

Refocusing the evidence base to identify potential locations for selective licensing

Southend-on-Sea

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1. Introduction

- 1.1 arc⁴ was originally appointed to support Southend-on-Sea BC to develop an evidence base to identify potential locations for licensing through a selective licensing arrangement. The report was complete and has supported the Council to prepare a proposal for consultation for selective licensing. The report identified a number of locations where areas were exhibiting poor performance and correlated to locations with high levels of private rented property.
- 1.2 The original report set out a substantial number of locations that were exhibiting poor performance and the Council has now reappointed arc⁴ to support them to focus on the very worst performing locations.
- 1.3 A selective licensing designation may be made if the area to which it relates satisfies one or more of the following conditions. The area is experiencing:
 - low housing demand (or is likely to become such an area);
 - a significant and persistent problem caused by antisocial behaviour;
 - poor property conditions;
 - high levels of migration;
 - high level of deprivation; and
 - high levels of crime.
- 1.4 The Council ruled out low demand and migration given the local knowledge of officers, that these are not criteria that would correlate / be present in Southend-on-Sea.
- 1.5 Therefore, the report considers an evidence base on the remaining 4 designations of:
 - a significant and persistent problem caused by antisocial behaviour.
 - poor property conditions.
 - high level of deprivation.
 - high levels of crime.

2. Methodology

- 2.1 The same indicators as used in the initial report have been replicated within this report. Data has been assembled at the LSOA administrative boundary. The indicators are:

Designation and background information to data collection	Definition of indicator	Scores
Level of Private Rented Sector	The percentage of rented property in an LSOA: defined as those renting a home from a landlord and all other private rented sector households. It excludes those living rent free.	Census 2011 Table KS402EW Tenure.
Anti-social Behaviour	The percentage of noise related incidents per 1000 population 2018-2019	Southend-on Sea Council data
	ASB per rate per 1000 population Includes personal, environmental and nuisance anti-social behaviour.	UKCrimeStats ASB rate 2019, Population estimates E&W NOMIS 2018
Poor property conditions	Percentage of properties built pre 1900	Build period VOA, Table CTSOP4.1 2019.
	The Living Environment Deprivation Domain measures the quality of the local environment. The indicators fall into two sub-domains. The 'indoors' living environment measures the quality of housing, while the 'outdoors' living environment contains measures of air quality and road traffic accidents. It is expressed as a decile where 1 is the bottom 10% and 10 is the top 10%. The indoors indicator is used here.	Department for Communities and Local Government, The English Indices of Deprivation 2015, London: DCLG 2015. Ministry of Housing, Communities and Local Government, The English Indices of Deprivation 2019, London: MHCLG 2019.
Deprivation	The Index of Multiple Deprivation (IMD) is an overall relative measure of deprivation constructed by combining seven domains of deprivation according to their respective weights. It is expressed as a decile where 1 is the bottom 10% and 10 is the top 10%.	Department for Communities and Local Government, The English Indices of Deprivation 2015, London: DCLG 2015. Ministry of Housing, Communities and Local Government, The English Indices of Deprivation 2019, London: MHCLG 2019.

Designation and background information to data collection	Definition of indicator	Scores
The seven domains of deprivation are as follows	1.The Income Deprivation Domain measures the proportion of the population experiencing deprivation relating to low income. The definition of low income used includes both those people that are out-of-work, and those that are in work but who have low earnings (and who satisfy the respective means tests). It is expressed as a score.	Department for Communities and Local Government, The English Indices of Deprivation 2015, London: DCLG 2015. Ministry of Housing, Communities and Local Government, The English Indices of Deprivation 2019, London: MHCLG 2019.
	2.The Employment Deprivation Domain measures the proportion of the working-age population in an area involuntarily excluded from the labour market. This includes people who would like to work but are unable to do so due to unemployment, sickness or disability, or caring responsibilities. It is expressed as a decile where 1 is the bottom 10% and 10 is the top 10%.	Department for Communities and Local Government, The English Indices of Deprivation 2015, London: DCLG 2015. Ministry of Housing, Communities and Local Government, The English Indices of Deprivation 2019, London: MHCLG 2019.
	3.The Education, Skills and Training Deprivation Domain measures the lack of attainment and skills in the local population. The indicators fall into two sub-domains: one relating to children and young people and one relating to adult skills. These two sub-domains are designed to reflect the 'flow' and 'stock' of educational disadvantage within an area respectively. That is, the 'children and young people' sub-domain measures the attainment of qualifications and associated measures ('flow'), while the 'skills' sub-domain measures the lack of qualifications in the resident working-age adult population ('stock'). It is expressed as a decile where 1 is the bottom 10% and 10 is the top 10%.	Department for Communities and Local Government, The English Indices of Deprivation 2015, London: DCLG 2015. Ministry of Housing, Communities and Local Government, The English Indices of Deprivation 2019, London: MHCLG 2019.
	4.The Health Deprivation and Disability Domain measures the risk of premature death and the impairment of quality of life through poor physical or mental health. The domain measures morbidity, disability and premature mortality but not aspects of behaviour or environment that may be predictive of future health deprivation. It is expressed as a decile	Department for Communities and Local Government, The English Indices of Deprivation 2015, London: DCLG 2015. Ministry of Housing, Communities and Local Government, The English Indices of Deprivation 2019, London: MHCLG 2019.

Designation and background information to data collection	Definition of indicator	Scores
	where 1 is the bottom 10% and 10 is the top 10%.	
	5.The Crime Domain measures the risk of personal and material victimisation at local level. It is expressed as a decile where 1 is the bottom 10% and 10 is the top 10%.	Department for Communities and Local Government, The English Indices of Deprivation 2015, London: DCLG 2015. Ministry of Housing, Communities and Local Government, The English Indices of Deprivation 2019, London: MHCLG 2019.
	6.The Living Environment Deprivation Domain measures the quality of the local environment. The indicators fall into two sub-domains. The 'indoors' living environment measures the quality of housing, while the 'outdoors' living environment contains measures of air quality and road traffic accidents. It is expressed as a decile where 1 is the bottom 10% and 10 is the top 10%.	Department for Communities and Local Government, The English Indices of Deprivation 2015, London: DCLG 2015. Ministry of Housing, Communities and Local Government, The English Indices of Deprivation 2019, London: MHCLG 2019.
	7.The Barriers to housing and services Domain The domain measures the physical and financial accessibility of housing and local services. The indicators fall into two sub-domains: 'geographical barriers', which relate to the physical proximity of local services, and 'wider barriers' which includes issues relating to access to housing such as affordability and homelessness.	Department for Communities and Local Government, The English Indices of Deprivation 2015, London: DCLG 2015. Ministry of Housing, Communities and Local Government, The English Indices of Deprivation 2019, London: MHCLG 2019.
Used for housing conditions	The Living Environment Deprivation Domain (housing conditions) measures the quality of the local environment. The indicators fall into two sub-domains. The 'indoors' living environment measures the quality of housing, while the 'outdoors' living environment contains measures of air quality and road traffic accidents. It is expressed as a decile where 1 is the bottom 10% and 10 is the top 10%. The indoors indicator is used here.	Department for Communities and Local Government, The English Indices of Deprivation 2015, London: DCLG 2015. Ministry of Housing, Communities and Local Government, The English Indices of Deprivation 2019, London: MHCLG 2019.
	Housing Benefit PRS rate per 1,000 PRS households 2019.	DWP, Stat-X-plore 2019, Census 2011 Table KS402EW Tenure.

Designation and background information to data collection	Definition of indicator	Scores
	Income where the category records predominant category in each LSOA where income is between £x and £x.	Source: Cameo INCC © TransUnion UK CAMEO segmentation.
Crime	The Crime Domain measures the risk of personal and material victimisation at local level. It is expressed as a decile where 1 is the bottom 10% and 10 is the top 10%.	Department for Communities and Local Government, The English Indices of Deprivation 2015, London: DCLG 2015. Ministry of Housing, Communities and Local Government, The English Indices of Deprivation 2019, London: MHCLG 2019.
	Crime rate per 1000 population Total for all crime as set out in appendix 1	UKCrimeStats, Population estimates E&W NOMIS 2018

- 2.2 The measure/score for each indicator has then been recorded and each LSOA scored in terms of the quintile it is within in Southend-on-Sea on the basis of: quintile 1 being the lowest/worst 20% LSOAs for each indicator and 5 being the best/highest LSOAs for each indicator.
- 2.3 Each LSOA is then ranked within a final quintile by adding each individual indicator quintile score to provide an overall rank retaining the assumption that quintile 1 LSOAs overall are the worst performing LSOAs for the indicators that have been identified.
- 2.4 The original report identifies those indicators in quintile 1 for each designation in detail and provides individual maps. This report does not contain the same detail. It provides the LSOAs for each indicator in Quintile 1 and summarises the information in maps in section 8.
- 2.5 As there are 107 LSOAs in Southend-on-Sea, we have reviewed the worst 21 LSOAs and recorded them as Quintile 1. The number of LSOAs in quintile 1 can increase, where there are identical scores in LSOAs.

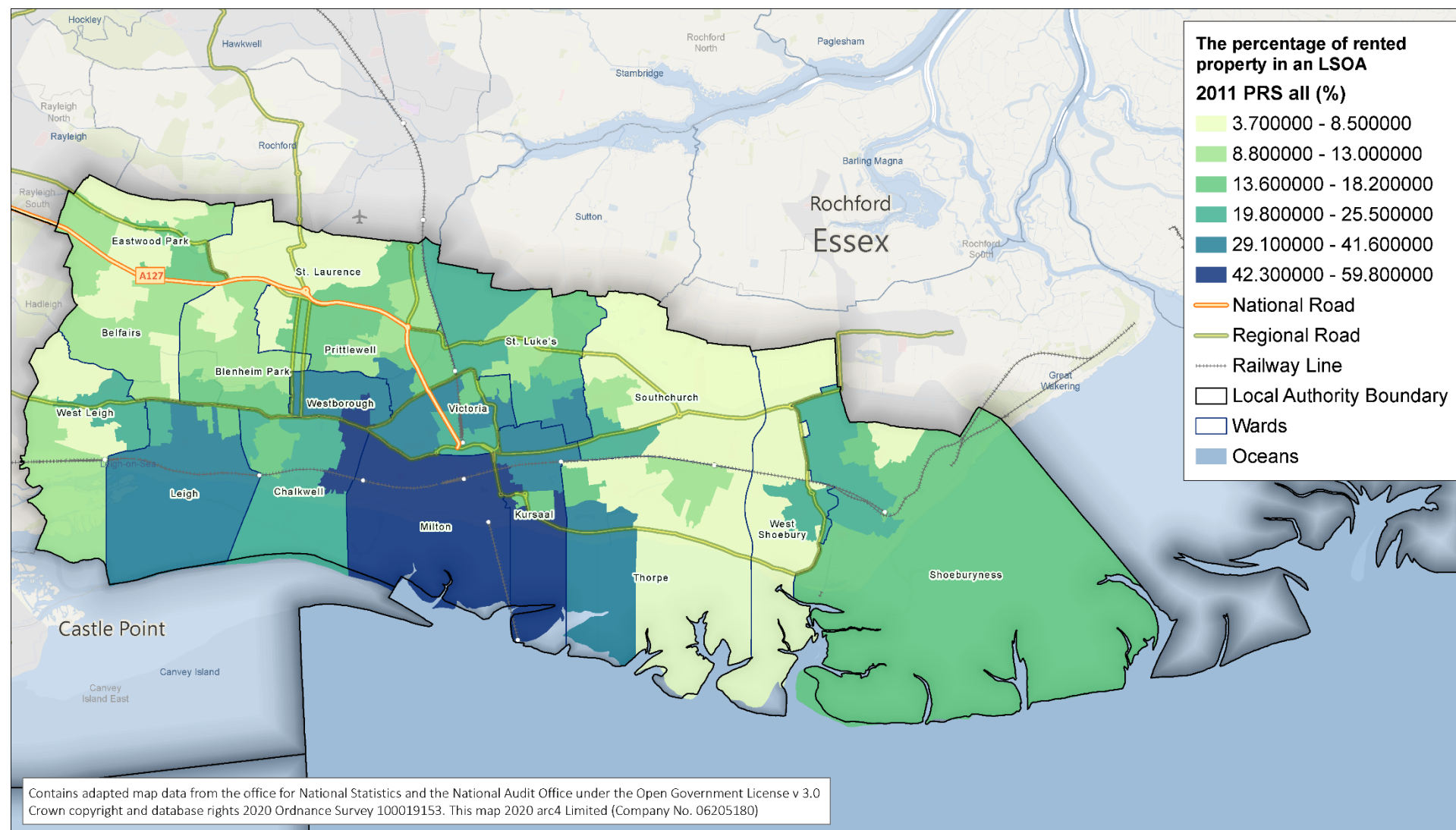
3. Private Rented Sector in Southend-on-Sea

- 3.1 Table 3.1 illustrates the levels of PRS from the 2011 Census to identify locations of high private rented housing and includes those renting a home from a landlord and all other private rented sector households. It excludes those living rent free. The percentage is 22% which would increase to 22.9% if those living rent free were included.
- 3.2 Living rent free is excluded because 'living rent free' could include households that are living in accommodation other than private rented.
- 3.3 The LSOAs in quintile 1, with the highest levels of PRS are identified in table 3.1.

LSOA	Ward	Number in the PRS	Percentage of PRS	Rank
E05002216	Kursaal	640	59.8	1
E05002218	Milton	497	57.8	2
E05002218	Milton	409	54.7	3
E05002218	Milton	473	53.3	4
E05002214	Chalkwell	416	50.4	5
E05002214	Chalkwell	405	48.2	6
E05002218	Milton	484	47.6	7
E05002218	Milton	418	46.1	8
E05002218	Milton	334	42.8	9
E05002226	Westborough	274	42.3	10
E05002225	Victoria	257	41.6	11
E05002216	Kursaal	285	39.9	12
E05002216	Kursaal	276	38.7	13
E05002216	Kursaal	277	36.4	14
E05002217	Leigh	286	35.9	15
E05002226	Westborough	211	35.8	16
E05002225	Victoria	281	35.1	17
E05002226	Westborough	211	34.9	18
E05002216	Kursaal	320	34.7	19
E05002219	Prittlewell	219	33.6	20
E05002225	Victoria	284	33.3	21

Source: Census 2011 Table KS402EW Tenure

- 3.4 This data for the percentage of PRS in each LSOA is mapped in Map 3.1 overleaf with wards overlaid.

Map 3.1 Private renting 2011


4. Anti-social behaviour:

- 4.1 In deciding whether an area suffers from anti-social behaviour to support a designation, it is recommended that local housing authorities consider whether private sector landlords in the designated area are not effectively managing their properties, so as to combat incidences of anti-social behaviour, caused by their tenants or people visiting their properties. This covers behaviour conducted both within the curtilage of the rented property or in its immediate vicinity.
- 4.2 The test should be: *'Does the area suffer from anti-social behaviour as a result of private landlords' failure to manage their properties or because that failure significantly contributes to that problem?'*
- The Council has provided data on ASB recorded over the past 12 month 2018-19. This data is primarily relating to noise nuisance and cannot be consistently considered by 'type' of ASB category
 - Data has also been used from UKCrimeStats website data. UKCrimeStats launched in April 2011 and is a leading independent crime, property price and postcode analysis platform. The data reflects rates per 1000 population and includes personal, environmental and nuisance anti-social behaviour.

