

# Appendix 1

## Permission to consult on a further Discretionary Licensing Scheme

Safe, well managed private rented homes  
for all our residents

January 2015

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## 1. Summary

Brighton & Hove City Council values the private rented sector (PRS) and wants to see a strong, healthy and vibrant market. The sector has an important role in providing housing options for those not wishing or unable to consider home ownership or for those to whom social housing is not an option, as well as providing housing for the city's growing population.

## **2. Proposed area for consultation on a further Discretionary Licensing Scheme**

- Brunswick & Adelaide
- Central Hove
- East Brighton
- Goldsmid
- Preston Park
- Regency
- Westbourne

# Appendices

## **Appendix i) – Concentration Mapping of existing HMO applications in the six central Wards**

*1) Brunswick & Adelaide Ward*

*2) Central Hove Ward*

*3) Goldsmid Ward*

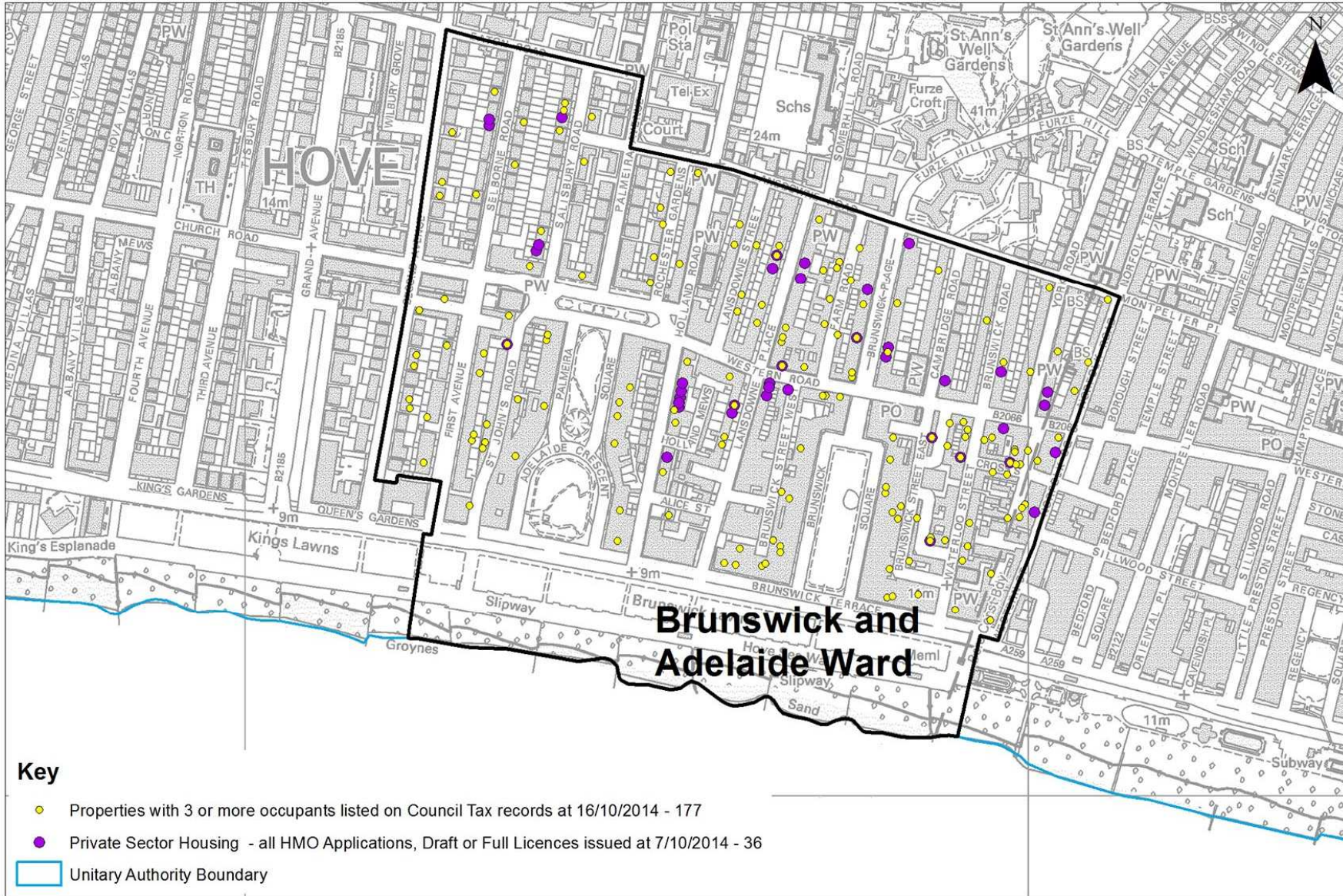
*4) Preston Park Ward*

*5) Regency Ward*

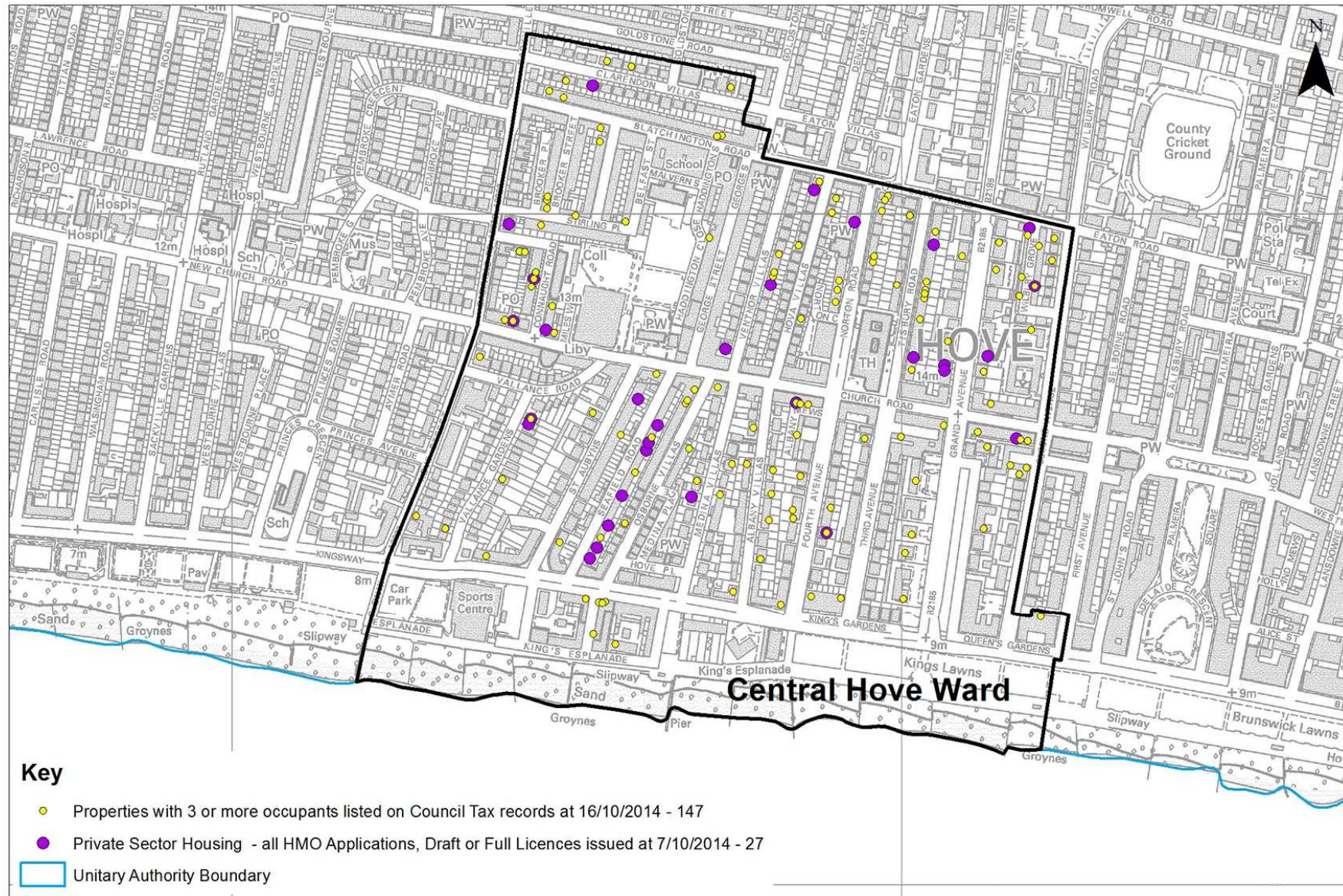
*6) Westbourne Ward*

*Source: B&HCC Planning*

HMO Licensing Review: Brunswick and Adelaide Ward - Private Rented Sector = 56%



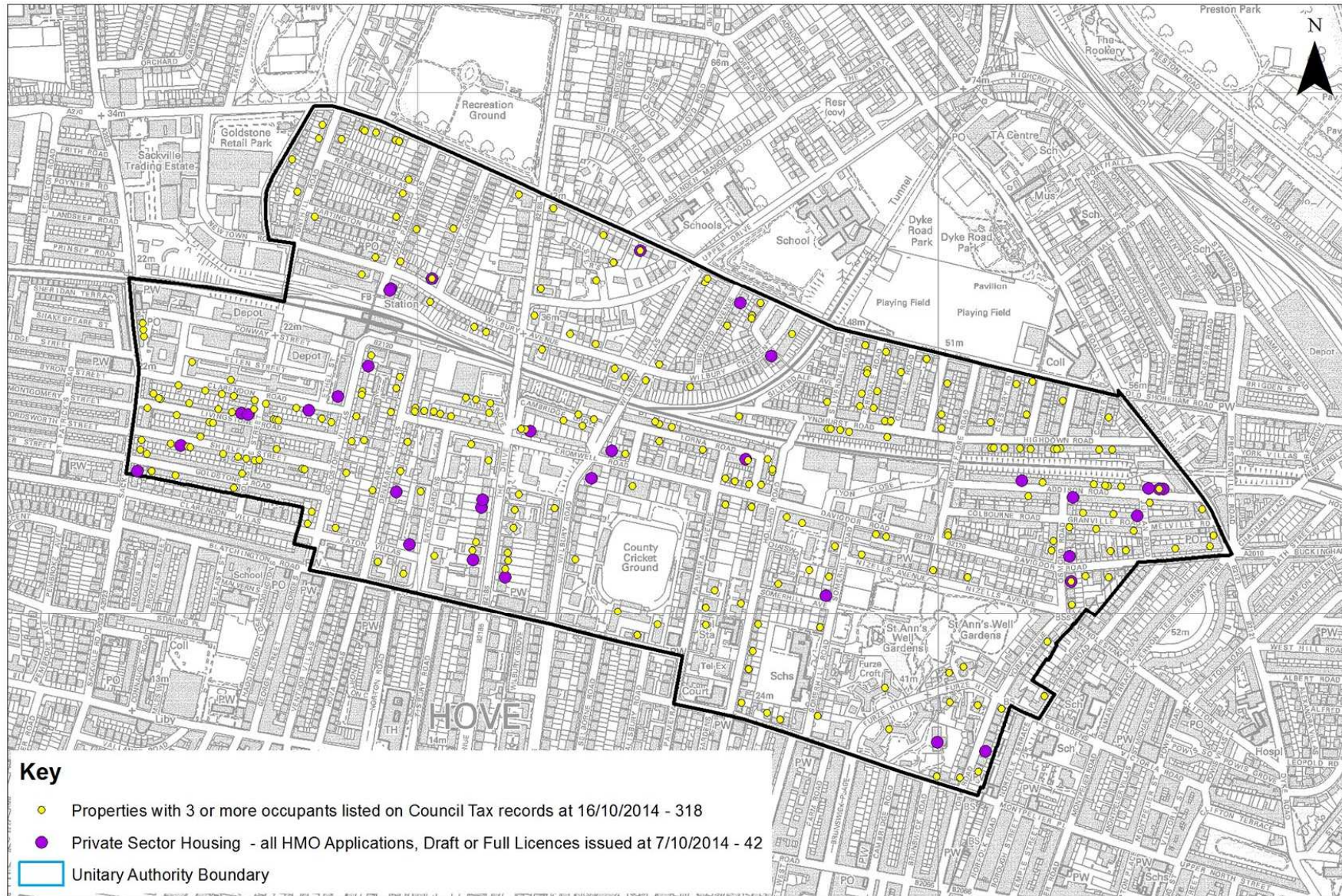
HMO Licensing Review: Central Hove Ward - Private Rented Sector = 50%



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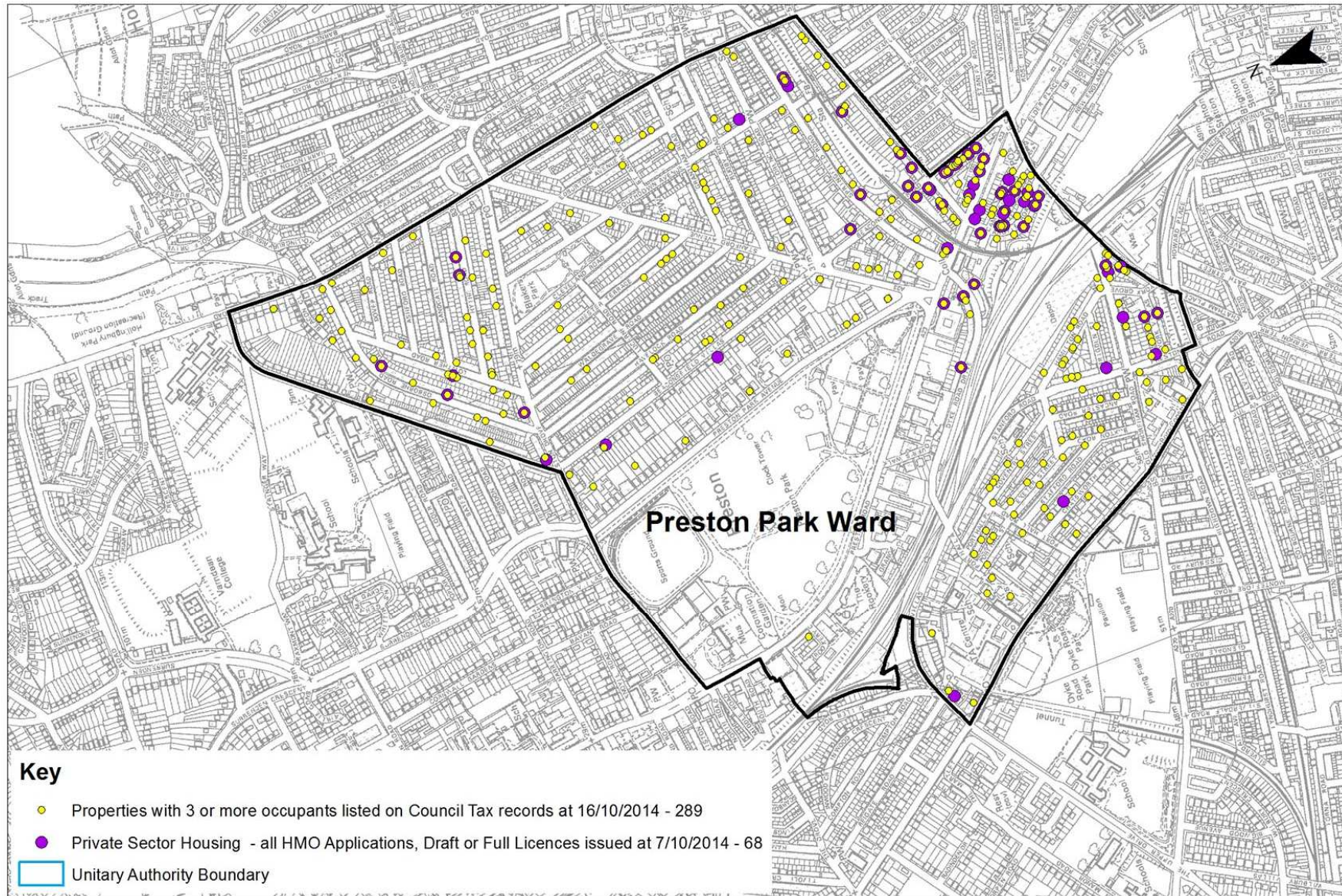
HMO Licensing Review: Goldsmid Ward - Private Rented Sector = 40%



