

Appendix 3

Summary of Evidence Additional HMO Licensing

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1. Haringey – Demographics and the Housing Stock.

Haringey’s People

Haringey is an exceptionally diverse and fast-changing borough. We have a population of 267,540 according to 2014 Office for National Statistics Mid-Year Estimates. Almost two-thirds of our population, and over 70% of our young people are from ethnic minority backgrounds, and over 100 languages are spoken in the borough. Our population is the fifth most ethnically diverse in the country.

The borough ranks among the most deprived in the country with pockets of extreme deprivation in the east. Haringey is the 30th most deprived borough in England and the 6th most deprived in London.

The population of Haringey is growing and is estimated to reach 286,900 by 2020, an increase of 5.9% from 2015. By 2025 – 5 years later, it is estimated that the population will reach 300,600, an increase of 10.9% from 2015.

Population growth locally is due to higher annual births than annual deaths, and net migration gain driven by high annual international migration. Haringey has a proud history of new migrant communities living within its area, this has resulted in a vibrant and diverse borough. The top three countries for new international migrant national insurance number allocations are Romania, Bulgaria and Italy.

The table below details some key headlines from the 2011 Census:

Households	<ul style="list-style-type: none"> • Increase in lone parent households, now accounting for over 10% of households. Of these around 50% are not in employment. • A third of Haringey’s households are one person households.
Ethnicity and Identity	<ul style="list-style-type: none"> • A decline in the White British population, but less than the decline seen across London. • 3rd highest proportion of White Other of all London boroughs. • Some of the highest levels of households with mixed identities in the country. • 45% of residents were born outside Britain, the main nationalities being: Polish, Turkish, Jamaican, Irish, Ghanaian and Somalian. • 5.1% of residents have lived in the UK for less than 2 years, higher than the London average. • Christian and Muslim are the main religions and a quarter of residents have no religion.
Health	<ul style="list-style-type: none"> • Similar to the London average over 4 in 5 residents consider themselves to be in good or very good health, but 14% of residents report they have a condition that limits their day to day activities.
Housing Tenure	<ul style="list-style-type: none"> • Home ownership has decreased to 38.9%; the London rate remains considerably higher than Haringey at 48.3%. • The proportion of households that are privately rented has seen a major increase to 31.5%. This is amongst the highest of all London Boroughs. • Over occupancy is up significantly, with 16.3% of households now over occupied by at least one bedroom. This is much higher than the London rate of 11.6%.

Qualification and Labour Market:	<ul style="list-style-type: none"> • Significant reduction in the proportion of residents over 16 with no qualifications. • A reduction in full time workers and a big increase in part time and self-employed workers. • More people have never worked or are long term unemployed than in the London average.
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Haringey's Housing Stock

The type of housing tenure in the borough has changed significantly in the period between the 2001 and the 2011 Census. In 2001 the overall number of properties totalled 92,170, this increased to 101,955 in 2011. Owner occupied properties accounted for 45.8% in 2001, decreasing to 38.8% by 2011. The table below confirms that the number of private rented properties has increased in the borough by 45.6% during the 10-year period.

Change in tenure type – 2001 to 2011

Tenure group 2011	Number	Change 2011 v 2001		
		%	+/-	+/- (%)
Owner occupied	39,603	38.8	-2,637	-6.2%
Social housing	27,242	26.8	-648	-2.3%
Private renting	32,095	31.4	10,055	45.6%
Living rent free	1,482	1.5		
Total	101,955	100	9,785	10.6%

House prices, affordability and demand

Demand for housing has reached such high levels in Haringey that to address both projected newly arising need and the current backlog, Haringey's 2014 Strategic Housing Market Assessment (SHMA) identified that between 2011 to 2026 over 20,000 new homes are needed.

Even if we could meet the demand for housing, for many owning a property is becoming increasingly unaffordable. An estimated median household income in Haringey of around £35,400 means that an average two-bedroom flat costing £440,947 is too expensive.

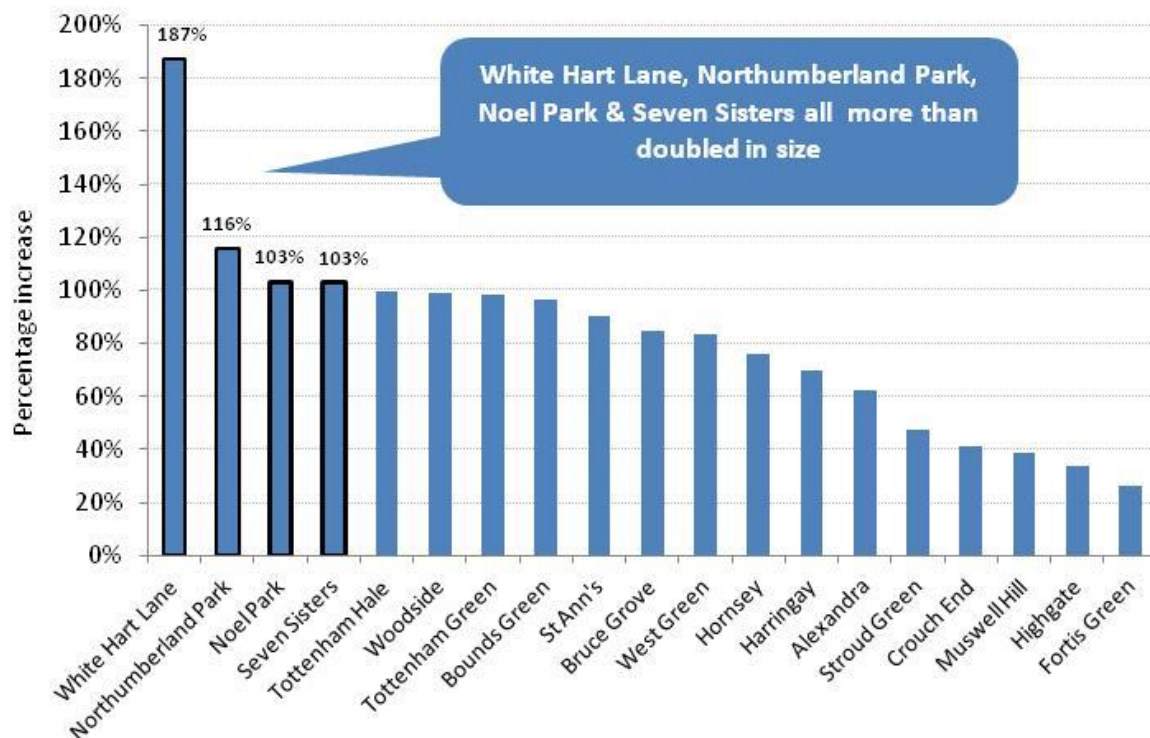
The demand for owner occupied housing is matched by the demand for social housing. The Council currently has a duty to over 3000 homeless households – the second highest number of homeless households in temporary accommodation in London. Increasingly, social housing is becoming an option only for those in the most acute need.

