


<p><b>London Borough of Hammersmith &amp; Fulham</b></p> <p><b>LEADER'S URGENCY REPORT</b></p> <p>JANUARY 2017</p>	
<p><b>REVOCAION OF STREETS UNDER SELECTIVE LICENSING</b></p>	
<p><b>Report of the Leader – Councillor Stephen Cowan</b></p>	
<p><b>Open Report</b></p>	
<p><b>Classification - For Decision</b></p> <p><b>Key Decision: Yes</b></p>	
<p><b>Wards Affected: All</b></p>	
<p><b>Accountable Director:</b> Nicholas Austin, Environmental Health</p>	
<p><b>Report Author:</b> Richard Buckley, Head of Environmental Health (Residential)</p>	<p><b>Contact Details:</b>  Tel: 020 8753 3971  E-mail: Richard.buckley@lbhf.gov.uk</p>
<p><b>Reasons for Urgency:</b> We have published a legal notice designating certain streets for selective licensing. A correction to this list is necessary to ensure compliance under the Housing Act 2004.</p>	

AUTHORISED BY:  
Councillor Stephen Cowan  
DATE: 1 February 2017

**1. EXECUTIVE SUMMARY**

- 1.1. On 5<sup>th</sup> December 2016, following extensive public consultation, Cabinet agreed to designate, under the Housing Act 2004, 172 streets in Hammersmith & Fulham for Selective Licensing. We published a designation notice in accordance with legal timeframes on 13 December 2016.
- 1.2. A subsequent review of a data set informing the original street selection has since shown that anti-social behaviour in 44 streets is not owing to the private rented sector but other sources. Therefore, under the Housing Act these streets do not meet the criteria for Selective Licensing. Consequently, we must revoke them before Selective Licensing goes live 5<sup>th</sup> June 2017.

## **2. RECOMMENDATIONS**

- 2.1. The Leader approve that the streets listed in Appendix 2, designated under the Housing Act 2004 for Selective Licensing, be revoked.

## **3. REASONS FOR DECISION**

- 3.1. Upon review, several streets listed in Appendix 2 no longer meet the legal requirement for designation under Selective Licensing. To comply with the Housing Act 2004 the streets must be revoked.

## **4. PROPOSAL AND ISSUES**

### **Original analysis**

- 4.1. In 2015, we undertook a detailed analysis of anti-social behaviour and the private rented sector. The review of our property and street-based complaints systems confirmed a strong correlation at street level, at locations across the borough.
- 4.2. In addition, officers undertook a sample inspection of over 1,000 properties across the whole Borough, to profile property types.
- 4.3. The review resulted in a model, which showed that 172 streets [see Appendix 1] in the borough, made up just under 20% of the private rented sector, accounted for nearly 37% of the borough's anti-social behaviour and police call outs.
- 4.4. Anti-social behaviour of concern includes noise nuisance, issues with rubbish collection and storage, fly-tipping; and includes Police call outs to incidents.
- 4.5. The same group of streets account for just under one third of crime in the bough, 38% of all environmental nuisance, 37% of all fly-tipping, 30% of litter / detritus complaints and 27% of all incidents where a fire engine was dispatched.
- 4.6. Residents in these areas tend to have a greater fear of being a victim of crime, but are significantly more likely to be concerned about being mugged

or robbed, having things stolen from their cars, and being physically attacked by strangers.

### **Consultation**

- 4.7. In July 2016 we commenced a 12-week public consultation seeking views on the introduction of selective licensing. An independent research company led the consultation.
- 4.8. We promoted the consultation via an on-line survey, hand delivered 17,375 leaflets to targeted addresses (including 172 streets listed for Selective Licensing), wrote to known letting agents and landlords and promoted it in neighbouring boroughs. We advertised the consultation in the local press and regularly tweeted information and responses to questions.
- 4.9. We placed an article on the London Property Licensing website. The page viewed 6,443 times by interested persons. They also sent a local newsletter to over 500 subscribers.
- 4.10. Researchers, door step interviewed a random sample of 1,040 borough households, representative by ward, age, gender, and ethnicity and an additional 800 HMO tenants.
- 4.11. In addition, a researcher interviewed relevant stakeholder organisations including neighbouring authorities, third sector organisations and charities, landlord groups, and providers of alternative schemes.

