

**STOCKTON-ON-TEES BOROUGH COUNCIL**

# **SELECTIVE LICENSING SCHEME PROPOSAL**

**Appendix 1:  
Supporting Evidence Base**

# CHAPTER 1

## INTRODUCTION & BACKGROUND

## INTRODUCTION & BACKGROUND

This document has been produced to support the case for the introduction of Selective Licensing which will cover three designated areas of the Borough, they are **Central Stockton** (Stockton Town Centre and \*Parkfield and Oxbridge wards), **North Thornaby** (Mandale and Victoria ward) and **Newtown** (Newtown ward).

\*We acknowledge that the Parkfield and Oxbridge ward has since been re-named in the re-drawing of the ward boundaries to 'Ropner Ward' as of May 2023. The data used in this document for example The Census 2021, IMD 2019, etc. was captured under the previous ward boundary, therefore we refer to the Parkfield and Oxbridge ward throughout this document, however the streets in the potential Selective Licensing area now fall into the Ropner ward.

**Appendix 1** outlines the methodology and evidence used to build a comprehensive picture of each of the areas identified above. It has been produced to ensure that the Council's proposal meets with the guidance issued by the Department of Communities and Local Government<sup>1</sup> (now the Department for Levelling Up, Housing and Communities, DLUHC). This information has been critical in terms of justifying (or not) the inclusion of streets within the Selective Licensing scheme proposal.

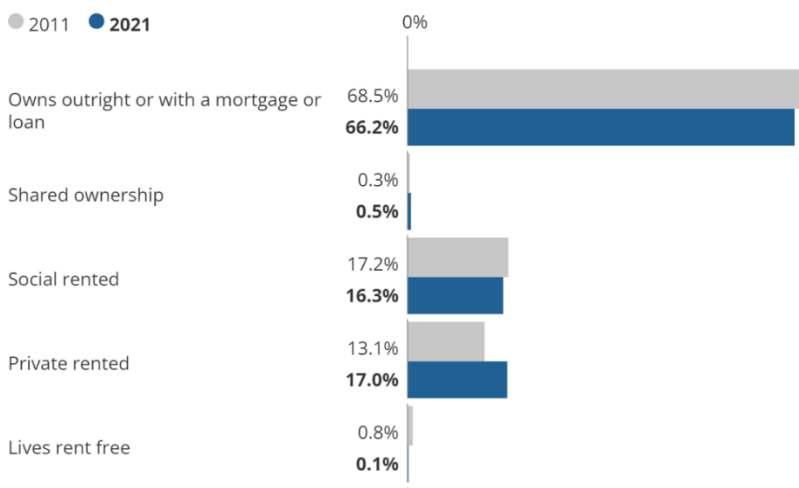
### OUR BOROUGH – IN CONTEXT

In the 10 years between the 2011 and 2021 census<sup>2</sup>, the Borough saw a slight reduction of 2.3% in homeownership, 0.9% in social housing and 0.7% in the number of those who live rent free. The private rented sector increased by 3.9% and shared ownership by 0.2%. The upward trend in the private rented sector was also seen nationally with an increase to 20.3%.

Figure 1 shows the decrease in homeownership and social rented properties as well as those who live rent free within the Borough and an equivalent increase in the percentage of those who rent within the private sector or purchased a home through a shared ownership scheme.

**Figure 1 – Percentage of households by Housing Tenure**

Percentage of households by housing tenure, **Stockton-on-Tees**



Source: Office for National Statistics – 2011 Census and Census 2021

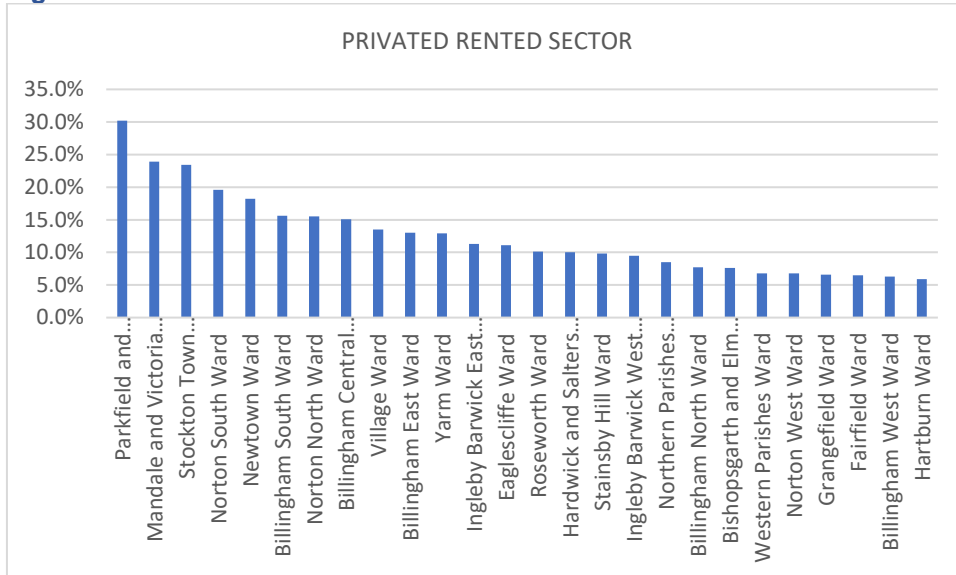
<sup>1</sup> Selective licensing in the private rented sector: A guide for local authorities DCLG published April 2015

<sup>2</sup> Data and analysis of the 2021 Census, <https://www.ons.gov.uk/>

### Private Rented Sector by ward

Figure 2<sup>3</sup> illustrates the proportion of private rented homes in each of the boroughs 26 wards. Parkfield and Oxbridge is ranked first, Mandale and Victoria second, Stockton Town Centre third, Norton South fourth and Newtown is ranked fifth.

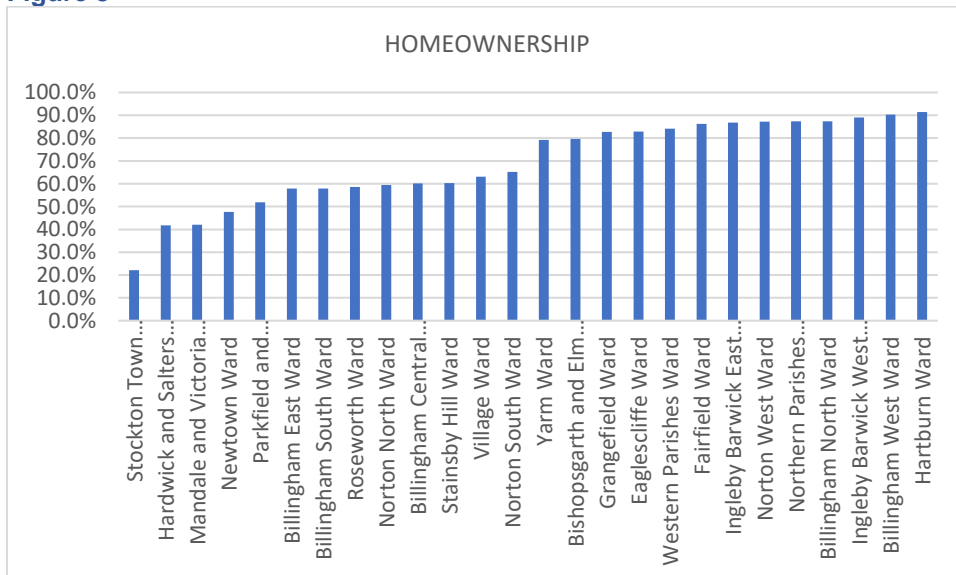
Figure 2



### Homeownership by ward

In relation to homeownership Figure 3<sup>4</sup> highlights that home ownership within the Borough is significantly lower in the Stockton Town Centre ward (ranked lowest in terms of the boroughs 26 wards), Mandale and Victoria (ranked third lowest), Parkfield and Oxbridge (ranked fifth lowest) and Newtown (ranked fourth lowest).

Figure 3



<sup>3</sup> Index of Multiple Deprivation (IMD) 2019 - [IMD 2019 Website](#)

<sup>4</sup> IMD 2019 - [IMD 2019 Website](#)

## **METHODOLOGY & EVIDENCE BASE**

The methodology and evidence used to identify the proposed Selective Licensing designated area is built on the analysis of data from a wide variety of information sources and the most up to date information available to us.

### **Criteria**

To declare a Selective Licensing designated area, the Council must be able to satisfy one or more of the following conditions:

- low housing demand (or it is likely to become such an area)
- a significant and persistent problem caused by anti-social behavior (ASB)
- poor housing conditions
- high levels of migration
- high levels of deprivation (including health data)
- high levels of crime

### **The case for introducing a Selective Licensing Designated Area**

Since approval was granted to further explore Selective Licensing an exercise has been undertaken to determine whether the Council has an evidenced rational that will meet the statutory requirements. This exercise did not simply 'refresh' the evidence previously considered, rather each of the borough's wards were considered against an extensive list of measures specifically linked to Selective Licensing. This exercise identified the 'highest' ranking wards as Stockton Town Centre, Mandale & Victoria, Parkfield & Oxbridge (which following the May 2023 boundary changes now forms part of the Ropner Ward), Newtown and Hardwick/Salters Lane. However as Selective Licensing is a tool to address conditions and management of private rented housing, a further tenure mapping exercise was then undertaken which discounted the Hardwick and Salters Lane ward (as private rented housing is not the significant tenure in this locality).

This initial exercise was then followed by a robust examination of each of the remaining wards to determine whether the issues faced were consistent across the ward as a whole or whether there are concentrations of streets experiencing problems which could justify the implementation of Selective Licensing.

### **Data Sources**

A wide variety of statistical information was gathered and used to inform the detailed assessment including:

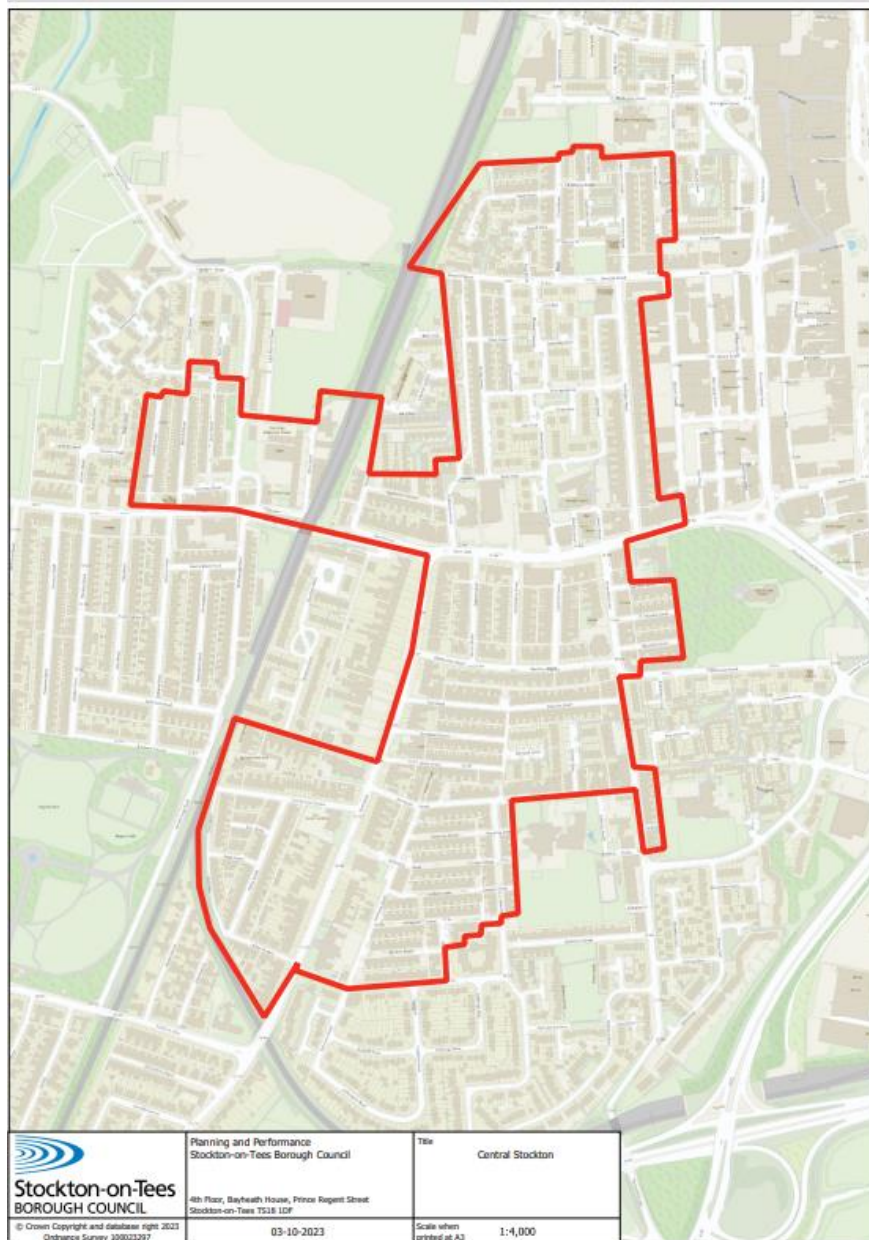
- Office of National Statistics (ONS) – Census data 2011 and 2021
- Overall Index of Multiple Deprivation (IMD) Score: IMD2019
- National Rent Deposit Scheme
- Local Housing Allowance – April 2023
- Land Registry UK House Price Index
- Right Move house sales and rental data
- Zoopla house sales and rental data
- Stockton-on-Tees Borough Council 2022/23 data (Council tax, Empty Homes and Civic Enforcement)
- Office of Health Inequalities and Disparities (OHID)
- Experian Mosaic Public Sector
- Police Recorded ASB incidents data for 2021 within the borough
- Police Recorded Crime incidents data for 2021 within the borough

# CHAPTER 2

# CENTRAL STOCKTON

## CENTRAL STOCKTON

The Central Stockton area straddles the Stockton Town Centre and Parkfield & Oxbridge wards. It consists primarily of traditional terraced housing including some larger three-story properties that have been split into individual units of accommodation. The map below identifies the proposed Central Stockton Selective Licensing area within the red boundary.



