918	3.9%
1919-1929	3.7%
1930-1939	9.9%
1945-1954	5.1%
1955-1964	10.4%
1965-1972	7.8%
1973-1982	8.8%
1983-1992	6.8%
1993-1999	4.1%
2000-2009	8%
2010-2019	15%

Cambridge has a high proportion of residential properties built pre 1900 and then more recently there has been a period of growth in housing development.

29.0 Building Research Establishment (BRE) Stock Condition Survey (2015)

Figure 4 shows the key findings from the BRE report:

Fig 4 BRE Report Headline



The BRE modelled that 18% of the PRS in Cambridge have category 1 hazards. This percentage is in line with national averages.

Table 5 shows a sample of local authorities and their percentage PRS containing cat 1 hazards:

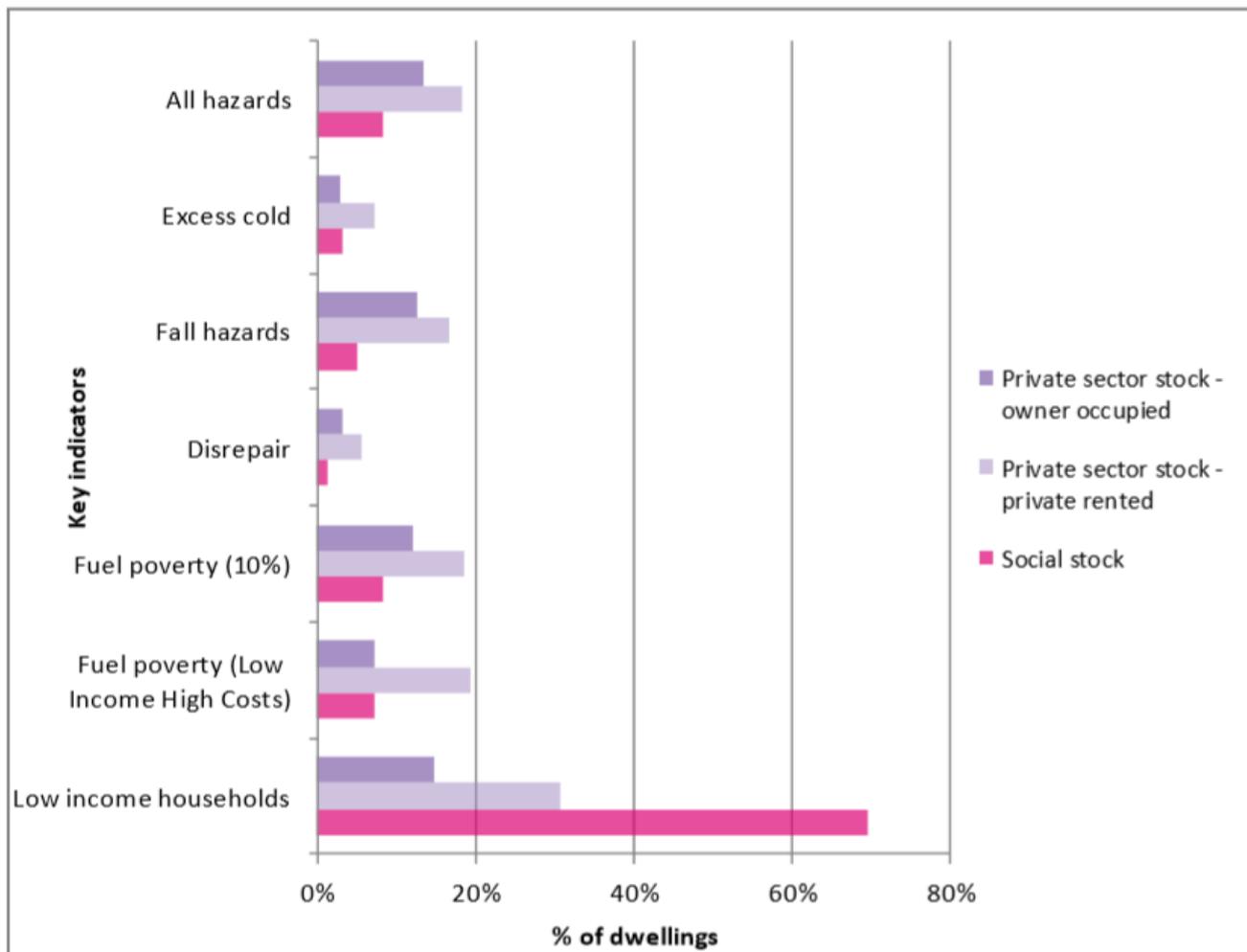
Table 5 Local Authority comparison

Local Authority	Percentage PRS containing Cat 1 hazards
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Cambridge	18%
Oxford	17%
East Cambridge	22%
Newcastle upon Lyme	20%
Preston	16%
Liverpool	21%
Average England	15%

Figure 5 shows the hazards broken down in to hazard type and tenure type.

Figure 5.



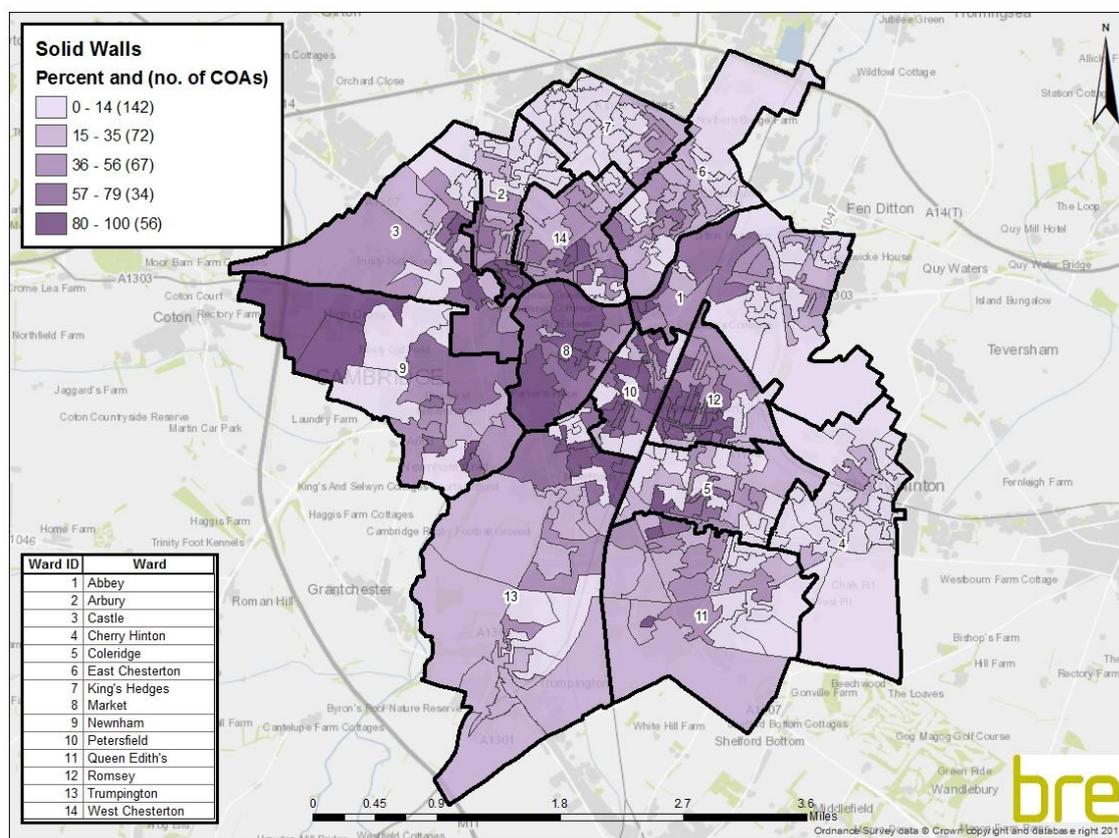
This graph shows that excess cold and fall hazards affect the private rented sector the most in Cambridge. Excess cold seems to be further exacerbated by fuel poverty issues in this tenure type. Hazards linked to disrepair have scored relatively low in comparison.