### **Report & Cabinet approval**

- 4.12. The independent research company compiled all the findings and feedback. On 5<sup>th</sup> December 2016 Cabinet approved a report recommending the introduction of Selective Licensing and other measures based on the findings.

### **Subsequent issue**

- 4.13. On publication of the Council's decision a subsequent query about the selection of a street listed for designation led to us rechecking the original model. Upon analysis we identified an erroneous data set that skewed the level of anti-social behaviour emanating from private rented properties at this location; the primary source being a commercial outlet.

## **5. OPTIONS AND ANALYSIS OF OPTIONS**

- 5.1. We have removed the erroneous data set that identified the private rented sector as the source of anti-social behaviour in certain streets.
- 5.2. Our analytical officers have checked and re-checked the model data sets against the designated streets. Consequently, privately rented properties on 44 streets no longer require Selective Licensing; Additional and Mandatory Licensing still apply.
- 5.3. The requirement for Selective Licensing on these streets is to be revoked, subject to approval, in advance of 5 June 2017 when Selective Licensing comes into force at other locations in Hammersmith & Fulham.

## **6. CONSULTATION**

6.1. Not applicable

## **7. EQUALITY IMPLICATIONS**

7.1. Not applicable

## **8. LEGAL IMPLICATIONS**

8.1. Section 84 of the Housing Act 2004 requires the Council to review from time to time the operation of any designation. On review the Council can revoke the designation.

8.2. If the designation notice has already been published then a notice of the revocation will need to be published setting out the street(s) that are being removed from the published designation notice. The notice of revocation should be displayed and notification of the revocation provided in the same way as the designation notice i.e. place the revocation notice on the relevant public notice boards (if any), publish the revocation notice on the Council's internet site and arrange for its publication in at least two local newspapers.

8.3. *Implications verified/completed by: Tazafar Asghar, Barrister Tel: 0207 641 2694*

## **9. FINANCIAL IMPLICATIONS**

9.1. The reduction in the number of streets subject to Selective Licensing will reduce the potential licence fee receipts from privately rented properties by approximately £70,000 of a potential £2,500,000

9.2. It is a legal requirement that the income and cost of any licensing scheme is neutral. We will reduce any outgoing costs accordingly

9.3. *Implications verified/completed by: Gary Hannaway, Head of Finance, 020 8753 6071*

### **LIST OF APPENDICES:**

***Appendix 1 – 172 designated streets under Selective Licensing***

***Appendix 2 - streets revoked under Selective Licensing***

**Appendix 3** – *Anti-social behaviour vs private rented sector data sets*

## *Appendix 1 – Current designated streets under Selective Licensing*

Adie Road	Foxglove Street	Palliser Road
Aldensley Road	Frithville Gardens	Parsons Green
Armada Road	Fulham Broadway	Parsons Green Lane
Askew Crescent	Fulham High Street	Peterborough Mews
Askew Road	Fulham Park Road	Poplar Mews
Aspenlea Road	Fulham Road	Porten Road
Astrop Mews	Galloway Road	Primula Street
Astrop Terrace	Glenroy Street	Purcell Crescent
Augustine Road	Glenthorne Road	Ravenscourt Avenue
Barb Mews	Goldhawk Mews	Ravenscourt Park
Basuto Road	Goldhawk Road	Ravenscourt Place
Batoum Gardens	Goodwin Road	Raynham Road
Batson Street	Gorleston Street	Redmore Road
Beaconsfield Terrace Road	Grimston Road	Reporton Road
Beavor Lane	Gwyn Close	Rickett Street
Bentworth Road	Harwood Terrace	Rigault Road
Beryl Road	Hawksmoor Street	Rockley Road
Bishop's Avenue	Hazlitt Mews	Rosebury Road
Bloemfontein Road	Hilary Close	Ryecroft Street
Bloemfontein Way	Hofland Road	Scrubs Lane
Bothwell Street	Hopgood Street	Shepherd's Bush Place
Bramble Gardens	Imperial Road	Shepherd's Bush Road
Britannia Road	Jerdan Place	Sherbrooke Road
Broomhouse Lane	Kenmont Gardens	Shortlands
Bryony Road	Kilmarsh Road	Snowbury Road
Bulwer Street	King Street	South Black Lion Lane
Byam Street	King's Road	Southcombe Street
Cactus Walk	Lalor Street	Southerton Road
Cambria Street	Lamington Street	Spring Vale Terrace
Cambridge Grove	Lanfrey Place	St John's Close
Cassidy Road	Langford Road	Stanwick Road
Cathnor Road	Larnach Road	Station Approach
Caverswall Street	Leamore Street	Sterne Street
Caxton Road	Lettice Street	Studland Street
Chancellors Road	Leysfield Road	Sullivan Road
Charlow Close	Lilac Street	Talgarth Road
Clancarty Road	Lime Grove	Tamarisk Square
Colehill Lane	Loris Road	Telephone Place
Commonwealth Avenue	Lower Mall	Terrick Street
Coningham Mews	Luxemburg Gardens	Trevanion Road
Coulter Road	Macbeth Street	Tyrawley Road
Crabtree Lane	Macfarlane Road	Upper Mall
Daffodil Street	Mandela Close	Uxbridge Road
Dalling Road	Maurice Street	Vereker Road
Dawes Road	Meldon Close	Wallflower Street
Devonport Road	Melina Road	Waterford Road
Down Place	Melrose Terrace	Watermeadow Lane
Dunraven Road	Micklethwaite Road	Wells Road
Eddiscombe Road	Milson Road	Wood Lane
Effie Place	Molesford Road	Woodlawn Road
Effie Road	Moore Park Road	Woodstock Grove
Elysium Place	New King's Road	Yew Tree Road
Epirus Mews	Norbroke Street	
Erconwald Street	Normand Road	
Fane Street	North End Crescent	
Farm Lane	North End Road	
Felden Street	Old Oak Road	
Fielding Road	Ollgar Close	
Filmer Road	Ormiston Grove	
Firth Gardens	Overstone Road	

