

To: Members of the Executive Board

Resources & Housing Directorate
Governance & Scrutiny Support
Civic Hall
Leeds LS1 1UR

Contact: Gerard Watson
Tel: (0113) 37 88664
Email: gerard.watson@leeds.gov.uk
Our Ref: A61/GWHG
Your Ref:

25 June 2019

Dear Councillor

EXECUTIVE BOARD – WEDNESDAY, 26TH JUNE 2019: REFORMATTED INFORMATION

With regard to the above meeting, please find enclosed the following:-

- A reformatted version of Appendix 2 to item 18 entitled, 'Business Case for Proposed Selective Licensing Designation: Harehills'. Please note that the data in the Appendix remains as originally published and circulated, however, it is simply being re-provided in a sharper/clearer format for the benefit of the reader. Pages 51 – 80 of the paper / electronic packs refer; and
- A reformatted version of Appendix 2 to item 19 entitled, 'Business Case for Proposed Selective Licensing Designation: Beeston'. Please note that the data in the Appendix remains as originally published and circulated, however, it is simply being re-provided in a sharper/clearer format for the benefit of the reader. Pages 57 – 84 of the paper / electronic packs refer

I would be very grateful if you could please incorporate these documents into your agenda packs so that they can be considered as part of the Board meeting.

Yours sincerely

Gerard Watson
Senior Governance Officer

Public Document Pack

Executive Board, 26th June 2019

Agenda Item 18 'Business Case for Proposed Selective Licensing Designation: Harehills'

Please find enclosed Appendix 2 to this report. The data in the Appendix remains as originally published and circulated, however, it is simply being re-provided in a sharper/clearer format for the benefit of the reader.

Pages 51 – 80 of the paper / electronic packs refer.

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Introduction

This appendix contains statistical intelligence and insight to support the business case for selective licensing in Harehills based on the criteria of there being high levels of deprivation in the area.

Data has been gathered from a variety of sources, including the Office of National Statistics, the Department for Work and Pensions, West Yorkshire Police and the Leeds Observatory.

Where possible, Lower Layer Super Output Area (LSOA) and Middle Layer Super Output Area (MSOA) data has been aggregated to the bespoke boundary of the selective licensing area (see the map of the area in Appendix 1).

There are 482 LSOAs and 107 MSOAs in Leeds. They were produced by the Office for National Statistics for the reporting of small area statistics and are a standard way of dividing up the country. Most indicators in this appendix use LSOA data, where other data is used this is highlighted. Where LSOA and MSOA data was not available, electoral ward or postcode areas were used.

LSOAs included: E01011340, E01011344, E01011347, E01011348, E01011428, E01011430, E01011432, E01011433, E01011434, E01011673

MSOAs included: E02002382, E02002394

Most indicators provide a comparison to the Leeds Average.

Arrows have been used in tables to show where an area is notably higher or lower than the Leeds average. The colour ramps show categories in which results are high in red or low in blue.

The blue or yellow in charts symbolise the area whilst the orange line symbolises the Leeds average.

Index of Multiple Deprivation - The Index of Multiple Deprivation, commonly known as the IMD, is the official measure of relative deprivation for small areas in England. It is constructed by combining seven domains of deprivation according to their respective weights. The Income and Employment domains are given the most weight then the Education and Health domains. Crime, Barriers to housing and services and the Living environment domains are given less weight. All domain data is put together to calculate an overall measure of deprivation for every small area in England.

Factors of Deprivation

This document outlines the evidence used to justify the area proposed for inclusion within the selective licensing designation and is designed to ensure that the Council's proposal meets with the governments guidance¹ for local authorities which states "In deciding whether to make a designation because the local authority considers the area suffers from a high level of deprivation we recommend that the local housing authority considers the following factors when compared to other similar neighbourhoods in the local authority area or within the region:

- the employment status of adults;
- the average income of households;
- the health of households;
- the availability and ease of access to education, training and other services for households;
- housing conditions;
- the physical environment;
- levels of crime.

The evidence is therefore organised and presented in line with the above.

¹Selective licensing in the private rented sector A Guide for local authorities, Department for Communities and Local Government, March 2015

Headline Data

There are 32,844 LSOA's in the country; 482 are in Leeds. Of these, 16 neighbourhoods are in the 1% most deprived nationally. The LSOA's highlighted in blue in the table below are within the proposed boundary for selective licensing.

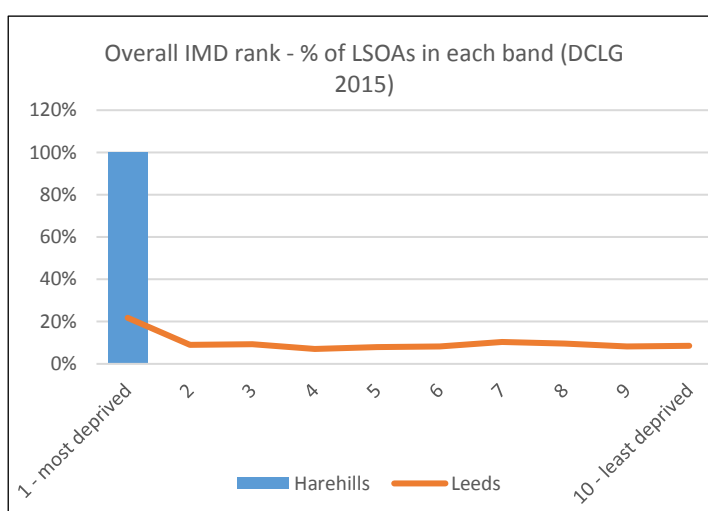
LSOA Name	Reference No	Ward
Stratford Street, Beverley's	E01011372	City and Hunslet
Crosby St, Recreations, Barton's	E01011368	Beeston and Holbeck
Lincoln Green	E01033035	Burmantofts and Richmond Hill
Foundry Mill Drive, Hawkshead Crescent, Alston Lane	E01011667	Killingbeck and Seacroft
Foundry Mill Terrace, Brooklands	E01011662	Killingbeck and Seacroft
Clifton's, Nowell's	E01011347	Burmantofts and Richmond Hill
Boggart Hill	E01011658	Killingbeck and Seacroft
Wickham Street. Sefton's, Harlech's	E01011375	City and Hunslet
Holdforth's, Clyde Approach,	E01011363	Armley
Trentham Street, Oakley's, Garnets	E01011312	City and Hunslet
Winrose's, Whitebeams	E01011473	Middleton Park
Armley Grove Place, Hall Lane, Abbot View	E01011294	Armley
Bismarck's, Dewsbury Road, Burton Street	E01011371	City and Hunslet
Compton's, Ashton's, Cowper's	E01011433	Gipton and Harehills
Bellbrooke Avenue, Kimberley Road, Compton's	E01011344	Burmantofts and Richmond Hill
Halton Moor, Kendal Drive, Cartmell Drive	E01011624	Temple Newsam

The 16 lower super output areas (LSOA) in Leeds that are in the 1% Most deprived neighbourhoods in the country

Overall IMD ranking

This section uses data from the DCLG to provide a breakdown of the overall relative deprivation ranking of LSOAs in this area. It can be used to understand how deprived an area is.

Overall IMD rank -% of LSOAs in each band (DCLG 2015)	Harehills	Leeds
1 – most deprived	100%	22%
2	0%	9%
3	0%	9%
4	0%	7%
5	0%	8%
6	0%	8%
7	0%	10%
8	0%	10%
9	0%	8%
10 – least deprived	0%	9%
Total	10	482



Overall IMD rank -% of LSOAs in each band	2015	2010
1 – most deprived	100%	80%
2	0%	20%
3	0%	0%
4	0%	0%
5	0%	0%
6	0%	0%
7	0%	0%
8	0%	0%
9	0%	0%
10 – least deprived	0%	0%
Total	10	10

Population size

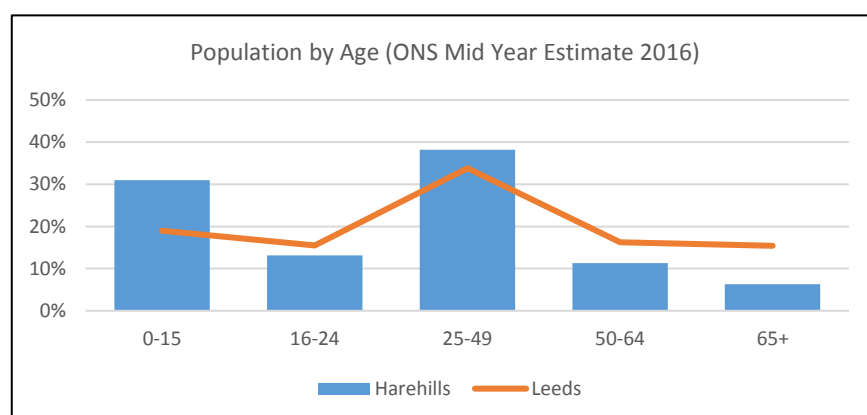
This section uses 2016 ONS mid-year estimates to provide an up to date picture of population size. This is compared with 2011 Census data to measure if there has been a change. Population density is also included.

Population	Harehills	Leeds
Population (Census 2011)	16235	751485
Population (ONS 2016)	18764	781743
Percentage change (Census 2011 - ONS 2016)	↑ 13.5%	3.9%
Population per hectare (2016)	↑ 97.6	14.2

Age

This section uses 2016 ONS mid-year estimates to provide a breakdown of the population by broad age groups. It can be used to identify particular groups such as children and young people, young adults and older people.

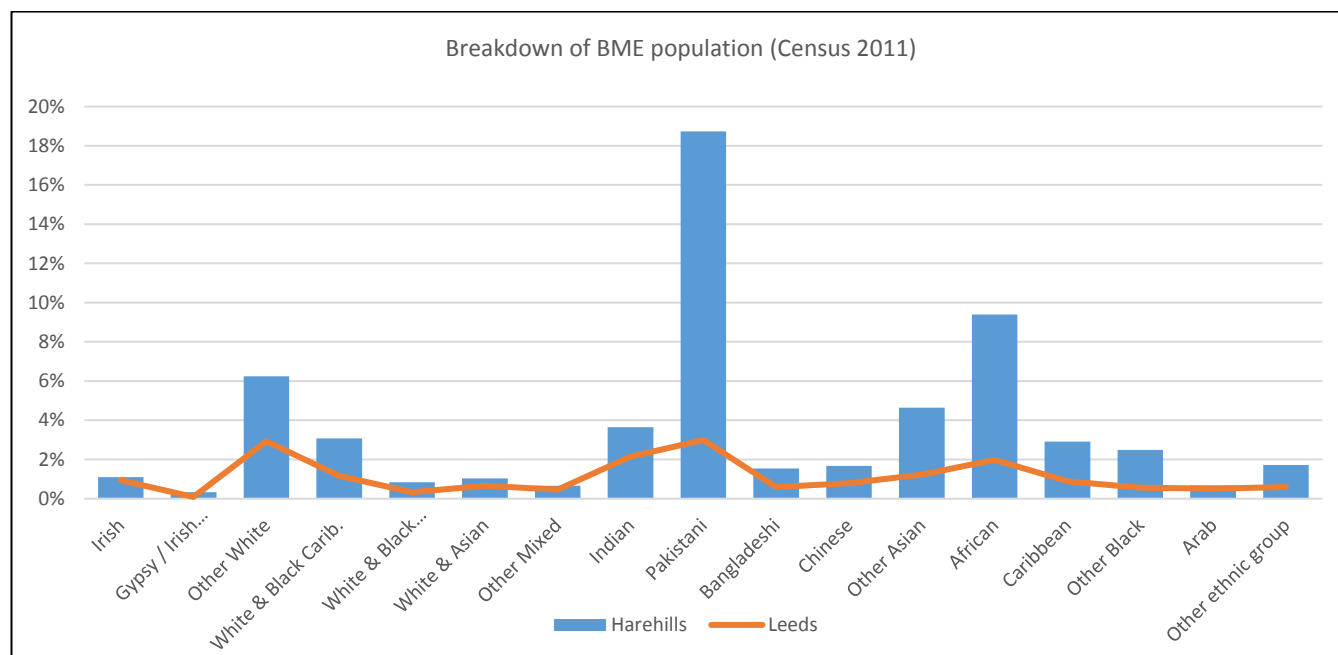
Age (ONS 2016)	0-15	16-24	25-49	50-64	65+
Harehills	↑ 31%	↓ 13%	↑ 38%	↓ 11%	↓ 6%
Leeds	19%	15%	34%	16%	15%



Ethnicity

This section uses Census 2011 data to provide a breakdown of the population by ethnicity. It can be used to identify particular ethnic groups and support delivery of targeted services.

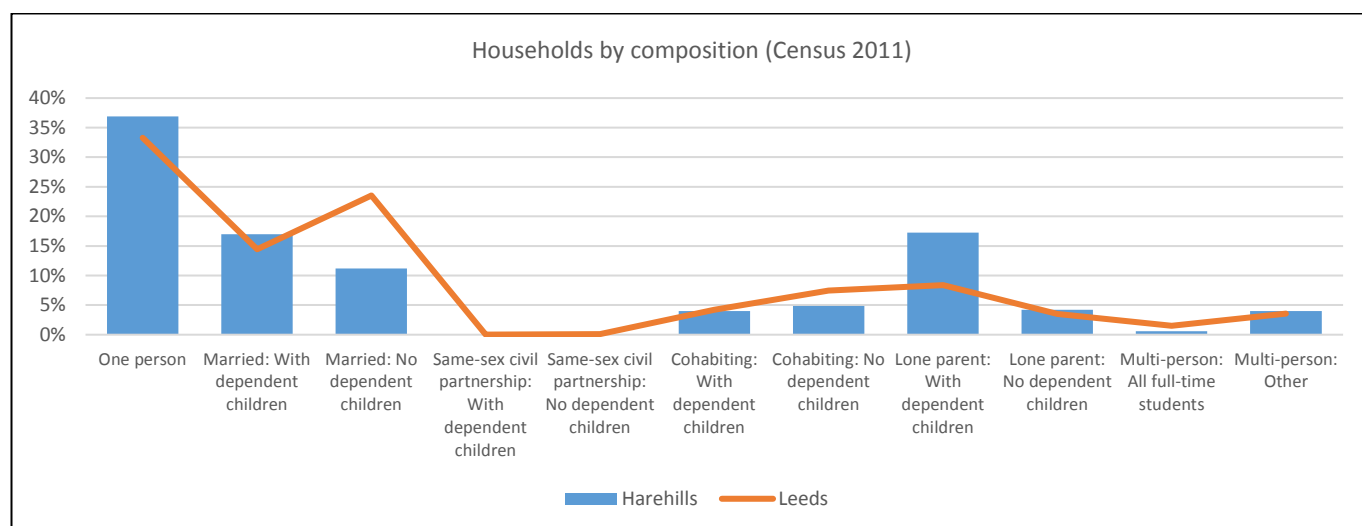
Ethnicity (Census 2011)	Harehills	Leeds
White	↓ 39%	81%
BME	↑ 61%	19%



Household composition

This section uses Census 2011 data to provide a breakdown of households by composition. It can be used to understand different types of family structures and identify particular groups such as lone parents or households with children.

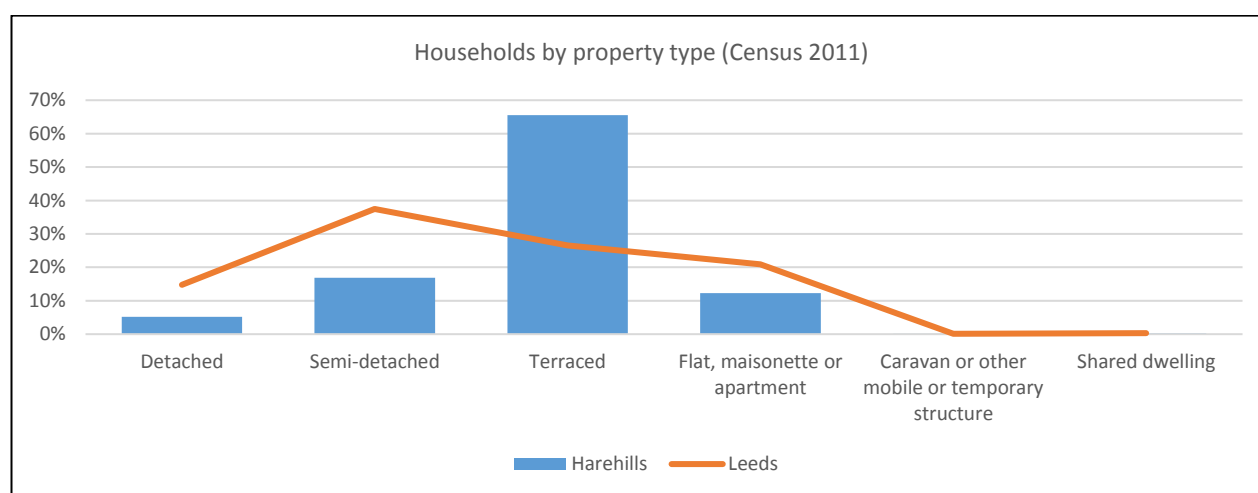
Household composition (Census 2011)	Harehills	Leeds
One person	↑ 37%	33%
Married: With dependent children	↑ 17%	14%
Married: No dependent children	↓ 11%	24%
Same-sex civil partnership: With dependent children	0%	0%
Same-sex civil partnership: No dependent children	0%	0%
Cohabiting: With dependent children	4%	4%
Cohabiting: No dependent children	↓ 5%	7%
Lone parent: With dependent children	↑ 17%	8%
Lone parent: No dependent children	4%	4%
Multi-person: All full-time students	1%	2%
Multi-person: Other	4%	4%



Property type

This section uses Census 2011 data to provide a breakdown of households by property type. It can be used to identify particular property types such as densely populated terraced housing or multi occupancy housing.

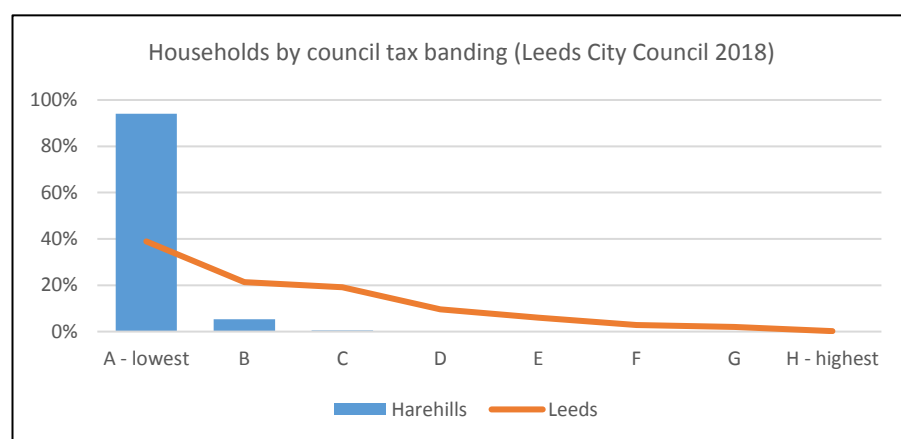
Property type (Census 2011)	Harehills	Leeds
Detached	↓ 5%	15%
Semi-detached	↓ 17%	37%
Terraced	↑ 66%	27%
Flat, maisonette or apartment	↓ 12%	21%
Caravan or other mobile or temporary structure	0%	0%
Shared dwelling	0%	0%



Council tax bandings

This section uses data from Leeds City Council to provide a breakdown of households by council tax bandings. It can be used to identify the value of properties and how much residents are contributing towards council services.

Council tax band (Leeds City Council 2018)		Harehills	Leeds
A - lowest	↑	94%	39%
B	↓	5%	21%
C	↓	1%	19%
D	↓	0%	10%
E	↓	0%	6%
F		0%	3%
G		0%	2%
H - highest		0%	0%

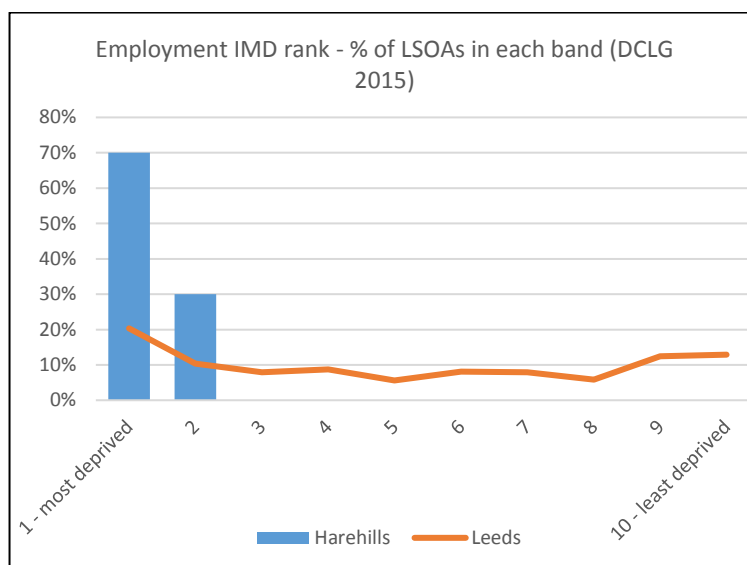


Employment Status

Employment IMD ranking

This section uses data from the DCLG to provide a breakdown of the employment deprivation ranking of LSOAs in this area. The ranking takes into account 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.