The BRE report highlights the highest concentration of HHSRS hazards are found in Market, Romsey and Petersfield Wards, these particular statistics are for all private sector properties including owner occupied.

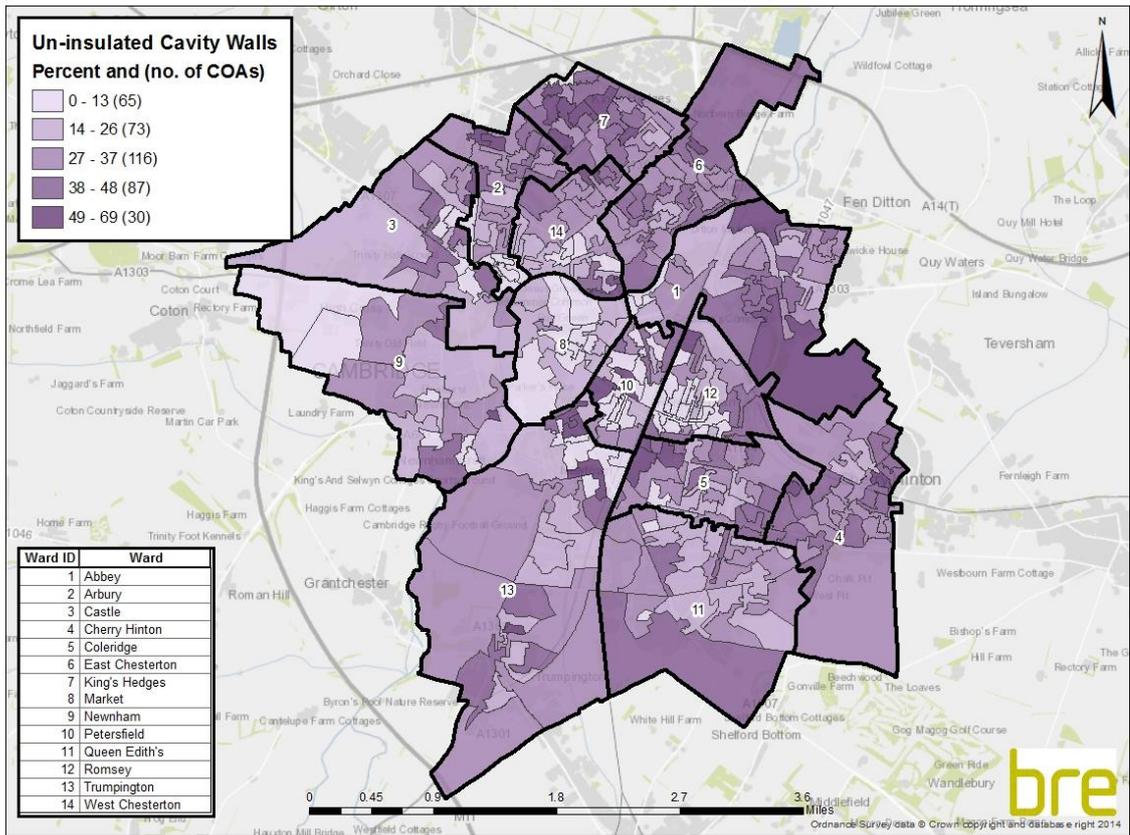
The report further states that the private sectors in Market, Romsey and Newnham wards suffer with the highest levels of fuel poverty and excess cold.

In order to understand the make up of these wards, the following maps show wards with excess cold and compares them to wards with solid wall construction/properties with uninsulated cavity walls to see if these correlate.

