

Executive **23 January 2007**

Report title: **Discretionary Licensing in the Private Rented Sector**

Forward plan Reference (if applicable)

Report of: **Interim Director of Urban Environment**

| | |
|------------------------------------|---------------------------------|
| Ward affected: Bounds Green | Report for: Key Decision |
|------------------------------------|---------------------------------|

- 1. Purpose**
- 1.1 To introduce a discretionary licensing scheme in Haringey.
 - 1.2 To establish a pilot scheme within the Myddleton Road Area of Bounds Green.

2.0 Introduction by Executive Member, Enforcement -Cllr Nilgun Canver

This proposal to introduce discretionary licensing in the borough will provide the opportunity to take forward the successes that the Council has already achieved with mandatory licensing, and test the discretionary powers given to us. Widening the controls available to the Council on private rented accommodation will help support the underlying aim of the new sustainable community strategy of improving the quality of life for everyone in Haringey. Myddleton Road is a small area where there are large numbers of HMOs. This work will enable us to expand to other areas in an informed and controlled manner.

3. Recommendations

That the Executive agrees to Myddleton Road as the pilot area for the introduction of discretionary licensing in Haringey and authorises the Interim Director, further to the outcome of the detailed consultation, to submit a proposal for the designation of a scheme to the appropriate Government Authority, that is the Department of Communities and Local Government (DCLG).

Report authorised by: Graham Beattie, Interim Director, Urban Environment
Signed: _____

Contact officer: Tony Jemmott, Acting Housing Group Manager

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4. Executive Summary

4.1 In April 2006 Haringey Council successfully introduced mandatory Houses in Multiple Occupation (HMO) licensing. The Executive meeting on the 21 February 2006 also expressed a commitment to piloting and testing discretionary licensing powers and agreed for a further report to be brought to a future Executive meeting.

4.2 Problems of poor management and facilities are not only confined to those HMOs subject to mandatory licensing, nor do these problems only relate to HMOs. For this reason, the Act gives the Council powers to require certain other private rented accommodation to be licensed in specified circumstances.

4.3 The Council aims to use these new powers to ensure that other private sector landlords improve the management, amenity and safety standards of their properties, and also to tackle anti-social behaviour.

4.4 A discretionary scheme requires the consent of the Department of Communities and Local Government (DCLG). The Secretary of State intends to extend general approval for additional licensing schemes to those authorities in England classified overall as "Excellent" or "Good" in Comprehensive Performance Assessment". In all other circumstances an individual scheme will require confirmation from the DCLG.

4.5 Additional HMO licensing schemes will apply to a particular type of HMO, or for a particular area of the borough where the Council considers that a significant proportion of the HMOs of that type are being ineffectively managed and as such present concerns for either the occupants or the public.

4.6 A selective licensing designation may be made if the area is one experiencing low housing demand or is experiencing a significant and persistent problem caused by anti-social behaviour, where the designation with other measures, will lead to a reduction in, or elimination of, the problem.

4.7 This report presents the options and implications for the introduction of discretionary licensing in Haringey. It recommends that the Executive approves a discretionary licensing scheme to commence in the Myddleton Road, N22 area in April 2008, subject to DCLG approval.

4.8 The Council has the discretion to charge for licensing so that the function is self-financing. A licence fee will be charged for each property application.

5. Reasons for any change in policy or for new policy development (if applicable)

5.1 New legal powers and responsibilities introduced by the Housing Act 2004.

6 Local Government (Access to Information) Act 1985 - The following documents were used in the preparation of this report:-

6.1 DCLG Additional and Selective Licensing Scheme Guidance for approval for area designation under Parts 2 or 3 of the Housing Act 2004 (the Act).

6.2 Myddleton Road Neighbourhood Plan 2003

6.3 Bounds Green/Haringey Neighbourhood statistics – ONS

6.4 Haringey Monthly Crime Update – November 2006

7. Background

- 7.1 The private rented sector has an important role in providing housing options for those who do not own their own home, or for those unable to access social housing.