Employment IMD rank - % of LSOAs in each band (DCLG 2015)	Harehills	Leeds
1 – most deprived	70%	20%
2	30%	10%
3	0%	8%
4	0%	9%
5	0%	6%
6	0%	8%
7	0%	8%
8	0%	6%
9	0%	12%
10 – least deprived	0%	13%
Total	10	482



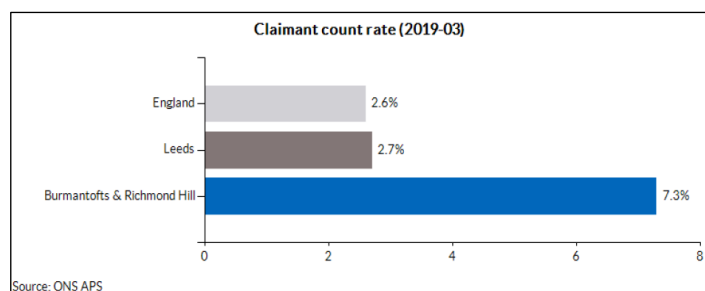
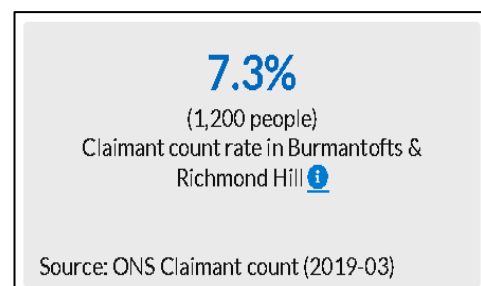
Unemployment Benefits

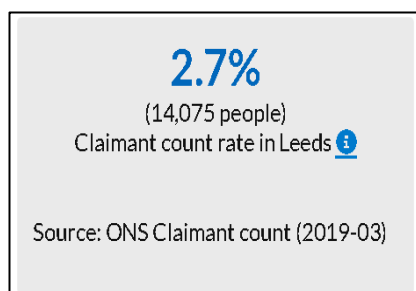
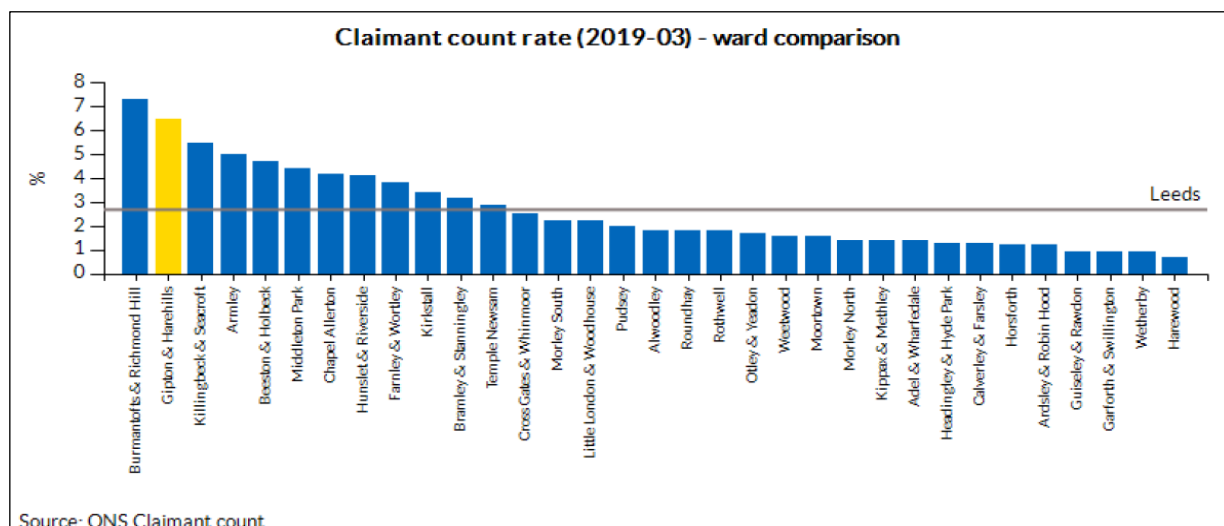
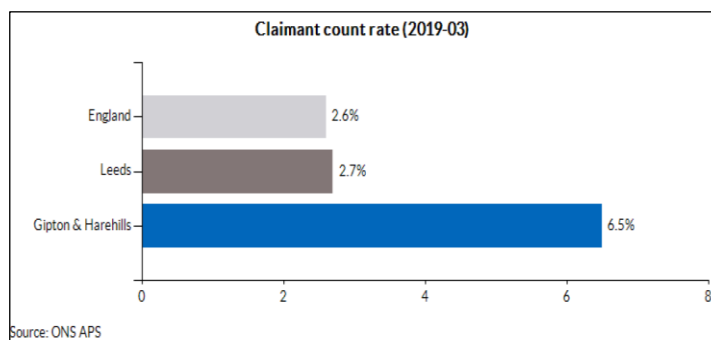
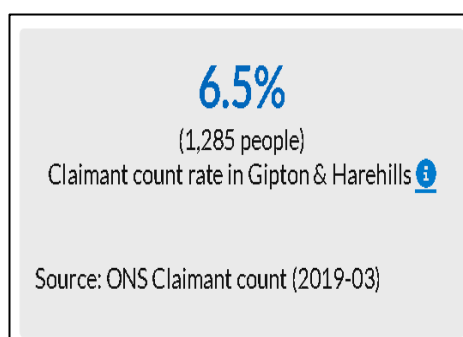
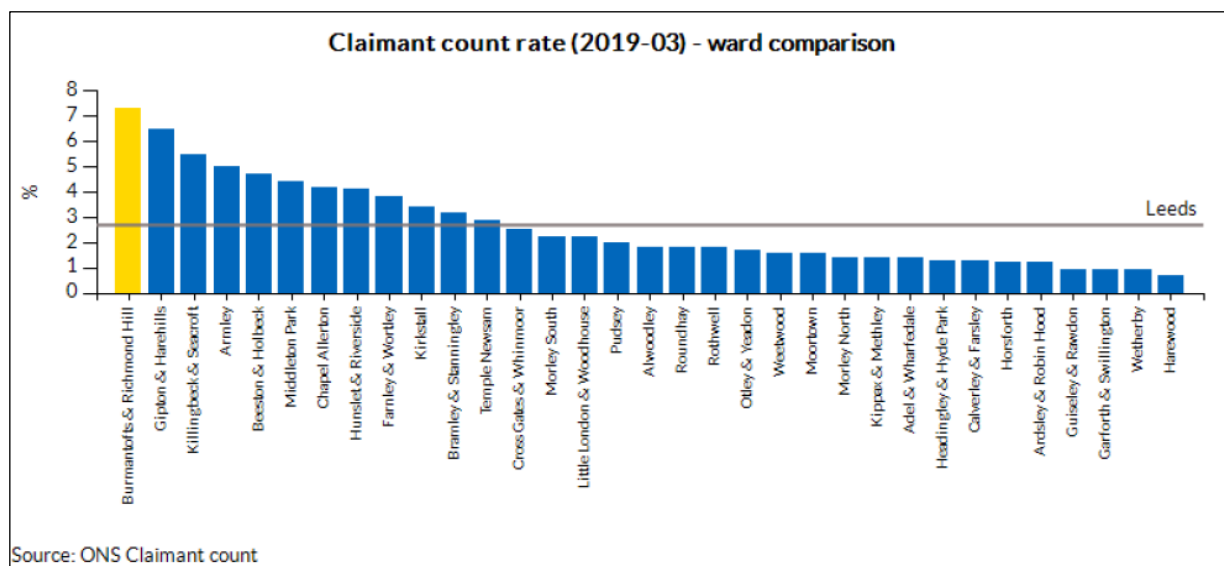
This section uses data from NOMIS to provide information on the working age population in receipt of Jobseeker's Allowance or Universal Credit. It can be used to measure the population claiming benefit for the reason of being unemployed.

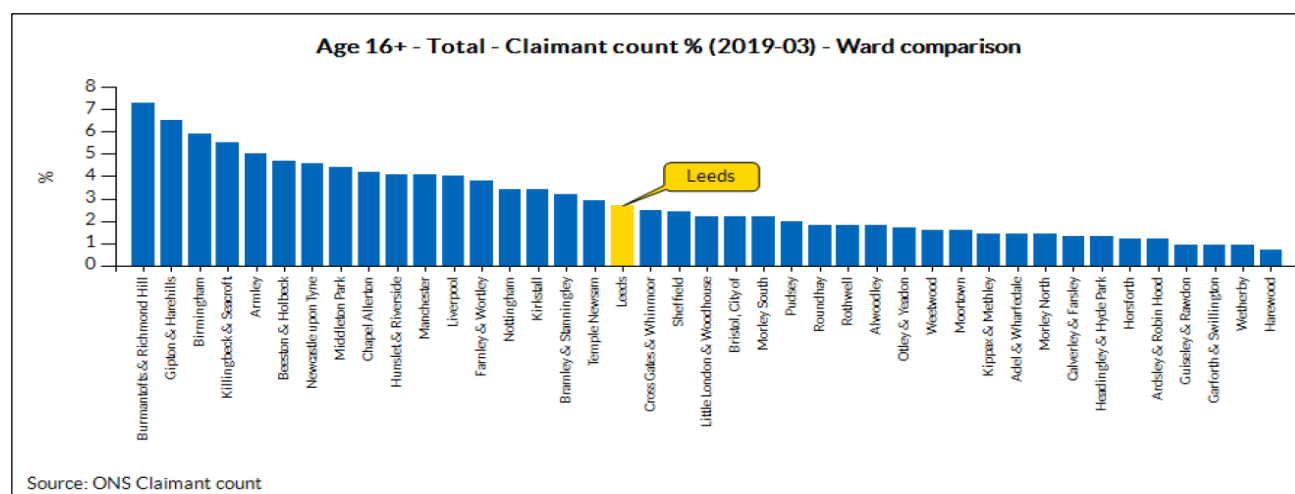
JSA and UC claimants (NOMIS 2018)	Harehills	Leeds
Mar-16	↑ 7.0%	2.3%
Mar-17	↑ 6.8%	2.4%
Mar-18	↑ 6.3%	2.3%

Claimant Count (Ward & LSOA)

Claimant count is the headline indicator of the number of people claiming unemployment related benefits. It includes both people claiming Job Seekers Allowance (JSA) and people claiming Universal Credit (UC) who are required to seek work. The ward rate is the number of claimants as a percentage of the resident population aged 16-64.





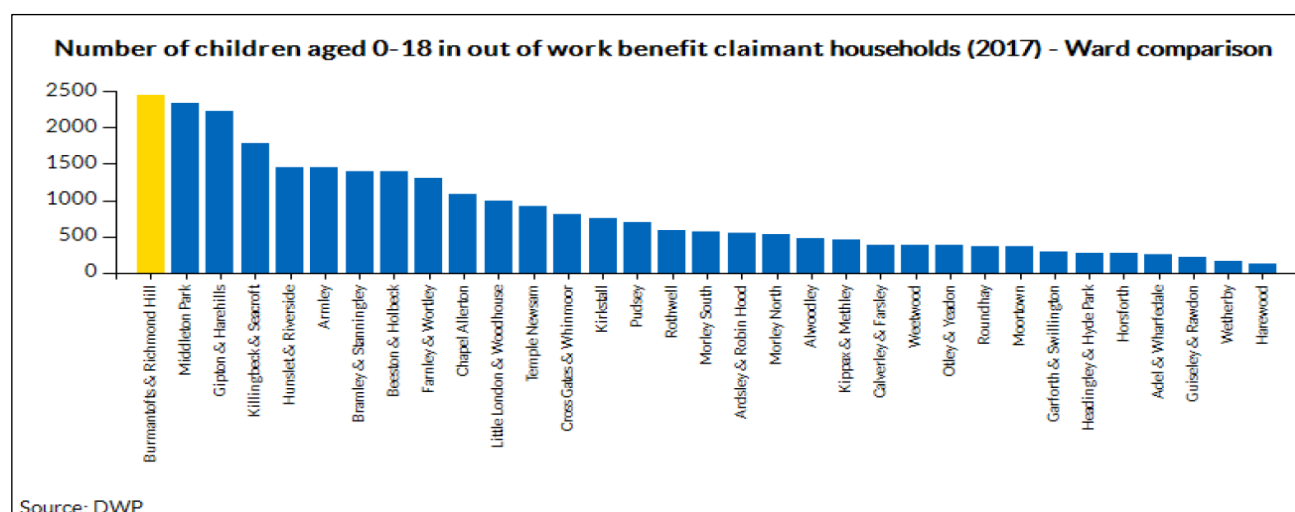


	Age 16+ -Total - Claimant count 03-2019	Age 16+ -Total - Claimant count % 03-2019
Burmantofts & Richmond Hill	1,200	7.3
Gipton & Harehills	1,285	6.5
Killingbeck & Seacroft	780	5.5
Armley	790	5
Beeston & Holbeck	775	4.7
Middleton Park	835	4.4
Chapel Allerton	640	4.2
Hunslet & Riverside	965	4.1
Farnley & Wortley	635	3.8
Kirkstall	485	3.4

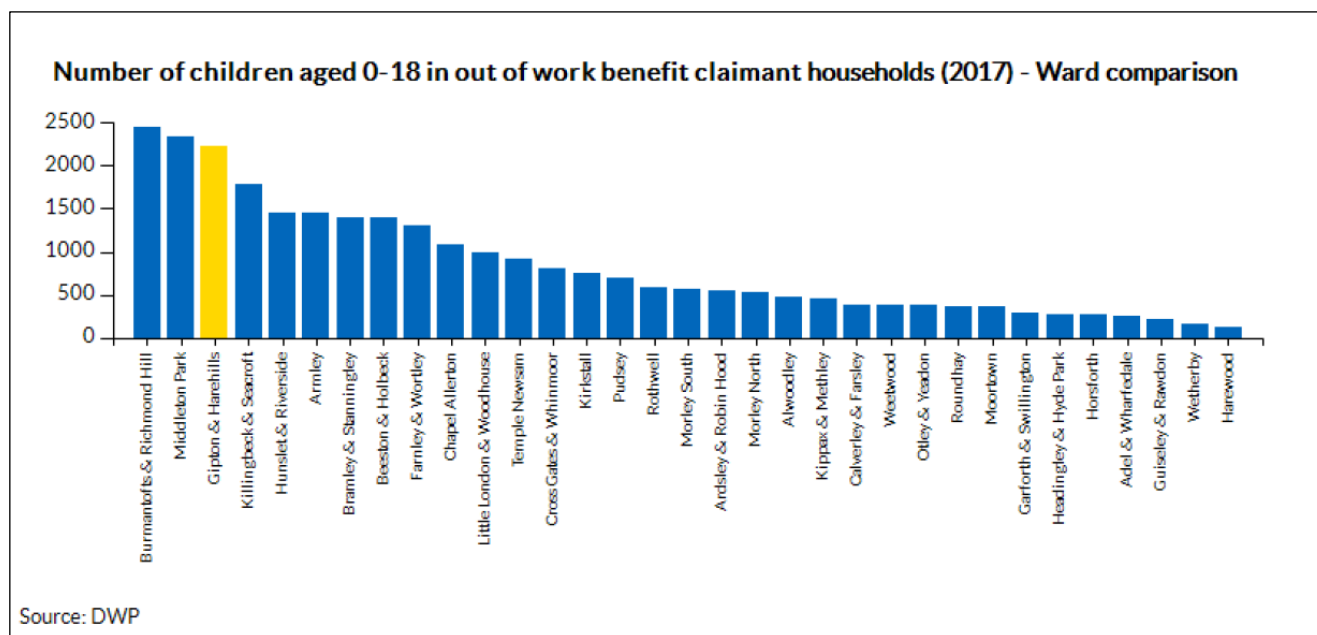
	January 2019	February 2019	March 2019
Harehills SL Area	755	835	875
Leeds Total	12570	13285	14075
Harehills %	6%	6.30%	6.20%

Children in out of work benefit claimant households 2017 (Ward)

In Burmantofts & Richmond Hill, there are 2,455 children aged 0-18 living in households where a parent or guardian is claiming an out-of-work benefit- Jobseeker's Allowance, Income Support, Employment and Support Allowance, Incapacity Benefit/Severe Disablement Allowance, Pension Credit or Universal Credit.



In Gipton & Harehills, there are 2,230 children aged 0-18 living in households where a parent or guardian is claiming an out-of-work benefit- Jobseeker's Allowance, Income Support, Employment and Support Allowance, Incapacity Benefit/Severe Disablement Allowance, Pension Credit or Universal Credit.

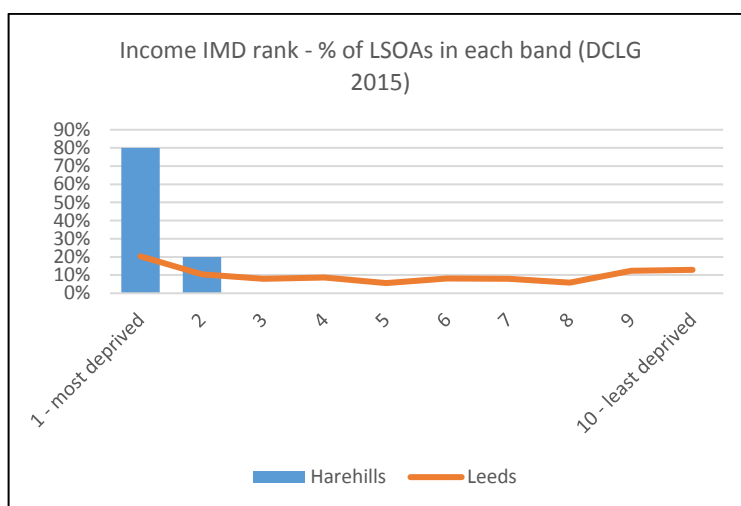


Income

Income IMD ranking

This section uses data from the DCLG to provide a breakdown of the income deprivation ranking of LSOAs in this area. The ranking takes into account 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.

Income IMD rank -% of LSOAs in each band (DCLG 2015)	Harehills	Leeds
1 – most deprived	80%	20%
2	20%	10%
3	0%	8%
4	0%	9%
5	0%	6%
6	0%	8%
7	0%	8%
8	0%	6%
9	0%	12%
10 – least deprived	0%	13%
Total	10	482



Net annual income (MSOA)

This section uses data from ONS to provide information on the average net income of areas.

	Harehills	Leeds
Net annual income £ (ONS 2017)	↓ 19,900	27,479

Fuel poverty

This section uses data from the DECC to provide information on households affected by fuel poverty. It can be used to identify where heating and electric is unaffordable due to poor infrastructure and/or low incomes.

Households in fuel poverty % (DECC 2017)	Harehills	Leeds
2012	28	12
2013	32	12
2014	25	12
2015	31	14

Free School Meals

This section uses data from the January 2018 school census to provide information on households where children are eligible for free school meals. It can be used to identify where children are living in low income families.

Area	% of Pupils FSM eligible
Harehills	25%
Leeds	16%

Foodbanks (Ward)

Using data collected from Leeds City Councils customer contact data base (CRM) logged between April 2015 and Sept 2017 the table below shows the number of requests per ward where residents approached the Council for a food voucher entitling them to an emergency three day food parcel from a local food bank.

Ward	No. of Vouchers Issued	Ward	No. of Vouchers Issued
Burmantofts & Richmond Hill	290	Morley North	52
Gipton & Harehills	270	Hyde Park & Woodhouse	42
City & Hunslet	168	Horsforth	38
Beeston & Holbeck	159	Ardsley & Robin Hood	37
Armley	146	Kirkstall	36
Killingbeck & Seacroft	145	Garforth & Swillington	31
Middleton Park	126	Weetwood	31
Alwoodley	115	Wetherby	31
Chapel Allerton	99	Moortown	28
Pudsey	98	Kippax & Methley	27
Bramley & Stanningley	93	Roundhay	25
Farnley & Wortley	90	Otley & Yeadon	22
Morley South	83	Guiseley & Rawdon	14
Cross Gates & Whinmoor	62	Adel & Wharfedale	10
Rothwell	62	Harewood	6
Temple Newsam	62	Headingley	5
Calverley & Farsley	54	Total	2557

Discretionary Housing Payment (Ward)

Using data collected from Leeds City Councils customer contact data base (CRM) logged between April 2015 and Sept 2017 the table below shows the number of requests per ward where residents approached the Council for a discretionary housing payment (DHP). A DHP is an extra payment to help people who claim housing benefit or get the housing element of universal credit and are struggling to pay the rent.

Ward	Requests for DHP	Ward	Requests for DHP
Armley	609	Morley North	157
City & Hunslet	566	Bramley & Stanningley	153
Burmantofts & Richmond Hill	504	Weetwood	139
Beeston & Holbeck	494	Cross Gates & Whinmoor	131
Killingbeck & Seacroft	454	Moortown	131
Gipton & Harehills	443	Roundhay	113
Middleton Park	382	Ardsley & Robin Hood	111
Chapel Allerton	352	Horsforth	109
Hyde Park & Woodhouse	342	Headingley	96
Temple Newsam	258	Kippax & Methley	94
Morley South	243	Calverley & Farsley	85
Farnley & Wortley	215	Guiseley & Rawdon	68
Otley & Yeadon	190	Wetherby	66
Rothwell	183	Garforth & Swillington	59
Alwoodley	176	Adel & Wharfedale	52
Kirkstall	175	Harewood	26
Pudsey	166	Total	7342

Local Council Tax Support (Ward)

This section uses information from Leeds City Councils Welfare & Benefits Section to show the number of claims in payment for Council Tax Support, this is a discount which reduces the amount of council tax you have to pay if you are on a low income, this includes people who are working. The table below contains the top 10 wards in Leeds.

Ward	No.of Claims (Oct 2018)	Ward	No.of Claims (Oct 2018)
Gipton & Harehills	2093	Middleton Park	1004
Burmantofts & Richmond Hill	1812	Killingbeck & Seacroft	956
City & Hunslet	1184	Hyde Park & Woodhouse	933
Armley	1091	Chapel Allerton	932
Beeston & Holbeck	1030	Bramley & Stanningley	701

Children in Low Income Families (LSOA & Ward)

This section uses data from the DWP to show the proportion of children living in families receiving out-of-work (means tested) benefits or receiving tax credits where their reported income is less than 60% of UK median income, as of August 2015.

Ward / Area Name	% of Children in low-income families	All Children
	Under 16	
England	16.80%	16.60%
Yorkshire & the Humber	19%	18.60%
Leeds	19.60%	19.20%
Hyde Park & Woodhouse	40.50%	39.90%
Burmantofts & Richmond Hill	39.10%	38%
Harehills Selective Licensing Area	35.62%	35.51%
Gipton & Harehills	30.90%	31.30%
City & Hunslet	30.60%	30.90%
Middleton Park	31.80%	30.80%
Killingbeck & Seacroft	31.50%	30.50%
Armley	30.70%	30.10%
Beeston & Holbeck	27.60%	27.30%
Kirkstall	0.264	0.258
Bramley & Stanningley	0.265	0.255

Children in Out of Work Households (Ward)

This section uses data from the DWP to show the number of children who lived in households where a parent or guardian claimed an out-of-work benefit as of 31 May 2017. The table below contains the top 10 wards in Leeds.

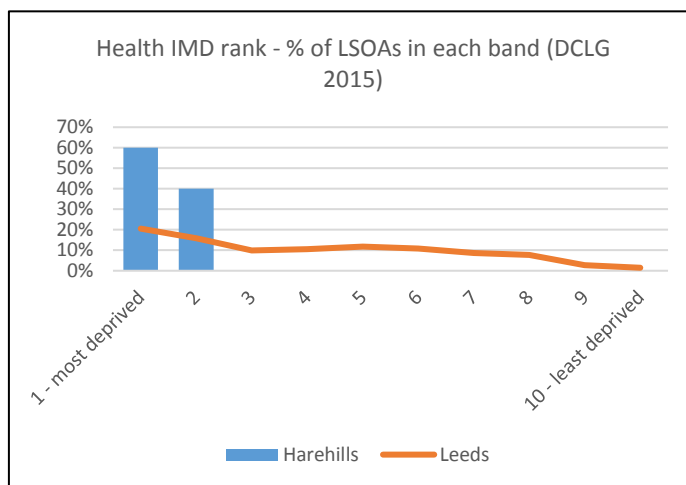
Ward	Age 0-4	Age 5-10	Age 11-15	Age 16-18	Age 0-15	Age 0-18	Number of Households
Burmantofts & Richmond Hill	1020	820	405	150	2245	2395	1205
Middleton Park	835	770	500	160	2110	2265	1120
Gipton & Harehills	755	765	510	230	2025	2260	1085
Killingbeck & Seacroft	620	625	415	175	1655	1835	925
Armley	650	555	340	140	1545	1685	855
Beeston & Holbeck	540	440	305	130	1285	1415	740
City & Hunslet	480	530	330	150	1345	1490	685
Bramley & Stanningley	460	470	280	105	1205	1315	640
Farnley & Wortley	420	400	245	115	1070	1180	600
Chapel Allerton	315	380	300	125	995	1120	550

Health

Health IMD ranking

This section uses data from the DCLG to provide a breakdown of the health deprivation ranking of LSOAs in this area. The ranking takes into account the prevalence of premature death, the impairment of quality of life through poor physical or mental health as well as morbidity and disability.

Health IMD rank % of LSOAs in each band (DCLG 2015)	Harehills	Leeds
1 – most deprived	60%	21%
2	40%	16%
3	0%	10%
4	0%	11%
5	0%	12%
6	0%	11%
7	0%	9%
8	0%	8%
9	0%	3%
10 – least deprived	0%	1%
Total	10	482



Life expectancy (MSOA & Ward)

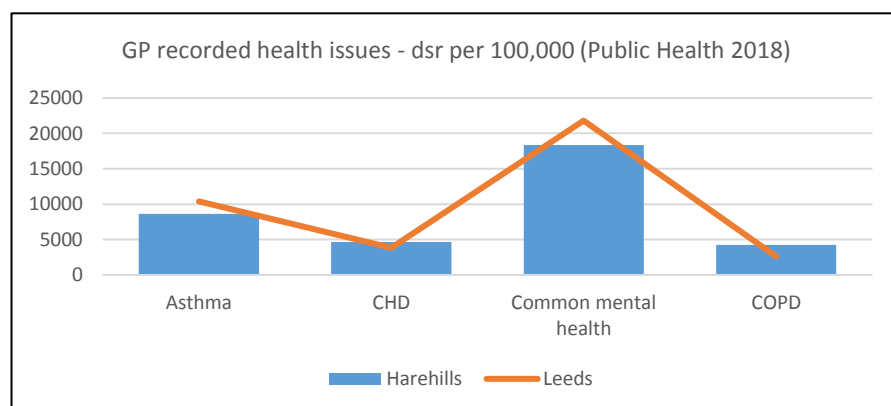
This section uses data from the ONS to provide information on average life expectancy. It can be used to understand the presence of environmental and structural factors that hinder quality and length of life.