## *Appendix 2 – 44 Streets revoked under Selective Licensing*

Astrop Mews  
Astrop Terrace  
Augustine Road  
Barb Mews  
Beavor Lane  
Bishop's Avenue  
Bloemfontein Way  
Bramble Gardens  
Britannia Road  
Broomhouse Lane  
Cactus Walk  
Cassidy Road  
Caverswall Street  
Charlow Close  
Commonwealth Avenue  
Down Place  
Elysium Place  
Fane Street  
Farm Lane  
Gorleston Street  
Grimston Road  
Gwyn Close  
Harwood Terrace  
Hazlitt Mews  
Hilary Close  
Imperial Road  
Langford Road  
Macbeth Street  
Mandela Close  
Meldon Close  
Molesford Road  
Peterborough Mews  
Poplar Mews  
Ravenscourt Avenue  
Ravenscourt Park  
Rickett Street  
Shortlands  
South Black Lion Lane  
St John's Close  
Station Approach  
Sullivan Road  
Telephone Place  
Wallflower Street  
Watermeadow Lane

### **Appendix 3 – Anti-social behaviour vs private rented sector data sets**

#### **Model**

We used an established predictive mathematical model, ‘the Simplex Method’, to analyse anti-social behaviour across Hammersmith & Fulham and its correlation with the private rented sector. The algorithm finds the optimal solution by systematically choosing values against defined criteria. In this case the ‘what-if analysis’ finds the optimum level of properties in the Private Rented Sector (PRS) that does not exceed 20% of PRS and 20% households, or exceeds 20% of geographical area, but maximises the coverage of Anti-Social Behaviour (ASB). The method predicts the best available result. All models are subject to uncertainty.

The ASB data comes from Council and Police databases and includes property related incidents for noise and nuisance, street based incidents that relate to property including litter, refuse placed out on the wrong day, fly-tipping and graffiti and property related incidents of crime.

#### **Definitions**

**Anti-Social Behaviour(ASB):** Data source 1) property specific police crime data, 2) street based refuse/litter/fly-tipping/graffiti3)Noise & statutory nuisance.

**Household:** estimate of separate group of residents (e.g. family is one household) at postcode level and aggregated up (based on Census 2011 and publicly available data).

**Gazeteer number of residential properties:** addresses flagged as residential except for HMOs/residential institution (2016 data).

