



Appendix A: The data

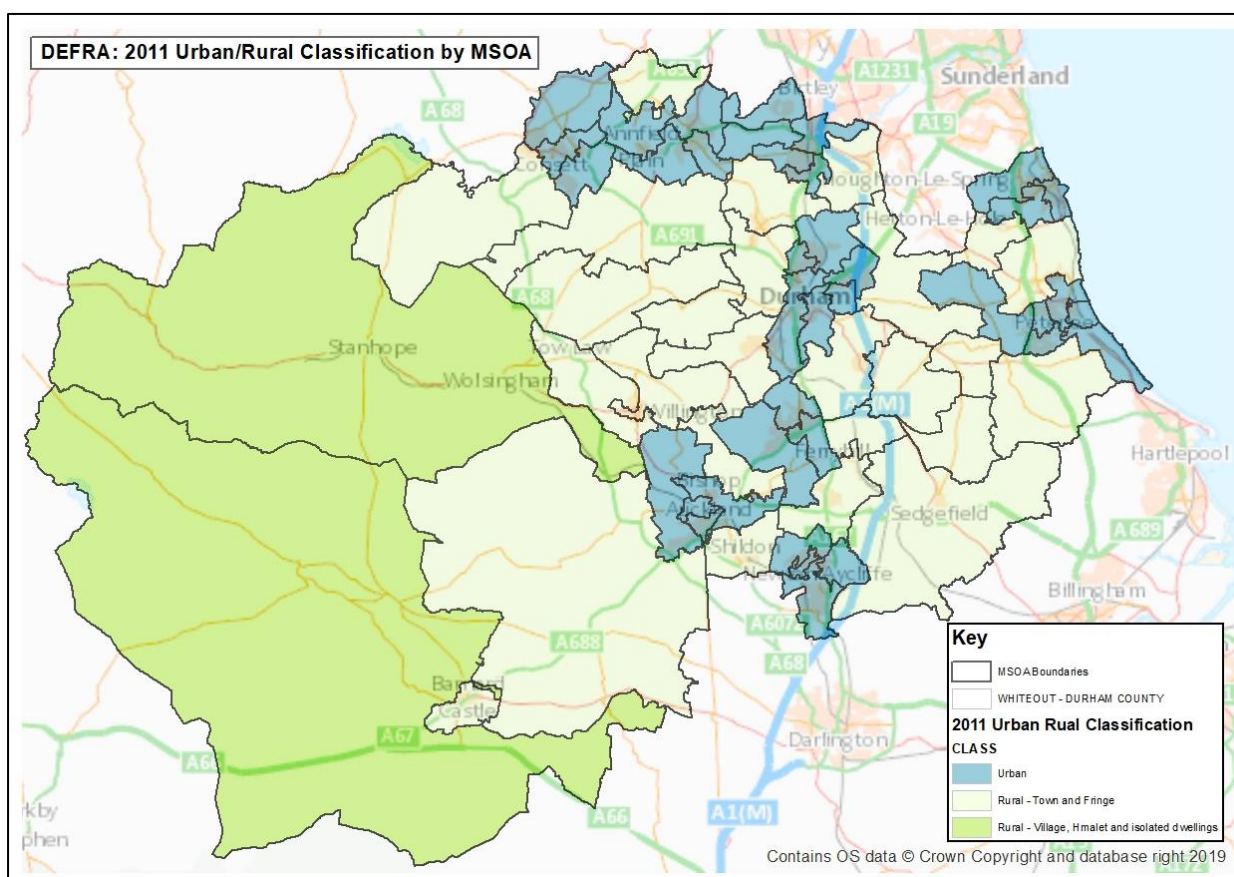
November 2019

Identifying the PRS in County Durham

This initial work estimated that across the County 18.36% (44,365 properties) of residential properties were privately rented, below the current national average of 19.46%¹. However, looking across the 66 MSOAs covering the county, some areas indicated that the percentage was as high as 38.36%, (the MSOA estimates ranged from a minimum of 8.7% to a maximum of 38.36%), with 24 MSOAs having a higher proportion than the national average.

This dataset was further refined and verified using data obtained from 'RightMove' which contained over 12,000 records after data cleansing and the removal of duplicate records was carried out. In addition, further analysis was carried out on the authority's council tax database to identify properties that were estimated to be privately rented through changes in their council tax status over a two-year period. Following a quarterly update from 'RightMove' the PRS estimate for County Durham has increased to 23.24%, higher than the England average of 19.46%, with the number of MSOAs higher than the English average increasing to 41.

Map 5: Rural Urban Classification by MSOAs in County Durham



¹ Ministry of Housing, Communities and Local Government, (2019), English Household Survey 2017/18: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/817277/EHS_2017-18_PRS_Ch1_tables.xlsx

Map 6: Population Density by MSOA (ONS 2017 Population Estimates)