Average life expectancy (ONS2009-2013)	Harehills	Leeds	Wetherby
Male	↓ 74.6	78.1	83.2
Female	↓ 79.3	82.0	85.6

Health issues recorded by GPs (MSOA)

This section uses data from Public Health to provide information on the prevalence of health issues as recorded by GPs. It can be used to understand the prevalence of specific health issues and target prevention work.

GP recorded health issues-dsr per 100,000 (Public Health 2018)	Harehills	Leeds
Asthma	↓ 8634	10390
CHD	↑ 4650	3854
Common mental health	↓ 18327	21801
COPD	↑ 4263	2604



Drug & Substance Misuse (Ward)

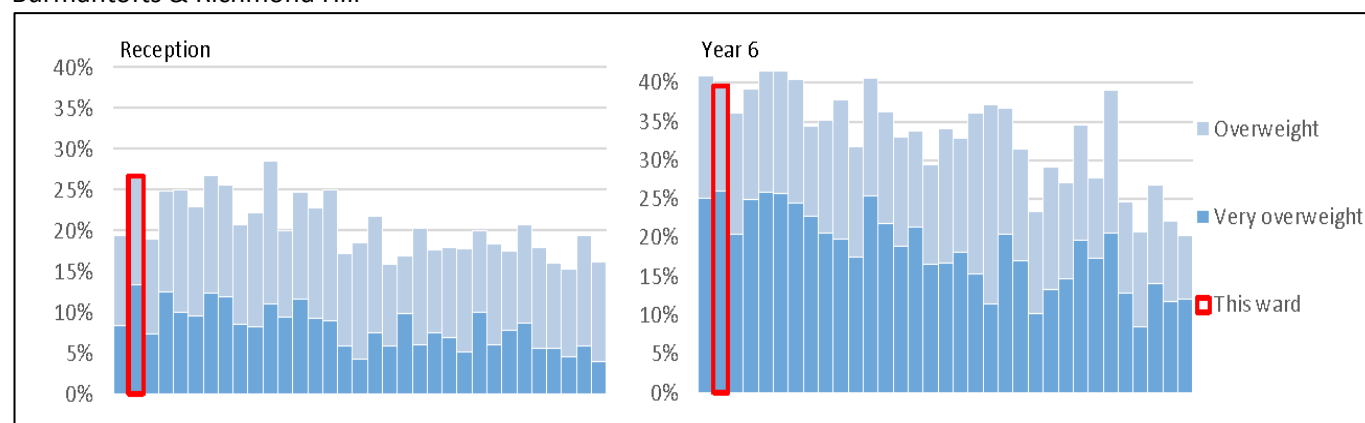
Using data collected from Leeds City Councils customer contact data base (CRM) logged between April 2015 and Sept 2017 the table below shows the number of reports of drug and substance misuse reported to the council. The table below contains the top 10 wards in Leeds.

Ward	Case Count
Armley	26
Burmantofts & Richmond Hill	22
City & Hunslet	22
Beeston & Holbeck	21
Killingbeck & Seacroft	17
Middleton Park	17
Farnley & Wortley	14
Gipton & Harehills	11
Kirkstall	11
Kippax & Methley	10

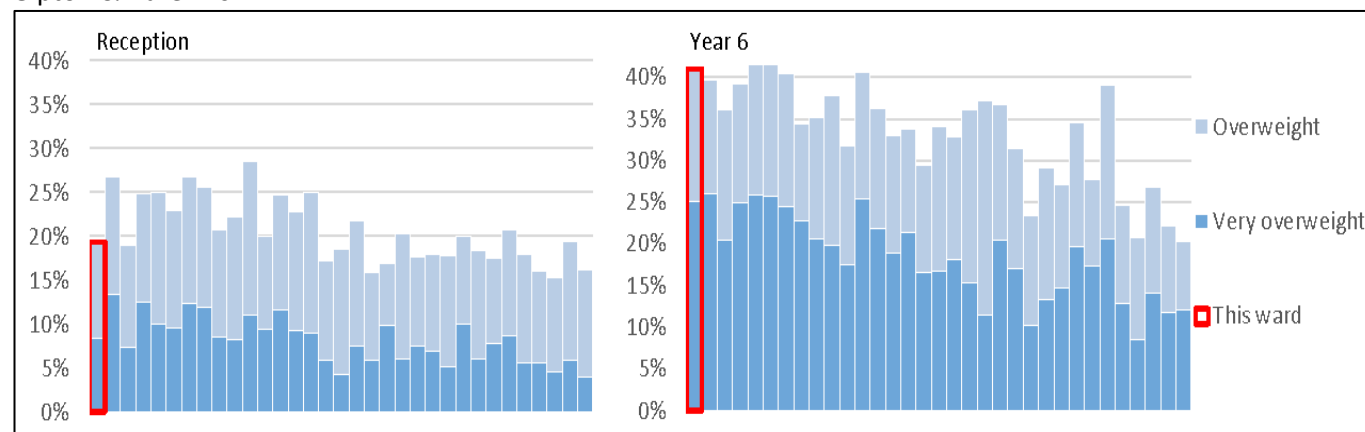
Child Obesity (Ward)

This section shows the rates of children who are overweight or obese as provided by the National Child Measurement Programme (NCMP). The data shows children by ward of residence as a proportion of all children in the ward. The wards are ranked in descending order of deprivation.

Burmantofts & Richmond Hill



Gipton & Harehills



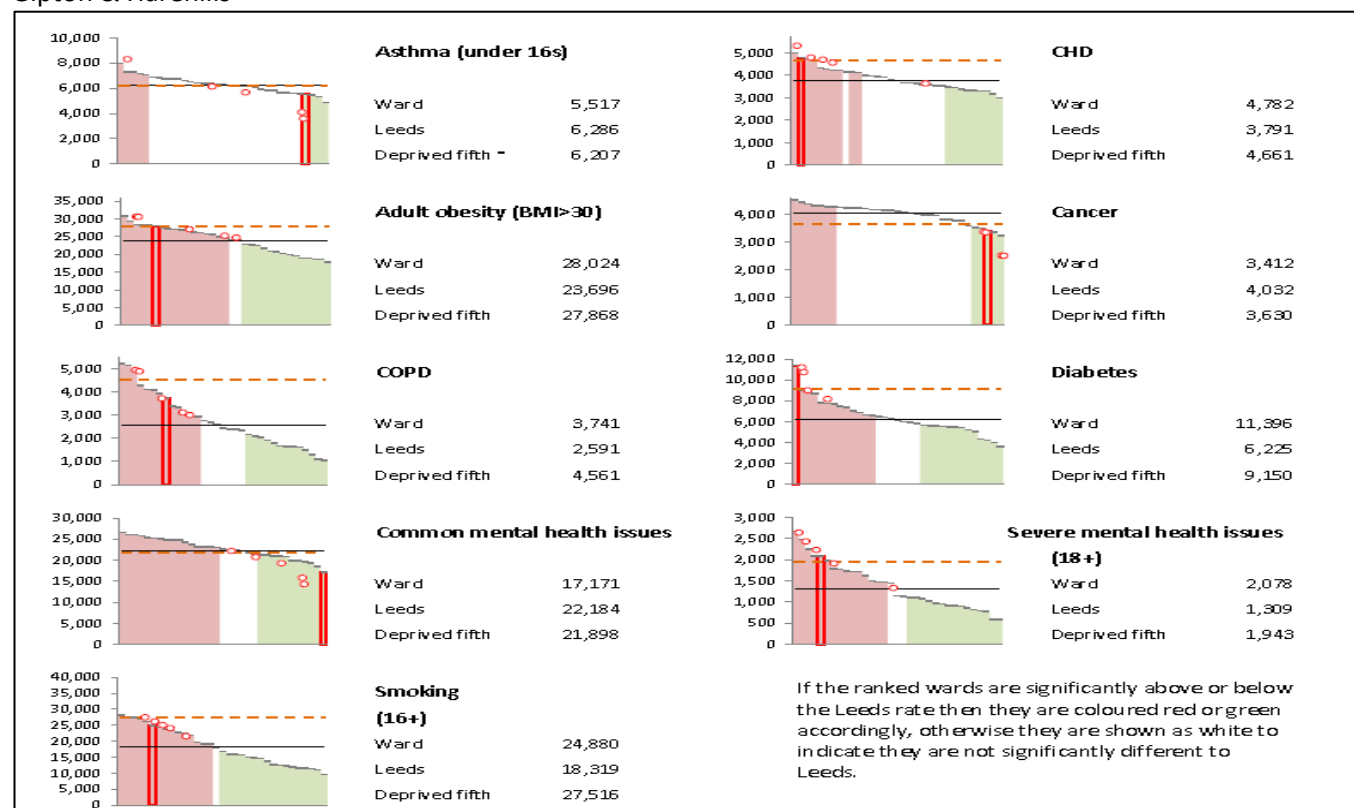
Health Complaints (Ward)

This section uses data from the quarterly data collection of GP data from July 2018 to show the levels of common health complaints. GP data can only reflect those patients who visit their doctor. Certain groups within the population are known to present late, or not at all, therefore it is important to remember that GP data is not the whole of the picture. This data includes all Leeds GP registered patients who live within the wards.

Burmantofts & Richmond Hill



Gipton & Harehills

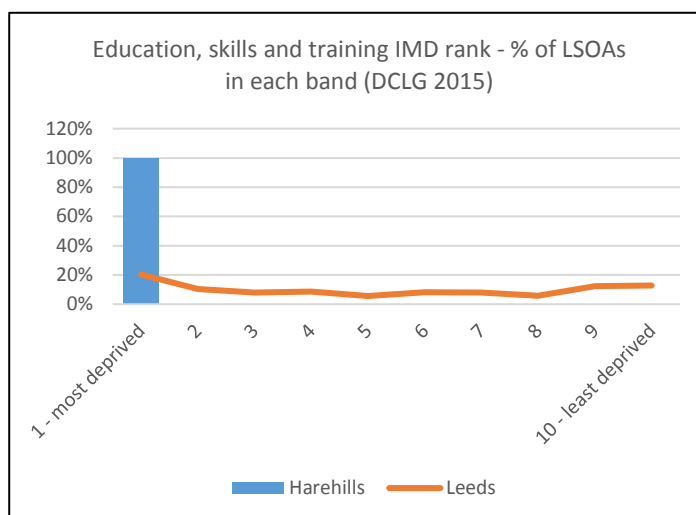


Access to Services

Education, skills and training IMD ranking

This section uses data from the DCLG to provide a breakdown of the education, skills and training deprivation ranking of LSOAs in this area. The ranking takes into account the lack of attainment and skills in the local population.

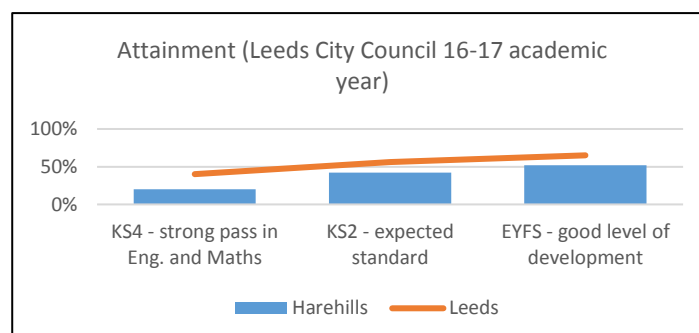
Education, skills & training IMD rank-% of LSOAs in each band (DCLG 2015)	Harehills	Leeds
1 – most deprived	100%	20%
2	0%	10%
3	0%	8%
4	0%	9%
5	0%	6%
6	0%	8%
7	0%	8%
8	0%	6%
9	0%	12%
10 – least deprived	0%	13%
Total	10	482



Attainment

This section uses data from Leeds City Council Children's Services to provide information on attainment levels. It can be used to highlight barriers to learning and achievement, future knowledge gaps and target interventions.

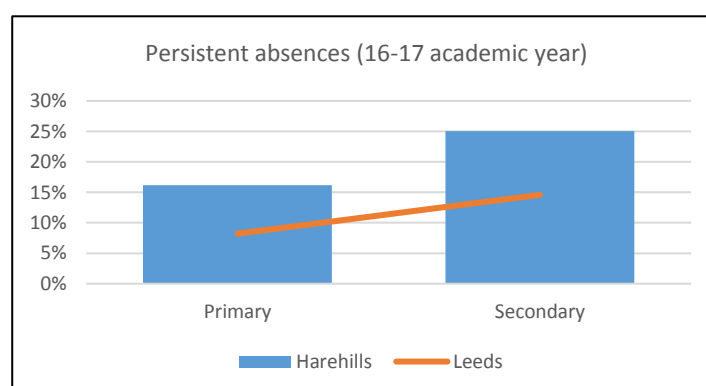
Attainment (Leeds City Council 16-17 academic year)	Harehills	Leeds
KS4 – strong pass in English and Maths	↓ 20%	40%
KS2 – expected standard	↓ 42%	56%
EYFS – good level of development	↓ 52%	65%



Persistent absences

This section uses data from Leeds City Council Children's Services to provide information on persistent absences. It could be used to highlight physical barriers to accessing schools, turbulent family lives or child health issues.

Persistent Absence (16-17 academic year)	Harehills	Leeds
Primary	↑ 16%	8%
Secondary	↑ 25%	15%



NEET

This section uses data from Leeds City Council Children's Services to provide information on young people not in education, employment or training. It could be used to highlight the presence of disengaged young people.

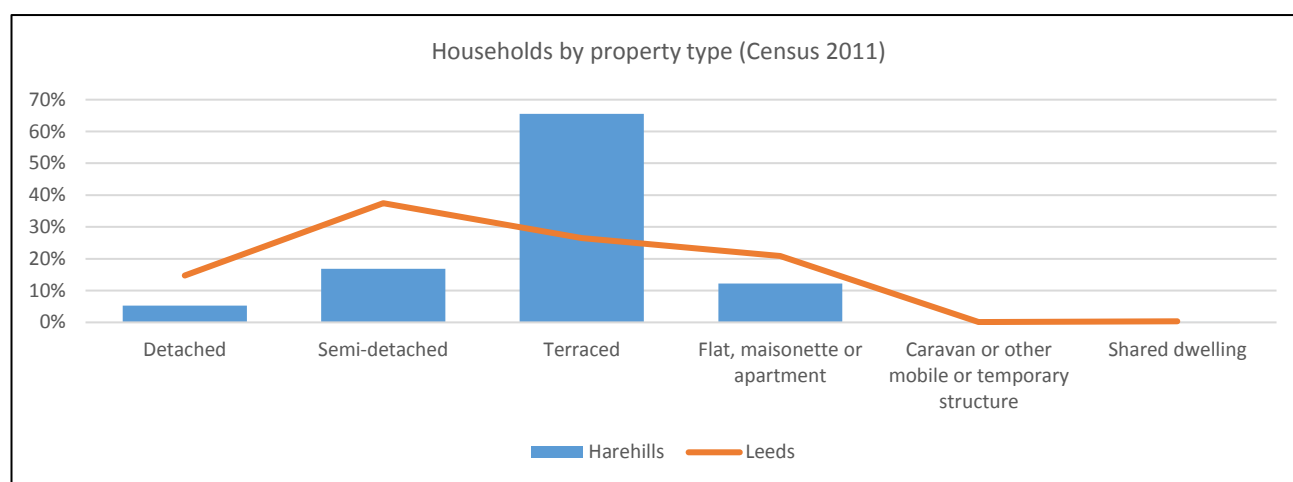
	Harehills	Leeds
NEET (Jan 2018)	9%	7%

Housing Conditions

Property type

This section uses Census 2011 data to provide a breakdown of households by property type. It can be used to identify particular property types such as densely populated terraced housing or multi occupancy housing.

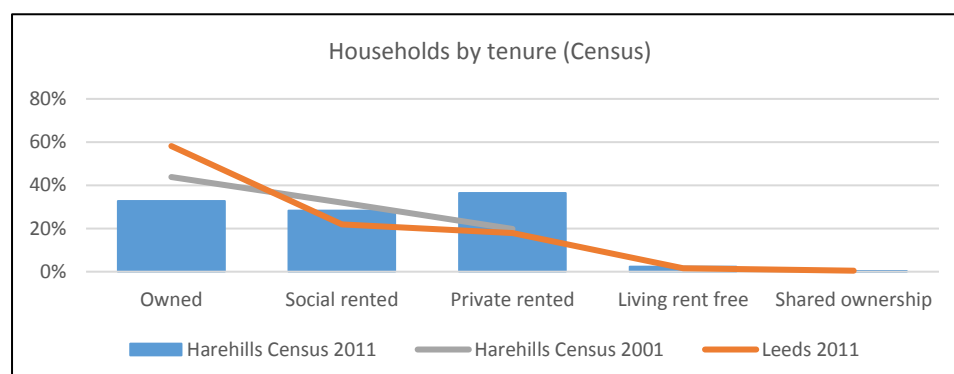
Property type (Census 2011)	Harehills	Leeds
Detached	↓ 5%	15%
Semi-detached	↓ 17%	37%
Terraced	↑ 66%	27%
Flat, maisonette or apartment	↓ 12%	21%
Caravan or other mobile or temporary structure	0%	0%
Shared dwelling	0%	0%



Tenure

This section uses Census 2011 data to provide a breakdown of households by tenure. This is compared to Census 2001 data to measure if there has been a change. It can be used to understand housing demand and gain an understanding of the social and private rented stock.

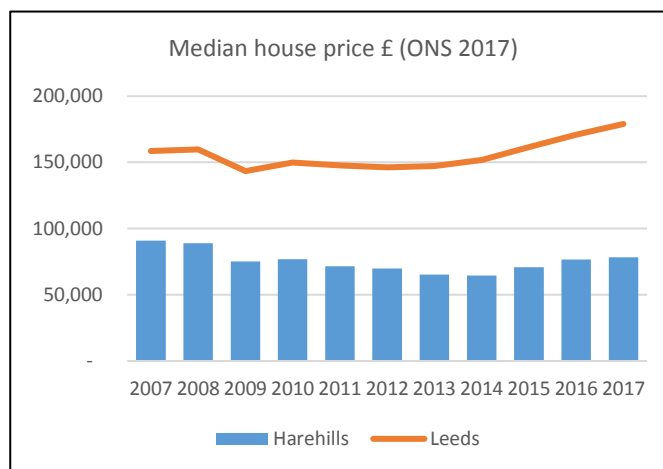
Tenure	Harehills Census 2011	Leeds 2011	Harehills Census 2001	Percentage change
Owned	↓ 33%	58%	44%	-11%
Social rented	↑ 28%	22%	32%	-4%
Private rented	↑ 36%	18%	20%	17%
Living rent free	2%	2%		
Shared ownership	0%	0%	1%	0%



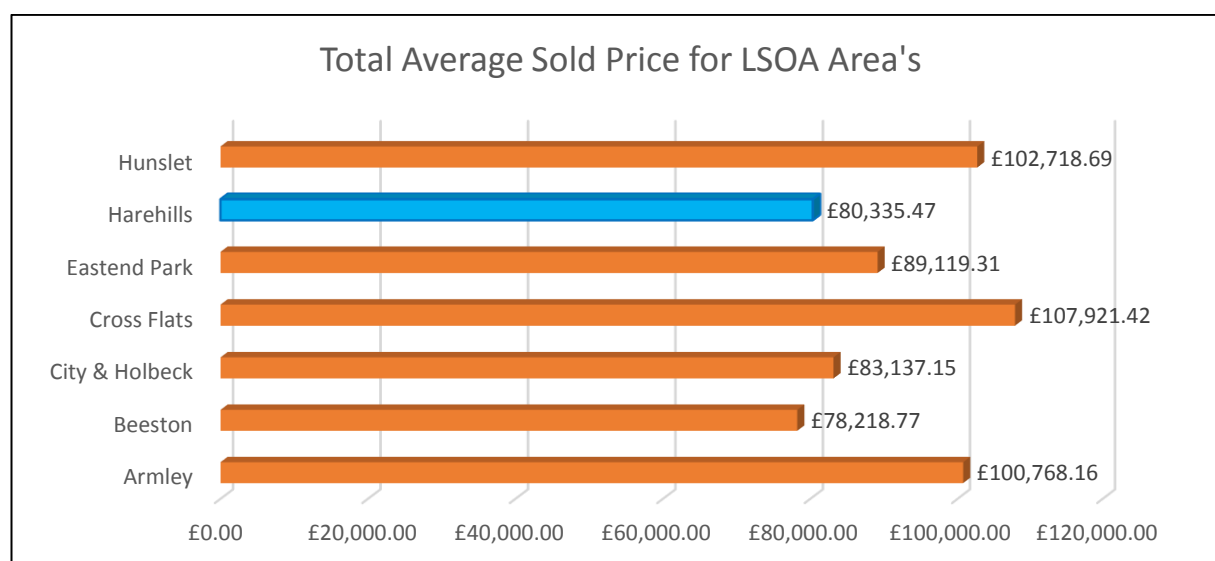
House prices

This section uses ONS data to provide a median house price for properties sold. It can be used to understand value, quality and demand of the housing market.

Median house price £ (ONS2017)	Harehills	Leeds
2007	90,773	158,544
2008	89,050	159,832
2009	75,139	143,409
2010	76,950	149,972
2011	71,556	147,807
2012	69,775	146,300
2013	65,275	147,122
2014	64,500	151,730
2015	70,889	161,565
2016	76,625	170,838
2017	78,370	179,014



The chart below was produced using information taken from rightmove.co.uk covering the period from 2013 to 2018, taking a selection of all property types sold in the respective area during that period.



Rent Levels (Postcode & Ward)

Using data from www.home.co.uk the table below shows rental price analysis for the LS9 area and summarises the advertised rents for homes to let, calculated daily from the rental properties found by the Home.co.uk property search engine.

Average Property Rents	Leeds	LS9
Overall	£1,226 pcm	£709 pcm
One bedroom	£614 pcm	£645 pcm
Two bedrooms	£784 pcm	£800 pcm
Three bedrooms	£1,011 pcm	£626 pcm

Using data collected by arc4 for their 2017 report on the private rented market in Leeds the table below shows potential rental yields achievable in different wards. It assumes median rent levels and sales values, different property types and sizes will achieve higher yields.

Rental yields				
Ward	Median sales value 2016	Median Rent pcm 2016	Annual rental income	Potential yields
Adel & Wharfedale	270000	722	8664	3.2
Burmantofts & Richmond Hill	81000	529	6348	7.8
Gipton & Harehills	85750	524	6288	7.3
Wetherby	273000	702	8424	3.1
Leeds	158000	624	7488	4.7

Disrepair& Evictions (Ward)

Using data collected from Leeds City Councils customer contact data base (CRM) logged between April 2015 and Sept 2017 the table below shows the number requests to the council for help with disrepair in private rented properties and the number requests to the council for help with eviction notices served by private landlords. The table below contains the top 10 wards in Leeds.

Disrepair in Private Rented Homes		Notice Served by Private Landlord	
Ward	No.	Ward	No.
Gipton & Harehills	274	Gipton & Harehills	309
City & Hunslet	204	City & Hunslet	284
Beeston & Holbeck	166	Beeston & Holbeck	251
Burmantofts & Richmond Hill	156	Burmantofts & Richmond Hill	206
Armley	133	Armley	201
Chapel Allerton	72	Chapel Allerton	138
Hyde Park & Woodhouse	48	Middleton Park	127
Middleton Park	48	Cross Gates & Whinmoor	92
Farnley & Wortley	38	Bramley & Stanningley	88
Bramley & Stanningley	35	Headingley	88

Enforcement (Postcode)

Using data collected from Leeds City Councils environmental data base (Uniform) logged between January 2015 and December 2018 the table below shows the number of complaints received, inspections carried out, health and safety hazards removed and legal notices served by the Councils Private Sector Housing Team.

