

# Cabinet Agenda

**Monday, 30 March 2015 at 6.00 pm**

Town Hall, Queen's Square, Priory Meadow, Hastings TN34 1QR

For further information, please contact Michael Courts on 01424 451764 or email [mcourts@hastings.gov.uk](mailto:mcourts@hastings.gov.uk)

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## The Hastings Borough Council Designation of an Area for Selective Licensing 2015

The Hastings Borough Council in exercise of their powers under section 80 of the Housing Act 2004 (“the Act”) hereby designates for selective licensing the area described in paragraph 4.

### CITATION, COMMENCEMENT AND DURATION

1. This designation may be cited as the Hastings Borough Council Designation of an Area for Selective Licensing 2015.
2. This designation is made on 30 March 2015 and shall come into force on 26<sup>th</sup> October 2015.
3. This designation shall cease to have effect on 25<sup>th</sup> October 2020 or earlier if the Council revokes the scheme under section 84 of the Act.

### AREA TO WHICH THE DESIGNATION APPLIES

4. This designation shall apply to all streets in Braybrooke, Castle, Central St Leonards, Gensing, Old Hastings, Ore and Tressell wards as delineated and edged red on the map at Annex A.

### APPLICATION OF THE DESIGNATION

5. This designation applies to any house<sup>1</sup> within the area described in paragraph 4 which is let or occupied under one or more tenancies or licences unless:
  - (a) the house is a house in multiple occupation and is required to be licensed under Part 2 of the Act;<sup>2</sup>
  - (b) the house is subject to a temporary exemption under section 86 of the Act;<sup>3</sup>
  - (c) the house is subject to an Interim or Final Management Order under Part 4 of the Act;<sup>4</sup>
  - (d) the house is occupied under a single tenancy or licence which is exempt under the Act, or under more than one tenancy or licence at least one of which is exempt under the Act.<sup>5</sup> A tenancy or licence is exempt if:
    - (i) it is granted by a non-profit registered provider of social housing,
    - (ii) it is granted by a profit-making registered provider of social housing in respect of social housing<sup>6</sup>,

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<sup>1</sup> For the definition of “house” see sections 79 and 99 of the Act

<sup>2</sup> Section 85(1)(a) of the Act. Section 55 of the Act defines which Houses in Multiple Occupation are required to be licensed under the Act. See also The Licensing of Houses in Multiple Occupation (Prescribed Descriptions) (England) Order 2005 (SI 2006/371)

<sup>3</sup> Section 85(1)(b).

<sup>4</sup> Section 85(1)(c).

<sup>5</sup> Section 79(4) of the Act and SI 2006/370.

## The Hastings Borough Council Designation of an Area for Selective Licensing 2015

(iii) it falls within an exemption as defined in Annexe B.<sup>7</sup>

### EFFECT OF THE DESIGNATION

6. Subject to sub paragraphs 5(a) to (e) every house in the area specified in paragraph 4 that is occupied under a tenancy or licence shall be required to be licensed under section 85 of the Act.<sup>8</sup>
7. The Hastings Borough Council will comply with the notification requirements contained in section 83 of the Act and shall maintain a register of all houses registered under this designation, as required under section 232 of the Act.<sup>9</sup>
8. Landlords, persons managing or a tenant within the designated area should seek advice from the Local Housing Authority by contacting them as specified in Paragraphs 11, 12, and 13 to ascertain whether their property is affected by this designation.
9. Failure to license a property, which requires licensing by virtue of the designation, may result in a fine of up to £20,000 on summary conviction under Section 95 of the Housing Act 2004. It also gives tenants and the Local Housing Authority, in the case of Housing Benefit payments, the ability to apply to the Residential Property Tribunal under Section 96 (5) and (6) and Section 97 of the Housing Act 2004, for a rent repayment order.

### INSPECTION OF THE DESIGNATION

10. Hastings Borough Council is the Local Housing Authority, which made the designation. The designation may be inspected during office hours at the address as outlined in Paragraph 11 below and also at the Town Hall, Queens Road, Hastings, TN34 1QR.

### APPLICATION FOR SELECTIVE LICENCE AND GENERAL ADVICE ABOUT SELECTIVE LICENSING

11. Applications for selective licences and general advice about selective licensing should be made at the Council's office at the following address:

Hastings Borough Council  
Housing Services  
Aquila House  
Breeds Place  
Hastings  
East Sussex

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<sup>6</sup> Within the meaning of Part 2 of the Housing and Regeneration Act 2008.

<sup>7</sup> Under The Licensing of Houses in Multiple Occupation (Prescribed Descriptions) (England) Order 2005 (SI 2006/371).

<sup>8</sup> Section 86 of the Act provides for certain temporary exemption. As to suitability see section 89. Note, if the house is not suitable to be licensed the Council must make an Interim Management Order - see section 102.

<sup>9</sup> Section 232 of the Act and paragraph 11 of S 336 006

## **The Hastings Borough Council Designation of an Area for Selective Licensing 2015**

TN34 3UY

12. The contact number for the Housing Renewal Team is: 01424 451100

13. The email address for the Housing Renewal Team is: [housingadmin@hastings.gov.uk](mailto:housingadmin@hastings.gov.uk)

## **The Hastings Borough Council Designation of an Area for Selective Licensing 2015**

Date and authentication by the Council: 30 March 2015

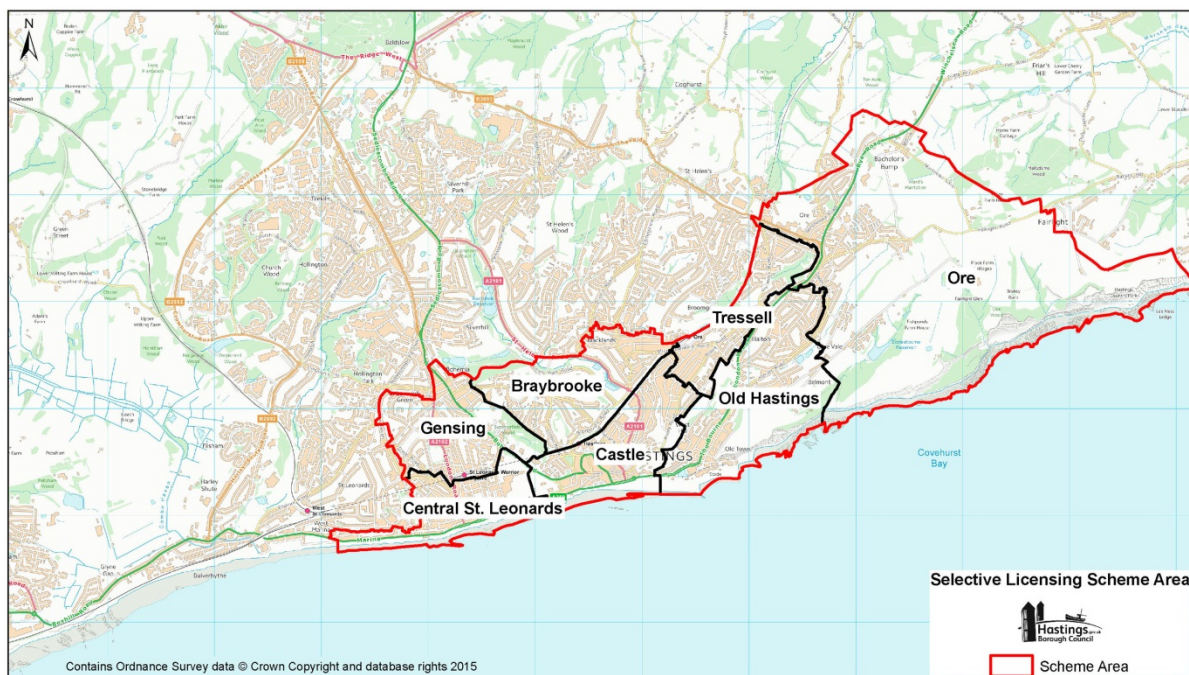
Signed

Simon Hubbard, Director of Regeneration, an officer authorised by Hastings Borough Council

Date 30 March 2015

# The Hastings Borough Council Designation of an Area for Selective Licensing 2015

## Annexe A - Paragraph 4: Map of Designated Area



The area covers the following wards:

- Braybrooke
- Castle
- Central St Leonards
- Gensing
- Old Hastings
- Ore
- Tressell

A full list of the streets affected is given below:

ALBERT ROAD  
ALDBOROUGH ROAD  
ALEXANDRA ROAD  
ALFRED ROAD  
ALFRED STREET  
ALL SAINTS CRESCENT  
ALL SAINTS STREET  
ALPINE ROAD  
AMHERST CLOSE  
AMHERST GARDENS  
AMHERST ROAD  
ANGLESEA TERRACE  
ASHBURNHAM ROAD  
ATHELSTAN ROAD

## The Hastings Borough Council Designation of an Area for Selective Licensing 2015

BALDSLOW ROAD  
BARLEY AVENUE  
BARLEY LANE  
BARNFIELD CLOSE  
BEACON ROAD  
BEACONSFIELD ROAD  
BEATRICE CLOSE  
BECKET CLOSE  
BEDFORD ROAD  
BELMONT ROAD  
BEMBROOK ROAD  
BERLIN ROAD  
BETHUNE WAY  
BLOMFIELD ROAD  
BOHEMIA ROAD (Part)  
BOYNE ROAD  
BRACKENDALE  
BRAYBROOKE CLOSE  
BRAYBROOKE ROAD  
BRAYBROOKE TERRACE  
BREEDS PLACE  
BRIGHTLING AVENUE  
BRITTANY MEWS  
BRITTANY ROAD  
BROADLANDS  
BROOK STREET  
BROOKLAND CLOSE  
BROOMGROVE ROAD (Part)  
BURDETT PLACE  
CALVERLEY CLOSE  
CALVERT ROAD  
CAMBRIDGE GARDENS  
CAMBRIDGE ROAD  
CANUTE ROAD  
CARDIFF ROAD  
CARISBROOKE ROAD  
CARLISLE PARADE  
CASTLE GARDENS  
CASTLE HILL PASSAGE  
CASTLE HILL ROAD  
CASTLE STREET  
CASTLEDOWN AVENUE  
CASTLEDOWN TERRACE  
CAVENDISH PLACE  
CAVES ROAD  
CHAPEL PARK ROAD  
CHARLES ROAD



## **The Hastings Borough Council Designation of an Area for Selective Licensing 2015**

CHARLES ROAD WEST  
CHERRY TREE CLOSE  
CHURCH PASSAGE  
CHURCH ROAD  
CHURCH STREET  
CHURCHILL AVENUE  
CLAREMONT  
CLARENCE ROAD  
CLEGG STREET  
CLIFTON ROAD  
CLINTON CRESCENT  
CLIVE AVENUE  
CLOUDESLEY ROAD  
CLYDE ROAD  
COBOURG PLACE  
COGHURST ROAD  
COLLIER ROAD  
COMBERMERE ROAD (Part)  
COOKSON GARDENS  
CORNFIELD TERRACE  
CORNWALLIS GARDENS  
CORNWALLIS STREET  
CORNWALLIS TERRACE  
COURTHOUSE STREET  
CRANBROOK ROAD  
CROFT ROAD  
CROFT TERRACE  
CROMER WALK  
CROSS STREET  
CROWBOROUGH ROAD  
CROWN LANE  
CUMBERLAND GARDENS  
DANE ROAD  
DE CHAM AVENUE  
DE CHAM ROAD  
DECIMUS BURTON WAY  
DEEPDENE GARDENS  
DENMARK PLACE  
DEVONSHIRE ROAD  
DITCHLING DRIVE  
DORSET PLACE  
DUDLEY ROAD  
EARL STREET  
EAST ASCENT  
EAST BEACH STREET  
EAST BOURNE STREET  
EAST HILL PASSAGE

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EAST PARADE  
EAST STREET  
EBENEZER ROAD  
EDGAR ROAD  
EDITH ROAD  
EDMUND ROAD  
EDWARD ROAD  
EDWIN ROAD  
EGREMONT PLACE  
ELFORD STREET  
ELLENSLEA ROAD  
ELLIS CLOSE  
ELPHINSTONE ROAD (Part)  
EMMANUEL ROAD  
EVERSFIELD PLACE  
EXMOUTH PLACE  
FAIRLIGHT AVENUE  
FAIRLIGHT ROAD  
FAIRSTONE CLOSE  
FALAISE ROAD  
FARLEY BANK  
FEARON ROAD  
FIRLE CLOSE  
FIVE ACRE WALK  
FOREST WAY  
FOUNTAIN ROUNDABOUT  
FOX WALK  
FREDERICK ROAD  
GENSING ROAD  
GEORGE STREET  
GILBERT ROAD  
GITHA ROAD  
GLADSTONE TERRACE  
GLENVIEW CLOSE  
GODWIN ROAD  
GORDON ROAD  
GRAND PARADE  
GRAYSTONE LANE  
GREVILLE ROAD  
GROSVENOR CRESCENT  
GROVE ROAD  
GURTH ROAD  
HALTON CRESCENT  
HALTON PLACE  
HALTON TERRACE  
HAMILTON GARDENS  
HAMPDEN CLOSE

## **The Hastings Borough Council Designation of an Area for Selective Licensing 2015**

HARDWICKE ROAD  
HAROLD MEWS  
HAROLD PLACE  
HAROLD ROAD  
HARTING COMBE  
HATHERLEY ROAD  
HAVELOCK ROAD  
HAWTHORN ROAD  
HELENSDENE WALK  
HENRY TERRACE  
HIGH BANK CLOSE  
HIGH STREET  
HIGH WICKHAM  
HILL STREET  
HILLYGLEN CLOSE  
HOLMESDALE GARDENS  
HOPGARDEN CLOSE  
HORNTYE PARK  
HORNTYE ROAD  
HUGHENDEN PLACE  
HUGHENDEN ROAD  
HURRELL ROAD  
JENNERS LANE  
KENILWORTH ROAD  
KINGS ROAD  
KINGS WALK  
LANGHAM PATH  
LASER LANE  
LATON ROAD  
LEEDS CLOSE  
LIGHT STEPS  
LINTON CRESCENT  
LINTON ROAD  
LODGE ROAD  
LONDON ROAD (Part)  
LORDS LANE  
LOWER COASTGUARD LANE  
LOWER PARK ROAD  
LOWER SOUTH ROAD  
MAGDALEN ROAD  
MANHATTAN GARDENS  
MANN STREET  
MANOR ROAD  
MARINA  
MARINE PARADE  
MARKET PASSAGE  
MARKET PASSAGE

## The Hastings Borough Council Designation of an Area for Selective Licensing 2015

MARKET STREET  
MARKWICK TERRACE  
MARTINEAU LANE  
MAZE HILL  
MAZE HILL TERRACE  
MERCATORIA  
MEWS ROAD  
MIDDLE ROAD  
MIDDLE STREET  
MILL CLOSE  
MILL LANE  
MILWARD CRESCENT  
MILWARD ROAD  
MONTGOMERY ROAD  
MOSCOW ROAD  
MOUNT PLEASANT  
MOUNT PLEASANT  
CRESCENT  
MOUNT PLEASANT ROAD  
MOUNT ROAD  
MOUNTBATTEN CLOSE  
NELSON ROAD  
NEW ROAD  
NEWGATE ROAD  
NEWMANS WAY  
NOOK CLOSE  
NORMAN ROAD  
NORTH ROAD  
NORTH STREET  
NORTH TERRACE  
OAK PASSAGE  
OAKFIELD ROAD  
OFFA ROAD  
OLD HUMPHREY AVENUE  
OLD LONDON ROAD  
OLD SCHOOL PATH  
OLD TOP ROAD  
OLIVER CLOSE  
OXFORD TERRACE  
PARKER ROAD  
PASHLEY GARDENS  
PELHAM CRESCENT  
PELHAM PLACE  
PELHAM STREET  
PERCY ROAD  
PEVENSEY ROAD (Part)  
PHILIP COLE CLOSE

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PILTDOWN CLOSE  
PINDERS ROAD  
PINDERS WALK  
PLEASANT ROW  
PLYNLIMMON ROAD  
PORTLAND PLACE  
PORTLAND STEPS  
POST OFFICE PASSAGE  
PRINCES ROAD  
PRIORY AVENUE  
PRIORY CLOSE  
PRIORY ROAD  
PRIORY STREET  
PROSPECT PLACE  
QUARRY CRESCENT  
QUARRY ROAD  
QUEENS AVENUE  
QUEENS PARADE  
QUEENS ROAD  
QUEENS SQUARE  
RED LAKE TERRACE  
REDMAYNE DRIVE  
RICHLAND CLOSE  
RICHMOND STREET  
ROBERT TRESSELL CLOSE  
ROBERTSON PASSAGE  
ROBERTSON STREET  
ROBERTSON TERRACE  
ROBERTSONS HILL  
ROCK CLOSE  
ROCK LANE  
ROCK-A-NORE ROAD  
ROCKLANDS LANE  
ROEBUCK STREET  
ROTHERFIELD AVENUE  
ROTHSAY ROAD  
RUSSELL STREET  
RYE ROAD  
SALISBURY ROAD  
SALTERS LANE  
SAN JOSE CLOSE  
SANDOWN ROAD  
SAUNDERS CLOSE  
SAXON ROAD  
SAXON STREET  
SCHOOL ROAD  
SELMESTON CLOSE

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SHAW CLOSE  
SHEPHERD STREET  
SHERWOOD CLOSE  
SHORNDEN PASSAGE  
SILCHESTER ROAD  
SINNOCK SQUARE  
SOUTH STREET  
SOUTH TERRACE  
SOUTHWATER ROAD  
SPECKLED WOOD  
SPRING STREET  
SPRINGFIELD VALLEY  
ST ANDREWS SQUARE  
ST CATHERINES CLOSE  
ST CLEMENTS PLACE  
ST GEORGES ROAD  
ST HELENS ROAD (Part)  
ST JAMESS ROAD  
ST JOHNS ROAD  
ST MARGARETS ROAD  
ST MARGARETS TERRACE  
ST MARYS ROAD  
ST MARYS TERRACE  
ST MICHAELS PLACE  
ST PAULS PLACE  
ST PAULS ROAD  
ST PETERS ROAD  
ST THOMASS ROAD  
STAINSBY STREET  
STANHOPE PLACE  
STANLEY GARDENS  
STANLEY ROAD  
STAPLEY CLOSE  
STARRS COTTAGES  
STATION APPROACH  
STATION APPROACH  
STATION ROAD  
STOCKLEIGH ROAD  
STONE STREET  
STONEFIELD PLACE  
STONEFIELD ROAD  
STRONGS PASSAGE  
STURDEE PLACE  
SUSSEX ROAD  
SWAINES PASSAGE  
SWAN AVENUE  
SWAN TERRACE

## The Hastings Borough Council Designation of an Area for Selective Licensing 2015

TACKLEWAY  
TAMARISK STEPS  
TEDDER TERRACE  
TENNIS CLOSE  
TERRACE ROAD  
THE BOURNE  
THE BROADWAY  
THE CLOISTERS  
THE COPPICE  
THE COURTYARD  
THE CROFT  
THE GLEBE  
THE GREEN (Part)  
THE HEIGHTS  
THE LAWN  
THE PIER  
THE RIDGE (Part)  
THE SPINNEY  
THE STADE  
THE UPLANDS  
TICEHURST CLOSE  
TILEKILN LANE  
TILLINGTON TERRACE  
TORFIELD CLOSE  
TOWER ROAD  
TOWER ROAD WEST  
TRAVELLERS LANE  
TRINITY STREET  
TRINITY VILLAS  
TUPPENNEY CLOSE  
UNDERCLIFF  
UNION STREET  
UPPER CLARENCE ROAD (Part)  
UPPER PARK ROAD  
UPPER SOUTH ROAD  
VALLEY SIDE ROAD  
VERDANT CLOSE  
VERULAM PLACE  
VICARAGE ROAD  
VICTORIA AVENUE  
VICTORIA ROAD  
VIEWBANK  
VILLA ROAD  
WALDEGRAVE STREET  
WARRIOR GARDENS  
WARRIOR SQUARE  
WATERLOO PLACE

## **The Hastings Borough Council Designation of an Area for Selective Licensing 2015**

WATERSIDE CLOSE  
WATERWORKS ROAD  
WELLESLEY COURT  
WELLINGTON GARDENS  
WELLINGTON MEWS  
WELLINGTON PLACE  
WELLINGTON ROAD  
WELLINGTON SQUARE  
WEST ASCENT  
WEST HILL ARCADE  
WEST HILL ROAD (Part)  
WEST STREET  
WEST VIEW  
WESTERN ROAD  
WHITE ROCK  
WHITE ROCK GARDENS  
WHITE ROCK ROAD  
WHITEFRIARS ROAD  
WINCHELSEA LANE  
WINCHELSEA ROAD  
WINDING STREET  
WINTERBOURNE CLOSE  
WOODLAND VALE ROAD  
WOODS PASSAGE  
WYKEHAM ROAD  
YORK GARDENS



# The Hastings Borough Council Designation of an Area for Selective Licensing 2015

## Annexe B - Paragraph 5(d)(iii): Exempt Tenancies or Licences<sup>1</sup>

### Prohibition of occupation by law

1. A tenancy or licence of a house<sup>2</sup> or a dwelling<sup>3</sup> within a house where the house or the dwelling is subject to a prohibition order made under Section 20 of the Act the operation of which has not been suspended under Section 23.

### Certain tenancies which cannot be assured tenancies

2. A tenancy which cannot be an assured tenancy by virtue of section 1 (2) of the Housing Act 1988 comprised in Part of Schedule 1 of the Act and which is:
  - (a) a business tenancy under Part II of the Landlord and Tenant Act 1954
  - (b) a tenancy under which the dwelling-house consists of or comprises premises, which, by virtue of a premises licence under the Licensing Act 2003, may be used for the supply of alcohol (within the meaning of Section 14 of that Act) for consumption on the premises<sup>4</sup>
  - (c) a tenancy under which agricultural land, exceeding two acres, is let together with the house<sup>5</sup>
  - (d) a tenancy under which the house is comprised in an agricultural holding or the holding is comprised under a farm business tenancy if it is occupied (whether as tenant or as a servant or agent of the tenant), in the case of an agricultural holding, by the person responsible for the control of the farming of the holding, and in the case of a farm business tenancy, by the person responsible for the control of the management of the holding<sup>6</sup>

### Tenancies and licences granted etc by public bodies

3. A tenancy or licence of a house or dwelling within a house that is managed or controlled<sup>7</sup> by:
  - (a) a local housing authority;
  - (b) a police authority established under Section 3 of the Police Act 1996 or the Metropolitan Police Authority established under Section 5B of that Act;

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<sup>1</sup> See The Selective Licensing of Houses (Specified Exemptions) (England) Order 2006 SI 370/2006

<sup>2</sup> Sections 79 (2) and 99 of the Act

<sup>3</sup> For the definition of a dwelling - see section 99 of the Act

<sup>4</sup> See paragraph 5 of Schedule 1 of the 1988 Act as amended by Section 198 (1) and paragraph 108 of schedule 6 of the Licensing Act 2003

<sup>5</sup> For the meaning of "agricultural land" section 26 (3) (a) of the General Rate Act 1967

<sup>6</sup> See paragraph 7 of Schedule 1 of 1988 Act as amended by section 40 and paragraph 34 of the Schedule to the Agricultural Tenancies Act 1995

<sup>7</sup> For the definition of "person managing" and "person having control" see section 263 of the Act

## The Hastings Borough Council Designation of an Area for Selective Licensing 2015

- (c) a fire and rescue authority under the Fire and Rescue Services Act 2004;
- (d) a health service body within the meaning of Section 4 of the National Health Service and Community Care Act 1990.