## CENTRAL STOCKTON OVERVIEW

Stockton Town Centre ward is in Stockton North and is home to just under 8,000 people, 4.1% of the Borough's population. Experian Mosaic Public Sector (EMPS) highlights this area is likely to be predominantly home to single people and home sharers who are likely to be renting their homes from social or private landlords. Levels of household income are likely to be limited. According to the Index of Multiple Deprivation (IMD) 2019, it is the highest-ranking ward in terms of deprivation in the Stockton-on-Tees Borough (with the 1<sup>st</sup> being the most deprived and the 26<sup>th</sup> being least deprived)<sup>5</sup>.

<sup>5</sup> Stockton Town Centre Ward Profile 2023

Parkfield and Oxbridge ward is in Stockton South and is home to just over 9,700 people, 4.9% of the Borough’s population. Experian Mosaic Public Sector (EMPS) highlights this area is likely to be predominantly home to single people and home sharers who are likely to be renting their homes from private landlords. Levels of household income are likely to be limited. According to the Index of Multiple Deprivation (IMD) 2019, it is the 4<sup>th</sup> most deprived ward in Stockton-on-Tees Borough (with the 26<sup>th</sup> being least deprived)<sup>6</sup>.

### PROPOSED SELECTIVE LICENSING DESIGNATED AREA

Selective Licensing is proposed on the basis this area is likely to become an area of low housing demand, has a high concentration of private rented properties (well above the national average) and is experiencing high levels of deprivation.

The narrative below provides an overview of Central Stockton, highlighting the evidence used to support the decision-making process regarding the choice of the Selective Licensing designated area.

### LOW HOUSING DEMAND

When identifying if an area is suffering from, or likely to become, an area of low housing demand, it is recommended by the DCLG that the local housing authority consider the following factors:

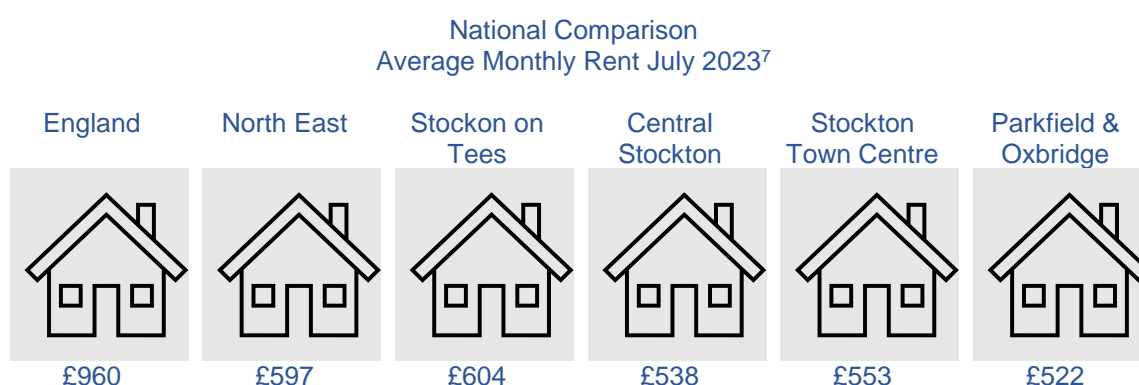
- **Residential property value** – values in the areas in comparison to the value of similar properties in other comparable areas.
- **Turnover of occupiers** – turnover of residential premises (both rented and owners-occupied).
- **Availability of properties** – the number of residential premises which are available to rent or buy, and the length of time they have remained unoccupied.
- **Empty Properties and Long-Term Empty Properties** – the general appearance of the locality and the number of boarded up shops and properties.

The evaluation undertaken by the Council has identified that the proposed Selective Licensing area is currently demonstrating indicators of low housing demand.

### Private Rented Sector

Central Stockton covers a residential area where 50% of the properties are privately rented. In comparison the private rented sector accounts for 20.3% of homes nationally and 17% in the Borough of Stockton-on-Tees.

Figure 4: Availability of property for rent and rental values:



<sup>6</sup> Parkfield and Oxbridge Ward Profile 2023

<sup>7</sup> Right Move Private Sector Rental Prices



The above highlights that in July 2023 the average rental price within the borough was slightly higher than the North-East average (at £604) but remained significantly lower than the national average. The average rental price for the Central Stockton designated area was lower than the Borough average.

Based on properties available for rent within the proposed Central Stockton designated area the average monthly rental value for different types of property is<sup>8</sup>:

**Table 1 – Rental Prices Per Calendar Month (PCM)**

| Property Type  | Stockton-on-Tees | Stockton Town Centre | Parkfield and Oxbridge |
|----------------|------------------|----------------------|------------------------|
|                | PCM              | PCM                  | PCM                    |
| 1 Bed Flat     | £433             | £395                 | £375                   |
| 2 Bed Terrace  | £658             | £564                 | £595                   |
| 3 Bed Terrace  | £723             | £700                 | £595                   |
| Shared Housing | £375             | £208                 | n/a                    |

The Local Housing Allowance rates for Stockton-on-Tees, are set nationally and have not changed since April 2020 despite rental price increases. When compared to the above table the weekly local housing allowance rates do not meet the weekly rental costs of most tenures, this places pressure on individuals to meet the shortfall from other allowances or benefits.

### Local Housing Allowance Rates

The table below shows the Local Housing Allowance rates for Stockton-on-Tees. These are set nationally and as noted have not changed since April 2020.

**Table 2**

| Number of Bedrooms        | Weekly LHA Rate – April 2023 |
|---------------------------|------------------------------|
| Shared Accommodation Rate | £65.00                       |
| One Bedroom               | £86.30                       |
| Two Bedroom               | £99.65                       |
| Three Bedroom             | £115.00                      |
| Four Bedroom              | £155.34                      |

LHA rates are based on private market rents being paid by tenants in the [broad rental market area](#), this is the area within which a person might reasonably be expected to live. The Valuation Office Agency Rent Officers maintains rental information for each category of LHA rates. These are the 'list of rents'. Mathematical calculations are applied to the list of rents to determine the LHA rate which is set as the lower of:

- the 30th percentile on a list of rents in the BRMA
- the existing LHA

### Empty properties

Nationally 2.7% of the total housing stock is vacant<sup>9</sup>. Based on Council Tax records at the end of March 2023 within the Borough of Stockton-on-Tees 2.4% of the residential housing stock was empty.

As of March 2023, Council Tax records indicated that empty properties in the Central Stockton proposed designated area account for 10% of all empty properties in the Borough yet this area covers less than 1% of the geographical area.

<sup>8</sup> Right Move July 2023 and Zoopla July 2023

<sup>9</sup> DLUHC– vacant dwellings 2022

### Long Term Empty Properties

Long term empty properties are those which have been empty for longer than 6 months. The number of long-term properties as a percentage of all empty properties in the Borough is 36.7%. The data presented here is from March 2023 and identified that 63.5% of the empty properties in the Central Stockton area have been empty for longer than 6 months.

Properties that are left empty for long periods of time can have negative effects on a residential area, as outlined below:

- Less housing on the market available to buy or rent at a difficult time within the housing market.
- They can attract ASB including vandalism, litter and sometimes arson.
- Market values are often reduced as neighbors move away and confidence is reduced.
- They are a wasted resource both financially and in terms of potential housing or community use.
- The reduced spending power of the local area impacts on local businesses and the general economic stability of the area.

### House Prices

A desktop review of house prices and general market conditions was undertaken to set the context for this proposal. Based on an average of house prices in July 2023:

- The average UK house price was £287,546<sup>10</sup>.
- The average house price in Stockton-on-Tees is much lower at £163,665 (all) and £115,573 for terraced houses<sup>11</sup>
- Average house prices in the Stockton Town Centre ward are £125,000 and in Parkfield and Oxbridge is £140,000. This differs considerably with the average house prices in the proposed designated area of Central Stockton.<sup>12</sup>  
Based on postcodes within the proposed Central Stockton Selective Licensing area the average sold price for 2 bedrooomed properties was £64,300 and for 3 bedrooomed terraced properties £70,900<sup>13</sup>
- One property sold in the Central Stockton area for £81,500 in 2022, having previously sold for £140,000 in 2007. The house prices in this area are significantly below the average house price within the Borough.<sup>14</sup>

Figure 5 (overleaf) provides a comparison of the average sold property prices for July 2023.

---

<sup>10</sup> Land Registry Sold Prices July 2023

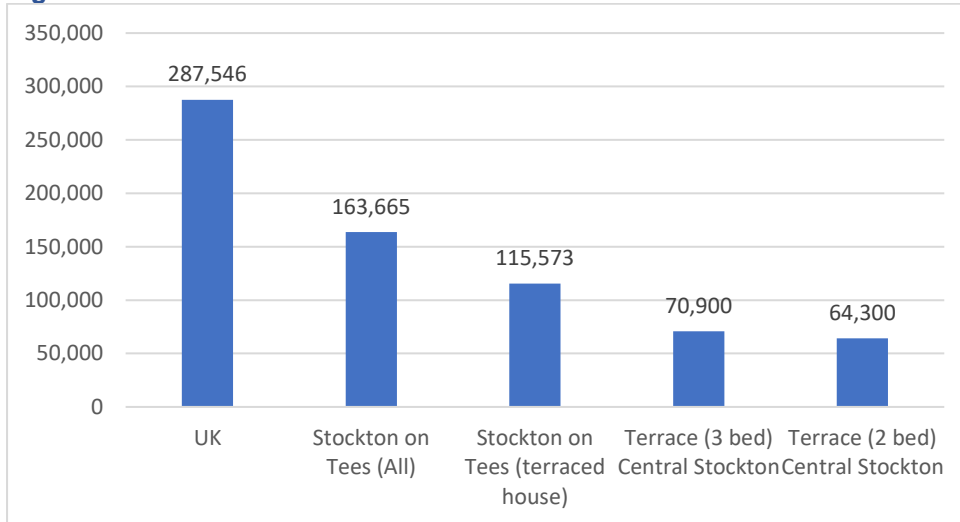
<sup>11</sup> Land Registry Sold Prices July 2023

<sup>12</sup> Land Registry Sold Prices July 2023

<sup>13</sup> Right Move – Sold Prices July 2023

<sup>14</sup> Right Move – Sold prices.

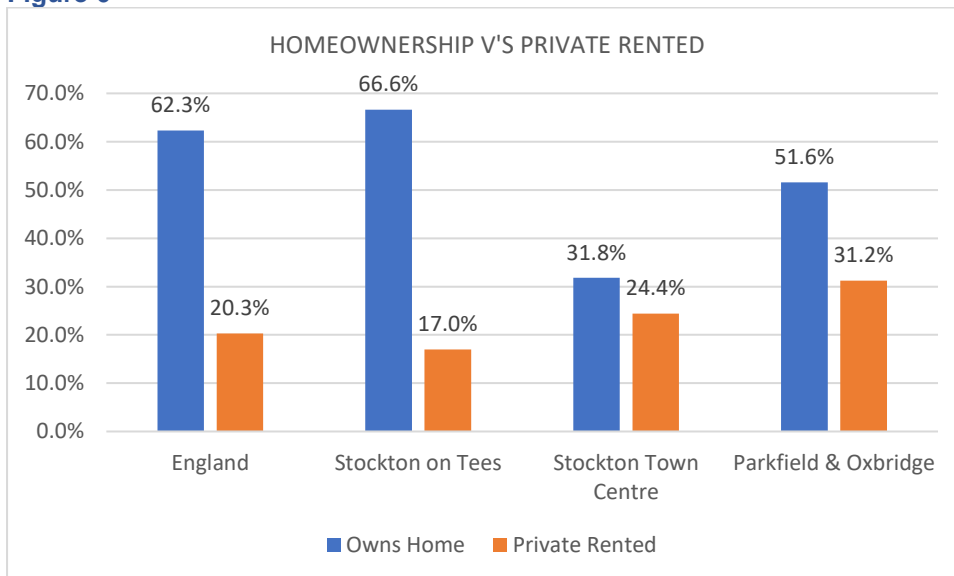
**Figure 5**



### Barriers to Housing

Households within the Central Stockton designated area are more likely to rent their homes. Stockton Town Centre ward has the lowest homeownership of the 26 wards within the borough at just 31.8%, with most of the population likely to be occupying private or social rented accommodation. Parkfield and Oxbridge ward ranks 5<sup>th</sup> lowest of the 26 wards with 51.6% owning their own homes and a larger percentage of households renting from the private sector at 31.2%.