HMOs pose particular problems and it is known that in many of these properties standards of management and living conditions are unsatisfactory. In renewal areas and other neighbourhoods where there are problems with anti-social tenants, the council will need to identify and engage with the less responsible landlords who do not proactively manage their properties. The council is promoting voluntary landlord accreditation and Haringey currently has the second highest number of landlords accredited to the London Landlord Accreditation Scheme (LLAS).

Haringey Council has already fulfilled its statutory duty under the Housing Act 2004 (the Act) and has successfully introduced mandatory licensing for prescribed types of HMOs. At present this is those of three storeys and above occupied by at least five persons who constitute more than one household.

Problems of poor management and facilities in an HMO are not confined to those subject to mandatory licensing nor do these problems only relate to HMOs. For this reason, the Act gives the Council powers to require certain other rented accommodation to be licensed in specified circumstances.

The Council aims to utilise all controls available to ensure that private sector landlords improve the management, amenity and safety standards of their properties, and to tackle anti-social behaviour.

The introduction of discretionary licensing would provide an additional tool to intervene in areas where private rented housing has been identified as contributing to local problems. It must be seen as part of our overall approach to the private rented sector, as described in our Private Sector Housing Strategy. Wherever possible, we work with private landlords to improve conditions and management in the sector. We have developed the accredited lettings scheme, are members of the London Landlord Accreditation Scheme and provide support to landlords and tenants. Selective licensing would build on our success in introducing mandatory licensing and would provide a strong intervention as a last resort where all other attempts at intervention had been unsuccessful.

Types of properties

- 7.2 The borough has a high proportion of **2-storey HMOs**. The Council considers that the introduction of additional licensing scheme will tackle problems in these smaller HMOs, and in other converted properties.
- 7.3 **Bed & Breakfast hostels** – Although the number of these premises has been steadily reducing, we have 66 registered hostels and many other properties in the Borough are used for temporary accommodation by Haringey and other Councils. Those which are licensable under the mandatory scheme are already being dealt with. There remains however a significant number of properties which house temporary families and which could more effectively be controlled through discretionary licensing.
- 7.4 Many **HMOs above shops** do not fall within mandatory licensing. The Accommodation

above Shops project is a continuation project funded by the Stronger and Safer Communities' Fund. The many poorly managed properties which fall outside mandatory licensing may be dealt with under the discretionary schemes.

- 7.5 Certain HMOs registered under the *existing registration schemes with control provisions* in Hornsey Park and West Green would be passported into any approved discretionary licensing scheme.
- 7.6 **Potential Designation Areas** - Designation will target areas as part of wider neighbourhood objectives, with problem areas and wards of high deprivation our priority. Traditionally this is the east of the borough but also includes the Harringay/Green Lanes/St Ann's wards.

The Myddleton Road area in Bounds Green has itself been a source of problem HMOs predominately due the amount of converted properties. It continues to be of high concern to the council, local businesses and residents. The area provides a suitable profile for the piloting of the discretionary licensing scheme.

8.0 The Area Profiles - See Appendix A

- 8.1 Myddleton Road comprises mixed residential and commercial uses. The central part of the area has a small shopping centre. Bowes Park Station is at the east end of the road which is bisected by the New River corridor. The road is within a conservation area that is essentially Victorian in nature.

Appendix B provides information regarding the socio-economic characteristics Bounds Green. The data has similar aspects to that of the borough generally and provides a reasonable indicator of the Myddleton Road area character.

9.0 Applying the conditions of designation to the Borough

- 9.1 The Council considers that a "significant proportion of the HMOs in the area are being managed sufficiently ineffectively as to give rise, or to be likely to give rise, to one or more particular problems either for those occupying the HMOs or for members of the public.

Evidence of properties being managed ineffectively, and as a result having a detrimental affect on a local area, include;

- Properties in poor external condition including yards and gardens which are eyesores.
- Poor internal conditions, such as poor amenities. Overcrowding etc, adversely impacting upon the health, safety and welfare of the occupiers and where their landlords are failing to take appropriate steps to address the issues.
- Significant and persistent problems of anti-social behaviour affecting other residents and/ or the local community and where the landlords of the HMOs are not taking reasonable and lawful steps to eliminate or reduce the problems.
- The lack of management or where poor management skills or practices are so evident such that there is an adverse impact on the occupants, or upon the community.