### Tenancies, licences etc regulated by other enactments

- 4. A tenancy, licence or occupation of a house which is regulated under the following enactments:
  - (a) sections 87 to 87D of the Children Act 1989
  - (b) section 43 (4) of the Prison Act 1952
  - (c) section 34 of the Nationality, Immigration and Asylum Act 2002
  - (d) The Secure Training Centre Rules 1998<sup>8</sup>
  - (e) The Prison Rules 1998<sup>9</sup>
  - (f) The Young Offender Institute Rules 2000<sup>10</sup>
  - (g) The Detention Centre Rules 2001<sup>11</sup>
  - (h) The Criminal Justice and Court Service Act 2000 (Approved Premises) Regulations 2001<sup>12</sup>
  - (i) The Care Homes Regulations 2001<sup>13</sup>
  - (j) The Children's Homes Regulations 2001<sup>14</sup>
  - (k) The Residential Family Centres Regulations 2002<sup>15</sup>

### Certain student lettings etc

- 5. A tenancy or licence of a house or a dwelling within a house -
  - (i) which is managed or controlled by a specified educational establishment or is of a specified description of such establishments and
  - (ii) the occupiers of the house or dwelling are undertaking a full time course of further higher education at the specified establishment<sup>16</sup> and

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<sup>8</sup> SI 472/1998 as amended by SI 3005/2003

<sup>9</sup> SI 728/1999 as amended by SI 1794/2000, SI 1149/2001, SI 2116/2002, SI 3135/2002, SI 3301/2003 and SI 869/2005

<sup>10</sup> SI 3371/2000 as amended by SI 2117/2002, SI 3135/2002 and SI 897/2005

<sup>11</sup> SI 238/2001. Section 66 (4) of the Nationality, Immigration and Asylum Act 2002 provides that the reference to a detention centre is to be construed as a reference to a removal centre as defined in Part VIII of the Immigration and Asylum Act 1999

<sup>12</sup> SI 850/2001

<sup>13</sup> SI 3965/2001 as amended by SI 865/2001, SI 534/2003, SI 1590/2003, SI 1703/2003, SI 1845/2003, SI 664/2004, SI 696/2004, SI 1770/2004, SI 2071/2004 and SI 3168/2004

<sup>14</sup> SI 3967/2001 as amended by SI 865/2002, SI 2469/2002, SI 664/2002 and SI 3168/2004

<sup>15</sup> SI 3213/2002 as amended by SI 664/2004, SI 865/2004 and SI 3168/2004

<sup>16</sup> See the schedule to The Houses in Multiple Occupation (Specified Educational

## **The Hastings Borough Council Designation of an Area for Selective Licensing 2015**

- (iii) the house or dwelling is being managed in conformity with an Approved Code of Practice for the management of excepted accommodation under Section 233 of the Act<sup>17</sup>

### **Long leaseholders**

- 6. A tenancy of a house or a dwelling within a house provided that -
  - (i) the full term of the tenancy is for more than 21 years and
  - (ii) the tenancy does not contain a provision enabling the landlord (or his successor in title) to determine it other than by forfeiture, earlier than at the end of the term and
  - (iii) the house or dwelling is occupied by a person to whom the tenancy was granted or his successor in title or by any members of either of those person's family.

### **Certain family arrangements**

- 7. A tenancy or licence of a house or a dwelling within a house where -
  - (i) the person who has granted the tenancy or licence to occupy is a member of the family of the person who has been granted the tenancy or licence and
  - (ii) the person who has granted the tenancy or licence to occupy is the freeholder or long leaseholder of the house or dwelling and
  - (iii) the person occupies the house or dwelling as his only or main residence (and if there are two or more persons at least one of them so occupies).

### **Holiday lets**

- 8. A tenancy or licence of a house or a dwelling within a house that has been granted to the person for the purpose of a holiday.

### **Certain lettings etc by Resident Landlord etc**

- 9. A tenancy or licence of a house or a dwelling within a house under the terms of which the person granted the tenancy or licence shares the use of any amenity with the person granting that tenancy or licence or members of that person's family. An "amenity" includes a toilet, personal washing facilities, a kitchen or a living room but excludes any area used for storage, a staircase, corridor or other means of access.

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Establishments) (England) (No 2) Regulations 2006 for the list of specified bodies

<sup>17</sup> The relevant codes of practice are approved under SI 646/2006 - The Housing (Approval of Codes of Management Practice) (Student Accommodation) (England) Order 2006

## The Hastings Borough Council Designation of an Area for Selective Licensing 2015

### Interpretation

10. In this annexe:

- (a) a “person” includes “persons”, where the context is appropriate
- (b) a “tenancy” or “licence” includes “a joint tenancy” or “joint licence”, where the context is appropriate
- (c) “long leaseholder in paragraph 7 (ii) has the meaning conferred in paragraphs 6 (i) and (ii) and in those paragraphs the reference to “tenancy” means a “long lease”
- (d) a person is a member of the family of another person if -
  - (i) he lives with that person as a couple
  - (ii) one of them is the relative of the other; or
  - (iii) one of them is, a relative of, one member of a couple and the other is a relative of the other member of the coupleand
  - (iv) For the purpose of this paragraph -
    - (1) “couple” means two persons who are married to each other or live together as husband and wife or in an equivalent arrangement in the case of persons of the same sex
    - (2) “relative” means a parent, grandparent, child, grandchild, brother, sister, uncle, aunt, nephew, niece or cousin
    - (3) a relationship of the half-blood is to be treated as a relationship of the whole blood and
    - (4) a stepchild of a person is to be treated as his child

Supplementary addition to the Cabinet report dated the 30 March 2015, titled:

## **Proposed Selective Licensing Scheme for Private rented Homes in Hastings**

### **Recommendation:**

**That charitable organisations that own and/or manage housing in the designated area are subject to licensing but exempted from paying a fee.**

### **Reasons for Recommendation:**

1. The Council recognises the contribution made by charitable housing providers in the Borough of Hastings and although cannot exempt charities from the requirement to be licensed, it is proposed to exempt charities providing housing from paying a licence fee.
2. In making this recommendation, officers have taken account of the fact that there will be some additional financial impact on other landlords who will be required to pay a licence fee, but we consider that this is justifiable in terms both of the additional impact and of the reasons for giving the exemption.
3. The licence fees for non-exempt landlords are set out at paras 22-24 of the main report The standard fee of £460 is already lower than the fee charged by many other authorities who have introduced selective licensing, and the discounts for those who apply early and/or those who are members of accredited schemes will make it possible for a landlord to obtain a licence for as little as £150. Phased payments (report para.28) over five years for larger landlords (more than 10 properties) will provide additional assistance. Officers consider these fees to be reasonable, proportionate and affordable by landlords, and that the reasons for exempting charities render it justifiable and desirable to do so.
4. The exemption is proposed for the following main reasons:
  - a. charitable landlords are not profit-making organisations;
  - b. their purposes in letting accommodation are charitable and generally for the purpose of providing decent accommodation for those on lower incomes, in some ways akin to social housing; charitable status and aims provide some assurance that the landlords are responsible landlord organisations that take their obligations seriously;
  - c. charitable landlords that are not registered providers of social housing are regulated by the Charity Commission; registered societies (formerly industrial and provident societies) are also regulated by the Financial Conduct Authority;
  - d. these factors together with officers' experience suggests that the licensing of charitable stock is likely to be less complex and expensive to process, for example because the standard of accommodation is already higher, tenant conduct is more appropriately dealt with, and the landlords are generally have a greater sense of responsibility.
5. Officers have also taken account of the fact that some housing provided by charitable landlords is exempt from licensing altogether (where the charity is also

a registered provider (s.79(3)(a), 2004 Act) as is social housing provided by profit-making registered providers (s.79(3)(b)) and local authority housing (Selective Licensing of Houses (Specified Exemptions) (England) Order 2006/370)

6. While those landlords are also regulated by the HCA, officers consider that charitable landlords in Hastings also provide accommodation that is similar to social housing in relation to the standard and management of the accommodation provided, by way of the charitable aims and objectives referred to above, e.g. the relief of poverty, and given that charities are subject to a substantive level of regulation beyond that of private sector landlords (even those who are accredited and who will be eligible for a significant reduction especially if they apply early).

## **Supplementary addition to the Cabinet report dated the 30 March 2015, titled; Proposed Selective Licensing Scheme for Private rented Homes in Hastings**

### **Addition to Legal Implications of the report:**

1. The Council has worked with colleagues in the police to compile part of the evidence base in relation to ASB in the town and its relationship with the private rental sector. The Council requested certain statistical information on the incidences of ASB in the town by ward, which was subsequently mapped by police staff. A report was submitted to the Council by the police on a “restricted” basis, entitled: *The Relationship Between ASB Incidents and Dwelling Type in Hastings*.
2. In addition to the statistical information the police author, in the final paragraphs of the report, draws personal “judgments” from the information which include the proposition that private rented properties have the smallest impact on reported ASB in an area when compared with the impact of commercial premises and social housing. These judgments were based solely on the author’s reading of the information contained within the report.
3. The test for selective licensing based on ASB in an area does not require the Council to have proof that private rented properties are a predominant cause of ASB in an area nor to demonstrate any precise causative link between such properties and ASB. Section 80 requires only that the council considers that the area is experiencing a significant and persistent problem caused by ASB, that some or all private sector landlords who have let premises in the area are failing to take appropriate action to combat the problem; and that making a designation, combined with other measures taken in the area by the Council and/or by the Council with others, will lead to a reduction in, or to the elimination of, the problem.
4. Therefore, while Council officers have found the data contained in the police report to be useful, they do not consider that the author’s judgments about the relative importance of private rented properties to ASB to be particularly relevant to the question of licensing. The report accepts that private rented properties do have an impact on reported ASB in an area.
5. Nor, in any event, do officers share the judgments about the relative importance of private lettings, for the following main reasons.
  - a. the judgments as to level of impact were unscientific value judgments which officers do not find particularly robust, or convincing. For example, the presence of social housing in the locality of private housing does not appear to point to its being a more important contributor to ASB. Some of the ASB hotspots in the report had much larger quantities of private stock than social stock and there seemed little actual evidence to support the contention that it was the social stock rather than the private stock that was the primary cause of the problems.

- b. the police report formed only one part of the information available to the Council. Officers have been able to draw on much wider information in reaching their conclusions, including their local knowledge, the responses to the consultation exercise, the Council's own data and statistics and information from other sources. This additional material supports the conclusion that private rented properties are a significant cause of ASB (see e.g. the Consultation Report executive summary at paras 4.2-4.7).
6. Officers' opinion is that the evidence overall meets the statutory test and does not support the judgment in the police report. Officers also consider that Selective Licensing is an appropriate response which, together with other measures, will lead to the reduction in or elimination of the problems of ASB.
7. This information has been put before Cabinet in this way because of the unexpected history of this aspect of the work done by officers. Because the police released the report to us on a "restricted" basis, the Council was unable to release it into the public domain. Subsequently, the police decided to release report to the public following a Freedom of Information request. Officers became aware of this in early March 2015, following which external counsel's advice was sought. This advice was not received in time for the points made in this supplementary report to be incorporated into the main report to Cabinet. This supplementary report has therefore been prepared and added to the Selective Licensing report being considered by Cabinet on the 30 March 2015. It and the police report have also been made public by way of the Council's website.



**The Relationship Between ASB Incidents and Dwelling Type in Hastings for the Period 1<sup>st</sup> October '11 to 30<sup>th</sup> September '13**  
**Requested By: Richard Peters**

**Compliance with Freedom of Information Act 2000**

Section 31 of the above act stipulates that information is exempt if its disclosure under this act would, or would be likely to, prejudice:

- a) the prevention or detection of crime
- b) the apprehension or prosecution of offenders

This report is based on data that has been supplied solely for the purposes of analysis and problem solving. As such, this report is not suitable for public dissemination without express consent of the data owners.

It is important to note that incidents are based on details given by the caller, so may depend on their perception rather than what is actually occurring. However it is important to consider these calls because they add to the overall pattern of Crime and Disorder, especially in relation to so called low level incidents that are not recorded as an offence but nevertheless impact on people's lives and perceptions of their area.

The ASB data within this report has been taken from the Sussex Police local data and as such has not been verified or audited by statisticians at Police HQ. Therefore it represents a reflection of ASB incidents rather than the authorised and fully verified data. The data has been stripped and sanitised, cleaning addresses so locations can be mapped. Only those offences where there is sufficient location information are included in the data in order to highlight and hotspot the reflection of disorder in an area. Therefore the incidents shown are sanitised, locations have been aggregated to comply with data protection, thereby allowing the information to be shared with outside agencies.

Result Codes which are defined as Noise Nuisance have been excluded from this report due to the fact that they are likely to be commercially generated and also due to the difficulty of pinpointing their exact location. Issues such as noisy neighbours and rowdy behaviour by individuals should still be included in the data.

For the purpose of this report, the wards have been split into areas for more in-depth analysis. The areas have been divided to try and get roughly equal areas by size for each ward, though the size does vary for each ward. These **do not** cover every single area of the ward as the focus of the report is on dwellings so, for example, the area to the south-east of Ore has not been included due to the fact it is sparsely populated with very little ASB activity. Areas which have little domestic property but are either surrounded or directly adjacent to domestic areas (such as industrial estates, parks, shops, etc) have been included. Also, not every single road and dwelling has been included. Where roads or dwellings are isolated they have not been included. Consequently, any figures concerning the number of dwellings or area of land within this report are approximate and should not be considered definitive.

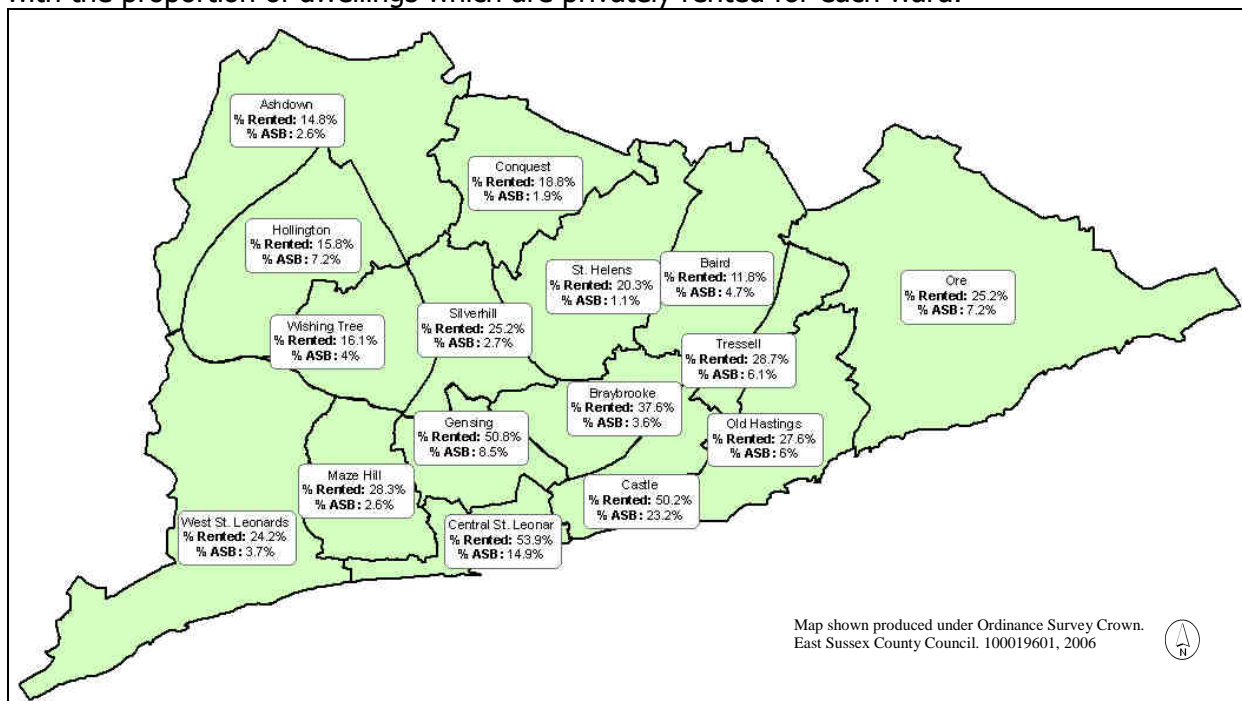
## Introduction

Selective Licensing of the PRS (Privately Rented Sector) and Additional Licensing for HMO's (Homes of Multiple Occupancy) can cover the whole Borough or parts of it, depending on the evidence base. To help establish the scope for either scheme, a key aspect for consideration is whether there is more ASB arising from private rented homes and/or HMO's, than others. There are 10 wards where the number of dwellings that form part of the privately rented sector are above average in number. These 10 wards, along with the remaining 6, will be analysed to identify whether or not the areas which have the highest concentration of PRS dwellings also suffer higher levels of perceived anti social behaviour.

The wards have been broken down into sections and each area analysed, looking at number and type of dwellings and the number of reported ASB incidents. From this data, 3 graphs have been produced (pages 44-45) which then plot the reported ASB per dwelling for each area against 3 different criteria; number of dwellings per 1000m<sup>2</sup>, the percentage of dwellings which are privately rented and the percentage of dwellings which are socially rented. This is to try and answer three queries:

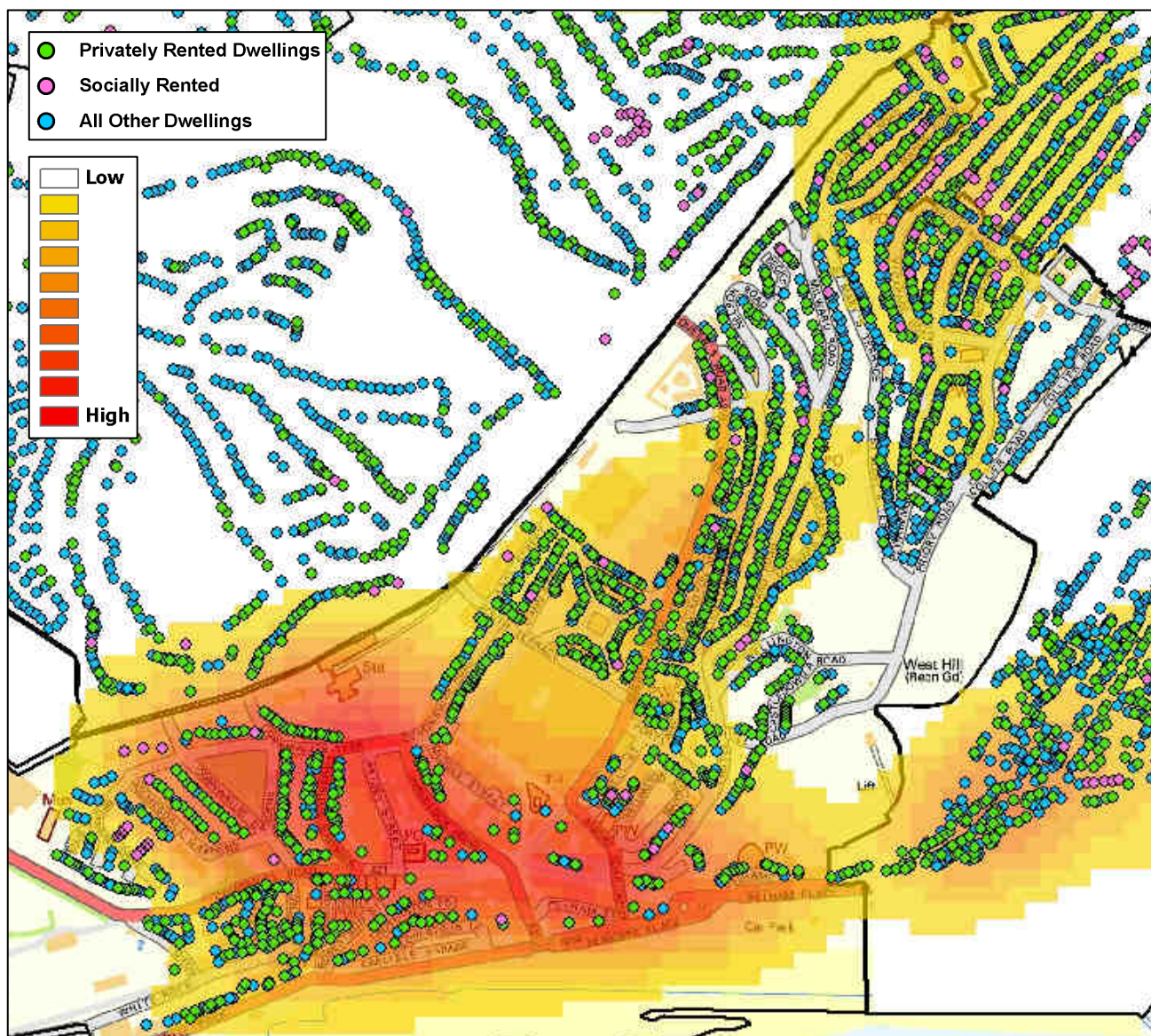
- Does a higher density of dwellings lead to higher levels of reported ASB?
- Does a higher proportion of privately rented dwellings lead to higher levels of reported ASB?
- Does a higher proportion of socially rented dwellings lead to higher levels of reported ASB?

The map below shows the proportion of reported ASB incidents in Hastings over the last 2 years with the proportion of dwellings which are privately rented for each ward.



## Castle

Fig 1: ASB Hotspot in Castle Ward for October '12 to September '13



Map shown produced under Ordnance Survey Crown.  
East Sussex County Council. 100019601, 2006



In Castle ward, just over 50% of dwellings are rented from the private sector with a further 6% socially rented. Castle contains 9.5% of all dwellings in Hastings which is only 2<sup>nd</sup> to Central St. Leonards. Its population is approximately 6,987<sup>1</sup>, again 2<sup>nd</sup> to Central St. Leonards, and accounts for 7.7% of the total for Hastings. Those aged 15-29 make up 24% of the population with a further 25% aged 45-64.