**Figure 6**

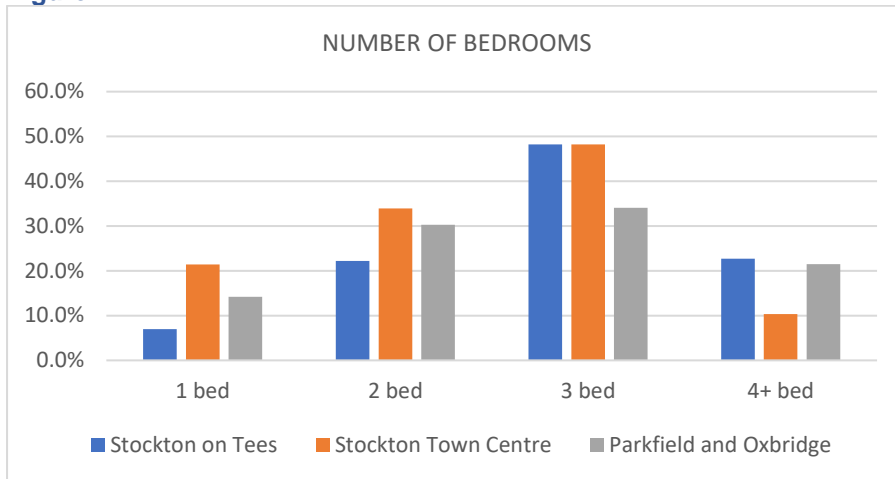


Another reason why this may be the case is that the housing stock in the area is predominantly older terraced houses, which may have been converted into flats/apartments.

### Number of Bedrooms

Figure 7 shows there is a higher number of 1 and 2-bedroomed accommodation in Central Stockton compared to the wider Borough, with the same number of 3-bedroomed houses in Stockton Town Centre. There is a significantly lower percentage of 4 plus bedroomed houses in Stockton Town Centre and an equivalent percentage of 4-bedroomed housing in the Parkfield and Oxbridge area compared to the Borough.

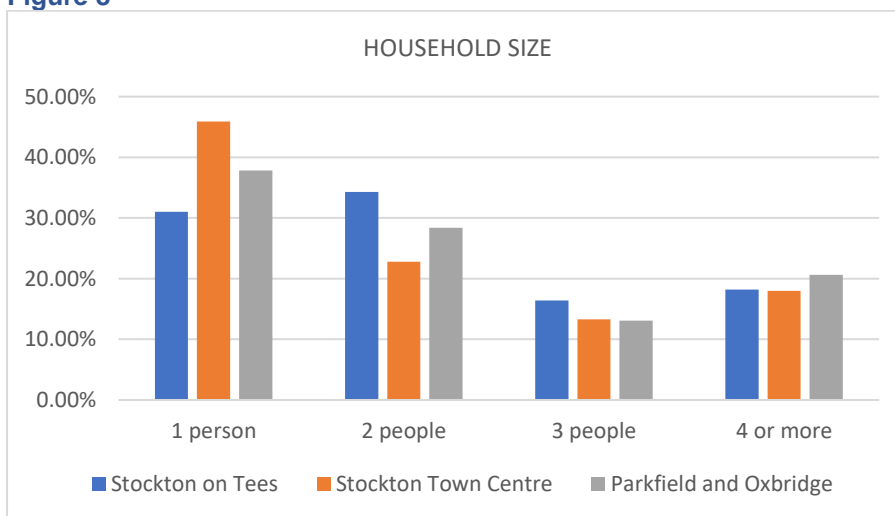
**Figure 7**



### Housing Composition

Figure 8 illustrates there is a higher percentage of single person households in Central Stockton than in the rest of the Borough, with 46% in Stockton Town Centre and 37.6% in Parkfield and Oxbridge as opposed to 31% across the Borough. This is likely to be linked to the fact that there is a higher concentration of flats/apartments in the Central Stockton area.

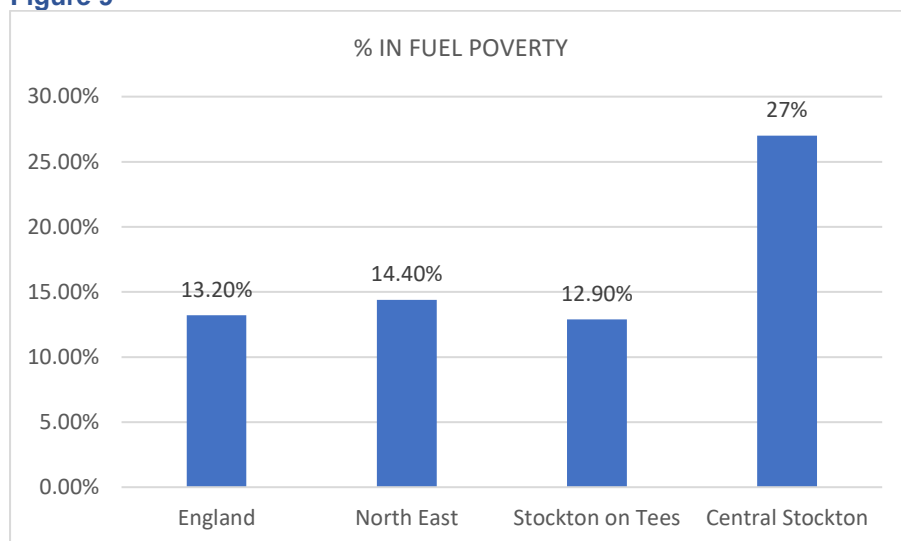
**Figure 8**



### Fuel poverty

Figure 9 (overleaf) demonstrates that households in the designated area within Central Stockton suffer significantly in relation to fuel poverty than the wider Borough, North East and nationally with 27% classed as being in fuel poverty.

**Figure 9**



### **Council Tax Banding**

On an annual basis all Local Councils set the amount of Council Tax payable by residents based on the value of the property at a set in April 1991. The analysis of properties by location and Council tax band can help identify lower value areas as the assessed value of properties falling into band A does not exceed £52,000. Whilst, this system is now significantly out of date, the evidence of house prices within the proposed Central Stockton designated area suggests that for these lower value properties, prices have not improved greatly.

In the Central Stockton area in 2023, 89.1% of households fell into Council Tax band A compared to 39.1% in the wider Borough and 23.5% nationally.

### **Housing Conditions: Requests for service (Private Sector Housing)**

Legislation is available to local authorities to ensure that property conditions in private rented properties do not have an adverse effect on the health, safety or welfare of tenants or visitors to a property. Where necessary the Council will serve statutory repair notices on landlords to ensure that conditions are improved.

The Housing Act 2004, through the Housing Health and Safety Rating System (HHSRS), provides local authorities with the powers to calculate the seriousness of certain hazards, with Category 1 hazards being the most serious.

Table 3 (overleaf) represents the number of complaints relating to housing disrepair in private rented properties. Over a 3-year period from April 2020 to March 2023, 17% of these complaints related to properties in the proposed Central Stockton Selective Licensing designated area and of the Category 1 hazards identified in the Borough, 24% of these were within the Central Stockton area.

Following a similar pattern, of the statutory notices served, 39% and 20% related to properties in the Stockton Town Centre and Parkfield & Oxbridge wards, with 50% of the notices served relating to properties in proposed Central Stockton area.

**Table 3**

| REQUESTS FOR SERVICE |                      |                      |                          |
|----------------------|----------------------|----------------------|--------------------------|
| Year                 | Wards                |                      | Selective Licensing Area |
|                      | Stockton Town Centre | Parkfield & Oxbridge | Central Stockton         |
| 2020 – 2021          | 10%                  | 14%                  | 13%                      |
| 2021 – 2022          | 16%                  | 14%                  | 20%                      |
| 2022 - 2023          | 13%                  | 14%                  | 17%                      |
| CATEGORY 1 HAZARDS   |                      |                      |                          |
|                      | Stockton Town Centre | Parkfield & Oxbridge | Central Stockton         |
| 2020 – 2021          | 21%                  | 16%                  | 26%                      |
| 2021 – 2022          | 8%                   | 14%                  | 18%                      |
| 2022 – 2023          | 25%                  | 18%                  | 30%                      |
| NOTICES              |                      |                      |                          |
|                      | Stockton Town Centre | Parkfield & Oxbridge | Central Stockton         |
| 2020 – 2021          | 0%                   | 20%                  | 0%                       |
| 2021 – 2022          | 67%                  | 11%                  | 72%                      |
| 2022 - 2023          | 24%                  | 29%                  | 43%                      |

**What does the data tell us?**

Table 4 summarises the information presented previously showing the difference in data at both a national and local level.

**Table 4**

| Area             | Private Rent Stock % | % Properties in Council Tax Band A | % Empty Properties | Average House Prices         |
|------------------|----------------------|------------------------------------|--------------------|------------------------------|
| England          | 20.3% (2021)         | 23.5% (2021)                       | 2.5% (2021)        | £289,818 (2021)              |
| Stockton-on-Tees | 17% (2021)           | 39.4% (2021)                       | 2.4% (2022)        | £168,571 (2021)              |
| Central Stockton | 50% (2021)           | 89.1% (2021)                       | 10% (2021)         | £67,600 <sup>15</sup> (2023) |

The census 2021, identified a significant rise in private rented stock across the country but in Central Stockton the number of private rented properties is more than double the national and local average at 50%.

The proportion of properties in Council Tax band A in Central Stockton is double the number in the Borough and almost 4 times as many as the England average. Council Tax band A is the lowest council tax that can be paid and relates to the value of housing stock in an area.

Central Stockton has a significantly higher percentage of empty properties compared to the wider Borough with an even higher percentage of empty dwellings falling within the designated area boundary.

Average house prices in Central Stockton are significantly lower than the rest of the Borough and nationally.

**DEPRIVATION**

The Indices of Multiple Deprivation are a national measure used to determine deprivation across the country. It considers several factors that impact on an individual's/family's circumstances that lead to a categorisation of deprivation. There are seven overarching deprivation indicators which are:

- Income Deprivation
- Employment Deprivation
- Education, Skills, and Training Deprivation

<sup>15</sup> Right Move – sold house prices for 2022-2023

- Health Deprivation and Disability
- Crime
- Barriers to Housing and Services
- Living Environment Deprivation

Each of the above measures are produced using a range of factors from different datasets available to determine where an area is on the deprivation scale in relation to other wards in England.

The indices are presented in two different ways Middle Super Output Areas (MSOA's) and Lower Super Output Areas (LSOA's). The MSOA provides information at a ward level and LSOA's provide more in-depth statistical analysis for wards.

### General Information regarding deprivation in Central Stockton

Both wards are more densely populated than the Borough (Census 2021). Stockton Town Centre has 1917.1 and Parkfield and Oxbridge has 2147.9 people per square kilometer compared to the Borough which records 959.3 people per square kilometer.