9.2 Low Housing Demand

In deciding if the area is suffering from, or likely to become, an area of low housing demand as per section 80 (4) of the Act the Council considers the following factors:

- The turnover of occupiers of residential premises in rented and bought sectors.
- The number of residential premises which are available to buy or rent, and the length of time for which they remain unoccupied.
- The community mix in terms of tenure, for example, a high proportion of rented properties, or a low proportion of owner occupied properties.
- Local facilities, for example, type and loss of shops in the area, parking, open space and transport.
- The impact of the rented sector on the local community, for example, poor property condition, anti-social behaviour etc.
- Criminal activity.

9.3 Anti-Social Behaviour

An area can be deemed to be suffering from significant and persistent anti-social behaviour if it suffers from:

- **Crime:** tenants not respecting the property in which they live and engaging in vandalism, criminal damage, burglary, robbery/theft and car crime.
- **Nuisance Neighbours:** intimidation and harassment; noise, rowdy and nuisance behaviour; vehicle related nuisance; anti-social drinking; drugs trading and use within the curtilage of the property.
- **Environmental Crime:** tenants engaged in graffiti and fly-posting; fly-tipping; litter and waste; nuisance vehicles and evidence drugs abuse around their property.

The making of any designation on the grounds of anti-social behaviour will tie in with the governments' RESPECT agenda.

10.0 Consultation

Detailed consultation must be undertaken and included in the report to the DCLG, therefore this report seeks that the Executive agrees that:

- Reasonable steps are taken to consult persons who are likely to be affected by the designation; and
- Any representations made are considered.

Consultation will be undertaken with local residents, including tenants, landlords and where appropriate their managing agents and other members of the community who live or operate businesses or provide services within the proposed area of designation and those in the surrounding area who will be affected.

During consultation, the Council must give a detailed explanation of the proposed designation, explaining the reasons for the designation, how it will tackle specific problems and the potential benefits. The results of the consultation will be published and made available to the local community.

11.0 Comments of the Head of Legal Services

The Head of Legal Services has been consulted in the preparation of this report. The Department for Communities and Local Government's Guidance on Selective and Additional Licensing makes it clear that licensing should not be looked at in isolation.

Authorities must not use their power to make a designation for a selective area or for additional licensing unless other courses of action have been considered. Designations must not be made unless they will significantly assist the authority to achieve the objective intended, namely to ensure that private sector landlords improve the management and safety standards of their properties and tackle anti- social behaviour.

The power to designate areas for selective licensing does not apply to properties subject to a tenancy or licence granted by a Registered Social Landlord.

The power to designate areas as subject to additional licensing does not apply to properties which are listed buildings or to those exempted from the definition of a house in multiple occupation, the latter as described in Schedule 14 of the Act.

The Council will be required to conduct a full consultation, the outcome of which must be submitted to the Department for Communities and Local Government as part of the formal application process.

12.0 Comments of the Director of Finance

The Act allows the Council to recover the costs of any potential additional and selective licensing scheme that may be implemented. Any future fee structure must be in accordance with the Council's external incomes policy. Income from fees and charges will need to at least cover the full cost of the new service including all appropriate overheads.

13.0 Equality and Diversity

This is likely to impact on the community, on businesses and particularly on vulnerable groups, young single people and young families in the sector. There is an economic impact to HMO landlords operating in the borough. Tenants may face increased rents, but this is more likely to be to cover the landlord's costs of the improvements needed to reach the higher licensing standards rather than the cost of the licence fee itself. This cost may be set against the improvement in conditions.

Regulatory Impact Assessments for licensing were undertaken as part of consultation during the Bill stages of the legislation in 2004. The consultation reports set out the general impact of licensing on landlords, tenants and the business sectors and also in relation to equity and fairness and to the economic, social and environmental benefits and costs.

