

London Borough of Barnet

Proposed Property Licensing Schemes

Updated property condition data based upon new wards and boundaries coming into effect on 5th May 2022

Executive Summary

The public consultation on the property licensing proposals was based by necessity on the available data at the time. Although the proposed schemes would come into operation once new ward boundaries and names have been introduced in May 2022, the majority of the existing data existed based upon only the current wards. Conclusions were therefore based upon both the data and by overlaying it on maps of the new ward boundaries.

Following the public consultation, the ability to convert the existing data (largely from over the last five years) was developed in order to provide confidence about the original conclusions reached.

This document analyses the pertinent data against the new wards and establishes if the new ward boundaries do in fact lead to a change to any of the conclusions against each of the criterion considered.

Houses in Multiple Occupation (HMOs) have been shown to be spread across the borough in every new ward, but with greater concentrations in certain wards, particularly to the west of the borough. Notwithstanding lower numbers of HMOs in some areas, there are two significant factors that confirm the decision to propose a borough-wide additional licensing scheme:

1. The twelve new wards with the lowest number of HMOs range between 35 and 78 HMOs that have not been licenced under the previous scheme. These twelve wards account for 645 HMOs in total. This is a significant number of HMOs that did not come forward for licensing. Those that do not come forward tend to be the least effectively managed.
2. Even those areas that had lower numbers of licenced HMOs under the previous scheme or the mandatory scheme were shown to not be being managed sufficiently effectively, as most, if not all HMOs in some wards required the application of major conditions, meaning that they had significant issues, such as lack of adequate fire precautions.

For selective licensing, one of the requirements for consideration is that at least (currently) 19% of the housing stock in the area is in the private rented sector (PRS), based upon the 2011 census. As 2011 census data is not available against new wards and since this is also now data that is ten years out of date, the detailed analysis of the PRS carried out in 2021 has been used to make the assessment of the percentage of PRS. This has confirmed that every area proposed for selective licensing has at least 21% PRS and so meet the requirement.

For anti-social behaviour (ASB) in the PRS, the data shows that the two new Colindale wards have the highest levels.

When reviewing the poor property conditions data, such as complaints, hazards and notices, largely the wards that were worst under the old wards remain the worst under the new wards. However, the ward boundary changes highlighted some changes to the profiles, including:

- The split of Colindale into Colindale North and South, halved the data and so both wards appear lower on the rankings under most criteria. However, it remains known that this data is misleading due to the demographics of the area leading to far fewer complaints being received and so inspections being made, than the overall condition of properties in the area would otherwise suggest.
- The split of part of Golders Green into the new Cricklewood ward has resulted in Golders Green slipping down the rankings in a number of categories.
- The addition of parts of Woodhouse into the new West Finchley ward has led to a move of West Finchley up the rankings for worst conditions.
- The horizontal split of Edgware and Hale led to a higher number of poor condition properties in Edgwarebury than anticipated.

Deprivation data remains unchanged under the new wards, with Burnt Oak, Colindale North and Colindale South being the most deprived residential areas of the borough.

Crime data remained largely similar to the old ward profile, but the split of Colindale into two wards has led to them falling down the overall rankings.

When considering the proposed selective licensing schemes against the criteria for General Approval (without requiring Secretary of State confirmation), the first proposed designation for Burnt Oak and Colindale North and South falls below the 20% criterion and so does not require consent if designated separately from the other proposed designations. The other two proposed designations are above the General Approval threshold and would require submission to the Secretary of State to be confirmed.

Notwithstanding meeting the overall criteria for there being greater than 19% PRS in each of the proposed areas, the methodology used to determine the selection of the new wards for designation has thrown up significant discrepancies with the data against the existing wards.

The second proposed designation of West Hendon, Cricklewood and Childs Hill has been somewhat undermined by the revised data. Whilst West Hendon remains the worst ward for poor property conditions and Childs Hill the third worst, Cricklewood is overall ninth worst.

For the third proposed designation of Hendon, Golders Green and Edgware, only Hendon is in the top six worst wards. Edgware ranks 7th and Golders Green 10th.

The table below compares the worst six wards under the existing wards with those under the new wards. Each ward is at least 15% above the average index score of 36. Only West Hendon, Childs Hill and Hendon remain in the worst six wards, although Hale and Edgware data has translated into the new Edgwarebury being amongst the six worst, rather than Edgware as predicted from the heat maps in the consultation. Burnt Oak has moved into the worst six, through the inclusion of some of Edgware and Hale. West Finchley did not previously feature but is not in the worst six wards.

Existing ward	Total of All Indexes	New ward	Total of All Indexes
West Hendon	61.53	West Hendon	62.23
Childs Hill	48.62	Burnt Oak	54.59
Hale	48.27	Childs Hill	46.04
Edgware	44.32	Hendon	44.25
Golders Green	41.98	West Finchley	43.81
Hendon	41.79	Edgwarebury	42.65

It is therefore concluded that only designation 1 should proceed initially and that a further consultation on additional designations is undertaken with new proposals based upon the revised data profile.

Introduction

As set out in the proposed property licensing consultation documents, data on Barnet's housing stock and property conditions was based upon existing wards. This was due to limitations on converting data and conducting the analysis of the data at the time of drafting the consultation.

However, to reach conclusions relating to the new wards that will come into effect on 5th May 2022, the existing data was overlaid on the new ward maps.

Since the launch of the consultation it has now been possible to convert both the projected private rented sector (PRS) data and the property condition data on the Environmental Health Service database to match the new wards.

The following data is presented to provide confirmation of the conclusions reached in the consultation documents and provide reassurance that the decisions reached are appropriate when considering the proposals for additional and selective licensing.

Note: The data has been converted to a high degree of accuracy, but a very small number of records may have been attributed to the wrong ward due to boundary interpretation issues.

Identification of the PRS

(Reference Section 8 – Part C of the Full consultation business case)

1. Identification of potential houses in multiple occupation (HMOs)

1.1 Table 1 below shows the projected number of HMOs per new ward. This data shows that although numbers of HMOs in wards has changed due to the new ward boundaries, there are still at least 35 (High Barnet) HMOs per ward, rising to 316 in Hendon.

Table 1. Potential HMOs by new ward.

New ward	Number of Potential HMOs
Hendon	316
Colindale South	239
West Hendon	184
West Finchley	164
East Finchley	164
Childs Hill	152
Finchley Church End	151
Burnt Oak	125
Friern Barnet	120
Woodhouse	102
Edgware	93
Golders Green	91
Mill Hill	78
Cricklewood	75
Colindale North	64
Brunswick Park	63
Barnet Vale	61
Totteridge and Woodside	55
East Barnet	52
Garden Suburb	43
Edgwarebury	42
Whetstone	39
Underhill	38
High Barnet	35

What this tells us compared to using pre-ward change data.

1.2 HMOs are confirmed to be spread right across the borough, although as seen in the previous heat maps used in the consultation, the concentrations tend to be greatest in the south and to the west. Notwithstanding this, even in the eight wards with the lowest numbers of HMOs, collectively there are still a total of

approximately 450 HMOs that did not come forward for licensing under the previous scheme.

2. Identification of potential single family occupied properties (SFOs)

2.1 Table 2 below shows the projected number of SFOs per new ward. This data shows that although numbers of SFOs in wards has changed due to the new ward boundaries, there are still at least 673 SFOs per ward, rising to 3,207 in Hendon.

Table 2. Number of potential SFOs by ward.

New ward	Number of potential SFOs
Hendon	3207
Childs Hill	2942
West Finchley	2502
Finchley Church End	2214
Colindale South	2040
West Hendon	1999
Friern Barnet	1932
Edgware	1880
Golders Green	1831
Woodhouse	1741
East Barnet	1703
Barnet Vale	1694
East Finchley	1567
Burnt Oak	1551
Mill Hill	1494
Cricklewood	1131
Totteridge and Woodside	1070
Garden Suburb	942
Colindale North	932
High Barnet	906
Brunswick Park	875
Whetstone	832
Edgwarebury	777
Underhill	673

What this tells us compared to using pre-ward change data.

2.2 SFOs are confirmed to be spread throughout the borough in high numbers, although with fewer to the centre and north in the more rural areas. The new ward changes have varied some of the total numbers in each ward, but total numbers did not have a bearing on the selection criteria for selective licensing.

3. Identification of total PRS.

3.1 Table 3 shows the numbers of all potential PRS properties (both known and unknown SFOs and HMOs). Unlike in Table 14 of the full consultation business case this data is not shown against the 2011 Census data as that data is only against existing wards.

Table 3. Total projected PRS against new wards.

New ward	Number of potential HMOs	Number of potential SFOs	Licenced HMOs	Total potential PRS
Barnet Vale	61	1694	26	1781
Brunswick Park	63	875	18	956
Burnt Oak	125	1551	54	1730
Childs Hill	152	2942	161	3255
Colindale North	64	932	14	1010
Colindale South	239	2040	31	2310
Cricklewood	75	1131	91	1297
East Barnet	52	1703	18	1773
East Finchley	164	1567	47	1778
Edgware	93	1880	47	2020
Edgwarebury	42	777	3	822
Finchley Church End	151	2214	80	2445
Friern Barnet	120	1932	33	2085
Garden Suburb	43	942	15	1000
Golders Green	91	1831	144	2066
Hendon	316	3207	225	3748
High Barnet	35	906	18	959
Mill Hill	78	1494	28	1600
Totteridge and Woodside	55	1070	12	1137
Underhill	38	673	11	722
West Finchley	164	2502	59	2725
West Hendon	184	1999	134	2317
Whetstone	39	832	13	884
Woodhouse	102	1741	38	1881
TOTAL	2546	38435	1320	42301

What this tells us compared to using pre-ward change data.

3.2 As stated above, total numbers per ward was not the main selection criteria for selective licensing schemes.

Issues relating to HMOs

(Reference Section 8 – Part D of the Full consultation business case.)

4. HMO Complaints

4.1 Figure 1 shows the number of complaints about HMOs per new ward for both total complaints and unique addresses complained about.

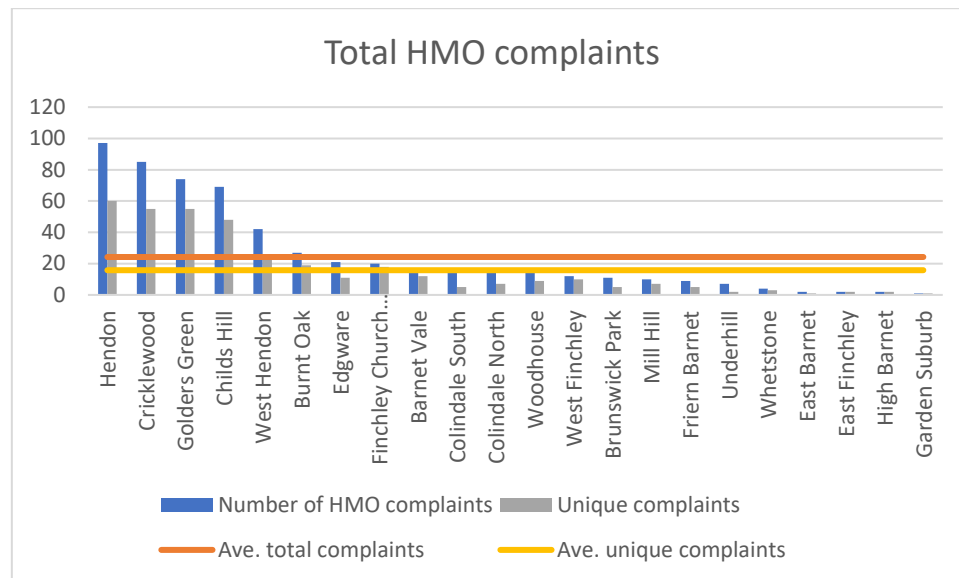


Figure 1. Total number of HMO complaints by new ward.

What this tells us compared to using pre-ward change data.

4.2 Six wards have above average total complaint numbers and seven for unique addresses. Four wards have only two or one total complaints and five wards have only two or one unique addresses with complaints. One ward has no complaints at all. Although ward profiles have changed, the overall picture remains the same.

4.3 The wards with only one or two complaints or properties with complaints are:

- Whetstone
- East Barnet
- East Finchley
- High Barnet
- Garden Suburb
- Totteridge and Woodside

5. Category 1 and 2 hazards in HMOs

5.1 Figure 2 shows the number of category 1 and 2 hazards identified in HMOs per new ward.

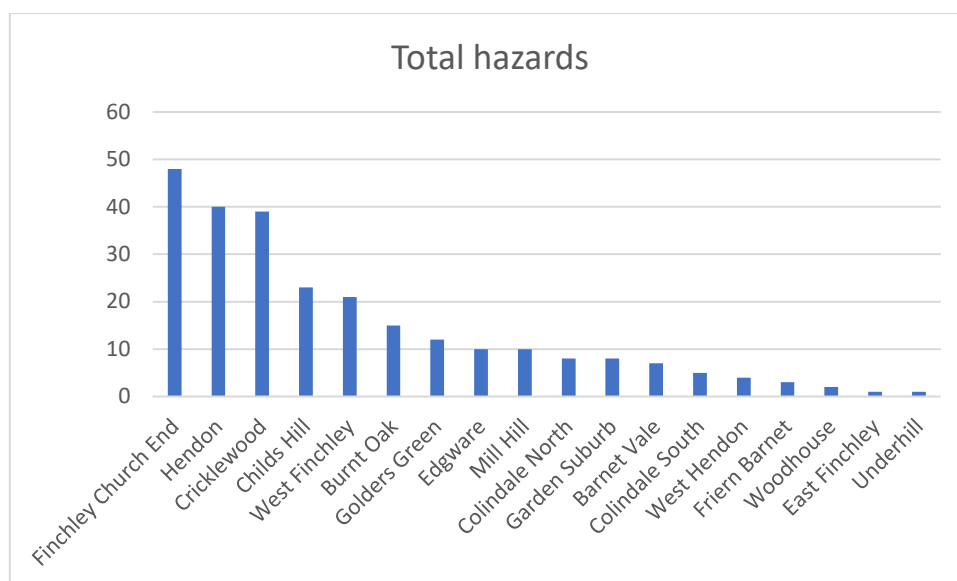


Figure 2. Number of category 1 and 2 hazards in known HMOs.

What this tells us compared to using pre-ward change data.

5.2 Ten wards had only between 0-3 hazards noted. These were:

- Brunswick Park (0)
- East Barnet (0)
- East Finchley (1)
- Edgwarebury (0)
- Friern Barnet (3)
- High Barnet (0)
- Totteridge & Woodside (0)
- Underhill (1)
- Whetstone (0)
- Woodhouse (2)

5.3 Although these are low numbers the borough average for this criterion is low at only 10.71. There are still five wards with between 20 and 48 hazards each, although the profile has changed with the ward changes.

6. Licensed HMOs

6.1 Table 4 shows the number of licenced HMOs per new ward. This data has been updated to reflect the position at the end of the previous additional licensing scheme.

Table 4. Number of licenced HMOs at the conclusion of the previous additional licensing scheme.

New ward	Number of additional HMO licences	Number of mandatory HMO licences	Total Licences
Barnet Vale	9	17	26
Brunswick Park	10	8	18
Burnt Oak	28	26	54
Childs Hill	64	97	161
Colindale North	8	6	14
Colindale South	18	13	31
Cricklewood	38	53	91
East Barnet	9	9	18
East Finchley	28	19	47
Edgware	16	31	47
Edgwarebury	3	0	3
Finchley Church End	20	60	80
Friern Barnet	12	21	33
Garden Suburb	9	6	15
Golders Green	46	98	144
Hendon	107	118	225
High Barnet	4	14	18
Mill Hill	10	18	28
Totteridge and Woodside	4	8	12
Underhill	5	6	11
West Finchley	26	33	59
West Hendon	59	75	134
Whetstone	4	9	13
Woodhouse	12	26	38
TOTAL	549	771	1320

What this tells us compared to using pre-ward change data.

6.2 The number of licenced HMOs per ward has changed due to the increase in number of wards and boundary changes and due to the full five years now being completed. The new Edgwarebury ward has only 3 licenced HMOs, whereas Hendon has 225, of which 107 are additional licences.

7. HMO Licence Conditions

7.1 Table 5 shows the number of licenced HMOs that had to have major conditions applied by new ward. Major conditions are those requiring significant work, e.g. putting in facilities, installing automatic fire detection etc.

Table 5. Number of licenced HMOs with major conditions applied at the conclusion of the previous additional licensing scheme.

	Number of live HMO licences with major conditions	Number of live HMO licences with major conditions complied	Number of live HMO licences with major conditions expired and not complied
March 2016 (Mandatory licenses only)	60	48 (80%)	12 (20%)
4th July 2021			
Mandatory Licences	430	277 (64.42%)	153 (35.58%)
Additional Licences	447	245 (54.81%)	202 (45.19%)
Total	877	522 (59.52%)	355 (40.48%)

7.2 Table 6 shows the percentage of additional licenced HMOs that had major conditions attached. The percentage ranged between 60 % and 100% of licences.