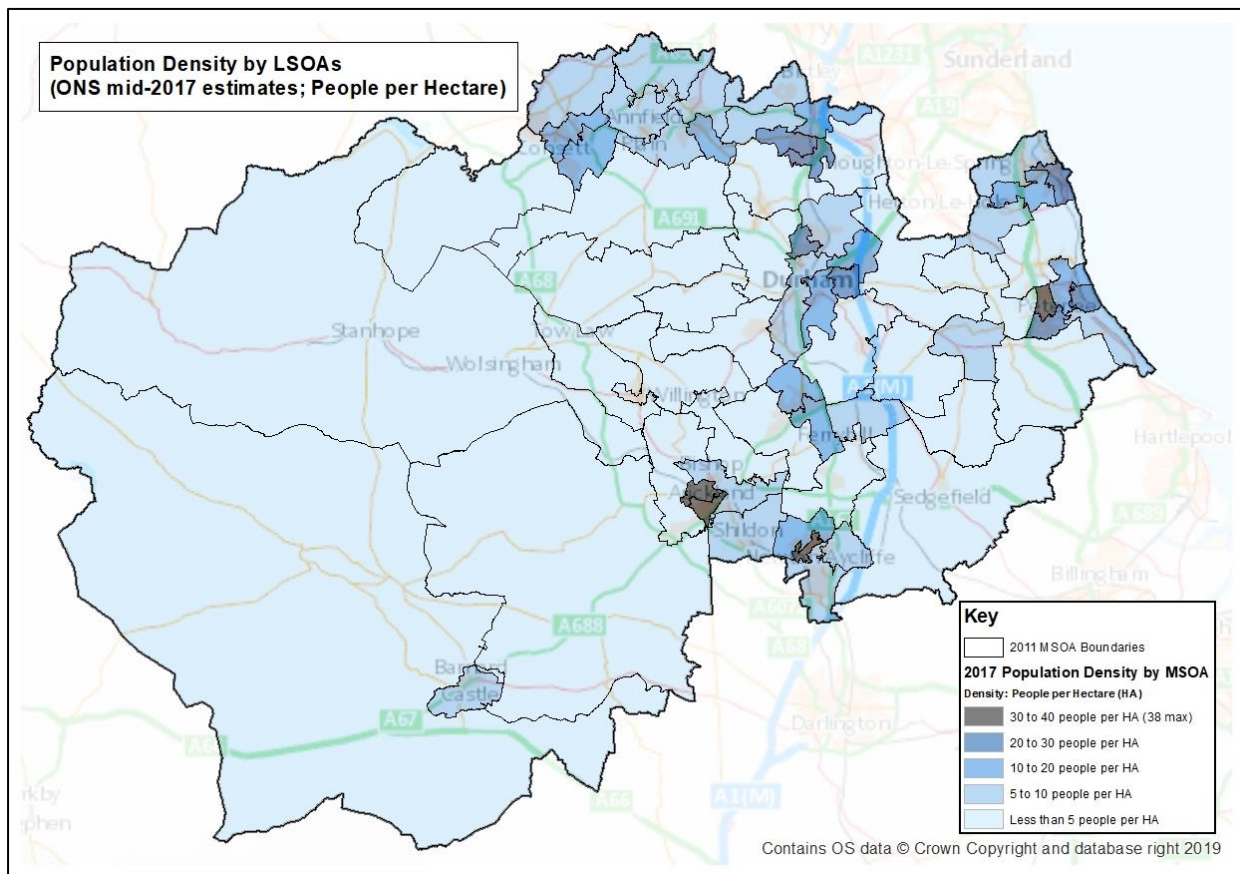


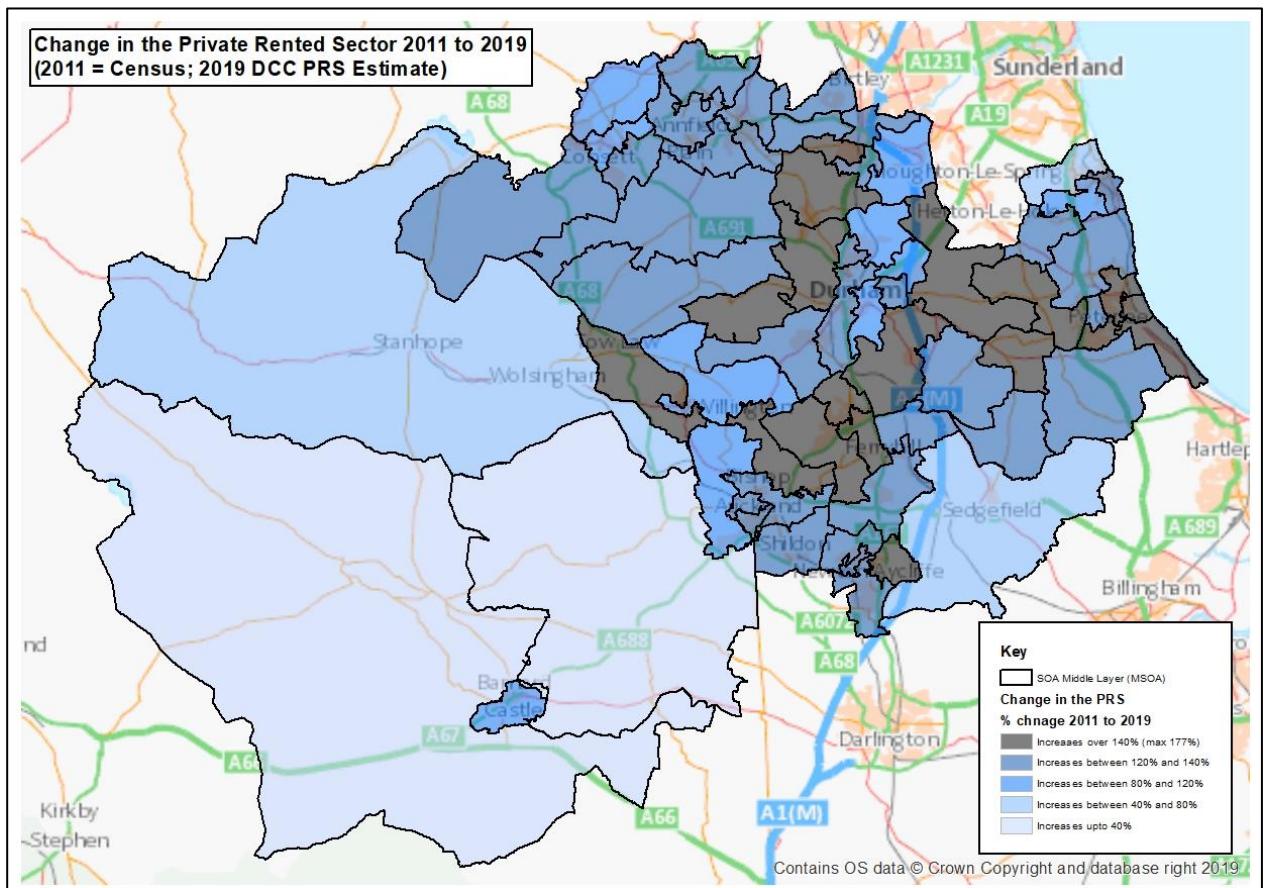
Table 6: Datasets by Criteria

Criteria	Dataset	Period Covered	Comparison Area
Low Demand	Average House Price	2016/17 to 2018/19	North-east
	Property Vacancies		
	Property Turnover		County Durham
Anti-social Behaviour	Police ASB	2015/16 to 2017/18	North-east
	Fire Brigade - Secondary Fires		
	Durham County Council (DCC) ASB and Noise Complaints	2016/17 to 2018/19	County Durham
Poor Property Condition	DCC Environmental Health Complaints	2016/17 to 2018/19	County Durham
	DCC Household Energy Efficiency ratings	2019	County Durham
Migration	ONS Population Estimates; Births and Deaths data	2017	County Durham
Deprivation	Index of Deprivation 2015	2015	England
Crime	Police Crime	2015/16 to 2017/18	North-east
	Fire Brigade - Primary Fires		

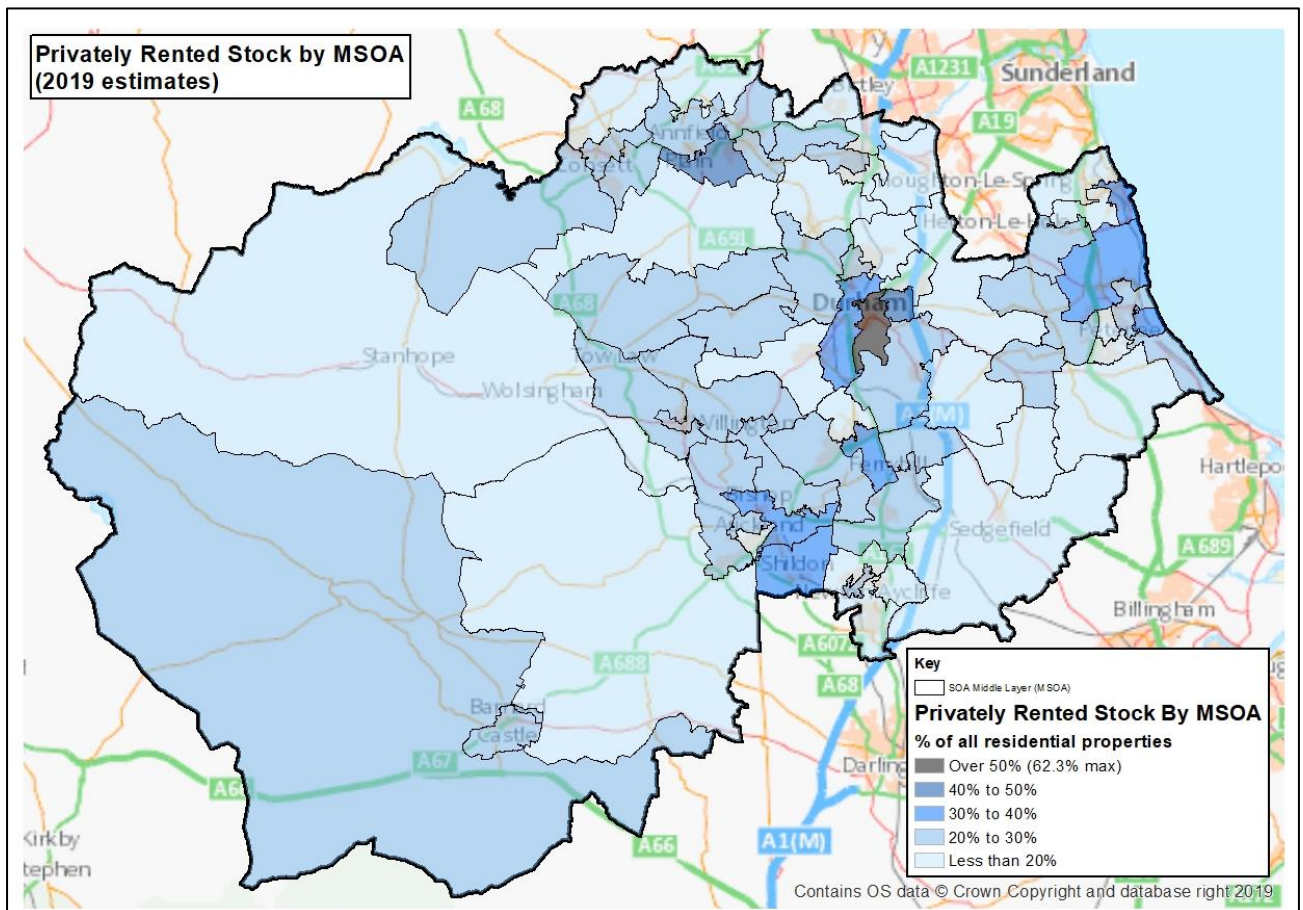
We have broken some of the evidence into four larger geographical areas within County Durham to enable data to be easily analysed and explained in consultation. This is solely for presentation reasons and no decision or proposal is based on these four areas, nor any comparison made within these four areas.