Service Requests						
	2015 No. of Requests	2016 No. of Requests	2017 No. of Requests	2018 No. of Requests	Total No. of Requests	Total % of Requests
Harehills	239	185	163	184	771	8.6%
Rest of Leeds	2423	2268	2180	2071	8933	91.4%
Total	2662	2453	2334	2255	9704	100.0%

Inspections						
	2015 No. of Inspt	2016 No. of Inspt	2017 No. of Inspt	2018 No. of Inspt	Total No. of Inspt	Total % of Inspections
Harehills	268	189	199	466	1122	9.0%
Rest of Leeds	3215	2499	2236	4550	12500	91.0%
Total	3483	2688	2435	5016	13622	100%

Hazards Removed						
	2015 No. Properties	2016 No. Properties	2017 No. Properties	2018 No. Properties	Total No. Properties	Total % Properties
Harehills	55	34	18	51	158	13.6%
Rest of Leeds	277	332	206	349	1164	86.4%
Total	332	366	224	400	1322	100.00%

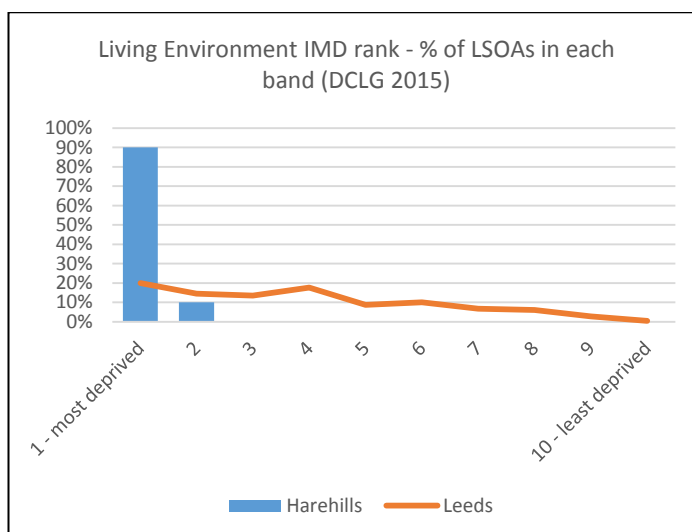
Works Notices						
	2015 Works Notices	2016 Works Notices	2017 Works Notices	2018 Works Notices	Total Works Notices	Total % Works Notices
Harehills	54	50	47	108	259	15.9%
Not in SL Area	290	374	348	360	1372	84.1%
Total	344	424	395	468	1631	100.0%

Environment

Living Environment IMD ranking

This section uses data from the DCLG to provide a breakdown of the living environment deprivation ranking of LSOAs in this area. The ranking takes into account the quality of the local environment, quality of housing and air quality and road traffic accidents.

Living Environment IMD rank-% of LSOAs in each band (DCLG2015)	Harehills	Leeds
1 – most deprived	90%	20%
2	10%	15%
3	0%	13%
4	0%	18%
5	0%	9%
6	0%	10%
7	0%	7%
8	0%	6%
9	0%	3%
10 – least deprived	0%	0%
Total	10	482



Environmental issues recorded by Leeds City Council (LSOA & Ward)

This section uses data from Leeds City Council to provide information on environmental cleanliness issues. It can be used to identify areas where there are cleanliness issues and target interventions.

Environmental requests per household (May 2017 - April 2018)	Harehills	Leeds
Domestic waste	0.04	0.01
Flytipping	0.48	0.05
Graffiti	0.00	0.00
Scheduled bulky collection	0.02	0.02
Missed bins	0.04	0.03

The table below shows the number of fly tipping reports and environmental requests, by ward, received by the Council between April 2014 and March 2017 to deal with issues such as dog fouling, graffiti, waste in gardens, litter etc.

Requests for Service	2014/15	2015/16	2016/17	2017/18	Average over 4 Years
Burmantofts & Richmond Hill	1809	1356	2022	2607	1949
Gipton & Harehills	2539	2240	3824	8283	4222
Leeds Ward Total	23522	24437	30716	37928	116603
Leeds Ward Average	713	741	931	1149	884

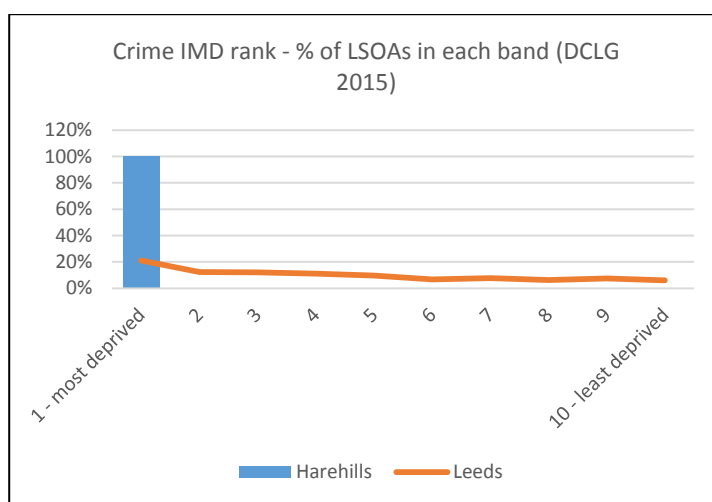
Reports of Fly tipping	2014/15	2015/16	2016/17	2017/18	Average over 4 Years
Burmantofts & Richmond Hill	1070	574	1110	1969	1181
Gipton & Harehills	1572	1349	2990	7501	3353
Leeds Ward Total	13703	13698	17228	25341	17492
Leeds Ward Average	415	415	522	768	530

Crime

Crime IMD ranking

This section uses data from the DCLG to provide a breakdown of the crime deprivation ranking of LSOAs in this area. The ranking takes into account the risk of personal and material victimisation at local level.

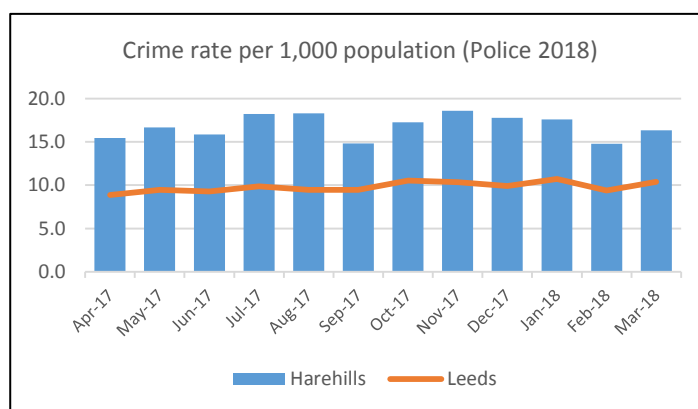
Crime IMD rank-% of LSOAs in each band (DCLG2015)	Harehills	Leeds
1 – most deprived	100%	21%
2	0%	12%
3	0%	12%
4	0%	11%
5	0%	10%
6	0%	7%
7	0%	8%
8	0%	6%
9	0%	7%
10 – least deprived	0%	6%
Total	10	482



Overall crime rate

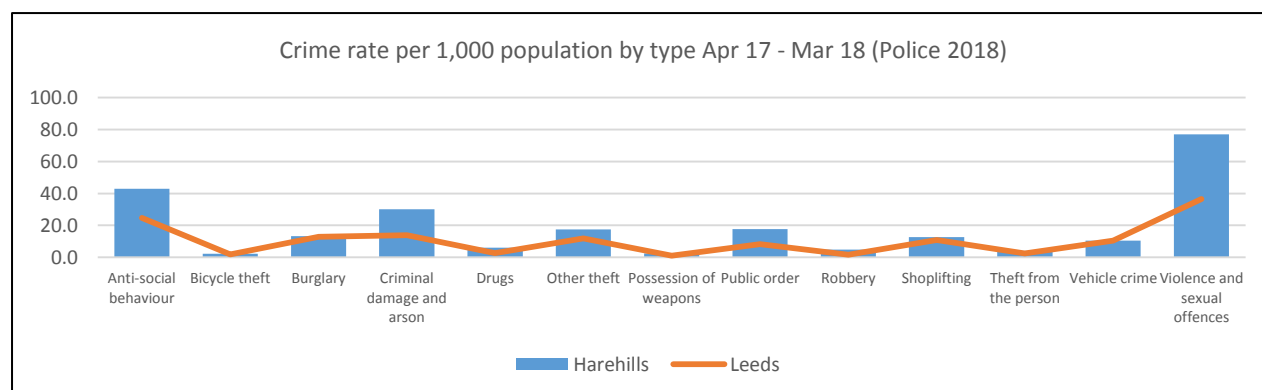
This section uses data from the Police to provide information on the overall crime rate. It can be used to understand prevalence of crime in areas.

Crime rate per 1,000 population (Police 2018)	Harehills	Leeds
Apr-17	↑ 15.4	8.9
May-17	↑ 16.7	9.5
Jun-17	↑ 15.8	9.3
Jul-17	↑ 18.2	9.9
Aug-17	↑ 18.3	9.5
Sep-17	↑ 14.8	9.5
Oct-17	↑ 17.3	10.6
Nov-17	↑ 18.6	10.4
Dec-17	↑ 17.8	9.9
Jan-18	↑ 17.6	10.7
Feb-18	↑ 14.8	9.4
Mar-18	↑ 16.3	10.4



Crime rate by crime type

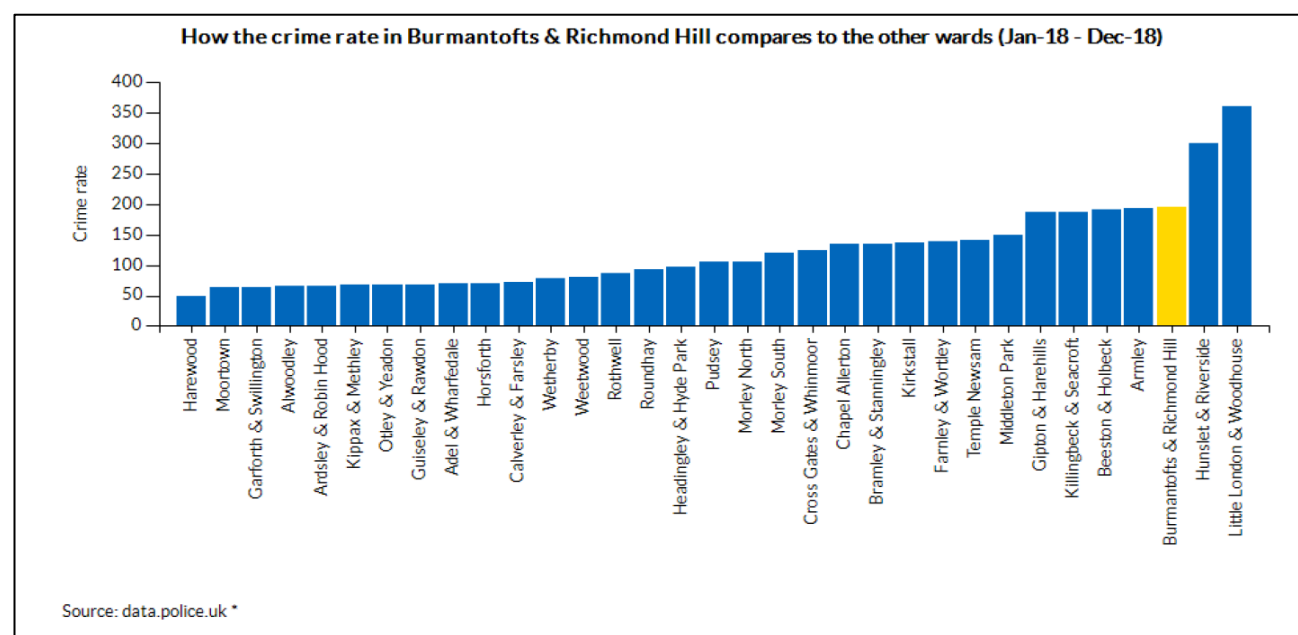
This section uses data from the Police to provide information on the crime rate by type. It can be used to understand prevalence of particular crime types in an area.



Crime Rates (Ward)

Using information provided by West Yorkshire Police the table below shows the top ten District Neighbourhood Ward Areas for the highest volume of crime recorded between November 2017 and October 2018. The charts and graphs give figures for the electoral wards for year 2018.

Neighbourhood Ward Area	Volume of Crime Occurrences Recorded
Little London & Woodhouse Ward B	9716
Gipton & Harehills	6288
Burmantofts & Richmond Hill	5118
Armley	4712
Killingbeck & Seacroft	4709
Hunslet & Riverside Ward A	4600
Beeston & Holbeck Ward A	4576
Middleton	4066
Hunslet & Riverside Ward B	3574
Chapel Allerton	3222



5,042

Total number of crime cases
during the most recent 12 month
(Jan-18 - Dec-18) [i](#)

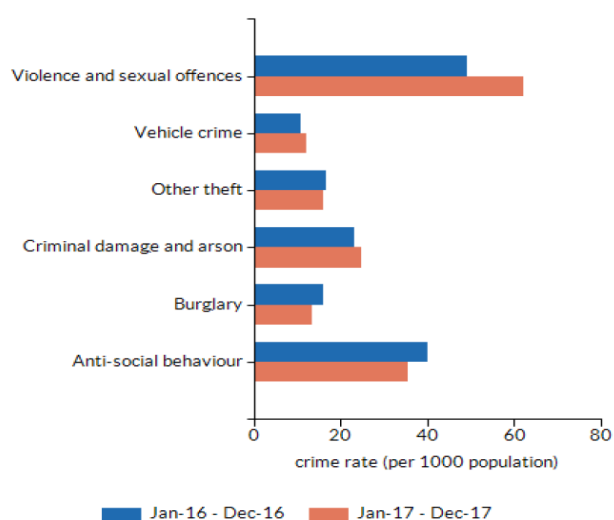
Source: data.police.uk *

195.8

Total crime rate per 1000 population
during the most recent 12 month
(Jan-18 - Dec-18) [i](#)

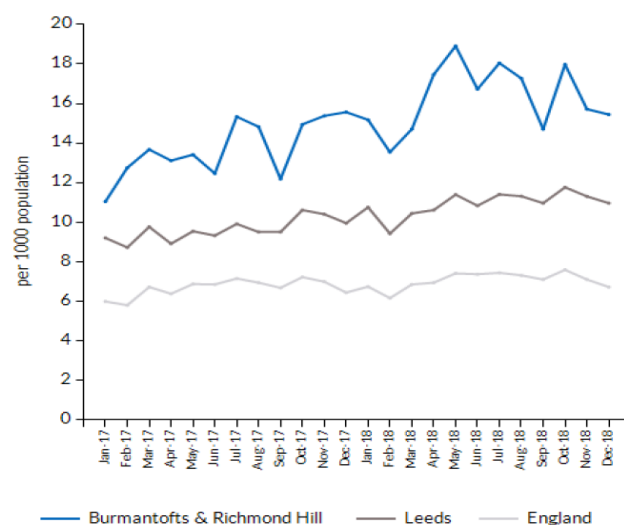
Source: data.police.uk *

Annual crime rate comparison for selected crime types for Burmantofts & Richmond Hill



Source: data.police.uk *

Total crime rate (per 1000 population) over time for Burmantofts & Richmond Hill



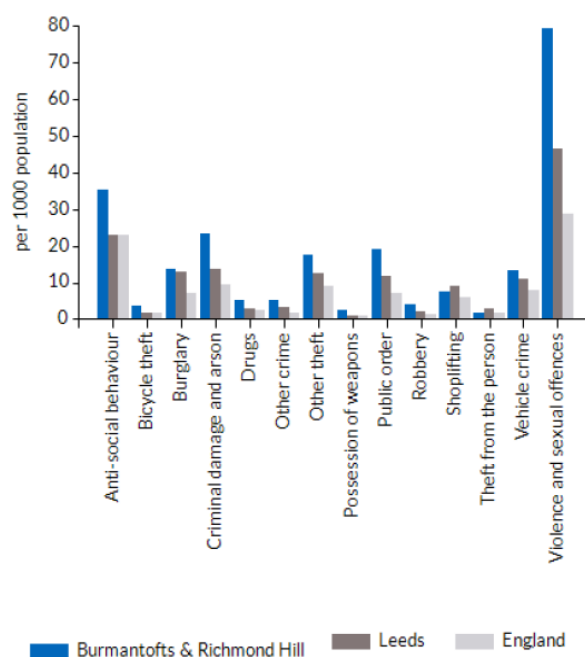
Source: data.police.uk *

Crime counts and rates by type for Burmantofts & Richmond Hill (Jan-18 - Dec-18)

	count	rate (per 1000 population)
Anti-social behaviour (ASB) i	908	35.25
Bicycle theft i	92	3.57
Burglary i	349	13.55
Criminal damage and arson i	604	23.45
Drugs i	133	5.16
Other crime i	129	5.01
Other theft i	452	17.55
Possession of weapons i	68	2.64
Public order i	488	18.95
Robbery i	99	3.84
Shoplifting i	196	7.61
Theft from the person i	44	1.71
Vehicle crime i	342	13.28
Violence and sexual offences i	2,046	79.44
All crime (excluding ASB) i	5,042	195.76

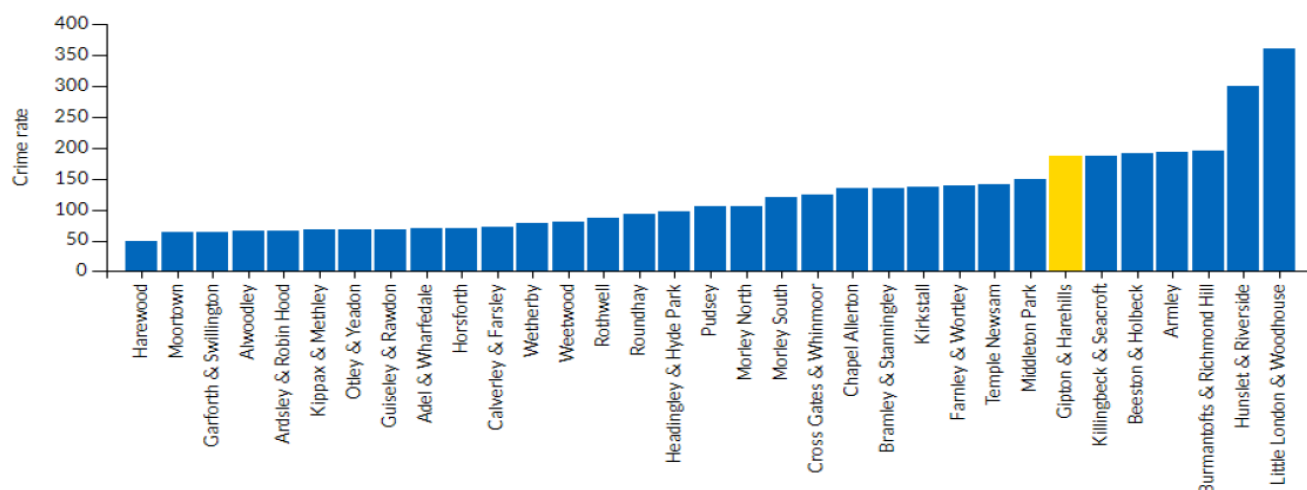
Source: data.police.uk *

Crime rates by type for Burmantofts & Richmond Hill (Jan-18 - Dec-18)



Source: data.police.uk *

How the crime rate in Gipton & Harehills compares to the other wards (Jan-18 - Dec-18)



Source: data.police.uk *

6,018

Total number of crime cases
during the most recent 12 month
(Jan-18 - Dec-18) [i](#)

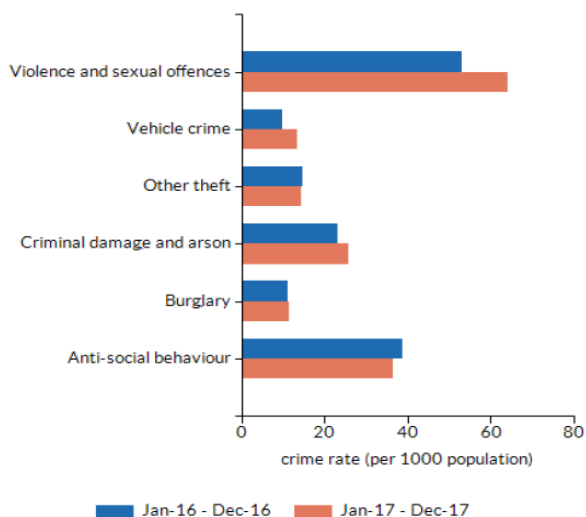
Source: data.police.uk *

186.3

Total crime rate per 1000 population
during the most recent 12 month
(Jan-18 - Dec-18) [i](#)

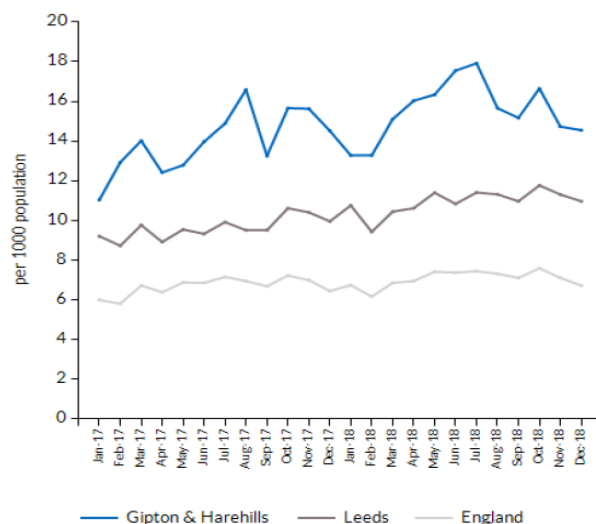
Source: data.police.uk *

Annual crime rate comparison for selected crime types for Gipton & Harehills



Source: data.police.uk *

Total crime rate (per 1000 population) over time for Gipton & Harehills



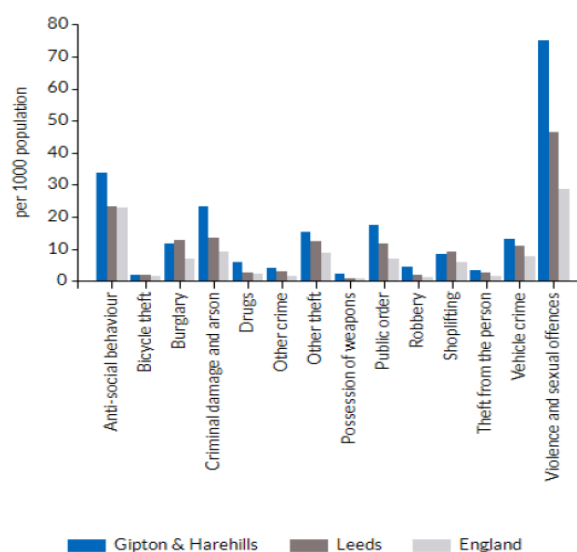
Source: data.police.uk *

**Crime counts and rates by type for Gipton & Harehills
(Jan-18 - Dec-18)**

	count	rate (per 1000 population)
Anti-social behaviour (ASB) i	1,094	33.86
Bicycle theft i	65	2.01
Burglary i	382	11.82
Criminal damage and arson i	751	23.25
Drugs i	191	5.91
Other crime i	133	4.12
Other theft i	491	15.2
Possession of weapons i	72	2.23
Public order i	566	17.52
Robbery i	145	4.49
Shoplifting i	271	8.39
Theft from the person i	109	3.37
Vehicle crime i	421	13.03
Violence and sexual offences i	2,421	74.94
All crime (excluding ASB) i	6,018	186.27

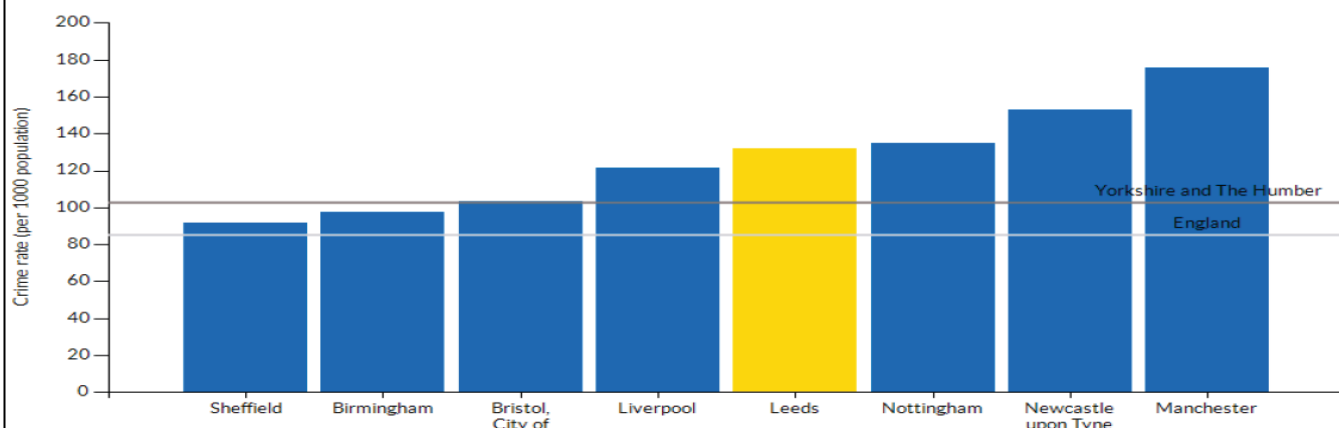
Source: data.police.uk *

Crime rates by type for Gipton & Harehills (Jan-18 - Dec-18)



Source: data.police.uk *

Total crime rate comparison across English Core Cities over the latest 12 months (Feb-18 - Jan-19)



103,423

Total number of crime cases
during the most recent 12 month
(Feb-18 - Jan-19) [i](#)

Source: data.police.uk *

131.8

Total crime rate per 1000 population
during the most recent 12 month
(Feb-18 - Jan-19) [i](#)

Source: data.police.uk *

	count	rate (per 1000 population)
Anti-social behaviour (ASB) i	18,009	22.95
Bicycle theft i	1,456	1.85
Burglary i	10,069	12.83
Criminal damage and arson i	10,657	13.58
Drugs i	2,278	2.9
Other crime i	2,508	3.2
Other theft i	9,808	12.5
Possession of weapons i	832	1.06
Public order i	9,353	11.92
Robbery i	1,539	1.96
Shoplifting i	7,191	9.16
Theft from the person i	2,233	2.84
Vehicle crime i	8,515	10.85
Violence and sexual offences i	36,984	47.12
All crime (excluding ASB) i	103,423	131.78

Source: data.police.uk *

Hate Crime (Ward)

Using data collected from Leeds City Councils customer contact data base (CRM) logged between April 2015 and Sept 2017 the table below shows the number of race related hate crimes reported to the Council. The table below contains the top 10 wards in Leeds.