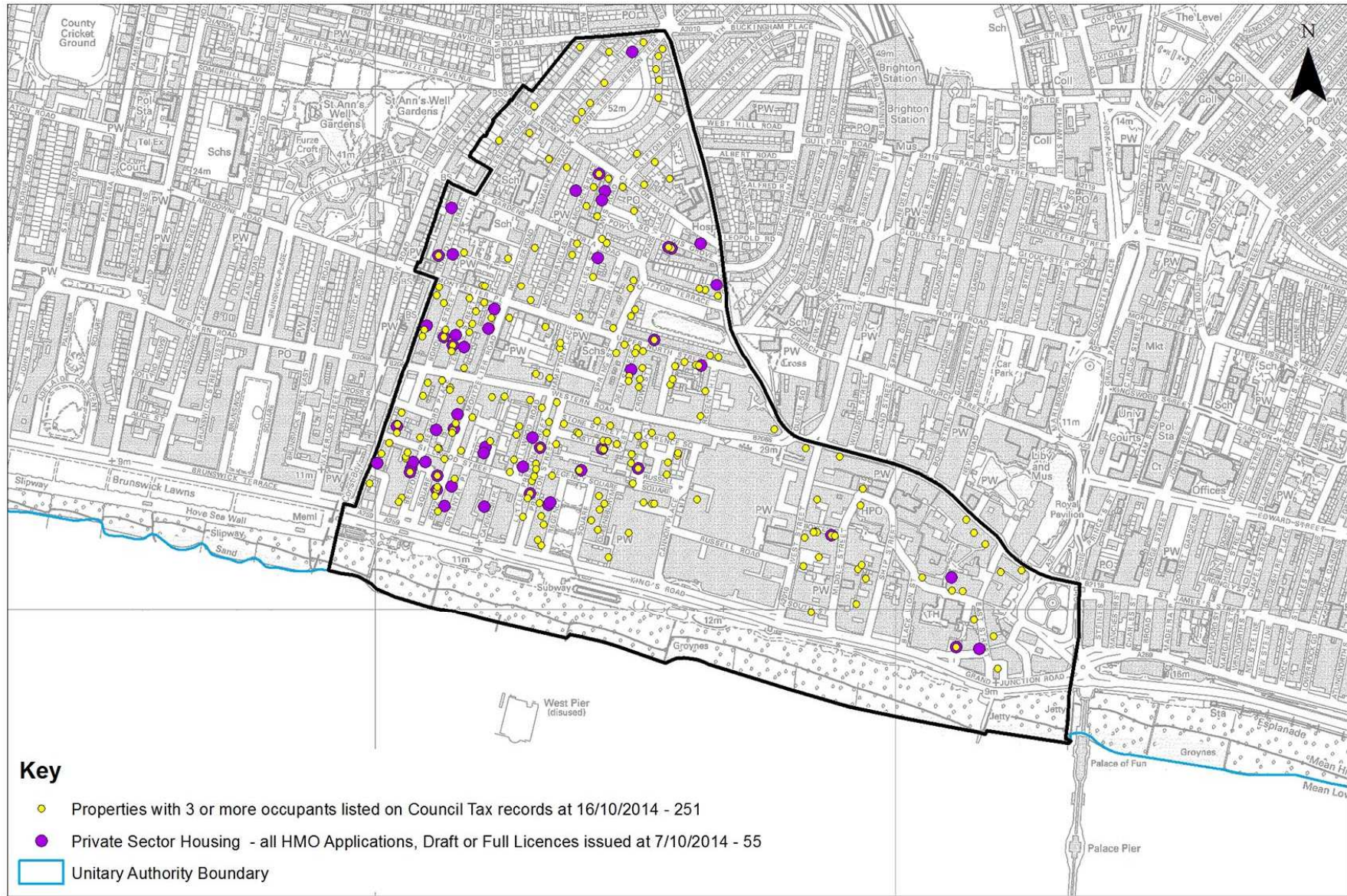
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Scale 1:9,000

HMO Licensing Review: Preston Park Ward - Private Rented Sector = 31%



HMO Licensing Review: Regency Ward - Private Rented Sector = 56%



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Scale 1:9,000

HMO Licensing Review: Westbourne Ward - Private Rented Sector = 31%



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## Appendix ii) – Commentary on maps

Information below and the mapping above seeks to identify proliferation of HMOs that may be subject to further discretionary licensing in the additional seven wards identified based on use of Council Tax data, Electoral Register and our existing mandatory licensing activity.

### Properties with 3 or more occupants listed on Council Tax records at 16/10/2014

	1		2	3	
	Total 3+ occupants	of which	Student exemptions	Adjusted Non-student exemptions (3 + surnames)	Neither 2 or 3
Brunswick & Adelaide	177		18	119	40
Central Hove	147		14	80	53
Goldsmid	318		10	194	114
Preston Park	289		68	124	97
Regency	251		58	141	52
Westbourne	152		6	72	74
East Brighton	267		42	108	117

(Yellow on map)

	4	5	6
	Total potentially licensable properties in Ward (2+3)	Current HMO Applications rcd, Draft or Full licences already issued	Revised total potentially licensable properties in Ward (2+3) - 5
Brunswick & Adelaide	137	36	101
Central Hove	94	27	67
Goldsmid	204	42	162
Preston Park	192	68	124
Regency	199	55	144
Westbourne	78	18	60
East Brighton	150	19	131

(Purple on map)

Source: B&HCC Council Tax

## Appendix iii) – Electoral Roll

The electoral roll was also consulted for occupancy numbers – results shown below.

### **Properties with 3 or more occupants listed on the Electoral Roll published 17/02/2014**

	<b>Total 3+ occupants</b>
Goldsmid	<b>327</b>
Preston Park	<b>306</b>
Brunswick & Adelaide	<b>249</b>
Regency	<b>248</b>
East Brighton	<b>233</b>
Central Hove	<b>185</b>
Westbourne	<b>185</b>

### **Electoral Roll and Council tax data**

The accuracy of the Electoral Roll and Council tax figures is dependent on occupiers having correctly declared and registered their occupancy with the respective BHCC department. The Electoral Roll excludes Non-EU and Non-Commonwealth residents in Brighton & Hove

### **Not Licensable accommodation:**

- University managed properties
- Council owned properties
- Housing Association/Registered Provider properties
- Hospital employee accommodation (East Brighton)

### **May not be licensable:**

- Single storey, self contained flats (these may not be licensable under proposed scheme)
- Hotels (licensable dependent upon of proportion of permanent /temporary residents)
- Language Schools (Licensable dependent upon length of stay)
- Hostels (Licensable dependent upon of proportion of permanent /temporary residents)

## Appendix iv) – Service Requests

**Private Sector Housing – full breakdown of service requests (para. 3.26 of the main report).**

**Service requests received between 1 April 2013 and 31 March 2014 – all wards.**

Ward	No. of Service Requests
St Peter's & North Laine	164
Hanover & Elm Grove	103
Moulsecoomb & Bevendean	100
Queens Park	93
Regency	88
Brunswick & Adelaide	81
Preston Park	64
Goldsmid	60
Hollingdean & Stanmer	59
Central Hove	53
Westbourne	49
East Brighton	43
Withdean	34
Wish	28
Hangleton & Knoll	23
South Portslade	23
Rottingdean	18
Hove Park	17
North Portslade	13
Patcham	7
Woodingdean	7
<b>Total 7 Wards</b>	<b>438</b>
Total Other Wards	689
<b>Total Requests</b>	<b>1127</b>
<b>7 Ward Average</b>	<b>63</b>
Other Wards Average	49

Source: B&HCC Private Sector Housing

## Appendix v) – Noise Complaints

Noise Complaints received by Environmental Health Team by Ward (para. 3.27 of the main report)

Noise Complaints by Ward - 1 April 2013 - 31 March 2014 – all wards.