**Ratio ASB vs PRS:** [estimate of ASB relating to privately rented sector (PRS)] % of ASB (of the borough total that is) against the streets % of total households (of the borough). A ratio of one or more than one indicates a higher level of ASB then expected if ASB was tenure neutral

**Note:** Revised model excludes sources of ASB originating from commercial sources. Revised ratio.



**Remaining selective licensing streets:**

Street	Total Households	Gazeteer Number of Residential Properties	% of Private Rented Sector (PRS)	Anti Social Behaviour (ASB) Incidents	Post Consultation Ratio of ASB to PRS	Pre-Consultation Ratio ASB to PRS	Reason for inclusion
Adie Road	34	37	38.2%	252	3.3	3.3	Ratio of ASB to PRS
Aldensley Road	54	52	25.9%	188	1.5	1.8	Ratio of ASB to PRS
Armada Road	32	46	37.5%	105	1.5	1.4	Ratio of ASB to PRS
Askew Crescent	104	137	37.5%	394	1.7	1.9	Ratio of ASB to PRS
Askew Road	346	402	41.3%	914	1.2	1.7	Ratio of ASB to PRS
Aspenlea Road	43	45	32.6%	116	1.2	1.1	Ratio of ASB to PRS
Basuto Road	30	31	26.7%	77	1.1	1.3	Ratio of ASB to PRS
Batoum Gardens	117	132	41.9%	449	1.7	1.9	Ratio of ASB to PRS
Batson Street	20	21	20.0%	62	1.4	1.4	Ratio of ASB to PRS
Beaconsfield Terrace Road	13	21	46.2%	42	1.4	2.4	Ratio of ASB to PRS
Bentworth Road	167	170	21%	359	1.0	1.1	Ratio of ASB to PRS
Beryl Road	101	109	30.7%	531	2.3	2.4	Ratio of ASB to PRS
Bloemfontein Road	184	348	26.1%	676	1.6	1.8	Ratio of ASB to PRS
Bothwell Street	17	16	41.2%	62	1.6	1.7	Ratio of ASB to PRS
Bryony Road	51	55	23.5%	144	1.3	1.6	Ratio of ASB to PRS
Bulwer Street	46	43	39.1%	197	1.9	2.3	Ratio of ASB to PRS
Byam Street	46	78	28.3%	174	1.7	1.4	Ratio of ASB to PRS
Cambria Street	16	16	25.0%	52	1.4	1.5	Ratio of ASB to PRS
Cambridge Grove	80	93	36.3%	878	4.9	5.1	Ratio of ASB to PRS
Cathnor Road	204	231	18.6%	447	1.0	1.3	Ratio of ASB to PRS
Caxton Road	42	45	45.2%	364	3.9	4.0	Ratio of ASB to PRS
Chancellors Road	30	56	23.3%	67	1.0	1.3	Ratio of ASB to PRS

Clancarty Road	89	116	28.1%	257	1.3	1.3	Ratio of ASB to PRS
Colehill Lane	128	135	26.6%	536	1.9	2.1	Ratio of ASB to PRS
Coningham Mews	11	14	45.5%	57	2.3	2.3	Ratio of ASB to PRS
Coulter Road	25	25	24.0%	121	2.2	2.3	Ratio of ASB to PRS
Crabtree Lane	104	113	29.8%	292	1.2	1.3	Ratio of ASB to PRS
Daffodil Street	35	36	20.0%	91	1.2	1.2	Ratio of ASB to PRS
Dalling Road	195	211	32.8%	949	2.2	2.4	Ratio of ASB to PRS
Dawes Road	421	493	40%	944	1.0	1.3	Ratio of ASB to PRS
Devonport Road	280	299	40.4%	886	1.4	1.5	Ratio of ASB to PRS
Dunraven Road	69	85	42.0%	200	1.3	1.4	Ratio of ASB to PRS
Eddiscombe Road	30	33	23.3%	124	1.8	1.8	Ratio of ASB to PRS
Effie Place	4	4	50%	32	3.6	3.6	Link to Effie Road/Ratio of ASB to PRS
Effie Road	15	28	46.7%	362	10.7	12.0	Ratio of ASB to PRS
Epirus Mews	20	24	35.0%	140	3.1	3.2	Ratio of ASB to PRS
Erconwald Street	130	132	20.8%	441	1.5	1.7	Ratio of ASB to PRS
Felden Street	66	72	28.8%	270	1.8	1.9	Ratio of ASB to PRS
Fielding Road	55	79	38.2%	169	1.4	1.4	Ratio of ASB to PRS
Filmer Road	104	129	32.7%	359	1.5	1.7	Ratio of ASB to PRS
Firth Gardens	26	28	38.5%	115	2.0	2.0	Ratio of ASB to PRS
Foxglove Street	26	26	34.6%	111	1.9	2.2	Ratio of ASB to PRS
Frithville Gardens	193	211	40.4%	503	1.2	1.4	Ratio of ASB to PRS
Fulham Broadway	54	65	48.1%	764	6.3	7.1	Ratio of ASB to PRS
Fulham High Street	179	213	45.3%	563	1.4	1.9	Ratio of ASB to PRS
Fulham Park Road	22	24	36.4%	67	1.4	2.0	Ratio of ASB to PRS
Fulham Road	1469	1680	36%	2419	0.7	1.2	High ASB and High PRS
Galloway Road	132	136	25.0%	311	1.0	1.1	Ratio of ASB to PRS
Glenroy Street	21	23	38.1%	70	1.5	1.6	Ratio of ASB to PRS
Glenthorne Road	70	357	27.1%	884	5.6	6.1	Ratio of ASB to PRS
Goldhawk Mews	3	1	33%	56	8.3	8.2	Link to Goldhawk Road/Ratio of ASB to PRS