Council's noise data

- 4.3 Table 4.1 illustrates the LSOAs with the highest rates of noise incidence rate per 1000 population 2018-2019 compared with the levels of PRS in each LSOA (this is illustrated by the quintile that each LSOA falls into, where 1 is the highest levels of PRS).

LSOA	Ward	Score for Q1 LSOAs	Rank	LSOA Qunitle rank for PRS
E05002218	Milton	23.3	1	1
E05002216	Kursaal	11.4	2	1
E05002217	Leigh	11.4	2	2
E05002225	Victoria	10.9	4	2
E05002214	Chalkwell	8.7	5	1
E05002220	St Laurence	8.7	5	3
E05002226	Westborough	8.7	5	1
E05002218	Milton	8.5	8	1
E05002226	Westborough	8.4	9	2
E05002225	Victoria	8.3	10	2
E05002225	Victoria	8.2	11	1
E05002219	Prittlewell	7.8	12	3
E05002226	Westborough	7.7	13	1
E05002217	Leigh	7.6	14	1
E05002219	Prittlewell	7.6	14	1
E05002223	Southchurch	7.6	14	2
E05002225	Victoria	7.5	17	1
E05002218	Milton	7.3	18	1
E05002216	Kursaal	6.6	19	1
E05002223	Southchurch	6.6	19	4
E05002216	Kursaal	6.4	21	1

Source: Southend-on Sea Council data

Anti-social behaviour data

- 4.4 UKCrimeStats data illustrates the LSOAs with the highest rate of anti-social behaviour rates per 1,000 population in 2019, compared with the levels of PRS in each LSOA (this is illustrated by the quintile that each LSOA falls into, where 1 is the highest levels of PRS).

LSOA	Ward	Score for Q1 LSOAs	Rank	Level of PRS in the LSOA
E05002218	Milton	306.6	1	1
E05002225	Victoria	170.4	2	2
E05002216	Kursaal	145.5	3	1
E05002216	Kursaal	79.7	4	1
E05002218	Milton	77.8	5	1
E05002218	Milton	70.4	6	1
E05002225	Victoria	69.1	7	2
E05002216	Kursaal	64.7	8	1
E05002223	Southchurch	62.6	9	4
E05002221	St. Luke's	60.6	10	3
E05002217	Leigh	52.4	11	2
E05002216	Kursaal	51.3	12	1
E05002218	Milton	51.0	13	1
E05002219	Prittlewell	47.7	14	3
E05002225	Victoria	47.4	15	1
E05002222	Shoeburyness	45.1	16	3
E05002225	Victoria	41.5	17	3
E05002221	St. Luke's	41.4	18	3
E05002223	Southchurch	40.3	19	4
E05002228	West Shoebury	39.2	20	3
E05002225	Victoria	38.0	21	1

Source: UKCrimeStats ASB rate 2019, Population estimates E&W NOMIS 2018

5. Poor property conditions

- 5.1 Where 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, this could support a selective licensing designation. In that case, as part of a wider strategy to tackle poor housing conditions, the local housing authority may consider it appropriate to make a selective licensing scheme.
- 5.2 The Council has not been able to provide data for this indicator and therefore we have relied on published data sets. In support of this designation, arc⁴ has considered:
- property age; and
 - the Living Environment Deprivation Domain which measures the quality of the local environment. The 'indoors' living environment (used here) measures the quality of housing. It is expressed as a decile where 1 is the bottom 10% and 10 is the top 10%.

Property age

- 5.3 Table 5.1 illustrates the LSOAs with the highest percentage of properties that were built pre 1900 compared with the levels of PRS in each LSOA (this is illustrated by the quintile that each LSOA falls into, where 1 is the highest levels of PRS).

LSOA	Ward	Score for Q1 LSOAs	Rank	Level of PRS in the LSOA
E05002218	Milton	38.8	1	1
E05002218	Milton	18.9	2	1
E05002222	Shoeburyness	17.5	3	3
E05002218	Milton	17.0	4	1
E05002225	Victoria	16.0	5	1
E05002218	Milton	12.3	6	1
E05002225	Victoria	12.1	7	1
E05002218	Milton	10.8	8	1
E05002217	Leigh	10.5	9	2
E05002225	Victoria	8.7	10	1
E05002216	Kursaal	7.8	11	1
E05002218	Milton	5.7	12	1
E05002214	Chalkwell	5.6	13	2
E05002228	West Shoebury	5.3	14	2
E05002217	Leigh	4.9	15	1
E05002219	Prittlewell	4.6	16	3
E05002223	Southchurch	4.5	17	2
E05002224	Thorpe	4.2	18	2
E05002222	Shoeburyness	3.7	19	3
E05002217	Leigh	3.6	20	2
E05002225	Victoria	3.6	20	2

Source: VOA, Table CTSOP4.1 2019

The housing conditions component of deprivation

- 5.4 Table 5.2 illustrates the LSOAs with the lowest scoring decile for the property conditions component of the indices of multiple deprivation compared with the levels of PRS in each LSOA (this is illustrated by the quintile that each LSOA falls into, where 1 is the highest levels of PRS).
- 5.5 The Living Environment Deprivation Domain which measures the quality of the local environment. The 'indoors' living environment (used here) measures the quality of housing. It is expressed as a decile where 1 is the bottom 10% and 10 is the top 10%.

LSOA	Ward	Score for Q1 LSOAs	Rank	Level of PRS in the LSOA
E05002216	Kursaal	1	1	1
E05002218	Milton	1	1	1
E05002221	St. Luke's	1	1	2
E05002216	Kursaal	2	4	1
E05002216	Kursaal	2	4	1
E05002218	Milton	2	4	1
E05002218	Milton	2	4	1
E05002218	Milton	2	4	1
E05002218	Milton	2	4	1
E05002218	Milton	2	4	1
E05002219	Prittlewell	2	4	1
E05002221	St. Luke's	2	4	2
E05002225	Victoria	2	4	1
E05002225	Victoria	2	4	1
E05002226	Westborough	2	4	1
E05002226	Westborough	2	4	2
E05002226	Westborough	2	4	2
E05002226	Westborough	2	4	2
E05002226	Westborough	2	4	2
E05002228	West Shoebury	2	4	2
E05002214	Chalkwell	3	21	1
E05002214	Chalkwell	3	21	1
E05002216	Kursaal	3	21	1
E05002217	Leigh	3	21	3
E05002217	Leigh	3	21	2
E05002217	Leigh	3	21	2
E05002221	St. Luke's	3	21	2
E05002221	St. Luke's	3	21	2
E05002221	St. Luke's	3	21	3
E05002223	Southchurch	3	21	2
E05002224	Thorpe	3	21	2
E05002225	Victoria	3	21	1
E05002225	Victoria	3	21	2
E05002226	Westborough	3	21	1

Source: Source: IMD Department for Communities and Local Government, The English Indices of Deprivation 2015, London: DCLG 2015. Ministry of Housing, Communities and Local Government, The English Indices of Deprivation 2019, London: MHCLG 2019.

6. High levels of deprivation

- 6.1 Where the local authority considers that an area suffers from a high level of deprivation which is related to concentrations of private rented stock, it is recommended that the LA considers a number of factors, compared to other similar neighbourhoods in the local authority or neighbouring authorities.
- 6.2 For this designation, arc⁴ used the English Indices of Deprivation in Southend-on-Sea published on 26 September 2019¹ and its subcomponents plus data on housing benefit claimants and income as follows:
- overall indices of multiple deprivation: It is expressed as a decile where 1 is the bottom 10% and 10 is the top 10%;
 - the Income Deprivation Domain. It is expressed as a score which reflects the proportion of the population experiencing deprivation relating to low income;
 - the Employment Deprivation Domain. It is expressed as a decile where 1 is the bottom 10% and 10 is the top 10%;
 - the Education, Skills and Training Deprivation Domain. It is expressed as a decile where 1 is the bottom 10% and 10 is the top 10%;
 - the Health Deprivation and Disability Domain. It is expressed as a decile where 1 is the bottom 10% and 10 is the top 10%;
 - the Crime Domain measures the risk of personal and material victimisation at local level. It is expressed as a decile where 1 is the bottom 10% and 10 is the top 10%;
 - the Living environment Deprivation Domain. It is expressed as a decile where 1 is the bottom 10% and 10 is the top 10%;
 - the Living Environment Deprivation Domain (indoors-property conditons). It is expressed as a decile where 1 is the bottom 10% and 10 is the top 10%;
 - Housing Benefit PRS rate per 1,000 PRS households 2019;
 - income where the category records predominant category in each LSOA where income is between 3x and 6x.

¹ The Index of Multiple Deprivation (IMD) is the official measure of relative deprivation in England and is part of a suite of outputs that form the Indices of Deprivation (IoD). It follows an established methodological framework in broadly defining deprivation to encompass a wide range of an individual's living conditions. People may be considered to be living in poverty if they lack the financial resources to meet their needs, whereas people can be regarded as deprived if they lack any kind of resources, not just income.

The IoD2019 is based on 39 separate indicators, organised across seven distinct domains of deprivation which are combined and weighted to calculate the Index of Multiple Deprivation 2019 (IMD2019, see Key Info box). This is an overall measure of multiple deprivation experienced by people living in an area and is calculated for every Lower-layer Super Output Area (LSOA), or neighbourhood, in England. All neighbourhoods in England are then ranked according to their level of deprivation relative to that of other areas. High ranking LSOAs or neighbourhoods can be referred to as the 'most deprived' or as being 'highly deprived' to aid interpretation. However, there is no definitive threshold above which an area is described as 'deprived'. The Indices of Deprivation measure deprivation on a relative rather than an absolute scale, so a neighbourhood ranked 100th is more deprived than a neighbourhood ranked 200th, but this does not mean it is twice as deprived.

The overall indices of multiple deprivation

6.3 The following table identifies the LSOAs with the lowest decile for the overall indices of multiple deprivation compared with the levels of PRS in each LSOA (this is illustrated by the quintile that each LSOA falls into, where 1 is the highest levels of PRS).

6.4 The measure is expressed as a decile where 1 is the bottom 10% and 10 is the top 10%.

LSOA	Ward	Score for Q1 LSOAs	Rank	Level of PRS in the LSOA
E05002216	Kursaal	1	1	1
E05002216	Kursaal	1	1	3
E05002218	Milton	1	1	1
E05002220	St Laurence	1	1	3
E05002222	Shoeburyness	1	1	3
E05002223	Southchurch	1	1	4
E05002223	Southchurch	1	1	4
E05002225	Victoria	1	1	2
E05002228	West Shoebury	1	1	5
E05002213	Blenheim Park	2	10	4
E05002213	Blenheim Park	2	10	4
E05002214	Chalkwell	2	10	1
E05002216	Kursaal	2	10	1
E05002216	Kursaal	2	10	1
E05002218	Milton	2	10	1
E05002218	Milton	2	10	1
E05002219	Prittlewell	2	10	3
E05002221	St. Luke's	2	10	3
E05002222	Shoeburyness	2	10	3
E05002225	Victoria	2	10	1
E05002225	Victoria	2	10	3
E05002225	Victoria	2	10	2
E05002228	West Shoebury	2	10	3

Source: Department for Communities and Local Government, The English Indices of Deprivation 2015, London: DCLG 2015. Ministry of Housing, Communities and Local Government, The English Indices of Deprivation 2019, London: MHCLG 2019

The Income Deprivation Domain

- 6.5 The following table identifies the LSOAs with the lowest scores for the income deprivation domain compared with the levels of PRS in each LSOA (this is illustrated by the quintile that each LSOA falls into, where 1 is the highest levels of PRS).

LSOA	Ward	Score for Q1 LSOAs	Rank	Level of PRS in the LSOA
E05002216	Kursaal	0.474	1	3
E05002225	Victoria	0.39	2	2
E05002228	West Shoebury	0.369	3	5
E05002223	Southchurch	0.365	4	4
E05002218	Milton	0.337	5	1
E05002213	Blenheim Park	0.315	6	4
E05002222	Shoeburyness	0.302	7	3
E05002216	Kursaal	0.3	8	1
E05002223	Southchurch	0.28	9	4
E05002222	Shoeburyness	0.273	10	3
E05002221	St. Luke's	0.271	11	3
E05002220	St Laurence	0.27	12	3
E05002225	Victoria	0.27	12	3
E05002213	Blenheim Park	0.265	14	4
E05002216	Kursaal	0.265	14	1
E05002228	West Shoebury	0.26	16	3
E05002225	Victoria	0.249	17	1
E05002225	Victoria	0.249	17	2
E05002216	Kursaal	0.238	19	1
E05002219	Prittlewell	0.238	19	3
E05002214	Chalkwell	0.228	21	1

Source: Department for Communities and Local Government, The English Indices of Deprivation 2015, London: DCLG 2015. Ministry of Housing, Communities and Local Government, The English Indices of Deprivation 2019, London: MHCLG 2019

The Employment Deprivation Domain

6.6 The following table identifies the LSOAs with the lowest decile for the employment deprivation domain compared with the levels of PRS in each LSOA (this is illustrated by the quintile that each LSOA falls into, where 1 is the highest levels of PRS).

6.7 The measure is expressed as a decile where 1 is the bottom 10% and 10 is the top 10%.

LSOA	Ward	Score for Q1 LSOAs	Rank	Level of PRS in the LSOA
E05002213	Blenheim Park	1	1	4
E05002214	Chalkwell	1	1	1
E05002216	Kursaal	1	1	1
E05002216	Kursaal	1	1	3
E05002218	Milton	1	1	1
E05002220	St Laurence	1	1	3
E05002221	St. Luke's	1	1	3
E05002222	Shoeburyness	1	1	3
E05002223	Southchurch	1	1	4
E05002223	Southchurch	1	1	4
E05002225	Victoria	1	1	2
E05002228	West Shoebury	1	1	5
E05002228	West Shoebury	1	1	3
E05002213	Blenheim Park	2	14	4
E05002216	Kursaal	2	14	1
E05002216	Kursaal	2	14	1
E05002218	Milton	2	14	1
E05002219	Prittlewell	2	14	3
E05002222	Shoeburyness	2	14	3
E05002225	Victoria	2	14	1
E05002225	Victoria	2	14	3
E05002225	Victoria	2	14	2

Source: Department for Communities and Local Government, The English Indices of Deprivation 2015, London: DCLG 2015. Ministry of Housing, Communities and Local Government, The English Indices of Deprivation 2019, London: MHCLG 2019.

The Education, Skills and Training Deprivation Domain

6.8 The following table identifies the LSOAs with the lowest decile for the education, skills and training deprivation domain compared with the levels of PRS in each LSOA (this is illustrated by the quintile that each LSOA falls into, where 1 is the highest levels of PRS).