Ward	No.
Armley	60
Gipton & Harehills	44
City & Hunslet	42
Middleton Park	38
Burmantofts & Richmond Hill	33
Beeston & Holbeck	28
Temple Newsam	24
Killingbeck & Seacroft	16
Hyde Park & Woodhouse	15
Bramley & Stanningley	15

Noise Nuisance (Ward)

Using data collected from Leeds City Councils customer contact data base (CRM) logged between April 2015 and Sept 2017 the table below shows the number of noise nuisance incidents reported to the Council. The table below contains the top 10 wards in Leeds.

Ward	No.
Hyde Park & Woodhouse	1061
Headingley	998
Burmantofts & Richmond Hill	797
Armley	773
City & Hunslet	741
Killingbeck & Seacroft	711
Kirkstall	709
Farnley & Wortley	608
Beeston & Holbeck	603
Gipton & Harehills	536

Public Document Pack

Executive Board, 26th June 2019

Agenda Item 19 'Business Case for Proposed Selective Licensing Designation: Beeston'

Please find enclosed Appendix 2 to this report. The data in the Appendix remains as originally published and circulated, however, it is simply being re-provided in a sharper/clearer format for the benefit of the reader.

Pages 57 – 84 of the paper / electronic packs refer.

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DEPRIVATION EVIDENCE

Introduction

This appendix contains statistical intelligence and insight to support the business case for selective licensing in Beeston based on the criteria of there being high levels of deprivation in the area.

Data has been gathered from a variety of sources, including the Office of National Statistics; the Department for Work and Pensions; West Yorkshire Police and the Leeds Observatory.

Where possible, Lower Layer Super Output Area (LSOA) and Middle Layer Super Output Area (MSOA) data has been aggregated to the bespoke boundary of the selective licensing area (see the map of the area in Appendix 1).

There are 482 LSOAs and 107 MSOAs in Leeds. They were produced by the Office for National Statistics for the reporting of small area statistics and are a standard way of dividing up the country. Most indicators in this appendix use LSOA data, where other data is used this is highlighted. Where LSOA and MSOA data was not available, electoral ward or postcode areas were used.

LSOAs included: E01011312, E01011364, E01011371, E01011372, E01011373, E01011374, E01011375

MSOAs included: E02002414, E02002415

Most indicators provide a comparison to the Leeds average.

Arrows have been used in tables to show where an area is notably higher or lower than the Leeds average. Colour ramps show categories in which results are high in red or low in blue. The blue or yellow in charts symbolise the area whilst the orange line symbolises the Leeds average.

Index of Multiple Deprivation - The Index of Multiple Deprivation, commonly known as the IMD, is the official measure of relative deprivation for small areas in England. It is constructed by combining seven domains of deprivation according to their respective weights. The Income and Employment domains are given the most weight then the Education and Health domains. Crime, Barriers to housing and services and the Living environment domains are given less weight. All domain data is put together to calculate an overall measure of deprivation for every small area in England.

Factors of Deprivation

This document outlines the evidence used to justify the area proposed for inclusion within the selective licensing designation and is designed to ensure that the Council's proposal meets with the governments guidance¹ for local authorities which states "In deciding whether to make a designation because the local authority considers the area suffers from a high level of deprivation we recommend that the local housing authority considers the following factors when compared to other similar neighbourhoods in the local authority area or within the region:

- the employment status of adults;
- the average income of households;
- the health of households;
- the availability and ease of access to education, training and other services for households;
- housing conditions;
- the physical environment;
- levels of crime.

The evidence is therefore organised and presented in line with the above.

¹Selective licensing in the private rented sector A Guide for local authorities, Department for Communities and Local Government, March 2015

Headline Data

There are 32,844 LSOA's in the country; 482 are in Leeds. Of these, 16 neighbourhoods are in the 1% most deprived nationally. The LSOA's highlighted in blue in the table below are within the proposed boundary for selective licensing.

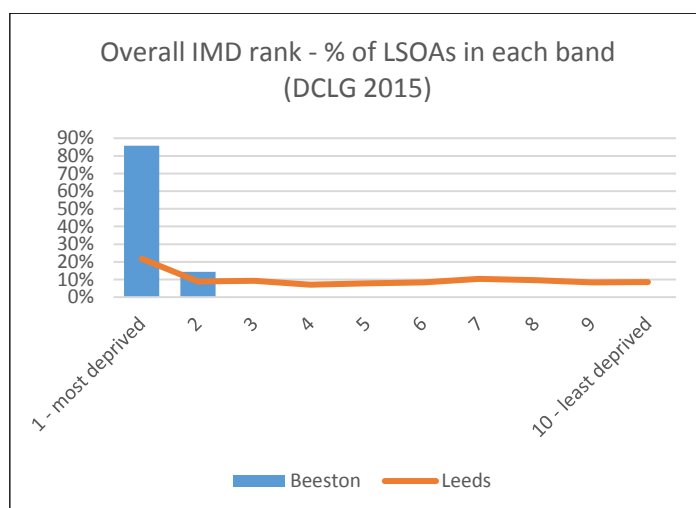
LSOA Name	Reference No	Ward
Stratford Street, Beverley's	E01011372	City and Hunslet
Crosby St, Recreations, Barton's	E01011368	Beeston and Holbeck
Lincoln Green	E01033035	Burmantofts and Richmond Hill
Foundry Mill Drive, Hawkshead Crescent, Alston Lane	E01011667	Killingbeck and Seacroft
Foundry Mill Terrace, Brooklands	E01011662	Killingbeck and Seacroft
Clifton's, Nowell's	E01011347	Burmantofts and Richmond Hill
Boggart Hill	E01011658	Killingbeck and Seacroft
Wickham Street. Sefton's, Harlech's	E01011375	City and Hunslet
Holdforth's, Clyde Approach,	E01011363	Armley
Trentham Street, Oakley's, Garnets	E01011312	City and Hunslet
Winrose's, Whitebeams	E01011473	Middleton Park
Armley Grove Place, Hall Lane, Abbot View	E01011294	Armley
Bismarck's, Dewsbury Road, Burton Street	E01011371	City and Hunslet
Compton's, Ashton's, Cowper's	E01011433	Gipton and Harehills
Bellbrooke Avenue, Kimberley Road, Compton's	E01011344	Burmantofts and Richmond Hill
Halton Moor, Kendal Drive, Cartmell Drive	E01011624	Temple Newsam

The 16 lower super output areas (LSOA) in Leeds that are in the 1% Most deprived neighbourhoods in the country

Overall IMD ranking

This section uses data from the DCLG to provide a breakdown of the overall relative deprivation ranking of LSOAs in this area. It can be used to understand how deprived an area is.

Overall IMD rank -% of LSOAs in each band (DCLG 2015)	Beeston	Leeds
1 – most deprived	86%	22%
2	14%	9%
3	0%	9%
4	0%	7%
5	0%	8%
6	0%	8%
7	0%	10%
8	0%	10%
9	0%	8%
10 – least deprived	0%	9%
Total	7	482



Overall IMD rank -% of LSOAs in each band	2015	2010
1 – most deprived	86%	86%
2	14%	14%
3	0%	0%
4	0%	0%
5	0%	0%
6	0%	0%
7	0%	0%
8	0%	0%
9	0%	0%
10 – least deprived	0%	0%
Total	7	7

Population size

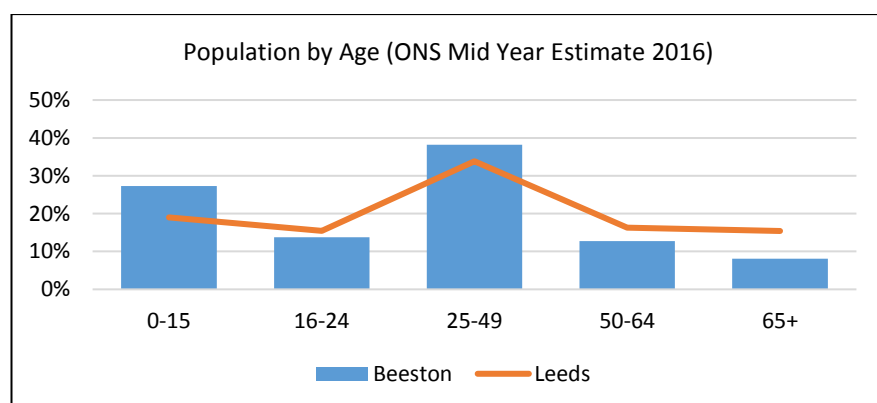
This section uses 2016 ONS mid-year estimates to provide an up to date picture of population size. This is compared with 2011 Census data to measure if there has been a change. Population density is also included.

Population	Beeston	Leeds
Population (Census 2011)	10551	751485
Population (ONS 2016)	11696	781743
Percentage change (Census 2011 - ONS 2016)	↑ 9.8%	3.9%
Population per hectare (2016)	↑ 68.5	14.2

Age

This section uses 2016 ONS mid-year estimates to provide a breakdown of the population by broad age groups. It can be used to identify particular groups such as children and young people, young adults and older people.

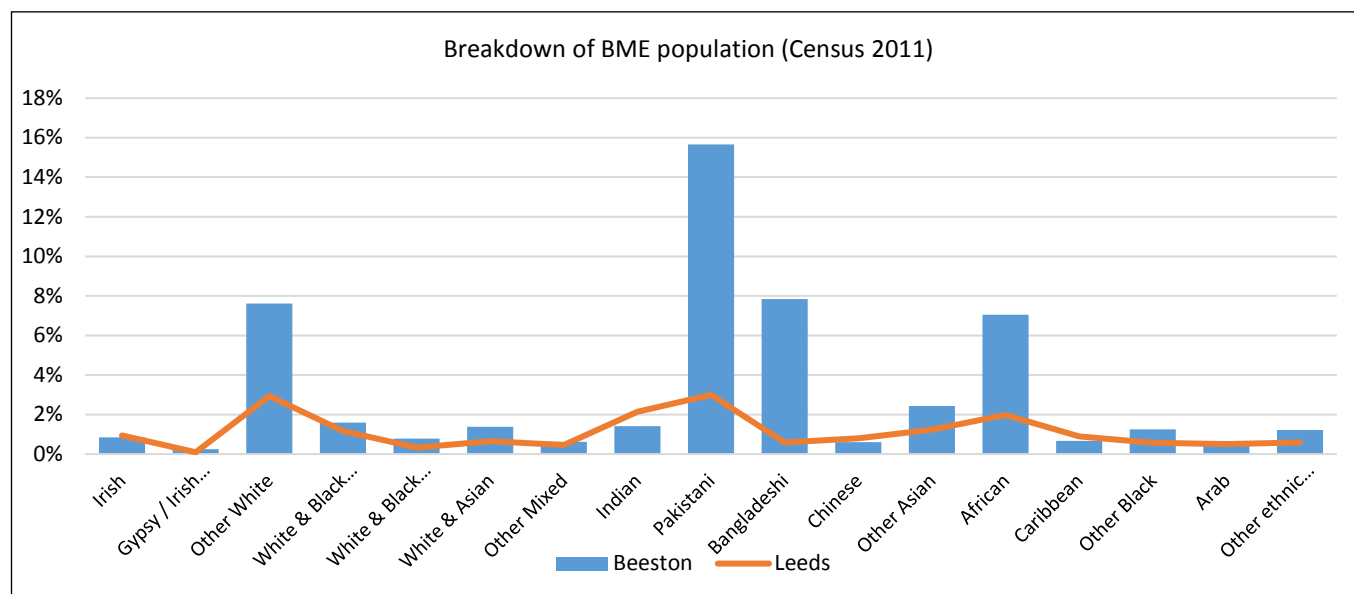
Age (ONS 2016)	0-15	16-24	25-49	50-64	65+
Beeston	↑ 27%	14%	↑ 38%	↓ 13%	↓ 8%
Leeds	19%	15%	34%	16%	15%



Ethnicity

This section uses Census 2011 data to provide a breakdown of the population by ethnicity. It can be used to identify particular ethnic groups and support delivery of targeted services.

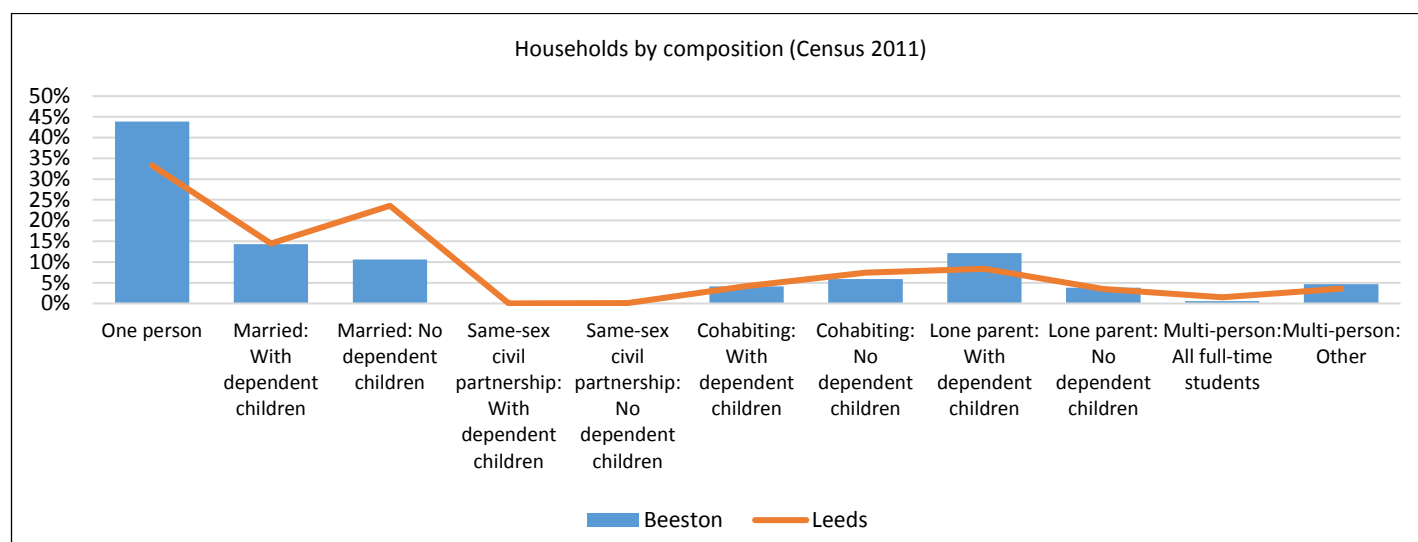
Ethnicity (Census 2011)	Beeston	Leeds
White	↓ 48%	81%
BME	↑ 52%	19%



Household composition

This section uses Census 2011 data to provide a breakdown of households by composition. It can be used to understand different types of family structures and identify particular groups such as lone parents or households with children.

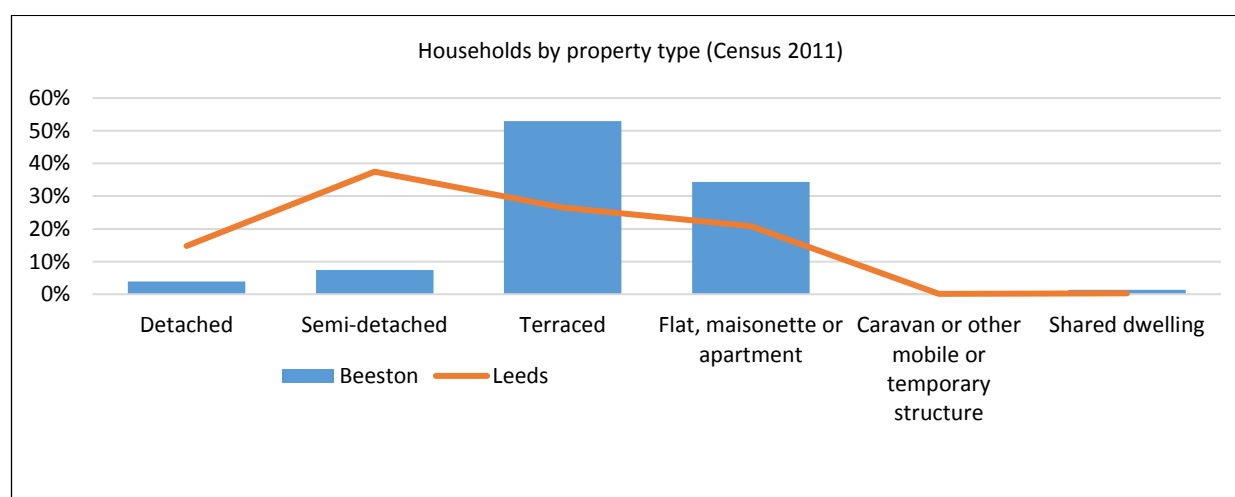
Household composition (Census 2011)	Beeston	Leeds
One person	↑ 44%	33%
Married: With dependent children	14%	14%
Married: No dependent children	↓ 11%	24%
Same-sex civil partnership: With dependent children	0%	0%
Same-sex civil partnership: No dependent children	0%	0%
Cohabiting: With dependent children	4%	4%
Cohabiting: No dependent children	6%	7%
Lone parent: With dependent children	↑ 12%	8%
Lone parent: No dependent children	4%	4%
Multi-person: All full-time students	1%	2%
Multi-person: Other	5%	4%



Property type

This section uses Census 2011 data to provide a breakdown of households by property type. It can be used to identify particular property types such as densely populated terraced housing or multi occupancy housing.

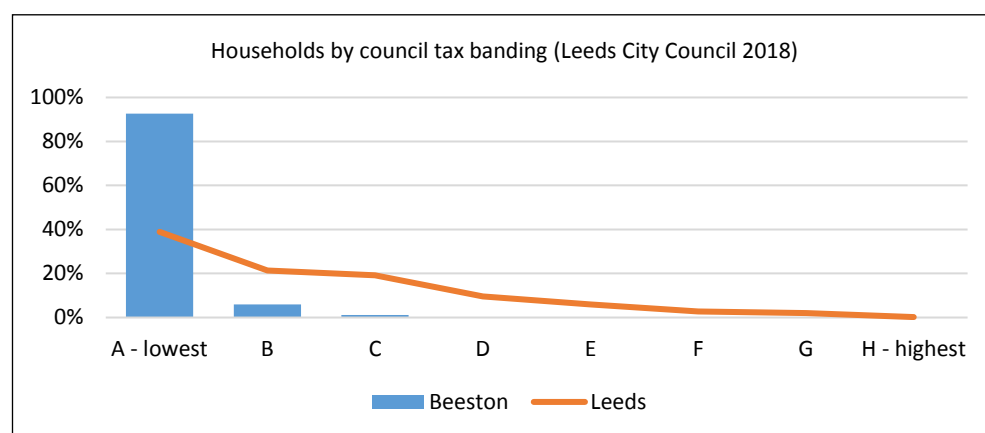
Property type (Census 2011)		Beeston	Leeds
Detached	↓	4%	15%
Semi-detached	↓	7%	37%
Terraced	↑	53%	27%
Flat, maisonette or apartment	↑	34%	21%
Caravan or other mobile or temporary structure		0%	0%
Shared dwelling		1%	0%



Council tax bandings

This section uses data from Leeds City Council to provide a breakdown of households by council tax bandings. It can be used to identify the value of properties and how much residents are contributing towards council services.

Council tax band (Leeds City Council 2018)		Beeston	Leeds
A - lowest	↑	93%	39%
B	↓	6%	21%
C	↓	1%	19%
D	↓	0%	10%
E	↓	0%	6%
F		0%	3%
G		0%	2%
H - highest		0%	0%

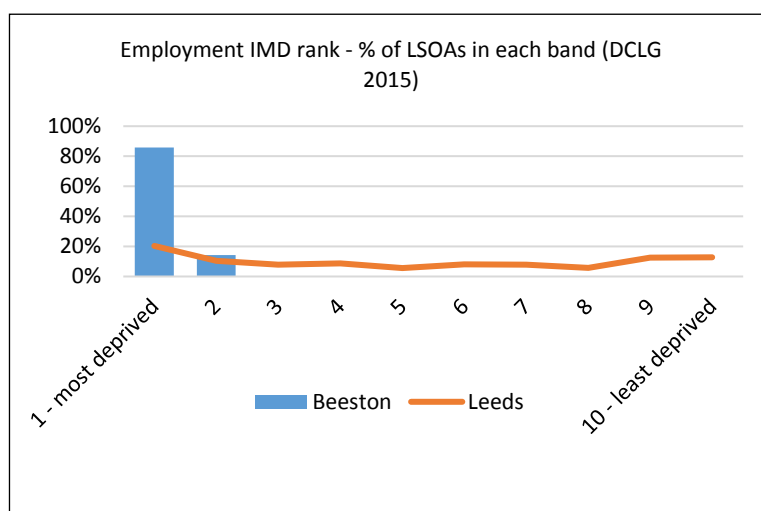


Employment Status

Employment IMD ranking

This section uses data from the DCLG to provide a breakdown of the employment deprivation ranking of LSOAs in this area. The ranking takes into account 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.

Employment IMD rank - % of LSOAs in each band (DCLG 2015)	Beeston	Leeds
1 – most deprived	86%	20%
2	14%	10%
3	0%	8%
4	0%	9%
5	0%	6%
6	0%	8%
7	0%	8%
8	0%	6%
9	0%	12%
10 – least deprived	0%	13%
Total	7	482



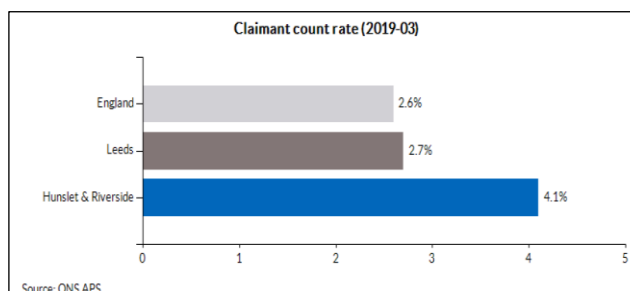
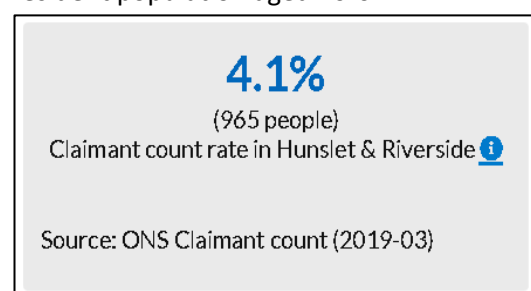
Unemployment Benefits

This section uses data from NOMIS to provide information on the working age population in receipt of Jobseeker's Allowance or Universal Credit. It can be used to measure the population claiming benefit for the reason of being unemployed.