Ward	Total	Music	Party	People noise - footsteps/talking /shouting	TV/Radio	Misc - all other Noise
St. Peter's & North Laine	349	145	62	62	1	79
Queen's Park	304	112	44	74	14	60
Regency	247	115	22	54	1	55
Hanover & Elm Grove	214	108	37	21	5	43
Hollingdean & Stanmer	181	63	20	51	6	41
East Brighton	174	56	17	42	4	55
Moulsecoomb & Bevendean	159	53	27	35	2	42
Brunswick & Adelaide	157	59	23	35	1	39
Goldsmid	155	51	16	29	6	53
Central Hove	127	42	14	37	1	33
Preston Park	124	50	22	27	1	24
Hangleton & Knoll	89	28	9	18	4	30
Rottingdean Coastal	62	13	2	9		38
South Portslade	62	23	3	9	1	26
Withdean	62	21	5	11	1	24
Patcham	60	12	10	10		28
Wish	58	18	3	16		21
Westbourne	51	15	7	9		20
Hove Park	44	9	3	5		27
Woodingdean	39	9	5	12	1	12
North Portslade	38	9	5	8		16
<b>Total 7 Wards</b>	<b>1035</b>	<b>388</b>	<b>121</b>	<b>233</b>	<b>14</b>	<b>279</b>
Total Other Wards	1721	623	235	341	35	487
<b>Total Complaints</b>	<b>2756</b>	<b>1011</b>	<b>356</b>	<b>574</b>	<b>49</b>	<b>766</b>
<b>7 Ward Average</b>	<b>148</b>	<b>55</b>	<b>17</b>	<b>33</b>	<b>2</b>	<b>40</b>
Other Ward Average	123	45	17	24	4	35

Source: B&HCC Environmental Health



## Appendix vi) – Refuse/Waste Complaints

– (para. 3.28 of the main report)

### Refuse/Waste Complaints by Ward - 1 April 2013 to 31 March 2014 – all wards -

Ward	Total	Foul-Residential e.g. drainage, dustbins	Public Health e.g. medical waste	Fly Tipping	Street Sweeping Litter
St. Peter's & North Laine	175	12	8	116	39
Moulsecoomb & Bevendean	99	14	16	51	18
Hanover & Elm Grove	95	2	3	57	33
East Brighton	83	4	11	52	16
Queen's Park	68	3	3	51	11
Regency	60	3	5	36	16
Hollingdean & Stanmer	55	1	6	32	16
Goldsmid	43	1	3	34	5
Preston Park	43	2	5	22	14
Westbourne	41	4	2	28	7
South Portslade	40	6	6	20	8
Patcham	38	3	2	26	7
Brunswick & Adelaide	32	1	3	20	8
Central Hove	30	1	1	20	8
Hangleton & Knoll	30	8	8	13	1
Woodingdean	26	4	7	12	3
Rottingdean Coastal	23	4	4	10	5
Withdean	23	1	2	14	6
North Portslade	19	1	1	15	2
Wish	18	3	1	12	2
Hove Park	11		2	7	2
<b>Total 7 Wards</b>	<b>332</b>	<b>16</b>	<b>30</b>	<b>212</b>	<b>74</b>
Total Other Wards	720	62	69	436	153
<b>Total Complaints</b>	<b>1052</b>	<b>78</b>	<b>99</b>	<b>648</b>	<b>227</b>
<b>7 Ward Average</b>	<b>47</b>	<b>2</b>	<b>4</b>	<b>30</b>	<b>11</b>
Other Wards Average	51	5	5	31	11

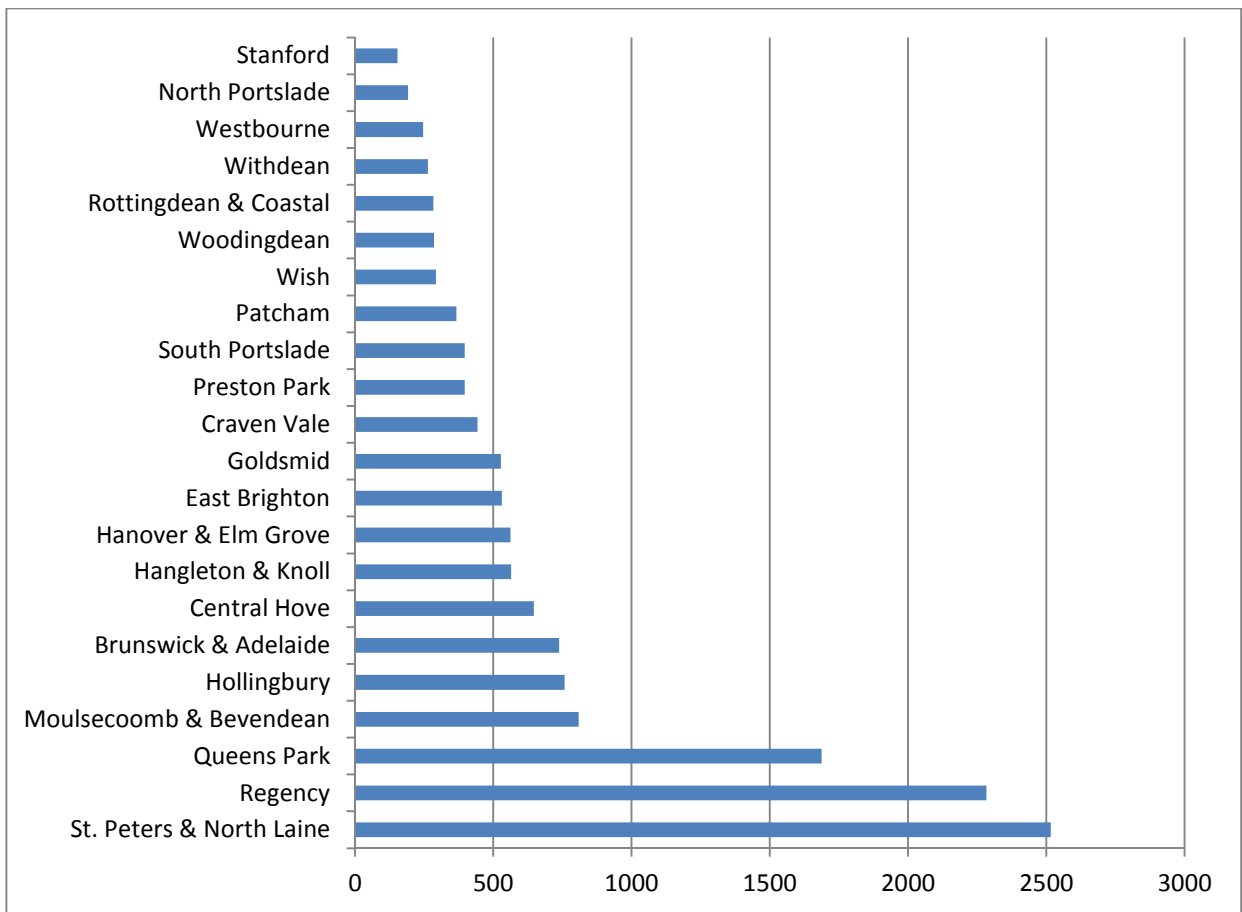
Source: B&HCC Environmental Health & City Clean