6.9 The measure is expressed as a decile where 1 is the bottom 10% and 10 is the top 10%.

Table 6.4 Lowest decile for the education, skills and training deprivation				
LSOA	Ward	Score for Q1 LSOAs	Rank	Level of PRS in the LSOA
E05002213	Blenheim Park	1	1	4
E05002216	Kursaal	1	1	3
E05002220	St Laurence	1	1	3
E05002222	Shoeburyness	1	1	3
E05002223	Southchurch	1	1	4
E05002223	Southchurch	1	1	4
E05002225	Victoria	1	1	2
E05002228	West Shoebury	1	1	5
E05002228	West Shoebury	1	1	3
E05002213	Blenheim Park	2	10	4
E05002216	Kursaal	2	10	1
E05002216	Kursaal	2	10	1
E05002216	Kursaal	2	10	1
E05002218	Milton	2	10	1
E05002220	St Laurence	2	10	3
E05002221	St. Luke's	2	10	2
E05002221	St. Luke's	2	10	4
E05002221	St. Luke's	2	10	3
E05002222	Shoeburyness	2	10	3
E05002222	Shoeburyness	2	10	2
E05002225	Victoria	2	10	1
E05002225	Victoria	2	10	3

Source: Department for Communities and Local Government, The English Indices of Deprivation 2015, London: DCLG 2015. Ministry of Housing, Communities and Local Government, The English Indices of Deprivation 2019, London: MHCLG 2019.

The Health Deprivation and Disability Domain

6.10 The following table identifies the LSOAs with the lowest decile for the health deprivation and disability domain compared with the levels of PRS in each LSOA (this is illustrated by the quintile that each LSOA falls into, where 1 is the highest levels of PRS).

6.11 The measure is expressed as a decile where 1 is the bottom 10% and 10 is the top 10%.

LSOA	Ward	Score for Q1 LSOAs	Rank	Level of PRS in the LSOA
E05002213	Blenheim Park	1	1	4
E05002214	Chalkwell	1	1	1
E05002216	Kursaal	1	1	1
E05002216	Kursaal	1	1	3
E05002216	Kursaal	1	1	1
E05002218	Milton	1	1	1
E05002222	Shoeburyness	1	1	3
E05002223	Southchurch	1	1	4
E05002223	Southchurch	1	1	4
E05002225	Victoria	1	1	2
E05002225	Victoria	1	1	3
E05002213	Blenheim Park	2	12	4
E05002221	St. Luke's	2	12	3
E05002225	Victoria	2	12	1
E05002225	Victoria	2	12	2
E05002228	West Shoebury	2	12	3
E05002213	Blenheim Park	3	17	5
E05002214	Chalkwell	3	17	2
E05002216	Kursaal	3	17	1
E05002218	Milton	3	17	1
E05002218	Milton	3	17	1
E05002218	Milton	3	17	1
E05002219	Prittlewell	3	17	3
E05002220	St Laurence	3	17	3
E05002222	Shoeburyness	3	17	3
E05002228	West Shoebury	3	17	5

Source: Department for Communities and Local Government, The English Indices of Deprivation 2015, London: DCLG 2015. Ministry of Housing, Communities and Local Government, The English Indices of Deprivation 2019, London: MHCLG 2019.

The Crime Domain measures the risk of personal and material victimisation at local level

6.12 The following table identifies the LSOAs with the lowest decile for the crime domain compared with the levels of PRS in each LSOA (this is illustrated by the quintile that each LSOA falls into, where 1 is the highest levels of PRS).

6.13 The measure is expressed as a decile where 1 is the bottom 10% and 10 is the top 10%.

LSOA	Ward	Score for Q1 LSOAs	Rank	Level of PRS in the LSOA
E05002216	Kursaal	1	1	1
E05002216	Kursaal	1	1	1
E05002216	Kursaal	1	1	3
E05002218	Milton	1	1	1
E05002218	Milton	1	1	1
E05002218	Milton	1	1	1
E05002219	Prittlewell	1	1	3
E05002223	Southchurch	1	1	4
E05002216	Kursaal	2	9	1
E05002216	Kursaal	2	9	1
E05002217	Leigh	2	9	2
E05002218	Milton	2	9	1
E05002218	Milton	2	9	1
E05002218	Milton	2	9	1
E05002219	Prittlewell	2	9	1
E05002220	St Laurence	2	9	3
E05002221	St. Luke's	2	9	3
E05002222	Shoeburyness	2	9	3
E05002223	Southchurch	2	9	4
E05002224	Thorpe	2	9	2
E05002225	Victoria	2	9	2
E05002225	Victoria	2	9	1
E05002225	Victoria	2	9	2
E05002225	Victoria	2	9	1
E05002225	Victoria	2	9	1
E05002228	West Shoebury	2	9	3

Source: Department for Communities and Local Government, The English Indices of Deprivation 2015, London: DCLG 2015. Ministry of Housing, Communities and Local Government, The English Indices of Deprivation 2019, London: MHCLG 2019.

The Living Environment Deprivation Domain

6.14 The following table identifies the LSOAs with the lowest decile for the living environment domain compared with the levels of PRS in each LSOA (this is illustrated by the quintile that each LSOA falls into, where 1 is the highest levels of PRS).

6.15 The measure is expressed as a decile where 1 is the bottom 10% and 10 is the top 10%.

LSOA	Ward	Score for Q1 LSOAs	Rank	Level of PRS in the LSOA
E05002216	Kursaal	2	1	1
E05002218	Milton	2	1	1
E05002218	Milton	2	1	1
E05002218	Milton	2	1	1
E05002218	Milton	2	1	1
E05002221	St. Luke's	2	1	2
E05002225	Victoria	2	1	1
E05002226	Westborough	2	1	2
E05002216	Kursaal	3	9	1
E05002216	Kursaal	3	9	1
E05002216	Kursaal	3	9	1
E05002218	Milton	3	9	1
E05002218	Milton	3	9	1
E05002219	Prittlewell	3	9	1
E05002221	St. Luke's	3	9	2
E05002223	Southchurch	3	9	2
E05002225	Victoria	3	9	1
E05002226	Westborough	3	9	1
E05002226	Westborough	3	9	2
E05002226	Westborough	3	9	2
E05002226	Westborough	3	9	2
E05002228	West Shoebury	3	9	2

Source: Department for Communities and Local Government, The English Indices of Deprivation 2015, London: DCLG 2015. Ministry of Housing, Communities and Local Government, The English Indices of Deprivation 2019, London: MHCLG 2019.

The property conditions component of deprivation

- 6.16 Table 6.8 illustrates the LSOAs with the lowest scoring decile for the property conditions component of the indices of multiple deprivation compared with the levels of PRS in each LSOA (this is illustrated by the quintile that each LSOA falls into, where 1 is the highest levels of PRS).
- 6.17 The Living Environment Deprivation Domain which measures the quality of the local environment. The 'indoors' living environment (used here) measures the quality of housing. It is expressed as a decile where 1 is the bottom 10% and 10 is the top 10%.

Table 6.8 Property condition deprivation				
LSOA	Ward	Score for Q1 LSOAs	Rank	Level of PRS in the LSOA
E05002216	Kursaal	1	1	1
E05002218	Milton	1	1	1
E05002221	St. Luke's	1	1	2
E05002216	Kursaal	2	4	1
E05002216	Kursaal	2	4	1
E05002218	Milton	2	4	1
E05002218	Milton	2	4	1
E05002218	Milton	2	4	1
E05002218	Milton	2	4	1
E05002218	Milton	2	4	1
E05002219	Prittlewell	2	4	1
E05002221	St. Luke's	2	4	2
E05002225	Victoria	2	4	1
E05002225	Victoria	2	4	1
E05002226	Westborough	2	4	1
E05002226	Westborough	2	4	2
E05002226	Westborough	2	4	2
E05002226	Westborough	2	4	2
E05002226	Westborough	2	4	2
E05002228	West Shoebury	2	4	2
E05002214	Chalkwell	3	21	1
E05002214	Chalkwell	3	21	1
E05002216	Kursaal	3	21	1
E05002217	Leigh	3	21	3
E05002217	Leigh	3	21	2
E05002217	Leigh	3	21	2
E05002221	St. Luke's	3	21	2
E05002221	St. Luke's	3	21	2
E05002221	St. Luke's	3	21	3
E05002223	Southchurch	3	21	2
E05002224	Thorpe	3	21	2
E05002225	Victoria	3	21	1
E05002225	Victoria	3	21	2
E05002226	Westborough	3	21	1

Source: Source: IMD Department for Communities and Local Government, The English Indices of Deprivation 2015, London: DCLG 2015. Ministry of Housing, Communities and Local Government, The English Indices of Deprivation 2019, London: MHCLG 2019.

The barriers to housing and services component of deprivation

- 6.18 Table 6.9 illustrates the LSOAs with the lowest scoring decile for the barriers to housing and services component of the indices of multiple deprivation compared with the levels of PRS in each LSOA (this is illustrated by the quintile that each LSOA falls into, where 1 is the highest levels of PRS).
- 6.19 The barriers to housing and services Deprivation Domain which measures the physical and financial accessibility of housing and local services. It is expressed as a decile where 1 is the bottom 10% and 10 is the top 10%.

LSOA	Ward	Score for Q1 LSOAs	Rank	Level of PRS in the LSOA
E05002219	Prittlewell	2	1	3
E05002220	St Laurence	2	1	3
E05002214	Chalkwell	3	3	1
E05002218	Milton	3	3	1
E05002220	St Laurence	3	3	4
E05002225	Victoria	3	3	2
E05002212	Belfairs	4	7	4
E05002216	kursaal	4	7	1
E05002216	kursaal	4	7	3
E05002220	St Laurence	4	7	4
E05002220	St Laurence	4	7	4
E05002220	St Laurence	4	7	3
E05002223	Southchurch	4	7	4
E05002225	Victoria	4	7	3
E05002226	Westborough	4	7	1
E05002226	Westborough	4	7	2
E05002226	Westborough	4	7	1
E05002228	West Shoebury	4	7	5
E05002228	West Shoebury	4	7	5
E05002213	Blenheim Park	5	20	4
E05002214	Chalkwell	5	20	1
E05002214	Chalkwell	5	20	2
E05002215	Eastwood Park	5	20	4
E05002216	kursaal	5	20	1
E05002218	Milton	5	20	1
E05002218	Milton	5	20	1
E05002218	Milton	5	20	1
E05002219	Prittlewell	5	20	3
E05002221	St. Lukes	5	20	3
E05002222	Shoeburyness	5	20	3
E05002222	Shoeburyness	5	20	3
E05002223	Southchurch	5	20	5
E05002225	Victoria	5	20	1
E05002225	Victoria	5	20	2
E05002226	Westborough	5	20	2
E05002228	West Shoebury	5	20	4
E05002228	West Shoebury	5	20	3

Source: Source: IMD Department for Communities and Local Government, The English Indices of Deprivation 2015, London: DCLG 2015. Ministry of Housing, Communities and Local Government, The English Indices of Deprivation 2019, London: MHCLG 2019.

Housing Benefit PRS rate per 1,000 PRS households 2019

- 6.20 Table 6.10 table identifies the LSOAs with the highest rates of households claiming housing benefit per 1000 PRS households compared with the levels of PRS in each LSOA (this is illustrated by the quintile that each LSOA falls into, where 1 is the highest levels of PRS).

Table 6.10 Highest rates of households claiming housing benefit				
LSOA	Ward	Score for Q1 LSOAs	Rank	Level of PRS in the LSOA
E05002223	Southchurch	647.1	1	4
E05002228	West Shoebury	589.7	2	5
E05002225	Victoria	576.0	3	2
E05002220	St Laurence	557.7	4	4
E05002215	Eastwood Park	531.3	5	4
E05002221	St. Luke's	506.7	6	2
E05002212	Belfairs	505.6	7	4
E05002222	Shoeburyness	495.4	8	3
E05002213	Blenheim Park	490.9	9	4
E05002220	St Laurence	483.5	10	3
E05002222	Shoeburyness	477.3	11	5
E05002220	St Laurence	459.0	12	4
E05002223	Southchurch	455.9	13	4
E05002225	Victoria	455.5	14	1
E05002215	Eastwood Park	445.4	15	3
E05002223	Southchurch	444.4	16	2
E05002226	Westborough	436.0	17	1
E05002228	West Shoebury	435.9	18	5
E05002220	St Laurence	430.0	19	3
E05002226	Westborough	412.3	20	1
E05002228	West Shoebury	410.9	21	2

DWP, Stat-X-plore 2019, Census 2011 Table KS402EW Tenure.

Income where the category records predominant category in each LSOA where income is between £x and £x

- 6.21 Table 6.11 identifies the LSOAs with the lowest predominant income compared with the levels of PRS in each LSOA (this is illustrated by the quintile that each LSOA falls into, where 1 is the highest levels of PRS).

LSOA	Ward	Income	Score for Q1 LSOAs	Rank	Level of PRS in the LSOA
E05002212	Belfairs	£10 - £20k	£10 - £20k	1	4
E05002213	Blenheim Park	£10 - £20k	£10 - £20k	1	4
E05002213	Blenheim Park	£10 - £20k	£10 - £20k	1	5
E05002214	Chalkwell	£10 - £20k	£10 - £20k	1	2
E05002216	Kursaal	£10 - £20k	£10 - £20k	1	1
E05002216	Kursaal	£10 - £20k	£10 - £20k	1	1
E05002216	Kursaal	£10 - £20k	£10 - £20k	1	3
E05002216	Kursaal	£10 - £20k	£10 - £20k	1	1
E05002216	Kursaal	£10 - £20k	£10 - £20k	1	1
E05002218	Milton	£10 - £20k	£10 - £20k	1	1
E05002219	Prittlewell	£10 - £20k	£10 - £20k	1	3
E05002220	St Laurence	£10 - £20k	£10 - £20k	1	3
E05002220	St Laurence	£10 - £20k	£10 - £20k	1	3
E05002221	St. Luke's	£10 - £20k	£10 - £20k	1	3
E05002222	Shoeburyness	£10 - £20k	£10 - £20k	1	3
E05002222	Shoeburyness	£10 - £20k	£10 - £20k	1	3
E05002222	Shoeburyness	£10 - £20k	£10 - £20k	1	3
E05002223	Southchurch	£10 - £20k	£10 - £20k	1	4
E05002223	Southchurch	£10 - £20k	£10 - £20k	1	4
E05002225	Victoria	£10 - £20k	£10 - £20k	1	2
E05002225	Victoria	£10 - £20k	£10 - £20k	1	1
E05002225	Victoria	£10 - £20k	£10 - £20k	1	3
E05002225	Victoria	£10 - £20k	£10 - £20k	1	2
E05002228	West Shoebury	£10 - £20k	£10 - £20k	1	5
E05002228	West Shoebury	£10 - £20k	£10 - £20k	1	3

Source: Cameo INCC

© TransUnion UK CAMEO segmentation.

7. Crime

- 7.1 In considering whether an area suffers from a high level of crime the Council may wish to have regard to whether the area has displayed a noticeable increase in crime over a relatively short period e.g. 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 designation will contribute to reducing local crime.
- For this designation UKCrimeStats website data was used. UKCrimeStats launched in April 2011 and is a leading independent crime, property price and postcode analysis platform.
 - The Crime Domain of the Multiple indices of deprivation. The Crime Domain measures the risk of personal and material victimisation at local level. It is expressed as a decile where 1 is the bottom 10% and 10 is the top 10%.