These four areas are Mid-Durham, East Durham, North Durham and South Durham.

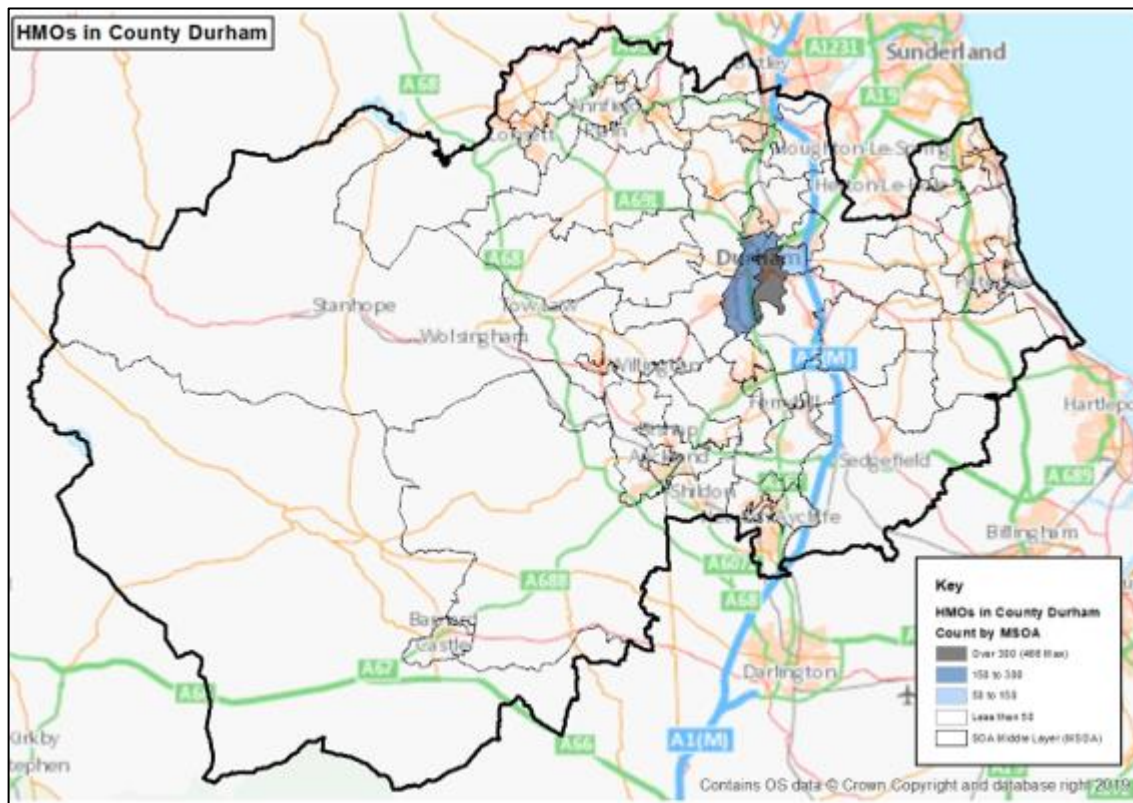
Map 7a: Change in the PRS by MSOA (2011 to 2019)



Map 7b: Estimated Distribution of Privately Rented Stock by MSOA (2019)



Map 8: Estimated Distribution of HMOs by MSOA (2019)