Table 6. Percentage of additional licences with major conditions applied.

New ward	Number of additional HMO licences	Number of additional HMO licences with major conditions	Percentage of additional licences with major conditions applied
Barnet Vale	9	9	100.00%
Brunswick Park	10	8	80.00%
Burnt Oak	28	23	82.14%
Childs Hill	64	48	75.00%
Colindale North	8	7	87.50%
Colindale South	18	15	83.33%
Cricklewood	38	27	71.05%
East Barnet	9	8	88.89%
East Finchley	28	22	78.57%
Edgware	16	12	75.00%
Edgwarebury	3	3	100.00%
Finchley Church End	20	18	90.00%
Friern Barnet	12	11	91.67%
Garden Suburb	9	9	100.00%
Golders Green	46	38	82.61%
Hendon	107	91	85.05%
High Barnet	4	4	100.00%
Mill Hill	10	6	60.00%
Totteridge and Woodside	4	4	100.00%
Underhill	5	5	100.00%
West Finchley	26	17	65.38%
West Hendon	59	48	81.36%
Whetstone	4	4	100.00%
Woodhouse	12	10	83.33%
TOTAL	549	447	81.42%

7.3 Table 7 shows the number of mandatory licenced HMOs that had major conditions attached. The percentage ranged between 21.4 % and 100% of licences, although there were no mandatory licences in the new Edgwarebury Ward.

Table 7. Percentage of mandatory licences with major conditions applied.

New ward	Number of mandatory HMO licences	Number of mandatory HMO licences with major conditions	Percentage of mandatory licences with major conditions applied
Barnet Vale	17	11	64.71%
Brunswick Park	8	7	87.50%
Burnt Oak	26	10	38.46%
Childs Hill	97	56	57.73%
Colindale North	6	6	100.00%
Colindale South	13	5	38.46%
Cricklewood	53	29	54.72%
East Barnet	9	5	55.56%
East Finchley	19	11	57.89%
Edgware	31	17	54.84%
Edgwarebury	0	0	N/A
Finchley Church End	60	29	48.33%
Friern Barnet	21	8	38.10%
Garden Suburb	6	3	50.00%
Golders Green	98	57	58.16%
Hendon	118	60	50.85%
High Barnet	14	3	21.43%
Mill Hill	18	14	77.78%
Totteridge and Woodside	8	6	75.00%
Underhill	6	3	50.00%
West Finchley	33	26	78.79%
West Hendon	75	44	58.67%
Whetstone	9	4	44.44%
Woodhouse	26	16	61.54%
TOTAL	771	430	55.77%

7.4 Table 8 shows the number of major conditions that were complied with within the time limit given by new ward. For mandatory licences this ranged between 20% and 100%, although there were no mandatory licences in the new Edgwarebury ward. For additional licences, this ranged between 11.11% and 80%.

Table 8. Number of licenced HMOs with major conditions complied with at the conclusion of the previous additional licensing scheme.

New ward	Number of mandatory HMO licences with major conditions	Mandatory major conditions complied with	Mandatory - major conditions not complied with	Mandatory - percentage of major condions complied with	Number of additional HMO licences with major conditions	Additional - major conditions complied with	Additional - major conditions not complied with	Percentage of major conditions complied with
Barnet Vale	11	9	2	81.82%	9	6	3	66.67%
Brunswick Park	7	4	3	57.14%	8	4	4	50.00%
Burnt Oak	10	7	3	70.00%	23	9	14	39.13%
Childs Hill	56	36	20	64.29%	48	27	21	56.25%
Colindale North	6	2	4	33.33%	7	3	4	42.86%
Colindale South	5	3	2	60.00%	15	12	3	80.00%
Cricklewood	29	21	8	72.41%	27	17	10	62.96%
East Barnet	5	1	4	20.00%	8	4	4	50.00%
East Finchley	11	10	1	90.91%	22	13	9	59.09%
Edgware	17	14	3	82.35%	12	4	8	33.33%
Edgwarebury	0	0	0	N/A	3	2	1	66.67%
Finchley Church End	29	24	5	82.76%	18	11	7	61.11%
Friern Barnet	8	6	2	75.00%	11	6	5	54.55%
Garden Suburb	3	2	1	66.67%	9	1	8	11.11%
Golders Green	57	29	28	50.88%	38	19	19	50.00%
Hendon	60	40	20	66.67%	91	53	38	58.24%
High Barnet	3	3	0	100.00%	4	2	2	50.00%
Mill Hill	14	7	7	50.00%	6	2	4	33.33%
Totteridge and Woodside	6	2	4	33.33%	4	3	1	75.00%
Underhill	3	2	1	66.67%	5	4	1	80.00%
West Finchley	26	14	12	53.85%	17	11	6	64.71%
West Hendon	44	27	17	61.36%	48	27	21	56.25%
Whetstone	4	2	2	50.00%	4	1	3	25.00%
Woodhouse	16	12	4	75.00%	10	4	6	40.00%
TOTAL	430	277	153	64.42%	447	245	202	54.81%

What this tells us compared to using pre-ward change data.

7.5 Overall compliance with conditions dropped since March 2020, due to the COVID-19 pandemic preventing verification inspections in many cases. The relatively low level of compliance does demonstrate the need for the scheme and also for robust enforcement processes to follow up where these are not complied with.

7.6 What should be noted and is significant in confirming the need for a broad scheme, is that **81.42%** of all licences required the application of what we have termed 'major conditions' to the licence. The lowest was 60% in Mill Hill, but some wards, including those with quite low numbers of licenced properties such as Edgwarebury, High Barnet, Garden Suburb, Totteridge & Woodside, Underhill and Whetstone required major conditions in 100% of cases.

8. ASB in and in the vicinity of HMOs

8.1 Figure 3 shows the number of licenced HMOs with ASB and the number of ASB cases in the vicinity of HMOs by new ward. Of the 3,760 licenced and potential HMOs identified, **51%** or **1,921** have had ASB related incidents either directly associated with the property or recorded in the close vicinity around HMOs in the last 5 years. Of these **15.3%** or **574** have ASB linked directly to the property.

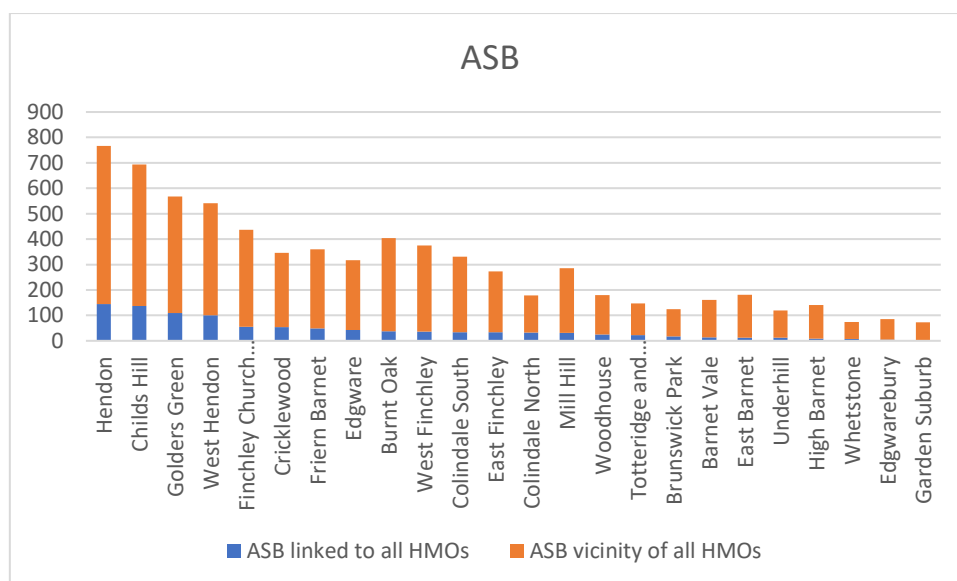


Figure 3. ASB in and around licenced and potential HMOs.

What this tells us compared to using pre-ward change data.

8.2 The data quoted above is lower than quoted in the consultation as the total cases (including duplicates) was stated. Nevertheless, the wards with the higher number of HMOs correlate generally with the wards with the highest cases of ASB, including those directly attributed to a licenced HMO. Even those with low numbers of licenced HMOs such as Edgwarebury and High Barnet had cases of ASB associated with them and significantly there is ASB linked or in the vicinity of potential (unlicenced) HMOs right across the borough.

New ward	Number of additional HMO licences - Index	Number of mandatory HMO licences - Index	Number of potential HMOs - Index	Number of HMO complaints - Index	Number of HMO hazards - Index	Percentage of additional licences with major conditions applied - Index	Percentage of additional licences with major conditions not complied with - Index	Percentage of mandatory licences with major conditions applied - Index	Percentage of mandatory licences with major conditions not complied with - Index	ASB linked to licenced HMOs - Index	ASB in vicinity of licenced HMO - Index	ASB linked to potential HMOs - Index	ASB in vicinity of potential HMOs - Index	TOTAL INDEX	No of likely HMOs inc licenced
Hendon	4.68	3.67	2.98	4.16	3.74	0.94	0.92	0.91	0.94	3.42	2.34	3.20	3.06	35.08	541
Childs Hill	2.90	3.02	1.43	2.97	2.15	0.92	0.97	1.04	1.00	3.39	2.29	2.24	1.47	25.68	313
West Hendon	2.58	2.33	1.73	1.81	0.37	1.00	0.97	1.05	1.09	2.10	1.74	3.84	1.62	22.23	318
Golders Green	2.01	3.05	0.86	3.19	1.12	1.01	1.11	1.04	1.38	2.95	1.88	0.32	1.24	21.16	235
Finchley Church End	0.87	1.87	1.42	0.86	4.48	1.11	0.86	0.87	0.48	1.27	1.51	1.44	1.38	18.43	231
Cricklewood	1.66	1.65	0.71	3.66	3.64	0.87	0.82	0.98	0.78	1.43	1.22	0.32	0.62	18.36	166
Colindale South	0.79	0.40	2.25	0.69	0.47	1.02	0.44	0.69	1.12	0.55	0.86	2.24	3.12	14.65	270
West Finchley	1.14	1.03	1.55	0.52	1.58	0.80	0.78	1.41	1.30	0.86	1.35	0.80	1.15	14.64	223
Burnt Oak	1.22	0.81	1.18	1.16	1.40	1.01	1.35	0.69	0.84	0.80	1.47	1.28	1.18	14.40	179
Edgware	0.70	0.96	0.88	0.90	0.93	0.92	1.48	0.98	0.50	1.08	1.09	0.64	0.94	12.00	140
Friern Barnet	0.52	0.65	1.13	0.39	0.28	1.13	1.01	0.68	0.70	1.05	1.23	1.76	1.09	11.63	153
Mill Hill	0.44	0.56	0.74	0.43	0.93	0.74	1.48	1.39	1.41	0.77	1.03	0.48	0.77	11.16	106
Colindale North	0.35	0.19	0.60	0.65	0.75	1.07	1.26	1.79	1.87	0.80	0.55	0.48	0.71	11.08	78
East Finchley	1.22	0.59	1.55	0.09	0.09	0.96	0.91	1.04	0.26	0.69	0.93	1.44	0.97	10.73	211
Woodhouse	0.52	0.81	0.96	0.65	0.19	1.02	1.33	1.10	0.70	0.52	0.60	0.96	0.62	9.99	140
Brunswick Park	0.44	0.25	0.59	0.47	0.00	0.98	1.11	1.57	1.20	0.39	0.41	0.64	0.41	8.47	81
Barnet Vale	0.39	0.53	0.58	0.69	0.65	1.23	0.74	1.16	0.51	0.30	0.55	0.32	0.77	8.42	87
East Barnet	0.39	0.28	0.49	0.09	0.00	1.09	1.11	1.00	2.25	0.28	0.70	0.32	0.38	8.37	70
Totteridge and Woodside	0.17	0.25	0.52	0.00	0.00	1.23	0.55	1.34	1.87	0.55	0.46	0.48	0.62	8.06	67
Garden Suburb	0.39	0.19	0.41	0.04	0.75	1.23	1.97	0.90	0.94	0.06	0.25	0.00	0.44	7.55	58
Whetstone	0.17	0.28	0.37	0.17	0.00	1.23	1.66	0.80	1.41	0.19	0.26	0.00	0.27	6.80	52
Underhill	0.22	0.19	0.36	0.30	0.09	1.23	0.44	0.90	0.94	0.28	0.45	0.32	0.27	5.97	49
High Barnet	0.17	0.44	0.33	0.09	0.00	1.23	1.11	0.38	0.00	0.19	0.54	0.16	0.41	5.05	53
Edgwarebury	0.13	0.00	0.40	0.00	0.00	1.23	0.74	0.00	0.00	0.08	0.28	0.32	0.50	3.68	45

Percentage of the PRS by new ward

(Reference Section 8 – Part E of the Full consultation business case)

Although the guidance refers to the latest Census being the indicator for a high level of PRS in the area, the census 2011 data is based upon the old wards and so is not applicable to determining the PRS in the new wards. The 2021 census data is not

yet available and will not be until March 2022 or 2023. Therefore the 2021 PRS analysis data has been used to determine the level of PRS in each of the proposed areas.

9. PRS in Burnt Oak, Colindale North and Colindale South

9.1 Table 9 shows projected percentage of PRS in the new wards of Burnt Oak, Colindale North and Colindale South.

Table 9. Percentage of PRS in Burnt Oak, Colindale North and Colindale South.

PRS Analysis 2021			
Wards	Dwellings on LLPG	Total Potential PRS	% of total
Burnt Oak	7557	1730	22.89%
Colindale North	4750	1010	21.26%
Colindale South	9258	2310	24.95%
Combined	21565	5050	23.42%

What this tells us compared to using pre-ward change data.

9.2 Although data isn't available for the new wards for the census data, using the 2021 PRS analysis, the wards are individually above the trigger of 19% PRS. Therefore, looking at the three wards as a whole, the PRS still **exceeds 19%**.

10. PRS in West Hendon, Cricklewood and Childs Hill

10.1 Table 10 shows the projected percentage of PRS in the wards of West Hendon, Cricklewood and Childs Hill.

Table 10. Percentage of PRS in West Hendon, Cricklewood and Childs Hill.

PRS Analysis 2021			
Wards	Dwellings on LLPG	Total Potential PRS	% of total
West Hendon	6,735	2,317	34.40%
Cricklewood	4,253	1,297	30.50%
Childs Hill	8,665	3,255	37.56%
Combined	19,653	6,869	34.95%

What this tells us compared to using pre-ward change data.

10.2 Although data isn't available for the new wards for the census data, using the 2021 PRS analysis, the wards are individually above the trigger of 19% PRS. Therefore, looking at the three wards as a whole, the PRS exceeds 19%.

11. PRS in Golders Green, Hendon and Edgware

11.1 Table 11 shows the projected percentage of PRS in the wards of Golders Green, Hendon and Edgware.

Table 11. Percentage of PRS in Golders Green, Hendon and Edgware.

PRS Analysis 2021			
Wards	Dwellings on LLPG	Total Potential PRS	% of total
Golders Green	5,629	2,066	36.70%
Hendon	9,159	3,748	40.92%
Edgware	7,470	2,020	27.04%
Combined	22,258	7,834	35.20%

What this tells us compared to using pre-ward change data.

11.2 Although data isn't available for the new wards for the census data, using the 2021 PRS analysis, the wards are individually above the trigger of 19% PRS. Therefore, looking at the three wards as a whole, the PRS exceeds 19%.

12. Anti-social behaviour

(Reference Section 8 – Part G of the Full consultation business case)

12.1 Figure 4 shows the total of ASB calls to the council and the police in potential SFOs between 2015 and 2020 by ward.