**Appendix vii) - Anti Social Behaviour complaints by Ward**  
(para. 3.29 of the main report).

**Anti Social Behaviour (ASB) incidents reported by Sussex Police - 1 April 2013 to 31 March 2014 – all wards.**

<b>Ward</b>	<b>Total</b>
St. Peters & North Laine	2516
Regency	2283
Queens Park	1687
Moulsecoomb & Bevendean	809
Hollingbury	758
Brunswick & Adelaide	738
Central Hove	647
Hangleton & Knoll	564
Hanover & Elm Grove	562
East Brighton	531
Goldsmid	527
Craven Vale	443
Preston Park	397
South Portslade	397
Patcham	367
Wish	293
Woodingdean	286
Rottingdean & Coastal	283
Withdean	263
Westbourne	246
North Portslade	192
Stanford	154
Total 7 Wards	5369
Total Other Wards	9574
<b>Total</b>	<b>14943</b>
7 Ward Average	767
Other Ward Average	638

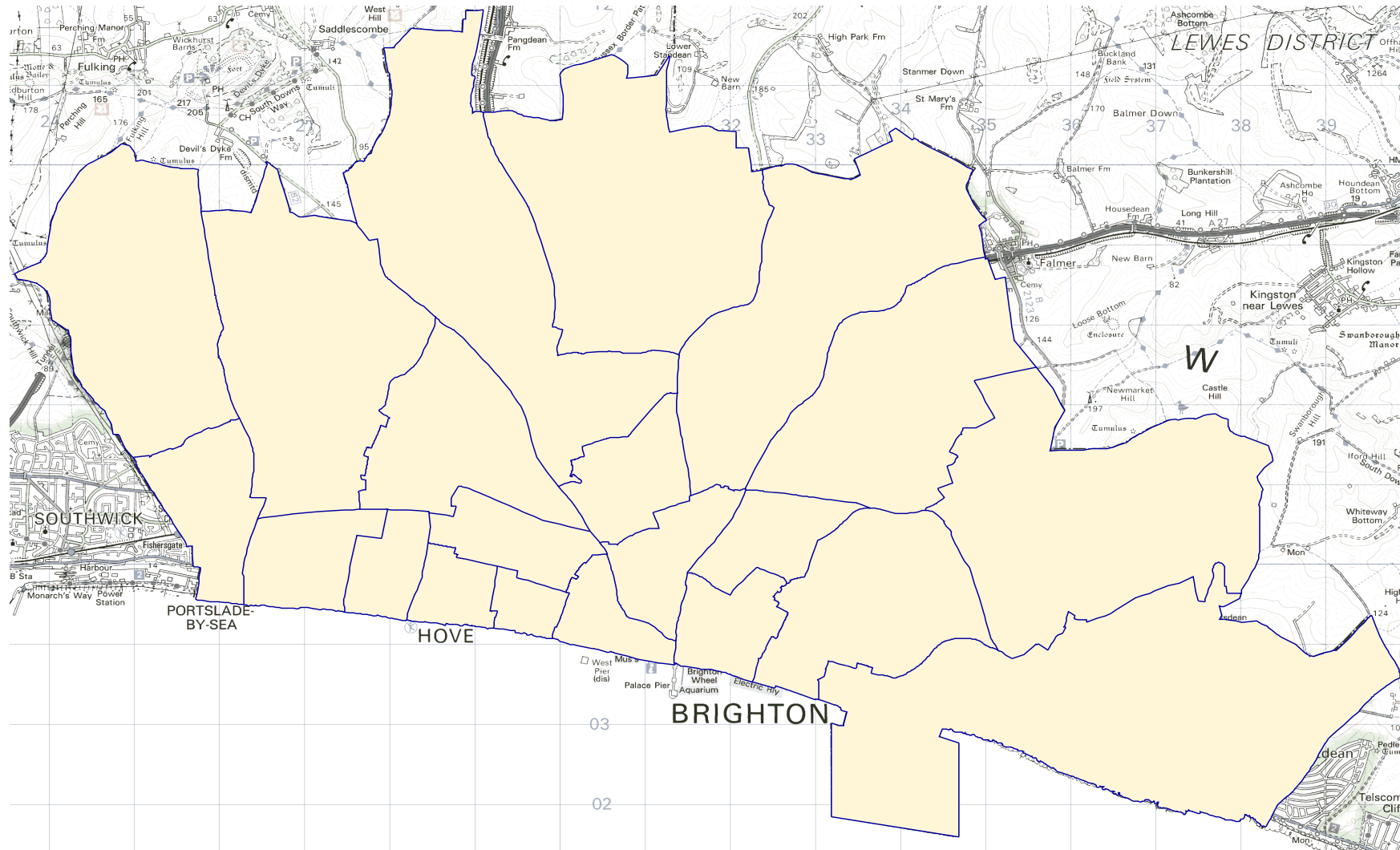
Source: Sussex Police



Source: Sussex Police

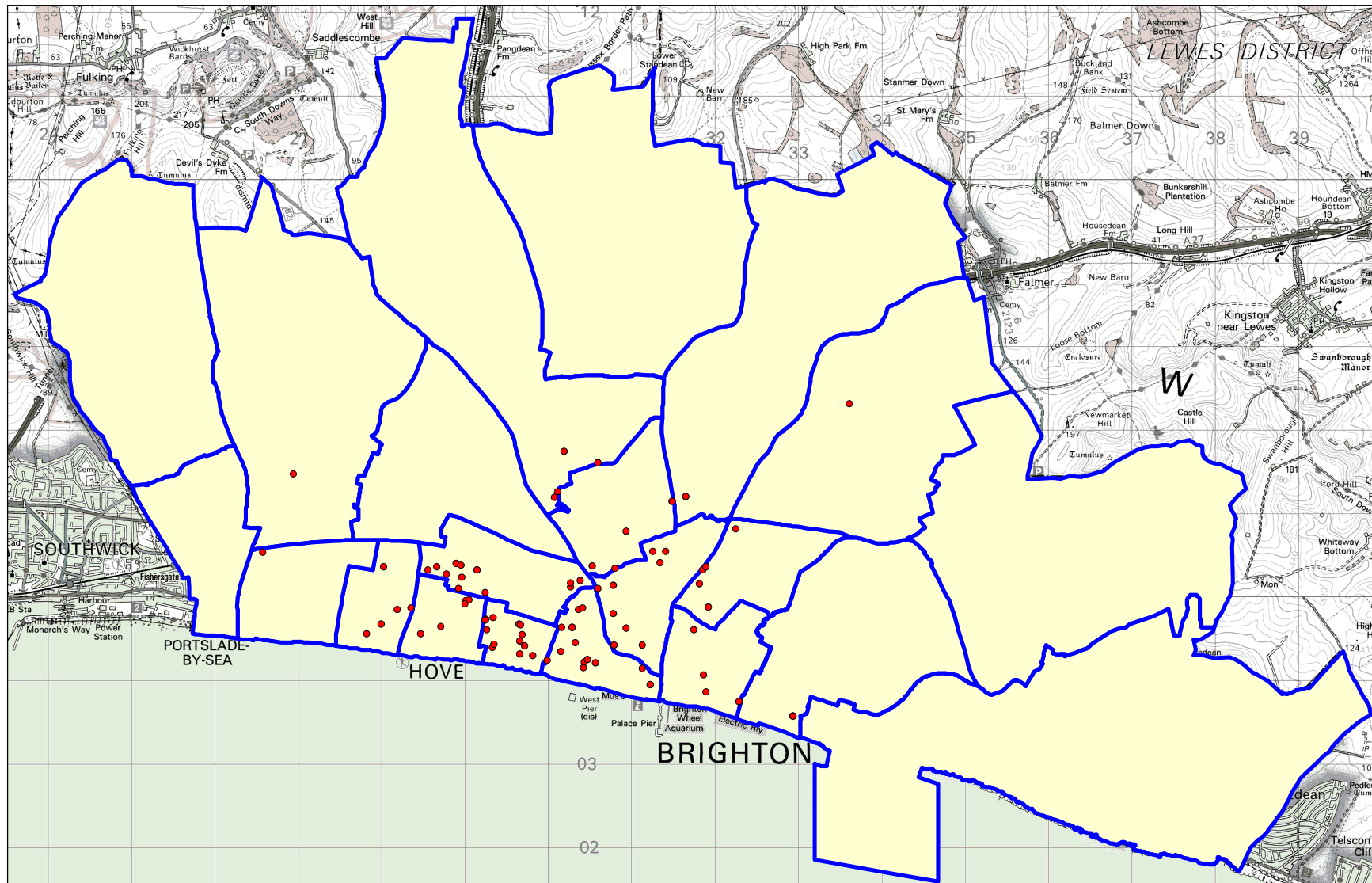
## Appendix viii) – East Sussex Fire & Rescue Service Mapping of Dwelling Fires