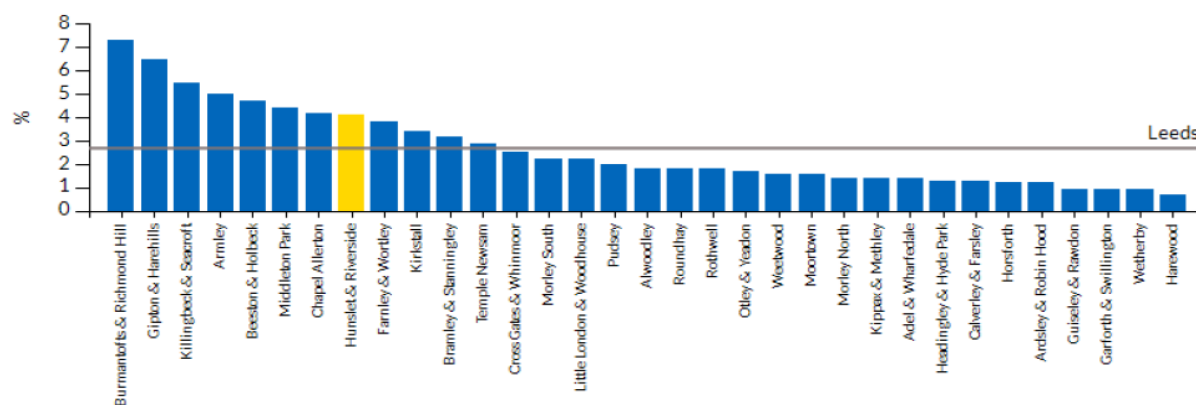
JSA and UC claimants (NOMIS 2018)	Beeston	Leeds
Mar-16	↑ 7.3%	2.3%
Mar-17	↑ 7.3%	2.4%
Mar-18	↑ 7.1%	2.3%

Claimant Count (Ward & LSOA)

Claimant Count Rate. Claimant count is the headline indicator of the number of people claiming unemployment related benefits. It includes both people claiming Job Seekers Allowance (JSA) and people claiming Universal Credit (UC) who are required to seek work. The ward rate is the number of claimants as a percentage of the resident population aged 16-64.



Claimant count rate (2019-03) - ward comparison



Source: ONS Claimant count

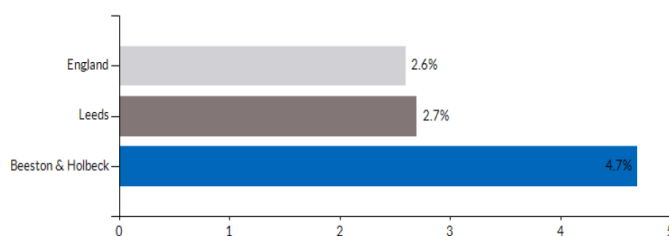
4.7%

(775 people)

Claimant count rate in Beeston & Holbeck [i](#)

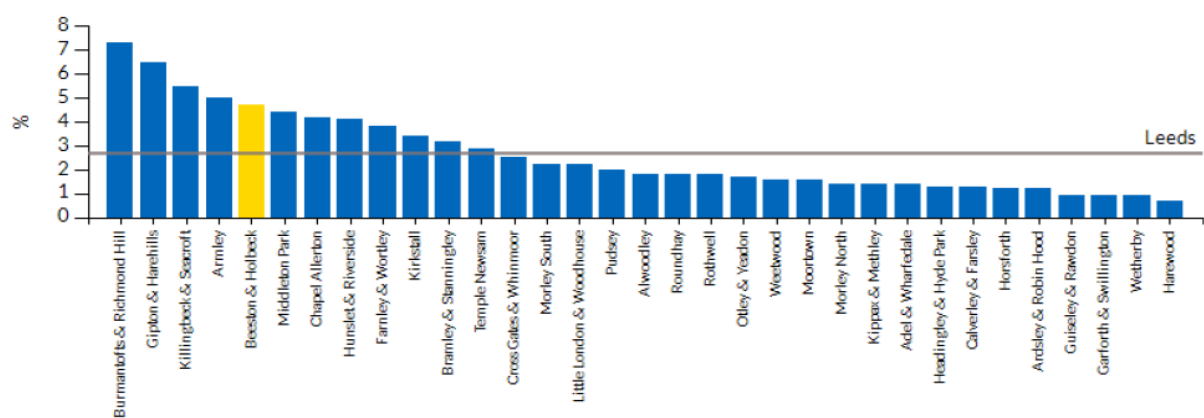
Source: ONS Claimant count (2019-03)

Claimant count rate (2019-03)



Source: ONS APS

Claimant count rate (2019-03) - ward comparison



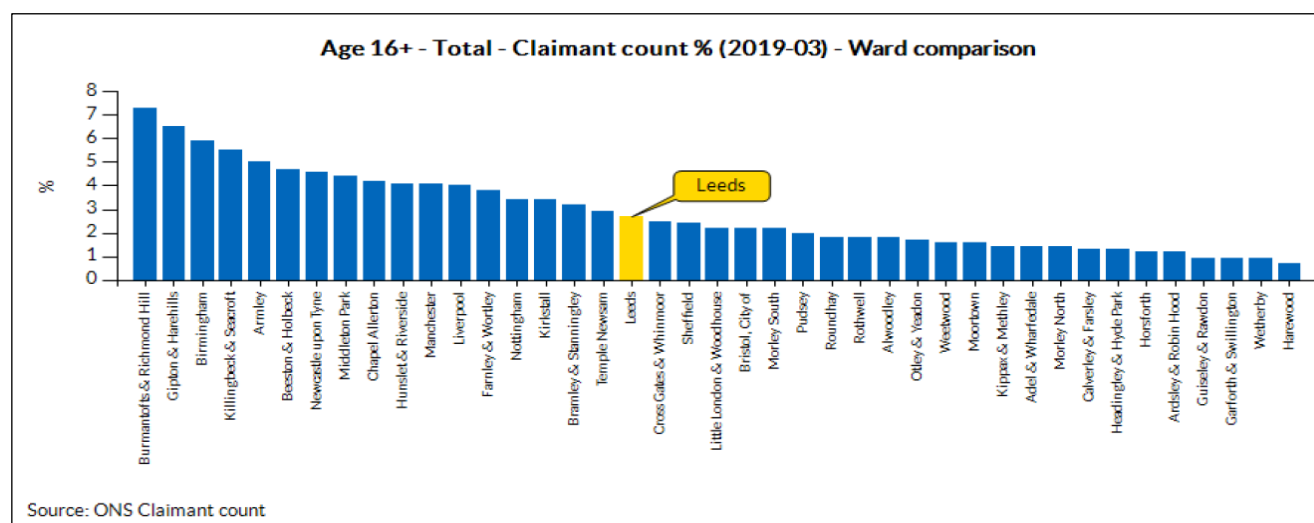
Source: ONS Claimant count

2.7%

(14,075 people)

Claimant count rate in Leeds [i](#)

Source: ONS Claimant count (2019-03)

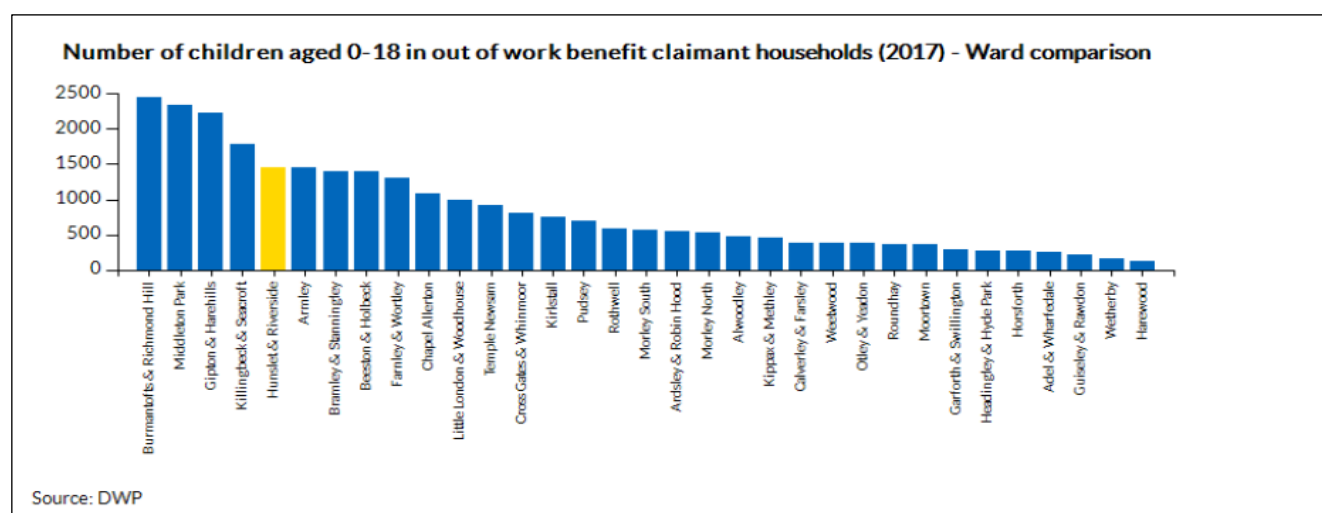


	Age 16+ -Total - Claimant count 03-2019	Age 16+ -Total - Claimant count % 03-2019
Burmantofts & Richmond Hill	1,200	7.3
Gipton & Harehills	1,285	6.5
Killingbeck & Seacroft	780	5.5
Armley	790	5
Beeston & Holbeck	775	4.7
Middleton Park	835	4.4
Chapel Allerton	640	4.2
Hunslet & Riverside	965	4.1
Farnley & Wortley	635	3.8
Kirkstall	485	3.4

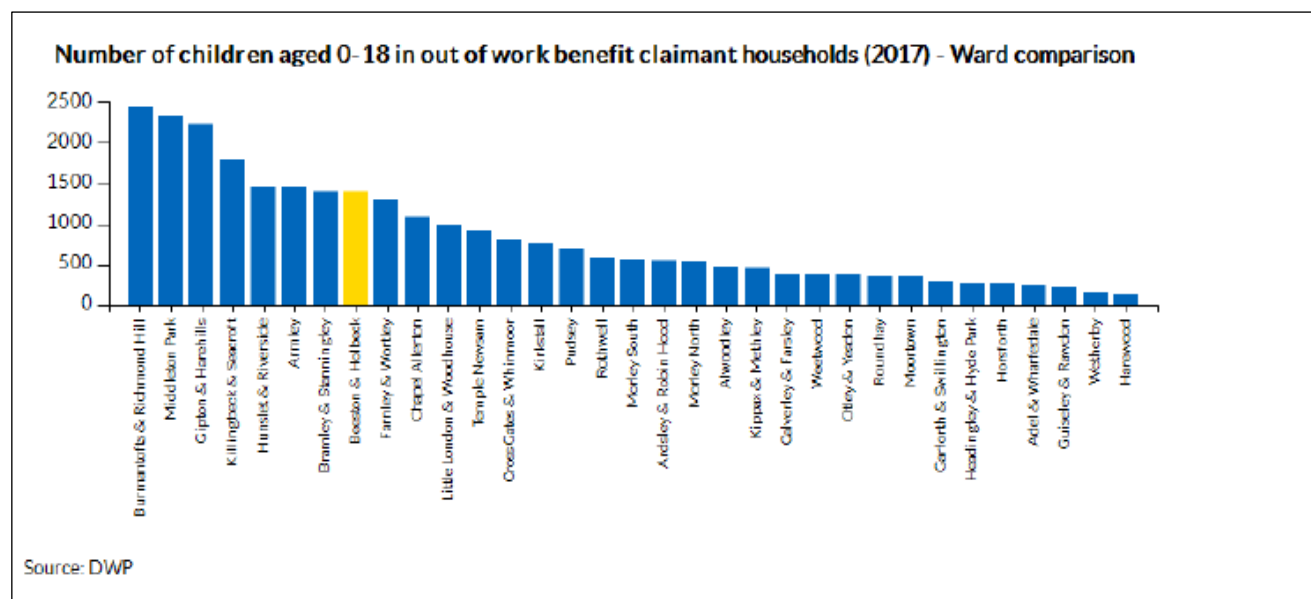
	January 2019	February 2019	March 2019
Beeston SL Area Total	600	625	645
Leeds Total	12570	13285	14075
Beeston %	4.8%	4.7%	4.6%

Children in out of work benefit claimant households 2017 (Ward)

In Hunslet & Riverside, there are 1,445 children aged 0-18 living in households where a parent or guardian is claiming an out-of-work benefit- Jobseeker's Allowance, Income Support, Employment and Support Allowance, Incapacity Benefit/Severe Disablement Allowance, Pension Credit or Universal Credit.



In Beeston & Holbeck there are 1,395 children aged 0-18 living in households where a parent or guardian is claiming an out-of-work benefit- Jobseeker's Allowance, Income Support, Employment and Support Allowance, Incapacity Benefit/Severe Disablement Allowance, Pension Credit or Universal Credit.

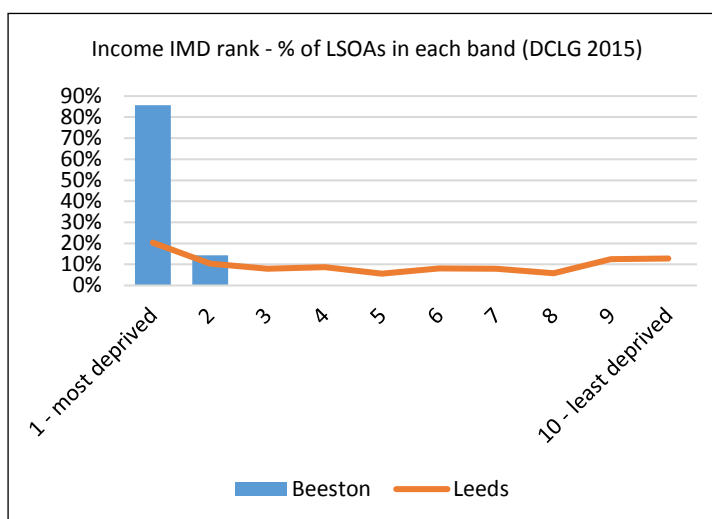


Income

Income IMD ranking

This section uses data from the DCLG to provide a breakdown of the income deprivation ranking of LSOAs in this area. The ranking takes into account 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.

Income IMD rank -% of LSOAs in each band (DCLG 2015)	Beeston	Leeds
1 – most deprived	86%	20%
2	14%	10%
3	0%	8%
4	0%	9%
5	0%	6%
6	0%	8%
7	0%	8%
8	0%	6%
9	0%	12%
10 – least deprived	0%	13%
Total	7	482



Net annual income (MSOA)

This section uses data from ONS to provide information on the average net income of areas.

	Beeston	Leeds
Net annual income £ (ONS 2017)	↓ 20,000	27,479

Fuel poverty

This section uses data from the DECC to provide information on households affected by fuel poverty. It can be used to identify where heating and electric is unaffordable due to poor infrastructure and/or low incomes.

Households in fuel poverty % (DECC 2017)	Beeston	Leeds
2012	24	12
2013	27	12
2014	21	12
2015	26	14

Free School Meals

This section uses data from the January 2018 school census to provide information on households where children are eligible for free school meals. It can be used to identify where children are living in low income families.

Area	% of Pupils FSM eligible
Beeston	27%
Leeds	16%

Foodbanks (Ward)

Using data collected from Leeds City Councils customer contact data base (CRM) logged between April 2015 and Sept 2017 the table below shows the number of requests per ward where residents approached the Council for a food voucher entitling them to an emergency three day food parcel from a local food bank.

Ward	No. of Vouchers Issued	Ward	No. of Vouchers Issued
Burmantofts & Richmond Hill	290	Morley North	52
Gipton & Harehills	270	Hyde Park & Woodhouse	42
City & Hunslet	168	Horsforth	38
Beeston & Holbeck	159	Ardsley & Robin Hood	37
Armley	146	Kirkstall	36
Killingbeck & Seacroft	145	Garforth & Swillington	31
Middleton Park	126	Weetwood	31
Alwoodley	115	Wetherby	31
Chapel Allerton	99	Moortown	28
Pudsey	98	Kippax & Methley	27
Bramley & Stanningley	93	Roundhay	25
Farnley & Wortley	90	Otley & Yeadon	22
Morley South	83	Guiseley & Rawdon	14
Cross Gates & Whinmoor	62	Adel & Wharfedale	10
Rothwell	62	Harewood	6
Temple Newsam	62	Headingley	5
Calverley & Farsley	54	Total	2557

Discretionary Housing Payment (Ward)

Using data collected from Leeds City Councils customer contact data base (CRM) logged between April 2015 and Sept 2017 the table below shows the number of requests per ward where residents approached the Council for a discretionary housing payment (DHP). A DHP is an extra payment to help people who claim housing benefit or get the housing element of universal credit and are struggling to pay the rent.

Ward	Requests for DHP	Ward	Requests for DHP
Armley	609	Morley North	157
City & Hunslet	566	Bramley & Stanningley	153
Burmantofts & Richmond Hill	504	Weetwood	139
Beeston & Holbeck	494	Cross Gates & Whinmoor	131
Killingbeck & Seacroft	454	Moortown	131
Gipton & Harehills	443	Roundhay	113
Middleton Park	382	Ardsley & Robin Hood	111
Chapel Allerton	352	Horsforth	109
Hyde Park & Woodhouse	342	Headingley	96
Temple Newsam	258	Kippax & Methley	94
Morley South	243	Calverley & Farsley	85
Farnley & Wortley	215	Guiseley & Rawdon	68
Otley & Yeadon	190	Wetherby	66
Rothwell	183	Garforth & Swillington	59
Alwoodley	176	Adel & Wharfedale	52
Kirkstall	175	Harewood	26
Pudsey	166	Total	7342

Local Council Tax Support (Ward)

This section uses information from Leeds City Councils Welfare & Benefits Section to show the number of claims in payment for Council Tax Support, this is a discount which reduces the amount of council tax you have to pay if you are on a low income this includes people who are working. The table below contains the top 10 wards in Leeds.

Ward	No.of Claims (Oct 2018)	Ward	No.of Claims (Oct 2018)
Gipton and Harehills	2093	Middleton Park	1004
Burmantofts and Richmond Hill	1812	Killingbeck and Seacroft	956
City and Hunslet	1184	Hyde Park and Woodhouse	933
Armley	1091	Chapel Allerton	932
Beeston and Holbeck	1030	Bramley and Stanningley	701

Children in Low Income Families (LSOA & Ward)

This section uses data from the DWP to show the proportion of children living in families receiving out-of-work (means tested) benefits or receiving tax credits where their reported income is less than 60% of UK median income, as of August 2015.

Ward / Area Name	% of Children in low-income families	All Children
	Under 16	
England	16.80%	16.60%
Yorkshire and the Humber	19%	18.60%
Leeds	19.60%	19.20%
Hyde Park and Woodhouse	40.50%	39.90%
Burmantofts and Richmond Hill	39.10%	38%
Gipton and Harehills	30.90%	31.30%
Beeston Selective Licensing Area	31.50%	31.70%
City and Hunslet	30.60%	30.90%
Middleton Park	31.80%	30.80%
Killingbeck and Seacroft	31.50%	30.50%
Armley	30.70%	30.10%
Beeston and Holbeck	27.60%	27.30%
Kirkstall	0.264	0.258
Bramley and Stanningley	0.265	0.255

Children in Out of Work Households (Ward)

This section uses data from the DWP to show the number of children who lived in households where a parent or guardian claimed an out-of-work benefit as of 31 May 2017. The table below contains the top 10 wards in Leeds.

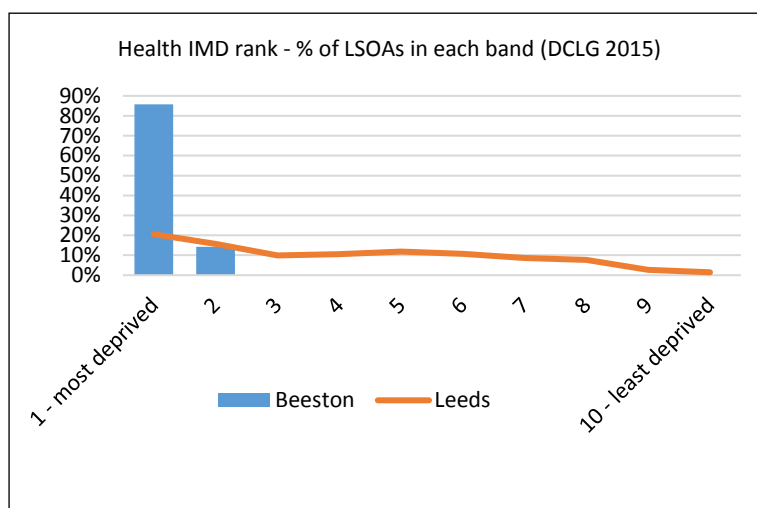
Ward	Age 0-4	Age 5-10	Age 11-15	Age 16-18	Age 0-15	Age 0-18	Number of Households
Burmantofts and Richmond Hill	1020	820	405	150	2245	2395	1205
Middleton Park	835	770	500	160	2110	2265	1120
Gipton and Harehills	755	765	510	230	2025	2260	1085
Killingbeck and Seacroft	620	625	415	175	1655	1835	925
Armley	650	555	340	140	1545	1685	855
Beeston and Holbeck	540	440	305	130	1285	1415	740
City and Hunslet	480	530	330	150	1345	1490	685
Bramley and Stanningley	460	470	280	105	1205	1315	640
Farnley and Wortley	420	400	245	115	1070	1180	600
Chapel Allerton	315	380	300	125	995	1120	550

Health

Health IMD ranking

This section uses data from the DCLG to provide a breakdown of the health deprivation ranking of LSOAs in this area. The ranking takes into account the prevalence of premature death, the impairment of quality of life through poor physical or mental health as well as morbidity and disability.

Health IMD rank -% of LSOAs in each band (DCLG 2015)	Beeston	Leeds
1 – most deprived	86%	21%
2	14%	16%
3	0%	10%
4	0%	11%
5	0%	12%
6	0%	11%
7	0%	9%
8	0%	8%
9	0%	3%
10 – least deprived	0%	1%
Total	7	482



Life expectancy (MSOA)

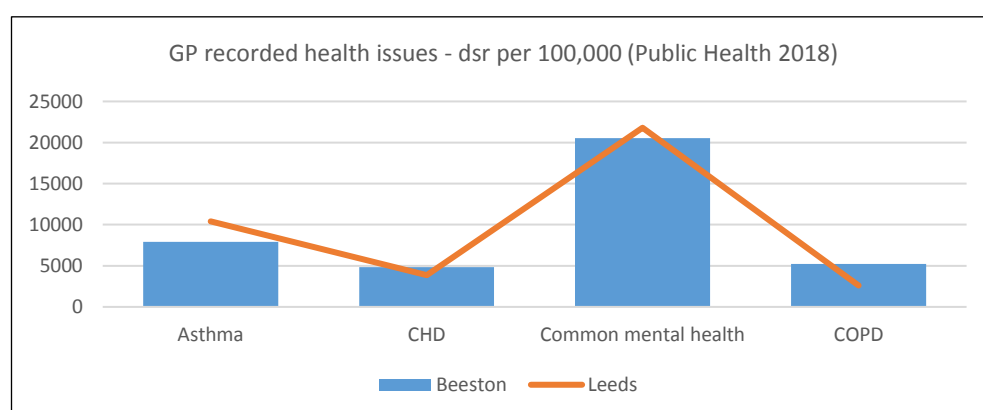
This section uses data from the ONS to provide information on average life expectancy. It can be used to understand the presence of environmental and structural factors that hinder quality and length of life.