The private sector

The private sector in Haringey is growing; a third of our residents already rent privately. Lettings of private rented homes in Haringey now outnumber lettings becoming available through the Council or Housing associations. As the graph below illustrates, the increase

in the private sector between the 2001 and 2011 Census has been a feature in all wards within the borough.

Increase in the private sector by ward level



Nationally the private rented sector makes up 19% of the total housing stock in England and 26% in London. In Haringey the borough average is 31% with 18 of the 19 wards scoring above the national average and 15 wards scoring above the London average. Harringay ward in the south east of the borough is now made up of over 45% private sector dwellings. Overall, the growth in the private rented sector between the 2001 and 2011 Census is 45.6%

Private rent levels are also rising sharply in Haringey with the average weekly rent for a two-bedroom property (measured in June 2016) being £430. 4485 private sector tenants in the borough are in receipt of housing benefit.

There is a growing demand for low cost private rented accommodation. This is partly fuelled by the Government's welfare reforms and the rise in migrant workers coming to Haringey. In 2015/16 the Department for Work and Pensions completed just over 15000 new national insurance registrations for overseas nationals in Haringey. This demand has, in itself, created a housing market that is very lucrative for rogue landlords.

Restrictions on the amount of Housing Benefit that can be claimed by single people under the age of 35 has substantially increased the demand for shared HMO type housing. We estimate that up to 50% of the total number of private sector dwellings in the borough are now HMOs. Many are smaller HMOs that have been poorly converted; often carried out without planning permission.

The increase in the number of people renting privately has increased the demand for advice and assistance. An analysis of tenants contacting the Housing Advice Centre over a 3-year period confirmed that nearly 4000 tenants had approached the service. Queries included unlawful eviction, harassment and rent arrears. In 2015/16, there were 603 new statutorily homeless households of which 60% were evicted from a private rented property. In over half

these cases, the landlords ended the tenancy without declaring any grounds relating to a breach of tenancy.

Conclusion

It is clear that access to social and affordable housing will remain scarce. The ability for our residents to buy their own home has decreased over the years. Reduced access to mortgage funding, the need for a sizable deposit and the average house price for a two - bedroom flat costing £440,947 against an average household income of around £35,400, means that home ownership is for many no longer a reality.

The continued growth in the population of Haringey, the lack of alternative housing solutions means that the private rented sector will continue to play a significant role in providing accommodation. We know that many of our households are on low income – levels of deprivation in Haringey are high. We also know that overseas migrants tend to strongly rely on the private sector market, a report by the Joseph Rowntree Foundation estimated that nationally 75% of migrants use private sector accommodation.

Low cost shared accommodation offers a good solution to those who are unable to rent larger properties or who live alone. But the property needs to be of a reasonable condition and offer a safe environment. The level of case work picked up by the Housing Advice Centre suggests that many landlords either lack the necessary experience and expertise needed to manage properties or wilfully neglect their responsibilities. The demand for private sector accommodation is such, that even properties in the poorest of conditions can be readily let – demand heavily outstrips supply.

More than ever, the sector needs to be properly managed and supported to fulfil its important role.

2. Methodology

In order to meet the requirements of the Housing Act 2004 for introducing additional licencing (as outlined in Appendix 2 of this report) the local authority must establish:

- Consider that a significant proportion of the HMOs in the area are being managed sufficiently ineffectively as to give rise, or likely to give rise, to problems either for those occupying the HMOs or for members of the public.

For the purposes of the above, we have analysed data at ward level, In order to establish a true picture of how all the statutory grounds (as outlined above) impact on Haringey. We gathered together all available appropriate data sets and analysed them accordingly.

1. Ward level analysis – Stage 1

Haringey is made up of 19 wards. Wards offer a recognisable geographical area and are typically used by local authorities to analyse and compare data within the borough boundary.

2. The size of the private sector housing

Census data was used as a basis for assessing both the total number and growth of the private sector. The 2011 census identified just over 32,000 private sector dwellings across the borough.

3. Supporting data

Data to establish the extent of ASB, crime, immigration deprivation and housing conditions within the private rented sector in Haringey was sourced from the following:

- Council held records – Environmental reports – fly tipping, litter, flyposting, graffiti and reports of problems with pest (mice, rats, bed bugs etc.)
- ASB and noise reported to both the Council and the local Police.
- Crime reports – Haringey crime recorded by the Metropolitan Police Service.
- Housing Conditions - Complaints about private sector properties, including the condition, safety and management problems together with category 1 and 2 (high risk) reports.
- London Fire Brigade incidents.
- IMD 2015 - The index of multiple deprivation report for 2015 was used to establish the level of deprivation in the borough.
- National Insurance Registrations (NINOs) were used to establish levels of overseas migration.
- Data was then analysed from April 2014 to March 2017 as follows:
Duplicates were removed and an equal weighting applied to each indicator.

4. Indexing

A ward index score was generated for each indicator to identify high scoring wards relative to the borough average.

- The average index score across all indicators were then calculated to identify the top scoring wards.
- The priority of each ward was based on the number of incidents

5. Outcomes

The table on page 11 details the findings and represents the following: -

- The scores entered under each indicator by ward represent the ranking.
- An index score of 100 indicates that the ward has an average rate when compared with the borough average.
- Any score above 100 indicates that there is a higher than average rate – this suggests that the area suffers from a higher number of incidents.
- A score below 100 indicates a lower than borough average – fewer incidents.

Also listed in the table on page 11 for each ward are:

- The estimated ratio of private sector dwellings within each ward.
- The percentage of Haringey area (Hectares).
- The number of private sector dwellings at the last census count in 2011.
- The borough percentage of private sector dwellings.