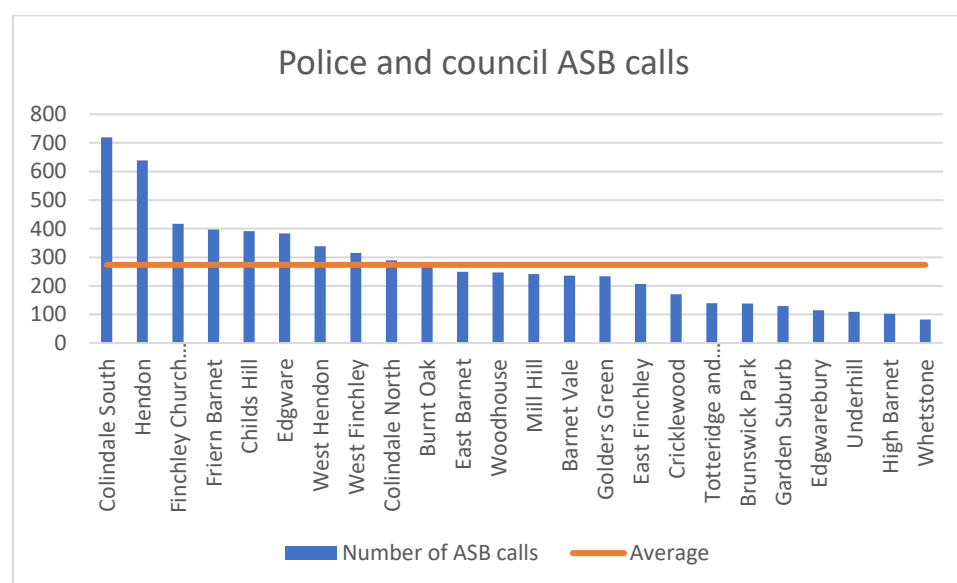


Figure 4. ASB calls to the council and police at potential SFOs per ward between 2015 and 2020.

12.2 Table 12 shows the rate of ASB calls per PRS property based upon the 2021 data for numbers of PRS properties per ward.

New ward	PRS 2021	Number of ASB calls	Rate of ASB calls per PRS property
Colindale South	2310	719	0.31
Colindale North	1010	290	0.29
Friern Barnet	2085	397	0.19
Edgware	2020	384	0.19
Finchley Church End	2445	417	0.17
Hendon	3748	639	0.17
Burnt Oak	1730	276	0.16
Underhill	722	109	0.15
Mill Hill	1600	241	0.15
West Hendon	2317	339	0.15
Brunswick Park	956	138	0.14
East Barnet	1773	249	0.14
Edgwarebury	822	115	0.14
Barnet Vale	1781	236	0.13
Cricklewood	1297	171	0.13
Woodhouse	1881	247	0.13
Garden Suburb	1000	130	0.13
Totteridge and Woodside	1137	139	0.12
Childs Hill	3255	391	0.12
East Finchley	1778	207	0.12
West Finchley	2725	315	0.12
Golders Green	2066	234	0.11
High Barnet	959	103	0.11
Whetstone	884	82	0.09
TOTAL	42301	6568	0.16

What this tells us compared to using pre-ward change data.

- 12.3 It should be noted it was not possible to use directly the same data set for this comparison. However, the two Colindale wards are the worst for ASB in SFOs.

Poor property conditions

(Reference Section 8 – Part H of the Full consultation business case)

13. Complaints

- 13.1 Figure 5 shows the total number of complaints (service requests) per ward. The largest category remains “Disrepair complaint – Routine”. Eleven wards are above average for total complaints.

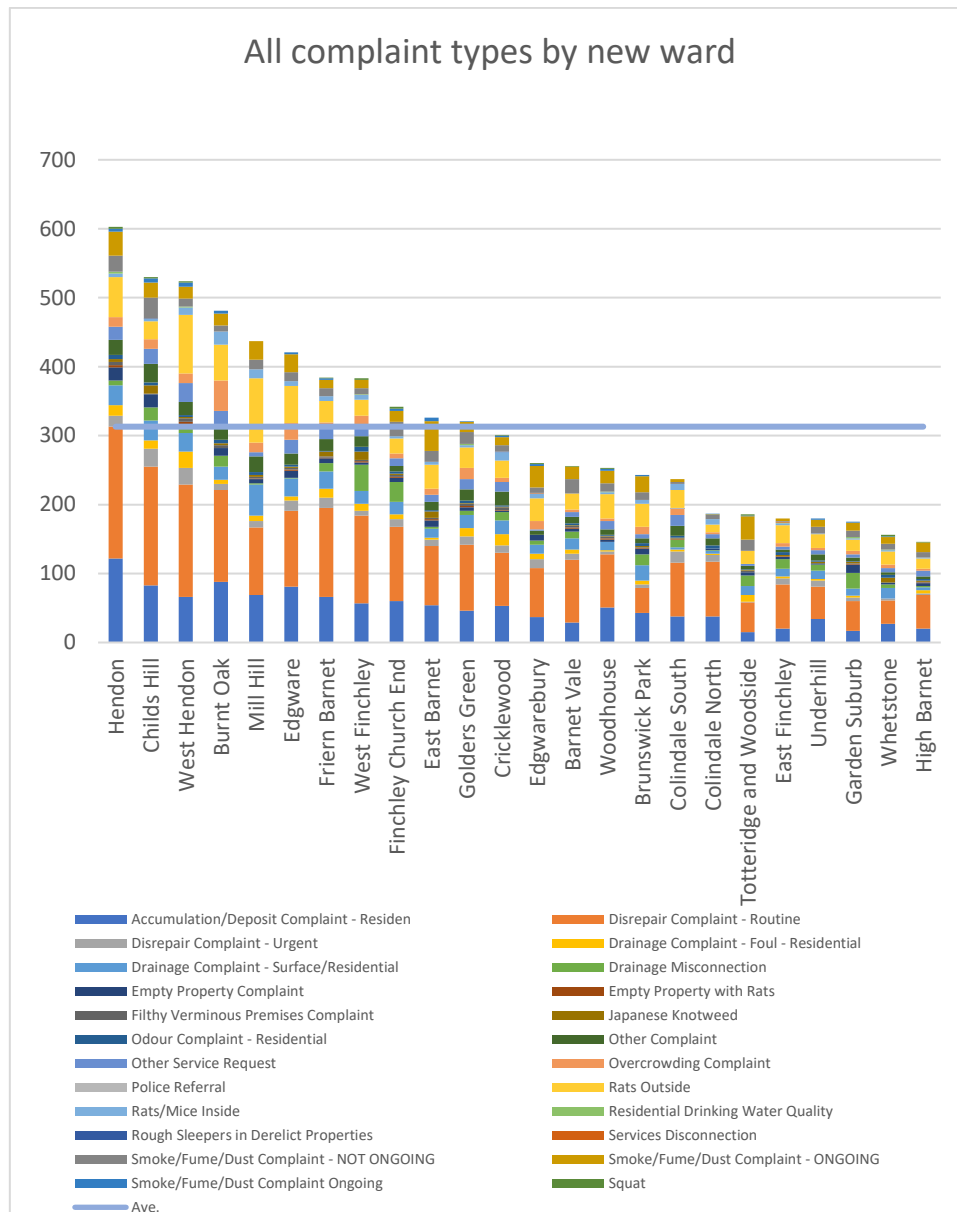


Figure 5. Total number of complaints by new ward.

What this tells us compared to using pre-ward change data.

13.2 There remains a substantial number of property condition complaints across the borough, with high numbers particularly in Hendon, Childs Hill, West Hendon, Burnt Oak, Mill Hill, Edgware, Friern Barnet, West Finchley, Finchley Church End, East Barnet, Golders Green and Cricklewood.

14. Property condition and overcrowding complaints

14.1 Figure 6 shows the number of all complaints about conditions (such as disrepair, and overcrowding) by new ward.

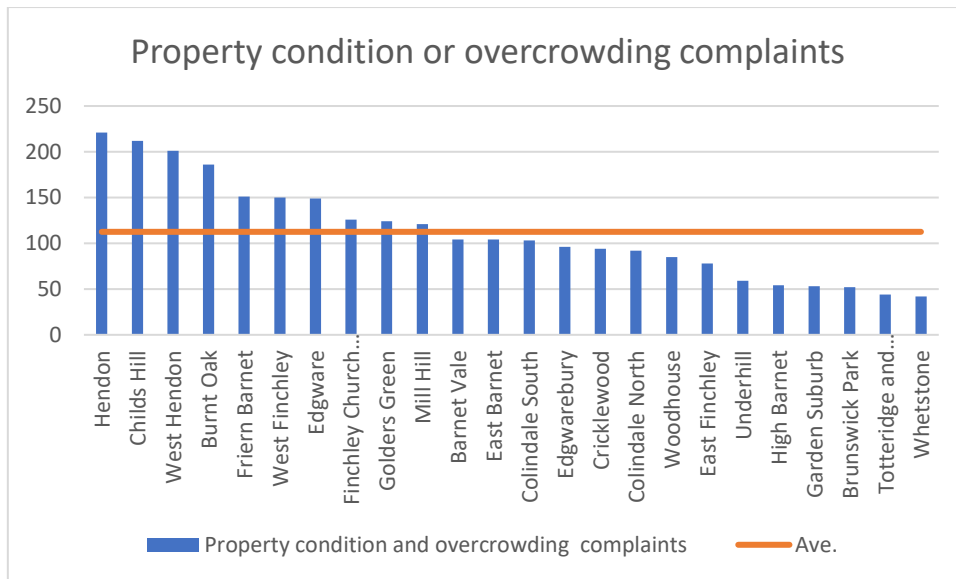


Figure 6. Complaints about property condition such as disrepair and overcrowding.

What this tells us compared to using pre-ward change data.

- 14.2 Of the eight old wards that all exceeded the average for these complaints and were all included in the proposed selective licensing proposals, the new wards of Cricklewood, Colindale North and Colindale South are a little below average following the changes. However, this is only one of the criteria used for selection.
- 14.3 Figure 7 shows the condition complaints by ward for unique addresses by new ward. The same ten wards are above average.

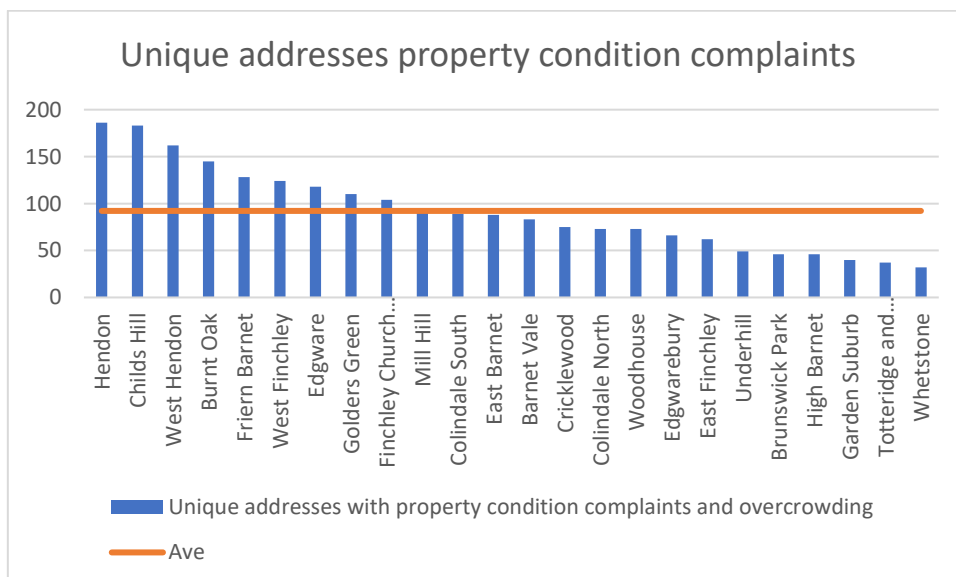


Figure 7. Unique addresses with property condition complaints by new ward.

- 14.4 Figure 8 shows the number of cases where some action was required per new ward. Ten wards were above average.

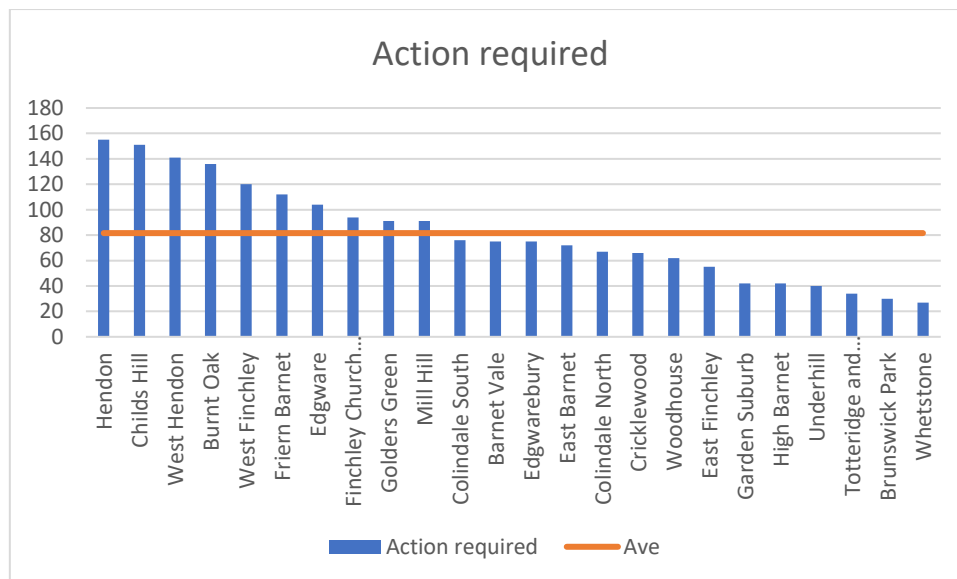


Figure 8. Number of property condition complaints requiring either formal or informal action to rectify an issue, per new ward.

14.5 Figure 9 shows the number of cases where there was formal action taken such as an HHSRS inspection or a notice or prosecution per ward. Eleven wards are above average.

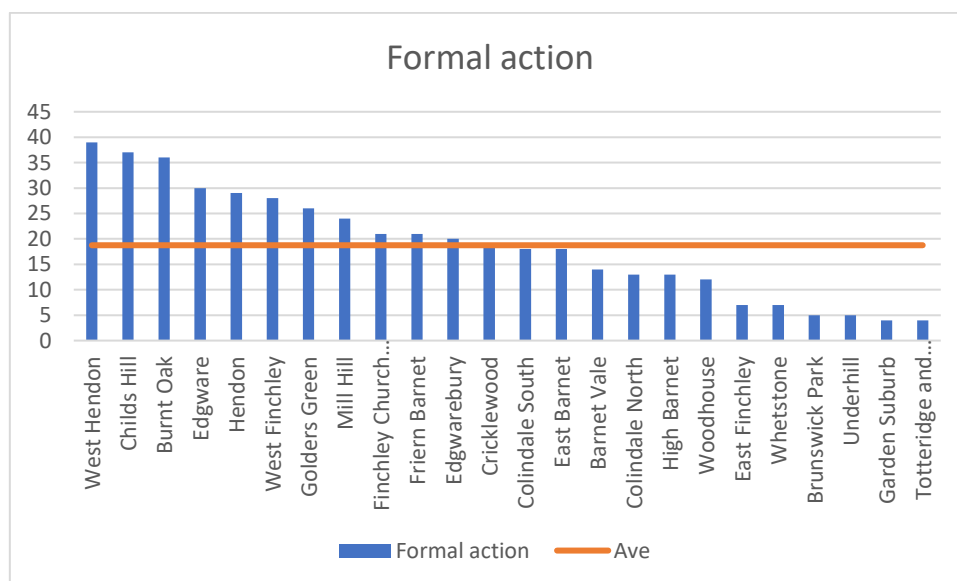


Figure 9. Cases of property condition complaints that led to formal action by new ward.

What this tells us compared to using pre-ward change data.

14.6 As with total complaints, the profile for unique addresses with complaints, action required and formal action have changed somewhat, with new wards such as Friern Barnet now featuring above average for unique complaints for example.

14.7 Table 13 shows the wards that are above average for the different categories relating to poor property condition complaints and the percentage of action and formal action shaded in red.

Table 13. Wards above average for data relating to property condition complaints by new ward.

New ward	Above average for:					
	Overall No. of property condition complaints	No. of unique addresses with property condition complaints	No. of property condition complaint cases with action required	% of property condition complaint cases with action required	No. of property condition complaint cases with formal action	% of property condition complaint cases with formal action
AVERAGE	112.54	92.17	81.58	72.49%	18.75	16.66%
Hendon	221	186	155	70.14%	29	13.12%
Childs Hill	212	183	151	71.23%	37	17.45%
West Hendon	201	162	141	70.15%	39	19.40%
Burnt Oak	186	145	136	73.12%	36	19.35%
Friern Barnet	151	128	112	74.17%	21	13.91%
West Finchley	150	124	120	80.00%	28	18.67%
Edgware	149	118	104	69.80%	30	20.13%
Finchley Church End	126	104	94	74.60%	21	16.67%
Golders Green	124	110	91	73.39%	26	20.97%
Mill Hill	121	93	91	75.21%	24	19.83%
Barnet Vale	104	83	75	72.12%	14	13.46%
East Barnet	104	88	72	69.23%	18	17.31%
Colindale South	103	89	76	73.79%	18	17.48%
Edgwarebury	96	66	75	78.13%	20	20.83%
Cricklewood	94	75	66	70.21%	19	20.21%
Colindale North	92	73	67	72.83%	13	14.13%
Woodhouse	85	73	62	72.94%	12	14.12%
East Finchley	78	62	55	70.51%	7	8.97%
Underhill	59	49	40	67.80%	5	8.47%
High Barnet	54	46	42	77.78%	13	24.07%
Garden Suburb	53	40	42	79.25%	4	7.55%
Brunswick Park	52	46	30	57.69%	5	9.62%
Totteridge and Woodside	44	37	34	77.27%	4	9.09%
Whetstone	42	32	27	64.29%	7	16.67%

What this tells us compared to using pre-ward change data.