Average life expectancy (ONS2009-2013)	Beeston	Leeds	Wetherby
Male	↓ 73.2	78.1	83.2
Female	↓ 78.8	82.0	85.6

Health issues recorded by GPs (MSOA)

This section uses data from Public Health to provide information on the prevalence of health issues as recorded by GPs. It can be used to understand the prevalence of specific health issues and target prevention work.

GP recorded health issues-dsr per 100,000 (Public Health 2018)	Beeston	Leeds
Asthma	↓ 7900	10390
CHD	↑ 4821	3854
Common mental health	20536	21801
COPD	↑ 5219	2604



Drug & Substance Misuse

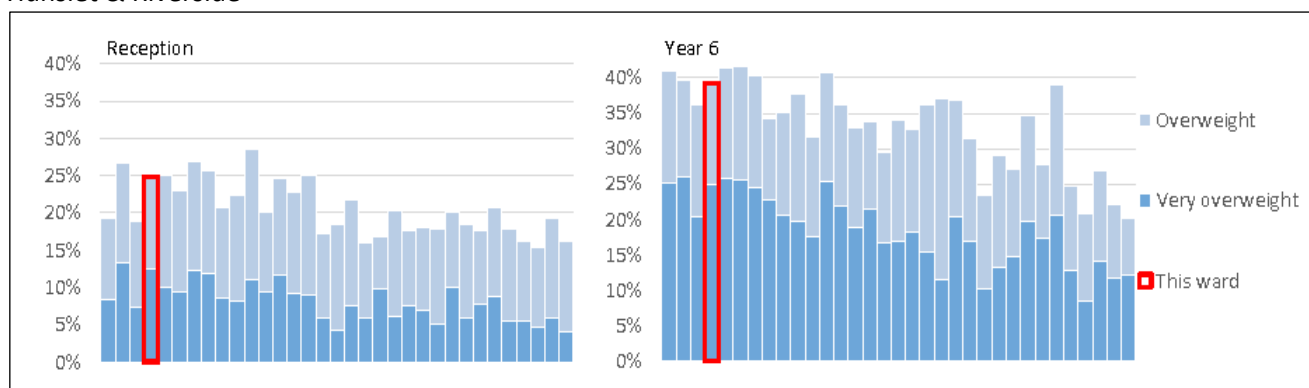
Using data collected from Leeds City Councils customer contact data base (CRM) logged between April 2015 and Sept 2017 the table below shows the number of reports of drug and substance misuse reported to the council. The table below contains the top 10 wards in Leeds.

Ward	Case Count
Armley	26
Burmantofts and Richmond Hill	22
City and Hunslet	22
Beeston and Holbeck	21
Killingbeck and Seacroft	17
Middleton Park	17
Farnley and Wortley	14
Gipton and Harehills	11
Kirkstall	11
Kippax and Methley	10

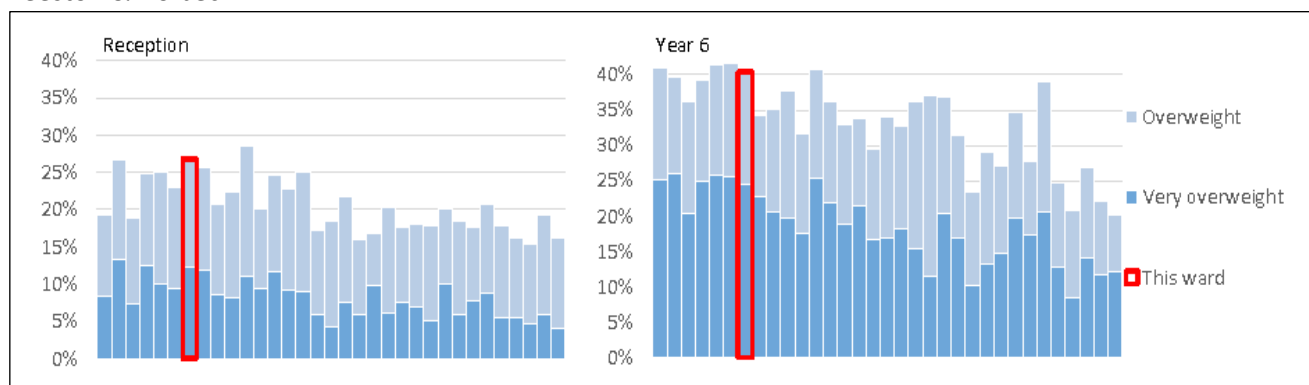
Child Obesity (Ward)

This section shows the rates of children who are overweight or obese as provided by the National Child Measurement Programme (NCMP). The data shows children by ward of residence as a proportion of all children in the ward. The wards are ranked in descending order of deprivation.

Hunslet & Riverside



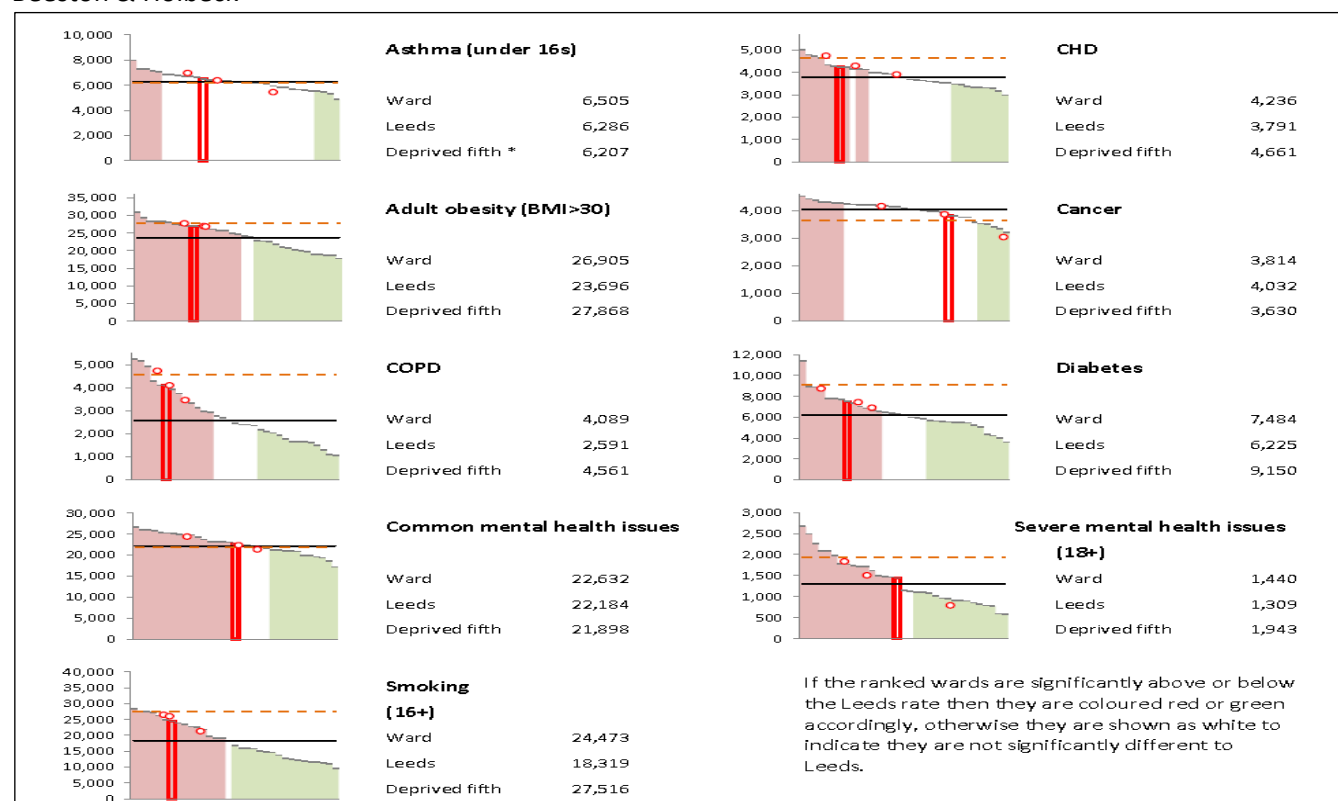
Beeston & Holbeck



Health Complaints

This section uses data from the quarterly data collection of GP data from July 2018 to show the levels of common health complaints. GP data can only reflect those patients who visit their doctor. Certain groups within the population are known to present late, or not at all, therefore it is important to remember that GP data is not the whole of the picture. This data includes all Leeds GP registered patients who live within the wards.

Beeston & Holbeck



Hunslet & Riverside

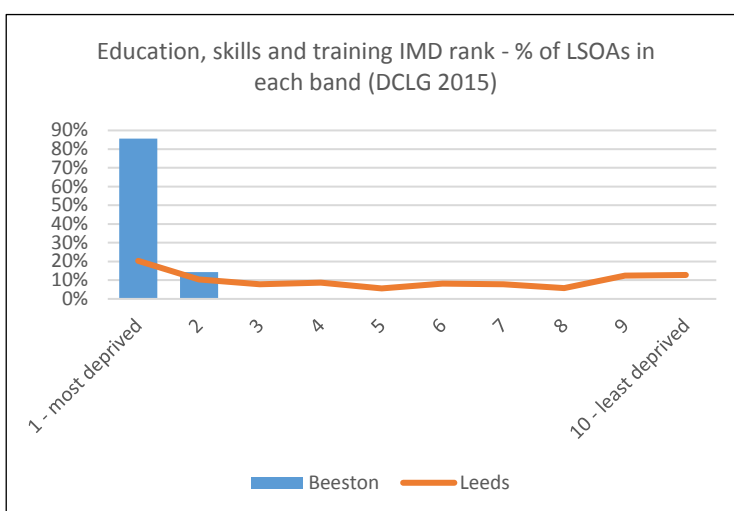


Access to Services

Education, skills and training IMD ranking

This section uses data from the DCLG to provide a breakdown of the education, skills and training deprivation ranking of LSOAs in this area. The ranking takes into account the lack of attainment and skills in the local population.

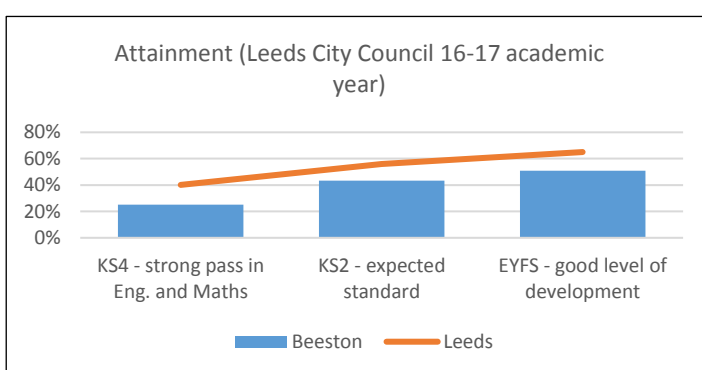
Education, skills & training IMD rank-% of LSOAs in each band (DCLG 2015)	Beeston	Leeds
1 – most deprived	86%	20%
2	14%	10%
3	0%	8%
4	0%	9%
5	0%	6%
6	0%	8%
7	0%	8%
8	0%	6%
9	0%	12%
10 – least deprived	0%	13%
Total	7	482



Attainment

This section uses data from Leeds City Council Children's Services to provide information on attainment levels. It can be used to highlight barriers to learning and achievement, future knowledge gaps and target interventions.

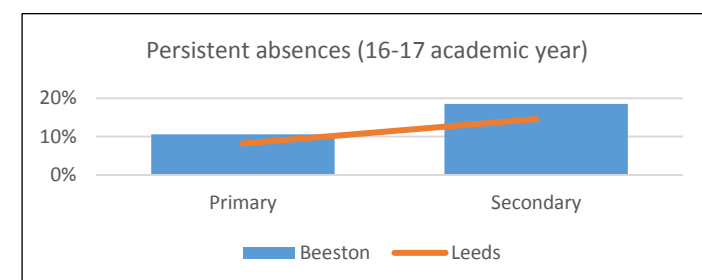
Attainment (Leeds City Council 16-17 academic year)	Beeston	Leeds
KS4 – strong pass in English & Maths	↓ 25%	40%
KS2 – expected standard	↓ 43%	56%
EYFS – good level of development	↓ 51%	65%



Persistent absences

This section uses data from Leeds City Council Children's Services to provide information on persistent absences. It could be used to highlight physical barriers to accessing schools, turbulent family lives or child health issues.

Persistent Absence (16-17 academic year)	Beeston	Leeds
Primary	↑ 11%	8%
Secondary	↑ 19%	15%



NEET

This section uses data from Leeds City Council Children's Services to provide information on young people not in education, employment or training. It could be used to highlight the presence of disengaged young people.

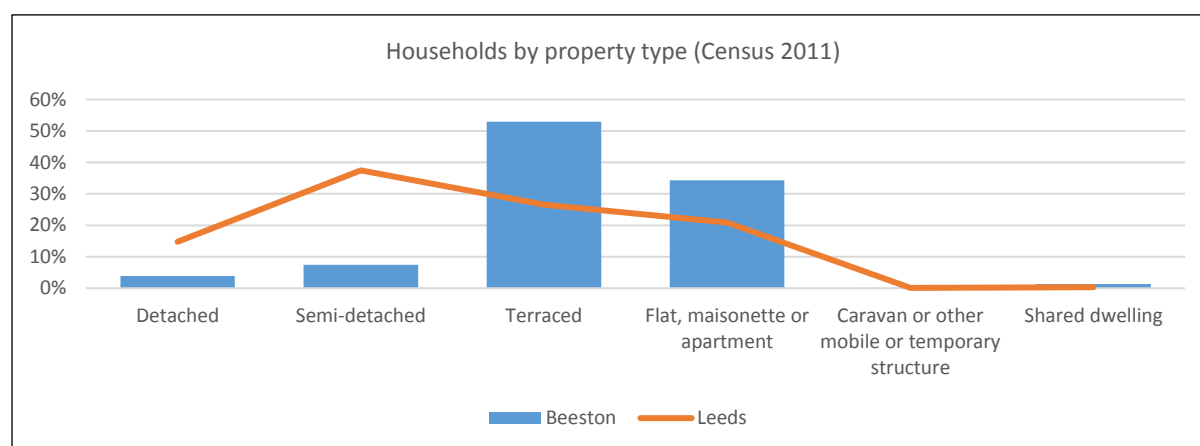
	Beeston	Leeds
NEET (Jan 2018)	↑ 13%	7%

Housing Conditions

Property type

This section uses Census 2011 data to provide a breakdown of households by property type. It can be used to identify particular property types such as densely populated terraced housing or multi occupancy housing.

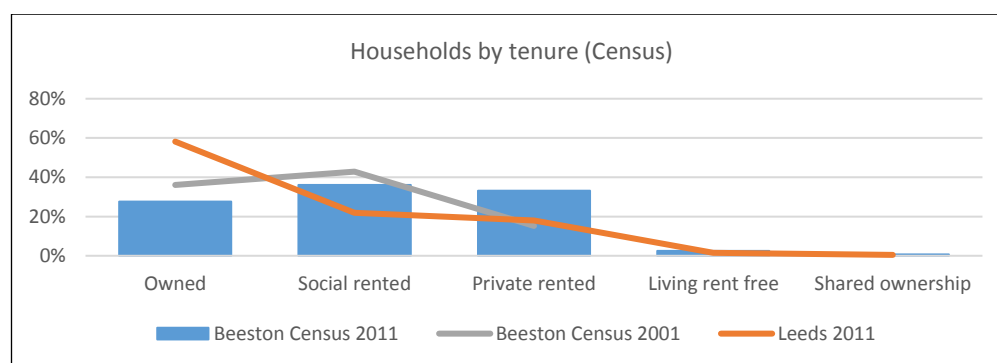
Property type (Census 2011)		Beeston	Leeds
Detached	↓	4%	15%
Semi-detached	↓	7%	37%
Terraced	↑	53%	27%
Flat, maisonette or apartment	↑	34%	21%
Caravan or other mobile or temporary structure		0%	0%
Shared dwelling		1%	0%



Tenure

This section uses Census 2011 data to provide a breakdown of households by tenure. This is compared to Census 2001 data to measure if there has been a change. It can be used to understand housing demand and gain an understanding of the social and private rented stock.

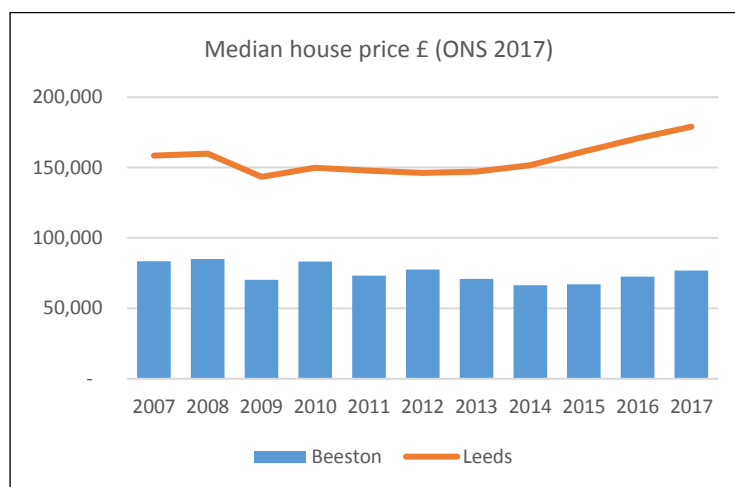
Tenure	Beeston Census 2011	Leeds 2011	Beeston Census 2001	Percentage change
Owned	↓ 28%	58%	36%	-8%
Social rented	↑ 36%	22%	43%	-7%
Private rented	↑ 33%	18%	15%	18%
Living rent free	3%	2%		
Shared ownership	1%	0%	1%	0%



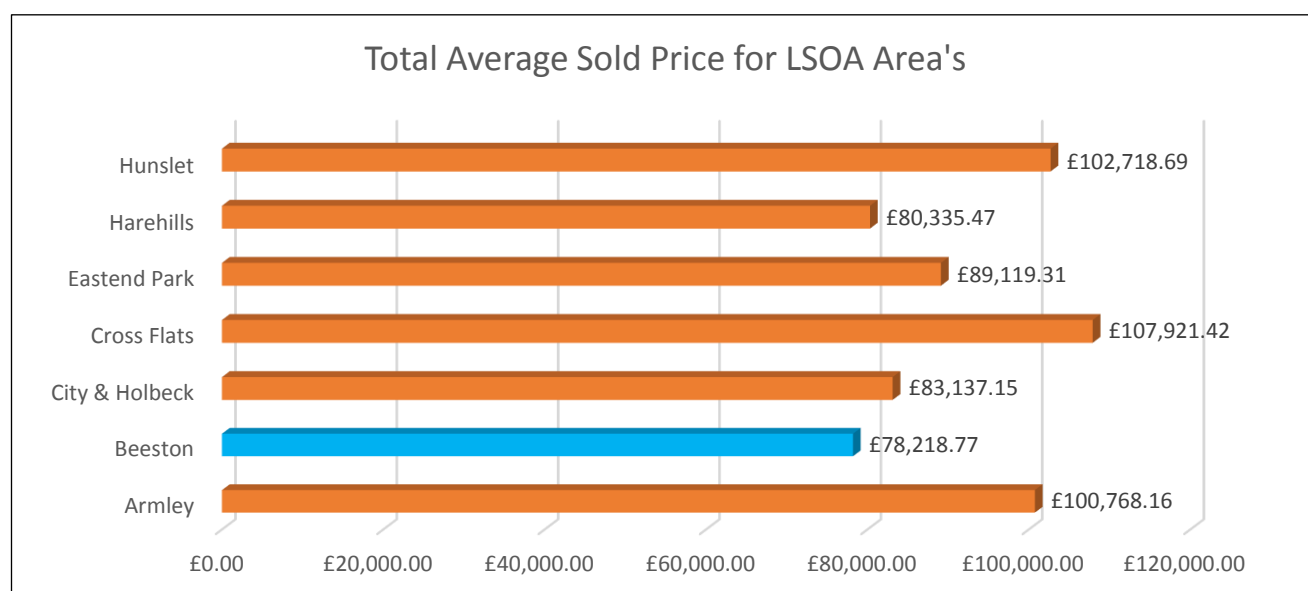
House prices

This section uses ONS data to provide a median house price for properties sold. It can be used to understand value, quality and demand of the housing market.

Median house price £ (ONS2017)	Beeston	Leeds
2007	83,568	158,544
2008	85,107	159,832
2009	70,300	143,409
2010	83,250	149,972
2011	73,339	147,807
2012	77,650	146,300
2013	70,958	147,122
2014	66,357	151,730
2015	67,079	161,565
2016	72,500	170,838
2017	76,979	179,014



The chart below was produced using information taken from rightmove.co.uk covering the period from 2013 to 2018, taking a selection of all property types sold in the respective area during that period.



Rent Levels (Postcode & Ward)

Using data from www.home.co.uk the table below shows rental price analysis for the LS9 area and summarises the advertised rents for homes to let, calculated daily from the rental properties found by the Home.co.uk property search engine.

Average Property Rents	Leeds	LS11
Overall	£1,226 pcm	£629 pcm
One bedroom	£614 pcm	£560 pcm
Two bedrooms	£784 pcm	£765 pcm
Three bedrooms	£1,011 pcm	£700 pcm

Using data collected by arc4 for their 2017 report on the private rented market in Leeds the table below shows potential rental yields achievable in different wards. It assumes median rent levels and sales values, different property types and sizes will achieve higher yields.

Rental yields				
Ward	Median sales value 2016	Median Rent pcm 2016	Annual rental income	Potential yields
Adel & Wharfedale	270000	722	8664	3.2
Beeston & Holbeck	89250	494	5928	6.6
City & Hunslet	124500	724	8688	7.0
Wetherby	273000	702	8424	3.1
Leeds	158000	624	7488	4.7

Disrepair& Evictions (Ward)

Using data collected from Leeds City Councils customer contact data base (CRM) logged between April 2015 and Sept 2017 the table below shows the number requests to the council for help with disrepair in private rented properties and the number requests to the council for help with eviction notices served by private landlords. The table below contains the top 10 wards in Leeds.

Disrepair in Private Rented Homes		Notice Served by Private Landlord	
Ward	No.	Ward	No.
Gipton & Harehills	274	Gipton & Harehills	309
City & Hunslet	204	City & Hunslet	284
Beeston & Holbeck	166	Beeston & Holbeck	251
Burmantofts & Richmond Hill	156	Burmantofts & Richmond Hill	206
Armley	133	Armley	201
Chapel Allerton	72	Chapel Allerton	138
Hyde Park & Woodhouse	48	Middleton Park	127
Middleton Park	48	Cross Gates & Whinmoor	92
Farnley & Wortley	38	Bramley & Stanningley	88
Bramley & Stanningley	35	Headingley	88

Enforcement (Postcode)

Using data collected from Leeds City Councils environmental data base (Uniform) logged between January 2015 and December 2018 the table below shows the number of complaints received, inspections carried out, health and safety hazards identified and legal notices served by the Councils Private sector Housing team.