Map 9: MSOAs in County with a PRS proportion higher than England

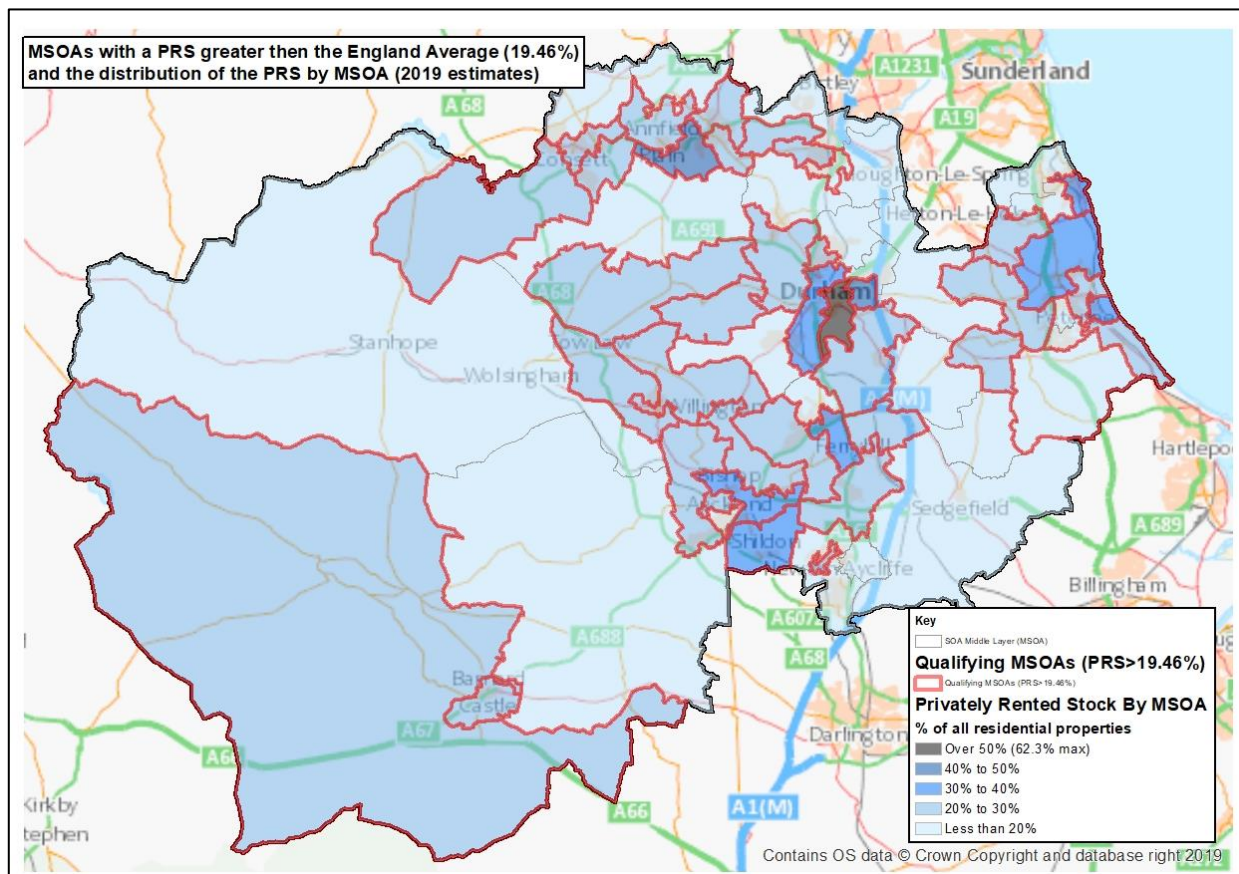


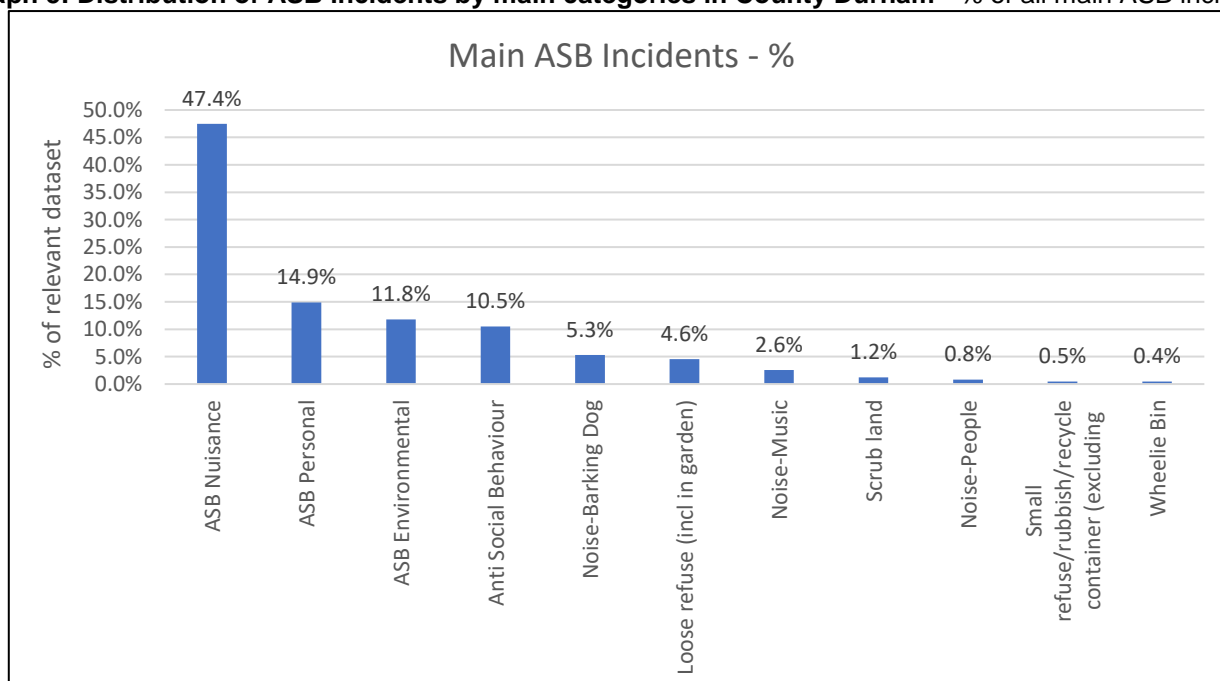
Table 7: ASB datasets and categories

Police ASB categories	Fire - ASB categories	DCC - ASB categories	DCC - Noise Categories
Environmental	Secondary Fires	Environmental	Noise-Alarm
Nuisance		Nuisance	Noise-Barking Dog
Personal		Personal	Noise-Music
			Noise-Other Animals and Birds
			Noise-Party
			Noise-People
			Noise-TV/Radio
			Noise-Unidentified/other
			Noise-Vehicle repairs
			Noise-Vehicles
			Noise-Vehicles / Transport

Table 8: Main ASB incident types by dataset in County Durham

Datasets	Main Categories	Key Points
DCC Environmental Complaints	Environmental Nuisance Personal	Of these three incident types, Personal ASB incidents account for 59% of all DCC ASB complaints in the area.
DCC Noise Complaints	Barking Dogs Music People	These three incident types account for 84% of all Noise complaints. Barking dogs accounts for 51% of all Noise complaints.
Police ASB	Environmental Nuisance Personal	Nuisance incidents account for 64% of Police ASB
Fire Brigade Secondary Fires	Loose refuse (inc. Garden) Scrub Land Small refuse/rubbish/recycle container (excluding wheelie bin) Wheelie Bins	These four types account for 78% of all secondary fire incidents. Over half (53%) are under the 'Loose refuse' category.
	Total incidents in these categories	63,285

Graph 5: Distribution of ASB incidents by main categories in County Durham - % of all main ASB incidents



Graph 6: Distribution of ASB incidents by main categories in Mid-Durham - % of all main ASB incidents

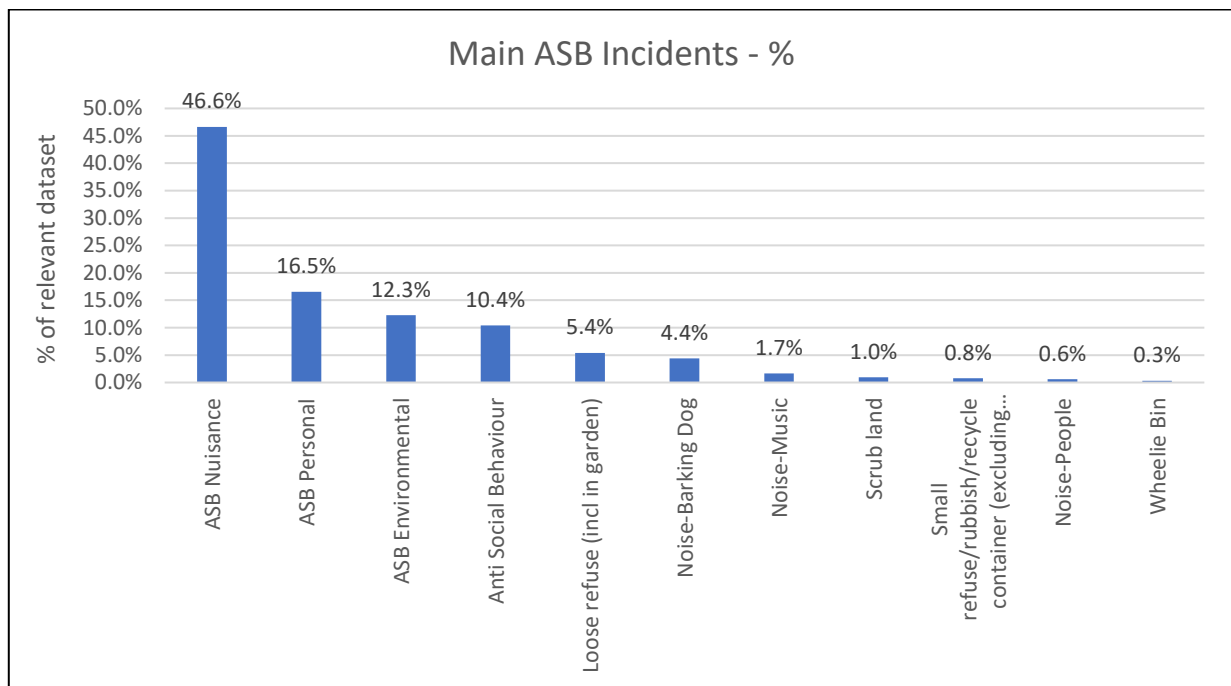
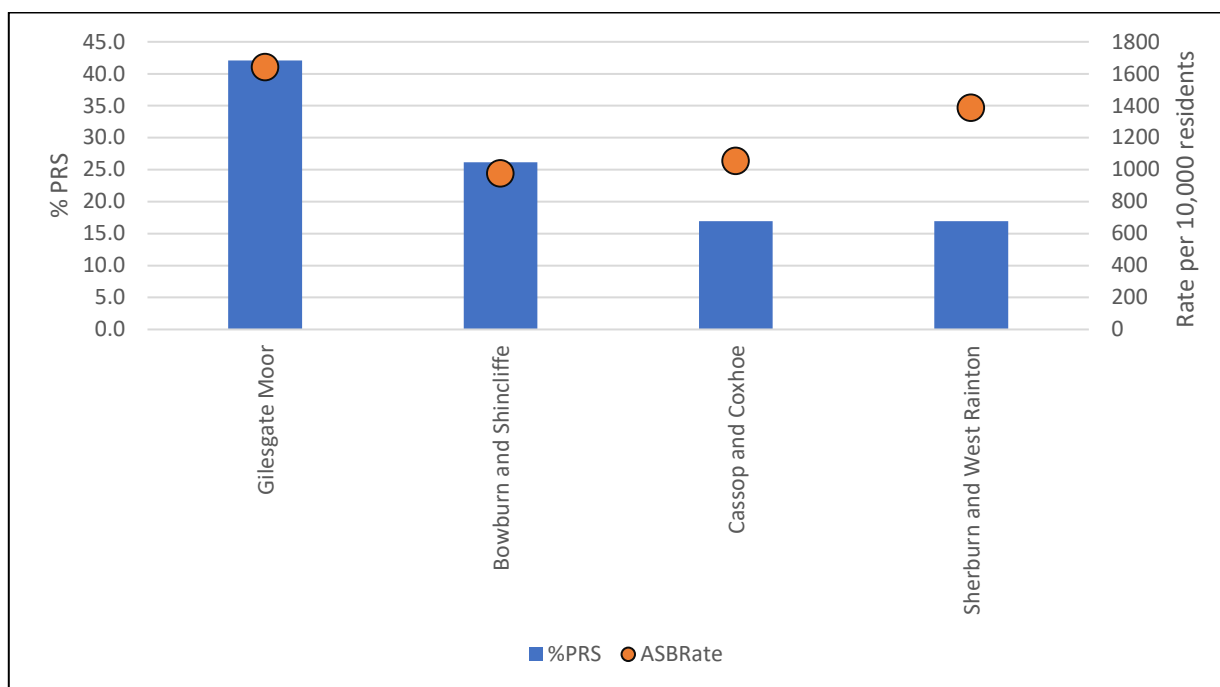