RIA for HMO licensing:- <http://www.communities.gov.uk/index.asp?id=1164430>

RIA for selective licensing -
http://www.communities.gov.uk/index.asp?id=1152032#P21_1768

14.0 Conclusion

The Council considers that discretionary licensing will improve the area and that the designation will work alongside other existing policies or measures that are already being taken .e.g. Empty Homes, regeneration and anti-social behaviour.

The report highlights the types of properties and the areas of the borough which are appropriate for discretionary licensing designation. The Myddleton Road area fits the general borough profile and is already subject to the Myddleton Road Neighbourhood Plan (July 2003), the Draft Myddleton Road Sustainable Suburbs Action Plan (Oct. 2006) and Strategic Planning and Development Control.

The neighbourhood data provided in Appendix B supports that Myddleton Road is therefore considered as a suitable area for piloting the scheme.

15.0 Recommendation

That this report is agreed and that a proposal in line with the approved DCLG Guidance, be submitted to seek the introduction of a discretionary licensing scheme in Myddleton Road, N22.

Appendix A

1.0 Conditions applying to Additional and Selective Licensing

Section 56 of the Act gives powers to designate specific areas, or the whole borough as subject to additional licensing. Before making an additional HMO licensing designation for a particular type of HMO, or for a particular area, the Council must:

- (a) consider that a significant proportion of the HMOs of that type are being ineffectively managed and as such presents concerns for either the occupants or the public;
- (b) have regard for relevant codes of practice approved under section 233, this includes consultation;
- (c) consider other actions available which might be effective;
- (d) be confident that that making the designation will significantly assist in dealing with the problem and meet desired objectives; and
- (e) consult persons likely to be affected by the designation.

Section 80 of the Act gives powers to designate areas, or the whole borough subject to selective licensing. A selective licensing designation may be made if the area to which it relates satisfies at least one of the two following general conditions:

- The area is one experiencing low housing demand
- The area is experiencing a significant and persistent problem caused by anti-social behaviour and selective licensing designation with others, will lead to a reduction in, or elimination of, the problem.

The Haringey Borough and Myddleton Road Area Profiles

2.0 The Borough Profile

The most recent private sector housing stock condition and needs surveys were completed in 2001 and reported in May 2002 (Haringey Council - Fordham Research). Statistics from these surveys when compared with English House Condition Survey (EHCS) 2001 report show:

- **Affordability and Housing Need** – Almost 95% of households (8,440 households) currently living in unsuitable housing cannot afford either a mortgage or suitable private rented accommodation.
- **Tenure** - 22.1 % of households rent from private landlords. This is well above the London (17.9%) and national (10%) averages.
- **Unfitness** – 15.7% of the borough's private housing stock is unfit. This compares with an unfitness rate of 4.2% nationally (2001 EHCS). The level of unfitness in Haringey is much greater in the private rented sector (21.3%) than in other tenures. Nationally this level is 10.9% (2001 EHCS).
- **Borough HMO Profile** – The survey estimated 3077 HMOs (does not include converted flats), 1126 of them in the bedsit category. A high proportion of bedsit

HMOs lack adequate fire precautions and amenities. 17.5% of bedsit HMOs are “worse than adequate” using the Management Regulations as a measure. 67% of HMOs were in the private rented sector. The figure suggests that the majority of HMOs will fall outside mandatory licensing and also that 33% are in the public sector.