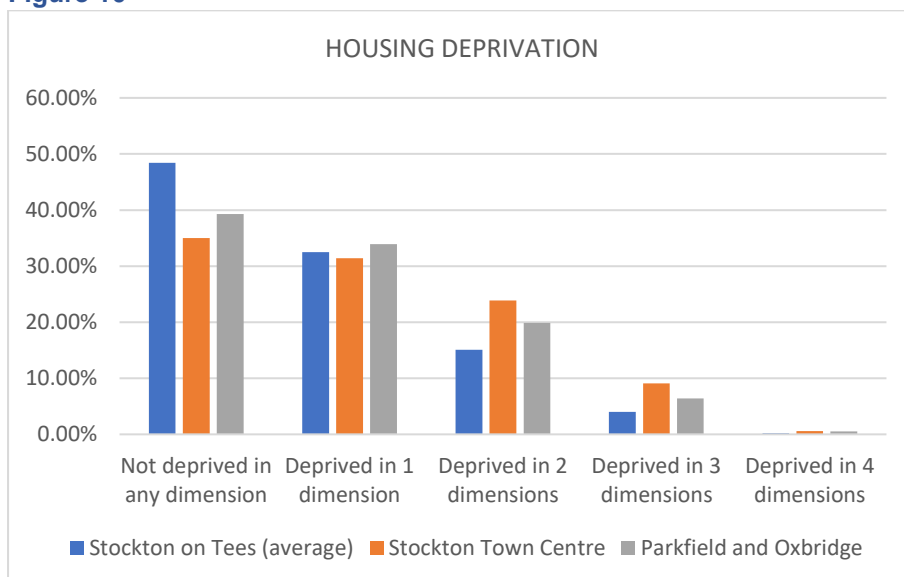
In 2019 the Indices of Multiple Deprivation (IMD) found Stockton-on-Tees to be the 73<sup>rd</sup> most deprived Local Authority area out of a total of 317 Local Authorities:

- Stockton Town Centre and the Parkfield & Oxbridge wards are in the 10% most deprived wards in the country. Of the 26 wards in the Borough of Stockton-on-Tees, the Stockton Town Centre ward has the highest level of deprivation, with the 2<sup>nd</sup> highest proportion of children living in poverty and the highest proportion of older people living in poverty. The Parkfield & Oxbridge ward has the 4<sup>th</sup> highest level of relative deprivation in the Borough.

### HOUSING DEPRIVATION

Housing deprivation is measured by four dimensions: Employment, Education, Health and Disability and Overcrowding. Figure 10 illustrates that both Stockton Town Centre and Parkfield and Oxbridge record a higher percentage of people who are deprived in two or more dimensions.

Figure 10



## Income

Comparing both wards with the Borough overall, there are more households likely to have a net annual income of less than £15,000<sup>16</sup>, which will make households more dependent on Universal Credit and other benefits as well as Free School Meals if they have children of school age between 4 and 16 years and claiming Council Tax benefits.

## Out of Work Benefits

- The number of people claiming Jobseeker's Allowance plus those who claim Universal Credit and are required to seek work and be available for work is higher than the Borough average of 4.1%, with Stockton Town Centre being 11% and Parkfield and Oxbridge being 9.3%<sup>17</sup>.
- The percentage of residents 16 to 64 claiming universal credit is higher than the England average of 6.6% and the Borough average of 7%. The number of claimants in Stockton Town Centre is 16.9% and in Parkfield & Oxbridge it is 12.1%.
- The percentage of residents 18 – 24 claiming universal credit is higher than the England average of 9.2% and Borough average of 13.1%, with Stockton-on-Tees being 16.9% and Parkfield & Oxbridge being 16.3%.

## Unemployment

Of the working age population within Stockton-on-Tees which is 53.3%, 3.3% are unemployed. This is in stark contrast to the Central Stockton wards who have a combined adult unemployment level of 9.7% and youth unemployment of 6.8%. The adult unemployment rate within Stockton Town Centre is 11%, with youth unemployment being 6.4%, whilst Parkfield and Oxbridge have a lower adult unemployment rate than Stockton Town Centre at 8.3% the youth unemployment rate is higher at 7.2%

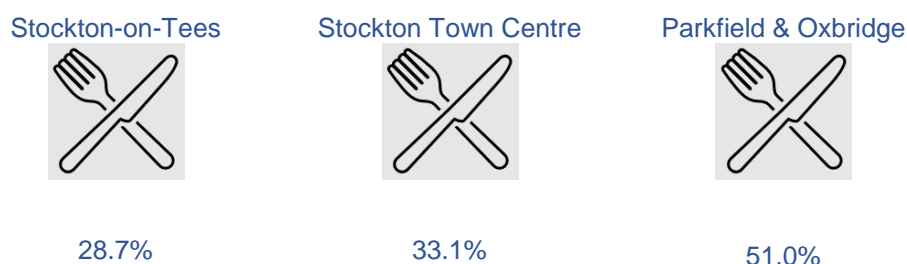
## Number of Council Tax claimants

The total number of people claiming Council Tax benefits across the Borough is 16,988. Of this number 1637 or 9.6% live in the Stockton Town Centre ward and 1010 or 5.9% live in the Parkfield and Oxbridge ward.

## Number of Children accessing Free Schools Meals (4 - 16 years)

There is a high percentage of households with school aged children, in the Central Stockton designated area, who are accessing Free School Meals, which indicates a significant level of deprivation based on several qualifying criteria.

**Figure 11 – Percentage of Children Accessing Free School Meals (FSM) (4 to 16 years)<sup>18</sup>**



<sup>16</sup> Ward profiles 2023

<sup>17</sup> ONS March 2023

<sup>18</sup> Spring 23 Pupil Census (January 2023)



## EDUCATION, SKILLS, AND TRAINING

### Children and Young People



Both Stockton Town Centre and Parkfield and Oxbridge have the joint second lowest percentage of children reaching a good level of development out of the Borough's 26 wards with an attainment rate at the end of reception of 65.5% in comparison with the top ranked ward at 86.3%.



The Borough average for achieving a grade 5 and above (1 being the lowest and 9 being the highest) in English and Maths GCSE is 53.2%. In Stockton Town Centre ward it is 50.6% and the Parkfield & Oxbridge ward 44.2%<sup>19</sup>, this is in comparison to the highest-ranking ward of 73.9%.

The Educational attainment of children is often linked to deprivation and the table above demonstrates that children in the Central Stockton designated area do not perform as well as those across the Borough and significantly lag their peers in the highest-ranking ward.

### Adults



The percentage of adults with no qualifications in Stockton Town Centre is 40.1% which is the highest percentage within the Borough, in Parkfield and Oxbridge it is 25.2%.



Only 10% of adults aged 16 – 74 in Stockton Town Centre have a degree, HNC or professional qualification. In Parkfield and Oxbridge it is higher at 20.7%.

## HEALTH

Health indicators, including general health of the population, life expectancy and self-harm, are often used as a determinant of the effects of deprivation on a community<sup>20</sup>.

### Life Expectancy at birth (Males and Females 2016-20<sup>21</sup>)

- Over the period 2016 – 2020 life expectancy at birth in the Borough of Stockton-on-Tees was 78.4 years for a male and 81.3 years for a female, which is lower than the national average of 79.5 years for males and 83.2 years for females.
- Stockton Town Centre ward has the lowest life expectancy at birth for males in Stockton-on-Tees at just 67.4 years. This is 16.7 years lower than the Ingleby Barwick East ward where the life expectancy at birth for males is 84.1 years. The female life expectancy at birth is 71.8 years which is the lowest in the Borough. In contrast, Ingleby Barwick East has a life expectancy of 90.3 years, 8.5 years greater than Stockton Town Centre ward.
- Parkfield & Oxbridge ward has the 5<sup>th</sup> lowest life expectancy for females and 5<sup>th</sup> lowest life expectancy for males of the Boroughs 26 wards at 77.7 years and 74.4 years respectively.

### Emergency hospital admissions for intentional self-harm 2016/17-2020/21<sup>22</sup>

Five-year Hospital Episode Data relating to emergency hospital admissions for intentional self-harm indicates that Stockton Town Centre ward had the 4<sup>th</sup> highest number at 232.7 and

<sup>19</sup> Data Source: DfE KS4 Revised Data 2022, Summer 2022 Pupil Census, NCER

<sup>20</sup> ONS – Census 2021 General Health

<sup>21</sup> The Office of Health Improvement and Disparities analysis of ONS death registration and mid-year population estimates.

<sup>22</sup> Hospital Episode Statistics (HES)

Parkfield & Oxbridge ward had the 2<sup>nd</sup> highest number of hospital admissions for intentional self-harm at 267.7 of all wards in the Borough. This is in comparison to the Norton West ward that had the lowest number of hospital admissions for self-harm at 25.8.

### Disability

A person is classed as disabled under the Equality Act of 2010<sup>23</sup> if they have a physical or mental impairment that has a ‘substantial’ and ‘long-term’ negative effect on their ability to do normal daily activities, which is likely to affect a person’s household income as they are less likely to be in employment and more likely to rely on universal credit and other benefits. Within Stockton Town Centre 24.9% of people are classed as being disabled under the Equality Act, this is higher than the Stockton-on-Tees average which is 19.9%. Parkfield and Oxbridge is lower than the borough average with only 19.4% of people classed as having a disability under the Equality Act.

### Crime

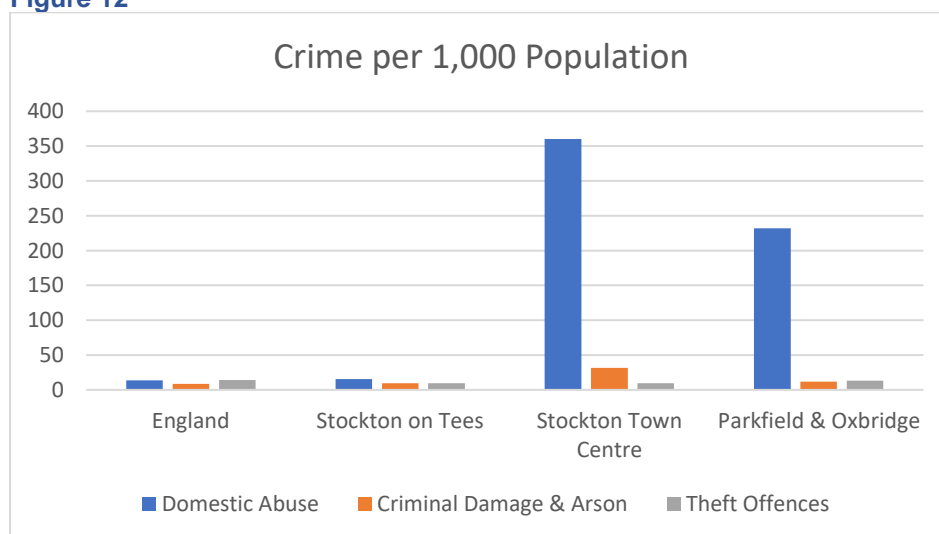
The Stockton Town Centre ward was ranked the highest for crime in the Borough of the 26 wards, with Parkfield and Oxbridge ranking third overall. Whilst the rank for Stockton Town Centre is very high it must be viewed with caution, as the ward covers the Town Centre which can be the cause of higher crime levels linked to its night-time economy.

**Table 5 – Percentage of Recorded Crimes (2020/21)<sup>24</sup>**

|  | % of all recorded incidents |                      |
|--|-----------------------------|----------------------|
|  | Stockton Town Centre        | Parkfield & Oxbridge |
| Domestic abuse crimes  | 11.8%                       | 7.6%                 |
| Recorded criminal damage and arson offences                        | 12.3%                       | 6.0%                 |
| Recorded theft offences (excl. burglary, vehicle crime or robbery) | 22.9%                       | 6.9%                 |
| Recorded anti-social behaviour incidents                           | 16.0%                       | 7.9%                 |

Figure 12<sup>25</sup> details the number of crimes per 1000 of the population compared to England and the wider Stockton-on-Tees Borough.