Total crime

- 7.2 The following table identifies the LSOAs with the highest rates of total crime per 1000 population compared with the levels of PRS in each LSOA (this is illustrated by the quintile that each LSOA falls into, where 1 is the highest levels of PRS).

Table 7.1 Highest rates of total crime				
LSOA	Ward	Score for Q1 LSOAs	Rank	Level of PRS in the LSOA
E05002218	Milton	1297.3	1	1
E05002225	Victoria	891.1	2	2
E05002216	Kursaal	496.6	3	1
E05002216	Kursaal	325.1	4	1
E05002225	Victoria	302.0	5	2
E05002216	Kursaal	263.4	6	3
E05002223	Southchurch	254.4	7	4
E05002218	Milton	252.6	8	1
E05002218	Milton	248.5	9	1
E05002218	Milton	246.8	10	1
E05002223	Southchurch	222.2	11	4
E05002219	Prittlewell	220.2	12	3
E05002228	West Shoebury	208.7	13	3
E05002216	Kursaal	207.1	14	1
E05002225	Victoria	204.9	15	1
E05002221	St. Luke's	198.9	16	4
E05002214	Chalkwell	194.1	17	2
E05002225	Victoria	191.9	18	3
E05002220	St Laurence	187.5	19	3
E05002214	Chalkwell	185.8	20	1
E05002221	St. Luke's	184.1	21	3

Source: UKCrimeStats ASB rate 2019, Population estimates E&W NOMIS 2018

The Crime Domain of multiple deprivation the risk of personal and material victimisation at local level.

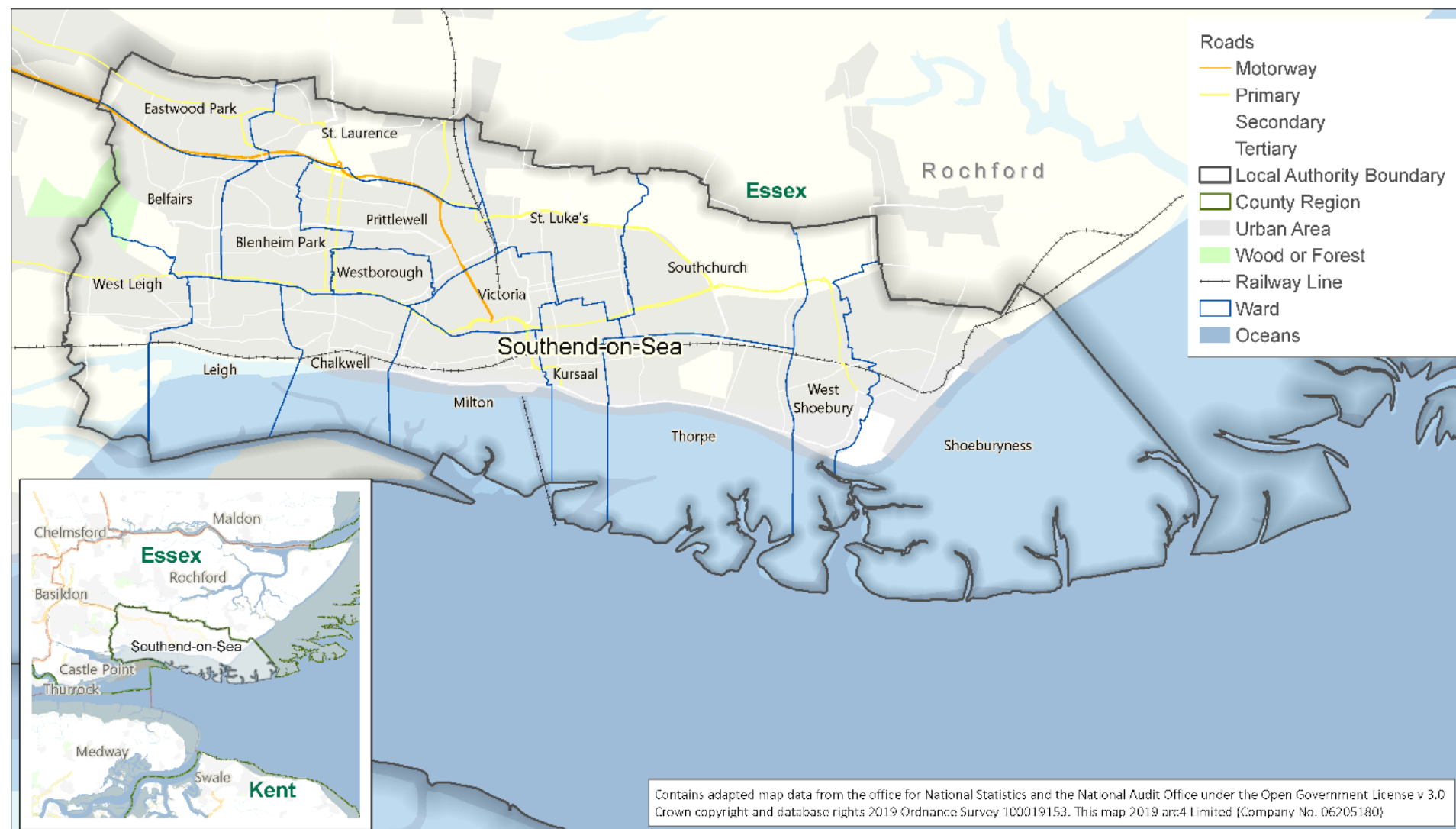
- 7.3 The following table identifies the LSOAs with the lowest decile for the crime domain compared with the levels of PRS in each LSOA (this is illustrated by the quintile that each LSOA falls into, where 1 is the highest levels of PRS).

LSOA	Ward	Score for Q1 LSOAs	Rank	Level of PRS in the LSOA
E05002216	Kursaal	1	1	1
E05002216	Kursaal	1	1	1
E05002216	Kursaal	1	1	3
E05002218	Milton	1	1	1
E05002218	Milton	1	1	1
E05002218	Milton	1	1	1
E05002219	Prittlewell	1	1	3
E05002223	Southchurch	1	1	4
E05002216	Kursaal	2	9	1
E05002216	Kursaal	2	9	1
E05002217	Leigh	2	9	2
E05002218	Milton	2	9	1
E05002218	Milton	2	9	1
E05002218	Milton	2	9	1
E05002219	Prittlewell	2	9	1
E05002220	St Laurence	2	9	3
E05002221	St. Luke's	2	9	3
E05002222	Shoeburyness	2	9	3
E05002223	Southchurch	2	9	4
E05002224	Thorpe	2	9	2
E05002225	Victoria	2	9	2
E05002225	Victoria	2	9	1
E05002225	Victoria	2	9	2
E05002225	Victoria	2	9	1
E05002225	Victoria	2	9	1
E05002228	West Shoebury	2	9	3

Source: Department for Communities and Local Government, The English Indices of Deprivation 2015, London: DCLG 2015. Ministry of Housing, Communities and Local Government, The English Indices of Deprivation 2019, London: MHCLG 2019.

8. Ranking quintiles and identifying locations

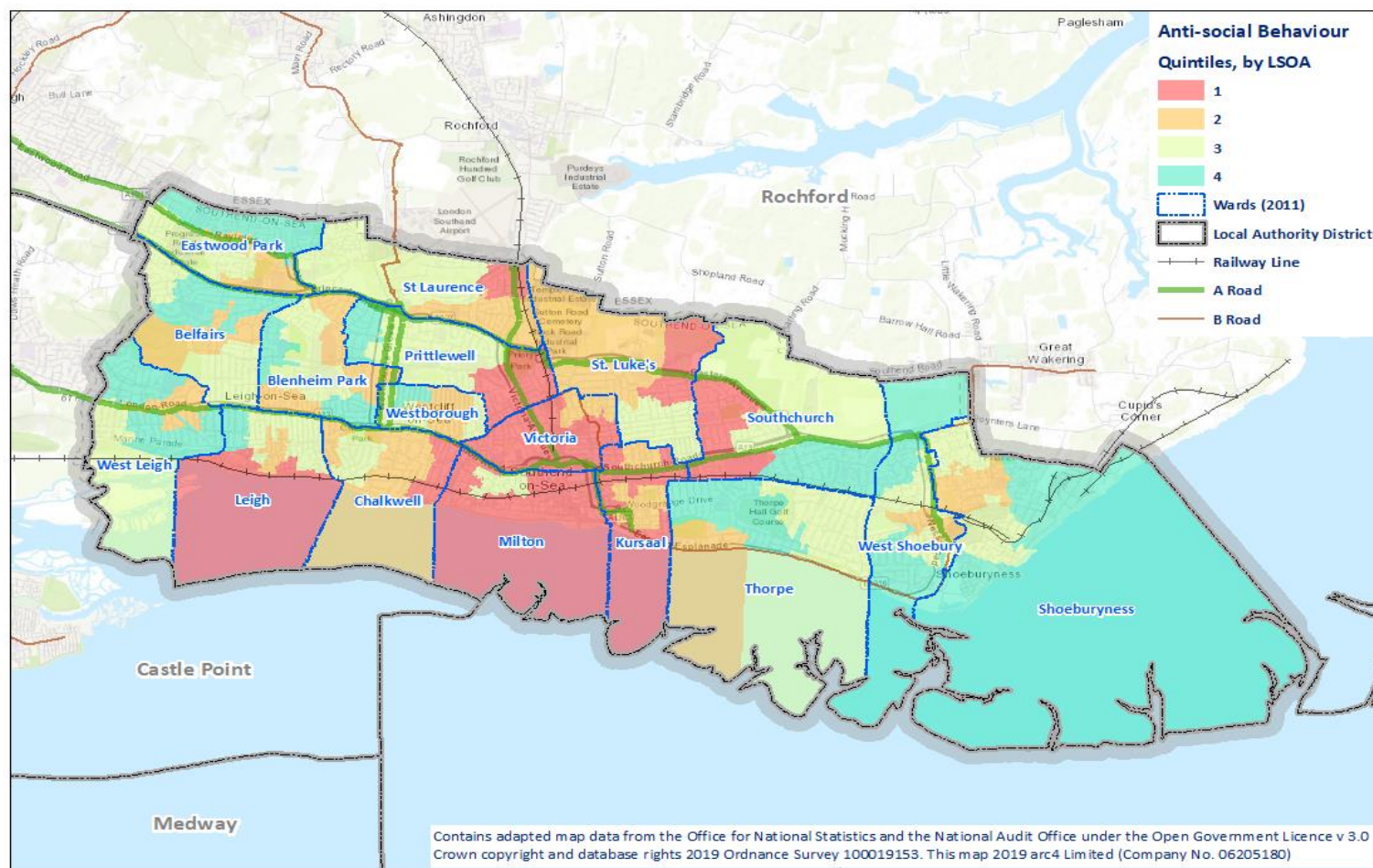
- 8.1 For each of the designations the quintile scores for each individual indicator have been added together to provide an overall score and these scores have then been ranked into quintiles; quintile 1 indicators are the worst performing locations for each designation. An accompanying Excel spreadsheet captures all of the data and scoring details.
- 8.2 Individual designations are considered below and identifiable through the Locations Map 8.1.

Map 8.1 **Locations**

Antisocial Behaviour

- 8.3 Map 8.2 illustrates the overall quintile score for each LSOA under the anti-social behaviour designation. The LSOAs with the highest levels of anti-social behaviour are widespread across Milton, Victoria, Kursaal and Leigh and in specific locations in Southchurch and Chalkwell and St Laurence.

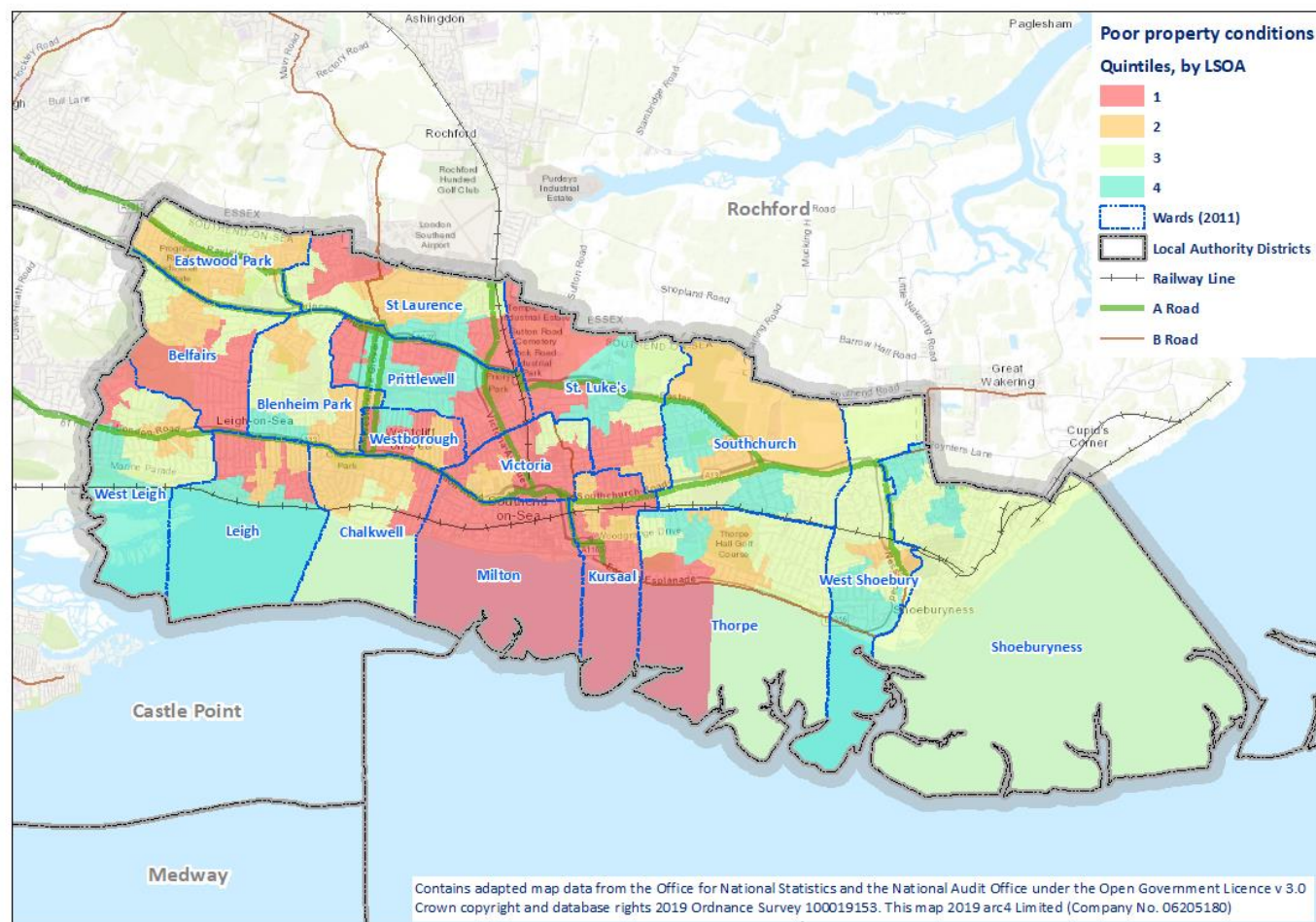
Map 8.2 Overall scores for anti-social behaviour



Poor property conditions

- 8.4 Map 8.3 illustrates the overall quintile score for each LSOA under the poor property conditions designation. The LSOAs with the poorest property conditions are widespread across Milton, Victoria, Kursaal and in specific locations in Leigh, Belfriars, Thorpe, Chalkwell, Prittlewell, St Laurence, St Lukes and Westborough.