Goldhawk Road	801	993	40.9%	2301	1.3	1.7	Ratio of ASB to PRS
Goodwin Road	59	65	28.8%	141	1.1	1.8	Ratio of ASB to PRS
Hawksmoor Street	19	19	31.6%	251	5.9	6.0	Ratio of ASB to PRS
Hofland Road	35	39	25.7%	100	1.3	1.4	Ratio of ASB to PRS
Hopgood Street	25	26	44.0%	178	3.2	3.3	Ratio of ASB to PRS
Jerdan Place	7	9	42.9%	283	18.0	20.8	Ratio of ASB to PRS
Kenmont Gardens	46	45	30.4%	152	1.5	1.5	Ratio of ASB to PRS
Kilmarsh Road	31	32	38.7%	106	1.5	1.7	Ratio of ASB to PRS
King Street	541	605	33.8%	3796	3.1	5.1	Ratio of ASB to PRS
King's Road	61	81	37.7%	312	2.3	4.4	Ratio of ASB to PRS
Lalor Street	15	16	40.0%	53	1.6	1.8	Ratio of ASB to PRS
Lamington Street	17	18	23.5%	70	1.8	1.8	Ratio of ASB to PRS
Lanfrey Place	18	21	38.9%	54	1.3	1.4	Ratio of ASB to PRS
Larnach Road	37	39	24.3%	169	2.0	2.1	Ratio of ASB to PRS
Leamore Street	33	33	33.3%	152	2.0	1.9	Ratio of ASB to PRS
Lettice Street	16	21	37.5%	74	2.1	2.5	Ratio of ASB to PRS
Leysfield Road	44	50	45.5%	154	1.6	1.6	Ratio of ASB to PRS
Lilac Street	17	19	23.5%	119	3.1	3.3	Ratio of ASB to PRS
Lime Grove	197	200	36.0%	534	1.2	1.3	Ratio of ASB to PRS
Loris Road	16	18	37.5%	89	2.5	2.6	Ratio of ASB to PRS
Lower Mall Luxemburg Gardens	44	70	40.9%	137	1.4	2.0	Ratio of ASB to PRS
Macfarlane Road	21	24	28.6%	68	1.4	1.8	Ratio of ASB to PRS
Maurice Street	141	161	36.9%	395	1.2	1.4	Ratio of ASB to PRS
Melina Road	14	14	21%	41	1.3	1.5	Link to Bentworth Road/Ratio of ASB to PRS
Melrose Terrace	44	54	43.2%	321	3.2	3.4	Ratio of ASB to PRS
Micklethwaite Road	23	27	39.1%	59	1.1	1.2	Ratio of ASB to PRS
Milson Road	72	78	37.5%	197	1.2	1.3	Ratio of ASB to PRS
	144	173	37.5%	340	1.1	1.2	Ratio of ASB to PRS