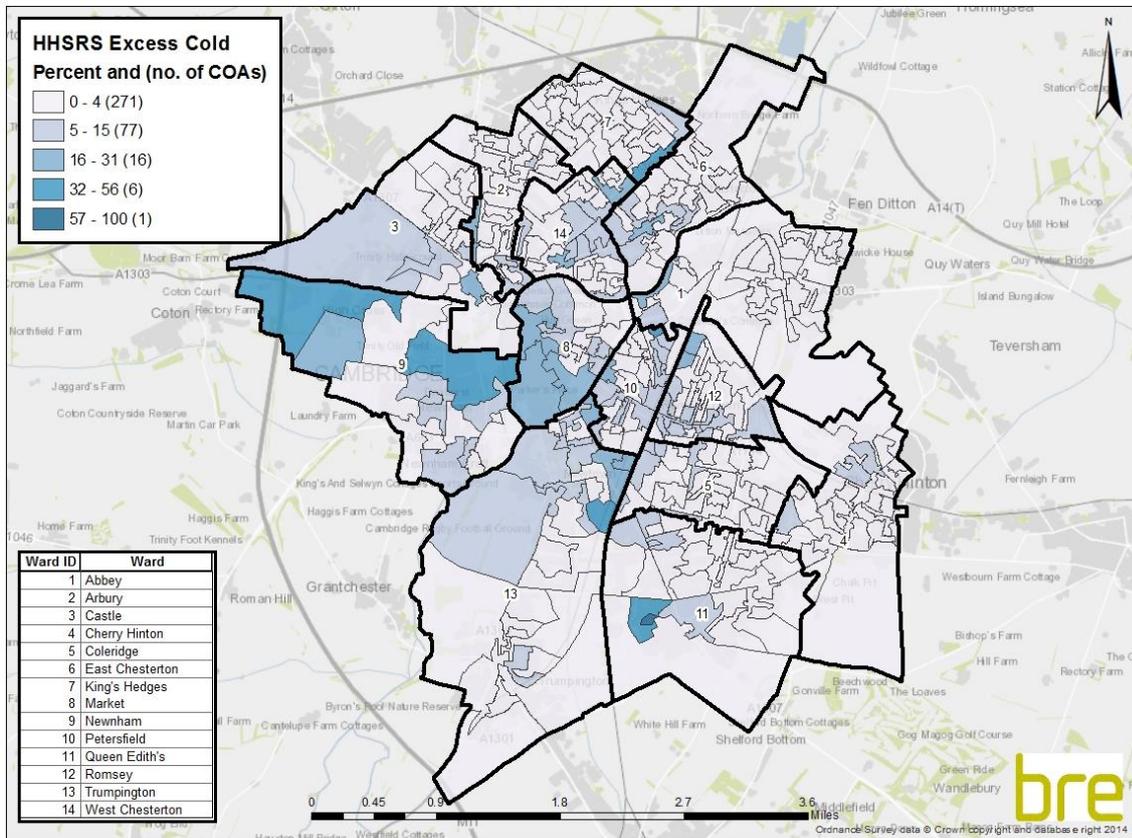
Map 4 – Percentage Solid Walls by Ward



Map 5 – Map 5 Map 5 Percentage Uninsulated Cavity Walls by Ward



Map 6 – Percentage Excess Cold by Ward



Maps 4, 5 and 6 show Market, Romsey, Petersfield and Newnham containing a high percentage of excess cold HHSRS hazards whilst also showing that these are also the same 4 wards with the highest percentage of dwellings with solid wall construction / uninsulated cavity walls.

30.0 Private Sector Housing Service Delivery

Since 2017, the private sector housing team have responded to 789 requests for service from tenants residing in privately rented properties. These are a mix of HMOs and single family dwellings. They have used a variety of tools statutory and/or informal to make these properties safe and fit for habitation. This has resulted in 3 prosecutions and 9 civil penalties against rogue landlords, totalling £38K in fines.

This figure does not include the 748 HMOs which have been mandatorily licenced in the City. Since a change in definition, it is now estimated that a further 700 HMOs will need to be licensed by the team, with no provision for additional resource. For a city, the size of Cambridge this number of HMOs is very high.

31.0 Result for Housing Conditions in Cambridge

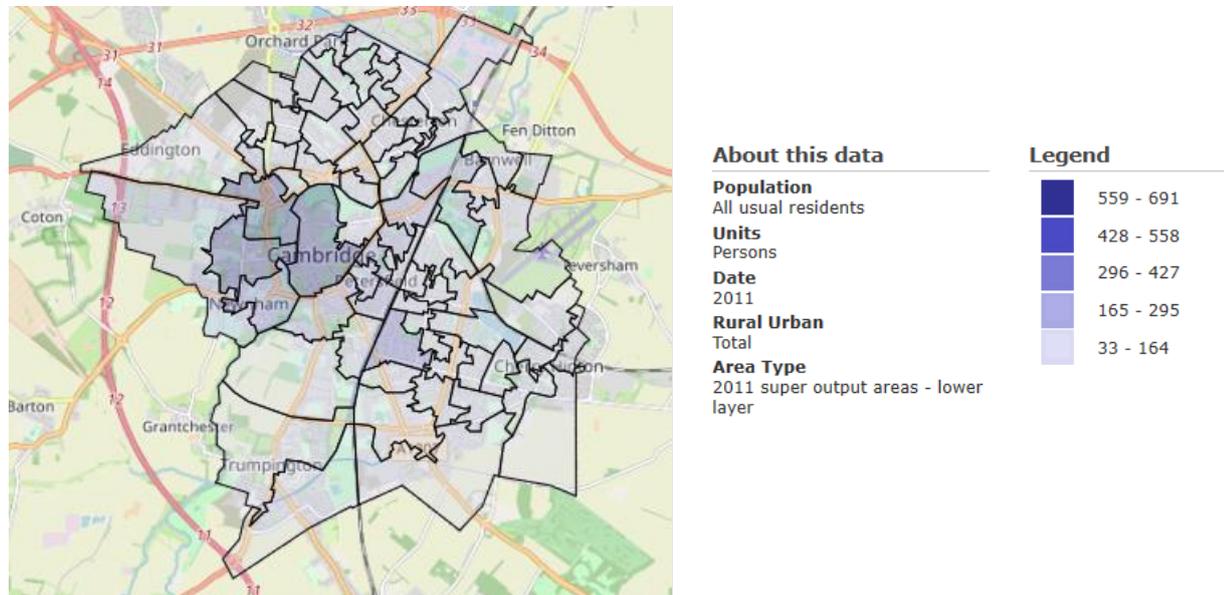
The four wards identified in the BRE report as containing the highest percentage of HHSRS cat 1 hazards, mainly being excess cold were identified as being linked to the construction of properties in those wards. Selective licensing, at this stage, would not be the most appropriate course of action. Targeted enforcement of properties failing the minimum energy efficiency standards with energy performance certificates below an 'E' rating would be a more appropriate course of action.

32.0 High levels of Migration

Conditions in relation to migration. The second set of conditions is— (a) that the area has recently experienced or is experiencing an influx of migration into it; (b) that a significant number of the properties referred to in article 3(1)(a) are occupied by those migrants referred to in paragraph (a); and (c) that making a designation will, when combined with other measures taken in the area by the local housing authority, or by other persons together with the local housing authority, contribute to— (i) the preservation or improvement of the social or economic conditions in the area; and (ii) ensuring that the properties referred to in article 3(1)(a) are properly managed, and in particular, that overcrowding is prevented.

The length of residency is the determinant for migration. The highest levels of transience for people whose length of residency is less than 2 years in Cambridge City are shown to be for an LSOA (E01032797) in Market, (E01017956) Castle and (E01017956) Newnham wards. Map 7 shows these LSOAs in dark blue. These areas coincide with concentrations of education accommodation, shown in Map 8. It can be seen that educational accommodation in Castle (5,639), Newnham (4,308) and Market (4,216) hold the largest number of students.

Map 7: Persons resident less than 2 years



Map 8: Concentrations of student accommodation

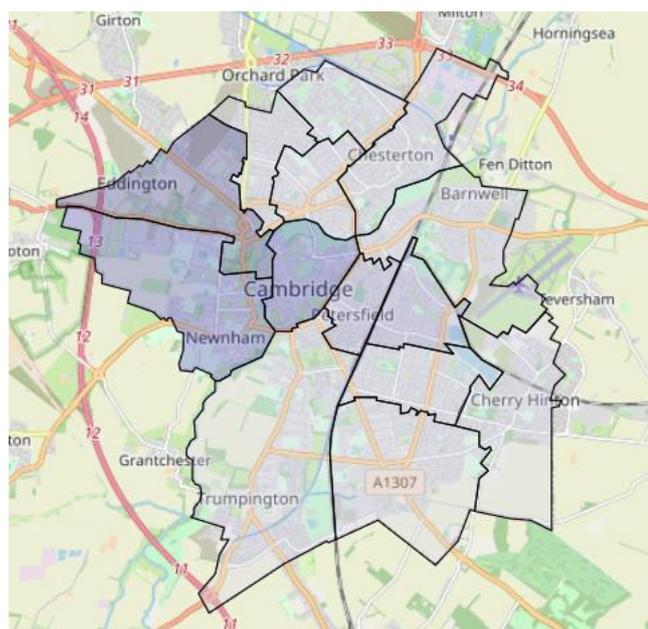


Table of data displayed on the map

Arbury	991
Castle	5639
Cherry Hinton	527
Coleridge	1536
East Chesterton	729
King`s Hedges	642
Market	4216
Newnham	4308
Petersfield	2112
Queen Edith`s	1518
Romsey	1580
Trumpington	1029
West Chesterton	1034

33.0 Result for High levels of Migration in Cambridge

This criterion is not met in Cambridge. Migration into Cambridge is hindered by unaffordable rents and house prices. Any transiency can be directly attributed to students living in the city during term times.