6. Ward Findings

- There has been a 45.6% increase in private rental households in Haringey between 2001 and 2011
- All wards have experienced an increase in private sector dwellings between 2001 and 2011.
- 33% of households in Haringey are privately rented. This is 14% more private rental properties than the national average of 19%*.
- Of the 19 wards, 11 wards have 30% or more private sector dwellings with only 1 ward – White Hart Lane -scoring below the national average of 19%.
- Northumberland Park and Tottenham Green score highest, at 3 times the average, for category 1 and 2 complaints.
- Noel Park has the highest ranking for crime (over twice the London average) and ASB and environmental crime.
- The top 4 priority wards overall are: Northumberland Park, Tottenham Green, Noel Park and Bruce Grove.
- Of the 10 wards with an overall score of 100 or below, 8 attract an above average ranking for at least one of the indices, with two wards scoring above average for 6 of the 10 indices.

7. Persistent and Significant

The ward level data was further examined to ensure compliance with Ministry of Housing, Communities and Local Government (MHCLG) guidance to test whether a 'significant proportion of the HMOs in the area are being managed sufficiently ineffectively as to give rise, or likely to give rise, to problems either for those occupying the HMOs or for members of the public'.

To establish this a further analysis of complaints received directly from the public relating to private sector dwellings and the outcome of a Health and Safety risk based assessment programme used for housing inspections known as category 1 & 2 hazards.

In order to prove that there is a significant and persistent problem, we were able to make a direct match to a private sector dwelling where a Unique Property Reference

Number (UPRN) was available. A UPRN is a unique 12-digit number assigned to every property in the borough. Where we were unable to use a UPRN (for example incidence of fly tipping) we applied a 25 metre buffer around the property. Crime data is only available at a borough level and therefore comparisons were made with the national average. Where available, we analysed 3 years' worth of data to consider the trend.

8. Growth of the private rented sector.

In order to establish an up to date figure for the size of the private sector in Haringey, data was extracted from the following source:

- Haringey Council Tax records
- Housing benefit records
- Known licensed houses in multiple occupation (HMO)
- Council properties sold under the right to buy where the leaseholder obtained permission from the council to rent out their home.
- Planning applications involving HMOs
- Complaints made to the Housing Improvement team
- Noise complaints relating to residential properties.

Through this exercise, we identified approximately 35,500 private sector dwellings – a noticeable increase since the 2011 Census of 32,000.

The exact location of private sector properties was established by using a Unique Property Reference Number (UPRN.) Where no UPRN was available, we used a predictive model that has been tested extensively by other boroughs.

The methodology uses a range of property indicators to assign a probability that a property is private rented or not. For example, claiming housing benefit, occupant turnover, changes of ownership and entitlement to Council Tax Benefit (now called Council Tax Reduction Scheme).

The risk factors are considered appropriate as Housing Benefit is associated with renting, low income; occupant turnover and changes of ownership are associated with transient populations, and multiple people with different surnames are usually associated with multiple households.

9. The risk factors for identifying HMOs are as follows:

- No current CTRS (Council Tax Reduction Scheme) recipient at address: A property not receiving CTRS is estimated to be 3.1 times more likely to be HMO status than a property receiving CTRS. A possible explanation for this is that properties receiving CTRS tend to be older person households or owner occupied rather than a landlord.
- Change in Council Tax liable surname between 2013 and 2014: This is proxy for ownership turnover
- Two or more changes in electoral roll registrants between 2012 and 2015: Properties in which the surnames of at least one current registrant at an address were not present at the start of the period
- Three or more adults at an address 2015: This is the most predictive of all the risk factors selected

10. The risk factors for single family rented properties are as follows:

- No CTRS recipient at address: A single family privately rented household is less likely to receive CTRS but more likely to receive Housing Benefit.
- Change in Council Tax liable surname between 2013 and 2014: This is proxy for ownership turnover
- Two or less adults at address: Two or less adults at an address are predictive of single family status rather than HMO status.
- Housing Benefit recipient at address: Rented single family households can be partly identified by their Housing Benefit status. This is the strongest of the four predictive risk factors

11. What we found

- 6,787 known Private Rented Properties
- 27,723 likely private sector dwellings,
- 11,883 are likely to be HMO and
- 9,053 are likely to be single dwellings.
- This is less than the 35,000, the main reason being lack of recent data for the following;
 - Two or more changes in electoral roll registrants was only available between 2012 and 2015
 - Three or more adults at an address on the electoral roll was only available for 2015
 - Change in Council Tax liable surname only available between 2013 and 2014

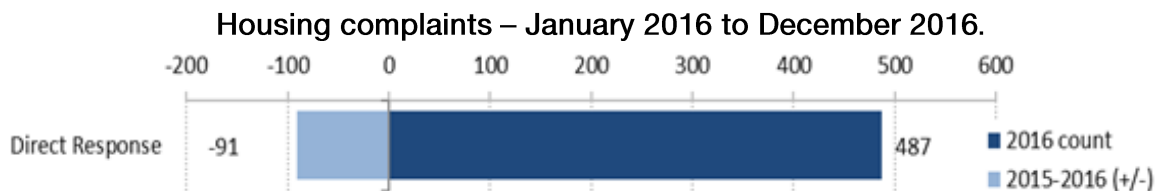
Ward	IMD (Deprivation) Rank	NINO (Migration – oversees)	Crime	LFB Incidents	Police CAD ASB	Cat 1&2 (H&S) Index	Private sector housing complaint	Enviro Crime	Noise Index	Pest Index	% (ward level) ratio of PRS	Mean Index	% of Haringey Area (Hectares)	PRS count (2011 Census)	Borough % of Census PRS count
Northumberland Park	175	137	149	193	157	314	183	83	100	229	24%	172	6.4%	1,435	4%
Tottenham Green	145	153	177	139	171	358	127	138	129	129	28%	167	4.6%	1,779	6%
Noel Park	127	162	222	95	175	136	110	174	141	82	27%	142	4.2%	1,620	5%
Bruce Grove	134	144	100	107	103	178	170	116	90	82	30%	122	3.1%	1,758	5%
St Ann's	108	183	90	99	91	206	116	119	84	93	33%	119	3.7%	1,938	6%
Harringay	97	167	103	92	120	95	105	123	124	44	42%	107	5.3%	2,493	8%
Woodside	102	143	97	76	80	118	115	145	98	83	34%	106	5.0%	2,021	6%
White Hart Lane	153	83	100	74	98	136	93	87	96	129	17%	105	5.7%	888	3%
West Green	121	122	107	103	119	0	90	102	72	211	26%	105	4.7%	1,441	4%
Tottenham Hale	138	136	120	88	108	0	97	78	107	128	24%	100	6.5%	1,416	4%
Seven Sisters	109	124	92	122	102	49	94	84	102	118	31%	99	4.4%	1,838	6%
Bounds Green	96	96	85	92	100	0	75	106	85	75	30%	81	4.7%	1,895	6%
Hornsey	91	27	77	145	90	0	68	89	139	64	26%	79	3.6%	1,585	5%
Stroud Green	70	55	63	98	74	85	32	86	84	114	30%	76	3.7%	1,661	5%
Crouch End	47	39	70	87	72	0	91	88	103	38	35%	63	4.9%	2,169	7%
Highgate	51	45	62	83	42	31	87	71	101	56	35%	63	8.4%	1,966	6%
Muswell Hill	45	29	71	81	82	0	26	74	105	67	28%	58	5.6%	1,372	4%
Fortis Green	47	41	60	75	69	81	26	66	58	39	31%	56	6.7%	1,703	5%
Alexandra	44	16	56	50	47	0	141	35	72	64	22%	53	8.8%	1,117	3%