14.8 Five wards are above average for every category. (Burnt Oak, West Finchley, Finchley Church End, Golders Green & Mill Hill). A further five wards are above average in most categories. (Hendon, Childs Hill, West Hendon, Friern Barnet & Edgware).

14.9 Table 14 shows the number of unique addresses with property condition complaints as a percentage of the number of PRS properties in each new ward (based upon the 2021 PRS analysis).

Table 14. Wards above average for the number of unique addresses with property condition complaints, as a percentage of the PRS and the total in Barnet.

Ward	No. of unique addresses with property condition complaints	Unique addresses with property condition complaints % of PRS	% of total of unique addresses with property condition complaints in Barnet	PRS Analysis 2021
Hendon	186	4.96%	8.41%	3748
Childs Hill	183	5.62%	8.27%	3255
West Hendon	162	6.99%	7.32%	2317
Burnt Oak	145	8.38%	6.56%	1730
Friern Barnet	128	6.14%	5.79%	2085
West Finchley	124	4.55%	5.61%	2725
Edgware	118	5.84%	5.33%	2020
Golders Green	110	5.32%	4.97%	2066
Finchley Church End	104	4.25%	4.70%	2445
Mill Hill	93	5.81%	4.20%	1600
Colindale South	89	3.85%	4.02%	2310
East Barnet	88	4.96%	3.98%	1773
Barnet Vale	83	4.66%	3.75%	1781
Cricklewood	75	5.78%	3.39%	1297
Colindale North	73	7.23%	3.30%	1010
Woodhouse	73	3.88%	3.30%	1881
Edgwarebury	66	8.03%	2.98%	822
East Finchley	62	3.49%	2.80%	1778
Underhill	49	6.79%	2.22%	722
Brunswick Park	46	4.81%	2.08%	956
High Barnet	46	4.80%	2.08%	959
Garden Suburb	40	4.00%	1.81%	1000
Totteridge and Woodside	37	3.25%	1.67%	1137
Whetstone	32	3.62%	1.45%	884

What this tells us compared to using pre-ward change data.

14.10 The new Hendon ward no longer is above average for the percentage of PRS with property condition complaints, although it is just below average. Golders Green new ward has moved above average. Otherwise, the data overall is very similar to that for the old wards in terms of ranking.

15. Nuisance complaints

15.1 Figure 10 shows the numbers of total nuisance complaints per new ward. Eleven wards are above average.

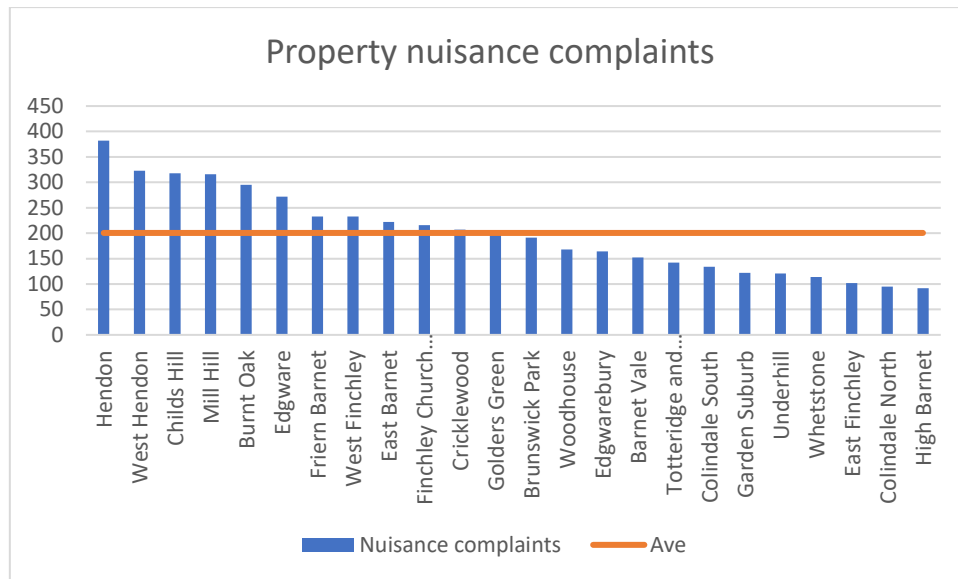


Figure 10. Total property nuisance complaints per new ward.

15.2 Figure 11 shows the unique addresses with nuisance complaints by new ward. Ten wards are above average.

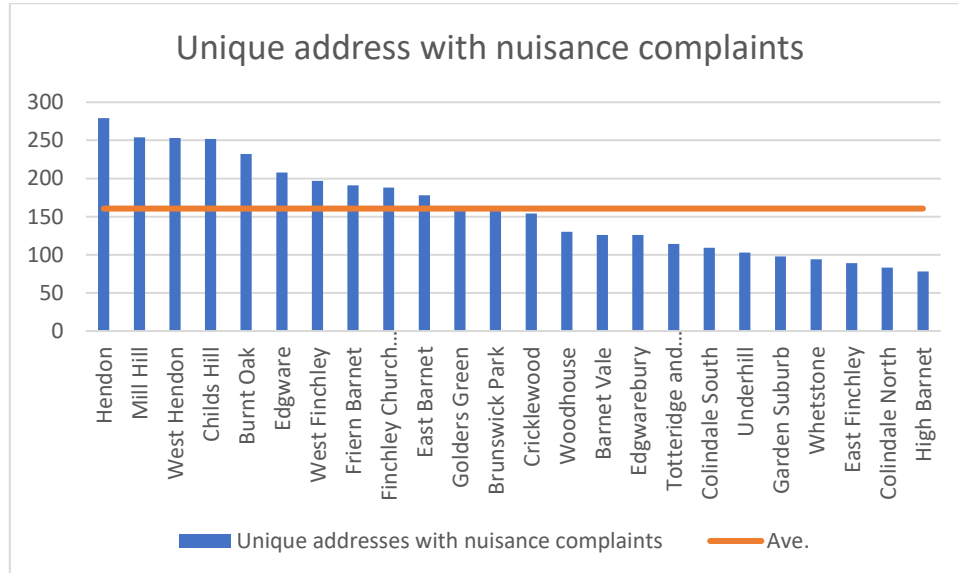


Figure 11. Unique addresses with property nuisance complaints per new ward.

What this tells us compared to using pre-ward change data.

15.3 The profile for total and unique complaints is very similar, except that the two Colindale wards have fallen below average, due to the split into 2 wards.

15.4 Figure 12 shows cases where some action was required per new ward.

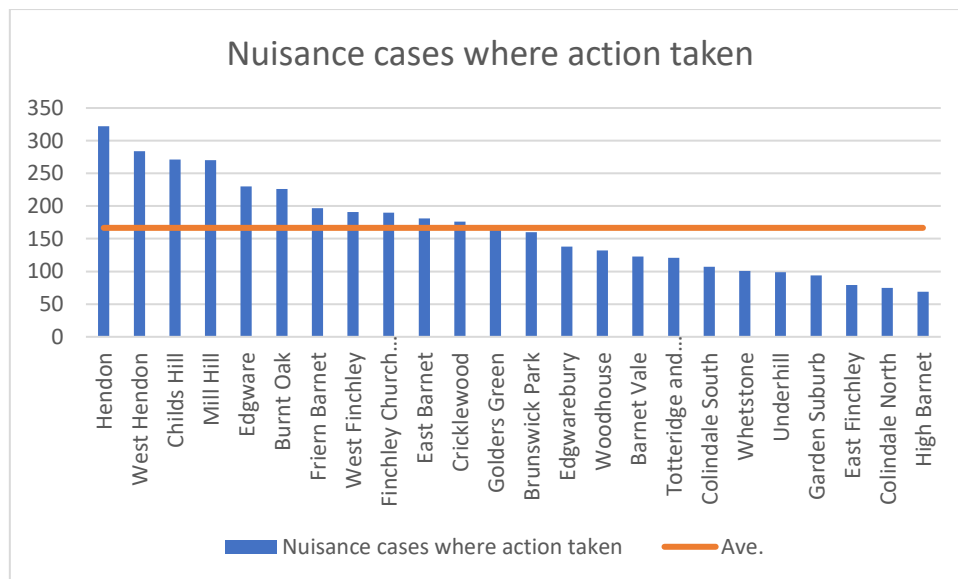


Figure 12. Number of property nuisance complaints requiring formal or informal action to resolve the issue complained of per new ward.

15.5 Figure 13 shows cases where there was formal action taken, such as an HHSRS inspection or a notice or prosecution per new ward. Seven wards are above average with two wards with no formal action.

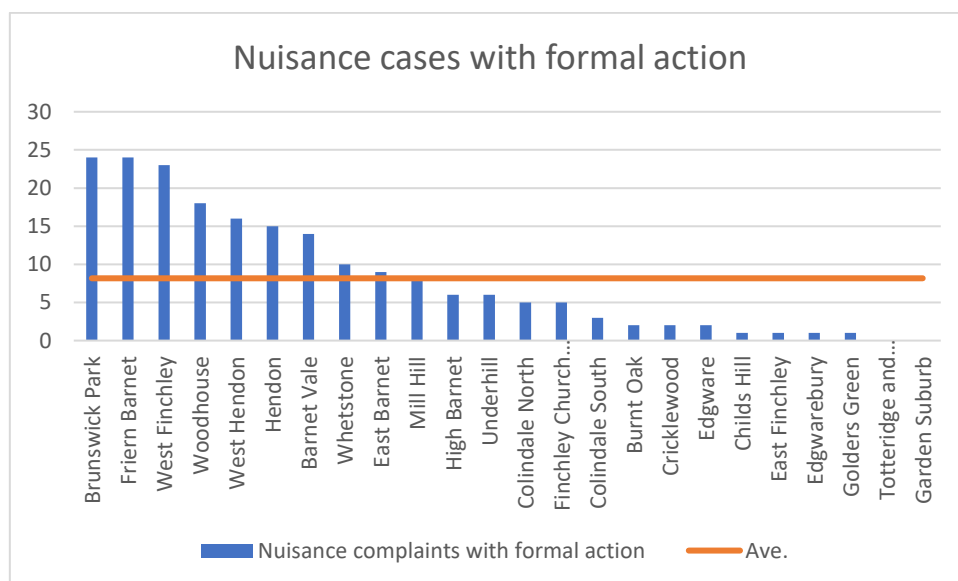


Figure 13. Cases of property nuisance complaints that led to formal action per new ward.

What this tells us compared to using pre-ward change data.

15.6 The profile of the data is similar to that for the old wards. Formal action continues to be highest in those wards with generally lower numbers of overall complaints.

15.7 Table 15 shows the wards that are above average for the different categories relating to nuisance complaints and the percentage of action and formal action shaded in red.

Table 15. Wards above average for data relating to nuisance complaints per new ward.

Ward	Above average for:					
	Total No. of nuisance complaints	No. of unique addresses with nuisance complaints	No. of nuisance complaint cases where action required	% of nuisance complaint cases where action required	No. of nuisance complaint cases where formal action taken	% of nuisance complaint cases where formal action taken
AVERAGE	200.46	160.54	166.71	83.16%	8.17	4.07%
Hendon	382	279	322	84.29%	15	3.93%
West Hendon	323	253	284	87.93%	16	4.95%
Childs Hill	318	252	271	85.22%	1	0.31%
Mill Hill	316	254	270	85.44%	8	2.53%
Burnt Oak	295	232	226	76.61%	2	0.68%
Edgware	272	208	230	84.56%	2	0.74%
Friern Barnet	233	191	197	84.55%	24	10.30%
West Finchley	233	197	191	81.97%	23	9.87%
East Barnet	222	178	181	81.53%	9	4.05%
Finchley Church End	216	188	190	87.96%	5	2.31%
Cricklewood	207	154	176	85.02%	2	0.97%
Golders Green	197	159	165	83.76%	1	0.51%
Brunswick Park	191	158	160	83.77%	24	12.57%
Woodhouse	168	130	132	78.57%	18	10.71%
Edgwarebury	164	126	138	84.15%	1	0.61%
Barnet Vale	152	126	123	80.92%	14	9.21%
Totteridge and Woodside	142	114	121	85.21%	0	0.00%
Colindale South	134	109	107	79.85%	3	2.24%
Garden Suburb	122	98	94	77.05%	0	0.00%
Underhill	121	103	99	81.82%	6	4.96%
Whetstone	114	94	101	88.60%	10	8.77%
East Finchley	102	89	79	77.45%	1	0.98%
Colindale North	95	83	75	78.95%	5	5.26%
High Barnet	92	78	69	75.00%	6	6.52%

What this tells us compared to using pre-ward change data.

- 15.8 Two wards are above average for every category. (West Hendon and the new ward of Friern Barnet, which was previously Oakleigh and not above average). A further seven wards are above average in most categories. (Hendon, Childs Hill, Mill Hill, Edgware, West Finchley, East Barnet and Finchley Church End). The split of Colindale into two wards has brought them down in the rankings.
- 15.9 Table 16 shows the number of unique addresses with nuisance complaints as a percentage of the number of PRS properties in each new ward (based upon the 2021 PRS analysis).

Table 16. Wards above average for the number of unique addresses with nuisance complaints, as a percentage of the PRS and the total in Barnet.

Ward	No. of unique addresses with nuisance complaints	Property nuisance complaints - % of PRS	% of total of unique addresses with nuisance complaints in Barnet	PRS - Analysis 2021
Hendon	279	7.44%	7.24%	3748
Mill Hill	254	15.88%	6.59%	1600
West Hendon	253	10.92%	6.57%	2317
Childs Hill	252	7.74%	6.54%	3255
Burnt Oak	232	13.41%	6.02%	1730
Edgware	208	10.30%	5.40%	2020
West Finchley	197	7.23%	5.11%	2725
Friern Barnet	191	9.16%	4.96%	2085
Finchley Church End	188	7.69%	4.88%	2445
East Barnet	178	10.04%	4.62%	1773
Golders Green	159	7.70%	4.13%	2066
Brunswick Park	158	16.53%	4.10%	956
Cricklewood	154	11.87%	4.00%	1297
Woodhouse	130	6.91%	3.37%	1881
Barnet Vale	126	7.07%	3.27%	1781
Edgwarebury	126	15.33%	3.27%	822
Totteridge and Woodside	114	10.03%	2.96%	1137
Colindale South	109	4.72%	2.83%	2310
Underhill	103	14.27%	2.67%	722
Garden Suburb	98	9.80%	2.54%	1000
Whetstone	94	10.63%	2.44%	884
East Finchley	89	5.01%	2.31%	1778
Colindale North	83	8.22%	2.15%	1010
High Barnet	78	8.13%	2.02%	959

What this tells us compared to using pre-ward change data.

15.10 The ward changes lead to the new Golders Green ward falling below average. Otherwise, the profile is similar to the old wards.

16. Category 1 and 2 hazards

16.1 Figure 14 shows the total hazards found in SFOs by new ward.

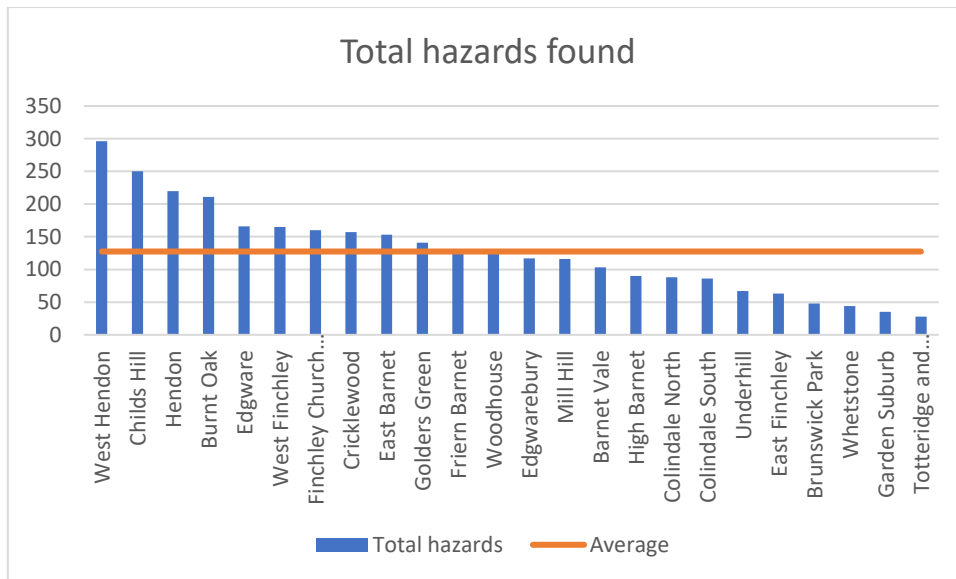


Figure 14. All hazards found by new ward.