34.0 High levels of Deprivation

Conditions in relation to deprivation (1) The third set of conditions is— (a) that the area is suffering from a high level of deprivation, which affects a significant number of the occupiers of properties referred to in article 3(1)(a); and (b) that making a designation will, when combined with other measures taken in the area by the local housing authority, or by other persons together with the local housing authority, contribute to a reduction in the level of deprivation in the area. (2) In determining whether an area is suffering from a high level of deprivation, the local housing authority may have regard to the following factors in relation to the area— (a) the employment status of adults; (b) the average income of households; (c) the health of households; (d) the availability and ease of access to education, training and other services for households;

Overall, Cambridge City is a relatively prosperous place with an Index of Multiple Deprivation 2019 Rank of Average Score amongst local authorities of 205 (66%) out of the 317 local authorities, with 1 being the most deprived.

Table 6 shows candidate LSOAs and their IMD score.

Table 6. Index of Multiple Deprivation in Candidate LSOAs

LSOA Code	LSOA Name	Ward	IMD Decile
E01017945	Cambridge 006C	Abbey	4
E01018009	Cambridge 004D	West Chesterton	4
E01032802	Cambridge 003G	East Chesterton	5
E01017991	Cambridge 008E	Petersfield	5
E01017999	Cambridge 009C	Romsey	5
E01018005	Cambridge 012D	Trumpington	5
E01017943	Cambridge 006A	Abbey	6
E01017949	Cambridge 002A	Arbury	6
E01032797	Cambridge 007G	Market	6
E01017997	Cambridge 009A	Romsey	6
E01017976	Cambridge 001B	Kings Hedges	7
E01017989	Cambridge 008C	Petersfield	7
E01018000	Cambridge 009D	Romsey	7
E01018002	Cambridge 012A	Trumpington	7
E01032795	Cambridge 012F	Trumpington	7
E01017966	Cambridge 010B	Coleridge	8
E01032792	Cambridge 003F	East Chesterton	8

E01017983	Cambridge 007C	Market	8
E01017987	Cambridge 008A	Petersfield	8
E01017990	Cambridge 008D	Petersfield	8
E01018001	Cambridge 009E	Romsey	8
E01017950	Cambridge 002B	Arbury	9
E01017968	Cambridge 010D	Coleridge	9
E01017986	Cambridge 007F	Newnham	9
E01017988	Cambridge 008B	Petersfield	9
E01017998	Cambridge 009B	Romsey	9
E01018006	Cambridge 004A	West Chesterton	9
E01018008	Cambridge 004C	West Chesterton	9
E01018010	Cambridge 004E	West Chesterton	9
E01017955	Cambridge 005A	Castle	10
E01017957	Cambridge 005C	Castle	10
E01017959	Cambridge 011A	Cherry Hinton	10
E01017985	Cambridge 007E	Newnham	10
E01017996	Cambridge 013E	Queen Ediths	10

35.0 Result for High Levels of Deprivation in Cambridge

None of our 34 candidate LSOAs can be classed as suffering from high levels of deprivation. The lowest percentage decile in the candidate LSOAs which falls in Abbey Ward is 30-40%. It is worth noting here that 5 candidate LSOAs fall in the 10th decile. This means they are amongst the wealthiest / most affluent LSOAs in the Country.

36.0 High levels of Crime

Conditions in relation to crime 7. The fourth set of conditions is— (a) that the area suffers from high levels of crime; (b) that the criminal activity affects those living in the properties referred to in article 3(1)(a), or other households and businesses in the area; and (c) that making a designation will, when combined with other measures taken in the area by the local housing authority, other persons together with the local housing authority or by the police, contribute to a reduction in the levels of crime in the area, for the benefit of those living in the area.

When analysing crime rates for the purposes of selective licensing, it is extremely important to understand the context of which crimes within an area can be attributed to areas with a large PRS. City centres will always have high crime rates as these will include shoplifting etc.

National and City Average Crime Rates

- The national average crime rate (all crimes) for England and Wales for the period 2019 – 2020 was 102.7 per 1,000 population.
- The city average for Cambridge for this time period was 82.3 per 1,000 population.

LSOA Rates

- For this criterion, candidate LSOAs were compared with the national average excluding ASB, as this has already been discussed separately within this report.
- The national average crime rate excluding ASB for 2019 – 2020 was 78.1.
- The city average for Cambridge was 66.5.
- 15 of the candidate LSOAs recorded a higher than national average crime rate.
- A majority of the LSOAs with the highest crime rates are all associated with the city centre and as such cannot be apportioned fairly to the high levels of PRS within those LSOAs.
- West Chesterton, Abbey and Trumpington also returned high crime rates.

37.0 Result for High levels of Crime in Cambridge

The majority of LSOAs recording a high crime rate are within the city centre and as such would class as an outlier in terms of this study. There are a remainder few LSOAs with

higher than average crime rates, but could not warrant a large intervention such as selective licensing in isolation.

38.0 Conclusions

- Low housing demand, high levels of migration or high levels of deprivation do not affect any of our 34 candidate lower super output areas.
- Three wards identified as containing high levels of excess cold hazards also contained the highest number of solid wall construction properties.
- ASB and Crime were mostly prevalent in and around the city centre and as such were classed as outliers for the purposes of this study.

39.0 Considerations for Selective Licensing Implementation

The DCLG 2015 guidance states the following:

- *When considering whether to make a selective licensing designation a local housing authority must first identify the objective or objectives that a designation will help it achieve. In other words it must identify whether the area is suffering problems that are caused by or attributable to any of the criteria for making the designation and what it expects the designation to achieve - for example, an improvement in property conditions in the designated area.*

It is important to note that conditions attached to selective licences *cannot* relate to the improvement of property conditions as these powers sit under part 1 of the act and selective licensing sits under part 3. This was tested at the Court of Appeal, Civil Division in the case of *Brown v Hyndburn Borough Council*. This tool is mainly for the management of properties.