3. Data Analysis

After studying all the data using the Methodology outlined above, the following criteria was analysed for all Private sector property and the findings summarised.

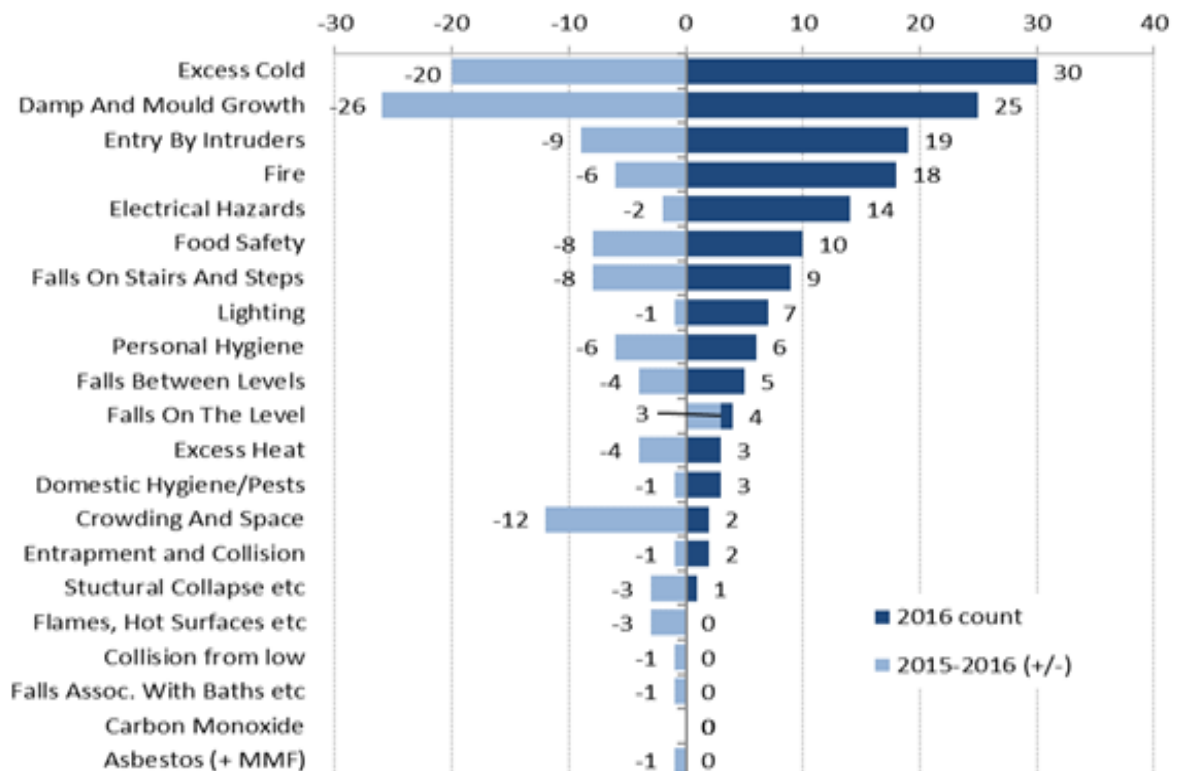
Housing Conditions

Three data sets were evaluated to assess poor housing conditions: housing disrepair; Category 1 & 2 hazards and pest control. For the period January 2016 to December 2016, 1,904 housing complaints were received. Of those, 1,150 (59%) related to housing disrepair.



1,041 category 1 & 2 hazards were recorded between January 2016 and December 2016. 719, 69% related to private sector dwellings. The two most common types were excess cold (19%) and damp and mould growth (16%). Entry by intruders and fire are ranked third and fourth highest with 12% and 11% respectively. Collectively these four hazards make up over 58% of all hazards.

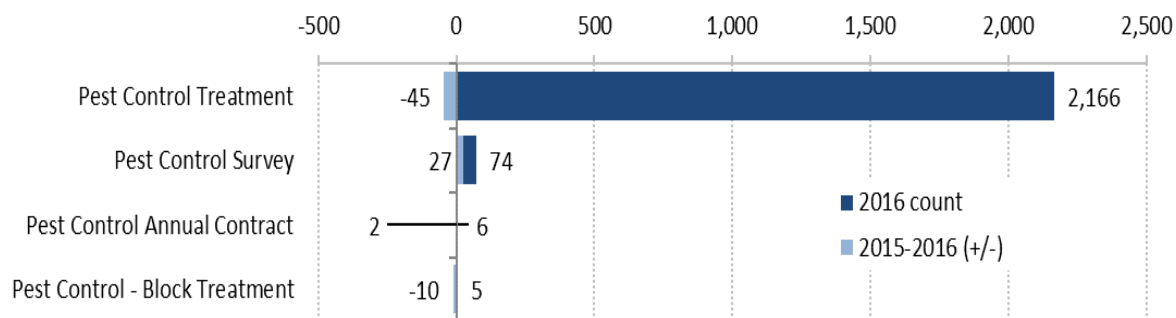
Category 1 & 2 Hazards – January 2016 to December 2016



Pest Control

Pest control complaints received during January 2016 and December 2016 confirmed a total of 7,168 recorded incidents made up of 26 types: bed bugs; cockroaches; fleas; mice/rats; pigeons and wasps. Mice complaints account for 41% followed by complaints about rats at 6%. Collectively these two types make up over half (57%) of all pest complaints for the period. Cockroaches and bed bugs make up a further 16% and 12% respectively.