Table 9: Rates per 10,000 resident population by MOAS and % PRS

MSOA	%PRS	Rates per 10,000 Resident Population			
		Overall ASB Rate	DCC Environmental and Noise	Police ASB	Fire - Secondary Fires
Gilesgate Moor	42.1	1640.4	169.5	1422.2	80.6
Bowburn and Shincliffe	26.2	975.8	213.0	728.1	45.3
Cassop and Coxhoe	17.0	1055.1	272.1	724.3	64.9
Sherburn and West Rainton	16.9	1387.0	277.9	980.8	129.7
Mid-Durham	23.9	1323.4	255.5	974.9	98.1
County Durham	23.2	1374.1	250.3	1024.3	103.6
North East	-	-	-	1423.7	109.1
National	19.5	-	-	887.6	31.3

Graph 7: Proportion of the PRS and ASB rates by MSOA in Mid-Durham



Graph 8: Distribution of ASB incidents by main categories in East Durham - % of all main ASB incidents

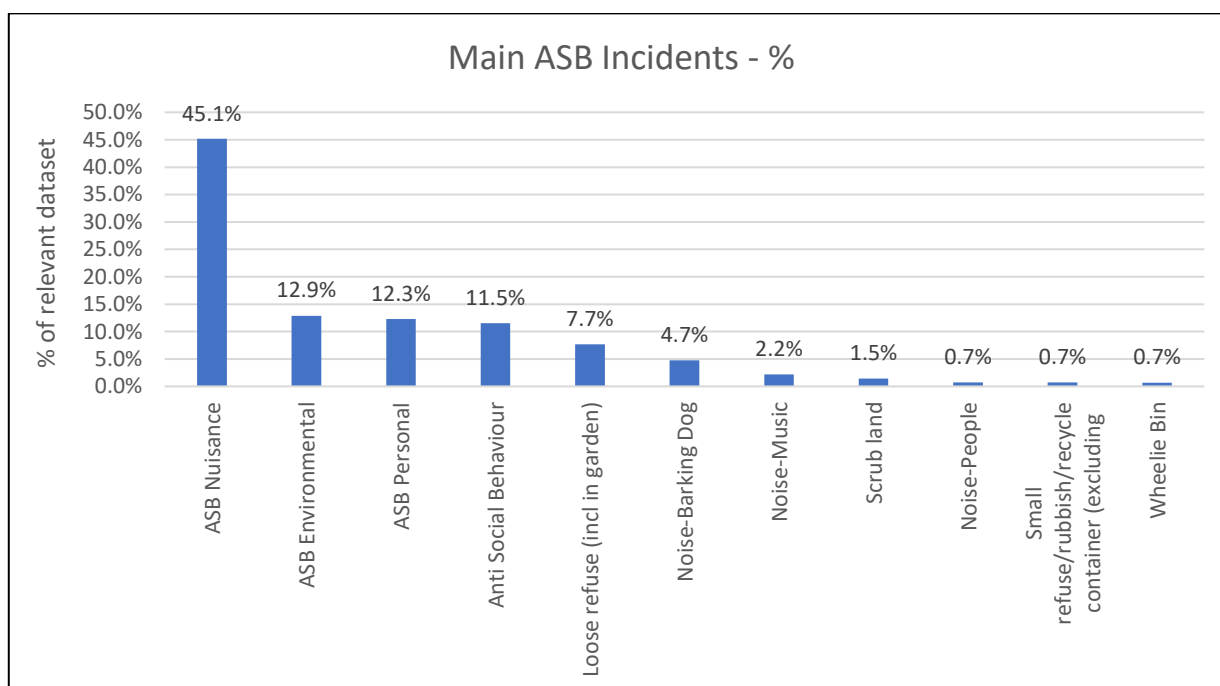
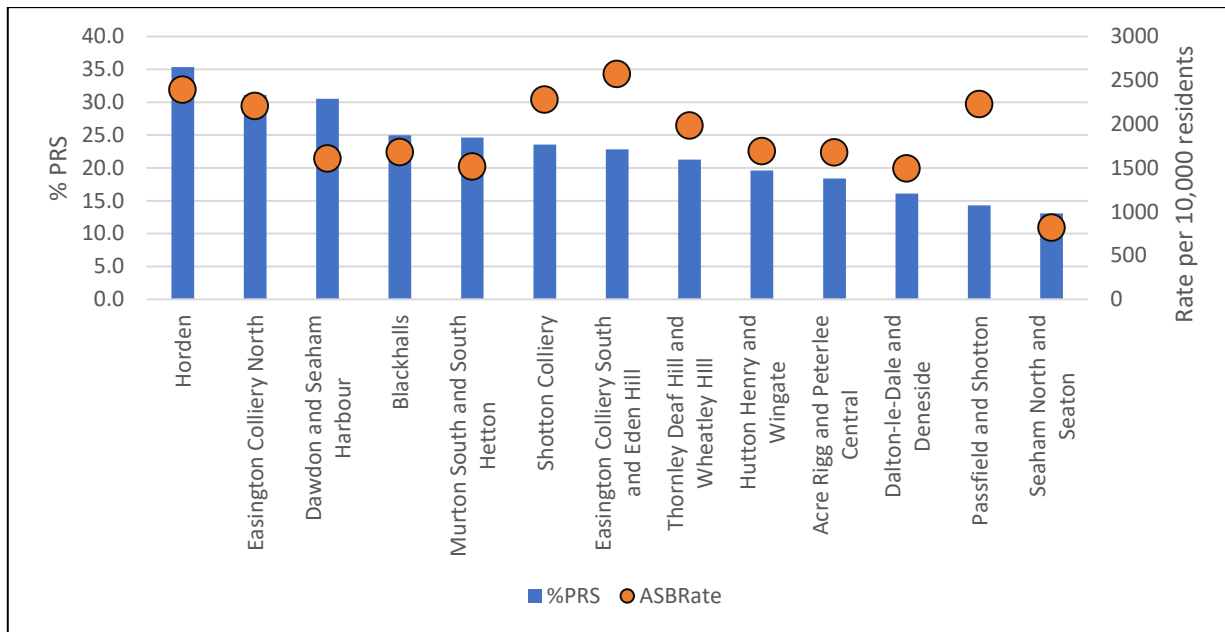


Table 10: Rates per 10,000 resident population by MOAS and % PRS

MSOA	%PRS	Rates per 10,000 Resident Population			
		Overall ASB Rate	DCC Environmental and Noise	Police ASB	Fire - Secondary Fires
Horden	35.4	2391.0	420.2	1616.4	347.0
Easington Colliery North	31.1	2206.7	368.1	1536.3	311.2
Dawdon and Seaham Harbour	30.5	1605.3	328.8	1171.4	119.3
Blackhalls	25.0	1677.3	385.3	1082.6	190.9
Murton South and South Hetton	24.6	1512.7	257.2	1140.9	113.2
Shotton Colliery	23.5	2277.2	312.3	1614.2	387.7
Easington Colliery South and Eden Hill	22.8	2570.7	494.3	1711.7	351.4