- **Crime Figures (See Appendix C)** – Although the year 2006 to date (November 2005-November 2006) overall crime is down, 1396 burglaries were recorded for the period January to June 2006. Between August and September 2006, there was a slight increase of 2.7% in the British Crime Survey (BCS) comparator crimes and the trend for October to November 2006 is up (3.8%). Haringey has a high incidence of burglary. Other statistics show that HMOs are eight times more likely to be burgled than other residential premises. BCS crime offences in Bounds Green ward have increased by over 6% compared to a 14.4% reduction throughout the borough between April and November 2006 compared to the same period last year.
- **Anti-social Behaviour** – From January to June 2006 there were 334 cases of antisocial behaviour borough-wide reported to the ASBAT. This is lower than the previous half year when they were 404. Bounds Green ward was identified as one of the top three wards for Disorder CAD calls (calls requiring Police action relating to public disorder), non-domestic noise complaints, abandoned vehicles between January and June 2006. Hotspot locations for Disorder CAD calls were located on the Myddleton Road area.
- **Environmental Complaints** – From January to June 2006 there were 3479 environmental complaints to the council. Of these 2800 were noise complaints with the majority of these about domestic noise. The remainder of the complaints mostly related to refuse on private property.
- **Deprivation** – According to the Indices of Deprivation 2004, approximately 31% of the borough super-output areas are amongst the 10% most deprived using the crime and disorder measure of deprivation. From the DETR Index of Deprivation 2000, which combines income, employment, health, education, housing and housing, Bowes Park is ranked amongst the top 20 percent most deprived wards in England.

3.0 The Myddleton Road Profile

The Enforcement Service has joined up with other council services and interest groups over several years to deal with problems arising in Myddleton Road.

3.1 HMO/Planning survey work undertaken in 2004 showed

- 143 properties surveyed
- 78 of these with residential accommodation above shops
- 54 conversions identified, 17 between the Palmerston Road and the railway boundary (key Area)
- Breaches of Planning legislation with only 7 of the 54 conversions granted planning permission.
- A significant number of unauthorised developments to support the private rented market need in the area.
- At least 9 HMOs with unsatisfactory shared basic amenities.
- 4 properties identified as being used for Asylum Seekers accommodation

- Problems of safe access and egress e.g. the accommodation associated with the timber yard.
- Myddleton Road is included within the Council's Restricted Conversion Zones.

3.2 Condition of the existing housing stock

- Poor internal and external fabric of residential buildings
- Incidence of empty dwellings
- Number of properties not meeting the Decent Homes Standard.
- Energy efficiency of buildings and household affected by fuel poverty
- Poor security measures of HMOs.

3.3 External conditions

- Shop fronts installations presenting planning/conservation issues.

3.4 Environmental factors/crime

- It is considered that the area suffers from extreme parking pressure and that this has a significant adverse effect on the residents and use of the local amenities.
- Safer Neighbourhood Team expanded to improve community policing.
- Issues of rubbish and drinking at the entrance of the New River Path and community garden.
- Lack of adequate waste storage provision of premises in multiple occupation.
- Open drug dealing occurring on the street.
- Notification of burglaries to the Police.

3.5 Local Housing market

- Significant housing market issues regarding, temporary accommodation, transience, property and tenancy turnover.
- Use of a number of properties for social housing i.e. private sector leasing or managed by Housing Associations (RSLs).

Appendix B – Bounds Green/Haringey Statistics – Key Figures for Housing

| | | Bounds Green i | Haringey (London Borough) i | London i | England i |
|--|-------|-------------------|-----------------------------------|-----------|--------------|
| Accommodation type: Flat; maisonette or ... of a converted or shared house (including bed-sits) (Household Spaces, Apr01) ³ i | % | 24.57 | 25.94 | 13.94 | 4.55 |
| Changes of Ownership by Dwelling Price, Price Indicators by Dwelling Type: Flat – Mean (Dwellings, Jan02-Dec02) ^{1,4} i | £ | 128,219 | 171,483 | 203,793 | 139,762 |
| Amenities i | | | | | |
| All Occupied Household Spaces (Households) ¹ i | Count | 4,933 | 92,170 | 3,015,997 | 20,451,427 |
| With central heating: Without sole use of bath / shower and toilet (Households) ¹ i | Count | 95 | 1,298 | 20,519 | 66,706 |
| Without central heating (Households) ¹ i | Count | 437 | 8,014 | 234,644 | 1,744,144 |
| Without central heating: Without sole | Count | 43 | 725 | 11,441 | 32,739 |

use of bath / shower and toilet
(Households)¹ [f](#)

Housing Stock [f](#)

| | | | | | |
|---|-------|-------|--------|-----------|------------|
| All Household Spaces (Households) ¹ f | Count | 5,060 | 94,616 | 3,109,657 | 21,262,825 |
| Unoccupied Household Spaces: Vacant household space (Households) ¹ f | Count | 115 | 2,265 | 77,845 | 676,196 |