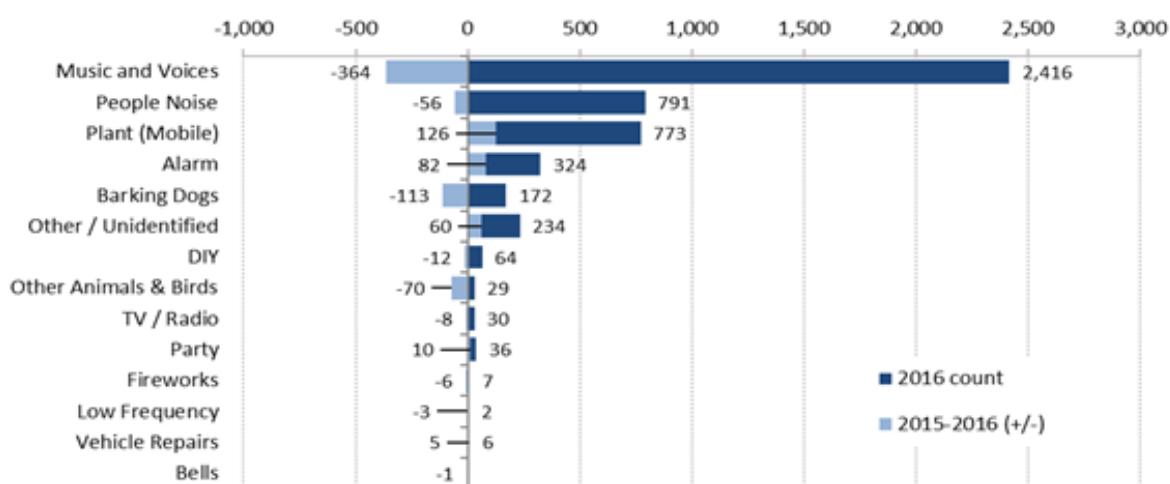
Pest control complaints: January 2016 to December 2016



Noise complaints

Noise complaints received directly by the Council were analysed between the periods January 2016 to December 2016. The total number of complaints recorded during this period totalled 19,942. From the total we extracted and analysed complaints recorded as: private rented; unknown and blank - the number of complaints totalled 15,923, (80%) of the overall total.

Noise complaints: Jan 16 – Dec 16



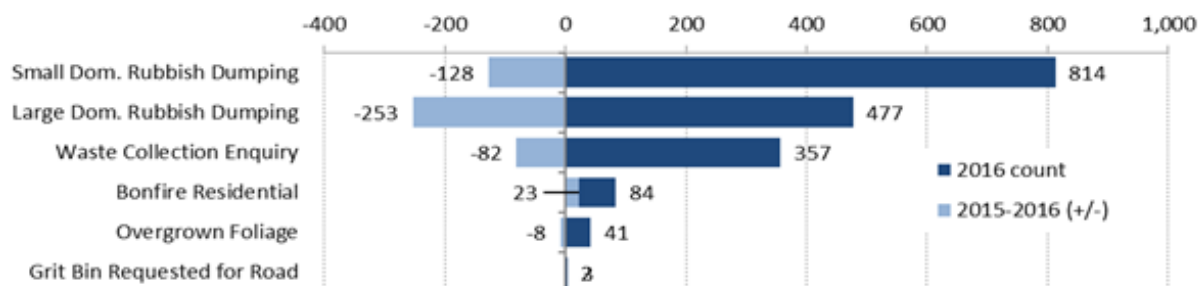
Removing data relating to machinery and public address systems left a total of 15,522 complaints. Of these, music and voices accounts for over half (53%) of all complaints over the period. This is more than three times higher than the next highest ranked complaint for people noise (16%). These two complaint types alone comprise almost 7 out of 10 of all complaints from private rented properties for this period.

Environmental Crime

Reports of environmental crime/queries were analysed from January 2016 to December 2016, a total of 13,585 recorded complaints were received. Of the 13,585, we could confidently identify 6,641 specifically relating to private sector dwellings.

The graph below details the findings:

Environmental crime/queries January 2016 to December 2016.



The above confirms that small domestic rubbish dumping and large domestic rubbish dumping account for nearly three-quarters (72%) of all complaints.

Crime and Anti-Social Behaviour.

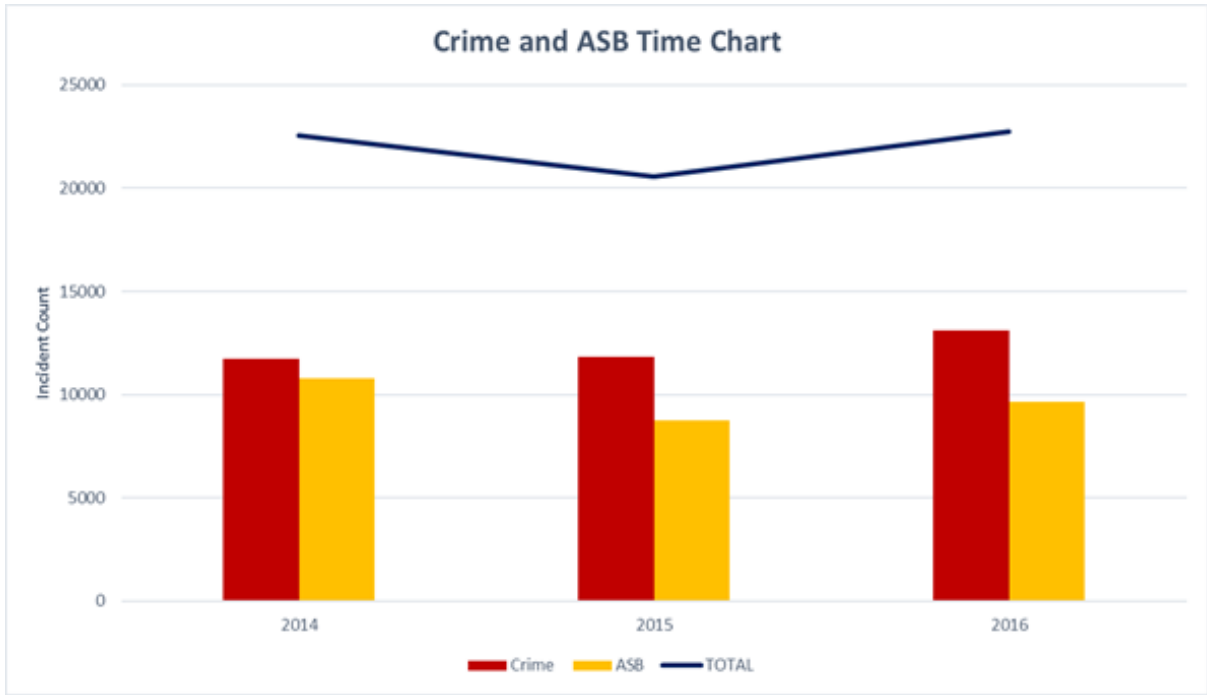
The overall crime and anti-social behaviour (ASB) rate in Haringey is above that of the national average. For overall recorded crime i.e. Total Notifiable Offences (TNO), there were an average of 101.8 incidents per 1,000 people in Haringey, compared to 70.0 per 1,000 people nationally, in 2015-16.