Thornley Deaf Hill and Wheatley Hill	21.3	1980.4	393.0	1285.2	294.0
Hutton Henry and Wingate	19.6	1688.2	269.5	1253.6	169.1
Acre Rigg and Peterlee Central	18.4	1674.2	340.1	1184.1	159.1
Dalton-le-Dale and Deneside	16.1	1493.3	302.1	969.3	209.6
Passfield and Shotton	14.3	2225.6	237.4	1818.5	144.6
Seaham North and Seaton	13.1	814.6	166.6	563.3	83.3
East Durham	22.6	1817.7	324.9	1276.9	214.7
County Durham	23.2	1374.1	250.3	1024.3	103.6
North East	-	-	-	1423.7	109.1
National	19.5	-	-	887.6	31.3

Graph 9: Proportion of the PRS and ASB rates by MSOA in East Durham



Graph 10: Distribution of ASB incidents by main categories in North Durham -% of all main ASB incidents

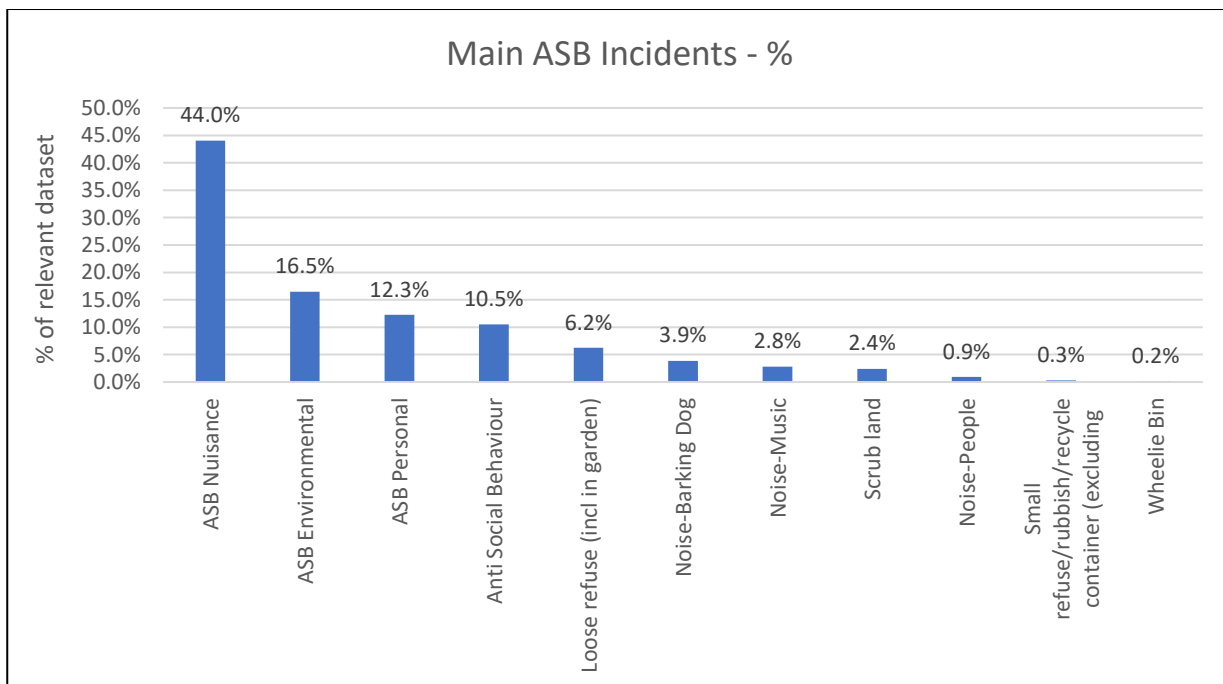
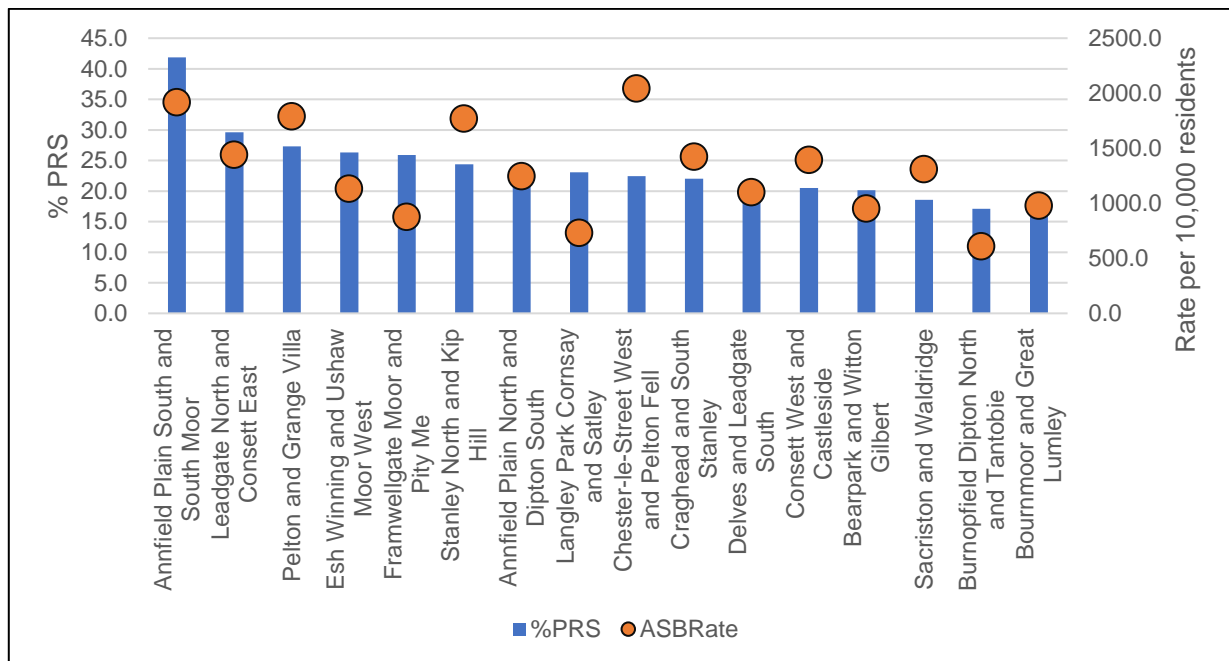


Table 11: Rates per 10,000 resident population by MOAS and % PRS

MSOA	%PRS	Rates per 10,000 Resident Population			
		Overall ASB Rate	DCC Environmental and Noise	Police ASB	Fire - Secondary Fires
Annfield Plain South and South Moor	41.9	1919.0	344.3	1351.8	236.7
Leadgate North and Consett East	29.6	1441.8	261.5	1109.1	58.1
Pelton and Grange Villa	27.3	1789.4	331.7	1365.1	113.0
Esh Winning and Ushaw Moor West	26.3	1132.9	278.1	798.2	67.0
Framwellgate Moor and Pity Me	25.9	877.1	158.4	632.0	85.7
Stanley North and Kip Hill	24.4	1771.3	211.2	1415.6	149.4
Annfield Plain North and Dipton South	24.0	1246.2	264.2	819.3	158.3
Langley Park Cornsay and Satley	23.1	731.7	207.0	517.3	16.7
Chester-le-Street West and Pelton Fell	22.5	2043.5	334.7	1589.1	118.8
Craghead and South Stanley	22.0	1424.5	285.7	1049.7	103.0
Delves and Leadgate South	20.9	1102.6	227.8	815.5	69.4
Consett West and Castleside	20.5	1395.8	213.5	1109.3	94.0
Bearpark and Witton Gilbert	20.1	952.6	297.7	584.6	68.8
Sacriston and Waldrige	18.6	1310.2	319.7	901.2	91.7
Burnopfield Dipton North and Tantobie	17.1	610.3	129.3	425.2	61.5
Bournmoor and Great Lumley	16.0	979.4	191.3	714.2	67.8
North Durham	23.9	1323.4	255.5	974.9	98.1
County Durham	23.2	1374.1	250.3	1024.3	103.6
North East	-	-	-	1423.7	109.1
National	19.5	-	-	887.6	31.3