Mapping of the spread of the 244 dwelling fires graphically across Brighton and Hove wards (Apr 2013 – Mar 2014) - as reported in 3.31 of Report



Source: East Sussex Fire & Rescue Service

Mapping of dwelling fires in HMOs across Brighton and Hove wards (April 2013 – March 2014) - as reported in 3.32



Source: East Sussex Fire & Rescue Service

**Appendix ix) - Mandatory and Special Conditions Applied**  
relates to para. 3.14 in the main report.

**There are 8 mandatory conditions which are applied to each HMO Licence All Extra (Non-Mandatory) Conditions Applied**

**Special (unique) Conditions applied between 1 November 2012 to 30 November 2014**  
(i.e required in addition to the 8 Mandatory conditions)

	Hanover & Elm Grove	Hollingdean & Stanmer	Moulsecoomb & Bevendean	Queen's Park	St. Peter's & North Laine	Total Conditions
1. Additional Facilities	182	98	308	32	102	722
2. Electrical Reports	7	6	17	1	5	36
3. Enlargement of Bedrooms	12	17	115	2	3	149
4. Fire Alarms	415	162	558	65	283	1483
5. Gas Certificates	6	4	17	2	3	32
6. Loft Insulation	293	93	365	39	180	970
7. Management Repairs	388	137	493	65	264	1347
8. Other Fire Works	543	180	634	91	370	1818
9. Structural Fire Works	497	163	613	80	343	1696
10. Ventilation	243	83	340	34	142	842
11. Electrical Works	184	73	256	31	115	659
12. Enlargement of Kitchens	14	3	35	1	4	57
<b>Total</b>	<b>2784</b>	<b>1019</b>	<b>3751</b>	<b>443</b>	<b>1814</b>	<b>9811</b>

The above table shows the separate condition types applied to licensable properties N.B. one or more conditions could apply to an individual property.

**Top 5 Special Conditions Applied between 1 November 2012 to 30 November 2014**

	Hanover & Elm Grove	Hollingdean & Stanmer	Moulsecoomb & Bevendean	Queen's Park	St. Peter's & North Laine	Total Conditions
Other Fire Works	543	180	634	91	370	1818
Structural Fire Works	497	163	613	80	343	1696
Fire Alarms	415	162	558	65	283	1483
Management Repairs	388	137	493	65	264	1347
Loft Insulation	293	93	365	39	180	970

The above table shows the separate condition types applied to licensable properties N.B. one or more conditions could apply to an individual property.

## Appendix x) Public Health Data

Poor housing conditions arising from homelessness, living in unsuitable temporary accommodation, overcrowding, housing insecurity and housing in poor physical condition present risks to health (Marmot 2010). Figure 1 illustrates the impact over a wide range of health and related outcomes.

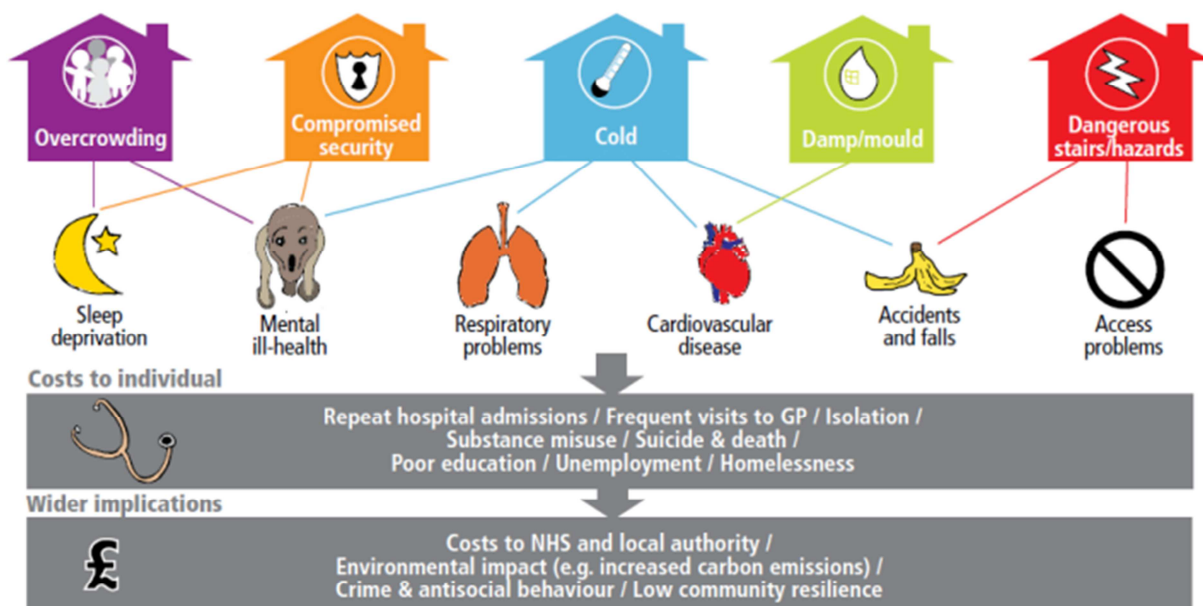


Figure 1: the relationship between poor housing and health outcomes

Source: Annual Report of the

Source: Brighton & Hove Annual Report of the Director of Public Health 2011

In a review by Barratt C, Kitcher C, Stewart J (2014) research highlighted the relationship between mental health problems and HMOs. HMOs may pose a greater threat to the mental health of residents than other forms of housing tenure because of greater insecurity, less control and poorer social networks (Barratt 2011).

A review of literature regarding the relationship of housing and mental health by Evans *et al.*, (2003) looked at the impact of overall housing quality on mental health, including 27 studies from 1983-2001, and concluded that mental health was positively correlated to housing quality. A more recent review of literature relating to unhealthy housing in the UK (Pevalin *et al.* 2008) identified studies looking into different aspects of housing and mental health concluding that pollution, noise, poor building design, infestation and living in unpopular areas and high rise flats can contribute to mental illness and in some cases drug and alcohol abuse.

Page (2002) reaches similar conclusions but also emphasises how overcrowding and residence in temporary accommodation have been shown to adversely affect mental health, especially among children whose long term development can be affected.

- There are slightly lower levels of social capital, a sense of belonging and seeing or speaking to neighbours regularly and one in ten fewer people say that they have someone they can ask for help in these areas than in other wards across the City.
- There are slightly more people at risk of major depression in these wards (41% vs 37%)
- More residents in these wards feel anxious or stressed about their housing conditions than in other wards across the city (24% vs 18%) and likewise for noise (33% vs 28%)
- In addition more residents cannot afford to keep their home warm in winter (20% vs 16%)
- There is twice the rate of residents not having central heating (6% vs 3%) and almost double the rate of overcrowding (22% vs 13%)
- Emergency hospital admissions for COPD (respiratory condition) are 10% higher in these wards than would be expected, for the other wards in the city admissions are 2% lower than would be expected

## References:

- Barratt C, Kitcher C, Stewart J** (2014). Beyond safety to wellbeing: How local authorities can mitigate the mental health risks of living in houses in multiple occupation. *Journal of Environmental Health Research*. Volume 14 Issue 01, December 2014 [<http://www.cieh.org/jehr/default.aspx?id=41600> Accessed 05/12/2014]
- Barratt C** (2011). Sharing and sanity: how houses in multiple occupation may threaten the mental health of residents. Conference paper presented at University of York, Housing Studies Association Conference 13th-15<sup>th</sup> April 2011.
- Evans G, Wells N and Moch A** (2003). Housing and mental health: A review of the evidence and a methodological and conceptual critique. *Journal of Social Issues* 59 (3) 475-500.
- Hubbard P** (2008). Regulating the social impacts of studentification: a Loughborough case study. *Environment and Planning, A* 40(2) 323.
- Marmot M** (2010) Fair Society, Healthy Lives: The Marmot Review.
- Page A** (2002). Poor housing and mental health in the United Kingdom: Changing the focus for intervention. *Journal of Environmental Health Research* 1(1).
- Pevalin D, Taylor M and Todd J** (2008). The dynamics of unhealthy housing in the UK: a panel data analysis. *Housing Studies*, 23(5) 679-695.
- Shaw M, Danny D and Brimblecombe N** (1998) Health problems in houses in multiple occupation. *Environmental Health Journal* 106(10) 280-281.