This is also the case for several sub-categories of crime; the domestic burglary rate in Haringey was recorded at 6.8 per 1,000 people, which is double that of the national average (3.4 per 1,000 people). Overall theft offences were recorded at a rate of 38.7 per 1,000 people in Haringey, compared to 30.8 per 1,000 people nationally. When theft from shops and handling stolen goods are removed from this category, Haringey's rate of 31.3 per 1,000 people remains above the London average (29.9 per 1,000 people).

Haringey's recorded rate of criminal damage and arson - 8.1 per 1,000 people, is slightly below the national average of 9.5 per 1,000 people.

The rate of anti-social behaviour reported to the police in Haringey is above that of the London average, with 34.9 incidents reported annually per 1,000 residents, compared to 33.7 for London.

As shown in the time chart below, recorded crime (burglary, theft and criminal damage) and ASB levels have remained relatively consistent between 2014 and 2016. A small reduction was experienced in reports made in 2015, but these increased once again in 2016.



Ward conclusion

Analysis of data at a ward level was useful and confirmed that the growth in the private sector was borough wide. It also suggested that at various levels, crime, ASB, poor housing conditions, deprivation and migration were having a significant impact in nearly all of the wards. Where national and comparable data was available, it confirmed that levels within Haringey were significant and trends measured over a 3-year period proved that the problems were persistent.

4. Evidence for Borough Wide HMO Scheme.

Many HMOs operate under the radar and consist of some of the poorest housing conditions in the borough. Traditionally HMOs present a higher level of risk to the occupants, due to the size, layout of the building and more intensive use of electrical and cooking appliances; increasing the risk of fire. Our previous and current licensing scheme has uncovered poorly managed buildings, absent landlords and appalling housing conditions.

Property Standards relating to HMOs

Since the introduction of the Housing Act 2004, two additional licensing schemes have been introduced within the borough.

The Harringay Ward Scheme ran from 2011-2016.

The current Tottenham scheme (covers 5 wards in Tottenham) commenced on 1st May 2014 and expires 30th April 2019.

This table indicates the non-compliance with property and legal standards found in the HMO accommodation that have been inspected as part of these schemes.

Property Deficiency Main elements of the condition of a licence that properties on inspection failed to meet.	Harringay Ward Scheme	Tottenham Ward
Fire/Mean of Escape lacked adequate means of escape and fire safety measures.	483 (92%)	553 (92%)
Security lacked adequate security measures to front/rear doors and windows and the actual room doors of the individual rooms.	289 (55%)	493 (82%)
Heating lacked adequate heating within the property and individual rooms. This ranged from no heating at all, expensive systems, no heating controls and key meter issues.	141 (27%)	328 (54%)
Management lacked adequate management. Such as fire alarm not working, fire equipment damaged, heating and hot water broken down, dirty conditions to common parts, poor waste arrangements, failing to deal with anti-social issues and general lack of dealing with basic repairs.	373 (71%)	471 (78%)
Kitchen / Bathroom Provision lacked adequate kitchen facilities e.g. inadequate numbers of cookers, sinks, work surfaces and kitchen cupboards/refrigerators.	104 (20%)	300 (49%)
Hygiene lacked adequate bathroom facilities such as insufficient bathrooms for the number of occupants, lack of wash hand basins or additional separate toilets required	Not recorded	191 (32%)
Overcrowding Space standards are applied to rooms which may be over occupied. Occupancy numbers would have to be reduced or layout of property altered.	Not recorded	133 (22%)

The above table provides strong evidence that the HMO accommodation that has been inspected and licensed with the Council across the two schemes, failed to meet the basic legal requirement for such properties. Fire and poor overall management including ensuring properties are free from disrepair ranked the highest for non-compliance.