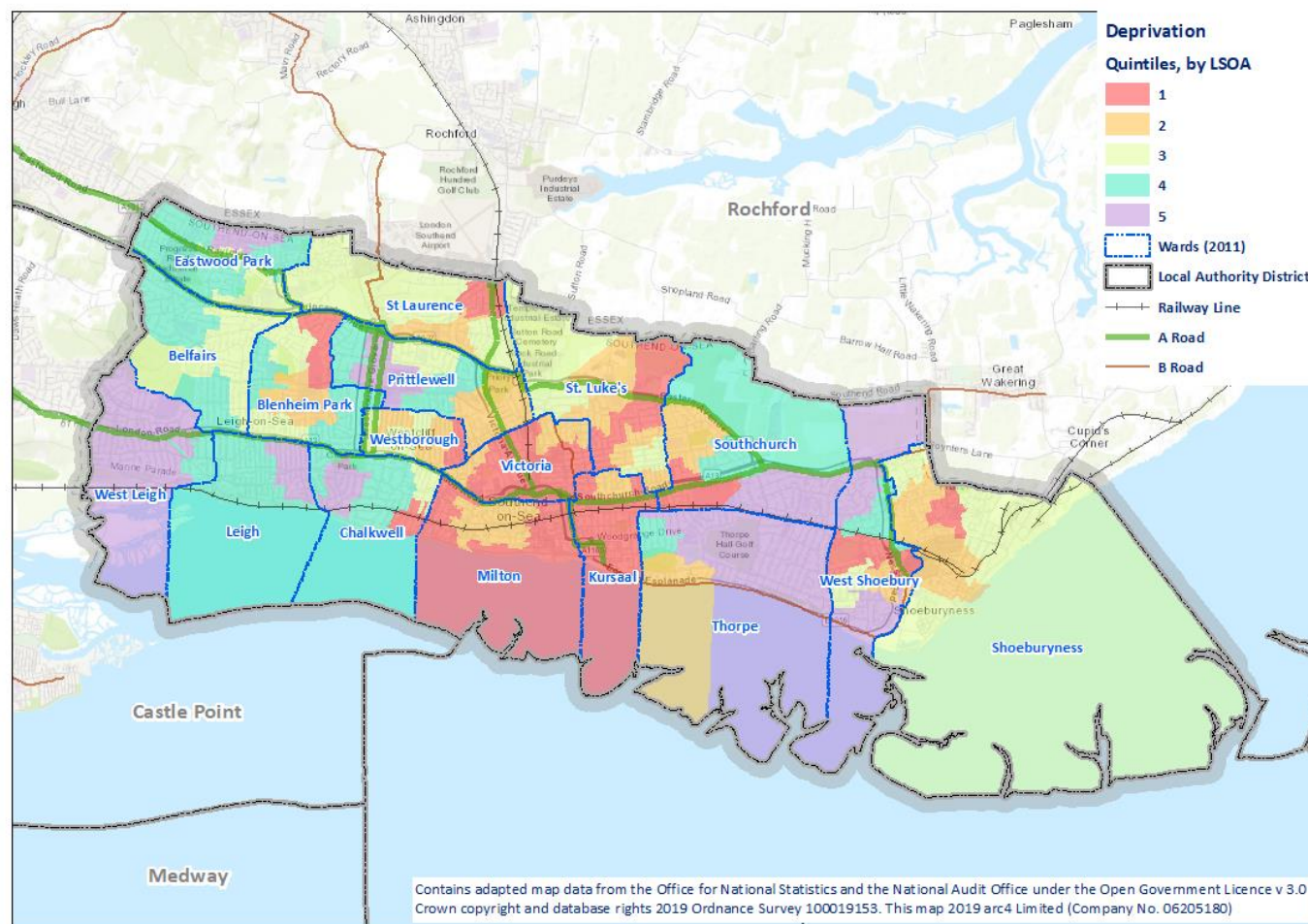
Map 8.3 Overall scores for property conditions



Deprivation

- 8.5 Map 8.4 illustrates the overall quintile score for each LSOA under the deprivation designation. The LSOAs with the highest levels of deprivation are widespread across Milton, Victoria and Kursaal and in specific locations in St Laurence, St Luke's, West Shoebury, Shoeburyness, Southchurch, Chalkwell, Westborough, and Blenheim Park.

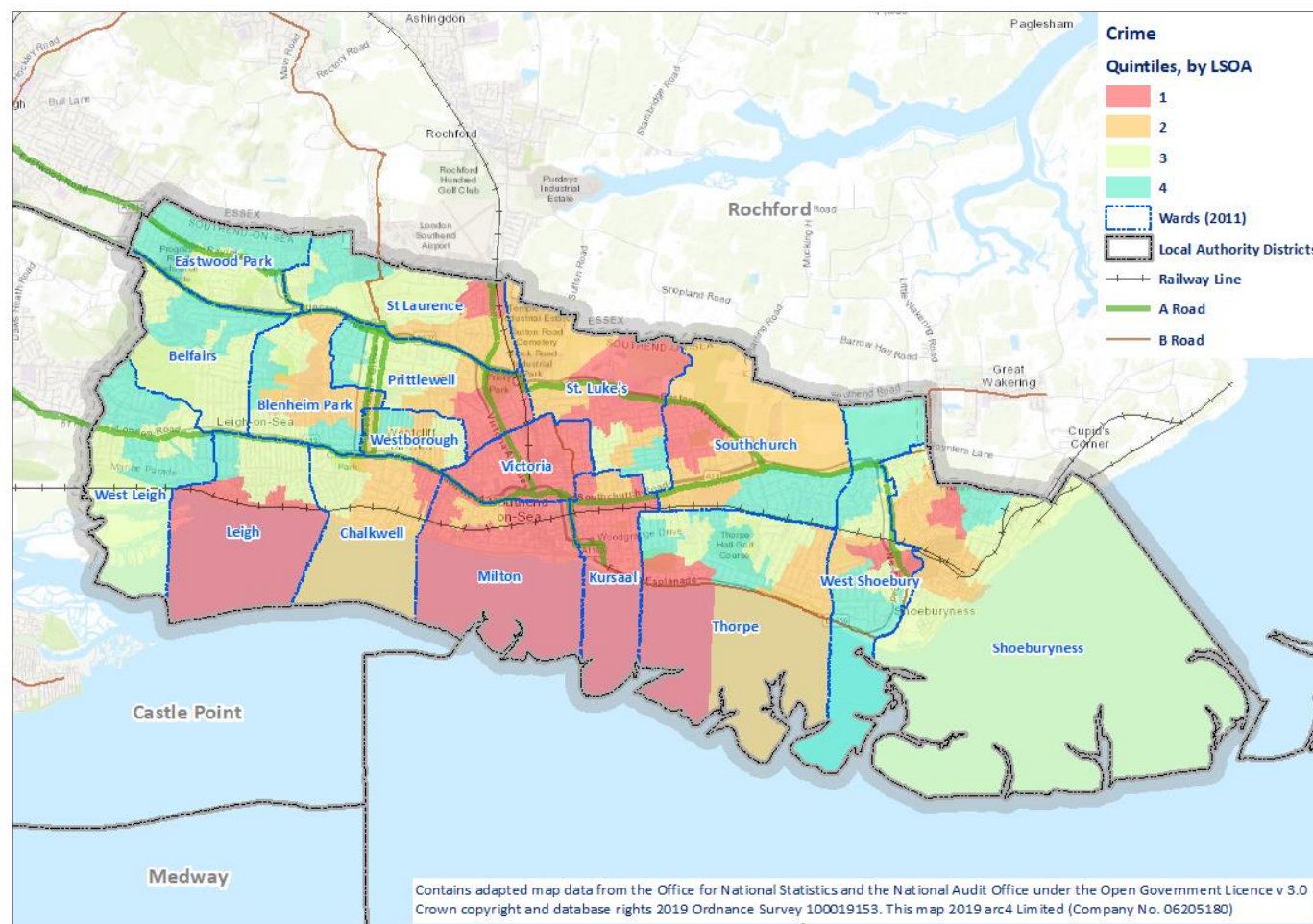
Map 8.4 Overall scores for deprivation



Crime

- 8.6 Map 8.5 illustrates the overall quintile score for each LSOA under the crime designation. The LSOAs with the highest levels of crime are widespread across Milton, Victoria, Kursaal and Leigh and in specific locations in St Lukes, Prittlewell, St Laurence Chalkwell, Thorpe, Shoeburyness and Southchurch.

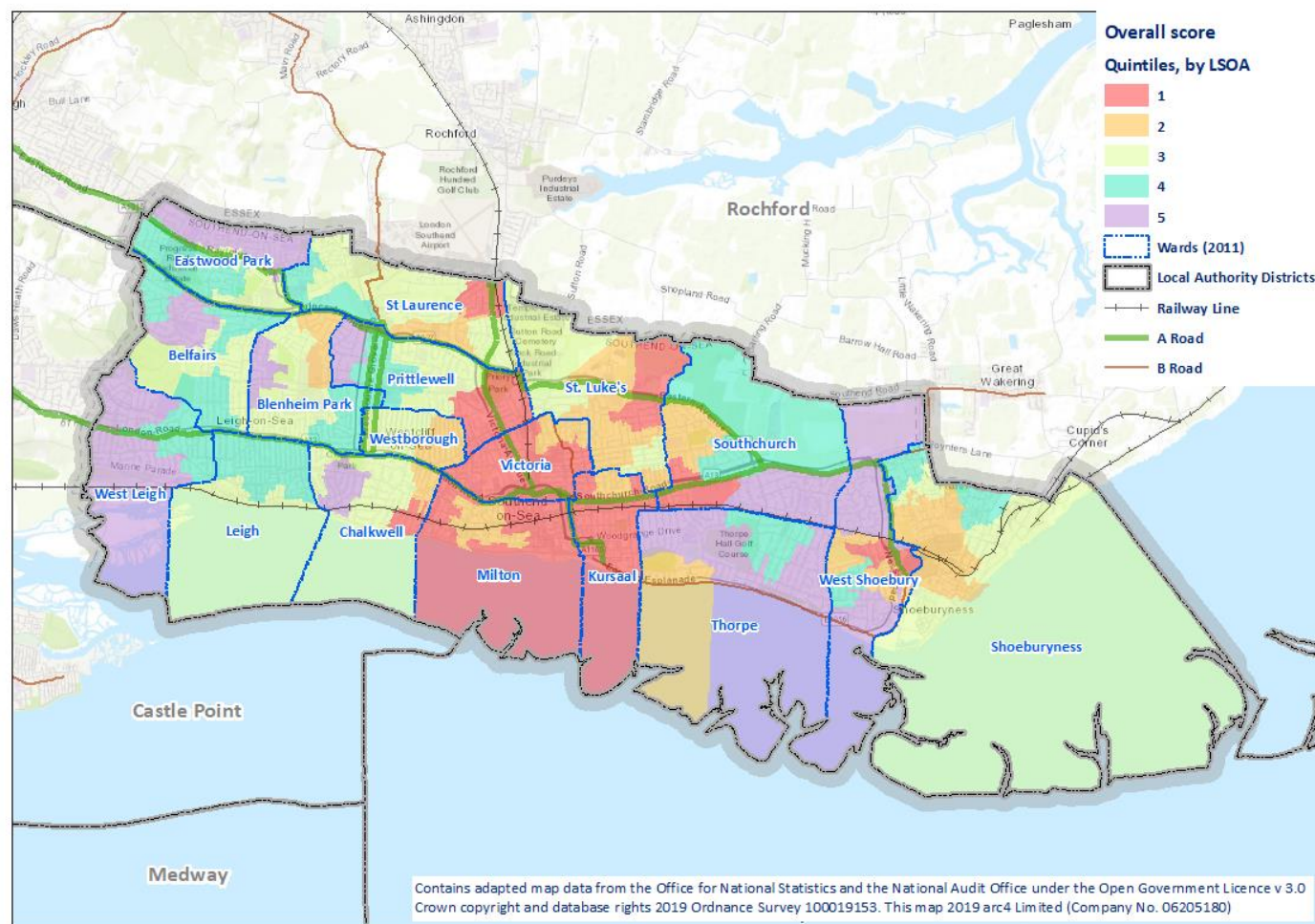
Map 8.5 Overall scores for crime



Overall scores

- 8.7 Map 8.6 illustrates an overall score for the study area by combining the final scores for each of the four designations and applying quintile scores to each LSOA. The LSOAs in quintile one is widespread in Milton, Kursaal and Victoria and in specific locations in St Laurence, St Lukes, Chalkwell, Prittlewell, Southchurch and West Shoebury.

Map 8.6 Overall scores for all four designations



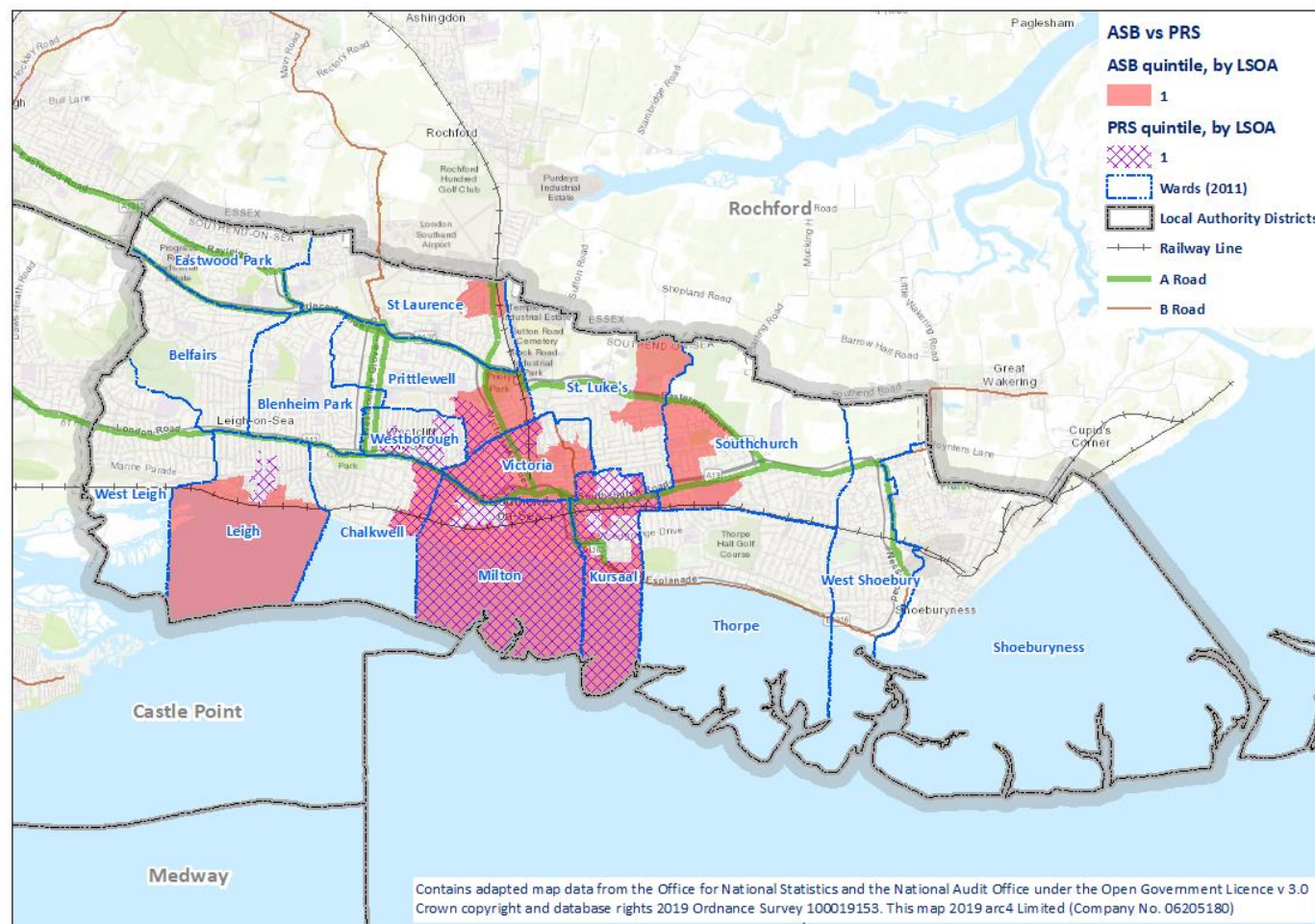
Correlations with the Private Rented Sector

- 8.8 The overall quintile scores for LSOAs identifies those LSOAs that are the most poorly performing for each of the designations and potentially the Council may wish to apply selective licensing here.
- 8.9 However, there is a requirement that before selective licensing is applied that those 'worst' performing locations (quintile 1) correlate with locations where the Private Rented Sector is also high.
- 8.10 The following maps consider this in more detail for each of the designations and then overall for all designations.