**Figure 12**



<sup>23</sup> Equality Act 2010 Definitions

<sup>24</sup> Police Crime data 2020/21

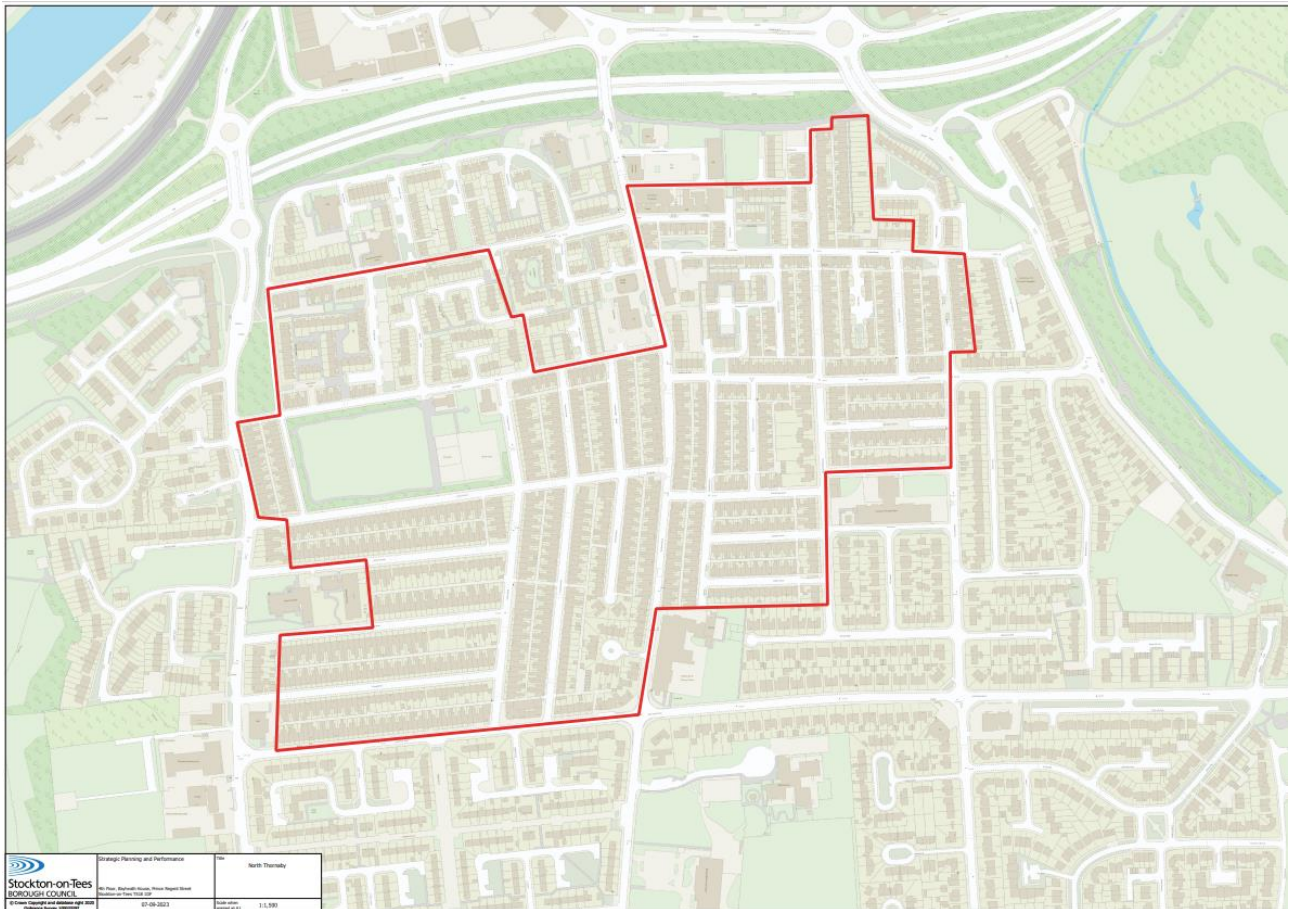
<sup>25</sup> Police Crime data 2020/21

# CHAPTER 3

# NORTH THORNABY

## NORTH THORNABY

The North Thornaby area forms part of the Mandale and Victoria ward and consists primarily of traditional terraced housing. The map below identifies the proposed Central Stockton Selective Licensing area within the red boundary.



## NORTH THORNABY OVERVIEW

Mandale and Victoria Ward is in Stockton South and is home to just under 12,500 people. Experian Mosaic Public Sector (EMPS) highlights the area is predominantly home to families with children who are likely to have limited resources and squeezed budgets. According to the Index of Multiple Deprivation (IMD) 2019, it is the 8th out of 26 (with 26th being least deprived) most deprived ward in Stockton-on-Tees Borough.<sup>26</sup>

## PROPOSED SELECTIVE LICENSING DESIGNATED AREA

Selective Licensing is proposed on the basis this area is likely to become an area of low housing demand, has a high concentration of private rented properties (well above the national average) and is experiencing high levels of deprivation.

The narrative in this chapter provides an overview of North Thornaby, highlighting the evidence used to support the decision-making process regarding the choice of the Selective Licensing designated area.

<sup>26</sup> Mandale and Victoria Ward Profile 2023

## LOW HOUSING DEMAND

When identifying if an area is suffering from, or likely to become, an area of low housing demand, it is recommended by the DCLG that the local housing authority consider the following factors:

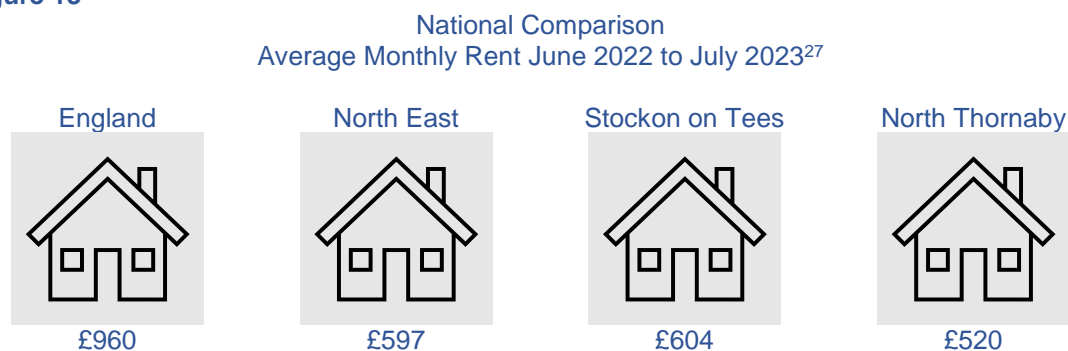
- **Residential property value** – values in the areas in comparison to the value of similar properties in other comparable areas.
- **Turnover of occupiers** – turnover of residential premises (both rented and owners-occupied).
- **Availability of properties** – the number of residential premises which are available to rent or buy, and the length of time they have remained unoccupied.
- **Empty Properties and Long-Term Empty Properties** – the general appearance of the locality and the number of boarded up shops and properties.

The evaluation undertaken by the Council has identified that the proposed Selective Licensing area is currently demonstrating indicators of low housing demand and the evidence detailed below supports this.

### Private Rented Sector

North Thornaby covers a residential area where 41% of the properties are privately rented. Based on the availability of property for rent within the North Thornaby area, average rental values are lower than the Borough, North East and national averages. However, as is shown later in this document people are more likely to be on lower incomes or reliant on Universal Credit and other benefits to offset their household bills.

Figure 13



Based on properties available for rent within the proposed North Thornaby Selective Licensing designated area the average monthly rental value is<sup>28</sup>:

Table 6

|                   | Stockton-on-Tees | North Thornaby |
|-------------------|------------------|----------------|
| Tenure            | PCM              | PCM            |
| 1 Bedroom Flat    | £433             | £368           |
| 2 Bedroom Terrace | £658             | £550           |
| 3 Bedroom Terrace | £723             | £641           |
| Shared Housing    | £375             | n/a            |

<sup>27</sup> Right Move July 2023

<sup>28</sup> Data Source: Right Move, July 2023

## Local Housing Allowance Rates

The table below shows the Local Housing Allowance rates for Stockton-on-Tees. These are set nationally and as noted previously have not changed since April 2020.

**Table 7**

| Number of Bedrooms        | Weekly LHA Rate – April 2023 |
|---------------------------|------------------------------|
| Shared Accommodation Rate | £65.00                       |
| One Bedroom               | £86.30                       |
| Two Bedroom               | £99.65                       |
| Three Bedroom             | £115.00                      |
| Four Bedroom              | £155.34                      |

LHA rates are based on private market rents being paid by tenants in the [broad rental market area](#), this is the area within which a person might reasonably be expected to live. The Valuation Office Agency Rent Officers maintains rental information for each category of LHA rates. These are the 'list of rents'. Mathematical calculations are applied to the list of rents to determine the LHA rate which is set as the lower of:

- the 30th percentile on a list of rents in the BRMA.

## Empty Properties

Nationally 2.7% of the total housing stock is vacant<sup>29</sup>. Based on Council Tax records at the end of March 2023 Borough wide, 2.6% of the housing stock are empty properties.

Within the proposed North Thornaby licensing area, as of March 2023, Council Tax records indicated that 11.2% of properties were empty and yet this area covers less than 1% of the geographical area of Stockton-on-Tees.

## Long Term Empty Properties

Long term empty properties are those which have been empty for longer than 6 months. Nationally the percentage of long-term empty properties is 0.85% (Data source: DCLG 2017 Live Tables on Dwelling Stock).

The data presented here is from March 2023 and identified that of the empty properties within the proposed Selective Licensing designated area 69% have been empty for longer than 6 months.

Properties that are left empty for long periods of time can have negative effects on a residential area, as outlined below:

- Less housing on the market available to buy or rent at a difficult time within the housing market.
- They can attract ASB including vandalism, litter and sometimes arson.
- Market values are often reduced as neighbours move away and confidence is reduced.
- They are a wasted resource both financially and in terms of potential housing or community use.
- The reduced spending power of the local area impacts on local businesses and the general economic stability of the area.

---

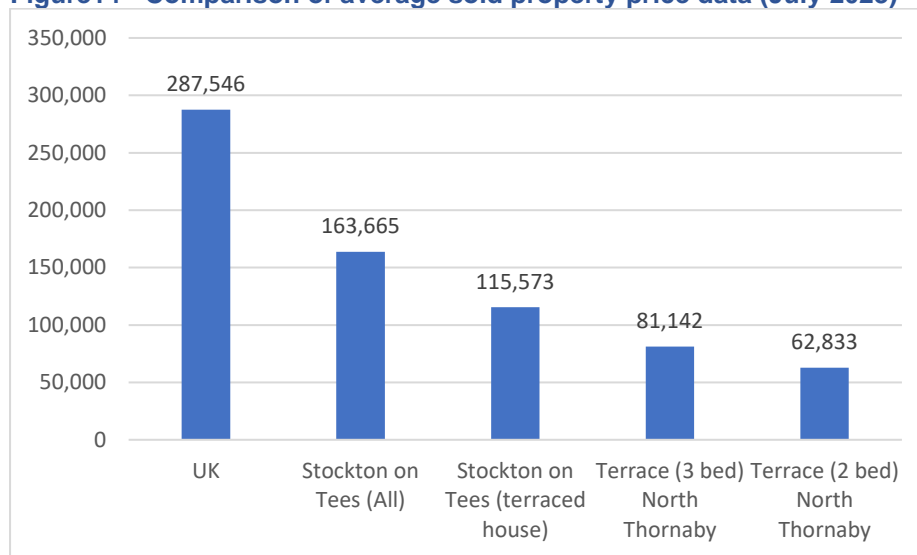
<sup>29</sup> DLUHC– vacant dwellings 2022

## House Prices

Figure 14 shows the average of house prices in North Thornaby as of July 2023:

- The average UK house price was £289,818.<sup>30</sup>
- The average house price in Stockton-on-Tees is much lower at £163,665 (all) and £115,573 for terraced houses<sup>31</sup>
- Average house price in the Mandale and Victoria ward is £131,000. This differs considerably with the average house prices in the proposed designated area of North Thornaby<sup>32</sup>. Based on postcodes within the proposed North Thornaby Selective Licensing area the average sold price for 2 bedroomed properties was £62,833 and for 3 bedroomed terraced properties £81,142<sup>33</sup>

**Figure14 - Comparison of average sold property price data (July 2023)**



## Barriers to Housing

Figure 15 (overleaf) highlights that homeownership within the Mandale and Victoria ward is significantly lower at 37.5% than the Borough (66.6%) and national (62.3%) averages.

There is also a higher proportion of privately rented properties within the ward (32.5%) compared to the borough average (17%) and national average (20.3%). Within the Selective Licensing area (North Thornaby) the number of private rents increases further to 41%.

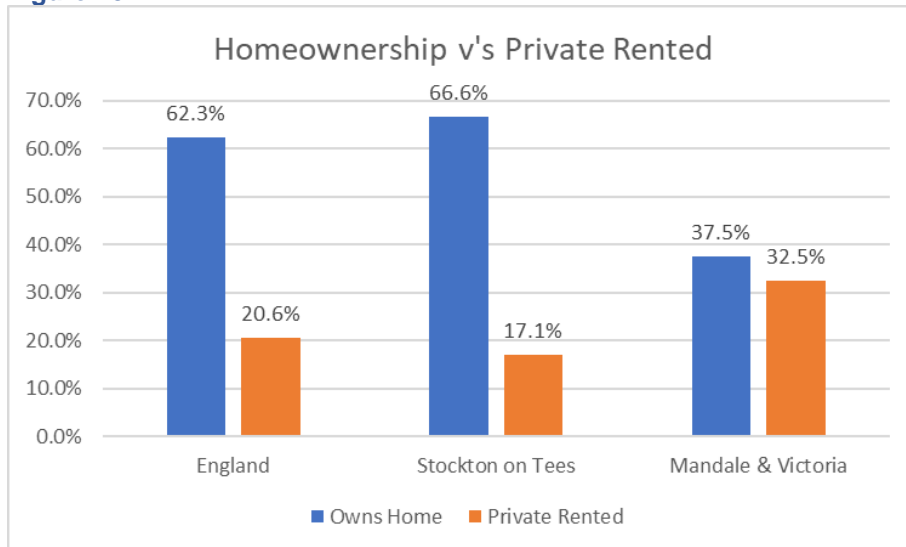
<sup>30</sup> Land Registry Sold Prices July 2023

<sup>31</sup> Land Registry Sold Prices July 2023

<sup>32</sup> Land Registry Sold Prices July 2023

<sup>33</sup> Right Move Sold Prices July 2023

**Figure 15**

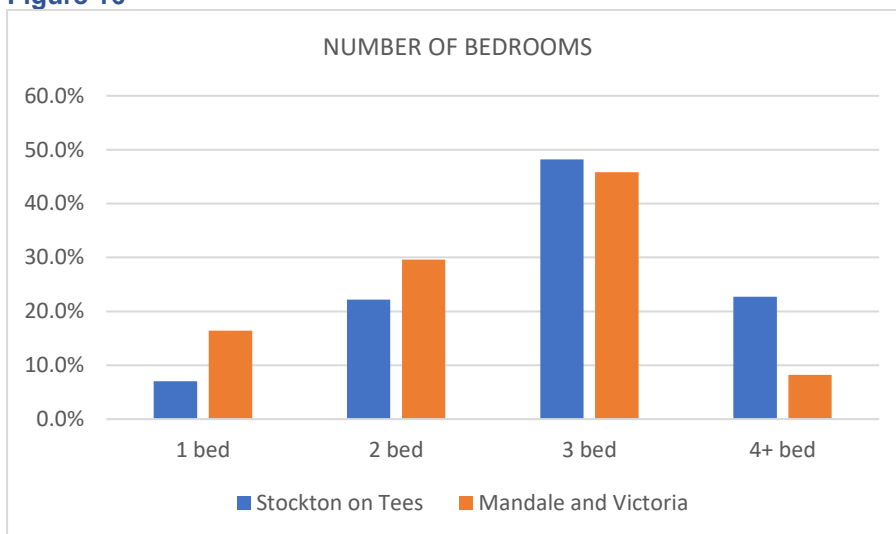


### Number of Bedrooms

Figure 16 highlights there is a higher number of 1 and 2-bedroomed accommodation in North Thornaby, a similar number of 3-bedroomed houses and a lower percentage of 4+ bedroomed houses compared to the wider Borough.