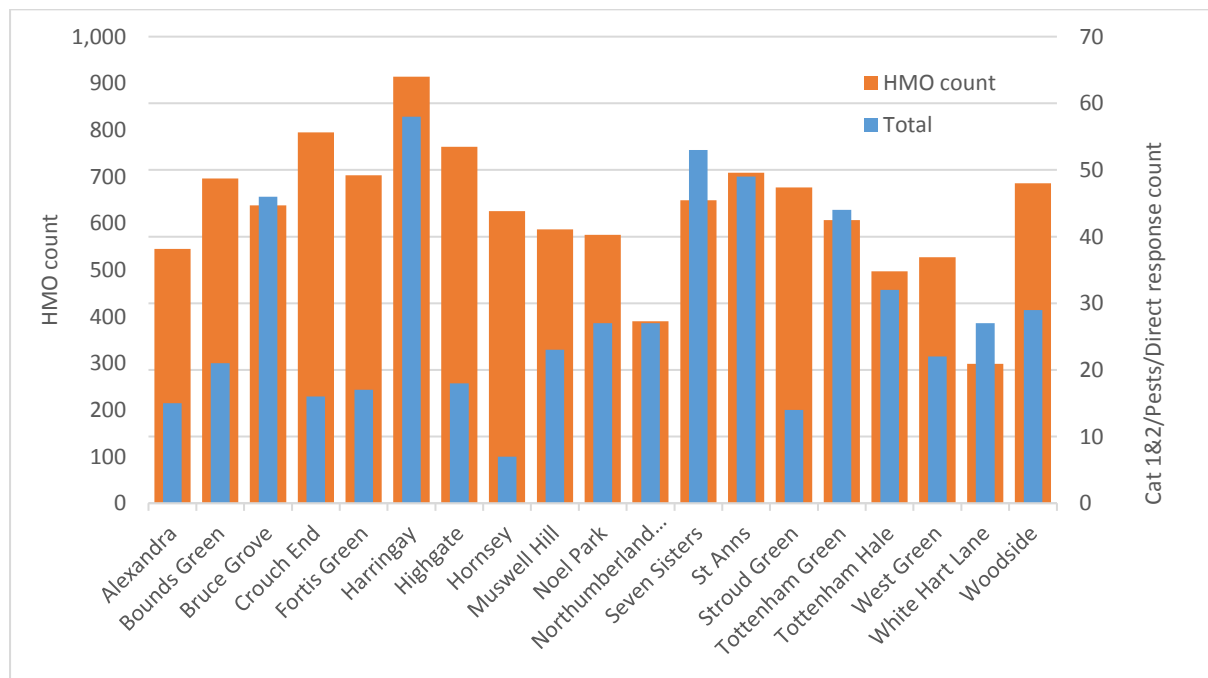
Complaints relating to HMOs

Using a range of property indicators to assign a probability that a property is private rented or further predictive modelling was used to ascertain the likelihood that the property was an HMO.

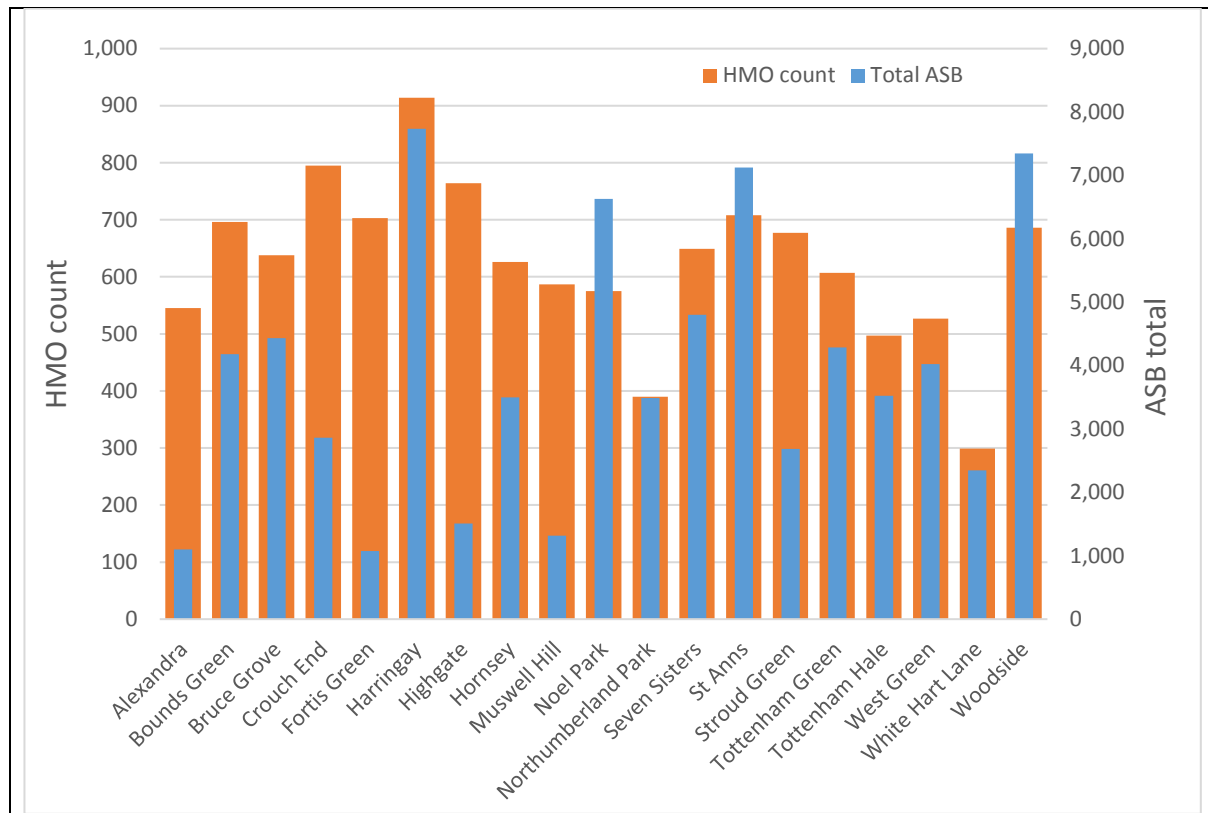
Using this model and the UPRN allocation method we were able to correlate a link between complaints made and the property status.

The graphs below show for each ward across the borough the complaint type and volume received.

Complaints relating to Housing disrepair, pests and Serious housing defects as identified by Housing Health & Safety Rating System (HHSRS)



Complaints relating to Anti-social behaviour which includes Environmental Crime & noise.



Targeting areas of need

Traditionally the distribution of HMOs, particularly smaller HMOs not subject to mandatory licensing have been concentrated in the East of the borough. However, the map below shows that there is now a concentration of HMOs in the West of the borough. The West typically has larger houses that lend themselves to conversion to HMO properties.

By overlaying data and using the UPRN methodology explained in previous sections of this document it was estimated that there could be around 11,833 HMO properties within the borough (inc sec 257 HMO).