For the period October 2012 to September 2013 there were 1,043 reported ASB incidents<sup>2</sup> in the ward, which accounted for 23% of all reports in Hastings. This is 149.3 ASB incidents per 1,000 of the population, the highest figure for Hastings.

<sup>1</sup> <http://www.eastsussexinfigures.org.uk/webview/welcome.html> - All population figures have been taken from the 2011 Census data.

<sup>2</sup> All ASB totals exclude reports that have been categorised as 'Noise – Business/Industry', 'Noise – Alarms', 'Noise – Pubs/Clubs' and 'Noise – Vehicles/Other Devices'.

The ASB hotspot in Castle ward covers 3 areas; the town centre running from White Rock to Wellington Square, an extension of this up along Queens Road and an area between St. Mary's Road and the northern end of Emmanuel Road.

**Town Centre** – This area contains a high concentration of both domestic and commercial properties and is the main focus of the night-time economy of Hastings. Consequently, any analysis of reported ASB in this area is problematic as it is hard to differentiate between incidents that have been generated by the night-time economy and people coming into the area from outside and those issues generated by the people who live here. However, there are a few roads of interest that lie on the outskirts of the commercial area that are still predominantly of a domestic composition:

- **Cornwallis Terrace** – 75% (64) of all dwellings are privately rented with the other 25% (21) being owner occupiers. There were 19 reports of ASB in the 12 months to September 2013 which was 0.22 incidents per dwelling.
- **Cornwallis Gardens** – 53% (139) of all dwellings are privately rented with 1.5% (4) being socially rented and the other 45.4% (119) being owner occupiers. There were 87 reports of ASB in the 12 months to September 2013 which was 0.33 incidents per dwelling. The 87 reports was the highest number recorded in the ward and was down to the numbers of reports concerning Street Drinkers congregating in the road.
- **Holmesdale Gardens** – 22% (50) of all dwellings are privately rented with 48% (107) being socially rented and the other 30% (66) being owner occupiers. There were 34 reports of ASB in the 12 months to September 2013 which was 0.15 incidents per dwelling.

**Queens Road** – This area contains fewer pubs, bars and clubs than the main town centre but still has a large concentration of retail premises. Also as a main through-fare, it is realistic to assume that there is a large volume of traffic, both pedestrian and vehicle, as people enter and leave the town centre (43% of all reports from Queens Road were made between 8pm and 5am). Of the roads away from the main retail area where reported ASB was high:

- **Milward Road** – 53% (154) of all dwellings are privately rented with 2.7% (8) being socially rented and the other 44.3% (129) being owner occupiers. There were 16 reports of ASB in the 12 months to September 2013 which was 0.05 incidents per dwelling.
- **Stonefield Road** – 57% (91) of all dwellings are privately rented with the other 43% (69) being owner occupiers. There were 16 reports of ASB in the 12 months to September 2013 which was 0.1 incidents per dwelling.

The ASB hotspot at the northern end of Castle ward shows a less dense concentration of reported incidents and covers an area which is predominantly made up of dwellings. This covers part or all of St. Mary's Road, Manor Road, Whitefriars Road, Vicarage Road, Gladstone Road and Emmanuel Road. In area within a 175m radius that covers approximately 0.04 square miles:

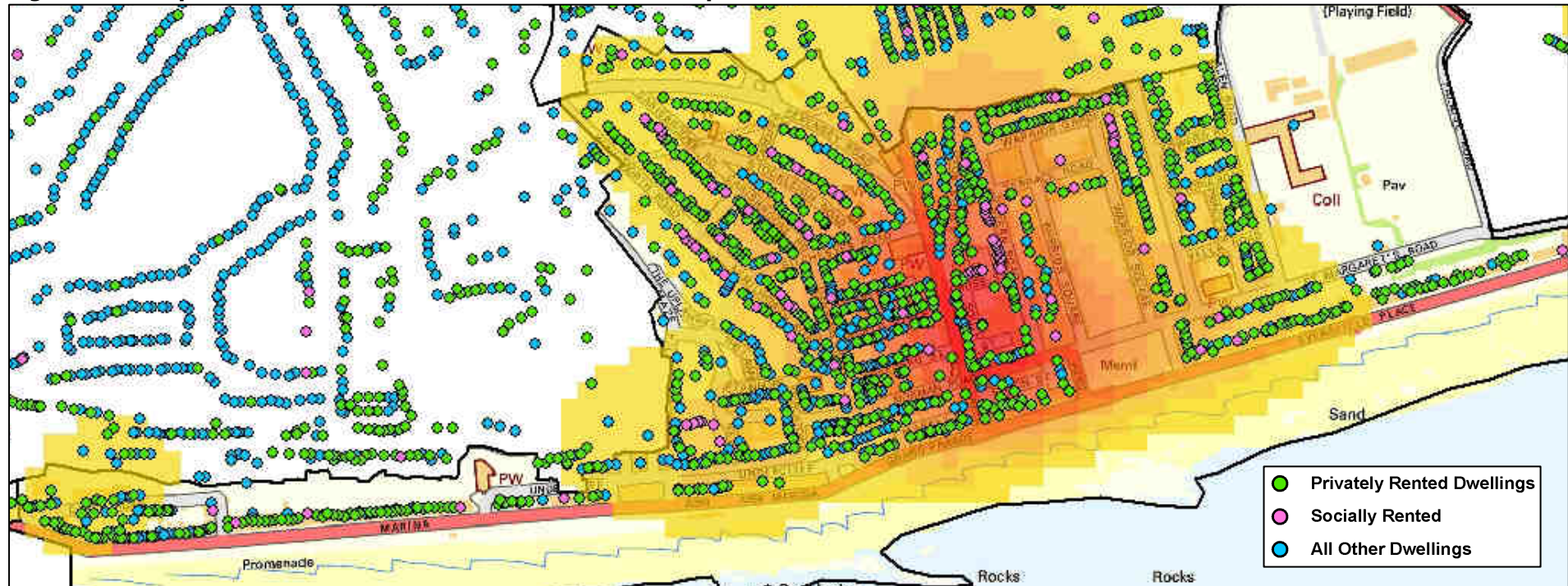
- There are 726 dwellings of which 42% (308) are privately rented, 6.3% (46) are socially rented and 51% (372) are owner occupied.
- There were 89 reports of ASB in the 12 months to September 2013 which is 0.12 reports per dwelling.

The roads with the most activity in this area were:

- **Manor Road** - 33% (61) of all dwellings are privately rented with 31% (58) being socially rented and the other 36% (67) being owner occupiers. There were 12 reports of ASB in the 12 months to September 2013 which was 0.06 incidents per dwelling.
- **St. Mary's Road** - 48% (43) of all dwellings are privately rented with 6% (5) being socially rented and the other 46% (41) being owner occupiers. There were 11 reports of ASB in the 12 months to September 2013 which was 0.12 incidents per dwelling.

**Central St. Leonards**

**Fig 2: ASB Hotspot in Central St. Leonards for October '12 to September '13**



Map shown produced under Ordnance Survey Crown.  
East Sussex County Council. 100019601, 2006



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In Central St. Leonards, 54% of dwellings are rented from the private sector, the highest number in the town. A further 9% of dwellings are socially rented. Central St. Leonards contains 11% of all dwellings in Hastings which is the highest concentration in the town. Its population is approximately 7,132, again the highest in the town, and accounts for 7.9% of the total for Hastings. Those aged 45-64 make up 26% of the population with a further 24% aged 30-44.

For the period October 2012 to September 2013 there were 645 reported ASB incidents in the ward, which accounted for 15% of all reports in Hastings. This is 90.4 ASB incidents per 1,000 population, the 2<sup>nd</sup> highest figure for Hastings.

The ASB hotspot in Central St. Leonards covers almost the entire ward with the far exception of the eastern end by The Oval and a stretch along Marina from Undercliff to the eastern end of Caves Road. The densest areas of reports can be found around London Road which consists of a mixture of dwelling and commercial properties. There are also a number of pubs and restaurants in the area which form part of the night-time economy. The 4 roads with the highest number of reported ASB incidents in the 12 months to September 2013 were:

- **Warrior Square** – 37% (218) of all dwellings are privately rented with 24% (139) being socially rented and the other 39% (229) being owner occupiers. There were 98 reports of ASB in the 12 months to September 2013 which was 0.17 incidents per dwelling. The 98 reports was the highest number recorded in the ward though 46% of these were for Street Drinkers congregating in the area.
- **London Road** – 69% (68) of all dwellings are privately rented with 4% (4) being socially rented and the other 27% (27) being owner occupiers. There were 97 reports of ASB in the 12 months to September 2013 which was 0.98 incidents per dwelling. Of the 97 reports, 45% were for reported Street Drinking or Begging.
- **Norman Road** - 48% (48) of all dwellings are privately rented with the other 52% (52) being owner occupiers. There were 37 reports of ASB in the 12 months to September 2013 which was 0.37 incidents per dwelling.
- **Eversfield Place** - 60% (243) of all dwellings are privately rented with 3% (12) being socially rented and the other 37% (150) being owner occupiers. There were 35 reports of ASB in the 12 months to September 2013 which was 0.09 incidents per dwelling. Eversfield Place has the 2<sup>nd</sup> highest number of privately rented dwellings in the ward as well as the 2<sup>nd</sup> highest number of total dwellings.

The smaller hotspot to the west of the ward covers an area of approximately 18,000m<sup>2</sup> and runs along caves road for approximately 200m.

- There are 150 dwellings of which 61% (91) are privately rented and 39% (59) are owner occupied.
- There were 19 reports of ASB in the 12 months to September 2013 which is 0.13 reports per dwelling.

In comparison, the area that lies immediately to the east running from the eastern end of Caves Road and along Marina to the western end of Undercliff that covers approximately the same area but is approximately 300m in length:

- There are 312 dwellings of which 51% (159) are privately rented with 1.3% (4) being socially rented and the other 48% (149) are owner occupied.
- There were 6 reports of ASB in the 12 months to September 2013 which is 0.02 reports per dwelling.

**Gensing**

**Fig 3: ASB Hotspot in Gensing Ward for October '12 to September '13**



In Gensing, 51% of dwellings are rented from the private sector, the 3<sup>rd</sup> highest number in the town. A further 5% of dwellings are socially rented. Gensing contains 8% of all dwellings in Hastings which is the 3<sup>rd</sup> highest concentration in the town. Its population is approximately 6,591, again the 3<sup>rd</sup> highest in the town, and accounts for 7.3% of the total for Hastings. Those aged 45-64 make up 28% of the population with a further 22% aged 15-29.

For the period October 2012 to September 2013 there were 358 reported ASB incidents in the ward, which accounted for 8.2% of all reports in Hastings. This is 54.3 ASB incidents per 1,000 population in the ward, the 4<sup>th</sup> highest figure for Hastings.

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Map shown produced under Ordnance Survey Crown.  
East Sussex County Council: 100019601; 2006



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The ASB hotspot in Gensing runs through the centre of the ward between Charles Road and Chapel Park Road before narrowing in the north of the ward between London Road and Bohemia Road. The densest areas of reports can be found around an area running from London Road/Brittany Road to Cloudesley Road which consists of a mixture of dwellings and commercial offices. There is also Christ Church C of E Primary School to the north of this area. The 4 roads with the highest number of reported ASB incidents in the 12 months to September 2013 were:

- **London Road** – 63% (227) of all dwellings are privately rented with 2% (7) being socially rented and the other 35% (124) being owner occupiers. There were 59 reports of ASB in the 12 months to September 2013 which was 0.16 incidents per dwelling. Of these 59, 47% were from either Heron House (which contains the Job Centre) or the Lighthouse Centre (a substance misuse rehabilitation residential home).
- **Bohemia Road** – 56% (157) of all dwellings are privately rented with 9.6% (27) being socially rented and the other 35% (98) being owner occupiers. There were 43 reports of ASB in the 12 months to September 2013 which was 0.15 incidents per dwelling. Bohemia Road has the 2<sup>nd</sup> highest number of privately rented dwellings in the ward as well as the 2<sup>nd</sup> highest number of total dwellings.
- **Chapel Park Road** - 35% (74) of all dwellings are privately rented with 28% (60) being socially rented and the other 37% (78) being owner occupiers. There were 28 reports of ASB in the 12 months to September 2013 which was 0.13 incidents per dwelling. Chapel Park Road has the 6<sup>th</sup> highest number of privately rented dwellings in the ward as well as the 3<sup>rd</sup> highest number of total dwellings.
- **Cloudesley Road** - 49% (32) of all dwellings are privately rented with 17% (11) being socially rented and the other 34% (22) being owner occupiers. There were 18 reports of ASB in the 12 months to September 2013 which was 0.28 incidents per dwelling. Cloudesley Road has the 17<sup>th</sup> highest number of privately rented dwellings in the ward as well as the 16<sup>th</sup> highest number of total dwellings.

The area to the west of the ASB hotspot bounded by The Green, Clinton Crescent, London Road and Tower Road West which covers an area of approximately 0.06 miles<sup>2</sup> within a radius of approximately 260m (G1):

- There are 279 dwellings of which 27% (76) are privately rented with 0.4% (1) being socially rented and the other 72% (202) are owner occupied.
- There were 20 reports of ASB in the 12 months to September 2013 which is 0.07 reports per dwelling.

The area to the west of the ASB hotspot bounded by Markwick Terrace, Charles Road, Pevensey Road, Brittany Road and Dane Road which covers an area of approximately 0.05 miles<sup>2</sup> (G2):

- There are 523 dwellings of which 52% (271) are privately rented with 0.6% (3) being socially rented and the other 48% (249) are owner occupied.
- There were 41 reports of ASB in the 12 months to September 2013 which is 0.08 reports per dwelling.

The lower section of the ASB hotspot bounded by Charles Road, Anglesea Terrace across to Southwater Road, De Cham Road, Church Road and St. Johns Road which covers an area of approximately 0.07 miles<sup>2</sup> within a radius of approximately 250m (G3):

- There are 943 dwellings of which 55% (522) are privately rented with 7.2% (68) being socially rented and the other 37% (353) are owner occupied.
- There were 127 reports of ASB in the 12 months to September 2013 which is 0.13 reports per dwelling.

The upper section of the ASB hotspot bounded by London Road, Bohemia Road and Anglesea Terrace across to Southwater Road and De Cham Road which covers an area of approximately 0.07 miles<sup>2</sup> (G4):



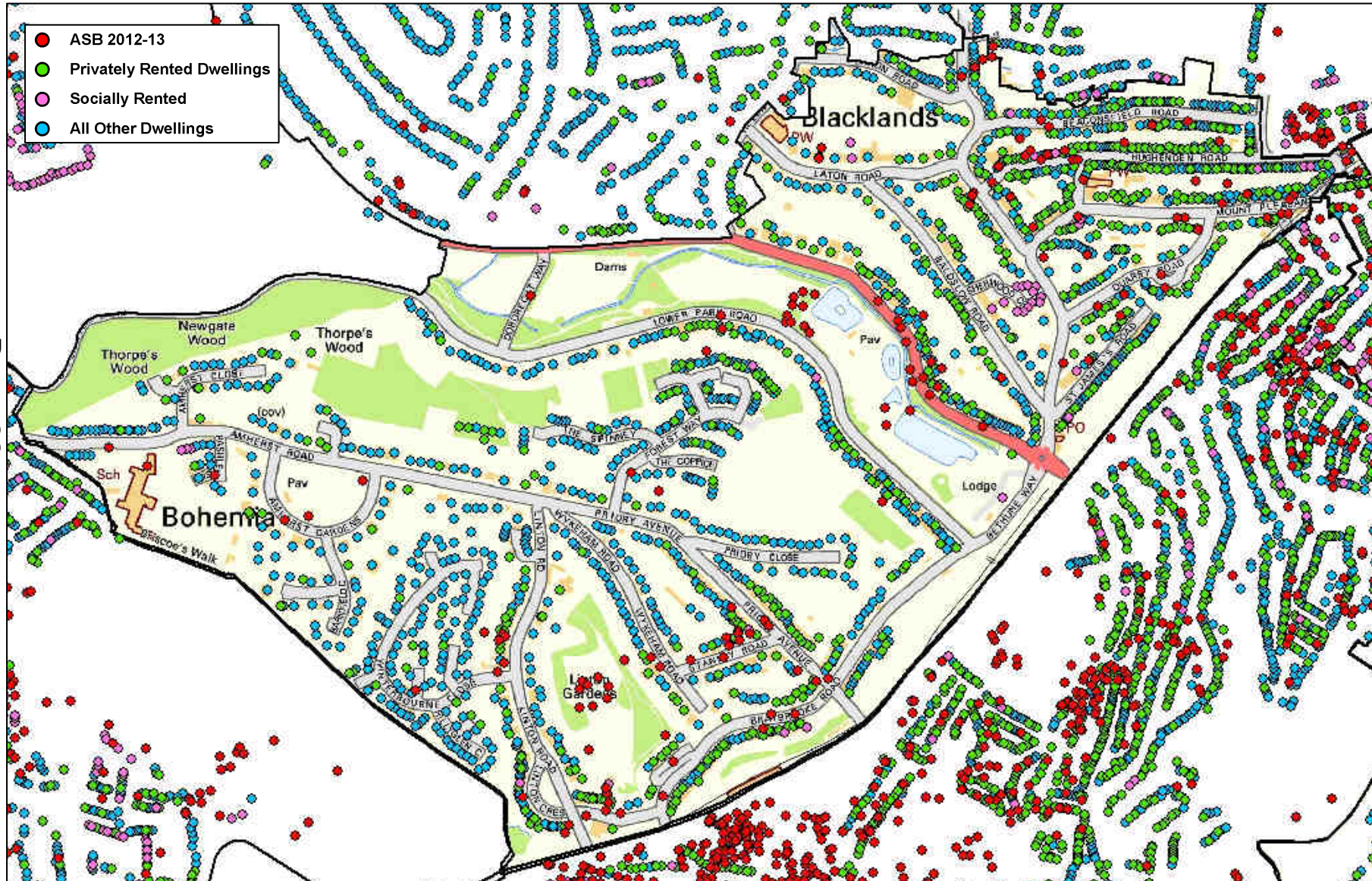
## RESTRICTED

- There are 977 dwellings of which 59% (580) are privately rented with 4.7% (46) being socially rented and the other 36% (351) are owner occupied.
- There were 142 reports of ASB in the 12 months to September 2013 which is 0.15 reports per dwelling.

Consequently, the area to the west of the ASB hotspot in Gensing, while only slightly smaller in size, has a smaller concentration of dwellings than those areas which saw higher levels of reports. However, the area covered by the hotspot consisted of a range of property types such as retail, commercial and dwelling which has obviously contributed to the high level of reports. Consequently the areas with the higher concentration of dwellings (G3 and G4) which were predominantly privately rented dwellings (55% and 59% respectively) had far higher levels of reported ASB than the G1 which had a smaller proportion of privately rented dwellings with fewer dwellings per 1000m<sup>2</sup>. However, G2 reported relatively low ASB in an area with a high concentration of privately rented dwellings with a higher level of dwellings per 1000m<sup>2</sup>.

**Braybrooke**

**Fig 4: Reported ASB in Braybrooke Ward for October '12 to September '13**



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Map shown produced under Ordnance Survey Crown.  
East Sussex County Council: 100019601, 2006



Relationship between ASB incidents and Dwelling type in Hastings for the period 1 October 2012 to 30 September 13

In Braybrooke, 38% of dwellings are rented from the private sector, the 4<sup>th</sup> highest number in the town. A further 4.4% of dwellings are socially rented. Braybrooke contains 6.2% of all dwellings in Hastings which is the 5<sup>th</sup> highest concentration in the town. Its population is approximately 5,311, the 10<sup>th</sup> highest in Hastings, and accounts for 5.9% of the total. Those aged 45-64 make up 27% of the population with a further 20% aged 30-44.

For the period October 2012 to September 2013 there were 140 reported ASB incidents in the ward, which accounted for just 3.2% of all reports in Hastings. This is 26.4 ASB incidents per 1,000 population in the ward, the 6<sup>th</sup> lowest figure for Hastings.

There is no specific hotspot of ASB incidents in Braybrooke, though there are pockets of activity at Alexandra Park and Linton Gardens. The 4 roads with the highest number of reported ASB incidents in the 12 months to September 2013 were:

- **Hughenden Road** – 53% (103) of all dwellings are privately rented with 3% (6) being socially rented and the other 44% (87) being owner occupiers. There were 16 reports of ASB in the 12 months to September 2013 which was 0.08 incidents per dwelling. Hughenden Road has the joint 2<sup>nd</sup> highest number of privately rented dwellings in the ward as well as the 2<sup>nd</sup> highest number of total dwellings.
- **Lower Park Road** – 30% (45) of all dwellings are privately rented with 0.7% (1) being socially rented and the other 69% (104) being owner occupiers. There were 13 reports of ASB in the 12 months to September 2013 which was 0.09 incidents per dwelling. Of these 13 reports, 11 came from Alexandra Park.
- **St. Helens Road** - 40% (66) of all dwellings are privately rented with the other 60% (100) being owner occupiers. There were 12 reports of ASB in the 12 months to September 2013 which was 0.07 incidents per dwelling. St. Helens Road has the 5<sup>th</sup> highest number of privately rented dwellings in the ward as well as the 6<sup>th</sup> highest number of total dwellings.
- **Elphinstone Road** - 43% (73) of all dwellings are privately rented with 14% (24) being socially rented and the other 43% (74) being owner occupiers. There were 9 reports of ASB in the 12 months to September 2013 which was 0.05 incidents per dwelling. Elphinstone Road has the 4<sup>th</sup> highest number of privately rented dwellings in the ward as well as the 5<sup>th</sup> highest number of total dwellings.

The western end of Braybrooke, west of Priory Avenue and Amherst Road covers an area of approximately 0.12 miles<sup>2</sup> (BR1):

- There are 767 dwellings of which 32% (242) are privately rented with 2.6% (20) being socially rented and the other 66% (505) are owner occupied.
- There were 51 reports of ASB in the 12 months to September 2013 which is 0.07 reports per dwelling.

The area between Lower Park Road (excluding Alexandra Park) and Priory Avenue/Amherst Road covers an area of approximately 0.12 miles<sup>2</sup> (BR2):

- There are 541 dwellings of which 33% (177) are privately rented with 0.4% (2) being socially rented and the other 67% (362) are owner occupied.
- There were 10 reports of ASB in the 12 months to September 2013 which is 0.02 reports per dwelling.

The area between Lower Park Road (including part of Alexandra Park), Bethune Way, Elphinstone Road, and Laton Road which covers an area of approximately 0.10 miles<sup>2</sup> (BR3):

- There are 493 dwellings of which 40% (196) are privately rented with 12% (61) being socially rented and the other 48% (236) are owner occupied.
- There were 37 reports of ASB in the 12 months to September 2013 which is 0.08 reports per dwelling.