- *Secondly, it must also consider whether there are any other courses of action available to it that would achieve the same objective or objectives as the proposed scheme without the need for the designation to be made. For example, if the area is suffering from poor property conditions, is a programme of renewal a viable alternative to making the designation? In areas with Anti-Social Behaviour, where landlords are not taking appropriate action, could an education programme or a voluntary accreditation scheme achieve the same objective as a selective licensing designation?*
- *Only where there is no practical and beneficial alternative to a designation should a scheme be made.*
- *If the local housing authority decides there is no practical and beneficial alternative to the scheme, it must only make the designation if it is satisfied that the scheme will significantly assist it in achieving its objective or objectives, with other actions the local housing authority may be taking.*
- *Any designation made must:*

- *ensure that the exercise of the power is consistent with their overall housing strategy; and*
 - *seek to adopt a co-ordinated approach in connection with dealing with homelessness, empty properties and anti-social behaviour affecting the private rented sector as regards combining licensing with other action taken by them or others.*
- Much has been discussed in this report about the affordability aspects of housing in Cambridge. The increasing gap between LHA rates and private rents especially for larger properties which may typically house larger families with children, means the risk of homelessness increases for this demographic.
 - The Greater Cambridge Housing Strategy 2019-2023 states the following:

Cuts in welfare funding, combined with high housing costs and low Local Housing Allowance rates, mean that people on low incomes are becoming increasingly vulnerable to homelessness. This is evidenced by the number of homeless people coming through our doors, which has significantly increased over the last five years; with the main reasons being the loss of a private tenancy, eviction by friends / family and relationship breakdown. Through our prevention work, our success in helping to prevent or relieve homelessness has increased over the years, with nearly 1,500 households supported in 2017/18.

- The DCLG selective licensing guidance 2015 states:

Local authorities should also carefully consider any potential negative economic impact that licensing may have on their area – particularly the risk of increased costs to landlords who are already fully compliant with their obligations. These additional costs can reduce further investment and are frequently passed on to tenants through higher rents.

- One such case study reported that Nottingham had seen the highest percentage rise in rent compared to anywhere else in the country since the implementation of selective licensing. Landlords who had been interviewed in Nottingham stated that they would sell up or pass the extra costs onto their tenants.

40.0 Consultation with Stakeholders

There is a requirement for extensive consultation with landlords and other stakeholders who may be affected by any designations made. It is clear why landlords do not welcome such interventions as they find them costly and burdensome. This is often a cause for relationships between good landlords and local authorities to suffer. Designations made where good landlords feel adequate efforts to target rogue landlords and poor properties have not been made and instead a blanket licensing regime has been designated affecting good landlords as well as the bad, there is a tendency for these to be taken through the judicial review process where evidence is further scrutinised for the need of such an intervention. This is timely and costly and should only be done when the local authority believes that they have serious issues within their PRS and all other efforts to engage and enforce have been exhausted.

41.0 Selective Licensing in Cambridge

The private rented stock in the city of Cambridge has been assessed at lower super output area level and no major areas of concern have come to light. Cambridge has typical crime and anti-social behaviour rates, that would be expected for any city of this size and the housing stock is again in a typical condition, given the age and construction types.

For these reasons, the implementation of selective licensing would not be deemed an appropriate course of action, at this time.

42.0 Recommendations

- a. Targeted enforcement of properties not meeting the Minimum Energy Efficiency Regulations, with EPC ratings below E.
 - i. to target these properties and promote the Green Homes Grant Scheme announced in the 2020 mini budget which will provide £5,000 for all homeowners and up to £10,000 for low income households to improve energy efficiency in homes (including privately rented).
- b. Procure software that can accurately assess category 1 hazards dealt with at ward/LSOA level.
- c. Prior to Covid-19 lockdown, an enforcement group was going to be set up to share intelligence across regulatory services within the council as well as with external stakeholders including the Fire Service. The implementation of this is highly recommended to help with targeted enforcement of rogue landlords.
- d. Targetted proactive work around HMOs within the applicable LSOA's within the City and looking for correlations between those HMOs and other factors such as ASB/crime. If any significant links are made, a study could be commissioned for the implementation of additional licensing in the city following this work

43.0 Relevant Observations

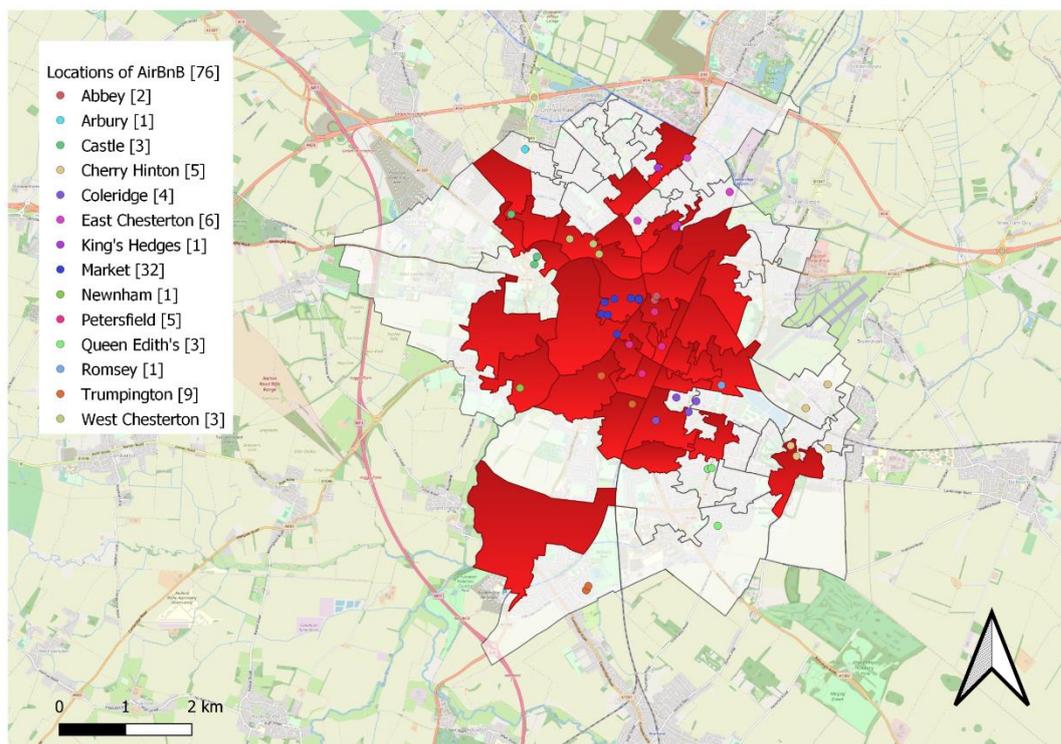
During the course of this study an issue which falls out of the scope of this report was found to be prevalent and associated with issues of anti-social behaviour in the city. A brief summary of Airbnbs is given below:

44.0 Airbnbs

There are a large number of Airbnbs in the City. It is difficult to know the exact number as there are a number of platforms where they are advertised. A basic search on Airbnb.co.uk returns 300+ rooms/properties available in Cambridgeshire. An educated guess might suggest that the majority of these would be around the City Centre.

The map below shows the location of Airbnb sites that the Council's planning department have received complaints about:

Map 9: Distribution of AirBNB complaints



The House of Commons briefing paper (number 8395, 2018) titled 'The growth in short-term lettings (England) states that according to Airbnb, 168,000 active listings were posted between July 2016 and July 2017, 55% of which were for an entire property.