16.2 Figure 15 shows the category 1 hazards per new ward.

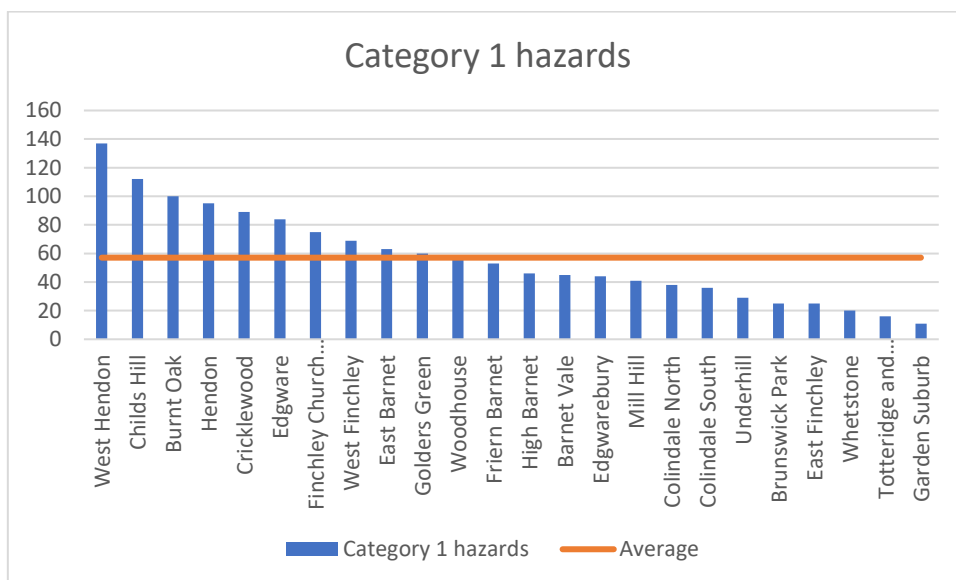


Figure 15. All category 1 hazards by new ward.

16.3 Figure 16 shows the unique addresses that have a category 1 hazard per new ward.

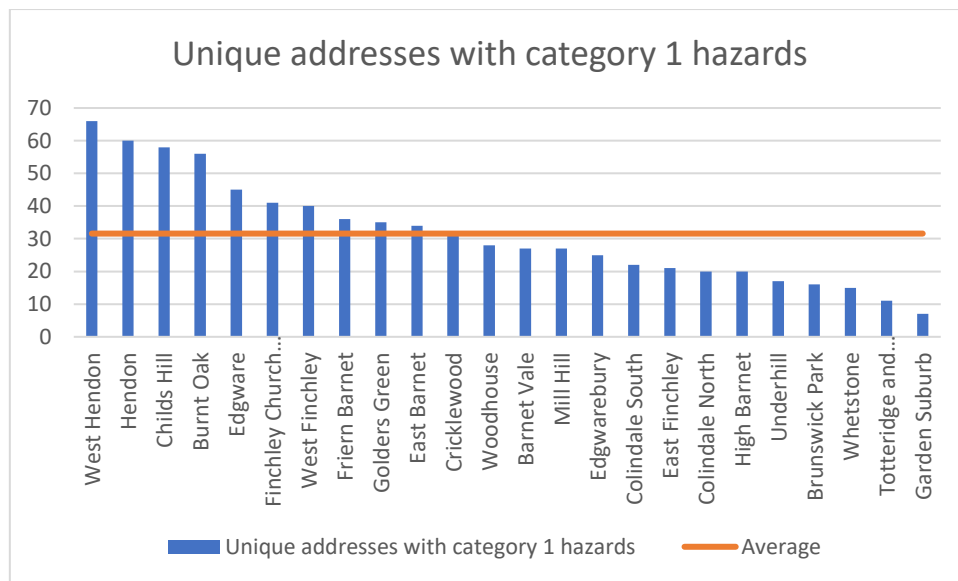


Figure 16. Unique addresses with category 1 hazards by new ward.

16.4 Figure 17 shows the total number of category 1 hazards against the number of unique addresses with category 1 hazards. The grey line tracks the number of category 1 hazards per property.

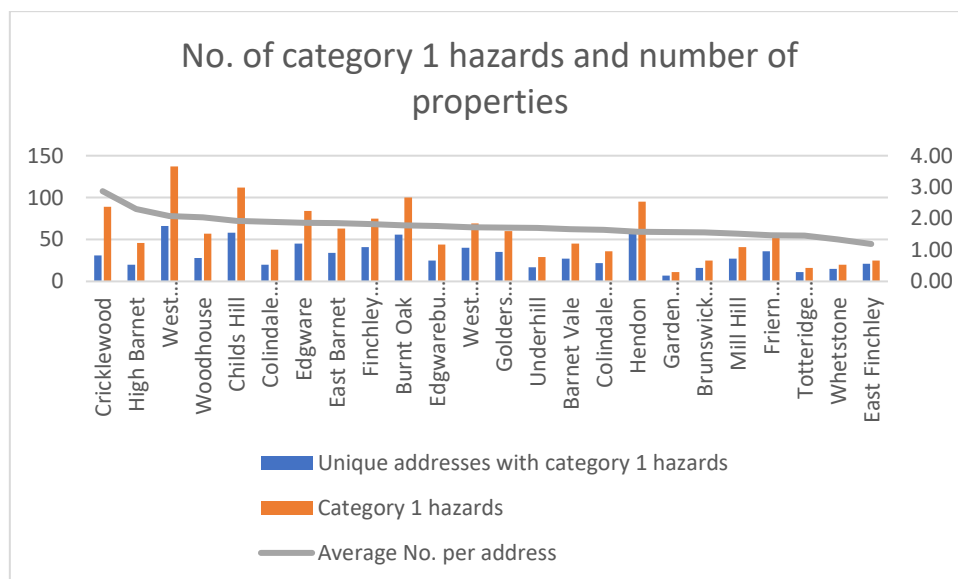


Figure 17. Number of category 1 hazards per property by new ward.

What this tells us compared to using pre-ward change data.

16.5 The profile remains similar, with the new Cricklewood ward coming in above average. The split of Colindale into two wards takes them below average for category 1 hazards.

16.6 Figure 18 shows the new wards with the greatest number of category 1 hazards in older properties.

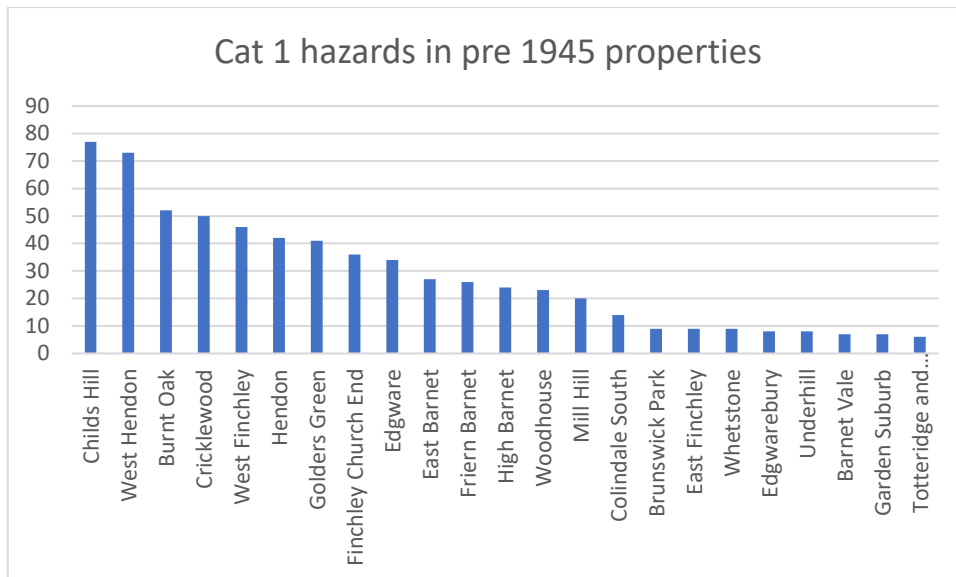


Figure 18. Number of category 1 hazards in pre-1945 properties by new ward.

What this tells us compared to using pre-ward change data.

16.7 The profile remains similar, although with the new Cricklewood ward having the fourth highest number of older properties and the split of Colindale ward leads to no older properties with hazards in Colindale North.

16.8 Figure 19 shows the numbers of band D & E hazards by new ward.

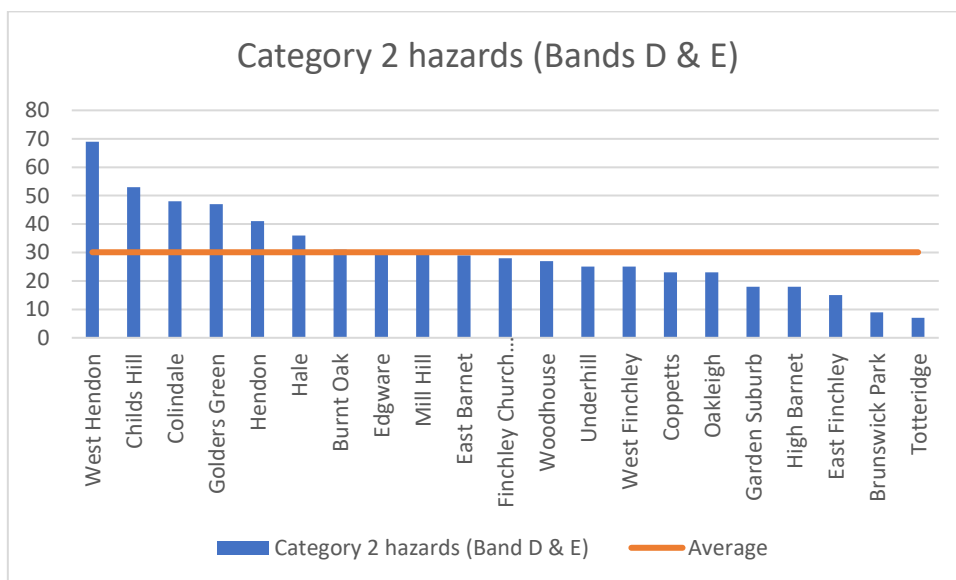


Figure 19. High category 2 hazards per new ward.

16.9 Figure 20 shows the number of unique addresses with high category 2 hazards per new ward.

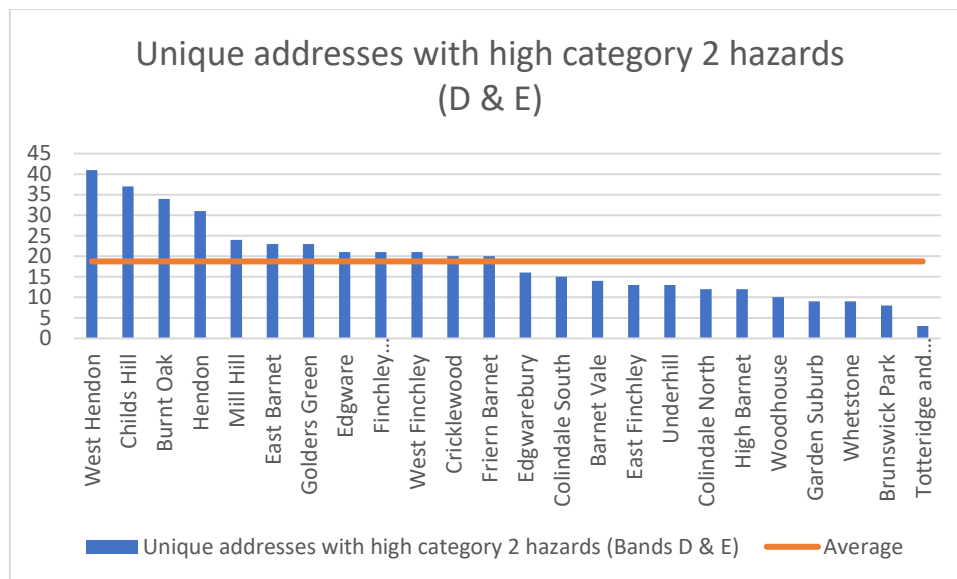


Figure 20. Unique addresses with high category 2 hazards per new ward.

16.10 Figure 21 shows the total number of high category 2 hazards against the number of unique addresses with high category 2 hazards per new ward. The grey line tracks the number of high category 2 hazards per property.

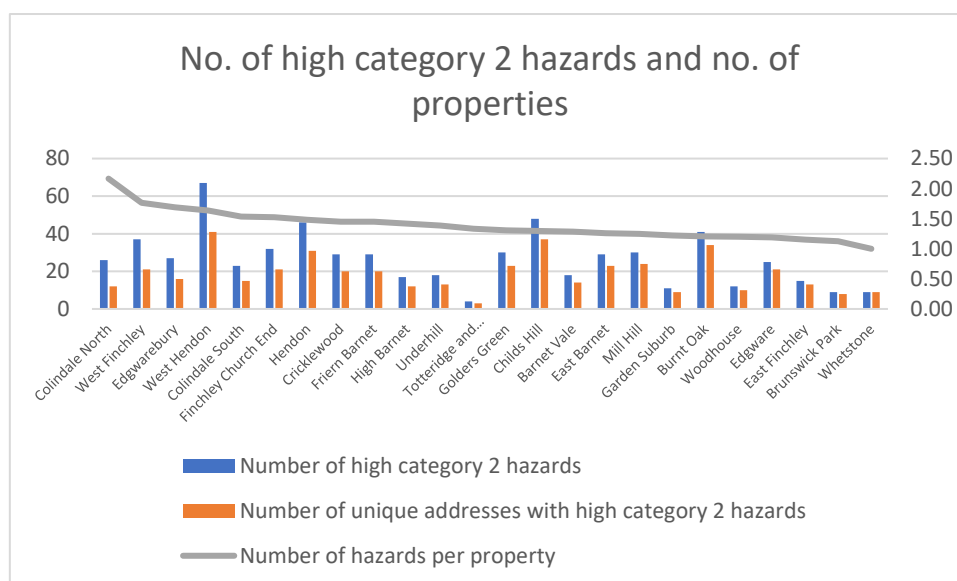


Figure 21. Number of high category 2 hazards per property by new ward.

What this tells us compared to using pre-ward change data.

16.11 The profile remains similar to the old wards. Despite the split in Colindale, both new Colindale wards feature high on the number of hazards per property despite relatively lower overall numbers.

16.12 Figure 22 shows the new wards with the greatest number of hazards in older properties.

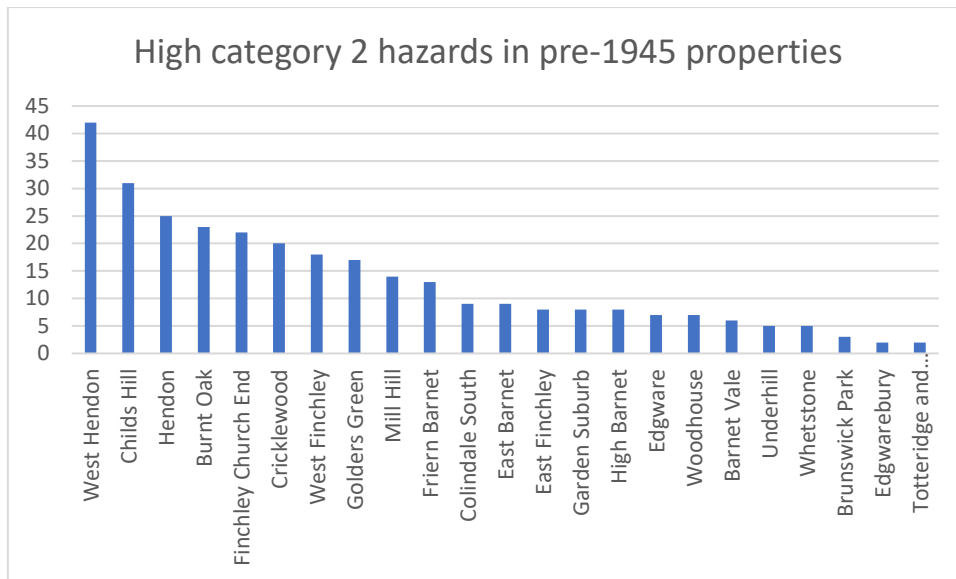


Figure 22. High category 2 hazards in older properties by new ward.

What this tells us compared to using pre-ward change data.

16.13 The profile remains similar. The new Cricklewood ward has a significant number of older properties with hazards. The split of Colindale leads to no cases in Colindale North.

16.14 Figure 23 shows the combined number of category 1 and high category 2 hazards and the total of all hazards per new ward.

