

Appendix 3 - Selective Licensing, Rolling Programme; Criteria & Evidence Base (June 2022)

Area 1; Claremont Rd/Great Western Street- Moss Side (approximately 346 PRS properties)

- Anti-social behaviour - linked to environmental and waste management
- Poor property conditions
- High level of deprivation
- High levels of crime

Area 2; Matthews Lane- Levenshulme (approximately 170 PRS properties)

- Anti-social behaviour - linked to environmental and waste management
- Poor property conditions
- High level of deprivation
- High levels of crime

Area 3; Royals- Longsight (approximately 70 PRS properties)

- High levels of crime
- Anti-social behaviour – poor environmental and waste management
- Poor property conditions
- High level of deprivation

Area 4; Esmond/Avondale- Cheetham (approximately 87 PRS properties)

- Anti-social behaviour - linked to environmental and waste management
- Poor property conditions
- High levels of crime

Area 5; Heywood Street - Cheetham (approximately 251 PRS properties)

- Anti-social behaviour - linked to environmental and waste management
- Poor property conditions – visually poor conditions externally
- High level of deprivation
- High levels of crime

Area 6; Birch Lane- Rusholme (approximately 70 PRS properties)

- Anti-social behaviour - linked to environmental and waste management
- Poor property conditions – visually poor conditions externally
- High level of deprivation
- High levels of crime

Area 7; Laidon Road/ Dickenson Road- Rusholme (approximately 38 PRS properties)

- Anti-social behaviour - linked to environmental and waste management
- Poor property conditions
- High level of deprivation
- High levels of crime

Area 8; Flats above shops Cheetham Hill Road -Cheetham (approximately 86 PRS properties)

- Anti-social behaviour - linked to environmental and waste management
- Poor property conditions – visually poor conditions externally
- High level of deprivation
- High levels of crime

Local intelligence:

	Claremont Road /Great Western St	Matthews Lane	Longsight: The Royals	Cheetham - Esmond/Avondale	Cheetham: Heywood St/Cheetham Hill Rd	Rusholme : Birch Lane	Rusholme: Laindon/Dickenson	Flats Over Shops: Cheetham Hill Rd	TOTAL	Manchester
Measure:										
Dwelling Stock (April 2022)	1,177	264	138	162	631	129	83	131	2,715	
Empty Homes	42	9	8	8	21	12	2	12	114	
of which: Long Term Empty	4	0	2	1	5	0	0	0	12	
Occupied Homes	1,135	255	130	154	610	117	81	119	2,601	
Tenure Estimates										
MCC Private Rented Estimates (2021)	29.4%	64.4%	53.6%	53.7%	39.8%	54.3%	45.8%	65.6%	41.3%	38.9%
MCC Private Rent Estimate (Households) 2021	346	170	74	87	251	70	38	86	1,122	94,000
% of Households which are Private Rented in receipt of Universal Credit or Housing Benefit toward housing costs ¹	16.6%	36.0%	18.1%	25.9%	15.1%	31.0%	22.9%	34.4%	20.5%	11.1%
Estimated Number of Private Rented Households on HB/UC	195	95	25	42	95	40	19	45	556	25,376
% of City's Private Rented Sector within the licensing area ²	0.37%	0.18%	0.08%	0.09%	0.27%	0.07%	0.04%	0.09%	1.19%	-
% of City's geographic area within the licensing area ²	0.15%	0.02%	0.01%	0.02%	0.09%	0.02%	0.01%	0.04%	0.36%	-
Deprivation, Crime, ASB and Service Demand										
Weighted IMD Score 2019 (High Score = More Deprived)	55.27	46.40	54.27	33.17	45.18	42.84	42.84	47.11	-	-
Number of ASB Incidents per 100 households (most recent 12 months) ³	19.0	8.1	28.3	5.8	4.9	10.8	5.1	42.6	-	-
Number of Victim Based Crimes Per 100 households (most recent 12 months) ⁴	18.7	8.1	46.5	19.2	11.9	25.8	23.1	195.0	-	-
Requests for Service per 100 households: Housing Related ⁴	3.0	1.6	0.0	2.6	1.1	1.7	1.2	6.7	2.3	1.9
Requests for Service per 100 households: Fly Tipping ⁴	24.4	23.5	0.8	14.3	15.9	12.0	0.0	59.7	20.8	11.6
Requests for Service per 100 households: Street Cleaning/Other ⁴	4.8	5.1	0.8	5.8	9.7	4.3	1.2	24.4	6.6	4.7

¹ Based on % claimants in the best fit Output Area (2021)

² Where area comprises more than 20% of the geographic area or 20% of the total PRS – Secretary of State approval required

³ Most recent data on ASB / VBC is June 2019 due to transition to new ICT system – incidents within 100m radius of proposed area

⁴ Requests for Service may include repeat calls - Manchester comparator excludes city centre wards