Occupancy Rating [f](#)

| | | Bounds Green f | Haringey (London Borough) f | London f | England f |
|---|-------|--------------------------------|---|--------------------------|---------------------------|
| All Households (Households) ¹ f | Count | 4,933 | 92,170 | 3,015,997 | 20,451,427 |
| Occupancy rating of + 2 or more (Households) ¹ f | Count | 1,204 | 25,060 | 991,846 | 10,050,403 |

Tenure (KS18) [f](#)

| | | | | | |
|---|-------|-------|--------|-----------|------------|
| All Households (Households) ¹ f | Count | 4,933 | 92,170 | 3,015,997 | 20,451,427 |
| Owner occupied: Owns outright (Households) ¹ f | % | 16.78 | 16.22 | 22.05 | 29.19 |
| Rented from: Housing Association / Registered Social Landlord (Households) ¹ f | % | 13.20 | 10.52 | 9.09 | 6.05 |
| Rented from: Private landlord or letting agency (Households) ¹ f | % | 19.54 | 20.13 | 14.34 | 8.80 |
| Rented from: Other (Households) ¹ f | % | 3.73 | 3.78 | 2.93 | 3.22 |

Changes of Ownership by Dwelling Price [f](#)

| | | | | | | |
|---|----------------------------|-------|-----|-------|---------|-----------|
| Changes of Ownership by Dwelling Price, Number of Transactions by Dwelling Type: Flat (Dwellings) ^{1,2} f | Trend Data | Count | 122 | 2,416 | 84,342 | 218,537 |
| Changes of Ownership by Dwelling Price, Number of Transactions by Dwelling Type: Total Sales (Dwellings) ^{1,2} f | Trend Data | Count | 251 | 4,534 | 173,281 | 1,261,536 |

Population Turnover Rates [f](#)

| | | | | | | |
|---|----------------------------|---------------|-----|----|----|----|
| Inflow of Persons; All Ages (Persons) ^{2,1} f | Trend Data | Rate per 1000 | 92 | .. | .. | .. |
| Outflow of Persons; All Ages (Persons) ^{2,1} f | Trend Data | Rate per 1000 | 120 | .. | .. | .. |

Age Groups – Summary [f](#)

| | | | | | |
|--|-------|--------|---------|-----------|------------|
| Age Groups – Summary; All People (Persons) ¹ f | Count | 10,905 | 216,507 | 7,172,091 | 49,138,831 |
| Age Groups – Summary; Aged 20-44; years (Persons) ¹ f | % | 47.08 | 46.81 | 42.72 | 35.31 |

Household Composition [f](#)

| | | | | | |
|---|-------|-------|--------|-----------|------------|
| All Households (Households) ¹ f | Count | 4,933 | 92,170 | 3,015,997 | 20,451,427 |
| One person: Other (Households) ¹ f | % | 24.85 | 25.53 | 22.04 | 15.70 |
| One family and no others: Lone parent households: With dependent children (Households) ¹ f | % | 10.10 | 9.82 | 7.60 | 6.42 |

Marital Status [f](#)

| | | | | | |
|--|---|-------|-------|-------|-------|
| People aged 16 and over: Single (never married) (Persons) ¹ f | % | 48.51 | 49.15 | 41.23 | 30.23 |
|--|---|-------|-------|-------|-------|

Ref: [6](#)

<http://neighbourhood.statistics.gov.uk/dissemination/LeadDatasetList.do?a=7&b=5942078&c=Bounds+green&d=14&g=335118&i=1001x1003&m=0&enc=1&domainId=7>