Anti-social behaviour

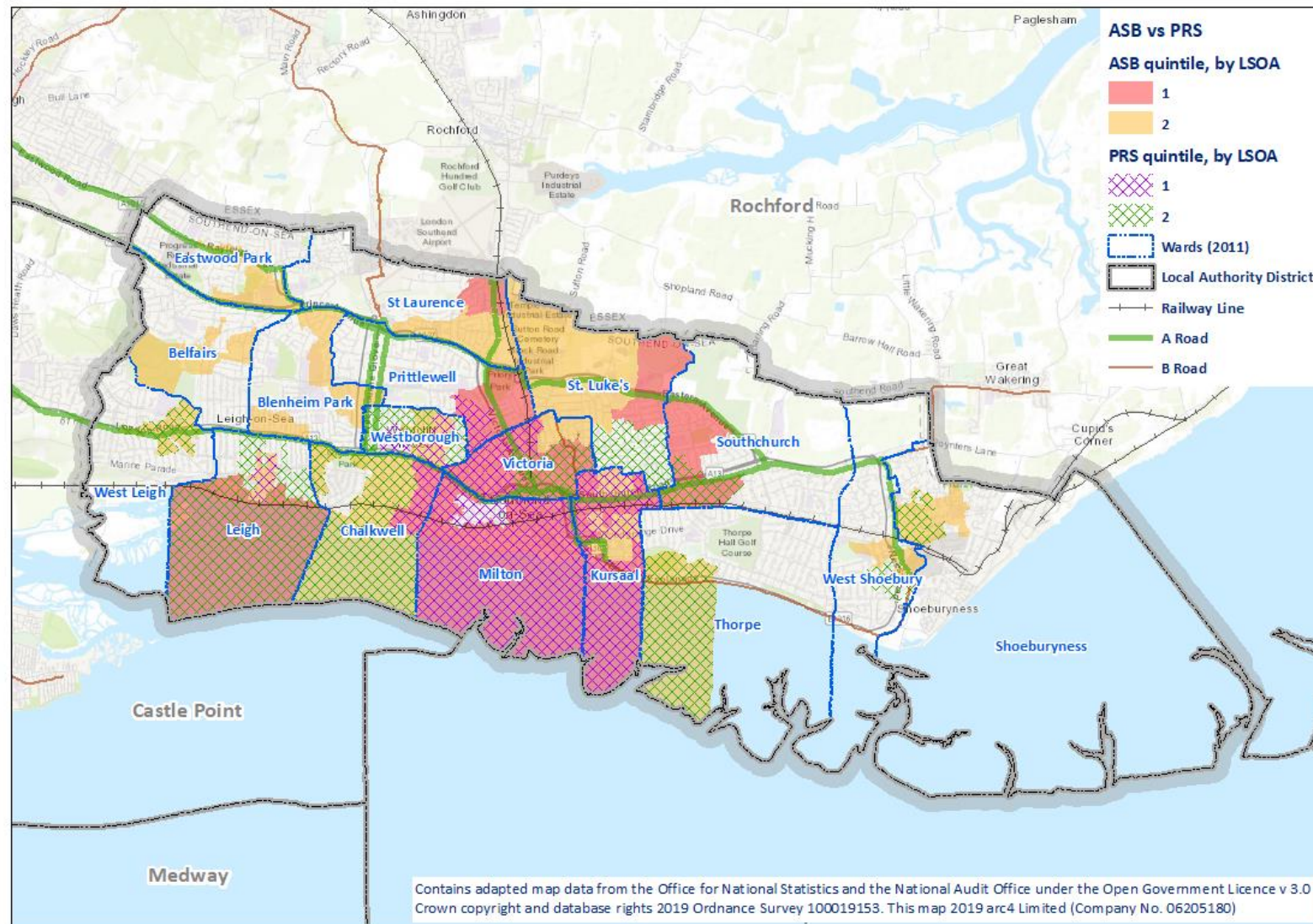
- 8.11 Map 8.7 shows those LSOAs in quintile 1 for antisocial behaviour and overlays quintile 1 PRS LSOAs. These locations have the highest levels of antisocial behaviour and the highest levels of PRS. This is widespread in Milton, Kursaal and Victoria and there are specific locations in Chalkwell, and Prittlewell.

Map 8.7 Anti-social behaviour quintile 1 LSOAs



8.12 Map 8.8 illustrates the same information but includes quintile 1 and 2 LSOAs and PRS.

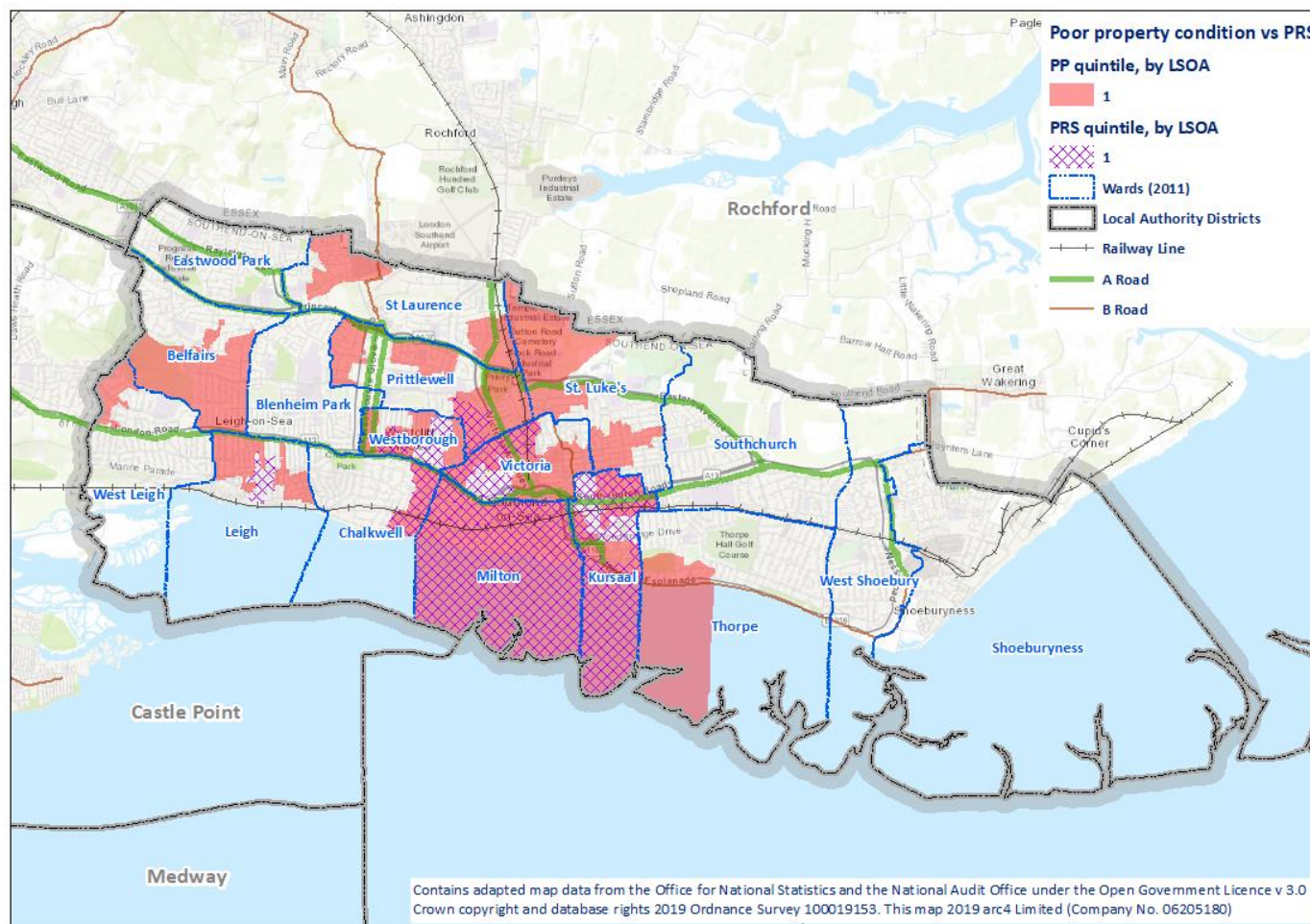
Map 8.8 Anti-social behaviour quintile 1 and 2



Poor property conditions

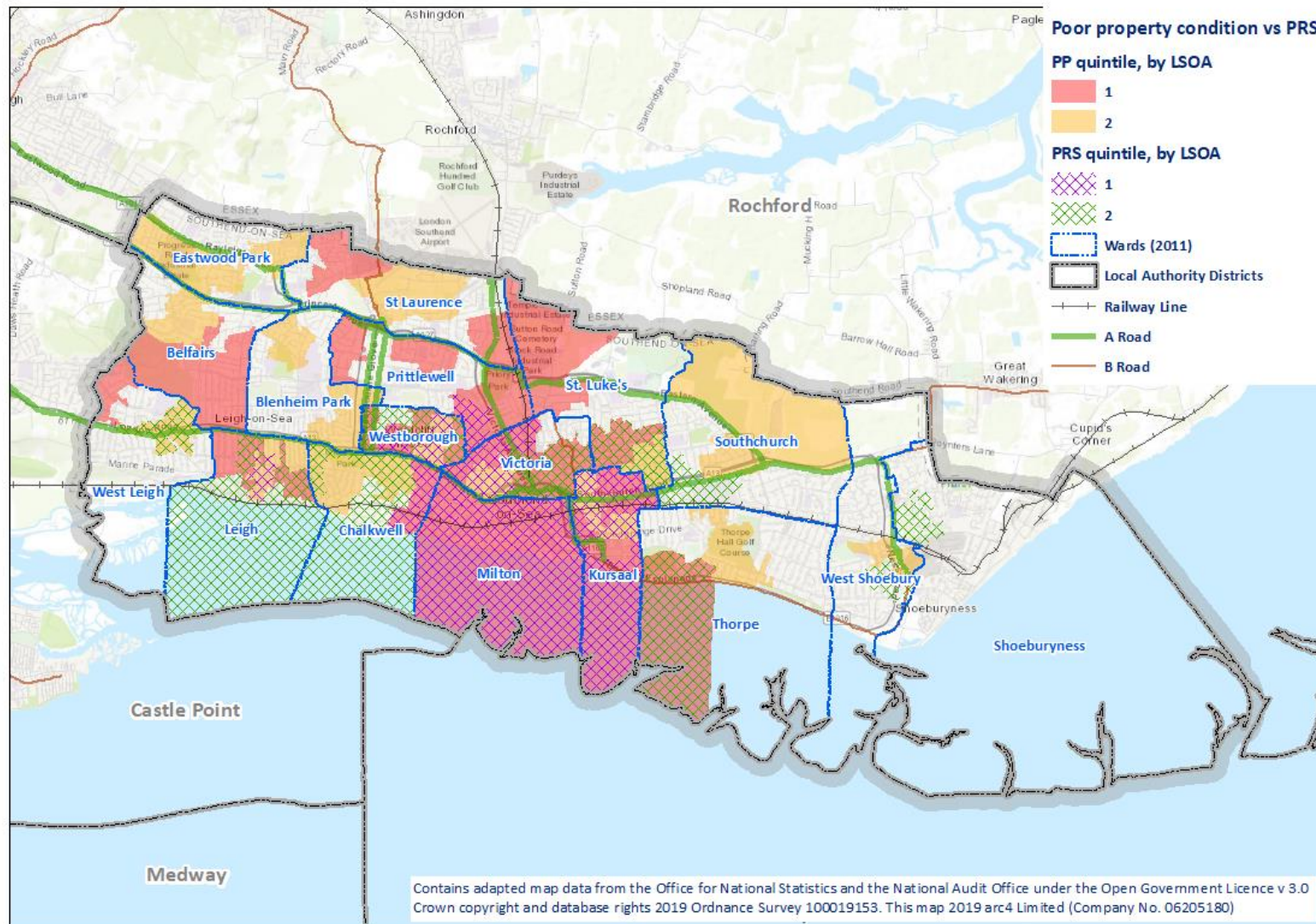
- 8.13 Map 8.9 shows those LSOAs in quintile 1 for poor property conditions and overlays quintile 1 PRS and LSOAs. These locations have the highest levels of poor property conditions and the highest levels of PRS. This is widespread in Milton, Kursaal and Victoria and there are specific locations in Chalkwell and Prittlewell.