## Health Data Including East Brighton

WARD (in alphabetical order)	% some, most or all of the time during the past 3 months felt anxious or stressed by - your housing - conditions e.g. damp/cold <sup>1</sup>	% some, most or all of the time during the past 3 months felt anxious or stressed by noise <sup>1</sup>	% Most of the time / quite often in winter cannot keep their home warm enough <sup>1</sup>	Life expectancy (females) <sup>2</sup>	Life expectancy (males) <sup>2</sup>	% households lacking central heating <sup>3</sup>	% households overcrowded <sup>3</sup>	Population 2012
Brunswick & Adelaide	28%	40%	24%	86	77	9%	32%	10028
Central Hove	19%	30%	24%	84	76	8%	26%	9365
East Brighton	35%	39%	28%	81	74	3%	17%	14145
Goldsmid	22%	35%	24%	82	76	6%	20%	15760
Preston Park	15%	29%	10%	84	77	4%	16%	15137
Regency	29%	50%	26%	85	76	10%	36%	10008
Westbourne	24%	11%	7%	81	76	4%	15%	10067
Hangleton & Knoll	10%	22%	9%	84	79	3%	8%	14807
Hanover & Elm Grove	27%	38%	28%	85	77	5%	20%	16394
Hollingdean & Stanmer	21%	39%	19%	81	75	3%	14%	16049
Hove Park	6%	16%	10%	85	81	1%	4%	10573
Mouisecoomb & Bevendean	28%	33%	23%	81	76	3%	17%	17616
North Portslade	14%	19%	19%	84	79	3%	8%	10038
Patcham	8%	12%	11%	85	80	1%	6%	14505
Queen's Park	31%	48%	26%	81	74	7%	26%	14937
Rottingdean Coastal	11%	18%	5%	83	79	2%	9%	13835
South Portslade	16%	20%	14%	82	76	3%	8%	9634
St. Peter's & North Laine	30%	45%	17%	83	75	6%	30%	18801
Wish	13%	21%	10%	80	76	3%	8%	9670
Withdean	11%	18%	8%	85	81	3%	8%	14604

Woodingdean	17%	13%	13%	86	79	2%	6%	9789
<b>Brighton &amp; Hove</b>	<b>20%</b>	<b>29%</b>	<b>17%</b>	<b>83</b>	<b>77</b>	<b>4%</b>	<b>17%</b>	
<b>Weighted average 7 wards</b>	<b>24%</b>	<b>33%</b>	<b>20%</b>	<b>83</b>	<b>76</b>	<b>6%</b>	<b>22%</b>	
<b>Weighted average other 14 wards</b>	<b>18%</b>	<b>28%</b>	<b>16%</b>	<b>83</b>	<b>77</b>	<b>3%</b>	<b>13%</b>	

Sources:

<sup>1</sup>Health Counts survey 2012

<sup>2</sup>Office for National Statistics (ONS) 2011-2013

<sup>3</sup>Office for National Statistics (ONS) 2011 Census

<sup>4</sup>Hospital Episodes Statistics (HES). Copyright © 2014. The Health and Social Care Information Centre. All rights reserved.

Standardised admissions ratios: An Standardised Admission Ratio is defined as the ratio of the observed number of admissions in an area to the number expected if the area had the same age specific rates as England. (England has a figure of 100 and figures higher than 100 mean there are more admissions that would be expected, figures below 100 mean fewer admissions).

### As above but in order of highest populated ward

<b>WARD (in order of highest population)</b>	% some, most or all of the time during the past 3 months felt anxious or stressed by - your housing - conditions e.g. damp/cold <sup>1</sup>	% some, most or all of the time during the past 3 months felt anxious or stressed by noise <sup>1</sup>	% Most of the time / quite often in winter cannot keep their home warm enough <sup>1</sup>	Life expectancy (females) <sup>2</sup>	Life expectancy (males) <sup>2</sup>	% households lacking central heating <sup>3</sup>	% households overcrowded <sup>3</sup>	Population 2012
St. Peter's & North Laine	30%	45%	17%	83	75	6%	30%	18801
Moulsecoomb & Bevendean	28%	33%	23%	81	76	3%	17%	17616
Hanover & Elm Grove	27%	38%	28%	85	77	5%	20%	16394
Hollingdean & Stanmer	21%	39%	19%	81	75	3%	14%	16049
Goldsmid	22%	35%	24%	82	76	6%	20%	15760

Preston Park	15%	29%	10%	84	77	4%	16%	15137
Queen's Park	31%	48%	26%	81	74	7%	26%	14937
Hangleton & Knoll	10%	22%	9%	84	79	3%	8%	14807
Withdean	11%	18%	8%	85	81	3%	8%	14604
Patcham	8%	12%	11%	85	80	1%	6%	14505
East Brighton	35%	39%	28%	81	74	3%	17%	14145
Rottingdean Coastal	11%	18%	5%	83	79	2%	9%	13835
Hove Park	6%	16%	10%	85	81	1%	4%	10573
Westbourne	24%	11%	7%	81	76	4%	15%	10067
North Portslade	14%	19%	19%	84	79	3%	8%	10038
Brunswick & Adelaide	28%	40%	24%	86	77	9%	32%	10028
Regency	29%	50%	26%	85	76	10%	36%	10008
Woodingdean	17%	13%	13%	86	79	2%	6%	9789
Wish	13%	21%	10%	80	76	3%	8%	9670
South Portslade	16%	20%	14%	82	76	3%	8%	9634
Central Hove	19%	30%	24%	84	76	8%	26%	9365
<b>Brighton &amp; Hove</b>	<b>20%</b>	<b>29%</b>	<b>17%</b>	<b>83</b>	<b>77</b>	<b>4%</b>	<b>17%</b>	
<b>Weighted average 7 wards</b>	<b>25%</b>	<b>38%</b>	<b>21%</b>	<b>82</b>	<b>76</b>	<b>5%</b>	<b>21%</b>	
<b>Weighted average other 14 wards</b>	<b>17%</b>	<b>23%</b>	<b>14%</b>	<b>84</b>	<b>78</b>	<b>4%</b>	<b>13%</b>	