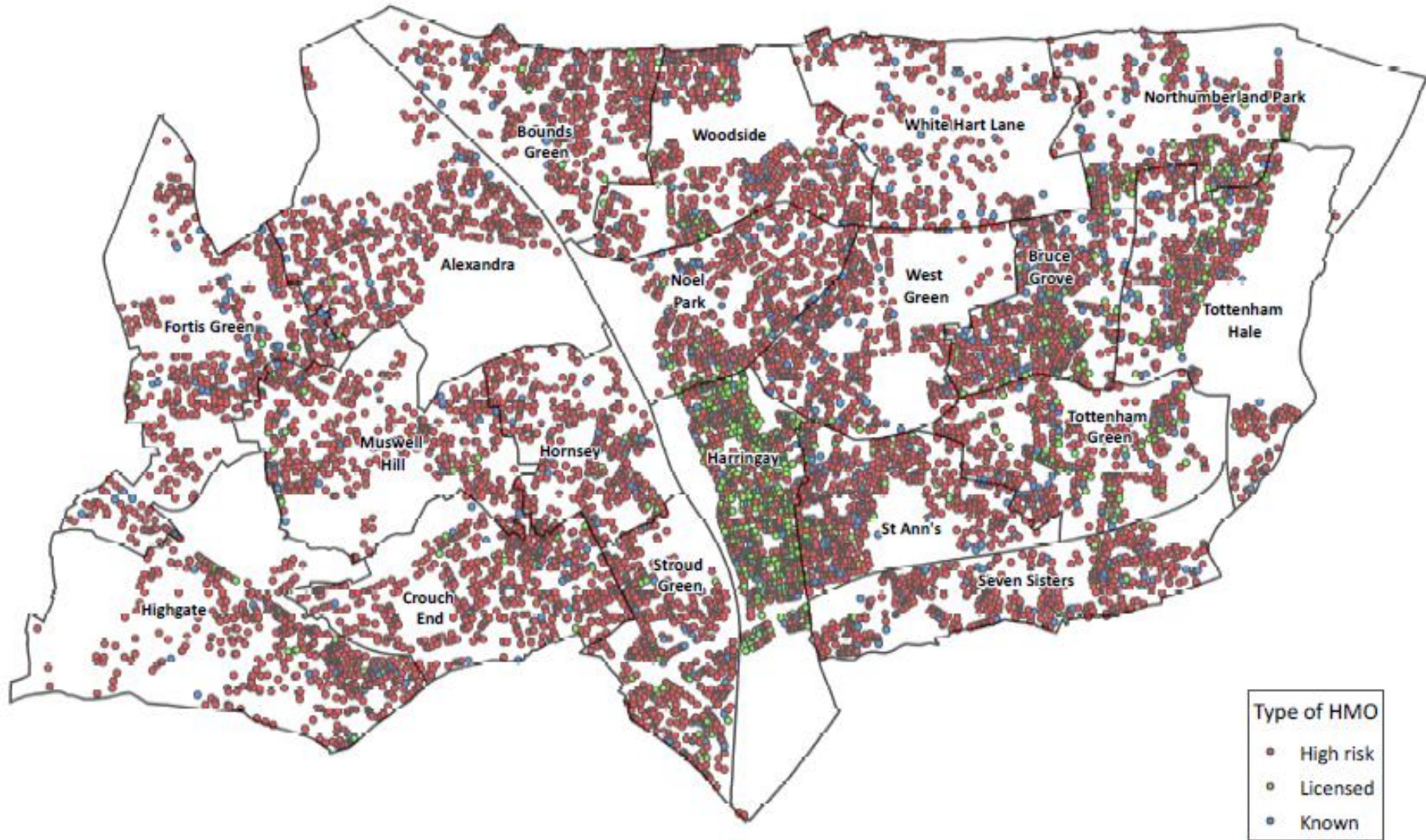
The map shown overleaf shows the dispersal of HMO property across Haringey Borough,

- A red dot indicates that the private sector property is highly likely to be a HMO,
- A green dot indicates that the property is a licensed HMO and
- A blue dot indicates that it is a known HMO.

Conclusion

The map clearly shows that HMO accommodation is widely spread with high concentrations within the east but equally a growing number to the west of the borough. The evidence relating to HMO accommodation and the findings of our previous and existing additional HMO Licensing scheme indicate a need for Licensing in Haringey. Extending the additional schemes across the whole borough will tackle those issues found with the existing schemes it also will complement the Governments Mandatory HMO Scheme by ensuring that all HMO accommodation despite the level of occupancy licence with the Local Authority.

All HMO properties by type



5. In summary

Through our evidence building, we believe that we have satisfied the legislative test for extending our additional licensing scheme borough wide. The key findings of our various data analysis are summarised below:

Growth in the private rented sector.

- There has been a 45.6% increase in private rental households in Haringey between 2001 and 2011. 33% of households in Haringey are now privately rented. This is 14% more private rental properties than the national average of 19%*.
- We estimate that the number of private sector households stands at 35,500 and up to 50% could be HMOs.

Poor Housing Conditions

- For the period January 2016 to December 2016, 1,904 housing complaints were received. Of those, 1,150 (59%) related to housing disrepair.
- 1041 category 1 & 2 (high risk) hazards were recorded between January 2016 and December 2016, 69% related to private sector dwellings. The two most common types were excess cold (19%) and damp and mould growth (16%).
- Pest control complaints received during January 2016 and December 2016 confirmed a total of 7,168 recorded incidents relating to private sector dwellings.

ASB and Noise

- The rate of anti-social behaviour reported to the police in Haringey is above that of the London average, with 34.9 incidents reported annually per 1,000 residents, compared to 33.7 for London.
- Noise complaints received directly by the Council between January 2016 to December 2016. totalled 19,942. From the total we extracted and analysed complaints recorded as: private rented; unknown and blank - the number of complaints totalled 15,923, (80%) of the overall total.

Environmental Crime

- The number of environmental crime incidents recorded between January 2016 to December 2016 totalled 13,585. 6,641 related to private sector dwellings. 72% of all environmental complaints relate to small domestic rubbish dumping and large domestic rubbish dumping.
- Dealing with fly-tipping costs the tax payers in Haringey £3 million per year.

Crime

- The overall crime and anti-social behaviour (ASB) rate in Haringey is above that of the national average.
- During 2015-16 the overall recorded crime in Haringey i.e. Total Notifiable Offences (TNO) averaged 101.8 incidents per 1,000 people, compared to 70.0 per 1,000 people nationally.
- During the same period, the domestic burglary rate in Haringey was recorded at 6.8 per 1,000 people, which is double that of the national average.
- Theft offences are high in Haringey - recorded at a rate of 38.7 per 1,000, compared to 30.8 per 1,000 people nationally.