One reason why this may be the case is that the housing stock in the area is predominantly older terraced houses and a number have been converted into flats/apartments.

**Figure 16**

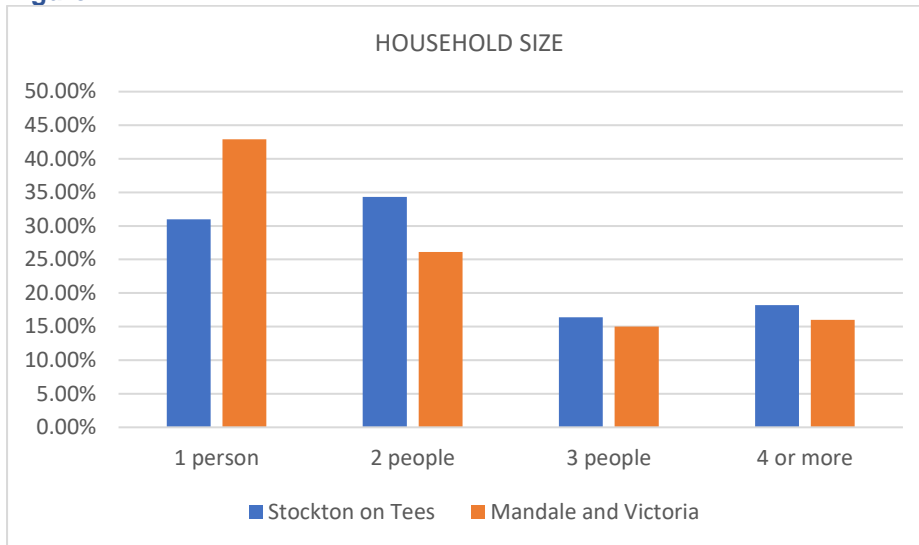


### Household Composition

As can be seen in figure 17 (overleaf) there is a higher concentration of single person households in the North Thornaby area compared to the Borough. This is likely to be linked to the higher number of flats/apartments in that area.



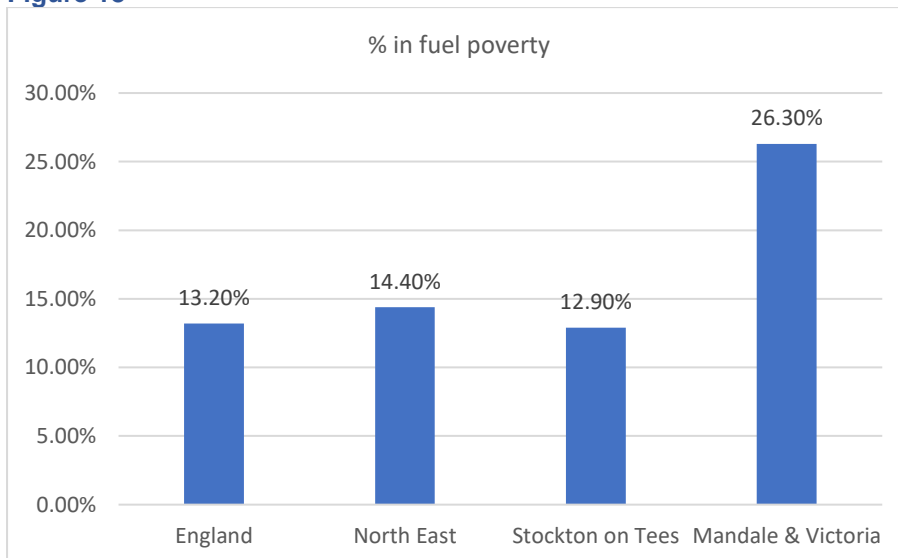
**Figure 17**



### Fuel poverty

Figure 18 suggests that households in the Mandale and Victoria ward suffer significantly in relation to fuel poverty with the percentage standing at 26.3% as opposed to 12.9% for the wider Borough.

**Figure 18**



### Council Tax Banding

On an annual basis all Local Councils set the amount of Council Tax payable by residents based on the value of the property set in April 1991. The analysis of properties by location and Council Tax band can help identify lower value areas as the assessed value of properties falling into band A does not exceed £52,000. Whilst, this system is now significantly out of date, the evidence of house prices within the proposed North Thornaby designated area suggests that for these lower value properties, prices have not improved greatly.

In the North Thornaby area in 2021 80.5% of households fell into Council Tax band A compared to 39.1% in the wider Borough and 23.5% nationally.

### Housing Conditions: Requests for Services (Private Sector Housing)

Legislation is available to local authorities to ensure that property conditions in the private rented properties do not have an adverse effect on the health, safety or welfare of tenants or visitors to a property. Where necessary the Council will service statutory repair notices on landlords to ensure that conditions are improved.

The Housing Act 2004, through the Housing, Health and Safety Rating System (HHSRS), provides local authorities with the powers to calculate the seriousness of certain hazards, with Category 1 hazards being the most serious.

Table 8 details the number of complaints received regarding housing disrepair in private rented properties. Over a 3-year period from April 2020 to March 2023, 10.6% of these complaints related to properties in the proposed North Thornaby Selective Licensing designated area and of the Category 1 hazards identified in the Borough, 6% of these were within the North Thornaby area.

Following a similar pattern, of the statutory notices served, 13.6% related to properties in the North Thornaby wards, with 100% of the notices served relating to properties in proposed North Thornaby designated area.

**Table 8**

| REQUESTS FOR SERVICE |                         |                          |
|----------------------|-------------------------|--------------------------|
| Year                 | Mandale & Victoria Ward | Selective Licensing Area |
| 2020 – 2021          | 16%                     | 10%                      |
| 2021 – 2022          | 14%                     | 12%                      |
| 2022 – 2023          | 13%                     | 10%                      |
| CATEGORY 1 HAZARDS   |                         |                          |
| Year                 | Mandale & Victoria      | Selective Licensing Area |
| 2020 – 2021          | 6%                      | 3%                       |
| 2021 – 2022          | 10%                     | 6%                       |
| 2022 – 2023          | 15%                     | 10%                      |
| NOTICES              |                         |                          |
| Year                 | Mandale & Victoria      | Selective Licensing Area |
| 2020 – 2021          | 60%                     | 60%                      |
| 2021 – 2022          | 0%                      | 0%                       |
| 2022 – 2023          | 14%                     | 14%                      |

### What does the data tell us?

Table 9 summarises the information presented previously showing the difference in data at both a national and local level. The census 2021, showed a significant rise in private rented stock across the country but in North Thornaby the number of private rented properties is more than double the national percentage at 41%.

**Table 9**

| Area             | Private Rent Stock % | % Properties in Council Tax Band A | % Empty Properties | Average House Prices |
|------------------|----------------------|------------------------------------|--------------------|----------------------|
| England          | 20% (2021)           | 23.5% (2021)                       | 2.5% (2021)        | £289,818 (2021)      |
| Stockton-on-Tees | 17% (2021)           | 39.4% (2021)                       | 2.4% (2022)        | £168,571 (2021)      |
| North Thornaby   | 41% (2021)           | 80.5% (2021)                       | 11.2% (2021)       | £71,988 (2023)       |

The proportion of properties in Council Tax band A in North Thornaby is double the number in the Borough and almost 4 times as many as the England average.

North Thornaby have a significantly higher percentage of empty properties compared to the wider Borough with an even higher percentage of empty dwellings falling within the designated area boundary.

House prices within North Thornaby are significantly lower than the rest of the Borough and nationally.

## **DEPRIVATION<sup>34</sup>**

The Indices of Multiple Deprivation are a national measure used to determine deprivation across the country. It considers several factors that impact on an individual's/family's circumstances that lead to a categorisation of deprivation. There are seven overarching deprivation indicators which are:

- Income Deprivation
- Employment Deprivation
- Education, Skills and Training Deprivation
- Health Deprivation and Disability
- Crime
- Barriers to Housing and Services
- Living Environment Deprivation

Each of the above measures are produced using a range of factors from different datasets available to determine where an area is on the deprivation scale in relation to other wards in England.

The indices are presented in two different ways Middle Super Output Areas (MSOA's) and Lower Super Output Areas (LSOA's). The MSOA provides information at a ward level and LSOA's provide more in-depth statistical analysis for wards.

### **General Information regarding deprivation in North Thornaby**

In 2019 the Indices of Multiple Deprivation (IMD) found Stockton-on-Tees to be the 73<sup>rd</sup> most deprived Local Authority area out of a total of 317 Local Authorities:

- Mandale and Victoria ward is in the 10% most deprived wards in the country and is ranked at 5659 of 7529 wards, where the higher the score the more deprived the ward<sup>35</sup>
- Mandale and Victoria ward is in the 10% most deprived wards in the country. Of the 26 wards in the Borough of Stockton-on-Tees, Mandale and Victoria has the 8<sup>th</sup> highest level of relative deprivation in the Borough.

## **HOUSING DEPRIVATION**

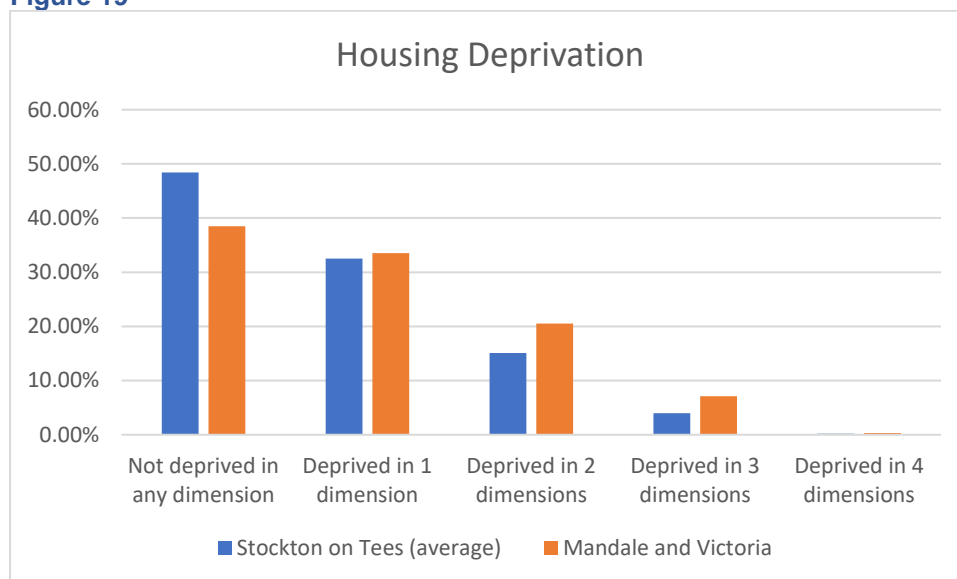
Housing deprivation is measured by four dimensions: Employment, Education, Health, and Disability and Overcrowding. Figure 19 illustrates that both Mandale and Victoria record a higher percentage of people who are deprived in two or more dimensions.

---

<sup>34</sup> Index of Multiple Deprivation 2019

<sup>35</sup> Ward Based National Ranks IMD 2019

**Figure 19**



### **Income**

Comparing the ward with the Borough overall, there are more households likely to have a net annual income of less than £15,000<sup>36</sup>, which will make households more dependent on Universal Credit and other benefits as well as Free School Meals if they have children of school age between 4 and 16 years and claiming Council Tax benefits.