Moore Park Road	155	169	36.8%	404	1.2	1.4	Ratio of ASB to PRS
New King's Road	565	722	38.9%	1454	1.1	1.5	Ratio of ASB to PRS
Norbroke Street	62	63	29.0%	142	1.0	1.3	Ratio of ASB to PRS
Normand Road	22	24	22.7%	79	1.6	1.6	Ratio of ASB to PRS
North End Crescent	67	60	25.4%	520	3.5	3.8	Ratio of ASB to PRS
North End Road	771	915	31.5%	3188	1.8	2.6	Ratio of ASB to PRS
Old Oak Road	65	87	27.7%	150	1.0	1.3	Ratio of ASB to PRS
Ollgar Close	78	83	48.7%	525	3.0	3.0	Ratio of ASB to PRS
Ormiston Grove	177	204	37.3%	413	1.0	1.4	Ratio of ASB to PRS
Overstone Road	184	210	41.3%	615	1.5	1.6	Ratio of ASB to PRS
Palliser Road	81	115	38.3%	200	1.1	1.7	Ratio of ASB to PRS
Parsons Green	74	84	33.8%	161	1.0	1.4	Ratio of ASB to PRS
Parsons Green Lane	78	93	39.7%	282	1.6	2.3	Ratio of ASB to PRS
Porten Road	55	63	29.1%	185	1.5	1.4	Ratio of ASB to PRS
Primula Street	45	48	20.0%	357	3.5	3.9	Ratio of ASB to PRS
Purcell Crescent	23	29	30.4%	60	1.2	1.3	Ratio of ASB to PRS
Ravenscourt Place	11	11	36.4%	34	1.4	1.5	Ratio of ASB to PRS
Raynham Road	65	68	38.5%	177	1.2	1.3	Ratio of ASB to PRS
Redmore Road	34	41	23.5%	128	1.7	1.8	Ratio of ASB to PRS
Reporton Road	51	69	39.2%	165	1.4	1.7	Ratio of ASB to PRS
Rigault Road	52	59	40.4%	171	1.5	1.5	Ratio of ASB to PRS
Rockley Road	83	114	45.8%	461	2.5	2.6	Ratio of ASB to PRS
Rosebury Road	119	138	38.7%	339	1.3	2.0	Ratio of ASB to PRS
Ryecroft Street	22	33	31.8%	93	1.9	1.8	Ratio of ASB to PRS
Scrubs Lane	129	106	38.8%	389	1.3	1.7	Ratio of ASB to PRS
Shepherd's Bush Place	24	29	33.3%	139	2.6	2.6	Ratio of ASB to PRS
Shepherd's Bush Road	564	688	37.6%	1858	1.5	1.7	Ratio of ASB to PRS
Sherbrooke Road	156	164	31.4%	378	1.1	1.3	Ratio of ASB to PRS

Snowbury Road	19	22	36.8%	76	1.8	1.6	Ratio of ASB to PRS
Southcombe Street	15	25	40.0%	52	1.5	1.8	Ratio of ASB to PRS
Southerton Road	149	157	41.6%	548	1.6	1.9	Ratio of ASB to PRS
Spring Vale Terrace	30	30	26.7%	90	1.3	1.6	Ratio of ASB to PRS
Stanwick Road	151	176	38.4%	484	1.4	1.4	Ratio of ASB to PRS
Sterne Street	71	80	43.7%	277	1.7	1.8	Ratio of ASB to PRS
Studland Street	61	69	32.8%	169	1.2	1.5	Ratio of ASB to PRS
Talgarth Road	281	268	44.5%	825	1.3	1.5	Ratio of ASB to PRS
Tamarisk Square	24	26	20.8%	113	2.1	2.2	Ratio of ASB to PRS
Terrick Street	12	12	25%	26	1.0	1.1	Link to Bentworth Road/Ratio of ASB to PRS
Trevanion Road	15	29	40.0%	60	1.8	1.5	Ratio of ASB to PRS
Tyrawley Road	19	20	26.3%	52	1.2	1.4	Ratio of ASB to PRS
Upper Mall	27	30	22.2%	86	1.4	2.3	Ratio of ASB to PRS
Uxbridge Road	802	984	40.3%	2956	1.6	2.2	Ratio of ASB to PRS
Vereker Road	121	133	32.2%	285	1.0	1.3	Ratio of ASB to PRS
Waterford Road	83	100	33.7%	453	2.4	2.5	Ratio of ASB to PRS
Wells Road	23	30	47.8%	99	1.9	2.3	Ratio of ASB to PRS
Wood Lane	246	289	33.7%	1300	2.4	2.6	Ratio of ASB to PRS
Woodlawn Road	55	56	38.2%	198	1.6	1.7	Ratio of ASB to PRS
Woodstock Grove	136	167	44.1%	502	1.6	1.7	Ratio of ASB to PRS
Yew Tree Road	54	54	31.5%	153	1.3	1.4	Ratio of ASB to PRS