Graph 11: Proportion of the PRS and ASB rates by MSOA in North Durham



Graph 12: Distribution of ASB incidents by main categories in South Durham - % of all main ASB incidents

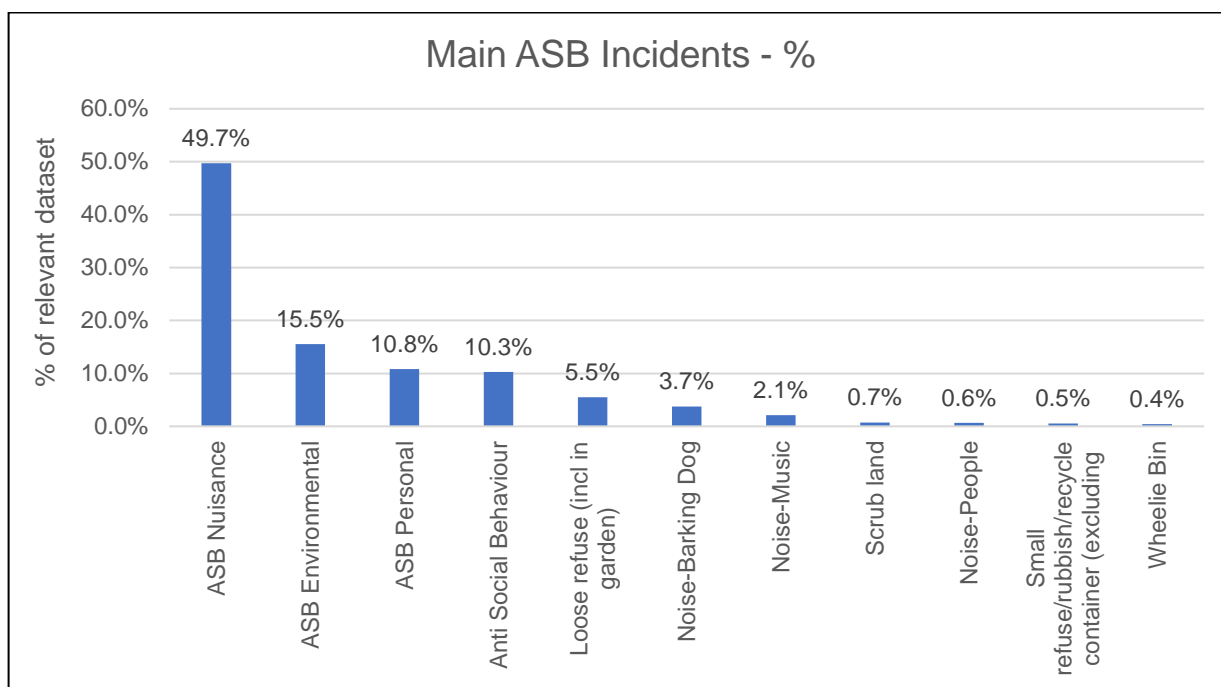


Table 12: Rates per 10,000 resident population by MOAS and % PRS

MSOA	%PRS	Rates per 10,000 Resident Population			
		Overall ASB Rate	DCC Environmental and Noise	Police ASB	Fire - Secondary Fires
Bishop Auckland and South Church	39.8	3021.9	462.3	2324.6	270.1
Spennymoor-Green Lane & Dean Bank	33.8	2305.6	349.7	1934.3	72.6
Sildon	31.9	1887.8	363.5	1444.4	91.9
Newton Aycliffe Central	29.1	2763.1	438.4	2020.3	285.9
Chilton and Ferryhill Station	26.6	1622.1	336.3	1198.5	94.1
Cockton Hill and Etherley Dene	25.7	1835.8	274.5	1468.2	87.9
Cornforth and Ferryhill	24.9	1511.6	260.2	1202.1	38.7
Crook South and Willington North	23.7	1512.1	326.5	1127.9	59.5
Byers Green and Spennymoor	23.1	1461.7	243.8	1178.6	47.9
Crook North Howden-le-Wear and Tow Law	23.0	1265.6	262.3	944.0	65.6
Coundon and Willington South	22.7	2219.6	539.2	1565.4	93.5
St Helens Auckland and West Auckland	22.0	1785.7	248.8	1324.2	207.0
Aycliffe Village Newton Aycliffe South	19.3	1602.0	269.9	1250.8	90.0
Henknowle and Woodhouse Close	19.0	1683.6	231.3	1355.8	83.0
Fishburn and Trimdons	18.4	1182.8	225.8	898.3	66.1
Hamsterley and Staindrop	17.8	876.0	158.9	648.7	61.1
Newton Aycliffe East	17.6	1276.4	152.4	1071.9	45.3
Midridge and Woodham Village	16.0	762.5	121.7	553.7	87.4
Brandon	15.9	1162.1	272.2	795.5	86.4
Spennymoor North and Tudhoe	14.0	780.4	157.8	583.3	38.7
South Durham	23.4	1588.2	280.5	1212.2	96.2
County Durham	23.2	1374.1	250.3	1024.3	103.6
North East	-	-	-	1423.7	109.1
National	19.5	-	-	887.6	31.3