### **Out of Work Benefits**

- The number of people claiming Jobseeker's Allowance plus those who claim Universal Credit and are required to seek work and be available for work is higher than the Borough average of 4.1%, with Mandale and Victoria being 5.8% (ONS March 2023).
- The percentage of residents 16 to 64 claiming universal credit is higher than the England average of 6.6% and the Borough average of 7%. The number of claimants in Mandale and Victoria is 9.7%.
- The percentage of residents 18 – 24 claiming universal credit is lower than the England average of 9.2% and Borough average of 13.1%, with Mandale and Victoria being 5.4%.

### **Unemployment**

3.3% of the boroughs working age population are unemployed. The unemployment rate in North Thornaby is nearly double the borough average at 5.6% (adult unemployment is 5.8% and the youth unemployment is 5.4%).

### **Number of Council Tax Claimants**

The total number of people claiming Council Tax benefits in the Borough is 16,988 of which 1709 or 10.1% live in the Mandale and Victoria wards. This ward ranks first in the Borough for the number of Council tax claimants.

<sup>36</sup> Ward profiles 2023

Figure 20 - Percentage of Children Accessing Free School Meals (FSM) (4 to 16 years)<sup>37</sup>



As can be seen from Figure 20, the percentage of children accessing Free School Meals is significantly higher in North Thornaby than across the Borough. Children are eligible for Free School Meals if the household earnings are less than £7,400.

## EDUCATION, SKILLS, AND TRAINING

### Children and Young People's Attainment



In North Thornaby the percentage of children reaching a good level of development at the end of reception is 72.4% in comparison with the top ranked ward with a percentage of 86.3%.



The Borough average for achieving a grade 5 and above (1 being the lowest and 9 being the highest) in English and Maths GCSE is 53.2%. In North Thornaby it is 40.2% in comparison to the highest-ranking ward of 73.9%<sup>38</sup>

Educational attainment within children is often linked to deprivation and the table above demonstrates that children in the North Thornaby designated area do not perform as well as those across the Borough and significantly lag their peers in the highest-ranking ward.

### Adult Attainment



The percentage of adults with no qualifications is 29.3%.



Only 14.5% of adults aged 16 – 74 in North Thornaby have a degree, HNC or professional qualification.

## HEALTH

<sup>37</sup> Spring 23 Pupil Census (January 2023)

<sup>38</sup> DfE KS4 Revised Data 2022, Summer 2022 Pupil Census, NCER

Health indicators, including general health of the population, life expectancy and self-harm, are often used as a determinant of the effects of deprivation on a community<sup>39</sup>.

### Life Expectancy at birth (Males and Females 2016-20<sup>40</sup>)

- Over the period 2016 – 2020 life expectancy at birth in Stockton-on-Tees was 78.4 for a male and 81.3 for a female, which is lower than the national average of 79.5 for males and 83.2 for females.
- The life expectancy for the Mandale and Victoria ward is 74.9 years for males and 76.8 years for females, a difference from the Borough wide total of 3.3 years and 4.5 years respectively. The difference when compared to the highest-ranking ward in terms of age is significant at 9.2 years for males and 13.5 years for females.

### Self-Harm<sup>41</sup>

Five-year Hospital Episode Data relating to emergency hospital admissions for intentional self-harm indicates that North Thornaby has the 12<sup>th</sup> highest number hospital admissions for intentional self-harm of all wards in the Borough at 132.9. This is in comparison to the Norton West ward that had the lowest number of hospital admissions for self-harm at 25.8.

### Disability

A person is classed as disabled under the Equality Act of 2010<sup>42</sup> if they have a physical or mental impairment that has a ‘substantial’ and ‘long-term’ negative effect on their ability to do normal daily activities, which is likely to affect a person’s household income as they are less likely to be in employment and more likely to rely on Universal Credit and other benefits. Within Mandale and Victoria 23.8% of people are classed as being disabled under the Equality Act, this is higher than the Stockton-on-Tees average which is 19.9%.

## CRIME

**Table 10 - Crime per 1,000 population<sup>43</sup>**

|                           | England | Stockton-on-Tees | Mandale & Victoria |
|---------------------------|---------|------------------|--------------------|
| Domestic Abuse            | 13.5    | 15.4             | 26.0               |
| Criminal Damage and Arson | 8.6     | 9.5              | 20.9               |
| Theft Offences            | 14.3    | 9.4              | 26.1               |

The ward was the location for 10.7% of Stockton-on-Tees Borough's recorded crimes; 10.6% of domestic abuse crimes, 13.8% of recorded criminal damage and arson offences, 10.7% of recorded theft offences (excl. burglary, vehicle crime or robbery) and 9.5% of all recorded anti-social behaviour incidents.

In comparison with the Borough, the North East and England, the Ward has a higher rate per 1,000 population for recorded crime; recorded criminal damage and arson; and, recorded theft offences (excl. burglary, vehicle crime or robbery). Domestic abuse crime recorded rate per 1,000 was greater in the Ward than the Borough and England; and the anti-social behaviour incident rate per 1,000 was greater than the Borough, North East and England. Considering fires, the Ward was the location for 0.07% of all primary and 0.27% of secondary fires in England.

<sup>39</sup> ONS – Census 2021 General Health

<sup>40</sup> Source: The Office of Health Improvement and Disparities analysis of ONS death registration and mid-year population estimates.

<sup>41</sup> Source: Hospital Episode Statistics (HES)

<sup>42</sup> [Equality Act 2010 definition](#)

<sup>43</sup> Police crime data 2020/21



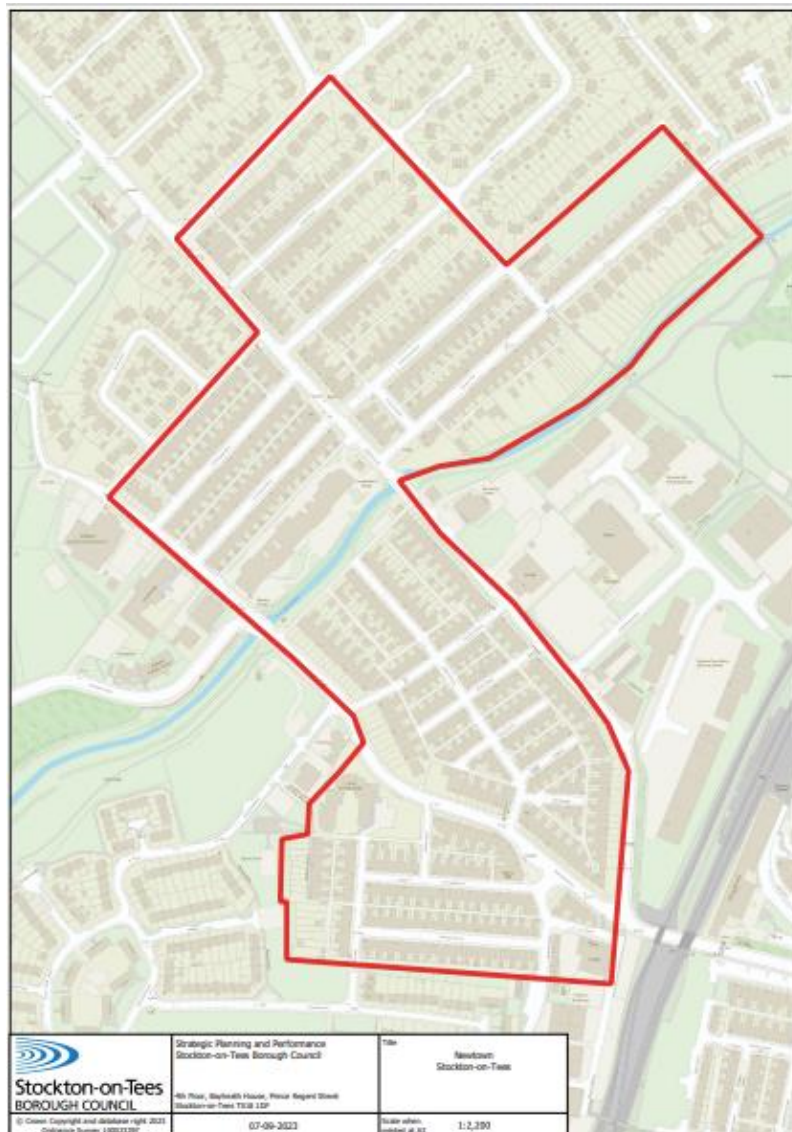
# CHAPTER 4

# NEWTOWN



## NEWTOWN

This is an area of older, predominately terraced housing and forms part of the Newtown ward. The map below identifies the proposed Newtown Selective Licensing area within the red boundary.



## NEWTOWN OVERVIEW

The Newtown Ward is in Stockton North and is home to just under 7,200 people. Experian Mosaic Public Sector (EMPS) highlights this area is likely to be home to predominantly families with children who are likely to have limited resources and squeezed budgets. According to the Index of Multiple Deprivation (IMD) 2019, it is the 2nd (out of 26, with 26th being least deprived) most deprived Ward in Stockton-on-Tees Borough<sup>44</sup>

The proposed Selective Licensing designation area covers a residential area which accounts for 2% of the housing stock in the Borough. Within this area 45% of properties are privately rented.

<sup>44</sup> Newtown ward profile 2023

## PROPOSED SELECTIVE LICENSING DESIGNATED AREA

Selective Licensing is proposed on the basis that this area is experiencing significant and persistent problems caused by high levels of crime and anti-social behaviour, with high concentrations of private rented properties (well above the national average) and is experiencing high levels of deprivation.

The narrative below provides an overview of Newtown, highlighting the evidence used to support the decision regarding the choice of the Selective Licensing area.

The Newtown ward is the most densely populated ward in the Borough with 3857 people per square kilometer whilst it is 959.3 per square kilometer in the Borough of Stockton-on-Tees.

## SIGNIFICANT AND PERSISTENT ANTI-SOCIAL BEHAVIOUR (ASB)

When identifying if an area is suffering from, ASB, it is recommended by the DCLG that the local housing authority consider the following factors:

- **Crime:** tenants engaged in poor tenant type behavior, engaged in vandalism, criminal damage, burglary, or theft.
- **Nuisance Neighbours:** resulting in harassment, intimidation, noise or nuisance affecting members of the public. Tenants engaged in begging, anti-social drinking, drugs or prostitution as examples.
- **Environmental crime:** where tenants are engaged in graffiti, flyposting, fly-tipping, litter, waste, and drugs as examples in/around the curtilage of the property.

ASB is not exclusively but can include acts of:

- Verbal abuse, intimidation or harassment behavior of tenants or neighbours.
- Noise, rowdy and nuisance behavior affecting persons living in or visiting the vicinity.
- Animal related problems.
- Vehicle related nuisance.
- Anti-social drinking or prostitution.
- Illegal drug taking or dealing.
- Graffiti and fly posting, and
- Litter and waste within the curtilage of the property.

If ASB is being carried out within the immediate vicinity of the property, and is being caused by the occupiers of it, then it would be reasonable to expect a landlord to ensure that those persons are not conducting themselves in such a way that is adversely impacting on the local community. This applies equally to visitors to the property.

ASB can have significant effect on individuals, families, and areas, with higher levels of ASB causing a blight on the area concerned. For example, those experiencing anti-social behaviour are likely to be fearful, unhappy living in the area areas and want to leave leading to increased property turnover.

ASB is defined by the Housing Act 2004 as “Conduct on the part of occupiers of, or visitors to, residential premises:

- Which causes or is likely to cause a nuisance or annoyance to persons residing, visiting, or otherwise engaged in lawful activities in the vicinity of such premises, or
- Which involves or is likely to involve the use of such premises for illegal purposes”.

To inform the assessment the Council has considered its own data and that recorded by Cleveland Police. This information evidenced problems of ASB in the proposed designated area.

### **Crime rates**

Compared to other areas within the Borough, Newtown has relatively high levels of crime. For 2020/21 the crime rate was responsible for 5.6% of the Borough's total recorded crime.

### **Anti-Social Behaviour (Ward Profile)**

Newtown is the location for 6% of all recoded anti-social behaviour incidents within the Borough, ranking it as 5 of the boroughs 26 wards.

Newtown is also responsible for 8.3% of the Borough's fly-tipping removal.

### **Police ASB Incidents (2020/21) – Figure 21**

The number of reported ASB incidents to the police in 2021/22 is illustrated on the heat map (Figure 21) on page 35. This heat map evidences clusters of ASB incidents:

|                         |       |
|-------------------------|-------|
| Nuisance incidents      | – 171 |
| Personal incidents      | – 17  |
| Environmental incidents | – 14  |

Figure 21 highlights the level of ASB incidents reported to Cleveland Police in the proposed Newtown Selective Licensing designation area, concentrates of ASB activity are clearly evidenced (darker shading).