## RESTRICTED

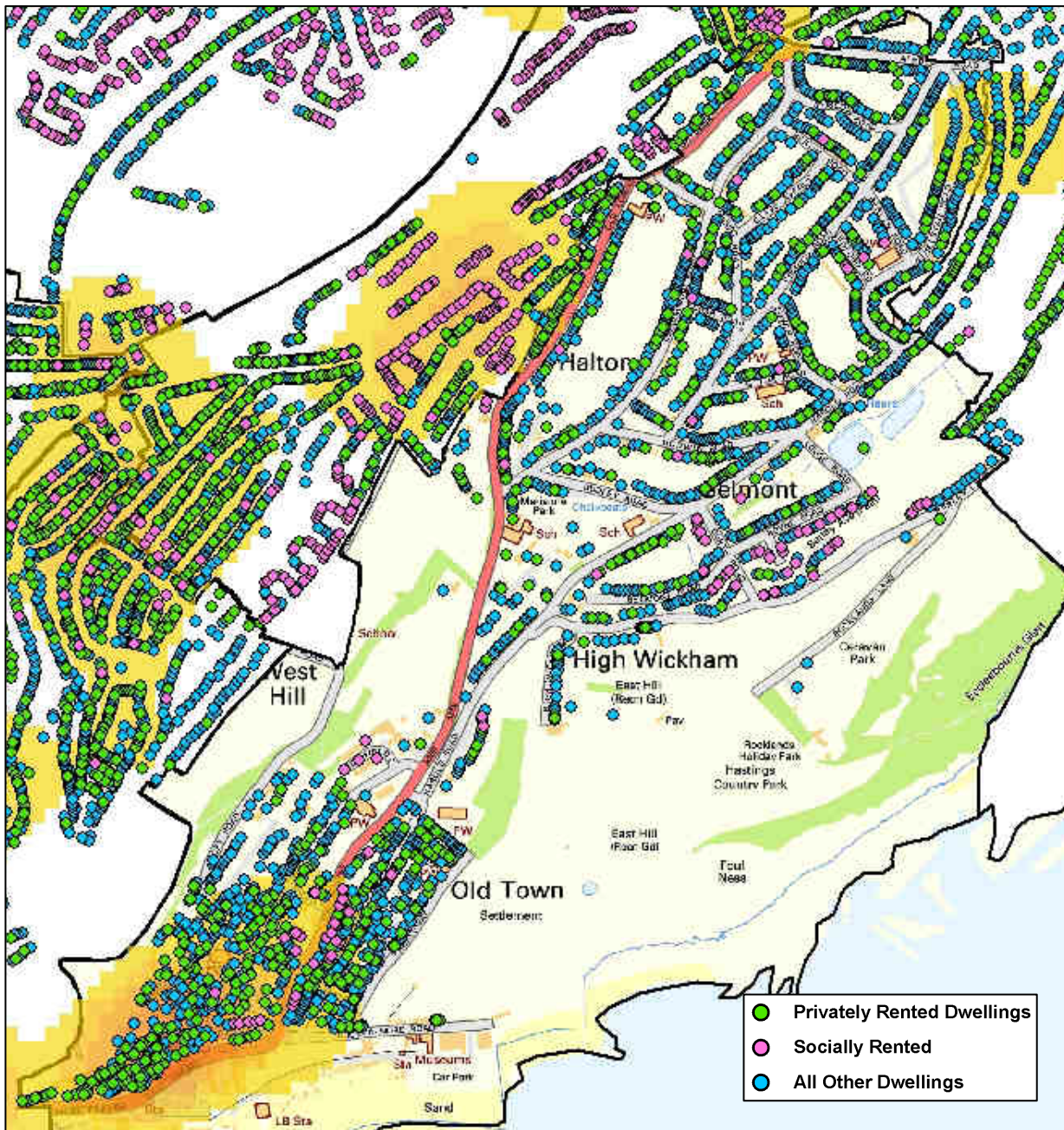
The northern end of Braybrooke from Laton Road/Elphinstone Road which covers an area of approximately 0.07 miles<sup>2</sup> (BR4):

- There are 894 dwellings of which 45% (405) are privately rented with 4% (36) being socially rented and the other 51% (453) are owner occupied.
- There were 45 reports of ASB in the 12 months to September 2013 which is 0.05 reports per dwelling.

Reported ASB in Braybrooke is relatively low, ranking 11<sup>th</sup> for ASB incidents per 1,000 population in Hastings. The proportion of property which is privately rented is relatively high, 38% of dwellings, the 4<sup>th</sup> highest figure in Hastings. The highest level of reported ASB was recorded in an area (BR3) with a relatively high proportion of privately rented dwellings (40%) and a low number of dwellings per 1000m<sup>2</sup>. Yet the lowest number of reports came from an area (BR4) with a high number of dwellings per 1000m<sup>2</sup> and a high proportion of privately rented dwellings (45%). Consequently, for Braybrooke, there seems to be no relation between reported ASB and privately rented dwellings. However, the highest levels of reported ASB came from the area (BR3) which had the highest proportion of socially rented dwellings in the ward (12%).

**Old Hastings**

**Fig 5: ASB Hotspot in Old Hastings for October '12 to September '13**



In Old Hastings, 28% of dwellings are rented from the private sector, the 5<sup>th</sup> highest number in the town. A further 6.4% of dwellings are socially rented. Old Hastings contains 6.6% of all dwellings in Hastings which is the 4<sup>th</sup> highest concentration in the town. Its population is approximately 5,862, the 6<sup>th</sup> highest in the town, and accounts for 6.5% of the total for Hastings. Those aged 45-64 make up 30% of the population with a further 19% aged 30-44.

For the period October 2012 to September 2013 there were 268 reported ASB incidents in the ward, which accounted for 6.2% of all reports in Hastings. This is 45.7 ASB incidents per 1,000 population in the ward, the 7<sup>th</sup> highest figure for Hastings.

The ASB hotspot in Old Hastings is centred on the south-western end of the ward and is focused on George Street, West Street, East Beach Street and East Parade. This area has a large concentration

of pubs, bars and restaurants in a relatively small area with various amusements and other tourist attractions nearby. These roads, with the exception of East Parade and East Beach Street, also contain a relatively large number of domestic dwellings. The 3 roads with the highest number of reported ASB incidents in the 12 months to September 2013 were:

- **George Street** – 57% (58) of all dwellings are privately rented with the other 43% (43) being owner occupiers. There were 77 reports of ASB in the 12 months to September 2013 which was 0.76 incidents per dwelling. Of these 77, 34% of were directly linked to either pubs, bars or restaurants.
- **High Street** – 39% (67) of all dwellings are privately rented with 3.5% (6) being socially rented and the other 58% (100) being owner occupiers. There were 25 reports of ASB in the 12 months to September 2013 which was 0.14 incidents per dwelling. High Street has the 2<sup>nd</sup> highest number of privately rented dwellings in the ward as well as the 4<sup>th</sup> highest number of total dwellings.
- **Old London Road** - 34% (87) of all dwellings are privately rented with 2.3% (6) being socially rented and the other 64% (165) being owner occupiers. There were 17 reports of ASB in the 12 months to September 2013 which was 0.07 incidents per dwelling. Old London Road has the highest number of privately rented dwellings in the ward as well as the highest number of total dwellings.

East Beach Street and Rock-a-Nore Road saw the 4<sup>th</sup> and 5<sup>th</sup> highest number of reports of ASB in the 12 months to September 2013. However, as there are only a small number of dwellings compared to the number and mix of commercial properties in this area, any analysis would be superfluous to this report.

The southern end of Old Hastings from Marine Parade to Torfield Close which covers an area of approximately 0.12 miles<sup>2</sup> (OH1):

- There are 1,204 dwellings of which 33% (401) are privately rented with 8.7% (105) being socially rented and the other 58% (698) are owner occupied.
- There were 201 reports of ASB in the 12 months to September 2013 which is 0.17 reports per dwelling.

The area between Old London Road, Dudley Road, Edmund Road and Alfred Road covers an area of approximately 0.12 miles<sup>2</sup> (OH2):

- There are 752 dwellings of which 28% (209) are privately rented with 1.5% (11) being socially rented and the other 71% (532) are owner occupied.
- There were 37 reports of ASB in the 12 months to September 2013 which is 0.05 reports per dwelling.

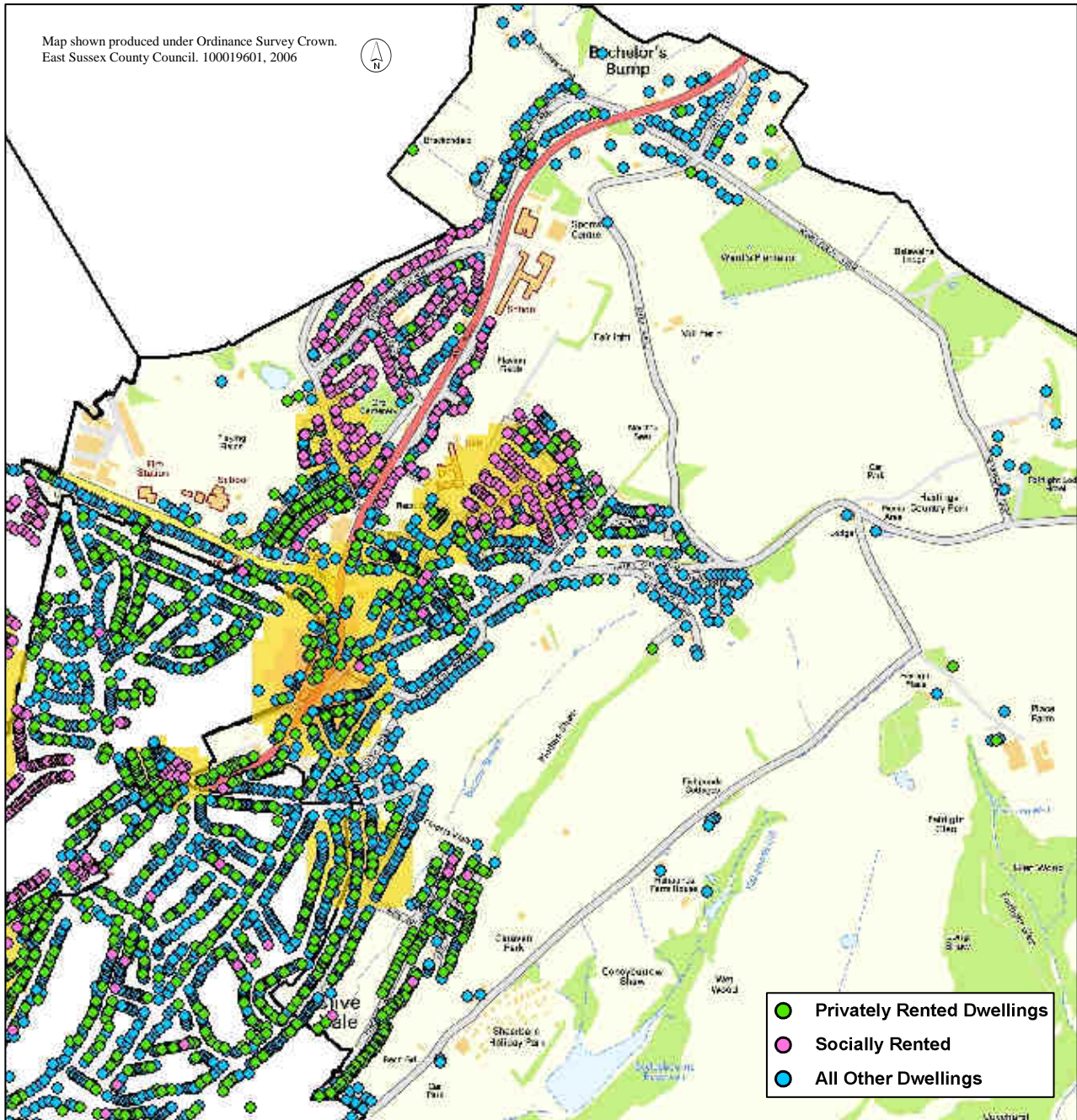
The area between Edmund Road, Harold Road, Rocklands Lane and Athelstan Road which covers an area of approximately 0.13 miles<sup>2</sup> (OH3):

- There are 928 dwellings of which 20% (189) are privately rented with 7.4% (69) being socially rented and the other 72% (670) are owner occupied.
- There were 48 reports of ASB in the 12 months to September 2013 which is 0.05 reports per dwelling.

Reported ASB in Old Hastings is relatively high, ranking 7<sup>th</sup> for ASB incidents per 1,000 population in Hastings. The proportion of property which is privately rented is relatively low, 28% of dwellings, though this is the 6<sup>th</sup> highest figure in Hastings. The majority of reported ASB was reported in OH1 where the pubs, bars and restaurants are situated. This area also sees a dense mix of dwelling types, high numbers of privately rented property alongside socially rented and owner occupiers. The locations of the ASB incidents would seem to indicate that the higher levels of ASB here are down to the night-time economy and commercial nature of the area. This seems to be supported by the areas to the north of the ward which have a greater concentration of owner occupier dwellings and relatively low levels of reported ASB.

**Ore**

**Fig 6: ASB Hotspot in Ore Ward for October '12 to September '13**



In Ore, 25% of dwellings are rented from the private sector, the 8<sup>th</sup> highest number in the town. A further 18% of dwellings are socially rented. Ore contains 5.3% of all dwellings in Hastings which is the joint 6<sup>th</sup> lowest concentration in the town. Its population is approximately 5,195, the 6<sup>th</sup> lowest in the town, and accounts for 5.8% of the total for Hastings. Those aged 45-64 make up 27% of the population with a further 18% aged 0-14.

For the period October 2012 to September 2013 there were 318 reported ASB incidents in the ward, which accounted for 7.3% of all reports in Hastings. This is 61.2 ASB incidents per 1,000 population in the ward, the 3<sup>rd</sup> highest figure for Hastings.

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The ASB hotspot in Ore is split into 4 areas and are centred around the junction of Rye Road, Old London Road and Fairlight Road. These areas are; Broadlands/southern end of Rock Lane, Brightling Avenue/Crowborough Road, the junction of Old London Road/Fairlight Road/Rye Road and a small section of Saxon Road by Harold Road. The 4 roads with the highest number of reported ASB incidents in the 12 months to September 2013 were:

- **Old London Road** – 45% (85) of all dwellings are privately rented with 5.3% (10) being socially rented and the other 50% (94) being owner occupiers. There were 47 reports of ASB in the 12 months to September 2013 which was 0.25 incidents per dwelling. Old London Road has the 2<sup>nd</sup> highest number of privately rented dwellings in the ward as well as the highest number of total dwellings.
- **Rye Road** – 14% (22) of all dwellings are privately rented with 30% (48) being socially rented and the other 56% (89) being owner occupiers. There were 29 reports of ASB in the 12 months to September 2013 which was 0.18 incidents per dwelling. Rye Road has the joint 8<sup>th</sup> highest number of privately rented dwellings in the ward as well as the 2<sup>nd</sup> highest number of total dwellings. It should also be noted that there are 2 schools on this road which may significantly contribute to ASB in the area.
- **Saxon Road** - 24% (17) of all dwellings are privately rented with the other 76% (54) being owner occupiers. There were 24 reports of ASB in the 12 months to September 2013 which was 0.34 incidents per dwelling. Of the 24 reports, 23 came from one address which is owner occupied and concerns a long running neighbour dispute.
- **Brightling Avenue** - 8% (6) of all dwellings are privately rented with 74% (53) being socially rented and the other 18% (13) being owner occupiers. There were 20 reports of ASB in the 12 months to September 2013 which was 0.28 incidents per dwelling. Brightling Avenue has the joint 22<sup>nd</sup> highest number of privately rented dwellings in the ward, the 2<sup>nd</sup> highest number of socially rented dwellings and the 9<sup>th</sup> highest number of total dwellings.

The area between The Ridge, Rye Road (left hand side) up to and including Bachelor's Bump and Tedder Terrace which covers an area of approximately 0.13 miles<sup>2</sup> (O1):

- There are 729 dwellings of which 17% (127) are privately rented with 22% (163) being socially rented and the other 60% (439) are owner occupied.
- There were 83 reports of ASB in the 12 months to September 2013 which is 0.11 reports per dwelling.

The area between Rye Road (right hand side), Mill Lane, Tilekiln Lane and Fairlight Avenue which covers an area of approximately 0.13 miles<sup>2</sup> (O2):

- There are 821 dwellings of which 18% (144) are privately rented with 28% (231) being socially rented and the other 54% (446) are owner occupied.
- There were 115 reports of ASB in the 12 months to September 2013 which is 0.14 reports per dwelling.

The area between Old London Road, Saxon Road, Barley Lane and the junction of Edith Road/Fairlight Avenue which covers an area of approximately 0.11 miles<sup>2</sup> (O3):

- There are 747 dwellings of which 42% (312) are privately rented with 3.5% (26) being socially rented and the other 55% (409) are owner occupied.
- There were 123 reports of ASB in the 12 months to September 2013 which is 0.16 reports per dwelling.

Reported ASB in Ore is relatively high, ranking 3<sup>rd</sup> for ASB incidents per 1,000 population in Hastings. The proportion of property which is privately rented is relatively low, 25% of dwellings, the 8<sup>th</sup> highest in Hastings. The majority of reported ASB was reported in O3 where the mix of privately rented to owner occupier dwellings is fairly even with very little socially rented. There are two reasons for this. There is an area of retail property to the north around the junction of Old London Road and Rye Road which is surrounded by a dense area of privately, rented, socially

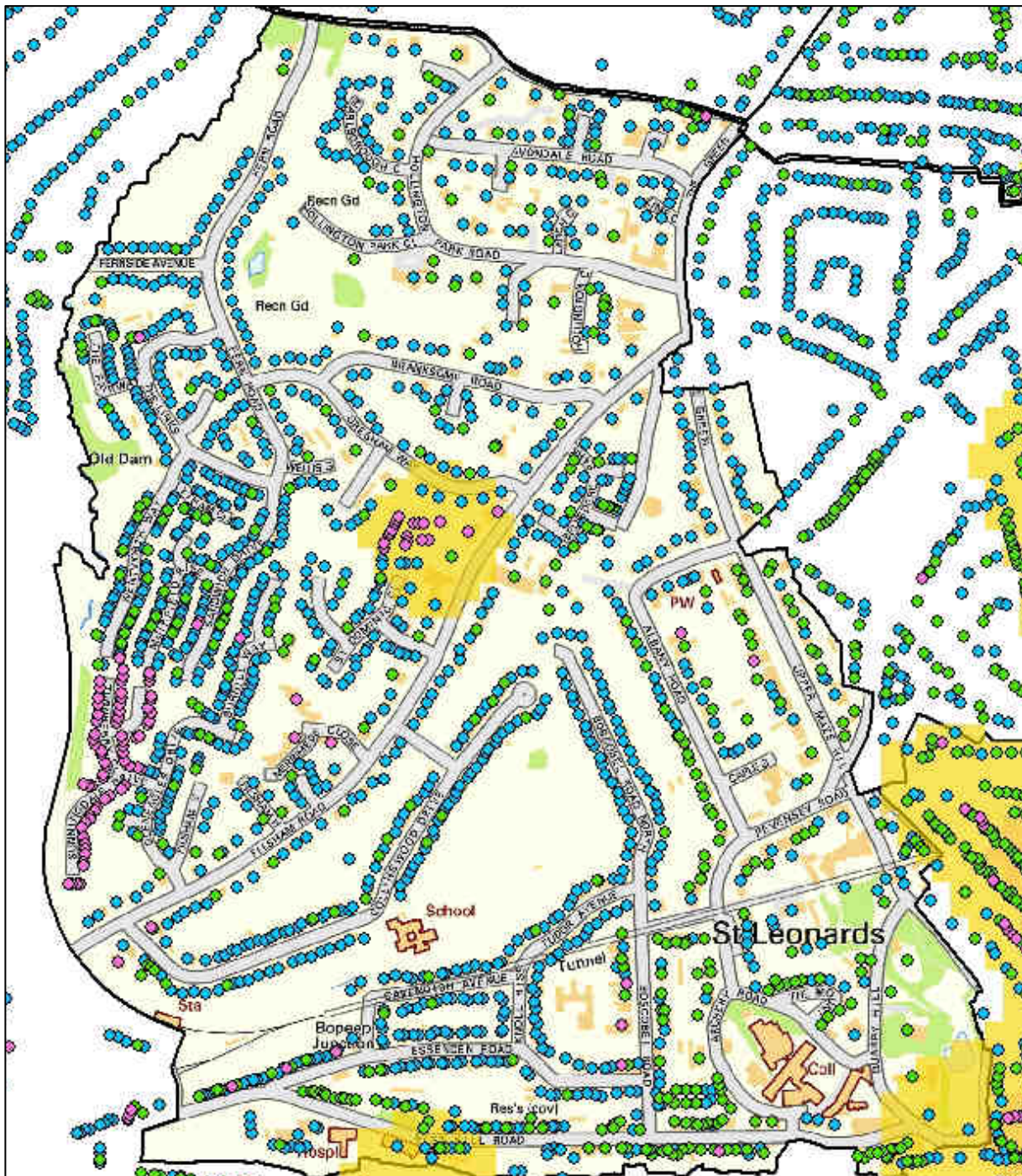


rented and owner occupier dwellings. This area saw a very high concentration of reported ASB. The other area is located on Saxon Road where a single address generated 23 reports in the 12 months to September 2013 which is the result of an ongoing neighbour dispute. It should also be taken into consideration that Ore has a larger proportion of it's population aged under 15 compared to most other wards in Hastings. This coupled with a large proportion of the population aged 45 and over could lead to tensions and a perceived high level of ASB.

The other two areas examined in Ore both had higher concentrations of socially rented dwellings and lower levels of privately rented. Both these areas could be considered to have higher than average levels of reported ASB considering the makeup of the areas are specifically domestic. It is possible that the higher number of socially rented dwellings is a major factor in this though the presence of a number of schools could also be a contributory factor.

**Maze Hill**

**Fig 7: ASB Hotspot in Maze Hill for October '12 to September '13**



Map shown produced under Ordnance Survey Crown East Sussex County Council: 100019601, 2006

- Privately Rented Dwellings
- Socially Rented
- All Other Dwellings

In Maze Hill, 28% of dwellings are rented from the private sector, the 6<sup>th</sup> highest number in the town. A further 7.3% of dwellings are socially rented. Maze Hill contains 5.9% of all dwellings in Hastings which is the 6<sup>th</sup> highest concentration in the town. Its population is approximately 5,416, the 7<sup>th</sup> highest in the town, and accounts for 6% of the total for Hastings. Those aged 45-64 make up 26% of the population with a further 25.6% aged over 65.