**Above Info - Excluding East Brighton - in alpha order**

<b>WARD (in alphabetical order)</b>	% some, most or all of the time during the past 3 months felt anxious or stressed by - your housing - conditions e.g. damp/cold <sup>1</sup>	% some, most or all of the time during the past 3 months felt anxious or stressed by noise <sup>1</sup>	% Most of the time / quite often in winter cannot keep their home warm enough <sup>1</sup>	Life expectancy (females) <sup>2</sup>	Life expectancy (males) <sup>2</sup>	% households lacking central heating <sup>3</sup>	% households overcrowded <sup>3</sup>	Population 2012
Brunswick & Adelaide	28%	40%	24%	86	77	9%	32%	10028
Central Hove	19%	30%	24%	84	76	8%	26%	9365
Goldsmid	22%	35%	24%	82	76	6%	20%	15760
Preston Park	15%	29%	10%	84	77	4%	16%	15137
Regency	29%	50%	26%	85	76	10%	36%	10008
Westbourne	24%	11%	7%	81	76	4%	15%	10067
East Brighton	35%	39%	28%	81	74	3%	17%	14145
Hangleton & Knoll	10%	22%	9%	84	79	3%	8%	14807
Hanover and Elm Grove	27%	38%	28%	85	77	5%	20%	16394
Hollingdean & Stanmer	21%	39%	19%	81	75	3%	14%	16049
Hove Park	6%	16%	10%	85	81	1%	4%	10573
Moulsecomb & Bevendean	28%	33%	23%	81	76	3%	17%	17616
North Portslade	14%	19%	19%	84	79	3%	8%	10038
Patcham	8%	12%	11%	85	80	1%	6%	14505
Queen's Park	31%	48%	26%	81	74	7%	26%	14937
Rottingdean Coastal	11%	18%	5%	83	79	2%	9%	13835
South Portslade	16%	20%	14%	82	76	3%	8%	9634
St. Peter's & North Laine	30%	45%	17%	83	75	6%	30%	18801
Wish	13%	21%	10%	80	76	3%	8%	9670
Withdean	11%	18%	8%	85	81	3%	8%	14604
Woodingdean	17%	13%	13%	86	79	2%	6%	9789
<b>Brighton &amp; Hove</b>	<b>20%</b>	<b>29%</b>	<b>17%</b>	<b>83</b>	<b>77</b>	<b>4%</b>	<b>17%</b>	
<b>Weighted average 6 wards</b>	<b>22%</b>	<b>32%</b>	<b>19%</b>	<b>84</b>	<b>76</b>	<b>7%</b>	<b>23%</b>	

<b>Weighted average other 15 wards</b>	<b>20%</b>	<b>28%</b>	<b>17%</b>	<b>83</b>	<b>77</b>	<b>3%</b>	<b>14%</b>	
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**As above in order of highest populated ward**

<b>WARD (in order of highest population)</b>	% some, most or all of the time during the past 3 months felt anxious or stressed by - your housing - conditions e.g. damp/cold <sup>1</sup>	% some, most or all of the time during the past 3 months felt anxious or stressed by noise <sup>1</sup>	% Most of the time / quite often in winter cannot keep their home warm enough <sup>1</sup>	Life expectancy (females) <sup>2</sup>	Life expectancy (males) <sup>2</sup>	% households lacking central heating <sup>3</sup>	% households overcrowded <sup>3</sup>	Population 2012
St. Peter's & North Laine	30%	45%	17%	83	75	6%	30%	18801
Moulsecoomb & Bevendean	28%	33%	23%	81	76	3%	17%	17616
Hanover & Elm Grove	27%	38%	28%	85	77	5%	20%	16394
Hollingdean & Stanmer	21%	39%	19%	81	75	3%	14%	16049
Goldsmid	22%	35%	24%	82	76	6%	20%	15760
Preston Park	15%	29%	10%	84	77	4%	16%	15137
Queen's Park	31%	48%	26%	81	74	7%	26%	14937
Hangleton & Knoll	10%	22%	9%	84	79	3%	8%	14807
Withdean	11%	18%	8%	85	81	3%	8%	14604
Patcham	8%	12%	11%	85	80	1%	6%	14505
East Brighton	35%	39%	28%	81	74	3%	17%	14145
Rottingdean Coastal	11%	18%	5%	83	79	2%	9%	13835
Hove Park	6%	16%	10%	85	81	1%	4%	10573
Westbourne	24%	11%	7%	81	76	4%	15%	10067
North Portslade	14%	19%	19%	84	79	3%	8%	10038

Brunswick & Adelaide	28%	40%	24%	86	77	9%	32%	10028
Regency	29%	50%	26%	85	76	10%	36%	10008
Woodingdean	17%	13%	13%	86	79	2%	6%	9789
Wish	13%	21%	10%	80	76	3%	8%	9670
South Portslade	16%	20%	14%	82	76	3%	8%	9634
Central Hove	19%	30%	24%	84	76	8%	26%	9365
<b>Brighton &amp; Hove</b>	<b>20%</b>	<b>29%</b>	<b>17%</b>	<b>83</b>	<b>77</b>	<b>4%</b>	<b>17%</b>	
<b>Weighted average 6 wards</b>	<b>24%</b>	<b>37%</b>	<b>20%</b>	<b>83</b>	<b>76</b>	<b>4%</b>	<b>20%</b>	
<b>Weighted average other 15 wards</b>	<b>18%</b>	<b>25%</b>	<b>15%</b>	<b>83</b>	<b>78</b>	<b>4%</b>	<b>14%</b>	

- Local Health (<http://www.localhealth.org.uk>) enables you to combine wards to produce a profile for a combined area – I have done this for the seven wards specified and for the other 14 wards in the city and the two xps files are these report (just choose to open with adobe reader) which gives further population and health indicators and might be helpful

## Appendix xi) - Glossary of Terms

**Private Rented Sector (PRS)** A generic term covering different types of homes let to tenants by private landlords.

**Discretionary Licensing Scheme** Discretionary licensing is a term used for additional and selective licensing schemes as defined in Parts 2 and 3 of the Housing Act 2004 (HA2004). Subject to proven needs and the views of people likely to be affected, it allows local authorities to require licensing of privately rented properties other than those subject to mandatory licensing of HMOs.

**Electoral Ward** A sub-area of the local authority district represented by one or more councillors. There are 21 wards in Brighton & Hove

**Anti-Social Behaviour (ASB)** For discretionary licensing schemes affecting housing, this is conduct on the part of people living in, or visiting, residential premises a) which causes nuisance or annoyance to other people living in, or visiting, or otherwise engaged in lawful activities in the vicinity of the property, or b) which involves or is likely to involve the use of such premises for illegal purposes.

**House in Multiple Occupation (HMO)** Generally speaking, a building / part of a building is an HMO if it is let to 3 or more unrelated tenants who form 2 or more households and who share a kitchen, bathroom or toilet. The term takes in buildings divided into flatlets and bedsits and houses let to a group of unrelated people such as students. Buildings fully divided into self-contained flats can be HMOs in certain circumstances.

**Additional Licensing scheme** A discretionary scheme to improve management standards in HMOs

**Bedsit house** A house which has been divided up into a series of one-room lettings (bedsitting rooms') with cooking facilities either in the room or shared with other shared with other tenants. Baths, showers and toilets are also usually shared with others.

**Mandatory/Compulsory HMO licensing** The national scheme for the licensing of certain HMO types. It applies to HMOs of 3 or more storeys with 5 or more occupiers living in 2 or more households. All HMOs of this type must be licensed with the Council by law.

**Flatlets / non-self-contained flats** Created when a house is loosely subdivided into a series of lettings but the conversion stops short of full self- containment. Some sharing of facilities like toilets or bath/shower rooms usually occurs, and rooms in lettings may be entered directly off landings and passages.

**HMO Management** The day-to-day running of an HMO. It usually takes in activities such as: collecting rent; resolving disputes; arranging repairs, maintenance and redecoration; paying bills; and tackling anti-social behaviour. Some landlords manage their HMOs themselves but others employ agents to do it for them. Some landlords appoint trusted tenants to act as managers.

**Self-contained flats** Created when a house is subdivided into completely separate units of accommodation. Each unit will have its own 'front door', with all of the living

rooms and normal domestic facilities behind it. Houses are sometimes converted into a mix of self-contained and non-self-contained flats or even flats and bedsits.

**Section 257 HMO** Converted flats in an HMO where the conversion work does not meet the Building Regulations 1991 and where less than two thirds of flats are owner-occupied.

**Shared house** A house rented by a group of unrelated people, typically students or young professionals, who live in it under one tenancy agreement and share its facilities but have their own bedrooms. Usually, if one of them leaves the remainder find someone to take his or her place.

**Management Order** An interim or final management order can be made, subject to certain conditions, to protect the health safety and welfare of people living in the property or others owning or living in a property nearby, where there is no reasonable prospect of a property requiring a licence being licensed.

**Temporary Exemption Notice** Where the person in control or managing a house that should be licensed notifies the Council that they intend taking steps so that the house is no longer required to be licensed, the Council can issue a notice exempting the property from licensing for a period of 3 months.