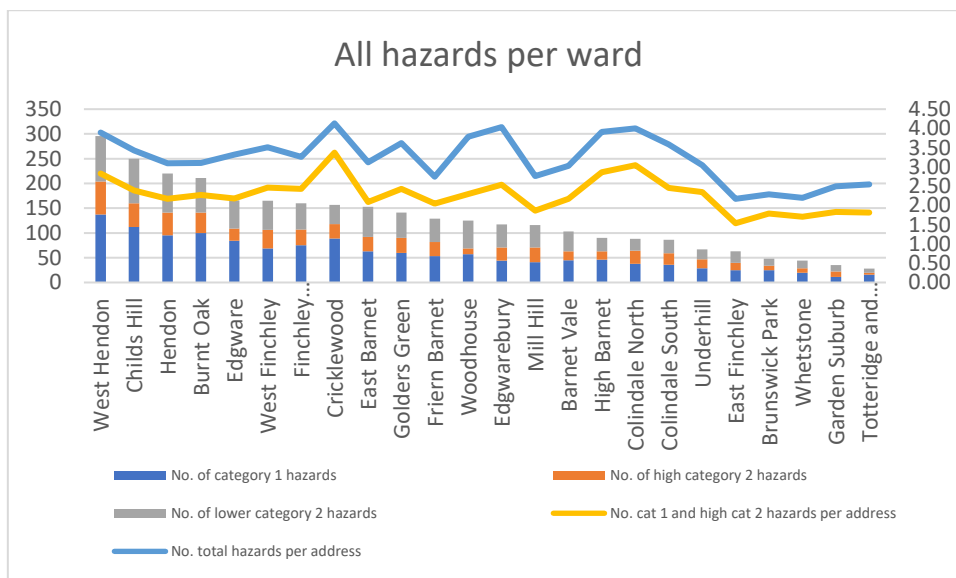


Figure 23. Total hazards per ward and average number of hazards per property.

What this tells us compared to using pre-ward change data.

16.15 The data profile is similar to that of the old wards, but with the new Cricklewood ward featuring particularly high for number of hazards per property, as do Edgwarebury and the two Colindale wards.

16.16 Table 17 shows the wards that are above average for the different data sets, shaded in red.

Table 17. Summary of wards above average for the criteria indicating poor property conditions.

Ward	Above average for:				
	Total No. of all hazards	No. of unique addresses with hazards	No. of category 1 hazards	No. of high category 2 hazards	Average No. of category 1 and high category 2 hazards per address
AVERAGE	127	39	57	26	2.29
West Hendon	296	76	137	67	2.83
Childs Hill	250	73	112	48	2.39
Hendon	220	71	95	46	2.17
Burnt Oak	211	68	100	41	2.27
Edgware	166	50	84	25	2.18
West Finchley	165	47	69	37	2.47
Finchley Church End	160	49	75	32	2.43
Cricklewood	157	38	89	29	3.37
East Barnet	153	49	63	29	2.09
Golders Green	141	39	60	30	2.43
Friern Barnet	129	47	53	29	2.05
Woodhouse	125	33	57	12	2.30
Edgwarebury	117	29	44	27	2.54
Mill Hill	116	42	41	30	1.87
Barnet Vale	103	34	45	18	2.17
High Barnet	90	23	46	17	2.86
Colindale North	88	22	38	26	3.05
Colindale South	86	24	36	23	2.46
Underhill	67	22	29	18	2.35
East Finchley	63	29	25	15	1.54
Brunswick Park	48	21	25	9	1.79
Whetstone	44	20	20	9	1.71
Garden Suburb	35	14	11	11	1.83
Totteridge and Woodside	28	11	16	4	1.82

What this tells us compared to using pre-ward change data.

16.17 The profile remains largely the same for hazards across the board, with the new Cricklewood ward featuring and with Hale dropping out. The split of Colindale leads to it dropping out of the highest rated wards.

16.18 Table 18 shows number of individual PRS properties found to have a category 1 or 2 hazards by ward and the percentage of the PRS properties in the borough, based upon the 2021 PRS analysis, along with the percentage of the total number of hazards found.

Table 18. Category 1 and 2 hazards as a percentage of the PRS and total for Barnet.

Ward	No. of unique addresses with Category 1 or 2 hazards	No. of unique addresses with Category 1 and 2 hazards - % of PRS	Hazards - % of Barnet total
West Hendon	76	3.30%	9.68%
Childs Hill	73	2.25%	8.18%
Hendon	71	1.90%	7.19%
Burnt Oak	68	3.94%	6.90%
Edgware	50	2.48%	5.43%
East Barnet	49	2.77%	5.00%
Finchley Church End	49	2.03%	5.23%
Friern Barnet	47	2.26%	4.22%
West Finchley	47	1.73%	5.40%
Mill Hill	42	2.62%	3.79%
Golders Green	39	1.91%	4.61%
Cricklewood	38	2.96%	5.13%
Barnet Vale	34	1.91%	3.37%
Woodhouse	33	1.76%	4.09%
East Finchley	29	1.64%	2.06%
Edgwarebury	29	3.53%	3.83%
Colindale South	24	1.04%	2.81%
High Barnet	23	2.42%	2.94%
Colindale North	22	2.18%	2.88%
Underhill	22	3.05%	2.19%
Brunswick Park	21	2.20%	1.57%
Whetstone	20	2.28%	1.44%
Garden Suburb	14	1.40%	1.14%
Totteridge and Woodside	11	0.97%	0.92%

What this tells us compared to using pre-ward change data.

16.19 Again, the data profile remains similar as for the old wards, but with the split of Colindale putting both wards lower in the ranking.

17. Enforcement actions – statutory notices and orders

17.1 Figure 24 shows the number of notices and orders served under the Housing Act, Building Act or Public Health Act by new ward.

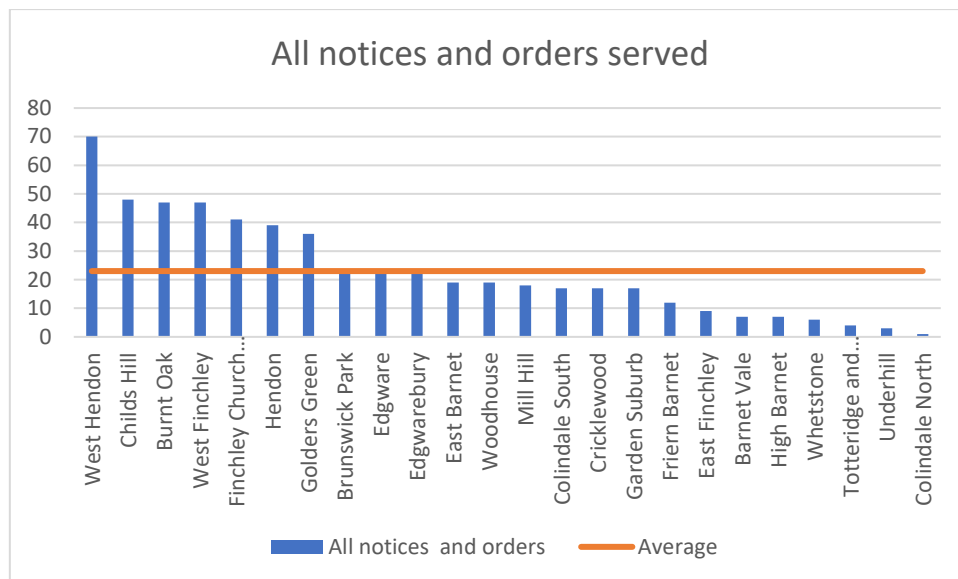


Figure 24. All notices and orders served by new ward.

17.2 Figure 25 shows the numbers of unique addresses where notices and orders were served by new ward.

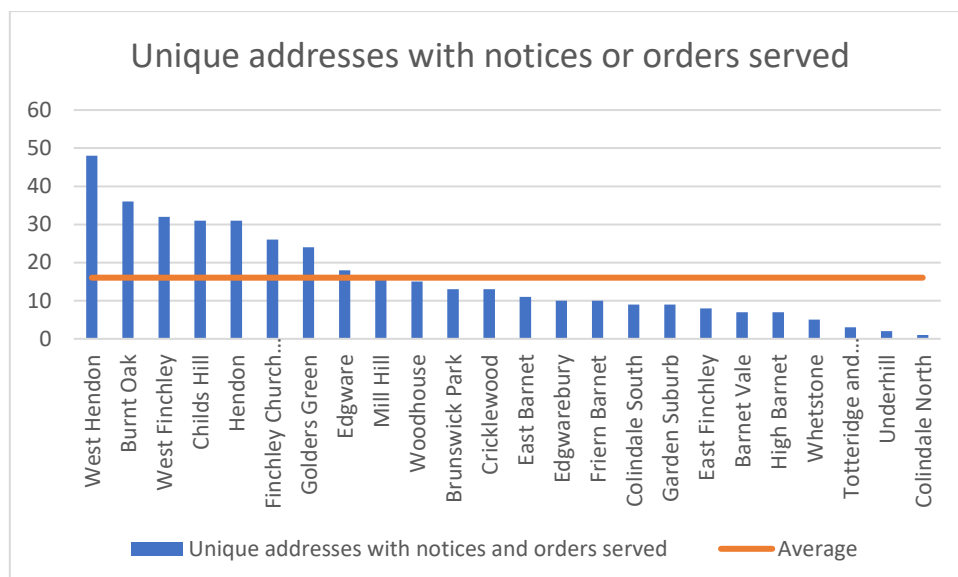


Figure 25. Unique addresses with notices served per new ward.

What this tells us compared to using pre-ward change data.

17.3 The profile remains similar, with the new Burnt Oak ward moving up the ranking and Garden Suburb dropping down.

17.4 Table 19 shows the number of unique addresses with notices and orders as a percentage of PRS properties in each ward (based upon the 2021 PRS analysis) by new ward.

Table 19. Wards above average for unique addresses with notices or orders served as a percentage of the PRS and the total served in Barnet, by new ward.

Ward	No. of unique addresses with notices or orders	No. of unique addresses with notices or orders - % of PRS	No. of unique addresses with notices or orders - % of Barnet total
Burnt Oak	36	2.08%	9.35%
West Hendon	48	2.08%	12.47%
Brunswick Park	13	1.36%	3.38%
Edgwarebury	10	1.22%	2.60%
West Finchley	32	1.18%	8.31%
Golders Green	24	1.17%	6.23%
Finchley Church End	26	1.08%	6.75%
Cricklewood	13	1.01%	3.38%
Mill Hill	16	1.00%	4.16%
Childs Hill	31	0.96%	8.05%
Garden Suburb	9	0.90%	2.34%
Edgware	18	0.89%	4.68%
Hendon	31	0.83%	8.05%
Woodhouse	15	0.80%	3.90%
High Barnet	7	0.74%	1.82%
East Barnet	11	0.62%	2.86%
Whetstone	5	0.57%	1.30%
Friern Barnet	10	0.48%	2.60%
East Finchley	8	0.45%	2.08%
Barnet Vale	7	0.39%	1.82%
Colindale South	9	0.39%	2.34%
Underhill	2	0.28%	0.52%
Totteridge and Woodside	3	0.26%	0.78%
Colindale North	1	0.10%	0.26%

What this tells us compared to using pre-ward change data.

17.5 The profile remains largely as seen under the old wards.

17.6 Figure 26 shows the Housing Act notices and orders served by new ward.

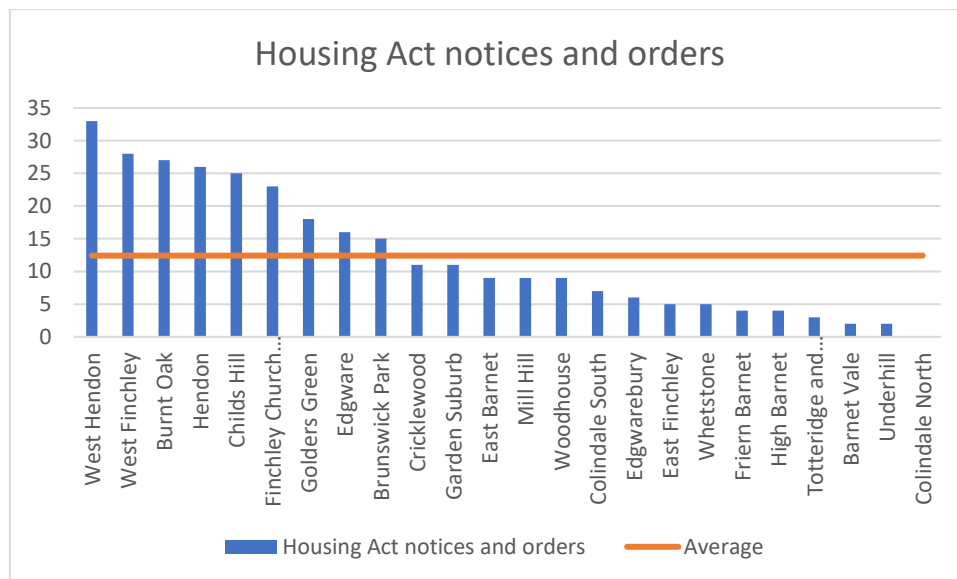


Figure 26. Housing Act notices and orders per new ward.

17.7 Figure 27 shows the number of unique addresses where Housing Act notices or orders were served by new ward.

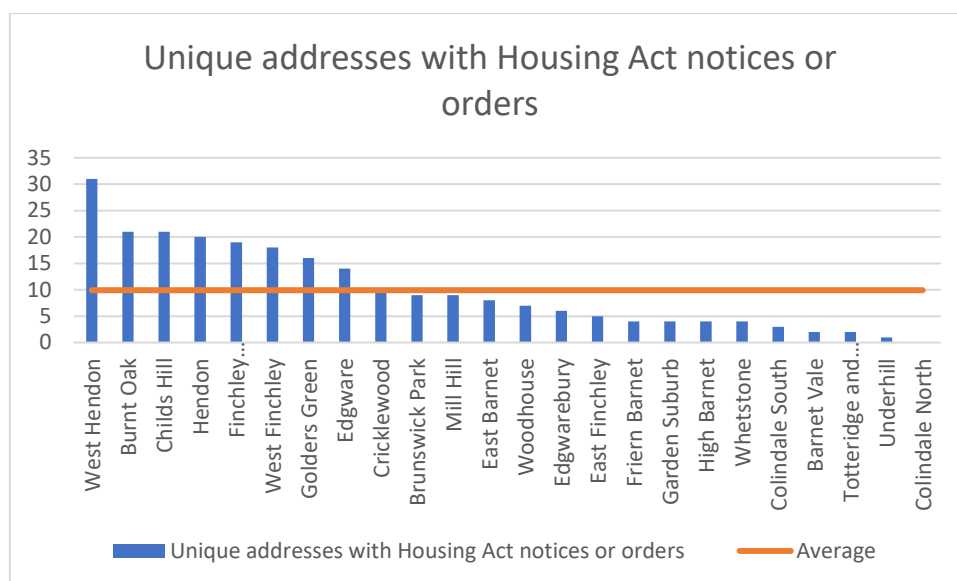


Figure 27. Unique addresses with Housing Act notices or orders served by new ward.

What this tells us compared to using pre-ward change data.

17.8 There is a similar profile to that for the old wards. The split of Colindale ward results in Colindale featuring lower down the ranking.

17.9 Table 20 shows the number of unique addresses with Housing Act notices or orders as a percentage of the number of PRS properties in each ward (Based upon the 2021 PRS analysis).

Table 20. New wards above average for the number of addresses with Housing Act notices or orders served as a percentage of the PRS and the Barnet total.

Ward	No. of unique addresses with Housing Act notices or orders	No. of unique addresses with Housing Act notices or orders served - % of PRS	No. of unique addresses with Housing Act notices or orders served - % of Barnet total
West Hendon	31	1.34%	13.03%
Burnt Oak	21	1.22%	8.82%
Brunswick Park	9	0.94%	3.78%
Finchley Church End	19	0.79%	7.98%
Golders Green	16	0.78%	6.72%
Cricklewood	10	0.78%	4.20%
Edgwarebury	6	0.73%	2.52%
Edgware	14	0.70%	5.88%
West Finchley	18	0.66%	7.56%
Childs Hill	21	0.65%	8.82%
Mill Hill	9	0.56%	3.78%
Hendon	20	0.54%	8.40%
Whetstone	4	0.46%	1.68%
East Barnet	8	0.45%	3.36%
High Barnet	4	0.42%	1.68%
Garden Suburb	4	0.40%	1.68%
Woodhouse	7	0.37%	2.94%
East Finchley	5	0.28%	2.10%
Friern Barnet	4	0.19%	1.68%
Totteridge and Woodside	2	0.18%	0.84%
Underhill	1	0.14%	0.42%
Colindale South	3	0.13%	1.26%
Barnet Vale	2	0.11%	0.84%
Colindale North	0	0.00%	0.00%

What this tells us compared to using pre-ward change data.