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For the period October 2012 to September 2013 there were 133 reported ASB incidents in the ward, which accounted for 3.1% of all reports in Hastings. This is 24.6 ASB incidents per 1,000 population in the ward, the 5<sup>th</sup> lowest figure for Hastings.

There is only one small ASB hotspot in Maze Hill which is centred around Jubilee Gardens/Filsham Road. The 4 roads with the highest number of reported ASB incidents in the 12 months to September 2013 were:

- **West Hill Road** – 51% (172) of all dwellings are privately rented with 2.1% (7) being socially rented and the other 47% (157) being owner occupiers. There were 29 reports of ASB in the 12 months to September 2013 which was 0.08 incidents per dwelling. West Hill Road has the highest number of privately rented dwellings in the ward as well as the highest number of total dwellings.
- **Jubilee Gardens** – 40% (14) of all dwellings are privately rented with the other 60% (21) being socially rented. There were 18 reports of ASB in the 12 months to September 2013 which was 0.51 incidents per dwelling. Jubilee Gardens has the 14<sup>th</sup> highest number of privately rented dwellings in the ward as well as the 4<sup>th</sup> highest number of socially rented dwellings.
- **Filsham Road** - 20% (29) of all dwellings are privately rented with 13% (18) being socially rented and the other 67% (96) being owner occupiers. There were 8 reports of ASB in the 12 months to September 2013 which was 0.06 incidents per dwelling. Filsham Road has the 7<sup>th</sup> highest number of privately rented dwellings in the ward as well as the 3<sup>rd</sup> highest number of total dwellings.
- **Quarry Hill** - 55% (46) of all dwellings are privately rented with the other 45% (38) being owner occupiers. There were 8 reports of ASB in the 12 months to September 2013 which was 0.1 incidents per dwelling. Quarry Road has the 4<sup>th</sup> highest number of privately rented dwellings in the ward and the 8<sup>th</sup> highest number of total dwellings.

The area between Boscobel Road/Boscobel Road North, Collingwood Drive and West Hill Road which covers an area of approximately 0.11 miles<sup>2</sup> (MH1):

- There are 598 dwellings of which 20% (121) are privately rented with 1.8% (11) being socially rented and the other 78% (466) are owner occupied.
- There were 29 reports of ASB in the 12 months to September 2013 which is 0.05 reports per dwelling.

The area between Upper Maze Hill, Quarry Hill, West Hill Road, Albany Road and Belvedere Park which covers an area of approximately 0.11 miles<sup>2</sup> (MH2):

- There are 919 dwellings of which 46% (426) are privately rented with 2.2% (20) being socially rented and the other 51% (473) are owner occupied.
- There were 56 reports of ASB in the 12 months to September 2013 which is 0.06 reports per dwelling.

The area between Filsham Road, Gresham Way, The Fairway, Wentworth Way and Sunningdale Drive which covers an area of approximately 0.12 miles<sup>2</sup> (MH3):

- There are 764 dwellings of which 17% (133) are privately rented with 21% (157) being socially rented and the other 62% (474) are owner occupied.
- There were 46 reports of ASB in the 12 months to September 2013 which is 0.06 reports per dwelling.

The area between Branksome Road, Fern Road, Gillsmans Hill, The Green and Filsham Road which covers an area of approximately 0.12 miles<sup>2</sup> (MH4):

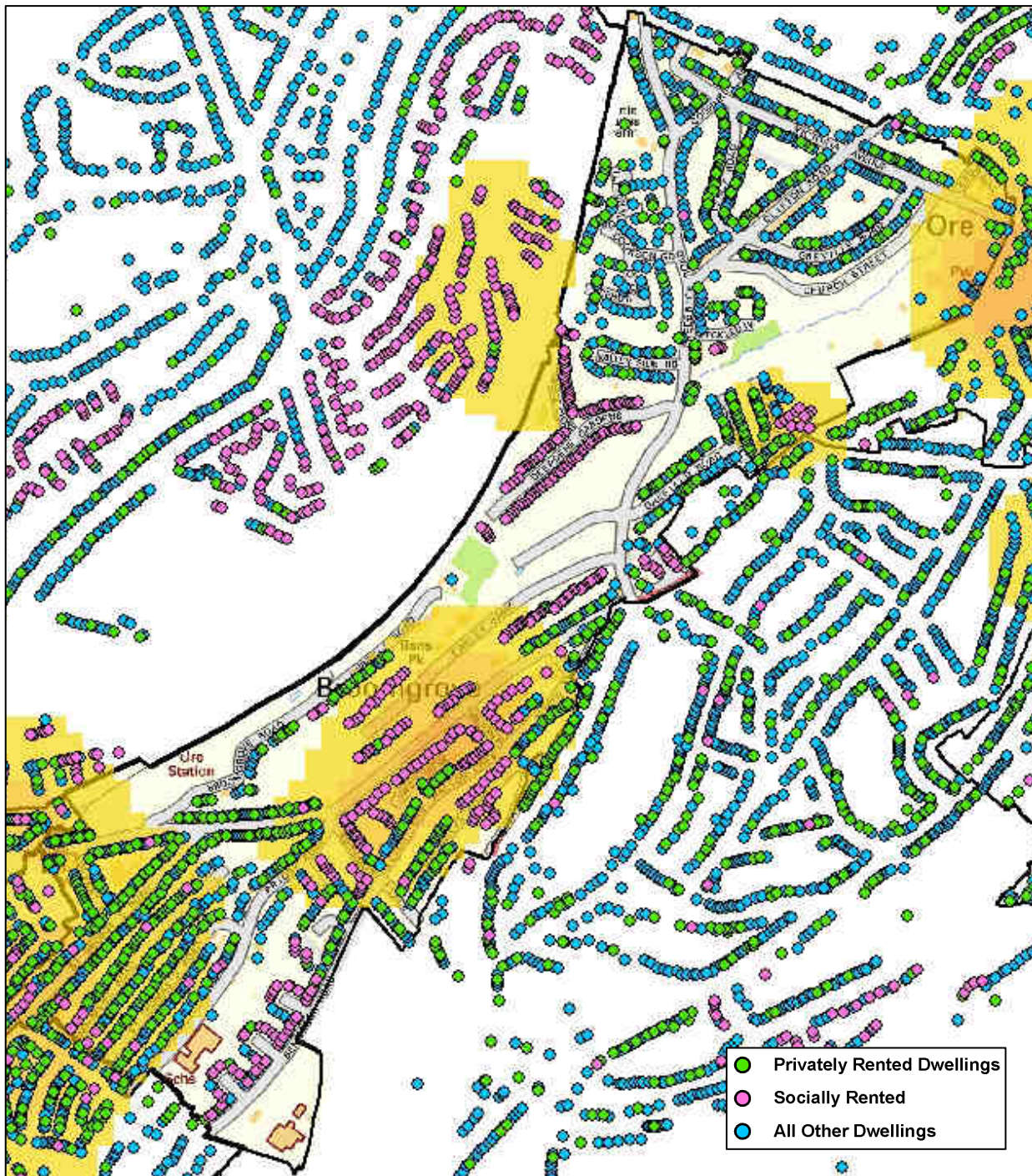
- There are 318 dwellings of which 18% (57) are privately rented with 0.3% (1) being socially rented and the other 82% (260) are owner occupied.

- There were 11 reports of ASB in the 12 months to September 2013 which is 0.03 reports per dwelling.

Reported ASB in Maze Hill is relatively low, ranked 12<sup>th</sup> for ASB incidents per 1,000 population in Hastings. The proportion of property which is privately rented is also relatively low, 28% of dwellings, the 6<sup>th</sup> highest in Hastings. Reported ASB per dwelling in Maze Hill was relatively low in all areas with MH1 and MH4 having low levels of all factors. MH2 and MH3 recorded slightly higher levels (0.06 reports per dwelling) than the other two areas. MH2 contained the highest level of dwellings per 1000m<sup>2</sup> and the greatest proportion of privately rented dwellings in the ward while MH3 saw the greatest proportion of socially rented dwellings. Consequently, in Maze Hill, reported ASB seems to have been impacted by the proportion of socially rented dwellings and the density and proportion of privately rented dwellings.

**Tressell**

**Fig 8: ASB Hotspot in Tressell Ward for October '12 to September '13**



In Tressell, 29% of dwellings are rented from the private sector, the 7<sup>th</sup> highest number in the town. A further 26% of dwellings are socially rented, the 3<sup>rd</sup> highest number in Hastings. Tressell contains 5.2% of all dwellings in Hastings which is the 4<sup>th</sup> lowest concentration in the town. Its population is approximately 5,317, the 8<sup>th</sup> lowest in the town, and accounts for 5.9% of the total for Hastings. Those aged 0-14 make up 24% of the population with a further 23.5% aged 45-64.

For the period October 2012 to September 2013 there were 268 reported ASB incidents in the ward, which accounted for 6.2% of all reports in Hastings. This is 50.4 ASB incidents per 1,000 population in the ward, the 5<sup>th</sup> highest figure for Hastings.

There were 3 ASB hotspots in Tressell; one between St. Thomas's Road and Calvert Road, one between Egremont Place and Farley Bank and a small one centred on School Road. The 4 roads with the highest number of reported ASB incidents in the 12 months to September 2013 were:

- **Priory Road** – 20% (57) of all dwellings are privately rented with 48% (135) being socially rented and the other 32% (92) being owner occupiers. There were 48 reports of ASB in the 12 months to September 2013 which was 0.17 incidents per dwelling. Priory Road has the 4<sup>th</sup> highest number of privately rented dwellings in the ward as well as the highest number of total dwellings.
- **St. Georges Road** – 46% (75) of all dwellings are privately rented with 8% (13) being socially rented and the other 46% (74) being owner occupiers. There were 26 reports of ASB in the 12 months to September 2013 which was 0.16 incidents per dwelling. St. Georges Road has the 2<sup>nd</sup> highest number of privately rented dwellings in the ward as well as the 2<sup>nd</sup> highest number of socially rented dwellings.
- **Farley Bank** - 8% (9) of all dwellings are privately rented with 84% (95) being socially rented and the other 8% (9) being owner occupiers. There were 22 reports of ASB in the 12 months to September 2013 which was 0.19 incidents per dwelling. Farley Bank has the 2<sup>nd</sup> highest number of socially rented dwellings in the ward as well as the 6<sup>th</sup> highest number of total dwellings.
- **Victoria Avenue** - 24% (29) of all dwellings are privately rented with the other 76% (90) being owner occupiers. There were 22 reports of ASB in the 12 months to September 2013 which was 0.18 incidents per dwelling. Victoria Avenue has the 6<sup>th</sup> highest number of privately rented dwellings in the ward and the 5<sup>th</sup> highest number of total dwellings.

The area between Egremont Place, Mount Pleasant Road and Bembrook Road which covers an area of approximately 0.07 miles<sup>2</sup> (T1):

- There are 884 dwellings of which 40% (352) are privately rented with 15% (130) being socially rented and the other 45% (402) are owner occupied.
- There were 91 reports of ASB in the 12 months to September 2013 which is 0.1 reports per dwelling.

The area between Broomgrove Road/Hurrell Road, High Banks Close and North Terrace/Hardwicke Road which covers an area of approximately 0.07 miles<sup>2</sup> (T2):

- There are 583 dwellings of which 17% (99) are privately rented with 57% (330) being socially rented and the other 26% (154) are owner occupied.
- There were 99 reports of ASB in the 12 months to September 2013 which is 0.17 reports per dwelling.

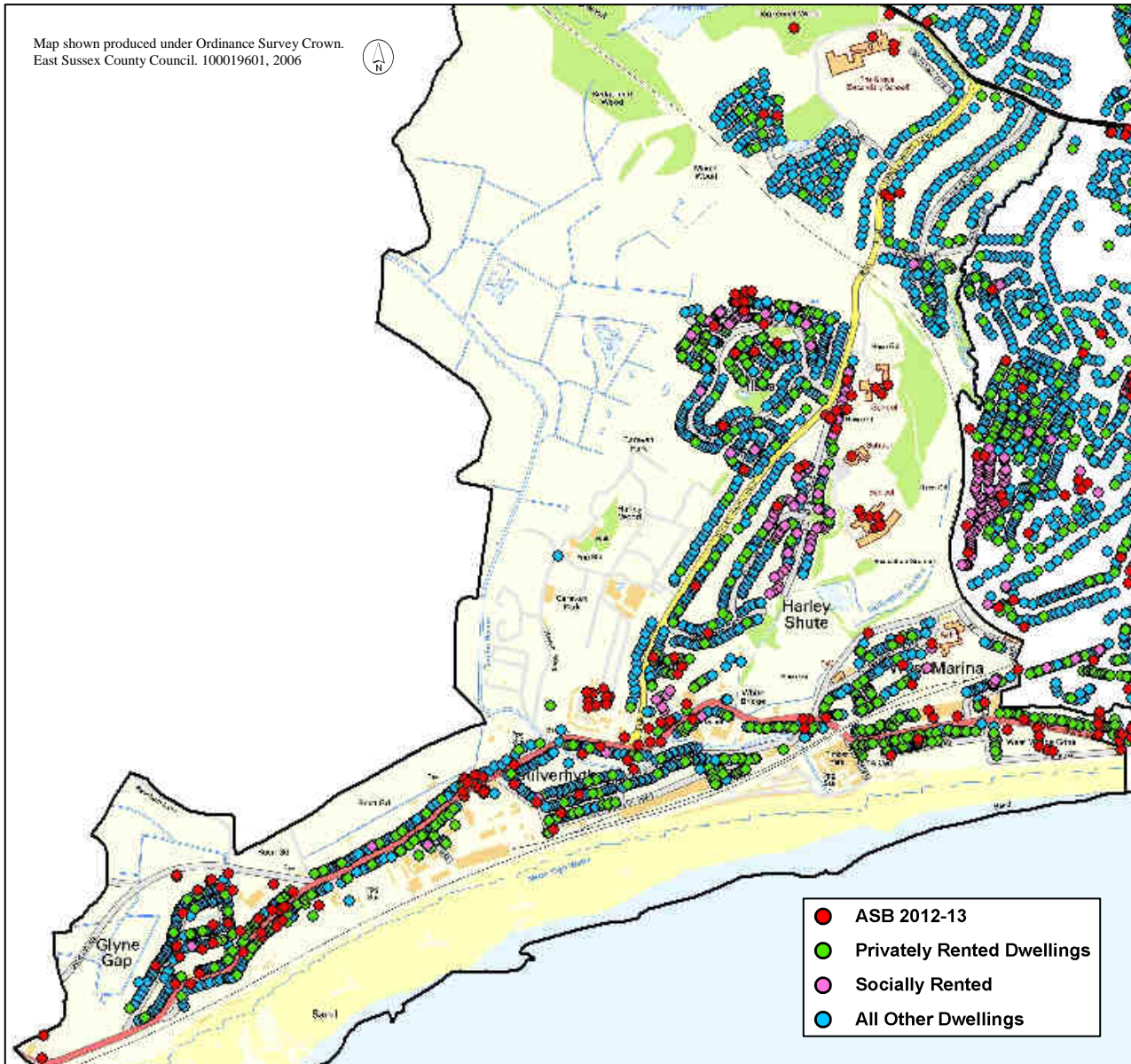
The area between Victoria Avenue, Deepdene Gardens and Oakfield Road which covers an area of approximately 0.09 miles<sup>2</sup> (T3):

- There are 835 dwellings of which 26% (213) are privately rented with 15% (127) being socially rented and the other 59% (495) are owner occupied.
- There were 77 reports of ASB in the 12 months to September 2013 which is 0.09 reports per dwelling.

Reported ASB in Tressell is relatively high, ranked 5<sup>th</sup> for ASB incidents per 1,000 population in Hastings. The proportion of property which is privately rented is relatively low, 29% of dwellings, the 7<sup>th</sup> highest in Hastings. All three areas of Tressell saw relatively high levels of ASB per dwelling with the highest levels of reports coming from T2 which has the highest concentration of socially rented dwellings. The other two areas reported similar levels of ASB with the only difference being that T1 has a higher proportion of privately rented dwellings with a higher number of dwellings per 1000m<sup>2</sup>. Consequently, ASB in Tressell has been influenced by the higher proportion of socially rented dwellings and by their high density and less so by the presence of privately rented dwellings.

**West St. Leonards**

**Fig 9: Reported ASB in West St. Leonards for October '12 to September '13**



In West St. Leonards, 24% of dwellings are rented from the private sector, the 10<sup>th</sup> highest number in the town. A further 6.5% of dwellings are socially rented. West St. Leonards contains 5% of all dwellings in Hastings which is the 3<sup>rd</sup> lowest concentration in the town. Its population is approximately 5,164, the 5<sup>th</sup> lowest in the town, and accounts for 5.7% of the total for Hastings. Those aged 45-64 make up 29% of the population with a further 20% aged 30-44.

For the period October 2012 to September 2013 there were 150 reported ASB incidents in the ward, which accounted for 3.4% of all reports in Hastings. This is 29 ASB incidents per 1,000 population in the ward, the 7<sup>th</sup> lowest figure for Hastings.

There is no specific hotspot of ASB incidents in West St. Leonards, though there were small pockets of activity at Combe Haven Holiday Park, Bexhill Road/Abbey Drive, Heron Close and St. Leonards Academy. The 4 roads with the highest number of reported ASB incidents in the 12 months to September 2013 were:

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- **Bexhill Road** – 35% (163) of all dwellings are privately rented with 0.6% (3) being socially rented and the other 64% (301) being owner occupiers. There were 40 reports of ASB in the 12 months to September 2013 which was 0.09 incidents per dwelling. Bexhill Road has the highest number of privately rented dwellings in the ward as well as the highest number of total dwellings.
- **Harley Shute Road** – 15% (23) of all dwellings are privately rented with the other 85% (126) being owner occupiers. There were 20 reports of ASB in the 12 months to September 2013 which was 0.13 incidents per dwelling. Of the 20 reports, 10 came from Combe Haven Holiday Park and another 4 from West St. Leonards Community Primary School.
- **Edinburgh Road** - 14% (15) of all dwellings are privately rented with 42% (46) being socially rented and the other 45% (49) being owner occupiers. There were 17 reports of ASB in the 12 months to September 2013 which was 0.15 incidents per dwelling. Of the 17 reports, 9 came from the St. Leonards Academy.
- **Heron Close** - 6% (2) of all dwellings are privately rented with 32% (11) being socially rented and the other 62% (21) being owner occupiers. There were 8 reports of ASB in the 12 months to September 2013 which was 0.24 incidents per dwelling. All 8 reports came from 2 addresses (one owner occupier, one privately rented) which are engaged in an ongoing neighbour dispute.

The area between Wishing Tree Lane, Springside Walk, the railway line and Watermint Close which covers an area of approximately 0.12 miles<sup>2</sup> (WSL1):

- There are 299 dwellings of which 12% (37) are privately rented with 0.7% (2) being socially rented and the other 87% (260) are owner occupied.
- There were 10 reports of ASB in the 12 months to September 2013 which is 0.03 reports per dwelling.

The area to the north of Bexhill Road between Edinburgh Road and Heron Close and up to the railway line which covers an area of approximately 0.13 miles<sup>2</sup> (WSL2):

- There are 796 dwellings of which 17% (135) are privately rented with 14% (115) being socially rented and the other 69% (546) are owner occupied.
- There were 53 reports of ASB in the 12 months to September 2013 which is 0.07 reports per dwelling.

The area between the junction of Bexhill Road/Harley Shute Road, Cliftonville Road, Sea Road/St. Vincents Road and Filsham Road which covers an area of approximately 0.12 miles<sup>2</sup> (WSL3):

- There are 682 dwellings of which 38% (262) are privately rented with 3.5% (24) being socially rented and the other 58% (396) are owner occupied.
- There were 40 reports of ASB in the 12 months to September 2013 which is 0.06 reports per dwelling.

The area between the junction of Bexhill Road/Harley Shute Road, along Bexhill Road and Lewis Avenue which covers an area of approximately 0.12 miles<sup>2</sup> (WSL4):

- There are 434 dwellings of which 24% (102) are privately rented with 0.9% (4) being socially rented and the other 76% (328) are owner occupied.
- There were 55 reports of ASB in the 12 months to September 2013 which is 0.13 reports per dwelling.

Reported ASB in West St. Leonards is relatively low, ranked 10<sup>th</sup> for ASB incidents per 1,000 population in Hastings. The proportion of property which is privately rented is also relatively low, 24% of dwellings, the 7<sup>th</sup> lowest in Hastings. The three areas of West St. Leonards which lie to the east and stretch all the way to the north of the ward saw relatively low levels of ASB per dwelling, with the pockets of ASB seemingly being mainly generated by the Combe Haven Holiday Park and the schools situated in the area. These areas all have relatively low levels of privately and socially

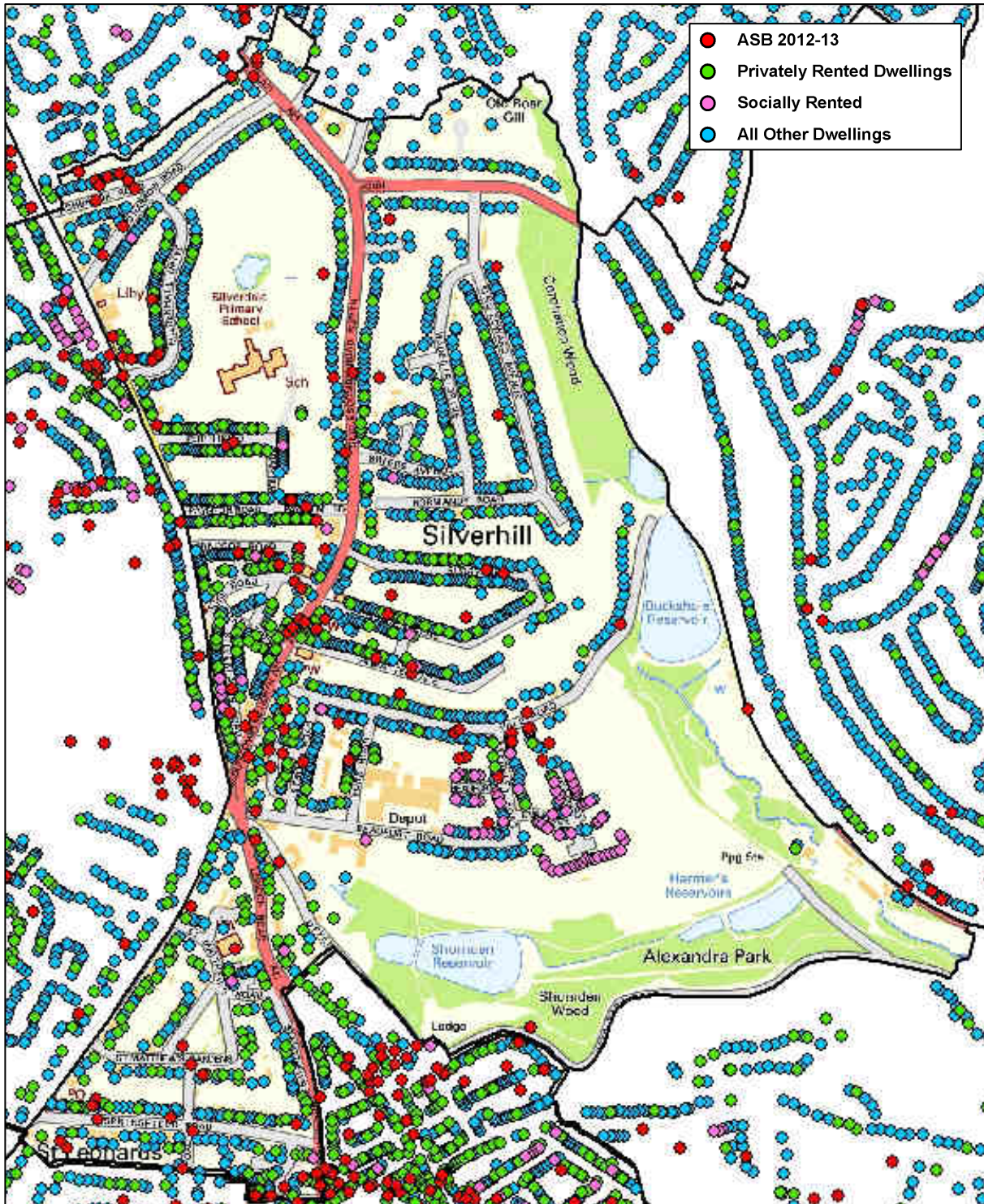


## RESTRICTED

rented dwellings with a low number of dwellings per 1000m<sup>2</sup>. WSL4, which stretched from the junction of Bexhill Road/Harley Shute Road to Bexhill, reported higher levels of ASB per dwelling. This area seems to buck the trend of the other areas though it shares a similar make-up as the rest of the ward. Just over  $\frac{2}{3}$  of all dwellings are owner occupied with less than 1% being socially rented with a very low number of dwellings per 1000m<sup>2</sup>. One possible explanation for the higher levels of reported ASB could be the fact this area is mostly comprised of Bexhill Road which is the main road into Hastings from the west. Of the 55 reports, 11 (20%) could be directly attributed to vehicles (speeding, motorcycles, road rage, etc), lending some support to the theory that the busy road is adding to ASB in the area.