Map 8.9 Poor property conditions quintile 1 LSOAs



8.14 Map 8.10 illustrates the same information but includes quintile 2 LSOAs and PRS.

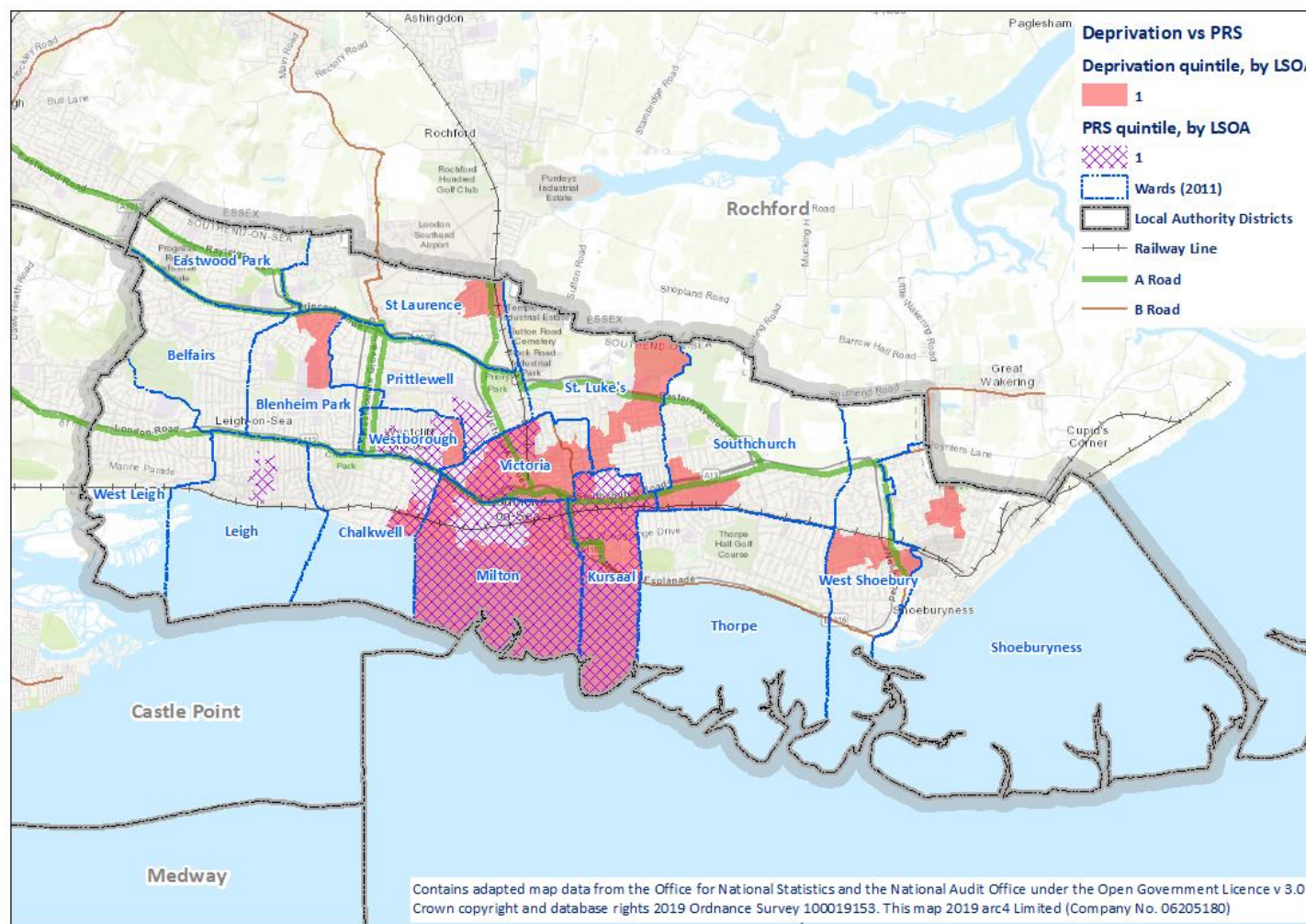
Map 8.10 Poor property conditions quintile 1 and 2 LSOAs



High level of deprivation

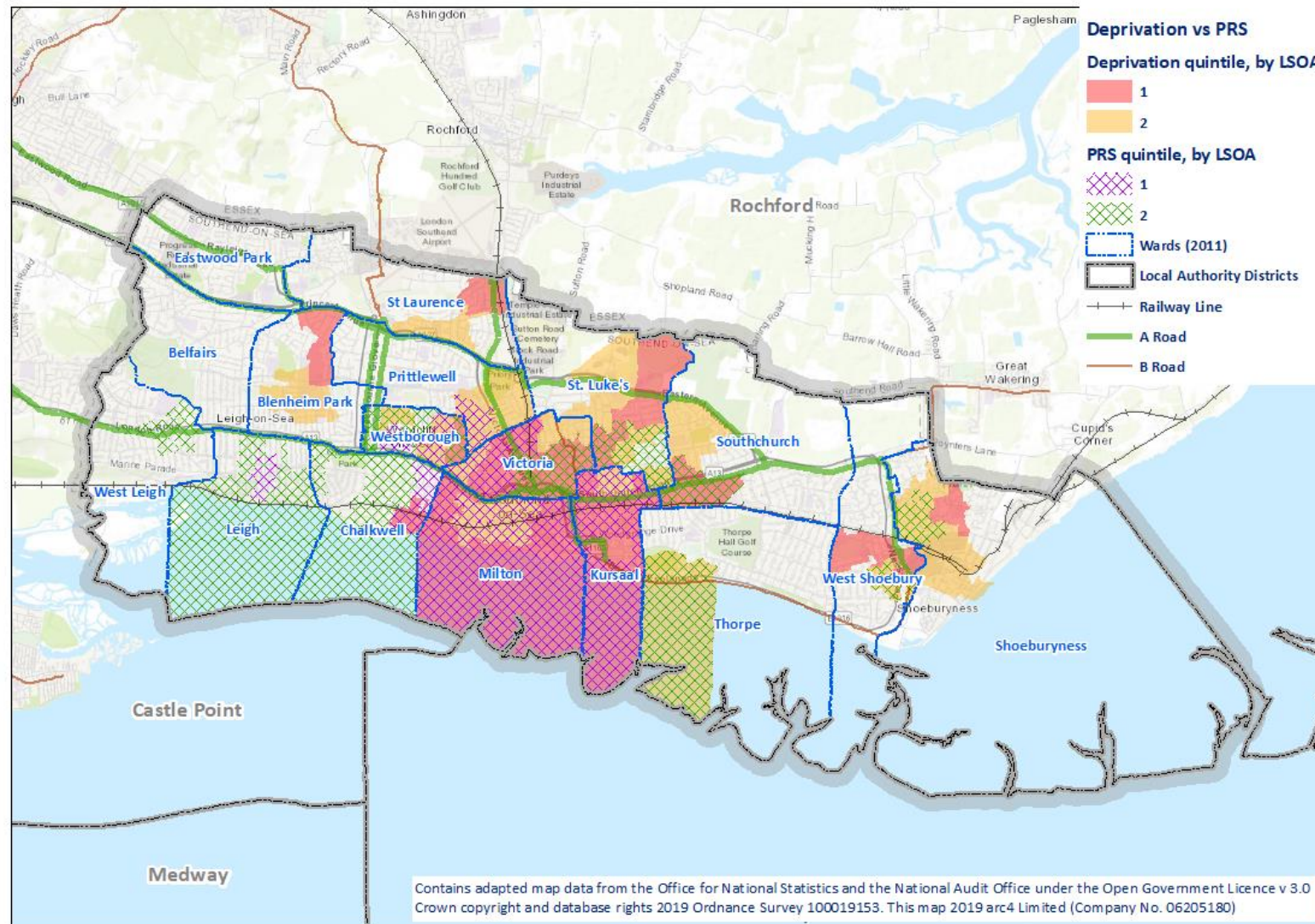
- 8.15 Map 8.11 shows those LSOAs in quintile 1 for deprivation and overlays quintile 1 PRS and LSOAs. These locations have the highest levels of deprivation and the highest levels of PRS. This is widespread in Milton, Kursaal and Victoria and there are specific locations in Chalkwell.

Map 8.11 Deprivation quintile 1 LSOAs



8.16 Map 8.12 illustrates the same information but includes quintile 2 LSOAs PRS.

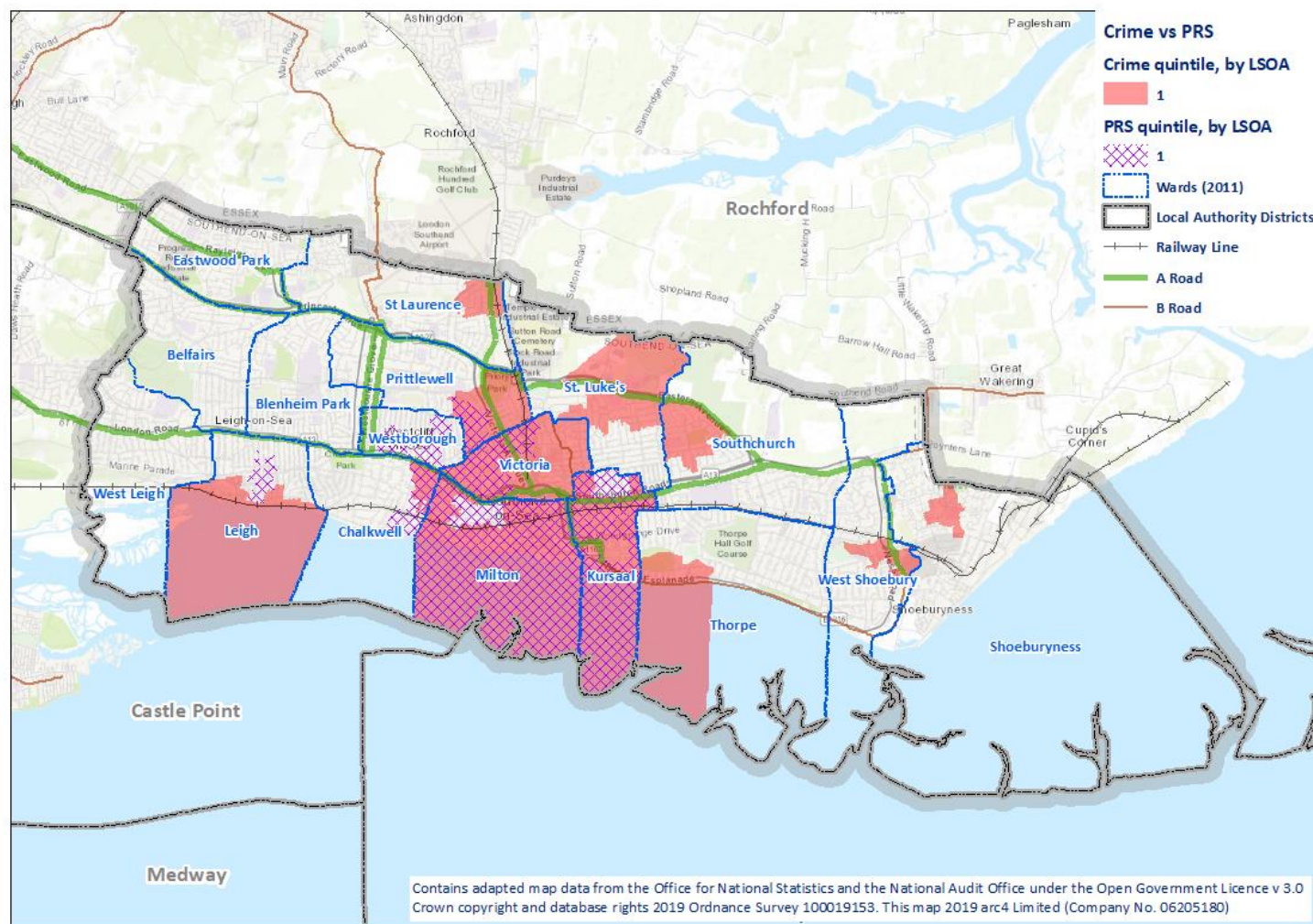
Map 8.12 Deprivation quintile 1 and 2 LSOAs



High levels of crime.

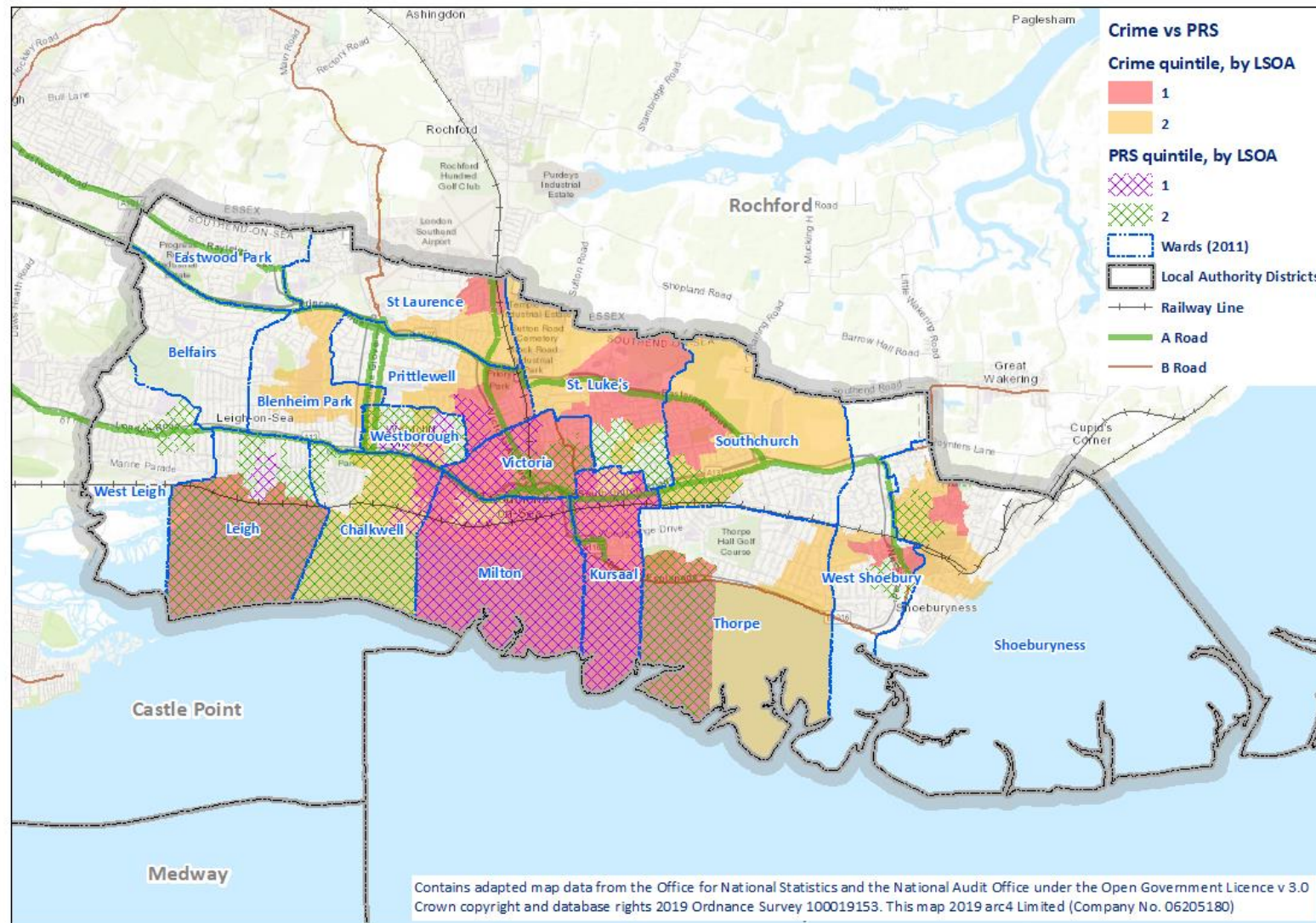
- 8.17 Map 8.13 shows those LSOAs in quintile 1 for levels of crime and overlays quintile 1 PRS and LSOAs. These locations have the highest levels of crime and the highest levels of PRS. This is widespread in Milton, Kursaal and Victoria and there are specific locations in Chalkwell.