17.10 The cases in the old Hale ward have split across the new wards of Edgware and Edgwarebury. Burnt Oak has moved up the rankings. The new Cricklewood ward is above average.

17.11 Figure 28 shows the number of miscellaneous notices per new ward.

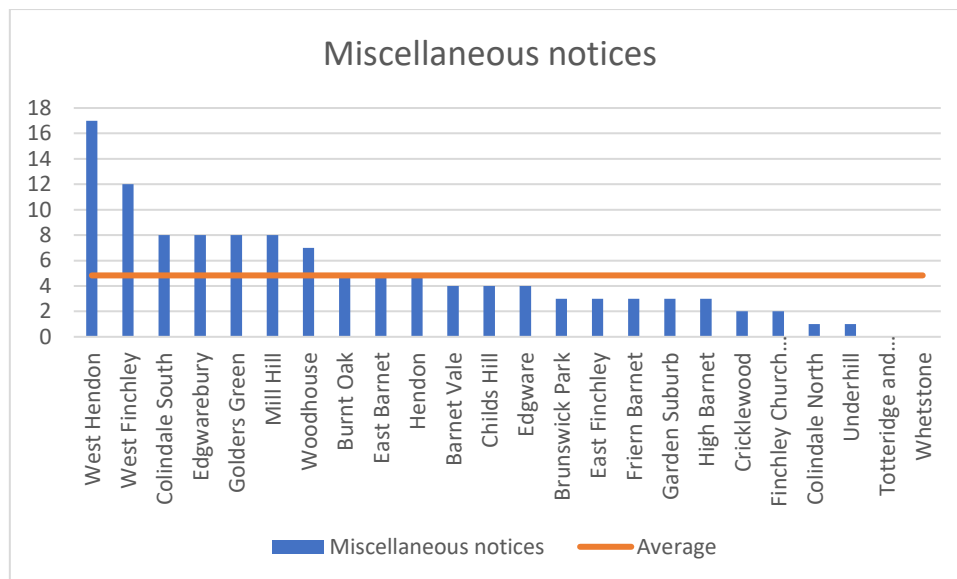


Figure 28. Total of miscellaneous notices related to property conditions per new ward.

What this tells us compared to using pre-ward change data.

17.12 Again the profile is very similar, with the cases in the old Hale ward appearing against the new Edgwarebury and the cases from the old Colindale appearing primarily in Colindale South.

17.13 In summary of the above, Table 21 shows the new wards that were above average for the different notice and order data sets shaded in red.

Table 21. Summary of new wards above average for enforcement notices and orders.

Ward	Above average for:				
	Total No. of notices served	No. of unique addresses with notices served	No. of Housing Act notices or orders	No. of unique addresses with Housing Act notices or orders	No. of miscellaneous notices
AVERAGE	23	16	12	10	5
West Hendon	70	48	33	31	17
Childs Hill	48	31	25	21	4
Burnt Oak	47	36	27	21	5
West Finchley	47	32	28	18	12
Finchley Church End	41	26	23	19	2
Hendon	39	31	26	20	5
Golders Green	36	24	18	16	8
Brunswick Park	23	13	15	9	3
Edgware	23	18	16	14	4
Edgwarebury	22	10	6	6	8
East Barnet	19	11	9	8	5
Woodhouse	19	15	9	7	7
Mill Hill	18	16	9	9	8
Colindale South	17	9	7	3	8
Cricklewood	17	13	11	10	2
Garden Suburb	17	9	11	4	3
Friern Barnet	12	10	4	4	3
East Finchley	9	8	5	5	3
Barnet Vale	7	7	2	2	4
High Barnet	7	7	4	4	3
Whetstone	6	5	5	4	0
Totteridge and Woodside	4	3	3	2	0
Underhill	3	2	2	1	1
Colindale North	1	1	0	0	1

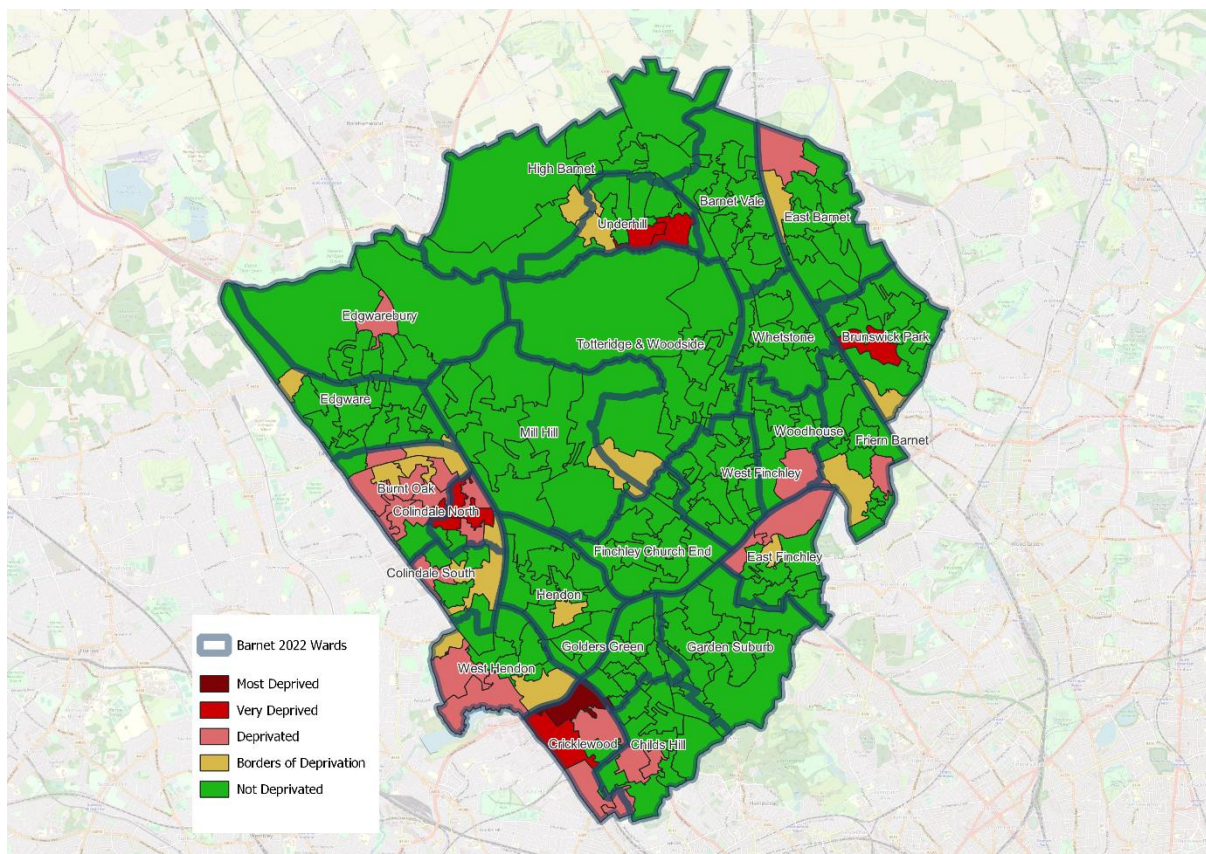
What this tells us compared to using pre-ward change data.

17.14 The new Burnt Oak has moved up the rankings, but the Colindale cases are predominantly in Colindale South, with Colindale North at the bottom of the table.

18. Deprivation

(Reference Section 8 – Part J of the Full consultation business case)

- 18.1 The Index of Multiple Deprivation (IMD) 2019 remains the most recent IMD. This is based upon lower super output areas (LSOAs), which have not changed as part of the borough ward boundary changes. Although some LSOAs now cross ward boundaries.
- 18.2 Burnt Oak, Colindale North and Colindale South remain the most deprived residential areas in Barnet. Areas such as Cricklewood and the western part of West Hendon appear to be very deprived, but these are predominantly non-residential areas.
- 18.3 Map 1 shows the full borough deprivation map on the new wards.



Most Deprived = in the bottom 10% of the country

Very Deprived = 11% to 20% of the country

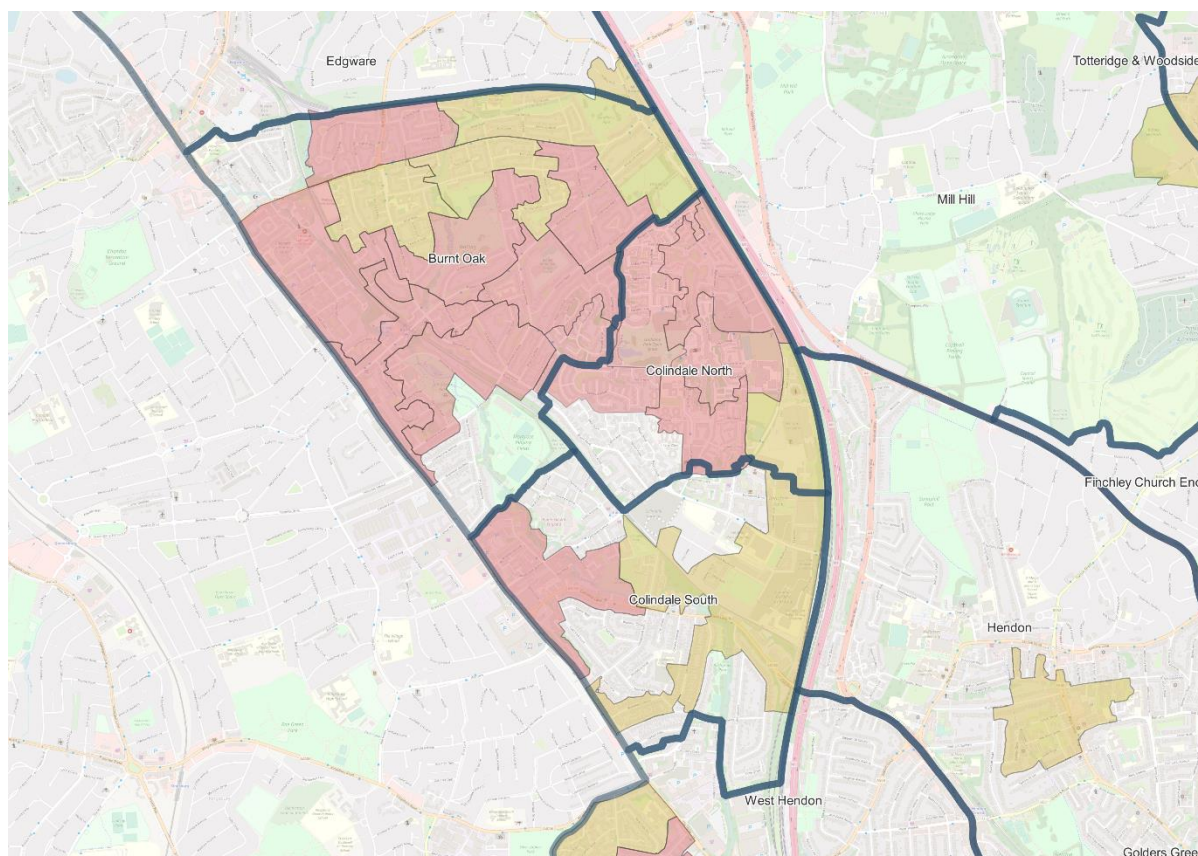
Deprived = 21% to 30% of the country

Border of Deprivation = 31% to 40% of the country

Not Deprived = 40%+ of the country

Map 1. Deprivation map on new wards.

- 18.4 Map 2 shows the new wards of Burnt Oak, Colindale North and Colindale South, which remain the most deprived in the borough.



Map 2. Deprived LSOAs in Burnt Oak, Colindale North and Colindale South.

What this tells us compared to using pre-ward change data.

18.5 The ward boundary changes have not impacted the wards that are the most deprived in Barnet and so it is still appropriate to designate for selective licensing on these grounds.

19. **Crime**

(Reference Section 8 – Part K of the Full consultation business case)

19.1 Table 22 shows the residential burglary figures over the 12-month period to March 2021 by new ward.

Table 22. No. of residential burglary cases over 12 months by ward
2020-21.

New ward	20/21 Residential Burglary in potential SFOs
Childs Hill	313
Hendon	246
Finchley Church End	200
West Hendon	188
Friern Barnet	171
Burnt Oak	166
Mill Hill	154
West Finchley	147
Edgware	145
Barnet Vale	142
Golders Green	130
East Barnet	123
Cricklewood	122
Brunswick Park	120
East Finchley	116
Woodhouse	108
Garden Suburb	104
Colindale South	99
Totteridge and Woodside	93
Underhill	78
Whetstone	78
Colindale North	69
Edgwarebury	66
High Barnet	48

19.2 Table 23 shows the distribution of all crimes by new ward, with the wards above average highlighted in red.

Table 23. No. of total crime cases over 12 months by ward.

New ward	Total crime cases
West Hendon	7620
Hendon	6149
Burnt Oak	5959
Childs Hill	5876
Edgware	5398
Friern Barnet	5255
West Finchley	5072
Cricklewood	5070
Mill Hill	4826
Woodhouse	4700
Finchley Church End	4189
East Barnet	4024
Colindale South	3794
East Finchley	3596
Barnet Vale	3568
Brunswick Park	3324
Underhill	3223
High Barnet	3200
Golders Green	3037
Colindale North	2976
Garden Suburb	2883
Edgwarebury	2561
Whetstone	2530
Totteridge and Woodside	2023

19.3 Figure 29 shows all crime cases linked to SFO addresses by new ward.

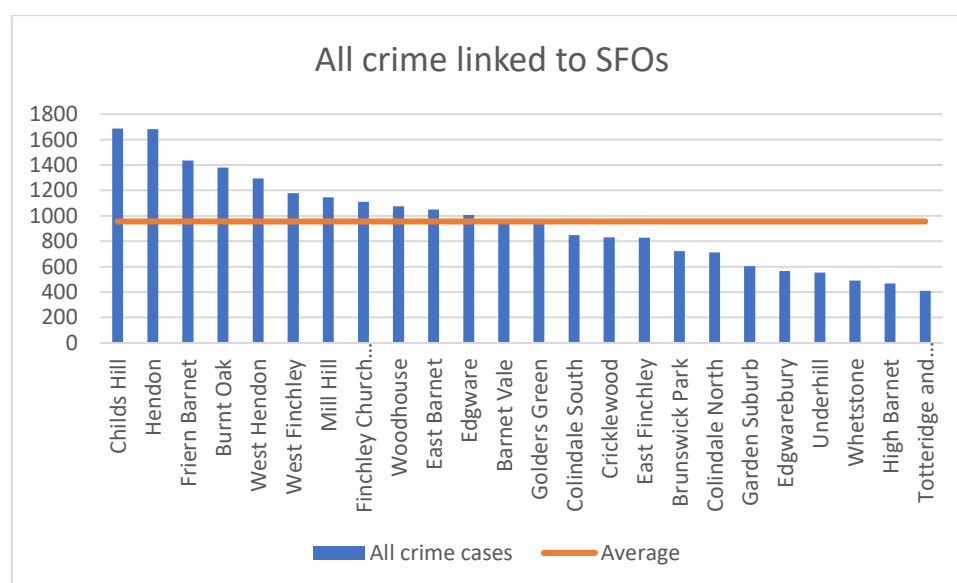


Figure 29. Crime offences in SFOs by new ward.

What this tells us compared to using pre-ward change data.

19.3 The profile remains similar, but the split of Colindale into two wards pushes both the new wards lower down the rankings.

20. **Analysis against the legislative requirement for General Approval**

(Reference Section 8 – Part L of the Full consultation business case)

20.1 Table 24 shows the numbers of PRS properties identified through analysis of data sets, per new ward, against the number of dwellings recorded on the LLPG.

Table 24. Estimated PRS against dwellings by ward.

New ward	LLPG Dwellings	Estimated PRS	PRS %
Barnet Vale	7461	1781	23.87%
Brunswick Park	6056	956	15.79%
Burnt Oak	7557	1730	22.89%
Childs Hill	8665	3255	37.56%
Colindale North	4750	1010	21.26%
Colindale South	9258	2310	24.95%
Cricklewood	4253	1297	30.50%
East Barnet	7288	1773	24.33%
East Finchley	6994	1778	25.42%
Edgware	7470	2020	27.04%
Edgwarebury	4257	822	19.31%
Finchley Church End	8092	2445	30.22%
Friern Barnet	7868	2085	26.50%
Garden Suburb	5369	1000	18.63%
Golders Green	5629	2066	36.70%
Hendon	9159	3748	40.92%
High Barnet	5109	959	18.77%
Mill Hill	7215	1600	22.18%
Totteridge and Woodside	6689	1137	17.00%
Underhill	5023	722	14.37%
West Finchley	8329	2725	32.72%
West Hendon	6735	2317	34.40%
Whetstone	4817	884	18.35%
Woodhouse	5742	1881	32.76%
TOTAL	159785	42301	26.47%

What this tells us compared to using pre-ward change data.