### **Council ASB (2022/23) – Figure 22**

Figure 22 highlights (via heat mapping) the number of ASB incidents reported to the Council in the Newtown Selective Licensing designated area.

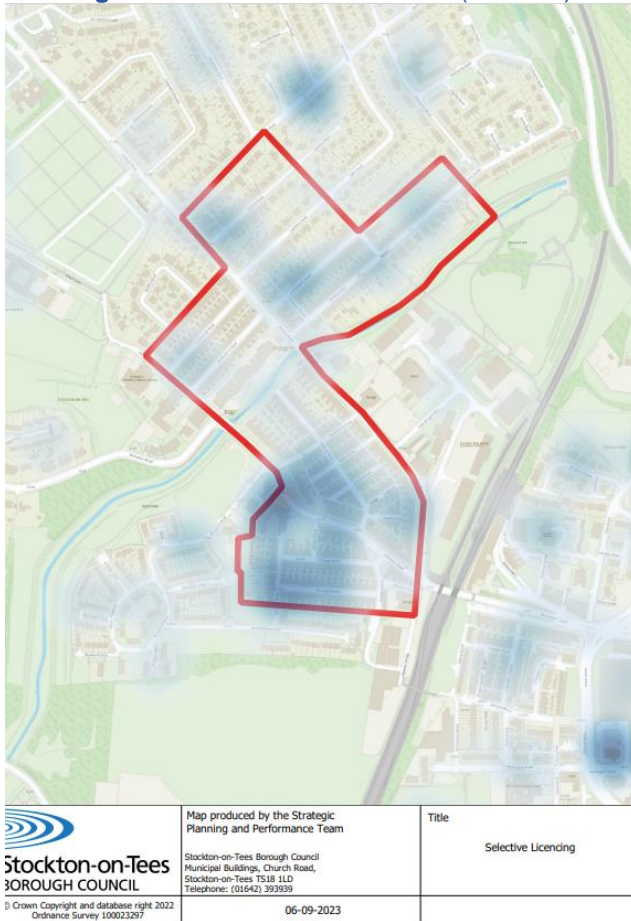
As can be seen on Figure 22 reports of ASB made to the Council follow similar patterns as those reported to Cleveland Police.

The main causes of ASB and Environmental Nuisance reported to the Council as summarised in the Table 11 below:

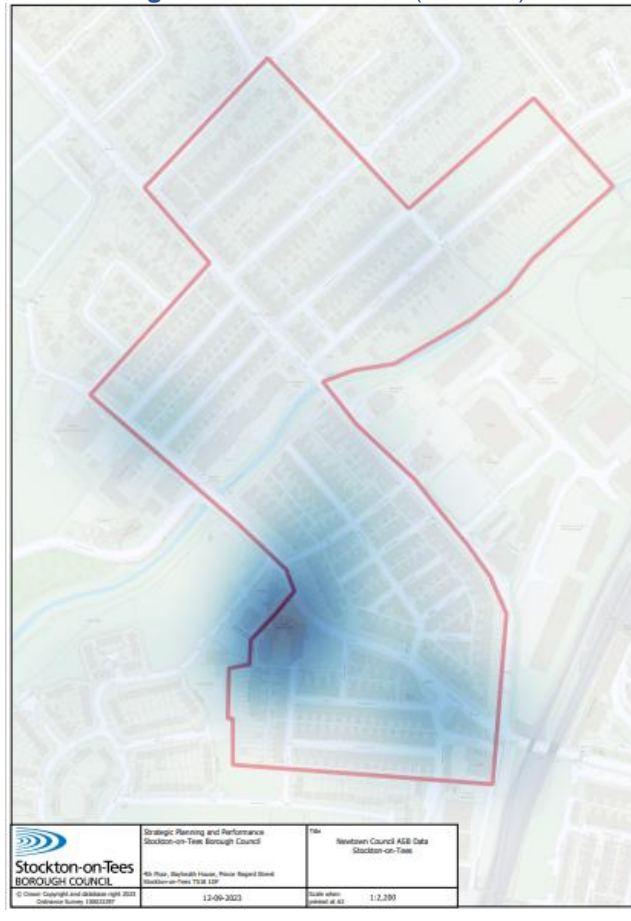
**Table 11**

| Issues                | Percentage |
|-----------------------|------------|
| Anti-social behaviour | 24%        |
| Noise/Animal          | 21%        |
| Litter/Rubbish        | 17%        |
| Vehicle               | 17%        |
| Dog Fouling           | 10%        |

**Figure 21: Police ASB Incidents (2020/21)**



**Figure 22: Council ASB (2022/23)**



**Figure 23: Police Reported Crime (2020/21)**



## CRIME

The table below shows that the incidence of domestic violence is very high compared to the Borough and national average, and criminal damage and arson are high.

**Table 12 Crime per 1,000 population<sup>45</sup>**

|                           | England | Stockton-on-Tees | Mandale & Victoria |
|---------------------------|---------|------------------|--------------------|
| Domestic Abuse            | 13.5    | 15.4             | 29.4               |
| Criminal Damage and Arson | 8.6     | 9.5              | 18.7               |
| Theft Offences            | 14.3    | 9.4              | 3.7                |

The heat map shown in Figure 20 below highlights that there is a high level of crime in the Selective Licensing designated area with most of the area affected, with the area at the bottom of the map showing a significant level of crime.

## DEPRIVATION

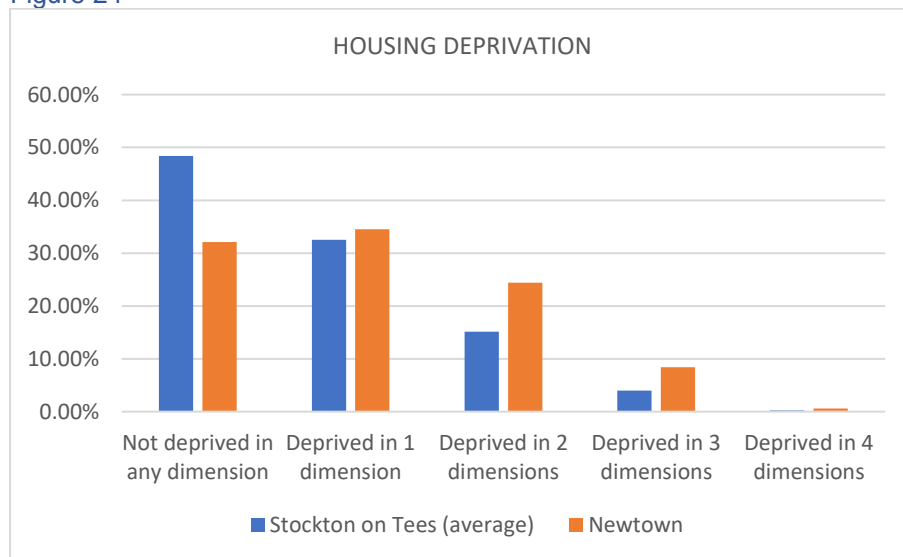
In 2019 the Indices of Multiple Deprivation (IMD) found Stockton-on-Tees to be the 73<sup>rd</sup> most deprived Local Authority area out of a total of 317 Local Authorities:

- Newtown ward is in the 10% most deprived wards in the country and is ranked at 6812 of 7529 wards, where the higher the score the more deprived the ward<sup>46</sup>
- Newtown has the 2<sup>nd</sup> highest level of relative deprivation in the Borough of the 26 wards.

## HOUSING DEPRIVATION

Housing deprivation is measured by four dimensions of deprivation: Employment, education, health and disability, and household overcrowding. As can be seen from Figure 24 below Newtown suffers from significantly more deprivation in relation to the four dimensions compared to the wider Borough.

**Figure 24**



<sup>45</sup> Police Crime Data 2020/21

<sup>46</sup> Ward Based National Ranks IMD 2019

## UNEMPLOYMENT

Of the working age population within Stockton-on-Tees which is 53.3%, 3.3% are unemployed. This is in stark contrast to the Newtown ward which has a significantly higher level of unemployment compared to the Borough average at 10.4%, with adult unemployment being 9% and youth unemployment being 11.9%.

### Out of Work Benefits

- The number of people claiming Jobseeker's Allowance plus those who claim Universal Credit and are required to seek work and be available for work is higher than the Borough average of 4.1%, with Newtown being 9.0% (ONS March 2023).
- The percentage of residents 16 to 64 claiming universal credit is higher than the England average of 6.6% and the Borough average of 7%. The number of claimants in Newtown is 14.1%.
- The percentage of residents 18 – 24 claiming Universal Credit is significantly higher than the England average of 9.2% and Borough average of 13.1%, with Newtown being 23.7%.

### Percentage of Council Tax Claimants

The total number of people claiming Council Tax benefits across the Borough is 16,988 of this number 1083 or 6.4% live in the Newtown ward and 57.9% were accessing free school meals.

### Number of Children accessing Free Schools Meals (4 - 16 years)

There is a high percentage of households with school aged children, in the Newtown designated area, who are accessing Free School Meals, which indicates a significant level of deprivation based on several qualifying criteria.

Figure 25 – The percentage of Children Accessing Free Schools Meals (FSM) (4 to 16 years)<sup>47</sup>



## EDUCATION, TRAINING AND SKILLS

### Children and Young People's Attainment



In Newtown the percentage of children reaching a good level of development at the end of reception is 70.5% in comparison with the top ranked ward with a percentage of 86.3%.



The Borough average for achieving a grade 5 and above (1 being the lowest and 9 being the highest) in English and Maths GCSE is 53.2%. In Newtown it is 43.0% in comparison to the highest-ranking ward of 73.9%<sup>48</sup>

<sup>47</sup> Spring 2023 Pupil Census (January 2023)

<sup>48</sup> Data Source: DfE KS4 Revised Data 2022, Summer 2022 Pupil Census, NCER

The Educational attainment of children is often linked to deprivation and the table above demonstrates that children in the Newtown designated area do not perform as well as those across the Borough and significantly lag their peers in the highest-ranking ward.

### Adult Attainment



The percentage of adults with no qualifications in Newtown is 31%.



Only 12.6% of adults aged 16 – 74 in Newtown have a degree, HNC or professional qualification.

## HEALTH

### Life Expectancy at birth – Males and Females 2016-20<sup>49</sup>

Over the period 2016 – 2020 life expectancy at birth in Stockton-on-Tees was 78.4 for a male and 81.3 for a female, which is lower than the national average of 79.5 for males and 83.2 for females.

The life expectancy for the Newtown ward is 74.2 years for males and 76.6 years for females, a difference from the Borough wide total of 4 years and 4.7 years respectively. The difference when compared to the highest-ranking ward in terms of age is significant at 9.9 years for males and 13.7 years for females.

### Self-Harm

Five-year Hospital Episode Data relating to emergency hospital admissions for intentional self-harm indicates that Newtown 3<sup>rd</sup> highest number hospital admissions for intentional self-harm of all wards in the Borough at 237.1. This is in comparison to the Norton West ward that had the lowest number of hospital admissions for self-harm at 25.8.

### Disability

A person is classed as disabled under the Equality Act of 2010<sup>50</sup> if they have a physical or mental impairment that has a 'substantial' and 'long-term' negative effect on their ability to do normal daily activities, which is likely to affect a person's household income as they are less likely to be in employment and more likely to rely on universal credit and other benefits. Within Newtown 23.4% of people are classed as being disabled under the Equality Act, this is higher than the Stockton-on-Tees average which is 19.9%.

### Empty properties

Nationally 2.7% of the total housing stock is vacant (DLUHC– vacant dwellings 2022). Based on Council Tax records at the end of March 2023 Borough wide, 2.6% of the housing stock are empty properties.

Within the proposed Newtown licensing area, as of March 2023, Council Tax records indicated that 11.2% of properties were empty and yet this area covers less than 1% of the geographical area of Stockton-on-Tees.

---

<sup>49</sup> Source: The Office of Health Improvement and Disparities analysis of ONS death registration and mid-year population estimates.

<sup>50</sup> [Equality Act 2010 definition](#)

### **Long Term Empty Properties**

Long term empty properties are those which have been empty for longer than 6 months. Nationally the percentage of long-term empty properties is 0.85% (Data source: DCLG 2017 Live Tables on Dwelling Stock) is vacant.

The data presented here is from March 2023 and identified that of the empty properties within the proposed Newtown designated area, 11.2% have been empty for longer than 6 months.

Properties that are left empty for long periods of time can have negative effects on a residential area, as outlined below:

- Less housing on the market available to buy or rent at a difficult time within the housing market.
- They can attract ASB including vandalism, litter and sometimes arson.
- Market values are often reduced as neighbours move away and confidence is reduced.
- They are a wasted resource both financially and in terms of potential housing or community use.
- The reduced spending power of the local area impacts on local businesses and the general economic stability of the area.