**Silverhill**

**Fig 10: Reported ASB in Silverhill for October '12 to September '13**



Map shown produced under Ordnance Survey Crown. East Sussex County Council, 100019501, 2006

In Silverhill, 25% of dwellings are rented from the private sector, the 8<sup>th</sup> lowest number in the town. A further 8.9% of dwellings are socially rented. Silverhill contains 4.9% of all dwellings in Hastings which is the lowest concentration in the town. Its population is approximately 4,806, also the lowest in the town, and accounts for 5.3% of the total for Hastings. Those aged 45-64 make up 26% of the population with a further 20% aged 30-44.

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For the period October 2012 to September 2013 there were 106 reported ASB incidents in the ward, which accounted for 2.4% of all reports in Hastings. This is 22.1 ASB incidents per 1,000 population in the ward, the 4<sup>th</sup> lowest figure for Hastings.

There are no specific hotspots of ASB incidents in Silverhill, though there were small pockets of activity around Ashbrook Road and Sedlescombe Road North/Duke Road. The 4 roads with the highest number of reported ASB incidents in the 12 months to September 2013 were:

- **Sedlescombe Road North** – 33% (69) of all dwellings are privately rented with the other 67% (139) being owner occupiers. There were 17 reports of ASB in the 12 months to September 2013 which was 0.08 incidents per dwelling. Sedlescombe Road North has the highest number of privately rented dwellings in the ward as well as the highest number of total dwellings.
- **London Road** – 68% (60) of all dwellings are privately rented with 3.4% (3) being socially rented and the other 28% (25) being owner occupiers. There were 12 reports of ASB in the 12 months to September 2013 which was 0.14 incidents per dwelling. London Road has the 2<sup>nd</sup> highest number of privately rented dwellings in the ward as well as the 7<sup>th</sup> highest number of total dwellings.
- **Ashbrook Road** - 100% (25) of all dwellings are owner occupiers. There were 8 reports of ASB in the 12 months to September 2013 which was 0.32 incidents per dwelling. Of the 8 reports, 7 were for neighbour issues.
- **Vale Road** - 12% (13) of all dwellings are privately rented with 3.8% (4) being socially rented and the other 84% (88) being owner occupiers. There were 8 reports of ASB in the 12 months to September 2013 which was 0.08 incidents per dwelling. Vale Road has the joint 13<sup>th</sup> highest number of privately rented dwellings in the ward and the 5<sup>th</sup> highest number of total dwellings.

The area between Battle Road, Perth Road/Briers Avenue, King Edward Avenue/King Edward Close and St. Helens Road/Sedlescombe Road North which covers an area of approximately 0.12 miles<sup>2</sup> (S1):

- There are 673 dwellings of which 18% (120) are privately rented with 0.4% (3) being socially rented and the other 82% (550) are owner occupied.
- There were 31 reports of ASB in the 12 months to September 2013 which is 0.05 reports per dwelling.

The area between Paynton Road/Normandy Road, Vale Road, Beaufort Road and Silverlands Road which covers an area of approximately 0.12 miles<sup>2</sup> (S2):

- There are 1,024 dwellings of which 22% (227) are privately rented with 18% (182) being socially rented and the other 60% (615) are owner occupied.
- There were 53 reports of ASB in the 12 months to September 2013 which is 0.05 reports per dwelling.

The area between Upper Clarence Road (including part of Alexandra Park), Springfield Road and Sedlescombe Road South which covers an area of approximately 0.09 miles<sup>2</sup> (S3):

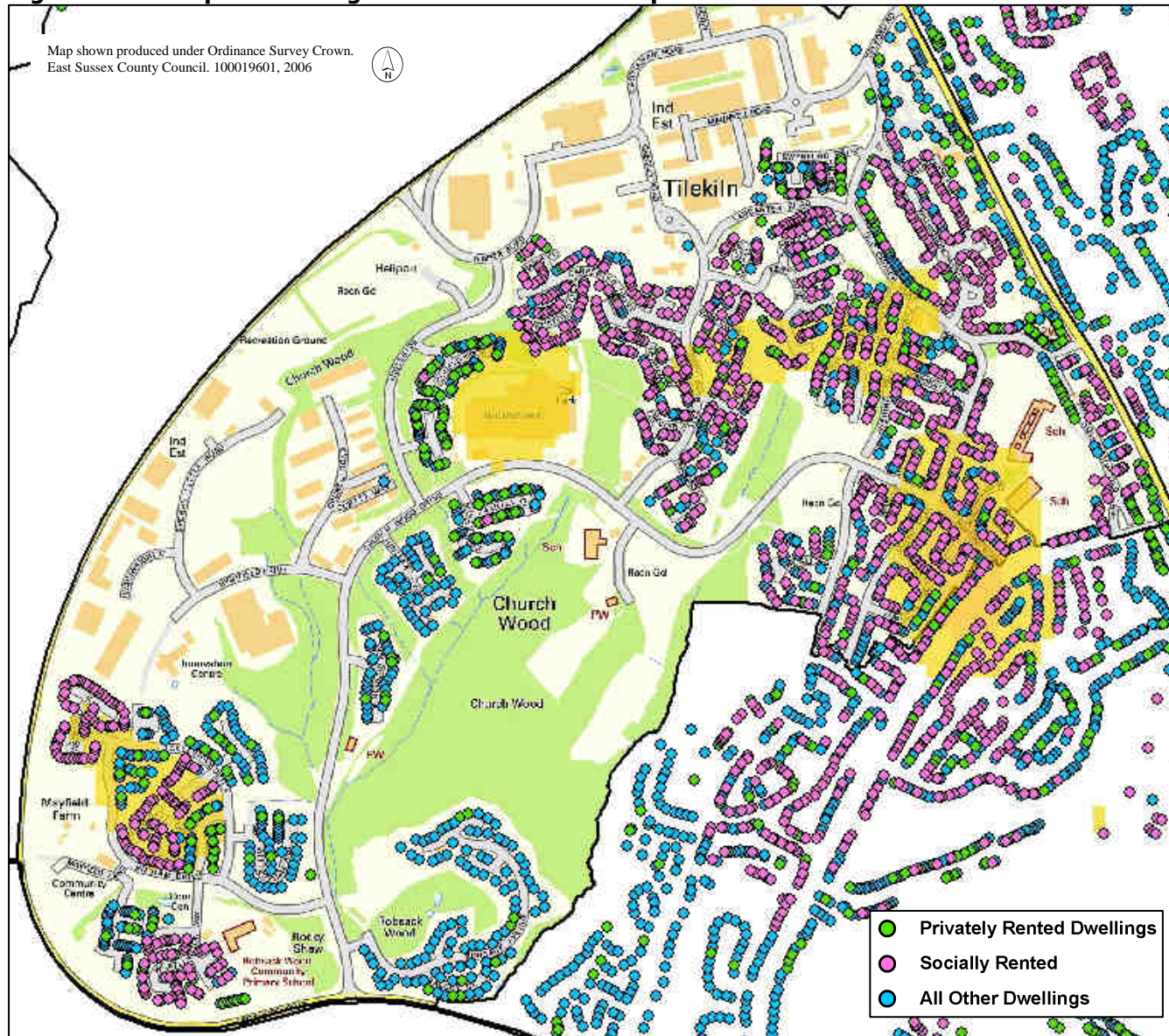
- There are 443 dwellings of which 44% (193) are privately rented with 1.1% (5) being socially rented and the other 55% (245) are owner occupied.
- There were 23 reports of ASB in the 12 months to September 2013 which is 0.05 reports per dwelling.

Reported ASB in Silverhill is relatively low, ranked 13<sup>th</sup> for ASB incidents per 1,000 population in Hastings. The proportion of property which is privately rented is also relatively low, 25% of dwellings, the 8<sup>th</sup> lowest in Hastings. The three areas of Silverhill all saw relatively low levels of ASB per dwelling, with no pockets of ASB being evident. All three areas had different characteristics though. S1 is predominantly owner occupied dwellings with privately rented dwellings being spread

throughout the area and a relatively low number of dwellings per 1000m<sup>2</sup>. S2 has a denser concentration of dwellings with a higher proportion being socially rented and a lower proportion being owner occupiers. While the greater number of dwellings did result in a higher level of reported ASB, the number of reports per dwelling was the same as S1. S3 was split fairly evenly between privately rented and owner occupiers. The smaller number of dwellings did result in a lower level of reported ASB, though despite the higher proportion of privately rented dwellings, the ASB per dwelling was the same as for the other areas of Silverhill. Consequently the proportion of privately rented dwellings in each area seems to have had no impact upon the level of reported ASB in Silverhill with levels consistent across the ward despite the different make-up of each area.

**Hollington**

**Fig 11: ASB Hotspot in Hollington for October '12 to September '13**



In Hollington, 16% of dwellings are rented from the private sector, the 3<sup>rd</sup> lowest number in Hastings. A further 42% of dwellings are socially rented. Hollington contains 5.6% of all dwellings in Hastings which is the 8<sup>th</sup> highest concentration in the town. Its population is approximately 6,099, the 5<sup>th</sup> highest in the town, and accounts for 6.8% of the total for Hastings. Those aged 45-64 make up 25.5% of the population with a further 23% aged 0-14.

For the period October 2012 to September 2013 there were 301 reported ASB incidents in the ward, which accounted for 6.9% of all reports in Hastings. This is 49.5 ASB incidents per 1,000 population in the ward, the 6<sup>th</sup> highest figure for Hastings.

There were 4 ASB hotspots in Hollington; Tesco on Church Wood Drive, one between Icklesham Drive and Bodiam Drive, one centred on the junction of Marline Drive and Beauchamp Road and a small one running from Tile Barn Road to Buckingham Road. The 4 roads with the highest number of reported ASB incidents in the 12 months to September 2013 were:

- **Beauchamp Road** – 10.5% (4) of all dwellings are privately rented with 53% (20) being socially rented and the other 37% (14) being owner occupiers. There were 26 reports of ASB in the 12 months to September 2013 which was 0.68 incidents per dwelling. Of these 26 reports, 22 were youth related and is believed to be an ongoing issue with the same group of youths.
- **Flimwell Close** - 93% (25) of all dwellings are socially rented and the other 7% (2) being owner occupiers. There were 18 reports of ASB in the 12 months to September 2013 which was 0.67 incidents per dwelling. Flimwell Close has the joint 15<sup>th</sup> highest number of socially rented dwellings in the ward, which is also the 3<sup>rd</sup> highest proportion.
- **Watermill Drive** - 97% (58) of all dwellings are socially rented and the other 3% (2) being owner occupiers. There were 16 reports of ASB in the 12 months to September 2013 which was 0.2 incidents per dwelling. Watermill Drive has the joint 3<sup>rd</sup> highest number of socially rented dwellings in the ward, which is also the 2<sup>nd</sup> highest proportion.
- **Quebec Road** – 8% (10) of all dwellings are privately rented with 58% (75) being socially rented and the other 34% (44) being owner occupiers. There were 11 reports of ASB in the 12 months to September 2013 which was 0.09 incidents per dwelling. Quebec Road has the joint 9<sup>th</sup> highest number of privately rented dwellings in the ward as well as the highest number of socially rented dwellings.

Church Wood Drive saw the highest number of reported ASB incidents in the 12 months to September 2013 but does not contain any dwellings. Of the 30 reports from here, 22 were from the Tesco store with another 6 involving vehicle nuisance.

The area between Crowhurst Road, Robsack Avenue, Icklesham Drive and Watermill Drive which covers an area of approximately 0.12 miles<sup>2</sup> (H1):

- There are 522 dwellings of which 14% (73) are privately rented with 34% (175) being socially rented and the other 52% (274) are owner occupied.
- There were 67 reports of ASB in the 12 months to September 2013 which is 0.13 reports per dwelling.

The area between Pinewood Way, Brunel Road, Ingleside and Church Wood Drive (including industrial estate and Tesco Superstore) which covers an area of approximately 0.12 miles<sup>2</sup> (H2):

- There are 243 dwellings of which 30% (74) are privately rented with 1.2% (3) being socially rented and the other 68% (166) are owner occupied.
- There were 45 reports of ASB in the 12 months to September 2013 which is 0.19 reports per dwelling.

The area between Tile Barn Road, Lancaster Road, Telford Road, Castleham Road and Harvey Close which covers an area of approximately 0.12 miles<sup>2</sup> (H3):

- There are 649 dwellings of which 14% (90) are privately rented with 53% (343) being socially rented and the other 33% (216) are owner occupied.
- There were 80 reports of ASB in the 12 months to September 2013 which is 0.12 reports per dwelling.

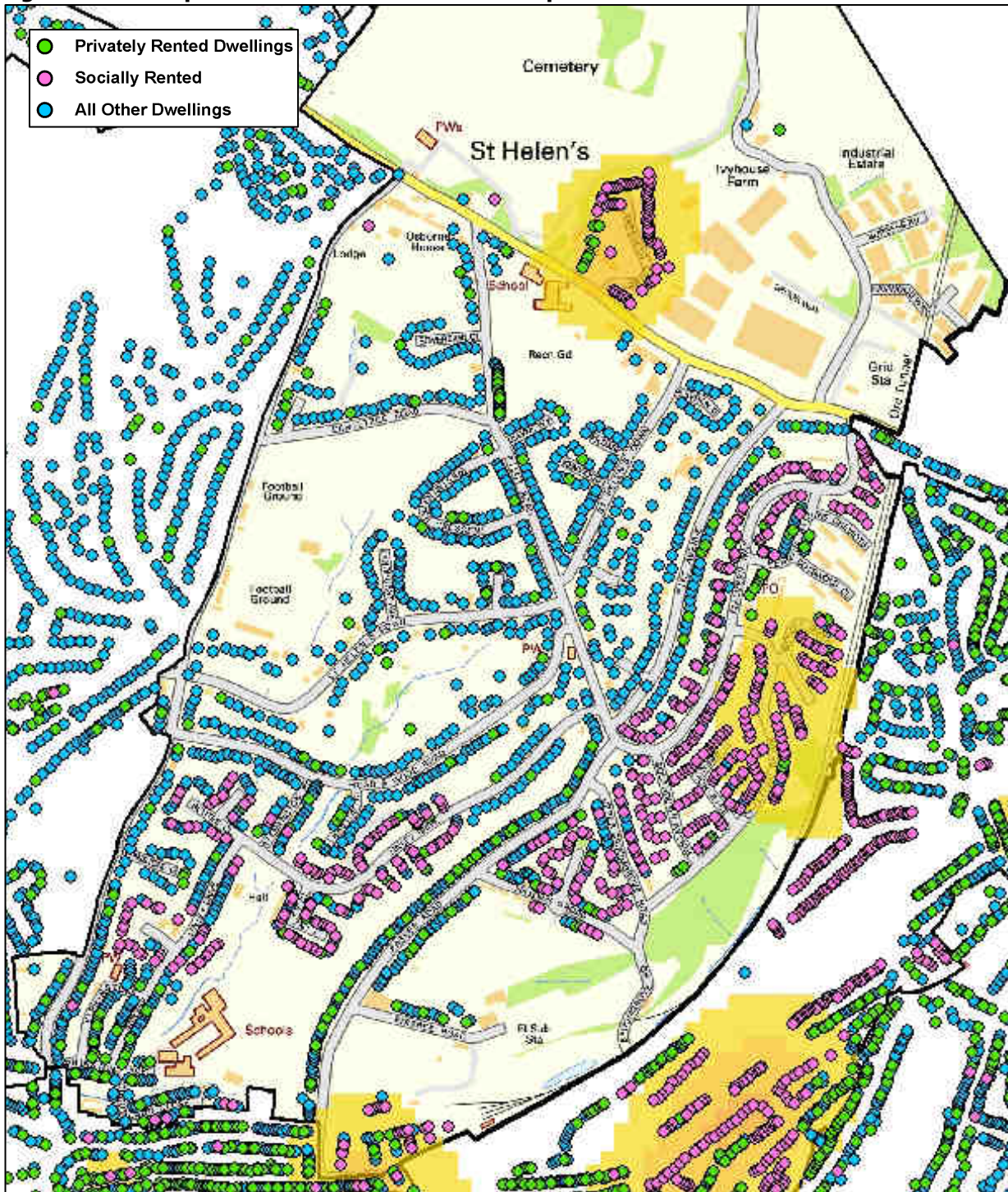
The area between Battle Road, Old Church Road, The Slides and Jameson Crescent which covers an area of approximately 0.13 miles<sup>2</sup> (H4):

- There are 1,049 dwellings of which 14% (151) are privately rented with 48% (504) being socially rented and the other 38% (394) are owner occupied.
- There were 123 reports of ASB in the 12 months to September 2013 which is 0.12 reports per dwelling.

Reported ASB in Hollington is relatively high, ranked 6<sup>th</sup> for ASB incidents per 1,000 population in Hastings. The proportion of property which is privately rented is low, 16% of dwellings, the 3<sup>rd</sup> lowest in Hastings. However, the proportion of property which is socially rented is the highest in Hastings at 42%. All four areas of Hollington saw relatively high levels of ASB per dwelling. HO2 which contains the Tesco Superstore is the only area in the ward which contains very few socially rented dwellings while it also has a slightly higher proportion of privately rented dwellings. However, of the 45 reports of ASB in the 12 months to September 2013, 23 came from the Tesco Store. Excluding these would give the area 0.09 reports per dwelling, just below the 0.1 seen by Hastings as a whole. The other 3 areas all have very high concentrations of socially rented dwellings and saw relatively high levels of reported ASB per dwelling though it is possible that the nearby industrial estates are also contributing to the levels of ASB in these areas. Consequently, given the low levels of privately rented dwellings and low number of dwellings per 1000m<sup>2</sup> in HO1, HO3 and HO4, it could be assumed that the high levels of ASB seen in the ward could be linked to the high levels of socially rented dwellings.

**Baird**

**Fig 12: ASB Hotspot in Baird for October '12 to September '13**



Map shown produced under Ordnance Survey Crown.  
East Sussex County Council, 100019601, 2006

In Baird, 12% of dwellings are rented from the private sector, the lowest number in the town. A further 34% of dwellings are socially rented. Baird contains 4.9% of all dwellings in Hastings which is the 2<sup>nd</sup> lowest concentration in the town. Its population is approximately 4,838, the 2<sup>nd</sup> lowest in Hastings, and accounts for 5.4% of the total. Those aged 45-64 make up 25% of the population with a further 21% aged 65 and over.



For the period October 2012 to September 2013 there were 215 reported ASB incidents in the ward, which accounted for 4.9% of all reports in Hastings. This is 44.4 ASB incidents per 1,000 population in the ward, the 8<sup>th</sup> highest figure for Hastings.

There were 3 ASB hotspots in Baird; one centred on Harkness Drive, one between Brendon Rise and Mendip Gardens and one centred around Ore Valley Road. The 4 roads with the highest number of reported ASB incidents in the 12 months to September 2013 were:

- **Chiltern Drive** – 6% (7) of all dwellings are privately rented with 83% (96) being socially rented and the other 10% (12) being owner occupiers. There were 31 reports of ASB in the 12 months to September 2013 which was 0.27 incidents per dwelling. Chiltern Drive has the 2<sup>nd</sup> highest number of socially rented dwellings in the ward, which is also the 7<sup>th</sup> highest proportion.
- **Harkness Drive** - 100% (63) of all dwellings are socially rented. There were 29 reports of ASB in the 12 months to September 2013 which was 0.46 incidents per dwelling. Harkness Drive has the joint 4<sup>th</sup> highest number of socially rented dwellings in the ward, which is also the joint highest proportion.
- **Ore Valley Road** - 10% (5) of all dwellings are privately rented with 64% (32) being socially rented and the other 26% (13) being owner occupiers. There were 20 reports of ASB in the 12 months to September 2013 which was 0.4 incidents per dwelling. Ore Valley Road has the joint 7<sup>th</sup> highest number of socially rented dwellings in the ward, which is also the 13<sup>th</sup> highest proportion.
- **Norcross Close** – 23.5% (8) of all dwellings are privately rented with 73.5% (25) being socially rented and the other 3% (1) being owner occupiers. There were 18 reports of ASB in the 12 months to September 2013 which was 0.53 incidents per dwelling. Norcross Close has the 10<sup>th</sup> highest number of socially rented dwellings in the ward as well as the 23<sup>rd</sup> highest number of total dwellings.