APPENDIX C: HARINGEY CRIME

Haringey Wards Figures – April-November 2006 compared to 2005

| Ward | Domestic burglary | MV Interference | Robbery personal property | Bicycle Theft | Vehicle theft/TDA | Theft from vehicle | Theft from person | Criminal Damage | Wounding | Common Assault | Total |
|---------------------|-------------------|-----------------|---------------------------|---------------|-------------------|--------------------|-------------------|-----------------|----------|----------------|--------|
| Highgate | -14.4% | -33.3% | 0.0% | 33.3% | -17.8% | 49.5% | -15.4% | -35.8% | 28.6% | 30.8% | 1.1% |
| Fortis Green | -32.6% | 50.0% | 50.0% | -60.9% | -14.9% | 47.4% | 111.1% | -32.7% | -22.0% | 10.3% | -7.7% |
| Alexandra | -20.7% | -87.5% | -1.3% | -50.0% | -35.4% | 19.2% | 16.7% | -17.2% | -7.3% | 35.7% | -9.0% |
| Muswell Hill | -22.2% | -71.4% | -43.1% | -45.2% | -17.0% | 4.2% | 20.0% | -36.0% | -6.0% | -42.3% | -20.5% |
| Hornsey | -1.7% | -100.0% | -16.7% | 8.7% | -17.4% | -25.2% | 183.3% | -29.3% | 8.2% | 2.6% | -12.9% |
| Crouch End | -46.5% | -90.9% | 88.0% | 16.0% | -32.0% | 55.8% | 89.5% | -27.1% | -26.9% | -22.2% | -8.0% |
| Stroud Green | 44.9% | -71.4% | 6.9% | -6.7% | -29.5% | 21.5% | 237.5% | -23.5% | -19.4% | -64.0% | 1.7% |
| Bounds Green | -28.9% | 0.0% | 77.5% | 40.0% | -6.4% | 30.9% | 25.0% | 4.0% | -9.1% | -9.8% | 6.6% |
| Woodside | -13.0% | -75.0% | 20.0% | 116.7% | -54.7% | 9.6% | 0.0% | -19.7% | -24.3% | -37.5% | -17.9% |
| Noel Park | 59.4% | -100.0% | -36.7% | 16.7% | -4.0% | -1.5% | -15.9% | -5.8% | -7.7% | -7.5% | -7.9% |
| White Hart Lane | -36.6% | 0.0% | -25.9% | -66.7% | -38.8% | -8.2% | 23.5% | -22.6% | -32.9% | -56.8% | -30.5% |
| West Green | -2.1% | -66.7% | -17.5% | 10.0% | -47.8% | 2.4% | 0.0% | -9.6% | 12.5% | -34.7% | -9.9% |
| Bruce Grove | -14.5% | -50.0% | -5.8% | 50.0% | -28.6% | -17.4% | -15.6% | 0.8% | -15.7% | -27.7% | -14.0% |
| Northumberland Park | 2.3% | -66.7% | -21.6% | -14.3% | -17.8% | -21.3% | 72.6% | -5.6% | -18.3% | 9.2% | -8.1% |
| Tottenham Hale | 20.5% | -75.0% | 6.8% | 90.0% | -35.1% | -37.2% | -6.9% | -12.0% | -15.8% | -7.3% | -11.7% |
| Tottenham Green | -18.8% | .. | -57.1% | 11.1% | -24.0% | -60.5% | -12.1% | -20.6% | -35.3% | -40.0% | -32.9% |
| Harringay | 25.6% | 0.0% | 95.8% | -36.4% | -43.8% | -18.8% | 67.2% | 12.3% | 8.8% | 19.4% | 16.2% |
| St Ann's | 4.0% | 0.0% | -29.1% | 0.0% | -14.1% | -9.2% | 54.3% | -31.5% | -12.8% | -52.0% | -14.6% |
| Seven Sisters | -9.0% | -100.0% | -40.4% | -56.5% | -12.3% | 3.4% | -33.8% | -30.1% | -40.4% | 51.5% | -22.5% |
| Total | -9.1% | -63.9% | -13.2% | -9.4% | -27.1% | 0.2% | 8.5% | -18.1% | -16.6% | -19.2% | |

Note: Percentage changes for MV interference and Bicycle theft need to be read in context with actual number of crimes which are usually no more than 2 or 3.

.. Denotes that a percentage change could not be calculated because there were 0 offences in the previous performance year.