- 20.2 The nine new wards proposed for designation are all above the guidance figure of 19% PRS, ranging from 21.26% in Colindale North and 40.92% in Hendon.
- 20.3 Figure 30 shows the percentages against the average of 4.17% PRS per ward based upon the PRS analysis carried out.

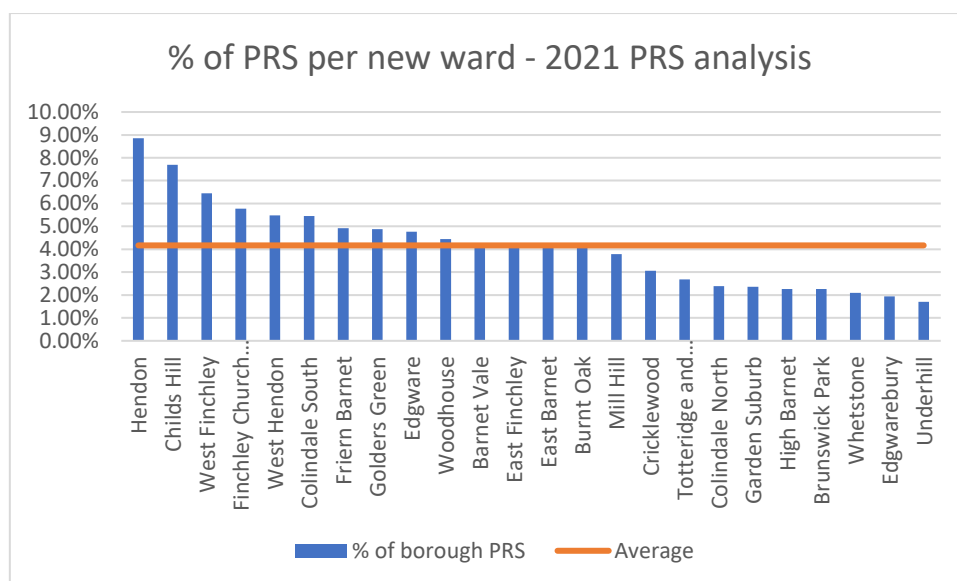


Figure 29. Percentage of PRS per new ward as per PRS analysis.

- 20.4 Once again, the split of Colindale ward pushes the two new wards further down the ranking.
- 20.5 Table 26 shows the projected percentage of PRS in the new wards of Burnt Oak, Colindale North and Colindale South. (The first proposed designation).

Table 26. Percentage of PRS in Burnt Oak, Colindale North and Colindale South.

PRS Analysis 2021			
Wards	Potential borough PRS	Potential ward PRS	% of total PRS
Burnt Oak	42,301	1,730	4.09%
Colindale North	42,301	1,010	2.39%
Colindale South	42,301	2,310	5.46%
Combined	42,301	5,050	11.94%

- 20.6 Table 27 shows the projected percentage of PRS in the new wards of West Hendon, Cricklewood and Childs Hill. (The second proposed designation)

Table 27. Percentage of PRS in West Hendon, Cricklewood and Childs Hill.

PRS Analysis 2021			
Wards	Potential borough PRS	Potential ward PRS	% of total PRS
West Hendon	42,301	2,317	5.48%
Cricklewood	42,301	1,297	3.07%
Childs Hill	42,301	3,255	7.69%
Combined	42,301	6,869	16.24%

- 20.7 Table 28 shows the projected percentage of PRS in the new wards of Golders Green and Hendon and the new wards of Edgware. (The third proposed designation).

Table 28. Percentage of PRS in Golders Green, Hendon and Edgware.

PRS Analysis 2021			
Wards	Potential borough PRS	Potential ward PRS	% of total PRS
Golders Green	42,301	2,066	4.88%
Hendon	42,301	3,748	8.86%
Edgware	42,301	2,020	4.78%
Combined	42,301	7,834	18.52%

What this tells us compared to using pre-ward change data.

- 20.8 This confirms that the total percentage of the PRS in the first proposed designation of Burnt Oak, Colindale North and Colindale South is 11.94% and so below the 20% level that would require submission for confirmation by the Secretary of State. This designation can therefore be made under the General Approval provisions, subject to being made at a separate time to any further designation.
- 20.9 The proposed second and third designations are, when combined with the first designation greater than 20% of the PRS and so require confirmation by the Secretary of State. These can either be designated and submitted for approval separately at different points in time, or jointly if they are to come into operation at the same time.
- 20.10 Each designation is individually below 20% of the PRS and so each could be considered to be the first designation and made under the General Approval provisions.

21. **Geographical area of the borough**

(Reference Section 8 B of the Full consultation business case)

- 21.1 Table 29 shows the geographical area of the new wards.

Table 29. Geographical area of new wards.

New ward	Square kilometres	% of borough geographical area
Barnet Vale	3.52	4.06%
Brunswick Park	3.03	3.49%
Burnt Oak	2.54	2.93%
Childs Hill	2.93	3.38%
Colindale North	1.05	1.21%
Colindale South	1.53	1.76%
Cricklewood	2	2.31%
East Barnet	3.87	4.46%
East Finchley	2.46	2.84%
Edgware	3.34	3.85%
Edgwarebury	7.18	8.28%
Finchley Church End	3	3.46%
Friern Barnet	2.76	3.18%
Garden Suburb	4.27	4.92%
Golders Green	1.64	1.89%
Hendon	3.35	3.86%
High Barnet	8.12	9.36%
Mill Hill	7.88	9.08%
Totteridge & Woodside	9.56	11.02%
Underhill	2.54	2.93%
West Finchley	2.44	2.81%
West Hendon	3.15	3.63%
Whetstone	2.39	2.76%
Woodhouse	2.2	2.54%
TOTAL	86.75	

What this tells us compared to using pre-ward change data.

21.2 The increase to 24 wards from 21 results in each ward generally being smaller than previously as a percentage of the total. Burnt Oak, Colindale North and South amount to just 5.9% of the total borough and so remain below the threshold for the designation having to be confirmed by the secretary of state.

22. Selective licensing proposed ward identification methodology

(Reference Section 10 of the Full consultation business case)

22.1 Table 30 shows the total of the 22 numerical property condition indexes used to determine new ward ranking. Nine new wards are above average (shaded red). However, if new wards that are significantly above average (15% or more above average) are considered, then the five wards feature (name shaded orange).

Table 30. Combined indexes for numerical analyses of poor property conditions.

New ward	TOTAL OF ALL NUMBER INDEXES
West Hendon	40.32
Hendon	32.10
Childs Hill	32.00
West Finchley	31.03
Burnt Oak	30.94
Finchley Church End	24.69
Edgware	24.34
Golders Green	24.19
Mill Hill	22.32
Friern Barnet	21.44
Woodhouse	20.84
East Barnet	20.53
Cricklewood	19.94
Edgwarebury	18.81
Colindale South	17.68
Brunswick Park	17.53
Barnet Vale	17.39
High Barnet	15.93
Colindale North	13.82
Whetstone	13.06
East Finchley	13.03
Garden Suburb	12.44
Underhill	11.97
Totteridge and Woodside	9.93

What this tells us compared to using pre-ward change data.

22.2 The change of ward boundaries has changed the profile of the wards above average for poor property conditions. Only nine new wards are above average compared to twelve old wards using the same data sets. Five new wards are significantly above average (15% or more) compared to only 4 old wards. Golders Green has dropped out of the top five (due to the split of part of the ward into the new Cricklewood ward), but with West Finchley and Burnt Oak now being in the top five. The new West Finchley has gone up the rankings

due to taking in part of the old Woodhouse ward, whilst Burnt Oak has taken in some of the old Hale and Edgware wards.

- 22.3 Table 31 shows the total of all 14 indexes per new ward, with twelve new wards being above average (shaded red). However, if new wards that are significantly above average (15% or more above average) are considered, then the five new wards feature (name shaded orange).

Table 31. Combined indexes for % of PRS analyses of poor property conditions.

New ward	Total of all % of PRS Indexes
Edgwarebury	23.84
Burnt Oak	23.65
West Hendon	21.91
Cricklewood	18.86
Mill Hill	17.52
Underhill	16.12
Edgware	15.82
Brunswick Park	15.61
Colindale North	14.30
High Barnet	14.29
East Barnet	14.13
Childs Hill	14.05
Golders Green	13.94
Finchley Church End	12.92
Friern Barnet	12.87
West Finchley	12.78
Hendon	12.15
Whetstone	11.84
Garden Suburb	11.00
Woodhouse	10.69
Barnet Vale	10.53
Totteridge and Woodside	8.56
East Finchley	8.31
Colindale South	8.25

What this tells us compared to using pre-ward change data.

- 22.4 The change of ward boundaries has changed the profile of the wards above average for percentage of the PRS with poor property conditions. Twelve new wards are above average compared to only ten old wards using the same data sets. Five new wards are significantly above average (15% or more) compared to seven old wards. The new Edgwarebury ward now comes out on

top due to a lower PRS base, but with proportionally more complaints etc. This replaces the old ward of Hale at the top. Brunswick Park, Edgware and Underhill no longer appear in the top rankings.

- 22.5 Table 32 shows the two total indexes side by side for comparison. All those indexes 15% or more above the average (i.e. the worst ranked) are shaded red. Those above average but less than 15% above average are shaded orange. So, it can be seen that **West Hendon** and **Burnt Oak** are over 15% above average for both total indexes and **Childs Hill** and **Mill Hill** are over 15% above average in one index and above average in the other.

Table 32. Total indexes for property conditions and percentage of PRS.

New ward	Total conditions Indexes	Total of all % of PRS Indexes
West Hendon	40.32	21.91
Hendon	32.10	12.15
Childs Hill	32.00	14.05
West Finchley	31.03	12.78
Burnt Oak	30.94	23.65
Finchley Church End	24.69	12.92
Edgware	24.34	15.82
Golders Green	24.19	13.94
Mill Hill	22.32	17.52
Friern Barnet	21.44	12.87
Woodhouse	20.84	10.69
East Barnet	20.53	14.13
Cricklewood	19.94	18.86
Edgwarebury	18.81	23.84
Colindale South	17.68	8.25
Brunswick Park	17.53	15.61
Barnet Vale	17.39	10.53
High Barnet	15.93	14.29
Colindale North	13.82	14.30
Whetstone	13.06	11.84
East Finchley	13.03	8.31
Garden Suburb	12.44	11.00
Underhill	11.97	16.12
Totteridge and Woodside	9.93	8.56

- 22.6 Table 33 shows the combined indexes as a single figure, with the average score being 36. Eleven new wards are above the average score, with six being at least 15% above the average (shaded red, with the remainder above average shaded orange).

Table 33. Total indexes for all new wards.

New ward	TOTAL INDEX
West Hendon	62.23
Burnt Oak	54.59
Childs Hill	46.04
Hendon	44.25
West Finchley	43.81
Edgwarebury	42.65
Edgware	40.16
Mill Hill	39.84
Cricklewood	38.80
Golders Green	38.14
Finchley Church End	37.61
East Barnet	34.66
Friern Barnet	34.31
Brunswick Park	33.13
Woodhouse	31.53
High Barnet	30.22
Colindale North	28.12
Underhill	28.10
Barnet Vale	27.92
Colindale South	25.92
Whetstone	24.90
Garden Suburb	23.44
East Finchley	21.34
Totteridge and Woodside	18.49

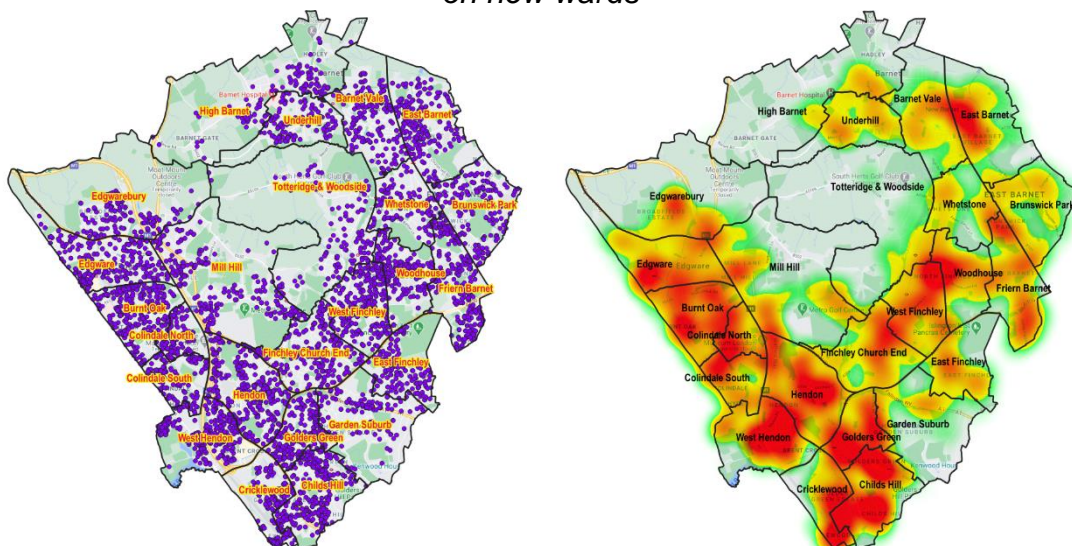
What this tells us compared to using pre-ward change data.

- 22.7 The conversion of all the property condition data to the new wards has unfortunately shown that a combination of the old data and the overlaying of heat maps (see Figure 31) did not provide a fully accurate picture of the worst wards. Although some wards clearly remain to be the worst, such as West Hendon, Hendon and Childs Hill, there is a change in rankings for other wards:
- 22.8 West Finchley, Burnt Oak and Edgwarebury now feature in the top six wards, replacing Hale, Edgware and Golders Green. The way in which the boundaries of these wards has been split helps to explain this transition.
- 22.9 The old wards of Hale and Edgware have been horizontally split into the new Edgwarebury and Edgware. From the heat map it would perhaps be expected

that the new Edgware would be the worst of the two new wards, but as there are proportionally fewer PRS properties in Edgwarebury but a relatively high number of poor condition properties, the ward ranks higher than the new Edgware.

- 22.10 Similarly, Golders Green has been split to create the new Cricklewood, this has diluted the numbers between the two wards and so they both now rank lower than the old Golders Green did on its own.
- 22.11 The new Burnt Oak has taken in some of the old Hale and Edgware wards and so has increased in ranking.
- 22.12 Also, West Finchley has taken in a relatively large area of Woodhouse ward resulting in an increase in ranking.
- 22.13 These subtleties were not evident in the heat maps in Map 3 below.

Map 3. All SFOs that Environmental Health has been involved with mapped on new wards



- 22.14 The situation arises therefore that the nine ward selected for the proposed selective licensing schemes are not necessarily the nine worst wards based upon the data.
- 22.15 The main criteria for designation 1 (Burnt Oak, Colindale North and Colindale South) was and remains Deprivation. The relatively minor boundary changes in these wards do not fundamentally change the level of deprivation of this area. Poor property conditions are a supporting factor, particularly in Burnt Oak, which now features as the second worst ranked new ward. Although less marked in the two Colindale wards, poor property conditions remain a supporting factor. Only the split of the old ward into two has diluted the data and led to these two wards falling down the poor property conditions ranking.

- 22.16 However, the second proposed designation of West Hendon, Cricklewood and Childs Hill has been somewhat undermined by the revised data. Whilst West Hendon remains the worst ward for poor property conditions and Childs Hill the third worst, Cricklewood is overall ninth worst (13th worst for the numerical index but 4th worst for poor conditions as a percentage of the PRS).
- 22.17 For the third proposed designation of Hendon, Golders Green and Edgware, only Hendon is in the top six wards for the total index. Edgware ranks 7th and Golders Green 10th.

23. **Conclusions**

- 23.1 The conversion of the data to the new wards has established that the proposals as consulted upon are within the guidance and that the first proposed selective licensing designation is within the General Approval guidelines such as not to need confirmation by the secretary of state.
- 23.2 The conversion of the data for HMOs has shown that whilst some wards are clearly worse than others for management, even those with lower numbers of suspected HMOs experience issues such as having major conditions required to be applied on the licence. There are also significant numbers in every ward that did not come forward to apply for a licence in the previous scheme and so it is deemed that a borough-wide scheme remains an appropriate step to take.
- 23.3 The conversion of the data to new wards has reconfirmed some of the worst wards for poor property conditions in other privately rented properties, i.e. West Hendon, Childs Hill and Hendon, but not all, such as Golders Green and Cricklewood. The most deprived wards have not changed as a result of the ward boundary changes. It is therefore proposed that only designation 1 proceeds initially and that a further consultation on further designations is undertaken with new proposals based upon the revised data profile.