The area between the south side of Hoads Wood Road, western side of Parker Road (including Ore Valley Road), Brookland Close and Elphinstone Road which covers an area of approximately 0.12 miles<sup>2</sup> (B1):

- There are 789 dwellings of which 14% (110) are privately rented with 24% (190) being socially rented and the other 62% (489) are owner occupied.
- There were 58 reports of ASB in the 12 months to September 2013 which is 0.07 reports per dwelling.

The area between the eastern side of Parker Road/St. Helens Down, The Ridge, Chiltern Drive and Firtree Road which covers an area of approximately 0.13 miles<sup>2</sup> (B2):

- There are 861 dwellings of which 11% (91) are privately rented with 52% (449) being socially rented and the other 37% (321) are owner occupied.
- There were 87 reports of ASB in the 12 months to September 2013 which is 0.1 reports per dwelling.

The area between The Ridge (including Harkness Drive), the western side of St. Helens Down Road, the northern side of Hoads Wood Road and Elphinstone Road (excluding the football ground) which covers an area of approximately 0.14 miles<sup>2</sup> (B3):

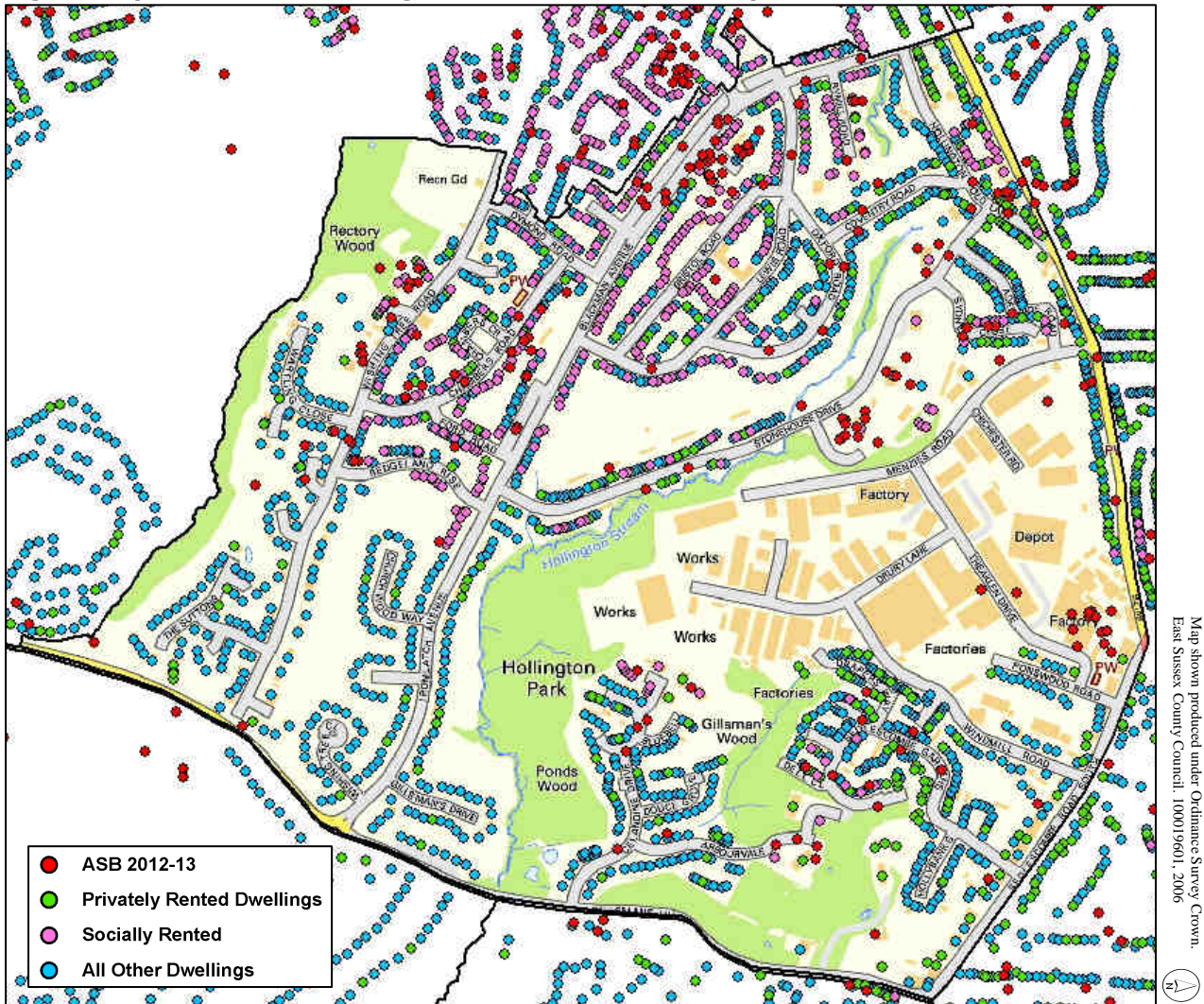
- There are 508 dwellings of which 11% (54) are privately rented with 17% (88) being socially rented and the other 72% (366) are owner occupied.
- There were 68 reports of ASB in the 12 months to September 2013 which is 0.13 reports per dwelling.

Reported ASB in Baird is relatively low, ranked 8<sup>th</sup> for ASB incidents per 1,000 population in Hastings. The proportion of property which is privately rented is also low, 12% of dwellings, the lowest in Hastings. However, the proportion of property which is socially rented is the 2<sup>nd</sup> highest in

Hastings at 34%. BA3, to the north of the ward between The Ridge and Hoads Wood reported the most ASB incidents per dwelling though this was almost exclusively centred around Harkness Drive. Of the 88 socially rented dwellings in this area, 63 are found in Harkness Drive with 57 of the 68 reports of ASB in this area coming from within a 175m radius of the road. The other two areas in Baird saw a relatively low number of reported ASB incidents, though BA1 which is comprised of mainly owner occupied dwellings saw a lower level of reports than BA2 which is comprised of mainly socially rented dwellings. Consequently, with privately rented dwellings making up only a small proportion of the ward, the higher levels of reported ASB seem to be as a consequence of the areas of socially rented dwellings.

## Wishing Tree

Fig 13: Reported ASB in Wishing Tree for October '12 to September '13



In Wishing Tree, 16% of dwellings are rented from the private sector, the 4<sup>th</sup> lowest number in the town. A further 34% of dwellings are socially rented. Wishing Tree contains 5.6% of all dwellings in Hastings which is the 8<sup>th</sup> lowest concentration in the town. Its population is approximately 5,349, the 8<sup>th</sup> highest in the town, and accounts for 5.9% of the total for Hastings. Those aged 45-64 make up 27% of the population with a further 19% aged 65 and over.

For the period October 2012 to September 2013 there were 172 reported ASB incidents in the ward, which accounted for 4% of all reports in Hastings. This is 32.2 ASB incidents per 1,000 population in the ward, the 8<sup>th</sup> lowest figure for Hastings.

There are no specific hotspots of ASB incidents in Wishing Tree, though there were small pockets of activity around Blackman Avenue, Stonehouse Drive and around the Asda on Battle Road. The 4 roads with the highest number of reported ASB incidents in the 12 months to September 2013 were:

- **Blackman Avenue** – 9% (13) of all dwellings are privately rented with 52% (78) being socially rented and the other 40% (60) being owner occupiers. There were 33 reports of ASB in the 12 months to September 2013 which was 0.22 incidents per dwelling. Blackman

Avenue has the 2<sup>nd</sup> highest number of socially rented dwellings in the ward as well as the 2<sup>nd</sup> highest number of total dwellings.

- **Battle Road** – 26% (33) of all dwellings are privately rented with 25% (31) being socially rented and the other 49% (62) being owner occupiers. There were 24 reports of ASB in the 12 months to September 2013 which was 0.19 incidents per dwelling. Of the 24 reports, 18 came from pubs, restaurants and shops.
- **Stonehouse Drive** - 4% (20) of all dwellings are privately rented with 80% (382) being socially rented and the other 15% (73) being owner occupiers. There were 23 reports of ASB in the 12 months to September 2013 which was 0.05 incidents per dwelling. Stonehouse Drive has the highest number of socially rented dwellings in the ward as well as the highest number of total dwellings.
- **Wishing Tree Road** - 9% (8) of all dwellings are privately rented with 31% (28) being socially rented and the other 60% (55) being owner occupiers. There were 20 reports of ASB in the 12 months to September 2013 which was 0.22 incidents per dwelling. Wishing Tree Road has the 6<sup>th</sup> highest number of socially rented dwellings in the ward and the 7<sup>th</sup> highest number of total dwellings.

The area between Dymond Road, western side of Blackman Road, Ironlatch Avenue (including Gillsmans Drive), Crowhurst Road and The Suttons/Wartling Close which covers an area of approximately 0.12 miles<sup>2</sup> (WT1):

- There are 541 dwellings of which 9.6% (52) are privately rented with 23% (124) being socially rented and the other 67% (365) are owner occupied.
- There were 41 reports of ASB in the 12 months to September 2013 which is 0.08 reports per dwelling.

The area between Stonehouse Drive/Menzies Road, Battle Road and Blackman Avenue which covers an area of approximately 0.13 miles<sup>2</sup> (WT2):

- There are 1,201 dwellings of which 11% (129) are privately rented with 54% (648) being socially rented and the other 35% (424) are owner occupied.
- There were 91 reports of ASB in the 12 months to September 2013 which is 0.08 reports per dwelling.

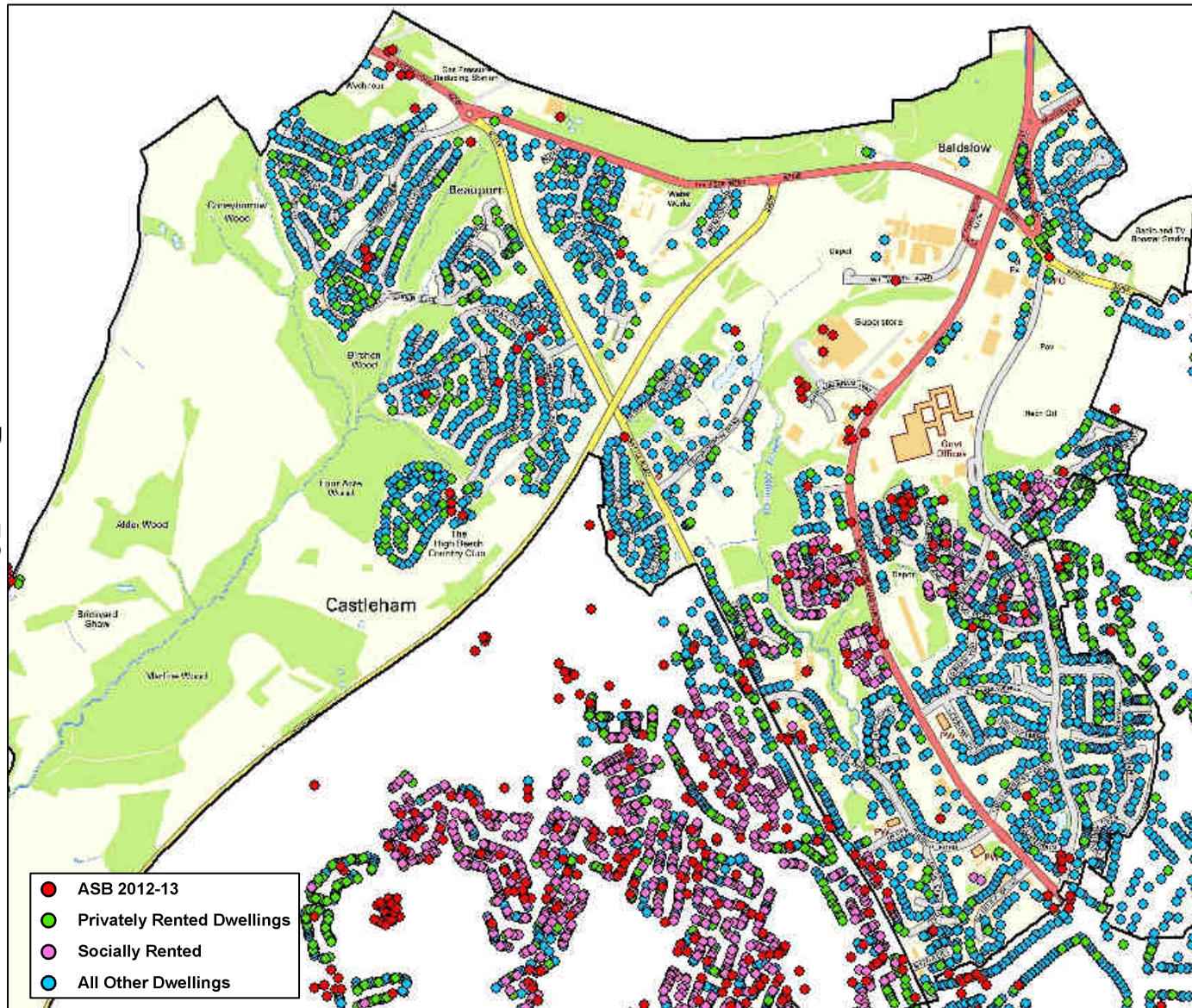
The area between Sedlescombe Road South/Battle Road, Drury Lane, Celandine Drive and Gillsmans Hill which covers an area of approximately 0.12 miles<sup>2</sup> (WT3):

- There are 706 dwellings of which 30% (214) are privately rented with 6.9% (49) being socially rented and the other 63% (443) are owner occupied.
- There were 42 reports of ASB in the 12 months to September 2013 which is 0.06 reports per dwelling.

Reported ASB in Wishing Tree is relatively low, ranked 12<sup>th</sup> for ASB incidents per 1,000 population in Hastings. The proportion of property which is privately rented is also relatively low, 28% of dwellings, though this is the 6<sup>th</sup> highest in Hastings. WT1 and WT2 both reported the same level of ASB per dwelling for the 12 months to September 2013 (0.08). Both areas have relatively high concentrations of socially rented dwellings, 23% and 54% respectively, while also having low concentrations of privately rented. Also WT2 has a far higher number of dwellings per 1000m<sup>2</sup> than WT1 which suggests that in Wishing Tree, the proportion of socially rented dwellings has a far greater impact on levels of ASB than the density of the dwellings.

**Ashdown**

**Fig 14: Reported ASB in Ashdown for October '12 to September '13**



In Ashdown, 15% of dwellings are rented from the private sector, the 2<sup>nd</sup> lowest number in the town. A further 11% of dwellings are socially rented. Ashdown contains 5.8% of all dwellings in Hastings which is the 7<sup>th</sup> highest concentration in the town. Its population is approximately 6,245, the 4<sup>th</sup> highest in the town, and accounts for 6.9% of the total for Hastings. Those aged 45-64 make up 29% of the population with a further 18% aged 65 and over.

For the period October 2012 to September 2013 there were 112 reported ASB incidents in the ward, which accounted for 2.6% of all reports in Hastings. This is 17.9 ASB incidents per 1,000 population in the ward, the 3<sup>rd</sup> lowest figure for Hastings.

Map shown produced under Ordinance Survey Crown. East Sussex County Council, 100019601, 2006



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There are no specific hotspots of ASB incidents in Ashdown, though there were small pockets of activity around John MacAdam Way, Holmhurst Lane and along Battle Road. The 3 roads with the highest number of reported ASB incidents in the 12 months to September 2013 were:

- **Battle Road** – 9% (14) of all dwellings are privately rented with 35% (53) being socially rented and the other 56% (84) being owner occupiers. There were 21 reports of ASB in the 12 months to September 2013 which was 0.14 incidents per dwelling. Battle Road has the 2<sup>nd</sup> highest number of socially rented dwellings in the ward as well as the highest number of total dwellings.
- **Holmhurst Lane** – 21% (10) of all dwellings are privately rented with 26% (12) being socially rented and the other 53% (25) being owner occupiers. There were 13 reports of ASB in the 12 months to September 2013 which was 0.28 incidents per dwelling. Holmhurst Lane has the 15<sup>th</sup> highest number of total dwellings in the ward.
- **Seven Acre Close** - 15% (16) of all dwellings are privately rented with 56% (61) being socially rented and the other 29% (32) being owner occupiers. There were 12 reports of ASB in the 12 months to September 2013 which was 0.11 incidents per dwelling. Seven Acre Close has the highest number of socially rented dwellings in the ward as well as the 3<sup>rd</sup> highest number of total dwellings.

John MacAdam Way saw the 4<sup>th</sup> highest number of reported ASB incidents in Ashdown for the 12 months to September 2013 but is predominantly a commercial area and contains just 2 privately owned dwellings. Consequently, any analysis of this area would be superfluous to this report.

The area between Queensway, The Ridge West and all roads before Coneyburrow, Birchen and Four Acre Woods which covers an area of approximately 0.2 miles<sup>2</sup> (A1):

- There are 873 dwellings of which 17% (147) are privately rented with the other 83% (726) are owner occupied.
- There were 23 reports of ASB in the 12 months to September 2013 which is 0.03 reports per dwelling.

The area between the west side of Sedlescombe Road North, The Ridge West, Battle Road and Shirley Drive which covers an area of approximately 0.2 miles<sup>2</sup> (A2):

- There are 828 dwellings of which 13% (105) are privately rented with 26% (213) being socially rented and the other 62% (510) are owner occupied.
- There were 55 reports of ASB in the 12 months to September 2013 which is 0.07 reports per dwelling.

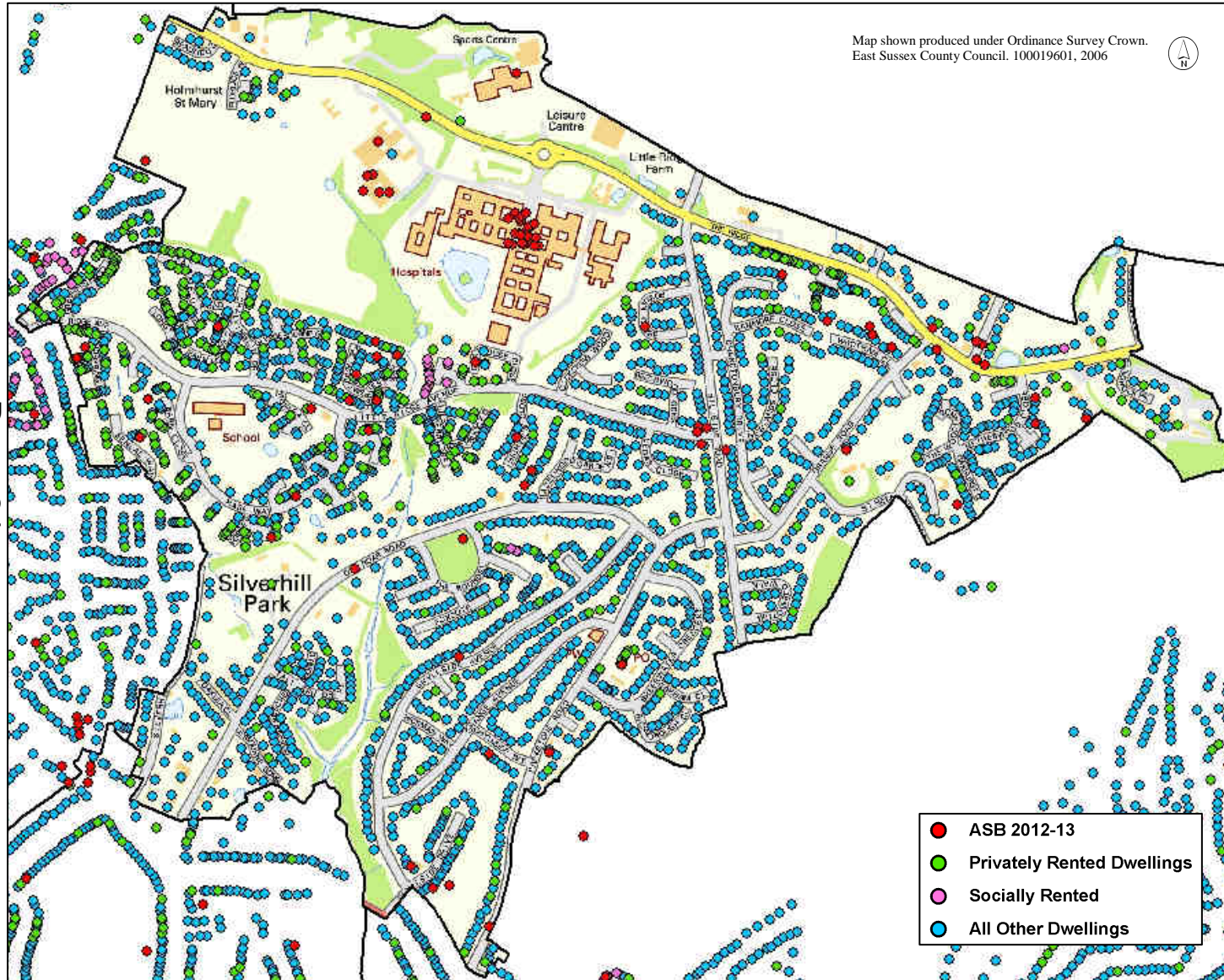
The area between the east side of Sedlescombe Road North, Towerscroft Avenue, the eastern edge of the ward and Westfield Lane which covers an area of approximately 0.2 miles<sup>2</sup> (A3):

- There are 855 dwellings of which 15% (124) are privately rented with 8.3% (71) being socially rented and the other 77% (660) are owner occupied.
- There were 33 reports of ASB in the 12 months to September 2013 which is 0.04 reports per dwelling.

Reported ASB in Ashdown is relatively low, ranked 14<sup>th</sup> for ASB incidents per 1,000 population in Hastings. The proportion of property which is privately rented is also relatively low, 15% of dwellings, which is the 2<sup>nd</sup> lowest in Hastings. All areas have a low density of dwellings per 1000m<sup>2</sup> and a low proportion of privately rented dwellings. However, the highest rate of reported ASB per dwelling was seen in A2 (0.07) which had the highest rate of socially rented dwellings (26%) in the ward.

**Conquest**

**Fig 15: Reported ASB in Conquest for October '12 to September '13**



In Conquest, 19% of dwellings are rented from the private sector, the 5<sup>th</sup> lowest number in the town. A further 0.8% of dwellings are socially rented. Conquest contains 5.4% of all dwellings in Hastings which is the 7<sup>th</sup> lowest concentration in the town. Its population is approximately 4,969, the 3<sup>rd</sup> lowest in Hastings, and accounts for 5.5% of the total. Those aged 45-64 make up 28% of the population with a further 21% aged 65 and over.

For the period October 2012 to September 2013 there were 82 reported ASB incidents in the ward, which accounted for 1.9% of all reports in Hastings. This is 16.5 ASB incidents per 1,000 population in the ward, the 2<sup>nd</sup> lowest figure for Hastings.

There are no specific hotspots of ASB incidents in Conquest, though there were small pockets of activity at Conquest Hospital and the Woodlands Mental Health Unit. Both these establishments are located on The Ridge and accounted for 29 of the 34 reports from this road. Other than these reports, ASB incidents were thinly spread throughout the ward.