Map 8.13 **Crime quintile 1 LSOAs**



8.18 Map 8.14 illustrates the same information but includes quintile 2 LSOAs for PRS.

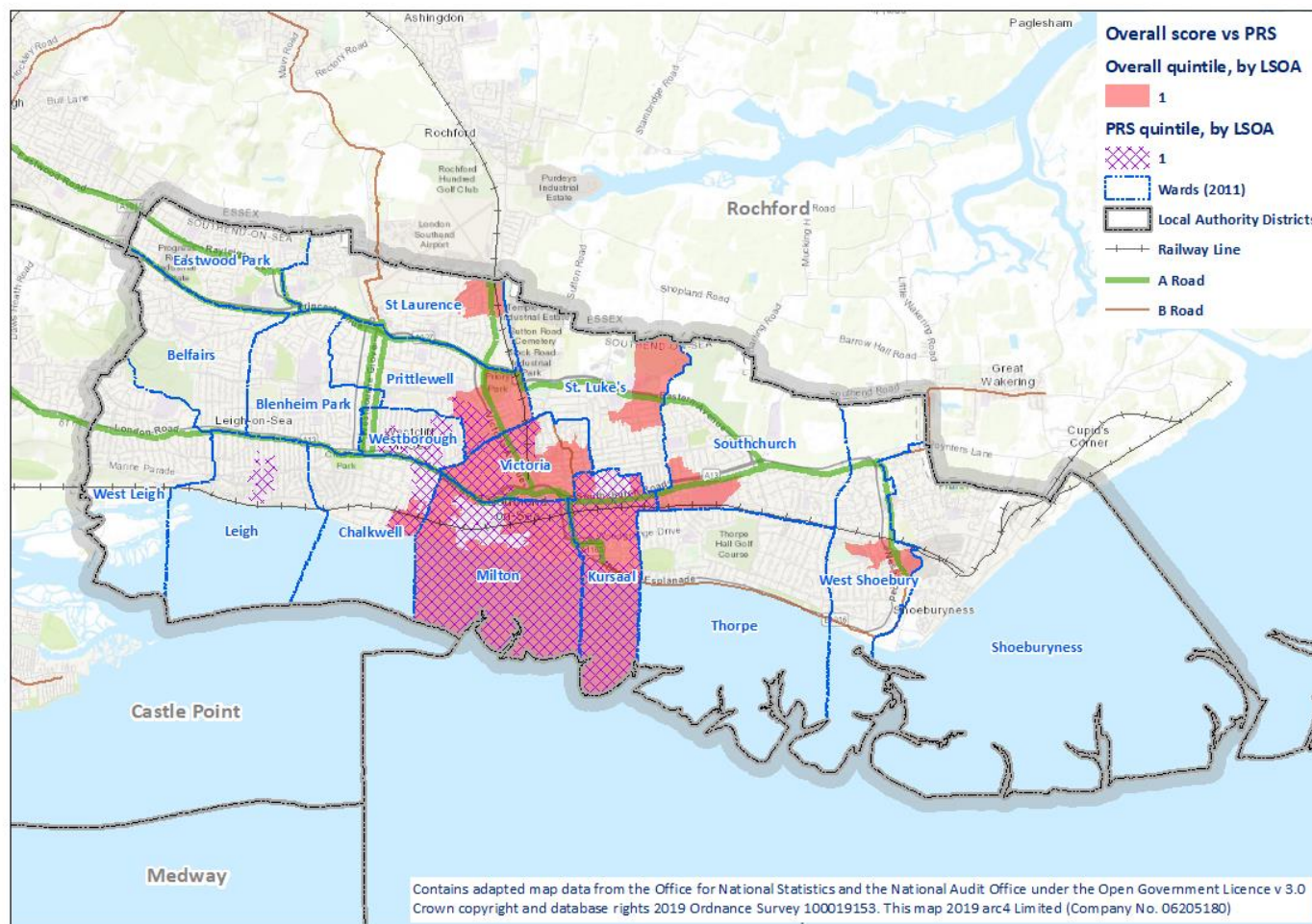
Map 8.14 Crime quintile 1 and 2 LSOAs



Overall scores

- 8.19 Map 8.15 shows those LSOAs in quintile 1 for all designations and overlays quintile 1 PRS and LSOAs. These locations are the worst performing locations for all four designations and have the highest levels of PRS. This is widespread in Milton, Kursaal and Victoria and there are specific locations in Chalkwell, and Prittlewell.

Map 8.15 Overall scores quintile 1 LSOAs



8.20 These LSOAs that have quintile 1 scores for PRS and overall designations are listed below and individual locations identified at street level in appendix 2.

Table 8.1 Overall scores quintile 1				
			Overall quintile score	PRS quintile
Southend-on-Sea 014C	E05002216	Kursaal	1	1
Southend-on-Sea 015B	E05002218	Milton	1	1
Southend-on-Sea 010B	E05002225	Victoria	1	1
Southend-on-Sea 014B	E05002216	Kursaal	1	1
Southend-on-Sea 015E	E05002218	Milton	1	1
Southend-on-Sea 014F	E05002216	Kursaal	1	1
Southend-on-Sea 014A	E05002216	Kursaal	1	1
Southend-on-Sea 015A	E05002218	Milton	1	1
Southend-on-Sea 012B	E05002214	Chalkwell	1	1
Southend-on-Sea 010E	E05002225	Victoria	1	1
Southend-on-Sea 015D	E05002218	Milton	1	1
Southend-on-Sea 004F	E05002219	Prittlewell	1	1
Southend-on-Sea 010F	E05002225	Victoria	1	1

8.21 The LSOAs where the overall score is quintile 1 with PRS either quintile 1 or 2 are listed below.

Table 8.2 Overall scores quintile 1 and 2				
			Overall quintile score	PRS quintile
Southend-on-Sea 014C	E05002216	Kursaal	1	1
Southend-on-Sea 015B	E05002218	Milton	1	1
Southend-on-Sea 010B	E05002225	Victoria	1	1
Southend-on-Sea 014B	E05002216	Kursaal	1	1
Southend-on-Sea 015E	E05002218	Milton	1	1
Southend-on-Sea 010A	E05002225	Victoria	1	2
Southend-on-Sea 010D	E05002225	Victoria	1	2
Southend-on-Sea 014F	E05002216	Kursaal	1	1
Southend-on-Sea 014A	E05002216	Kursaal	1	1
Southend-on-Sea 015A	E05002218	Milton	1	1
Southend-on-Sea 012B	E05002214	Chalkwell	1	1
Southend-on-Sea 010E	E05002225	Victoria	1	1
Southend-on-Sea 015D	E05002218	Milton	1	1
Southend-on-Sea 004F	E05002219	Prittlewell	1	1
Southend-on-Sea 009B	E05002223	Southchurch	1	2
Southend-on-Sea 010F	E05002225	Victoria	1	1

9. Potential scale of selective licensing

- 9.1 In conclusion, there are correlations between the LSOAs with above average Private Rented Sector levels and indicators that measure, high levels of crime, anti-social behaviour, property conditions and deprivation. Those locations where the overall score is in quintile 1 that correlate with high PRS (quintile 1 or 2) are potential locations to consider licensing.
- 9.2 In the previous report, we recommended that the Council develop a proposed licensing list of locations and identify whether it is less than 20% of the authority or PRS. Secretary of State approval is required for schemes that (taken together with other selective licensing schemes), cover more than 20% of the geographic area of the local authority concerned or would (taken together with other schemes), affect more than 20% of private rented sector homes in the area. The section tests the percentage of the market that would be accounted for if the Council licensed locations in quintile 1 (all designations) and quintile 1 locations for PRS as well as quintile 1 (all designations) and quintile 1 and 2 locations for PRS. The Council is keen to remain below the 20% threshold as the initial licensing will be treated as a pilot to monitor its potential impact.

Quintile 1 locations and quintile 1 PRS

- 9.3 Table 9.1 shows the LSOAs in quintile 1 overall and PRS in quintile 1 (the highest levels). In total the number of units accounted for in these LSOAs is 12,530. The total number of units in Southend-on-Sea is 81,750. This accounts for 15.3%.
- 9.4 The table also confirms that the number of PRS units included in quintile 1 locations and quintile 1 PRS; the total is 4,833. The census 2011 confirmed 16,439 units in the private rented sector (excluding living rent free). This accounts for 29.3%

			Overall quintile score	PRS quintile	No of units in LSOA *	No of PRS units **
014C	E05002216	Kursaal	1	1	1290	640
015B	E05002218	Milton	1	1	1140	497
010B	E05002225	Victoria	1	1	910	284
014B	E05002216	Kursaal	1	1	810	276
015E	E05002218	Milton	1	1	1060	473
014F	E05002216	Kursaal	1	1	1160	320
014A	E05002216	Kursaal	1	1	840	277
015A	E05002218	Milton	1	1	1020	484
012B	E05002214	Chalkwell	1	1	980	416
010E	E05002225	Victoria	1	1	940	281
015D	E05002218	Milton	1	1	940	409
004F	E05002219	Prittlewell	1	1	750	219
010F	E05002225	Victoria	1	1	690	257
TOTAL					12,530	4,833

Source: * 2019 VOA Dwelling stock

**Census 2011

Quintile 1 locations and quintile 1 and 2 PRS

- 9.5 Table 9.2 shows the LSOAs in quintile 1 overall and PRS in quintile 1 and 2. In total the number of units accounted for in these LSOAs is 16,310. The total number of units in Southend-on-Sea is 81,750. This accounts for 19.9%.
- 9.6 The table also confirms that the number of PRS units included in quintile 1 locations and quintile 1 PRS; the total is 5,573. The census 2011 confirmed 16,439 units in the private rented sector (excluding living rent free). This accounts for 34.2%

			Overall quintile score	PRS quintile	No of units*	No of PRS units**
Southend-on-Sea 014C	E05002216	Kursaal	1	1	1290	640
Southend-on-Sea 015B	E05002218	Milton	1	1	1140	497
Southend-on-Sea 010B	E05002225	Victoria	1	1	910	284
Southend-on-Sea 014B	E05002216	Kursaal	1	1	810	276
Southend-on-Sea 015E	E05002218	Milton	1	1	1060	473
Southend-on-Sea 010A	E05002225	Victoria	1	2	1690	256
Southend-on-Sea 010D	E05002225	Victoria	1	2	980	250
Southend-on-Sea 014F	E05002216	Kursaal	1	1	1160	320
Southend-on-Sea 014A	E05002216	Kursaal	1	1	840	277
Southend-on-Sea 015A	E05002218	Milton	1	1	1020	484
Southend-on-Sea 012B	E05002214	Chalkwell	1	1	980	416
Southend-on-Sea 010E	E05002225	Victoria	1	1	940	281
Southend-on-Sea 015D	E05002218	Milton	1	1	940	409
Southend-on-Sea 004F	E05002219	Prittlewell	1	1	750	219
Southend-on-Sea 009B	E05002223	Southchurch	1	2	1110	234
Southend-on-Sea 010F	E05002225	Victoria	1	1	690	257
TOTAL					16,310	5,573

Source: * 2019 VOA Dwelling stock

**Census 2011

- 9.7 If the council wishes to license below the 20% threshold it should license those LSOAs highlighted in table 9.1. This accounts for 19.7% of PRS properties in southend-on-Sea.
- 9.8 The council must now consider where it will apply selective licensing proposals
- 9.9 If the council decide that some locations should be designated, it must consider its overall strategic interventions and plans. Selective licensing is not a tool that can be used in isolation. The local authority will need to demonstrate how such a designation will be part of the overall strategic borough wide approach, how it fits with existing policies on:
- homelessness;
 - empty homes;
 - regeneration; and

- anti-social behaviour associated with privately renting tenants.
- 9.10 The council must also ensure that selective licensing complements other measures. It should only be used where existing measures alone are not sufficient to tackle the underlying housing problems of a specific area. Local authorities should 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.
- 9.11 The council will also have to demonstrate the role of other partners (if any), such as the police or social services, in ensuring the designation reaches its goal. It must show:
- it has considered whether there are any other courses of action available to them that might provide an effective method of achieving the objectives that the designation is intended to achieve; and
 - how the making of the designation will significantly assist the local housing authority in achieving its' objectives (whether or not in conjunction with those other measures).
- 9.12 Finally, if the council decide to pursue selective licensing, it will need to:
- take reasonable steps to consult persons who are likely to be affected by the designation; and
 - consider any representations made in accordance with the consultation.
- 9.13 The council will need to conduct a full consultation. This should include consultation of local residents, including tenants, landlords and where appropriate their managing agents and other members of the community who live or operate businesses or provide services within the proposed designation. It should also include local residents and those who operate businesses or provide services in the surrounding area outside of the proposed designation that will be affected. Local housing authorities should ensure that the consultation is widely publicised using various channels of communication.
- 9.14 Once the consultation has been completed the results should then be published and made available to the local community. This should be in the form of a summary of the responses received and should demonstrate how these have either been acted on or not, giving reasons.
- 9.15 **It is recommended that:**
- 9.16 The council consider those locations listed and agree for each:
- does it require intervention and if so, can an alternative to licensing be found; and
 - if not, what are the complementary activities and strategic approach for licensing.
- 9.17 Develop a proposed licensing list of locations
- 9.18 The authority should and develop an evidenced proposal for licensing. This should be a detailed document, incorporating the results of this study as well as the plans for the authority in line with MHCLG guidance.
- 9.19 Use the evidence as a basis for consultation and develop a consultation strategy for licensing.

Appendix 1: Definitions of total crime indicator

Total for all categories.

- *Anti-social behaviour*
Includes personal, environmental and nuisance anti-social behaviour.
- *Bicycle theft*
Includes the taking without consent or theft of a pedal cycle.
- *Burglary*
Includes offences where a person enters a house or other building with the intention of stealing.
- *Criminal damage and arson*
Includes damage to buildings and vehicles and deliberate damage by fire.
- *Drugs*
Includes offences related to possession, supply and production.
- *Other crime*
Includes forgery, perjury and other miscellaneous crime.
- *Other theft*
Includes theft by an employee, blackmail and making off without payment.
- *Possession of weapons*
Includes possession of a weapon, such as a firearm or knife.
- *Public disorder and weapons*
Includes offences which cause fear, alarm, distress or a possession of a weapon such as a firearm.
- *Public order*
Includes offences which cause fear, alarm or distress.
- *Robbery*
Includes offences where a person uses force or threat of force to steal.
- *Shoplifting*
Includes theft from shops or stalls.
- *Theft from the person*
Includes crimes that involve theft directly from the victim (including handbag, wallet, cash, mobile phones) but without the use or threat of physical force.
- *Vehicle crime*
Includes theft from or of a vehicle or interference with a vehicle.

- *Violence and sexual offences*

Includes offences against the person such as common assaults, grievous bodily harm and sexual offences.

Appendix 2: Street levels maps of quintile 1 locations with quintile 1 scores for Private Rented Sector