Despite there being a number of benefits to Airbnb type sharing, such as increased choice for the consumer at often cheaper rates than standard hotels and property owners being able to benefit from earning additional income from their house, flat or spare room.

There are also concerns such as: commercial operators using residential properties as letting businesses in breach of planning rules; the challenges local authorities face in taking planning enforcement action; impacts on local housing markets; negative impacts on neighbours and local communities, for example from ***noise disturbance and anti-social behaviour***; taxation compliance; compliance with health and safety regulations; and the implications for traditional short-term accommodation businesses such as hotels and Bed and Breakfast accommodation.

Due to their transient nature, Airbnbs do not fall under the remit of Housing legislation.

45.0 Airbnbs in London

Local authorities in London are addressing this issue through their planning controls. A 90 day rule means that anyone letting their entire property for more 90 days in a year, must seek planning permission from their local authority to do so.

A report by Labour London Assembly Member Tom Copley (January 2018) proposed a range of regulatory measures to address the issue in London, including:

- legislation to require home-sharing platforms to provide the details of property owners suspected of breaking the 90-night limit on short-term lettings in London;
- powers for the Mayor of London to determine applications from individual London boroughs to ban the renting out of whole properties for short-term lettings; and
- legislation to require short-term accommodation providers to register with their local authority.

46.0 Airbnbs in Cambridge

Cambridge City Council's planning department is actively looking to deal with this growing issue. The council's planning department state the following concerns:

- Patterns of behaviour of short-term tenants including the continual disruption caused by visitors moving in and out of the premises, disruptive occupants and associated servicing of the unit(s).
- Frequent rotation of unknown, neighbouring occupiers undermines residents' sense of security of living in their own homes.
- In summary, communities can experience:
 - a lack of social cohesion from extensive change in occupiers
 - ***disruption to the local housing market because residential properties are not available or are unaffordable to rent.***

The Planning Department are working in a staged manner to:

- Identify whole properties that are permanently used as an Airbnb or for much of the year as such. Pursue as unauthorised development converting a residential property into visitor accommodation on an individual, fact and degree basis.
- Include policy in new Greater Cambridge (City & SCDC) Local Plan to manage/control/restrict corporate lets & Airbnb.

Appendices

ASB Raw Data

Table 8: Anti Social Behaviour Rate per 1,000 (Cambridgeshire Insight 2019-2020)

LSOA Name	Ward	ASB Rate
Cambridge 007G	Market	97
Cambridge 007C	Market	73
Cambridge 008E	Petersfield	79
Cambridge 004D	West Chesterton	62
Cambridge 008A	Petersfield	32
Cambridge 012D	Trumpington	52
Cambridge 008B	Petersfield	39
Cambridge 002A	Arbury	27
Cambridge 006A	Abbey	47
Cambridge 002B	Arbury	38
Cambridge 012F	Trumpington	32
Cambridge 003F	East Chesterton	39
Cambridge 004C	West Chesterton	26
Cambridge 006C	Abbey	35
Cambridge 009C	Romsey	25
Cambridge 010B	Coleridge	19

Cambridge 008C	Petersfield	18
Cambridge 010D	Coleridge	11
Cambridge 009B	Romsey	24
Cambridge 003G	East Chesterton	17
Cambridge 009E	Romsey	14
Cambridge 011A	Cherry Hinton	13
Cambridge 001B	Kings Hedges	30
Cambridge 008D	Petersfield	24
Cambridge 013E	Queen Ediths	8
Cambridge 004A	West Chesterton	11
Cambridge 012A	Trumpington	21
Cambridge 009A	Romsey	14
Cambridge 009D	Romsey	13
Cambridge 004E	West Chesterton	13
Cambridge 005A	Castle	11
Cambridge 005C	Castle	5
Cambridge 007E	Newnham	11
Cambridge 007F	Newnham	3

Property Conditions Raw Data

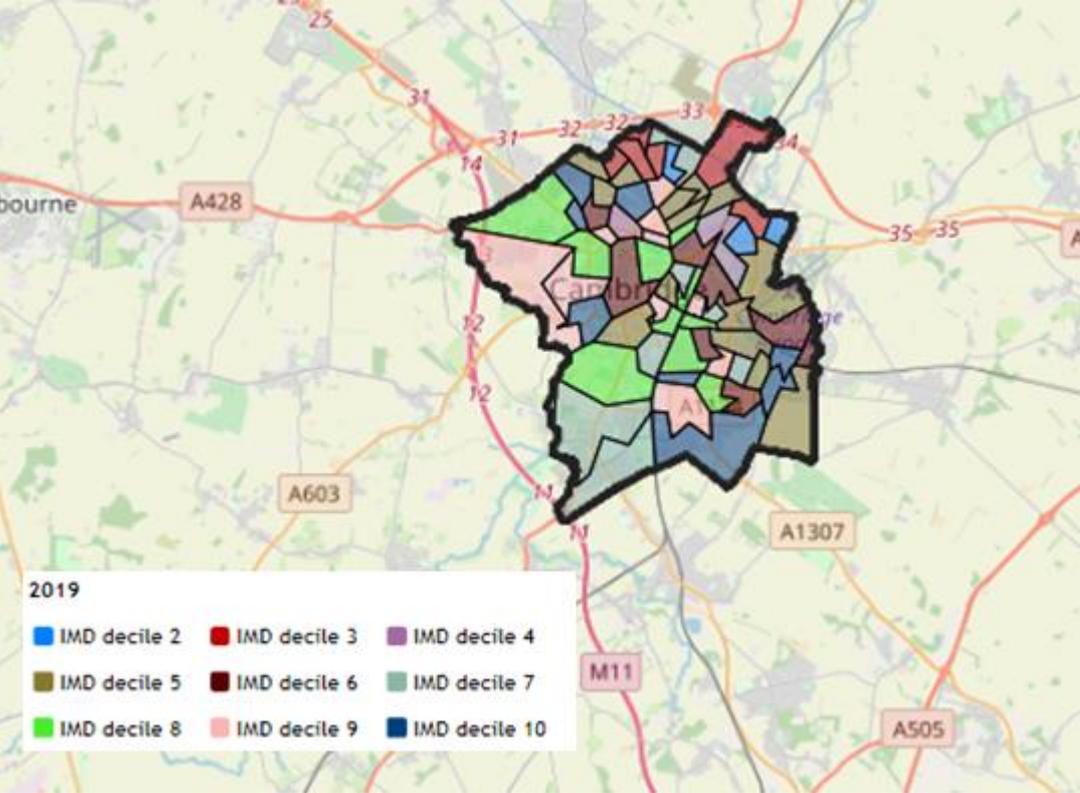
Table 9: Housing Health and Safety Rating System (HHSRS) hazards and disrepair estimated from BRE models at LSOA level