Bounds Green Ward Key Performance

Crime

BCS crime offences in Bounds Green ward have increased by over 6% compared to a 14.4% reduction throughout the borough between April and November 2006 compared to the same period last year. ASB related offences of Criminal Damage and Motor Vehicle Interference remained largely unchanged (the 4% increase in Criminal Damages offences was a result of only 4 additional offences). Burglary showed the greatest year-on-year reduction of 28.9% surpassing the 9.9% borough performance. However 'street-crime' type offences of Robbery of Personal Property (77.5%), Theft from Person (25%) and Theft from a MV (30.9%) all saw considerable increases. The Robbery increase is especially notable as most of the other wards have seen reductions and Haringey currently has an overall reduction of 17.3%.

Anti-Social Behaviour

Bounds Green ward was identified as one of the top three wards for Disorder CAD calls (calls requiring Police action relating to public disorder), non-domestic

noise complaints, abandoned vehicles between January and June 2006. Hotspot locations for Disorder CAD calls were located on the Myddleton Road area.

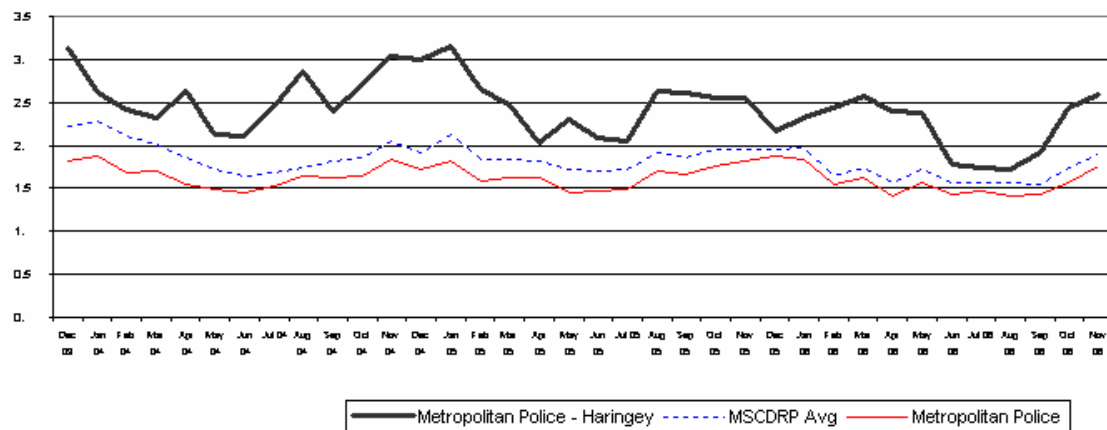
Borough performance

| | Target 2006/07 | PYTD (April-November) | November 2006 compared to November 2005 | November 2006 compared to October 2006 |
|------------------------------|----------------|-----------------------|---|--|
| BCS Comparator Crimes | 4.1% reduction | 14.4% down | 13.2% down | 3.8% up |
| Burglary | 5% reduction | 9.9% down | 1.2% up | 6.5% up |

Key Points:

- There was a fall of 14.4% in the number of British Crime Survey (BCS) comparator crimes in the performance year to date compared with the same period last year.
- All of the BCS crime types have seen a decrease in the performance year to date, and most have decreased between November 2005 and November 2006. However, since the previous month, half of the crime types have seen increases between October and November 2006.
- Between October and November 2006, there was an increase of 3.8% in the BCS comparator crimes.
- Despite the decreases, Haringey has the highest incidence of burglary (6.93 crimes per 1,000 households), among its 'Most Similar' CDRPs¹.

Burglary per 1,000 households – comparison chart, Dec 2003 – Nov 2006



¹ iQuanta comparisons are made using Most Similar comparison groups. These groups provide a benchmark for comparison of crime rates with similar areas elsewhere in England and Wales. The Most Similar CDRPs to Haringey, making up the 'Haringey Family', are: the London boroughs of Brent, Croydon, Ealing, Enfield, Greenwich, Hackney, Hounslow, Lambeth, Lewisham, Newham, Southwark and Waltham Forest, plus Birmingham and Leicester.