## Revoked streets

Street	Total Households	Gazeteer Number of Residential Properties	Estimate % of Private Rented Sector (PRS)	Anti Social Behaviour (ASB) Incidents	Post Consultation ratio of ASB to PRS	Pre-Consultation Ratio ASB to PRS	Reason for removal from original list
Astrop Mews	4	6	25%	12	1.3	1.6	lower ratio of ASB to PRS
Astrop Terrace	6	6	50%	23	1.7	1.9	lower ratio of ASB to PRS
Augustine Road	9	9	33%	30	1.5	1.4	Low PRS Estimate
Barb Mews	4	13	50%	65	7.2	8.6	Low PRS Estimate
Beavor Lane	14	27	21%	54	1.7	1.8	Low PRS Estimate
Bishop's Avenue	4	7	25%	99	11.0	12.5	Low PRS Estimate
Bloemfontein Way	5	5	40%	17	1.5	2.5	Low PRS Estimate
Bramble Gardens	7	7	14%	24	1.5	1.3	Low PRS Estimate
Britannia Road	60	84	30%	129	1.0	1.1	lower ratio of ASB to PRS
Broomhouse Lane	12	12	25%	36	1.3	1.4	lower ratio of ASB to PRS
Cactus Walk	4	4	25%	25	2.8	2.9	Low PRS Estimate
Cassidy Road	5	6	20%	97	8.6	8.4	Low PRS Estimate
Caverswall Street	9	8	44%	27	1.3	1.4	lower ratio of ASB to PRS
Charlow Close	4	17	50%	35	3.9	3.8	Low PRS Estimate
Commonwealth Avenue	4	2	25%	107	11.9	14.1	Low PRS Estimate
Down Place	2	42	50%	70	15.6	15.1	Low PRS Estimate
Elysium Place	2	2	50%	9	2.0	2.2	Low PRS Estimate
Fane Street	2	2	50%	33	7.3	7.6	Low PRS Estimate
Farm Lane	136	283	35%	194	0.6	1.2	lower ratio of ASB to PRS
Gorleston Street	5	30	40%	76	6.8	7.4	Low PRS Estimate

Grimston Road	21	20	24%	45	1.0	1.3	lower ratio of ASB to PRS
Gwyn Close	15	16	20%	71	2.1	2.2	Low PRS Estimate
Harwood Terrace	36	41	25%	78	1.0	1.5	lower ratio of ASB to PRS
Hazlitt Mews	3	9	33%	5	0.7	1.3	lower ratio of ASB to PRS
Hilary Close	7	7	29%	20	1.3	1.3	Low PRS Estimate
Imperial Road	9	65	33%	68	3.4	3.2	Low PRS Estimate
Langford Road	10	17	30%	50	2.2	2.5	Low PRS Estimate
Macbeth Street	5	6	40%	48	4.3	5.2	lower ratio of ASB to PRS
Mandela Close	8	8	25%	25	1.4	1.5	lower ratio of ASB to PRS
Meldon Close	10	11	20%	29	1.3	1.3	Low PRS Estimate
Molesford Road	7	10	14%	28	1.8	1.7	Low PRS Estimate
Peterborough Mews	3	6	33%	7	1.0	1.3	lower ratio of ASB to PRS
Poplar Mews	2	2	50%	31	6.9	11.3	lower ratio of ASB to PRS
Ravenscourt Avenue	8	10	38%	86	4.8	4.8	Low PRS Estimate
Ravenscourt Park	84	111	20%	160	0.8	1.2	lower ratio of ASB to PRS
Rickett Street	5	5	40%	20	1.8	1.7	Low PRS Estimate
Shortlands	11	11	18%	32	1.3	2.2	lower ratio of ASB to PRS
South Black Lion Lane	11	11	27%	15	0.6	2.7	lower ratio of ASB to PRS
St John's Close	8	8	38%	28	1.6	1.6	Low PRS Estimate
Station Approach	10	0	40%	12	0.5	2.0	lower ratio of ASB to PRS
Sullivan Road	28	59	25%	49	0.8	1.4	lower ratio of ASB to PRS
Telephone Place	7	5	14%	49	3.1	3.2	Low PRS Estimate
Wallflower Street	22	22	23%	40	0.8	1.2	lower ratio of ASB to PRS
Watermeadow Lane	4	10	25%	10	1.1	3.6	lower ratio of ASB to PRS