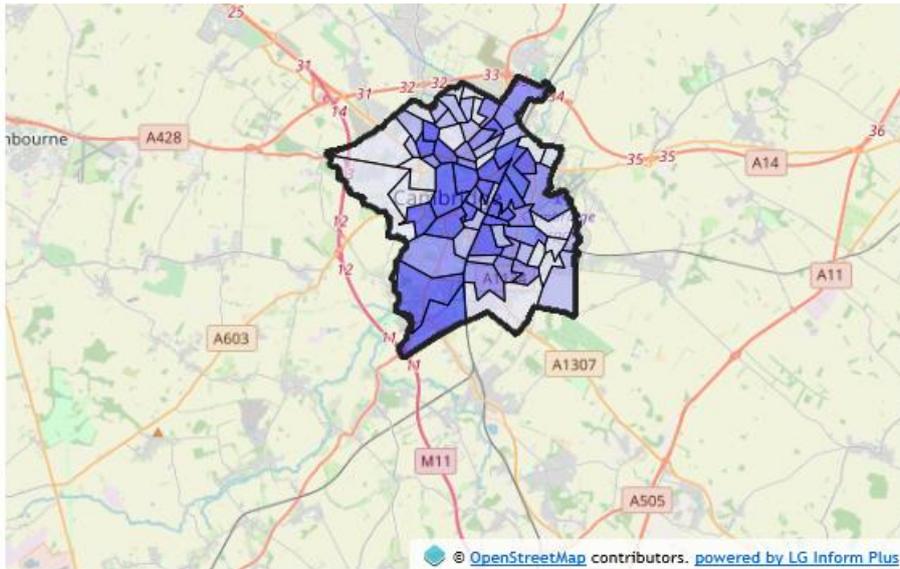
LSOA code	LSOA name	Ward	HHSRS	Rank HHSRS	Disrepair	Rank Disrepair
E01017998	Cambridge 009B	Romsey	28.70%	1	5.86%	18
E01017950	Cambridge 002B	Arbury	27.62%	2	9.52%	1
E01018000	Cambridge 009D	Romsey	27.38%	3	7.74%	5
E01032797	Cambridge 007G	Market	25.72%	4	7.00%	6
E01017983	Cambridge 007C	Market	25.71%	5	8.02%	4
E01017989	Cambridge 008C	Petersfield	24.30%	6	6.84%	8
E01032795	Cambridge 012F	Trumpington	24.23%	7	9.28%	2
E01017988	Cambridge 008B	Petersfield	22.82%	8	4.56%	29
E01018001	Cambridge 009E	Romsey	22.71%	9	6.62%	10
E01017990	Cambridge 008D	Petersfield	22.70%	10	6.74%	10
E01017943	Cambridge 006A	Abbey	22.67%	11	8.67%	3
E01018005	Cambridge 012D	Trumpington	22.18%	12	6.91%	7
E01017949	Cambridge 002A	Arbury	21.76%	13	6.76%	9
E01018009	Cambridge 004D	West Chesterton	21.32%	14	6.27%	15
E01018008	Cambridge 004C	West Chesterton	20.34%	15	5.65%	20
E01017997	Cambridge 009A	Romsey	19.30%	16	6.32%	14

E01017986	Cambridge 007F	Newnham	19.21%	17	6.62%	11
E01017976	Cambridge 001B	King's Hedges	18.52%	18	5.56%	21
E01017996	Cambridge 013E	Queen Edith's	18.49%	19	6.16%	16
E01017957	Cambridge 005C	Castle	18.14%	20	6.05%	17
E01017999	Cambridge 009C	Romsey	18.09%	21	6.53%	13
E01017968	Cambridge 010D	Coleridge	17.79%	22	4.91%	27
E01017985	Cambridge 007E	Newnham	16.60%	23	5.02%	25
E01017955	Cambridge 005A	Castle	16.48%	24	5.11%	24
E01017987	Cambridge 008A	Petersfield	16.43%	25	5.00%	26
E01017991	Cambridge 008E	Petersfield	15.38%	26	6.59%	12
E01018002	Cambridge 012A	Trumpington	14.16%	27	5.15%	23
E01032802	Cambridge 003G	East Chesterton	13.85%	28	5.19%	22
E01017966	Cambridge 010B	Coleridge	13.05%	29	4.40%	30
E01018010	Cambridge 004E	West Chesterton	12.53%	30	3.07%	31
E01017945	Cambridge 006C	Abbey	11.94%	31	4.85%	28
E01018006	Cambridge 004A	West Chesterton	11.07%	32	2.93%	32
E01017959	Cambridge 011A	Cherry Hinton	9.36%	34	2.92%	33
E01032792	Cambridge 003F	East Chesterton	6.97%	35	1.49%	34

Deprivation Raw Data

Map 13: National IMD Deciles for LSOAs





No. of households in fuel poverty (2017)

- $\geq 99 \leq 167$
- $\geq 85 < 99$
- $\geq 70 < 85$
- $\geq 32 < 70$

About this data

Population

All full-time students aged 16 and over

Units

Persons

Student Accommodation

All categories: Student accommodation

Economic Activity

All categories: Full-time students and economic activity

Age

All categories: Age 16 and over

Area Type

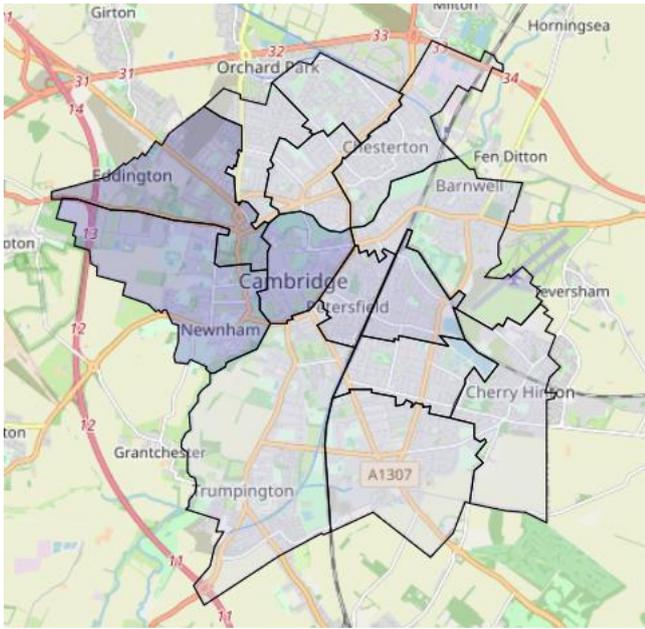
2011 census merged ward

Date

2011

Data

number



Communal establishments

A communal establishment is an establishment providing managed residential accommodation. 'Managed' in this context means full-time or part-time supervision of the accommodation. Types of communal establishment include:

- Sheltered accommodation units where fewer than 50 per cent of the units in the establishment have their own cooking facilities, or similar accommodation where residents have their own rooms, but the main meal is provided. If half or more possess their own facilities for cooking (regardless of use) all units in the whole establishment are treated as separate households.
- Small hotels, guest houses, bed & breakfasts and inns and pubs with residential accommodation with room for 10 or more guests (excluding the owner/manager and his/her family).
- All accommodation provided solely for students (during term-time). This includes university-owned cluster flats, houses and apartments located within student villages, and similar accommodation owned by a private company and provided solely for students (University owned student houses that were difficult to identify and not clearly located with other student residences are treated as households, and houses rented to students by private landlords are also treated as households). Accommodation available only to students may include a small number of care-taking or maintenance staff, or academic staff.
- Accommodation available only to nurses. This includes cluster flats and similar accommodation, provided solely for nurses. Nurses' accommodation on a hospital site that does not also contain patients is treated as a separate communal establishment from the hospital (and not categorised as a hospital), so that nurses are treated as 'residents' and not 'resident staff' or 'patients'. This ensures consistency with similar nurses' accommodation not on a hospital site.