Service Requests						
	2015 No. of Requests	2016 No. of Requests	2017 No. of Requests	2018 No. of Requests	Total No. of Requests	Total % of Column
Beeston	156	174	154	155	639	7.0%
Rest of Leeds	2506	2279	2180	2100	9065	93.0%
Total	2662	2453	2334	2255	9704	100.0%

Inspections						
	2015 No. of Inspt	2016 No. of Inspt	2017 No. of Inspt	2018 No. of Inspt	Total No. of Inspt	Total % of Inspections
Beeston	226	220	250	236	932	7.3%
Rest of Leeds	3257	2468	2185	4780	12690	92.7%
Total	3483	2688	2435	5016	13622	100%

Hazards Removed						
	2015 No. Properties	2016 No. Properties	2017 No. Properties	2018 No. Properties	Total No. Properties	Total % Properties
Beeston	31	41	17	19	108	8.9
Rest of Leeds	301	325	207	381	1214	91.1
Total	332	366	224	400	1322	100.00%

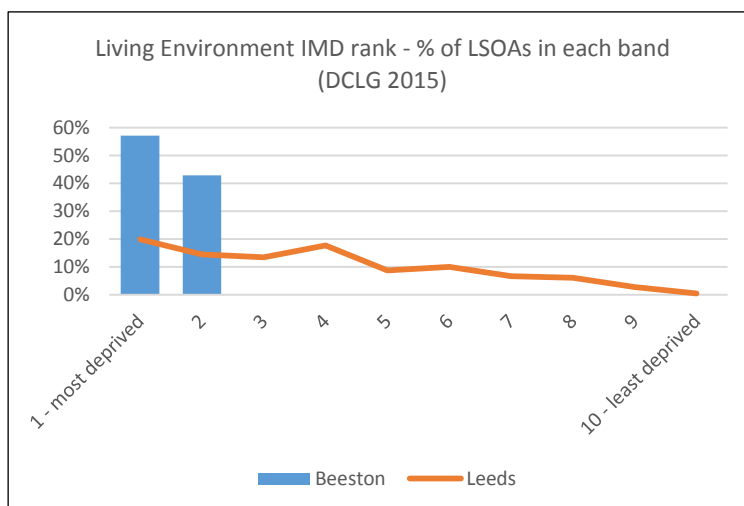
Works Notices						
	2015 Works Notices	2016 Works Notices	2017 Works Notices	2018 Works Notices	Total Works Notices	Total % Works Notices
Beeston	18	27	49	23	117	7.2%
Rest of Leeds	326	397	346	445	1514	92.8
Total	344	424	395	468	1631	100.0%

Environment

Living Environment IMD ranking

This section uses data from the DCLG to provide a breakdown of the living environment deprivation ranking of LSOAs in this area. The ranking takes into account the quality of the local environment, quality of housing and air quality and road traffic accidents.

Living Environment IMD rank-% of LSOAs in each band (DCLG2015)	Beeston	Leeds
1 – most deprived	57%	20%
2	43%	15%
3	0%	13%
4	0%	18%
5	0%	9%
6	0%	10%
7	0%	7%
8	0%	6%
9	0%	3%
10 – least deprived	0%	0%
Total	7	482



Environmental issues recorded by Leeds City Council (LSOA & Ward)

This section uses data from Leeds City Council to provide information on environmental cleanliness issues. It can be used to identify areas where there are cleanliness issues and target interventions.

Environmental requests per household (May 2017 - April 2018)	Beeston	Leeds
Domestic waste	0.02	0.01
Flytipping	↑ 0.22	0.05
Graffiti	0.00	0.00
Scheduled bulky collection	0.02	0.02
Missed bins	↓ 0.02	0.03

The table below shows the number of fly tipping reports and environmental requests, by ward, received by the Council between April 2014 and March 2017 to deal with issues such as dog fouling, graffiti, waste in gardens, , litter etc.

Requests for Service	2014/15	2015/16	2016/17	2017/18	Average over 4 Years
Beeston & Holbeck	1176	1653	1612	2021	1616
Hunslet & Riverside	1798	2129	2326	3439	2423
Leeds Ward Total	23522	24437	30716	37928	116603
Leeds Ward Average	713	741	931	1149	884

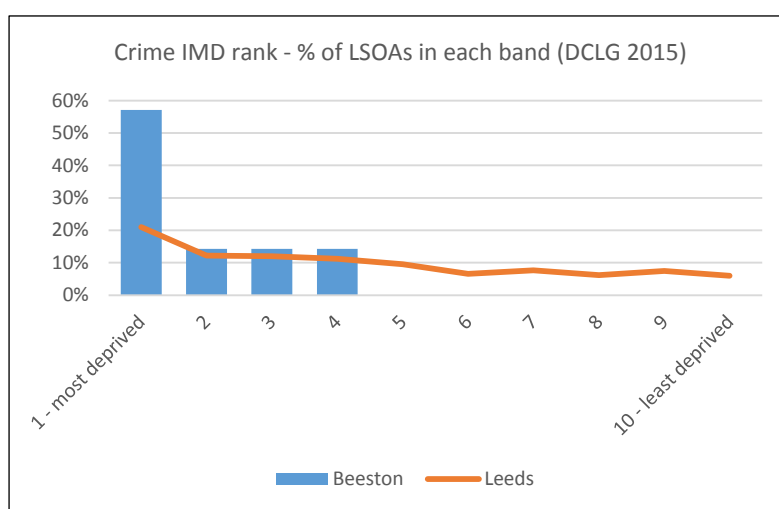
Reports of Fly tipping	2014/15	2015/16	2016/17	2017/18	Average over 4 Years
Beeston & Holbeck	794	1111	948	1347	1050
Hunslet & Riverside	1159	1511	1498	2339	1627
Leeds Ward Total	13703	13698	17228	25341	17492
Leeds Ward Average	415	415	522	768	530

Crime

Crime IMD ranking

This section uses data from the DCLG to provide a breakdown of the crime deprivation ranking of LSOAs in this area. The ranking takes into account the risk of personal and material victimisation at local level.

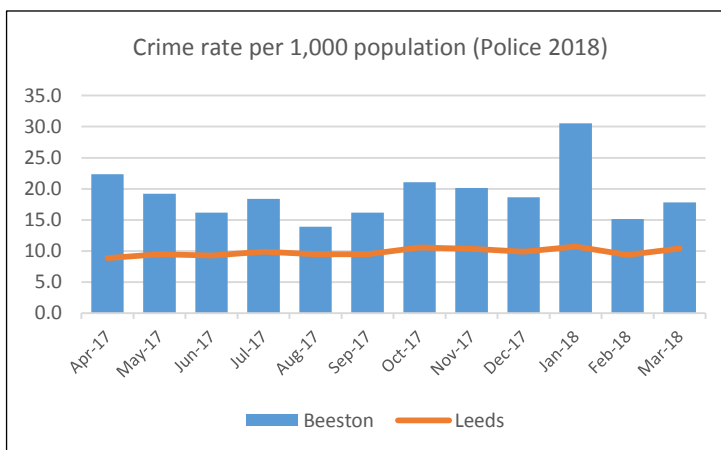
Crime IMD rank-% of LSOAs in each band (DCLG2015)	Beeston	Leeds
1 – most deprived	57%	21%
2	14%	12%
3	14%	12%
4	14%	11%
5	0%	10%
6	0%	7%
7	0%	8%
8	0%	6%
9	0%	7%
10 – least deprived	0%	6%
Total	7	482



Overall crime rate

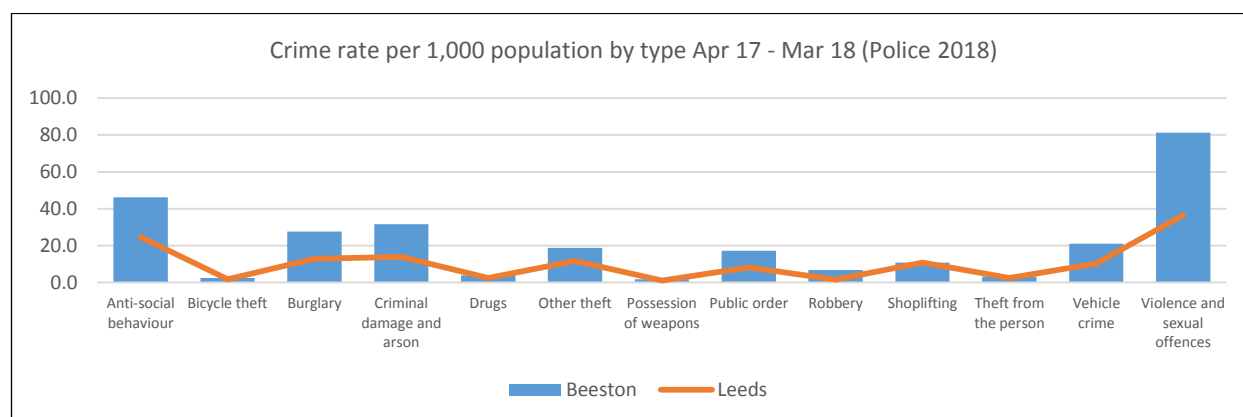
This section uses data from the Police to provide information on the overall crime rate. It can be used to understand prevalence of crime in areas.

Crime rate per 1,000 population (Police 2018)	Beeston	Leeds
Apr-17	↑ 22.3	8.9
May-17	↑ 19.2	9.5
Jun-17	↑ 16.2	9.3
Jul-17	↑ 18.4	9.9
Aug-17	↑ 13.9	9.5
Sep-17	↑ 16.2	9.5
Oct-17	↑ 21.1	10.6
Nov-17	↑ 20.1	10.4
Dec-17	↑ 18.6	9.9
Jan-18	↑ 30.6	10.7
Feb-18	↑ 15.2	9.4
Mar-18	↑ 17.8	10.4



Crime rate by crime type

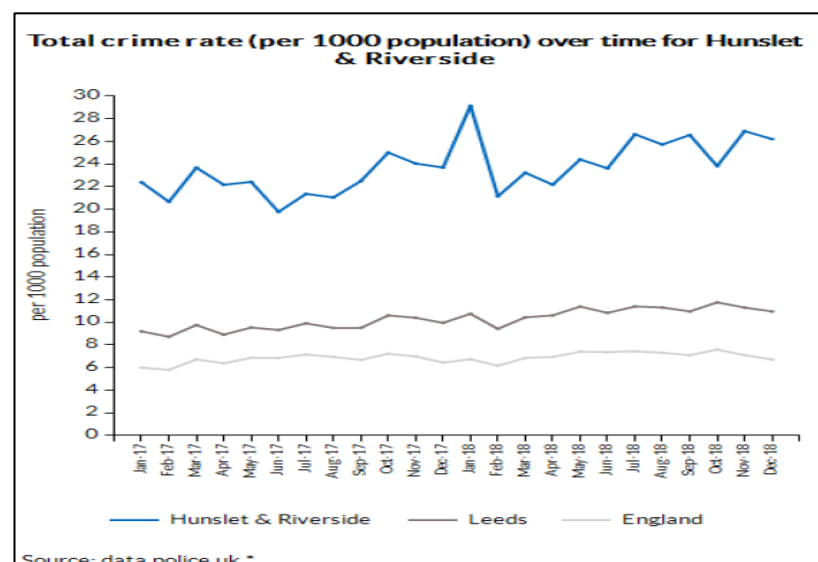
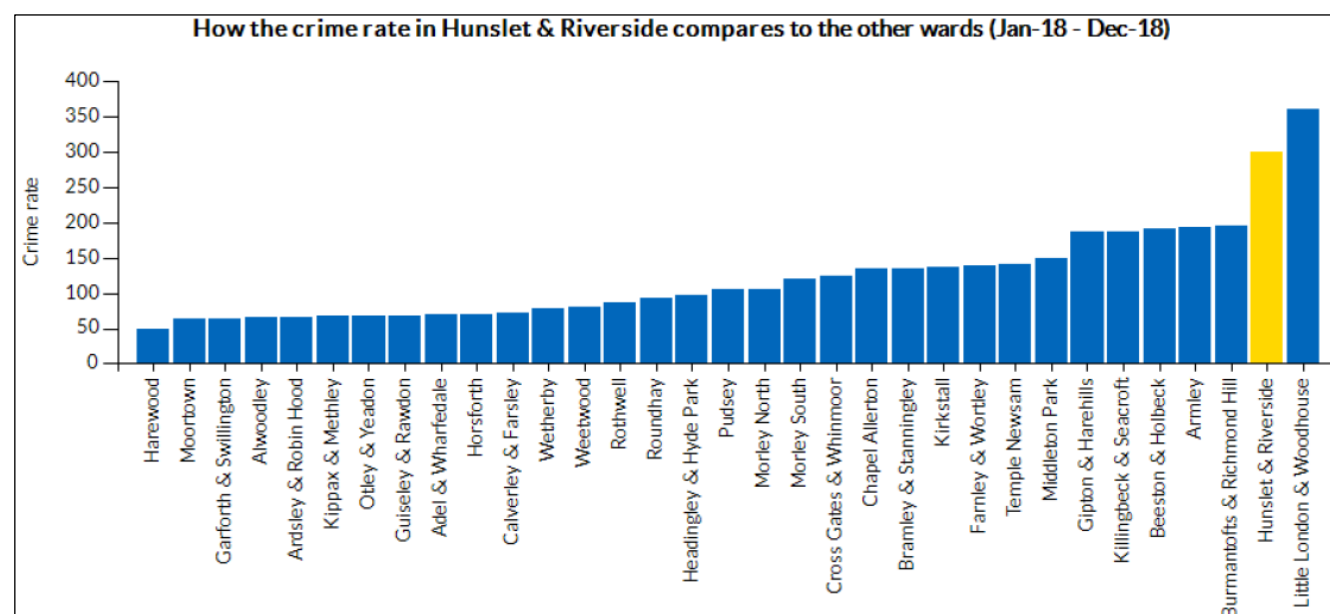
This section uses data from the Police to provide information on the crime rate by type. It can be used to understand prevalence of particular crime types in an area.



Crime Rates (Ward)

Using information provided by West Yorkshire Police the table below shows the top ten District Neighbourhood Ward Areas for the highest volume of crime recorded between November 2017 and October 2018. The charts and graphs give figures for the electoral wards for year 2018.

Neighbourhood Ward Area	Volume of Crime Occurrences Recorded
Little London & Woodhouse Ward B	9716
Gipton and Harehills	6288
Burmantofts & Richmond Hill	5118
Armley	4712
Killingbeck & Seacroft	4709
Hunslet & Riverside Ward A	4600
Beeston & Holbeck Ward A	4576
Middleton	4066
Hunslet & Riverside Ward B	3574
Chapel Allerton	3222



9,282

Total number of crime cases
during the most recent 12 month
(Jan-18 - Dec-18) [i](#)

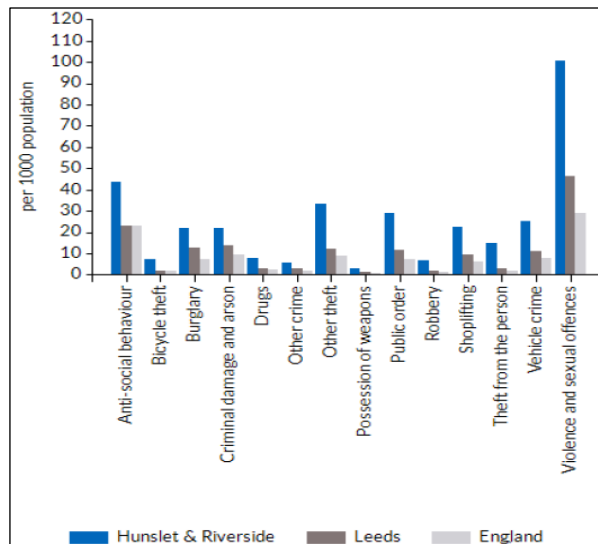
Source: data.police.uk *

299.5

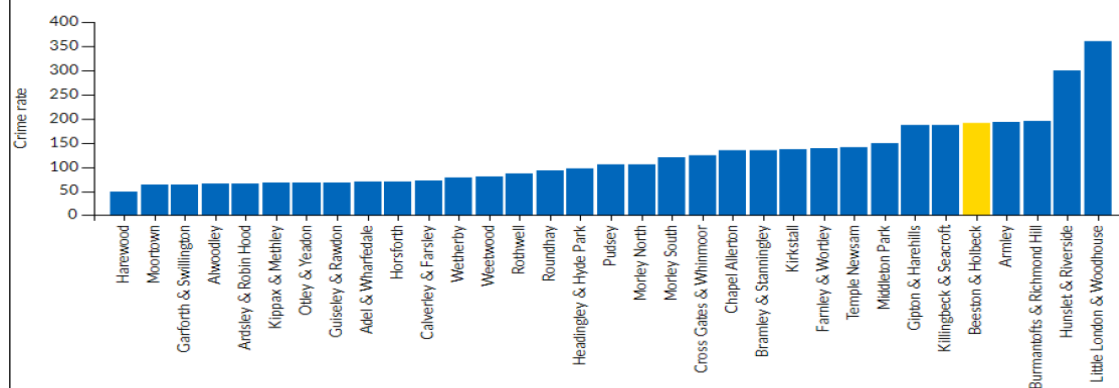
Total crime rate per 1000 population
during the most recent 12 month
(Jan-18 - Dec-18) [i](#)

Source: data.police.uk *

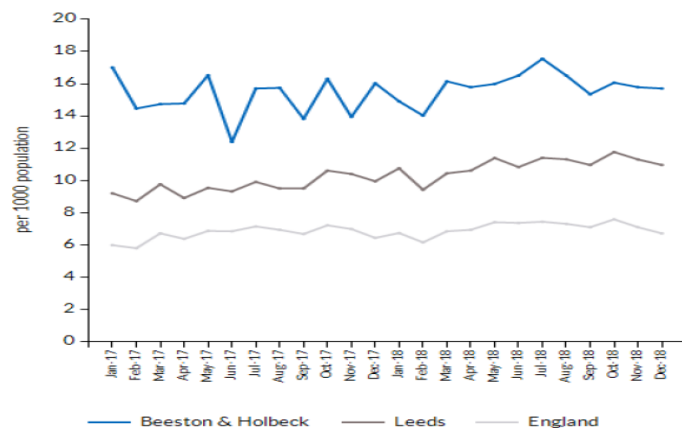
	count	rate (per 1000 population)
Anti-social behaviour (ASB) i	1,348	43.5
Bicycle theft i	225	7.26
Burglary i	677	21.85
Criminal damage and arson i	676	21.82
Drugs i	241	7.78
Other crime i	173	5.58
Other theft i	1,031	33.27
Possession of weapons i	94	3.03
Public order i	896	28.91
Robbery i	216	6.97
Shoplifting i	696	22.46
Theft from the person i	457	14.75
Vehicle crime i	789	25.46
Violence and sexual offences i	3,111	100.39
All crime (excluding ASB) i	9,282	299.54



How the crime rate in Beeston & Holbeck compares to the other wards (Jan-18 - Dec-18)



Total crime rate (per 1000 population) over time for Beeston & Holbeck



Source: data.police.uk *

4,762

Total number of crime cases
during the most recent 12 month
(Jan-18 - Dec-18) [i](#)

Source: data.police.uk *

190.3

Total crime rate per 1000 population
during the most recent 12 month
(Jan-18 - Dec-18) [i](#)

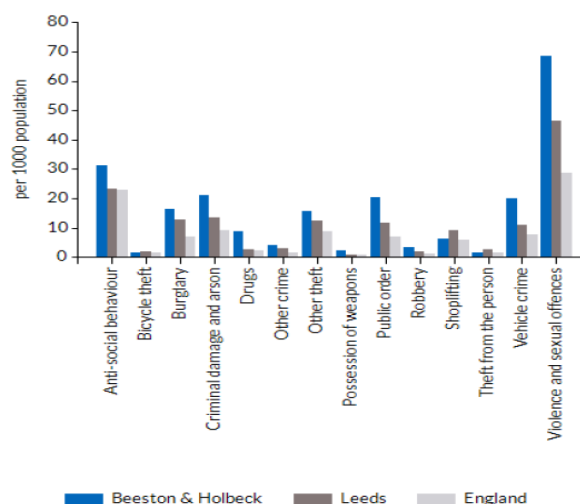
Source: data.police.uk *

Crime counts and rates by type for Beeston & Holbeck
(Jan-18 - Dec-18)

	count	rate (per 1000 population)
Anti-social behaviour (ASB) i	780	31.18
Bicycle theft i	36	1.44
Burglary i	415	16.59
Criminal damage and arson i	531	21.22
Drugs i	222	8.87
Other crime i	106	4.24
Other theft i	393	15.71
Possession of weapons i	55	2.2
Public order i	508	20.3
Robbery i	85	3.4
Shoplifting i	156	6.24
Theft from the person i	40	1.6
Vehicle crime i	502	20.06
Violence and sexual offences i	1,713	68.47
All crime (excluding ASB) i	4,762	190.33

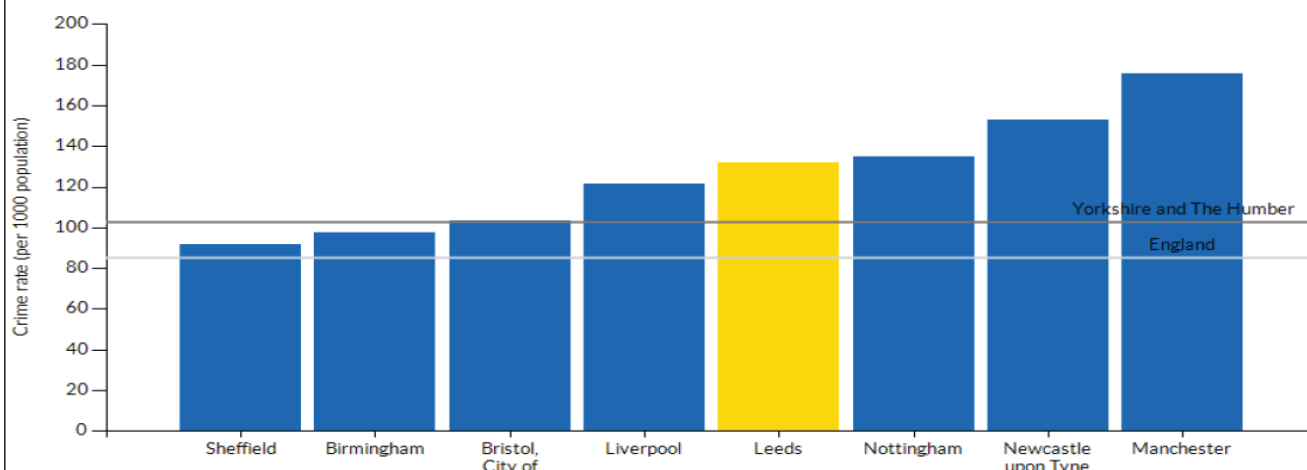
Source: data.police.uk *

Crime rates by type for Beeston & Holbeck (Jan-18 - Dec-18)



Source: data.police.uk *

Total crime rate comparison across English Core Cities over the latest 12 months (Feb-18 - Jan-19)



103,423

Total number of crime cases
during the most recent 12 month
(Feb-18 - Jan-19) [i](#)

Source: data.police.uk *

131.8

Total crime rate per 1000 population
during the most recent 12 month
(Feb-18 - Jan-19) [i](#)

Source: data.police.uk *

	count	rate (per 1000 population)
Anti-social behaviour (ASB) i	18,009	22.95
Bicycle theft i	1,456	1.85
Burglary i	10,069	12.83
Criminal damage and arson i	10,657	13.58
Drugs i	2,278	2.9
Other crime i	2,508	3.2
Other theft i	9,808	12.5
Possession of weapons i	832	1.06
Public order i	9,353	11.92
Robbery i	1,539	1.96
Shoplifting i	7,191	9.16
Theft from the person i	2,233	2.84
Vehicle crime i	8,515	10.85
Violence and sexual offences i	36,984	47.12
All crime (excluding ASB) i	103,423	131.78

Source: data.police.uk *

Hate Crime (Ward)

Using data collected from Leeds City Councils customer contact data base (CRM) logged between April 2015 and Sept 2017 the table below shows the number of race related hate crimes reported to the Council. The table below contains the top 10 wards in Leeds.

Ward	No.
Armley	60
Gipton & Harehills	44
City & Hunslet	42
Middleton Park	38
Burmantofts & Richmond Hill	33
Beeston & Holbeck	28
Temple Newsam	24
Killingbeck & Seacroft	16
Hyde Park & Woodhouse	15
Bramley & Stanningley	15

Noise Nuisance (Ward)

Using data collected from Leeds City Councils customer contact data base (CRM) logged between April 2015 and Sept 2017 the table below shows the number of noise nuisance incidents reported to the Council. The table below contains the top 10 wards in Leeds.

Ward	No.
Hyde Park & Woodhouse	1061
Headingley	998
Burmantofts & Richmond Hill	797
Armley	773
City & Hunslet	741
Killingbeck & Seacroft	711
Kirkstall	709
Farnley & Wortley	608
Beeston & Holbeck	603
Gipton & Harehills	536