Graph 13: Proportion of the PRS and ASB rates by MSOA in South Durham

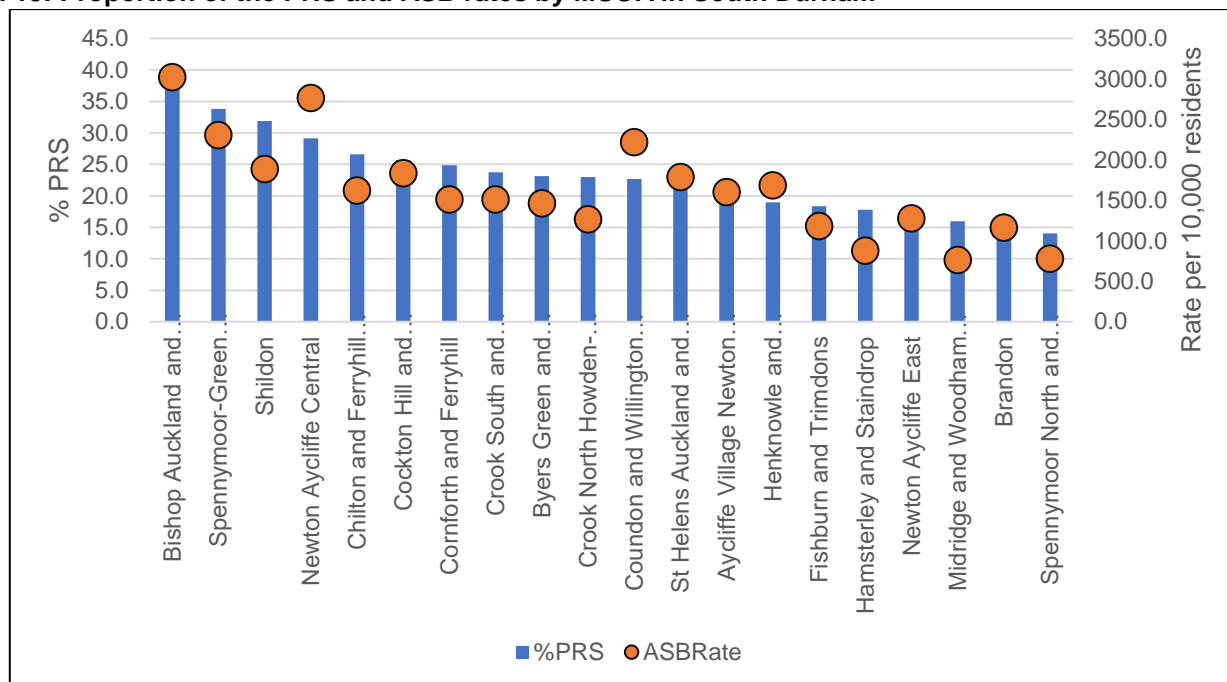


Table 13: All MSOAs in County Durham by criteria met

MSOA	PRS >20%	Low Demand	ASB	Property Condition	Deprivation	Crime
Acre Rigg and Peterlee Central	x	x	✓	✓	✓	x
Annfield Plain North and Dipton South	✓	✓	x	✓	✓	✓
Annfield Plain South and South Moor	✓	✓	✓	✓	✓	✓
Aycliffe Village Newton Aycliffe South	x	✓	✓	x	x	x
Barnard Castle and Startforth	✓	x	x	✓	x	x
Beamish Ouston and Urpeth	x	x	x	x	x	x
Bearpark and Witton Gilbert	✓	✓	x	x	x	x
Belmont and Carrville	x	x	x	✓	x	x
Bishop Auckland and South Church	✓	✓	✓	✓	✓	✓
Bishop Middleham and Sedgfield	x	x	x	x	x	x
Blackhalls	✓	✓	✓	✓	✓	✓
Bournmoor and Great Lumley	x	✓	x	x	x	x
Bowburn and Shincliffe	✓	✓	x	x	x	x
Bowes and Middleton-in-Teesdale	✓	x	x	✓	x	x
Brandon	x	x	x	x	x	x
Brasside and Newton Hall	x	x	x	x	x	✓
Burnopfield Dipton North and Tantobie	x	✓	x	x	x	x
Byers Green and Spennymoor	✓	✓	✓	✓	x	x
Cassop and Coxhoe	x	✓	x	x	x	✓
Chester-le-Street North	x	x	x	x	x	x
Chester-le-Street South	✓	x	x	x	x	x
Chester-le-Street West and Pelton Fell	✓	x	✓	x	✓	x

Chilton and Ferryhill Station	✓	✓	✓	✓	✓	✓
Cockton Hill and Etherley Dene	✓	✓	✓	x	x	x
Consett West and Castleside	✓	✓	x	x	x	x
Cornforth and Ferryhill	✓	✓	✓	✓	✓	x
Coundon and Willington South	✓	✓	✓	✓	✓	✓
Craghead and South Stanley	✓	x	✓	✓	✓	x
Crook North Howden-le-Wear and Tow Law	✓	✓	x	x	✓	x
Crook South and Willington North	✓	✓	✓	x	x	x
Dalton-le-Dale and Deneside	x	x	✓	✓	✓	✓
Dawdon and Seaham Harbour	✓	✓	✓	✓	✓	x
Delves and Leadgate South	✓	✓	x	x	x	✓
Durham City	✓	x	✓	✓	x	x
Easington Colliery North	✓	✓	✓	✓	✓	✓
Easington Colliery South and Eden Hill	✓	x	✓	✓	✓	✓
Esh Winning and Ushaw Moor West	✓	✓	✓	✓	x	x
Fishburn and Trimdons	x	✓	x	x	✓	✓
Framwellgate Moor and Pity Me	✓	✓	x	x	x	x
Gilesgate Moor	✓	✓	✓	x	✓	x
Hamsterley and Staindrop	x	✓	x	✓	x	x
Henknowle and Woodhouse Close	x	✓	x	x	✓	x
Horden	✓	✓	✓	✓	✓	✓
Hutton Henry and Wingate	✓	✓	✓	✓	✓	✓
Lanchester	x	x	x	✓	x	x
Langley Moor and Nevilles Cross	✓	x	x	x	x	x
Langley Park Cornsary and Satley	✓	✓	x	✓	x	x
Leadgate North and Consett East	✓	✓	✓	✓	x	x
Medomsley and Shotley	x	x	x	✓	x	x
Midridge and Woodham Village	x	x	x	x	x	x
Murton South and South Hetton	✓	✓	✓	✓	x	✓
Newton Aycliffe Central	✓	x	✓	x	✓	x
Newton Aycliffe East	x	x	x	x	x	x
Passfield and Shotton	x	x	✓	✓	x	x
Pelton and Grange Villa	✓	✓	✓	x	✓	x
Sacriston and Waldrige	x	✓	x	x	x	✓
Seaham North and Seaton	x	x	x	✓	x	x
Sherburn and West Rainton	x	✓	✓	x	x	✓
Shildon	✓	✓	✓	✓	✓	x
Shotton Colliery	✓	✓	✓	✓	✓	✓

Spennymoor North and Tudhoe	x	✓	x	x	x	x
Spennymoor-Green Lane and Dean Bank	✓	✓	✓	✓	✓	x
St Helens Auckland and West Auckland	✓	✓	✓	x	✓	x
Stanhope and Wolsingham	x	x	x	x	x	x
Stanley North and Kip Hill	✓	✓	✓	✓	x	x
Thornley Deaf Hill and Wheatley Hill	✓	✓	✓	✓	✓	✓

Table 14: All areas included in a designation by MSOA and household numbers

Areas Included by MSOA	Households	Private Rented
Pelton & Grange Villa	3131	948
Sacriston & Waldrige	3529	718
Stanley North & Kip Hill	3758	948
Annfield Plain North & Dipton South	3491	882
Annfield Plain South & South Moor	3530	1654
Leadgate North & Consett East	5253	1596
Delves & Leadgate South	3896	851
Consett West & Castleside	3816	883
Langley Park, Cornsay, Satley	2878	701
Bearpark & Witton Gilbert	3256	744
Sherburn & West Rainton	4118	740
Gilesgate Moor	2957	1404
Esh Winning & Ushaw Moor West	2644	805
Cassop & Coxhoe	3293	615
Dawdon & Seaham Harbour	3662	1198
Murton South & South Hetton	3337	874
Easington Colliery North	2588	897
Shotton Colliery	2713	742
Horden	2913	1117
Blackhalls	2742	762
Thornley, Deaf Hill & Wheatley Hill	3084	716
Hutton Henry & Wingate	3113	644
Fishburn & Trimdons	3192	614
Spennymoor, Green Lane & Dean Bank	2929	1239
Cornforth & Ferryhill	3264	872
Byers Green & Spennymoor	4037	1077
Chilton & Ferryhill Station	3029	942
Sildon	4812	1691
Aycliffe Village, Newton Aycliffe South	3244	645
Crook North, Howden le Wear & Tow Law	4081	1001
Crook South, Willington North	4378	1108
Coundon Willington South	3135	774
Bishop Auckland & South Church	3409	1635
Cockton, Etherley Dene	3313	896
St Helens Auckland & West Auckland	3891	908
Henknowle & Woodhouse Close	3247	643
Chester le Street & Pelton Fell	4412	1055
Dalton le Dale & Deneside	3769	620
Easington Colliery South & Eden Hill	3722	947
Acre Rigg & Peterlee Central	3115	608

Passfield & Shotton	2807	413
Newton Aycliffe Central	2401	722
Craghead & South Stanley	3913	942
Total	142,153	36,119

Table 15: All areas not included in a designation by MSOA and household numbers

Areas excluded by MSOA	Households	Private Rented
Beamish, Ouston & Urpeth	2518	356
Chester le Street North	3523	568
Chester le Street South	3655	745
Medomsley & Shotley	4178	687
Lanchester	2681	387
Brasside & Newton Hall	2987	471
Belmont & Carville	3409	560
Langley Moor & Nevilles Cross	3845	1758
Brandon	3554	581
Seaham North & Seaton	3851	516
Bishop Middleham & Sedgfield	2997	423
Middridge & Woodham Village	3474	610
Newton Aycliffe East	2492	462
Bowes & Middleton in Teesdale	2344	621
Barnard Castle & Startforth	3012	690
Stanhope & Wolsingham	3700	706
Durham City	2363	1944
Bournmoor and Great Lumley	3213	528
Burnopfield Dipton North and Tantobie	3550	621
Framwellgate Moor and Pity Me	2769	780
Bowburn and Shincliffe	2666	817
Spennymoor and Tudhoe	3195	459
Hamsterley and Staindrop	5755	1067
Total	75,731	16,357