About this data

Population

All communal establishments

Units

Communal establishments

Communal Establishment Type

Other establishment: Education

Area Type

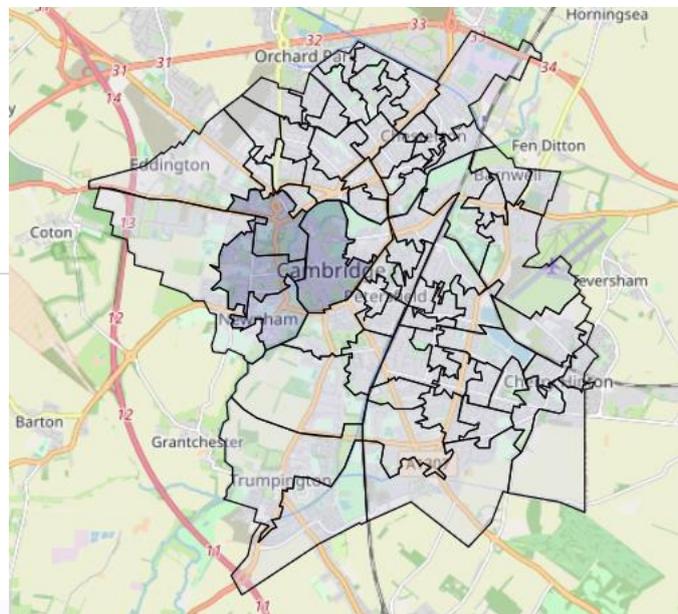
2011 super output areas - lower layer

Date

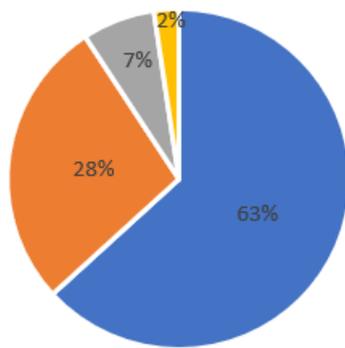
2011

Data

number



Private Rented Households by Age:
DC4601EW



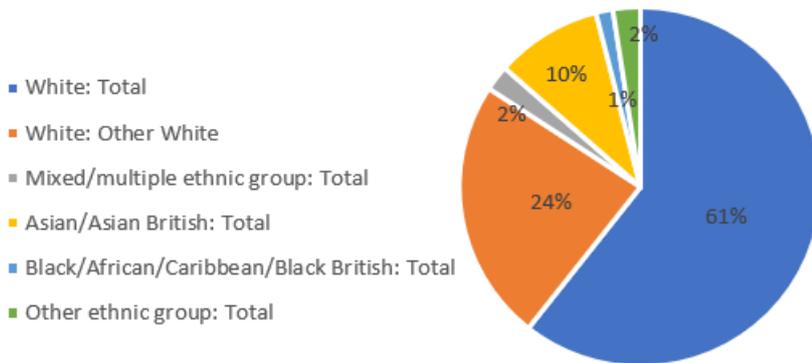
■ Age 16 to 34 ■ Age 35 to 49 ■ Age 50 to 64 ■ Age 65 and over

DC4601EW - Tenure by economic activity by age - Household Reference Persons

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population	All Household Reference Persons aged 16 and over				
units	Household reference persons				
area type	local authorities: district / unitary (prior to April 2015)				
area name	Cambridge				
tenure	Private rented: Private landlord or letting agency				
economic activity	All categories: Economic activity				
Age	2011				
Age 16 to 34	7,051				
Age 35 to 49	3,080				
Age 50 to 64	766				
Age 65 and over	262				

Ethnic Groups Privately Renting



DC4201EW - Tenure by ethnic group by age - Household Reference Persons

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population	All Household Reference Persons				
units	Household reference persons				
date	2011				
area type	local authorities: district / unitary (prior to April 2015)				
area name	Cambridge				
age	All categories: Age				
Ethnic Group	Private rented: Private landlord or letting agency				
White: Total	8,863				
White: Other White	3,449				
Mixed/multiple ethnic group: Total	335				
Asian/Asian British: Total	1,392				
Black/African/Caribbean/Black British: Total	222				
Other ethnic group: Total	358				

DC3408EW - Long-term health problem or disability by tenure by sex by age

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population	All usual residents in households			
units	Persons			
date	2011			
area type	local authorities: district / unitary (prior to April 2015)			
area name	Cambridge			
age	All categories: Age			
sex	All persons			
Disability	Owned or shared ownership: Total	Rented: Private rented or living rent free		
Day-to-day activities limited a lot	2,704	553		
Day-to-day activities limited a little	4,565	1,113		
Day-to-day activities not limited	45,361	29,322		

Crime – Raw Data

Table 14:

LSOA Name	Ward	
Cambridge 007G	Market	395
Cambridge 008A	Petersfield	220
Cambridge 007C	Market	216
Cambridge 004D	West Chesterton	168
Cambridge 008E	Petersfield	166
Cambridge 006A	Abbey	142
Cambridge 012D	Trumpington	135
Cambridge 008D	Petersfield	134
Cambridge 009B	Romsey	111
Cambridge 002A	Arbury	99
Cambridge 009C	Romsey	93
Cambridge 012F	Trumpington	90
Cambridge 008C	Petersfield	90
Cambridge 010B	Coleridge	86
Cambridge 008B	Petersfield	84
Cambridge 004A	West Chesterton	76
Cambridge 006C	Abbey	72
Cambridge 003F	East Chesterton	71
Cambridge 004E	West Chesterton	71
Cambridge 012A	Trumpington	68
Cambridge 004C	West Chesterton	68
Cambridge 003G	East Chesterton	64
Cambridge 009A	Romsey	61
Cambridge 010D	Coleridge	52
Cambridge 002B	Arbury	49
Cambridge 009E	Romsey	48
Cambridge 007E	Newnham	36
Cambridge 009D	Romsey	35
Cambridge 011A	Cherry Hinton	34
Cambridge 007F	Newnham	32
Cambridge 001B	Kings Hedges	32
Cambridge 005C	Castle	29
Cambridge 013E	Queen Ediths	25

Cambridge 005A	Castle	24
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