The area between Old Roar Road (including Oaklea Close), Hillside Road below the junction with Parkstone Road and down to the southern edge of the ward which covers an area of approximately 0.16 miles<sup>2</sup> (CQ1):

- There are 692 dwellings of which 8.5% (59) are privately rented with 0.3% (2) being socially rented and the other 91.2% (631) are owner occupied.
- There were 10 reports of ASB in the 12 months to September 2013 which is 0.01 reports per dwelling.

The area between The Ridge, Hillside Road (including Rowan Close and Beechwood Gardens), the southern edge of the ward and Sandrock Park which covers an area of approximately 0.14 miles<sup>2</sup> (CQ2):

- There are 575 dwellings of which 19% (107) are privately rented with 0.2% (1) being socially rented and the other 81% (467) are owner occupied.
- There were 19 reports of ASB in the 12 months to September 2013 which is 0.03 reports per dwelling.

The area between The Ridge (excluding Holmhurst St. Mary), Hillside Road (but not including), Old Roar Road (but not including) and Greenfields Close which covers an area of approximately 0.16 miles<sup>2</sup> (CQ3):

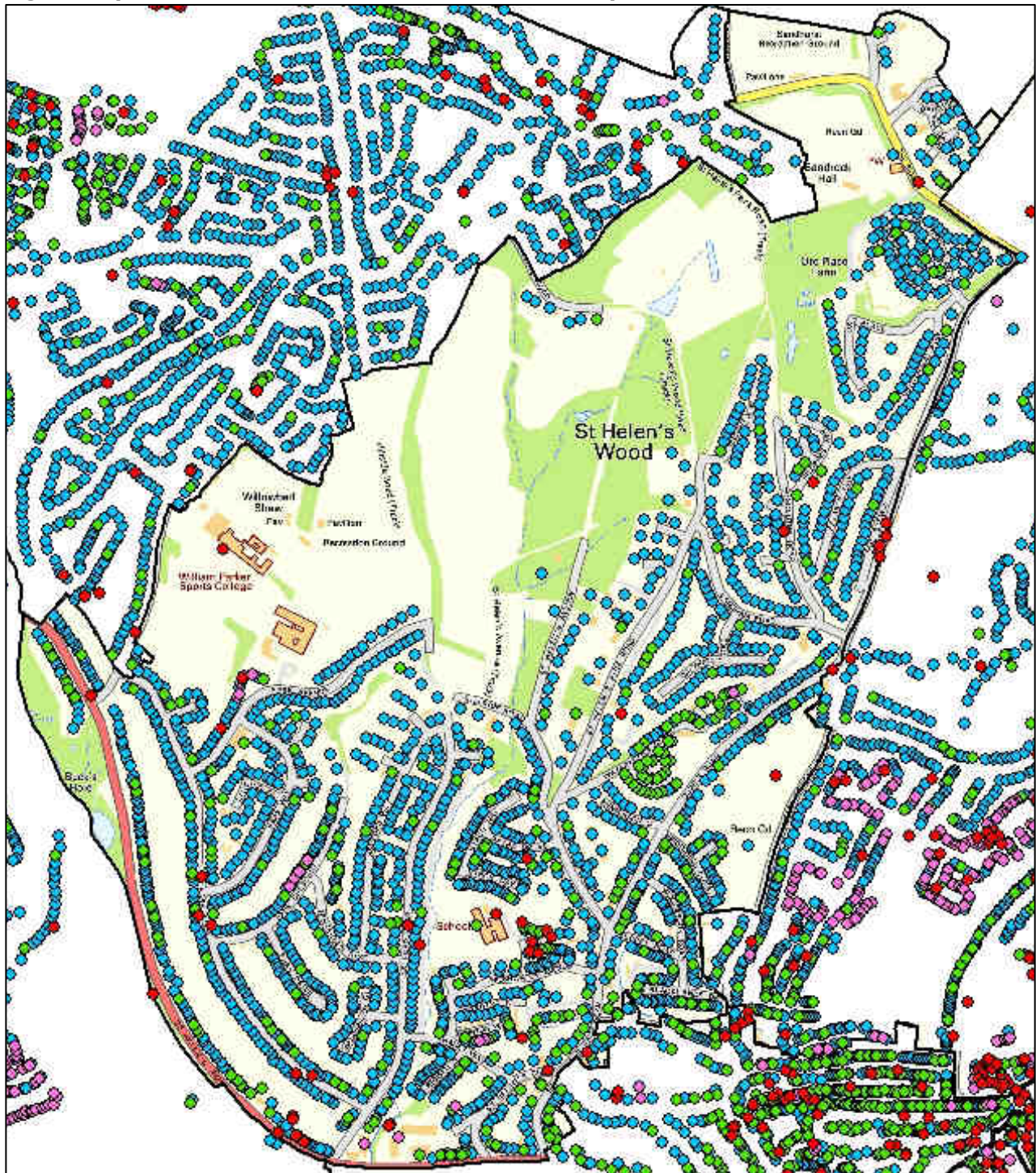
- There are 1,039 dwellings of which 26% (269) are privately rented with 1.5% (16) being socially rented and the other 73% (754) are owner occupied.
- There were 53 reports of ASB in the 12 months to September 2013 which is 0.05 reports per dwelling.
- Excluding reports from the Conquest Hospital and the Woodlands Mental Health Unit, there were 23 reports of ASB in the 12 months to September 2013 which is 0.02 reports per dwelling.

Reported ASB in Conquest is low, ranked 15<sup>th</sup> for ASB incidents per 1,000 population in Hastings. The proportion of property which is privately rented is also low, 19% of dwellings, which is the 5<sup>th</sup> lowest in Hastings. All wards areas have high concentrations of owner occupied dwellings, low levels of privately rented dwellings and low numbers of dwellings per 1000m<sup>2</sup>. No area saw high levels of reported ASB with the exception of CQ3 which contains the Conquest Hospital. If the hospital was excluded from the ASB count then the levels of reported ASB per dwelling would be on a par with the rest of the ward.



# St. Helens

Fig 16: Reported ASB in St. Helens for October '12 to September '13



- ASB 2012-13
- Privately Rented Dwellings
- Socially Rented
- All Other Dwellings

Map shown produced under Ordnance Survey Crown.  
East Sussex County Council. 100019601, 2006





In St. Helens, 20% of dwellings are rented from the private sector, the 6<sup>th</sup> lowest number in the town. A further 1.9% of dwellings are socially rented. St. Helens contains 5.4% of all dwellings in Hastings which is the 5<sup>th</sup> lowest concentration in the town. Its population is approximately 4,973, the 4<sup>th</sup> lowest in Hastings, and accounts for 5.5% of the total. Those aged 45-64 make up 30% of the population with a further 28% aged 65 and over.

For the period October 2012 to September 2013 there were just 37 reported ASB incidents in the ward, which accounted for 0.9% of all reports in Hastings. This is 7.4 ASB incidents per 1,000 population in the ward, the lowest figure for Hastings. There are no specific hotspots of ASB incidents in St. Helens with reports spread throughout the ward.

The area between St. Helens Road, Ashford Road and Park Avenue which covers an area of approximately 0.2 miles<sup>2</sup> (SH1):

- There are 855 dwellings of which 12% (104) are privately rented with 2.7% (23) being socially rented and the other 85% (728) are owner occupied.
- There were 18 reports of ASB in the 12 months to September 2013 which is 0.02 reports per dwelling.

The area between Ashford Road (but not including), St. Helens Road, Elphinstone Road and Langham Road (but not including) which covers an area of approximately 0.19 miles<sup>2</sup> (SH2):

- There are 1,105 dwellings of which 30% (334) are privately rented with 1.9% (21) being socially rented and the other 68% (750) are owner occupied.
- There were 12 reports of ASB in the 12 months to September 2013 which is 0.01 reports per dwelling.

The area between Langham Road, Elphinstone Road, The Ridge (including Hurst Way, The Dene and Denehurst Gardens) and the eastern end of Helens Wood Road which covers an area of approximately 0.16 miles<sup>2</sup> (SH3):

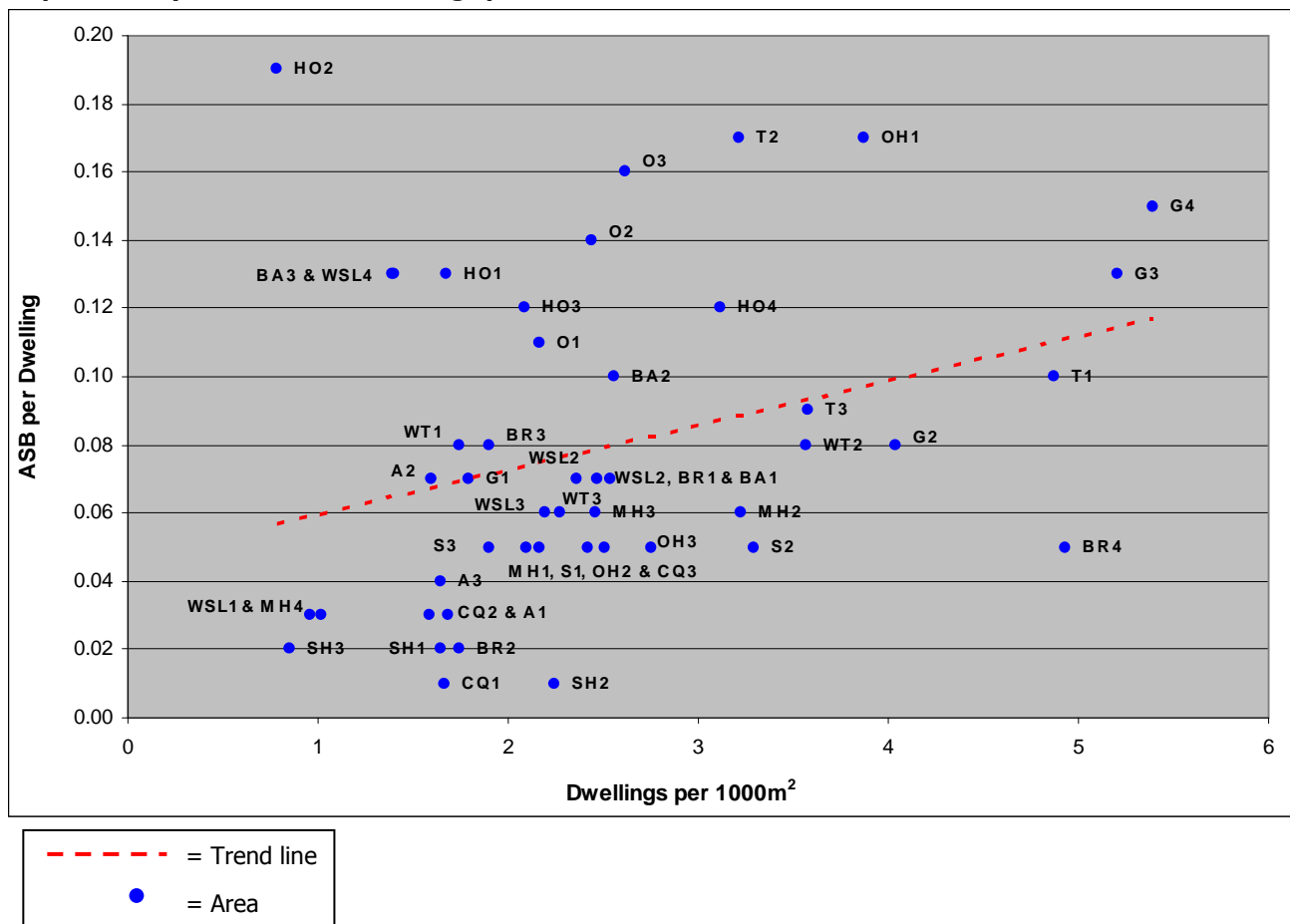
- There are 353 dwellings of which 9.1% (32) are privately rented with the other 90.9% (321) are owner occupied.
- There were 6 reports of ASB in the 12 months to September 2013 which is 0.02 reports per dwelling.

Reported ASB in St. Helens is low, ranked 16<sup>th</sup> for ASB incidents per 1,000 population in Hastings. The proportion of property which is privately rented is relatively low, 20% of dwellings, which is the 6<sup>th</sup> lowest in Hastings. All areas have high concentrations of owner occupied dwellings, low levels of privately rented dwellings and low numbers of dwellings per 1000m<sup>2</sup>. SH2 contains the highest concentration of privately rented dwellings and also reported the lowest level of reported ASB per dwelling in the ward.

**Summary**

The three graphs below show the reported ASB per dwelling for each area plotted against the number of dwellings per 1000m<sup>2</sup>, the percentage of privately rented dwellings in the area and the percentage of socially rented dwellings in the area. These areas are those mentioned in the above paragraphs with the exception of Castle and Central St. Leonards wards. These two wards have exceptionally high levels of reported ASB which are strongly influenced by the high number of commercial properties they contain, especially those linked to the night-time economy. Consequently, any analysis of the relationship between the type of dwelling and the levels of ASB would need to be more in-depth. For these areas though, it could be reasonably stated that the mixture of commercial properties, the high volume of privately rented dwellings and the prevalence of HMO's (Homes of Multiple Occupancy) all contained within a relatively small area has led to the exceptionally high levels of reported ASB here.

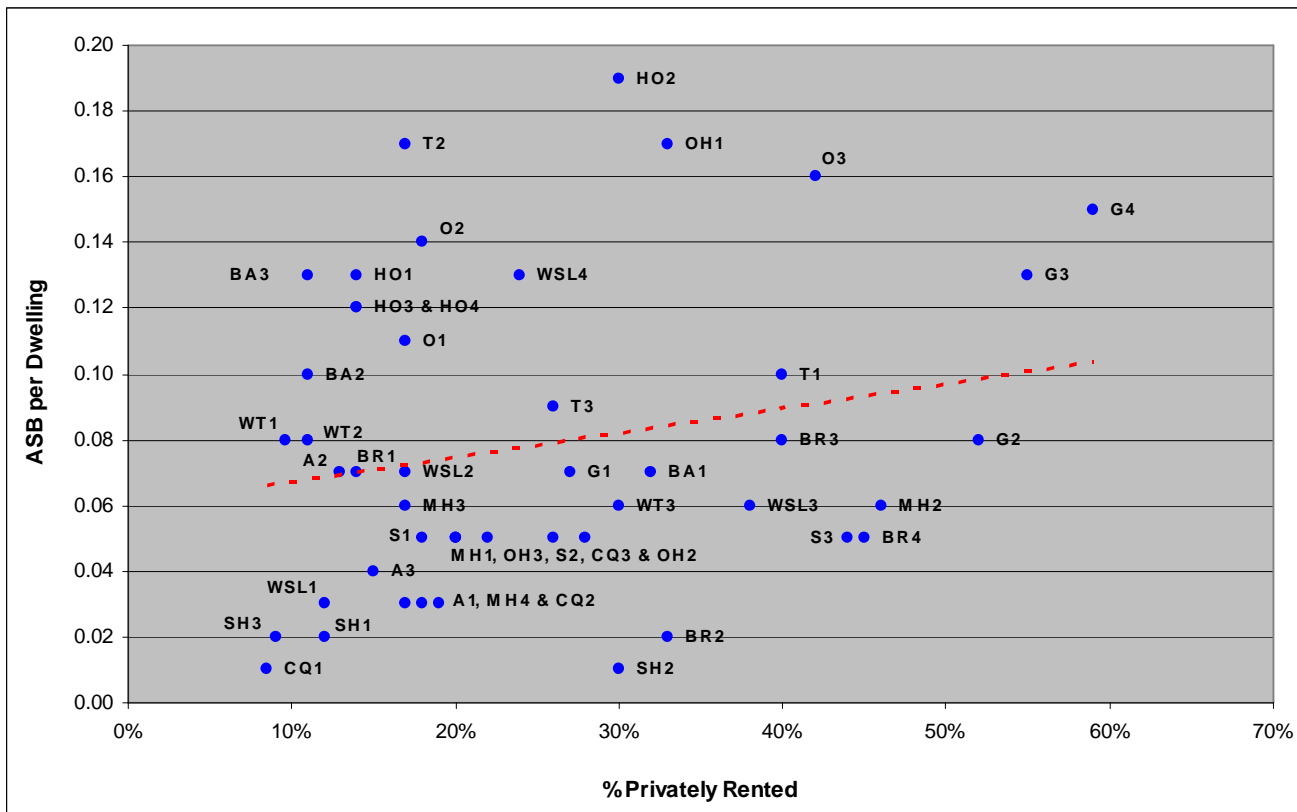
**Graph 1: Analysis of ASB and Dwellings per 1000m<sup>2</sup> for Each Area**



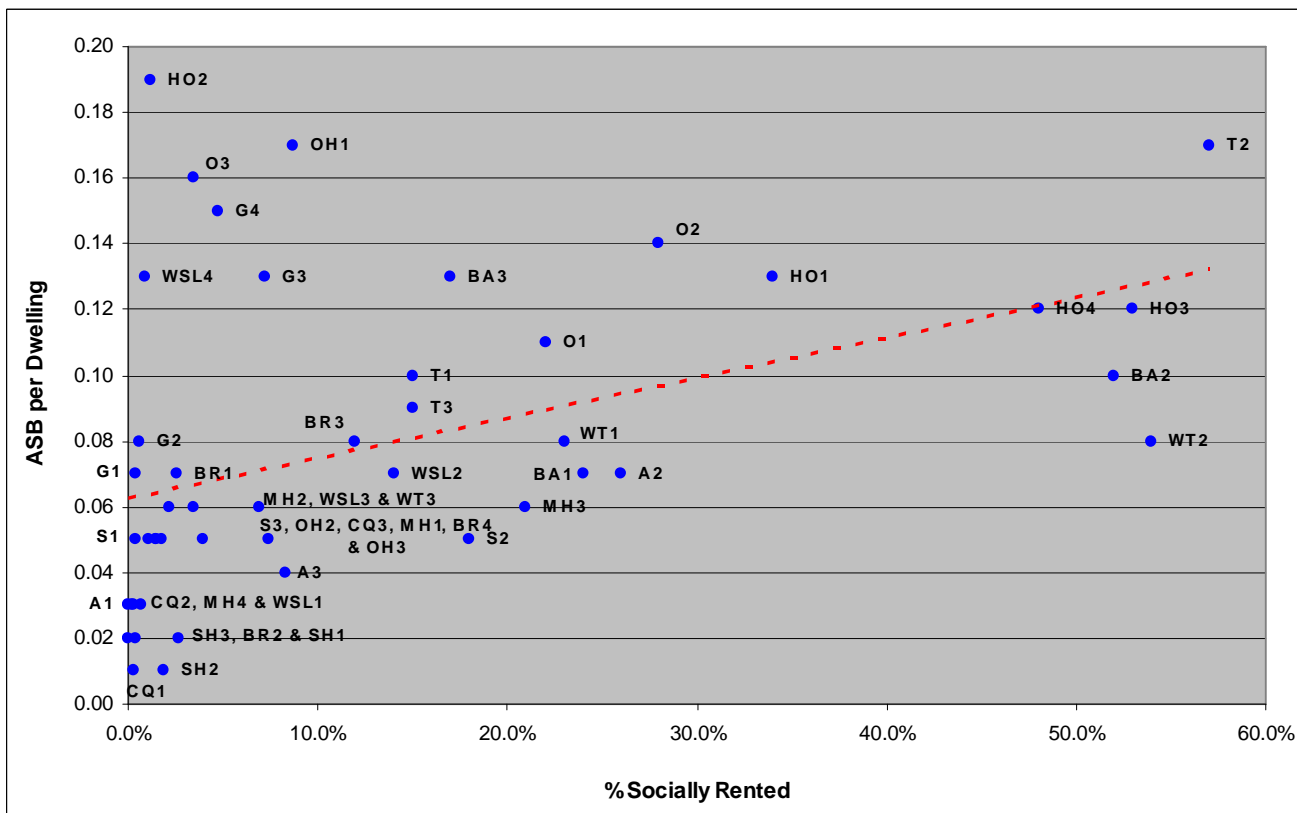
Where points are either overlapping or closely situated the labelling has been added as closely as is possible and the area names added in the order of the points, from left to right. For example, where the label is 'WSL2, BR1 and BA1', WSL2 is the first point of the three, followed by BR1 and BA1.

These areas are (followed by a number between 1 to 4): A (Ashdown), BA (Baird), BR (Braybrooke), CQ (Conquest), G (Gensing), HO (Hollington), MH (Maze Hill), OH (Old Hastings), O (Ore), S (Silverhill), SH (St. Helens), T (Tressell), WSL (West St. Leonards) and WH (Wishing Hill).

Graph 2: Analysis of ASB and % of Privately Rented Dwellings for Each Area



Graph 3: Analysis of ASB and % of Socially Rented Dwellings for Each Area



From the above analysis we can make a few judgements:

- The greatest influence on reported ASB in Hastings continues to be commercial activity, specifically those that are linked to the night-time economy. This mix of commercial and domestic property contained within a relatively small area has produced consistently high levels of reports as the population grows with those who live outside the area adding to it.
- Away from the more commercial areas of the town, the proportion of socially rented dwellings in an area seems to have the next greatest impact on reported ASB. Hollington, Tressell and Wishing Tree all contained areas with a high proportion of socially rented dwellings with reported ASB per dwelling also being high. However, while the impact could be judged to be significant it should be noted that this is not true of all areas. While ASB in Baird could be linked directly to some areas of socially rented dwellings (such as Harkness Drive), other areas saw little or no reports (the area between Hoads Wood Road and Parker Road for example). Consequently, while areas of socially rented dwellings could reasonably expect higher levels of reported ASB this is not guaranteed.
- The next most influential factor on ASB would seem to be the density of dwellings. The link between this and ASB is less pronounced but it seems that areas which had lower numbers of dwellings per 1000m<sup>2</sup> would also see lower levels of ASB **as long as the area also had a lower proportion of socially rented dwellings**. However, if an area had a high density of dwellings it did not necessarily mean that ASB would be relatively high. If we then make the assumption that an area that has a high number of dwellings per 1000m<sup>2</sup> has a higher proportion of HMO's (Homes of Multiple Occupancy) we can conclude that areas of densely situated dwellings, including HMO's, have some impact on the level of reported ASB in an area. However, this impact is less than that of socially rented dwelling.
- Finally, it would seem that privately rented dwellings have the smallest impact on reported ASB in an area. Where privately rented dwellings are high in number and reported ASB is high, there is nearly always another contributing factor (commercial property, high number of socially rented dwellings, parks and other leisure areas, etc) which seems to be the focus of reports. In areas where privately rented dwellings are the main feature (e.g. BR2, WSL3, S3, HO2, SH2 and MH2), reported ASB has been low with the few exceptions having contributing factors (such as the Tesco supermarket in HO2).