



## **Selective Licensing in County Durham**

**Extension to data following consultation**

**September 2020**

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This is an extension to the data for the proposal of selective licensing within County Durham.

The information for the tenure change between 2001 and 2020 in County Durham, alternative measures, and the strategic case for selective licensing in County Durham can all be found in the Evidence Report presented for consultation (attached to the Cabinet report in January 2020, where approval was given to consult), along with previously presented data relevant to our selective licensing proposals.

All other below sections have been updated following consultation.

## **The PRS in County Durham**

To analyse areas within the county we consulted using the Office for National Statistics' Middle Super Output Area (MSOA) - Census defined geographical areas - as this provided a robust and stable basis against which analysis and future monitoring could be applied. These areas are similar in size to electoral wards, of which County Durham has 63.

Following consultation, it was decided to analyse all data for submission to the Secretary of State at Lower Super Output Areas (LSOAs) to assist with better examination of the issues discussed (targeting specific areas of low housing demand, anti-social behaviour and deprivation). Only areas within the original consulted area (43 MSOAs from the 66 that exist in County Durham) are put forward for approval by Cabinet and the Secretary of State.

Within County Durham there are 324 LSOAs, of which 234 are estimated to have a higher proportion of private rented sector (PRS) properties than the national average for private rented (19.46%). This means 72% of County Durham's LSOAs are above the national average for PRS properties.

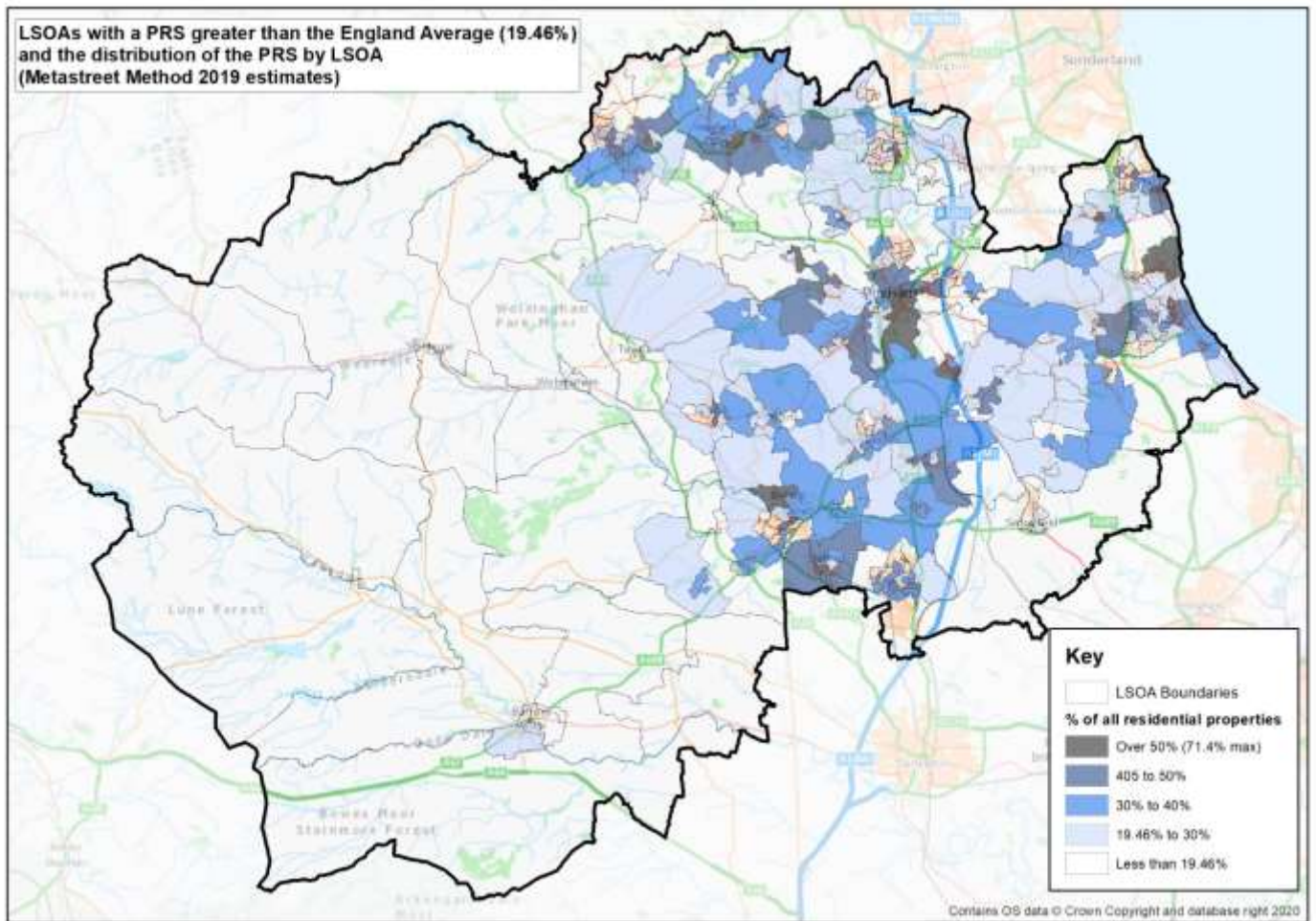
Modelling work estimated that across the County 28.4% (68,516 properties) of residential properties were privately rented, above the current national average of 19.46%<sup>1</sup>. However, looking across the 324 LSOAs covering the county, some areas indicated that the percentage was over 60%, (the LSOA estimates ranged from a minimum of 2% to a maximum of 76%), with 211 LSOAs having a higher proportion than the County Durham average.

The following map shows the distribution of the 324 LSOAs.

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<sup>1</sup> 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](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/817277/EHS_2017-18_PRS_Ch1_tables.xlsx), Table AT 1.5

Map 1: LSOAs in County Durham with a PRS proportion higher than England.



## Our proposal for Selective Licensing - final

The council are proposing to introduce a selective licensing scheme into 104 areas (LSOAs) across the county where we feel we can meet the necessary conditions set out and that the scheme will contribute to the overall objectives in the *Council Vision for 2035* and the County Durham Plan, which are intrinsically linked; along with the Housing Strategy and Homelessness Strategy.

The Council is seeking four designations on the conditions of:

- low housing demand;
- anti-social behaviour;
- deprivation, and
- low housing demand, ASB and deprivation (meeting all three conditions)

We propose all private rented sector properties in the following areas (LSOAs) be designated under the stated condition:

### Low Demand designation by LSOA (and the MSOA they lie within)

There are 26 LSOAs in this designation.

LSOA	MSOA
Chester Central 2	Chester-le-Street West and Pelton Fell
Consett South	Leadgate North and Consett East
Consett West	Leadgate North and Consett East
Havannah South	Stanley North and Kip Hill
Leadgate Central	Delves and Leadgate South
Leadgate North	Leadgate North and Consett East
Kelloe	Cassop and Coxhoe
Waterhouses	Esh Winning and Ushaw Moor West
Dawdon South 2	Dawdon and Seaham Harbour
Dalton Park	Murton South and South Hetton
Murton East	Murton South and South Hetton
Blackhall Rocks North	Blackhalls
South Hetton East	Murton South and South Hetton
Haswell	Shotton Colliery
Horden South	Horden
Sildon West	Sildon
West Cornforth	Cornforth and Ferryhill
Cockton Hill East	Cockton Hill and Etherley Dene
Cockton Hill North	Cockton Hill and Etherley Dene
Henknowle North	Cockton Hill and Etherley Dene
Tow Law Rural	Crook North Howden-le-Wear and Tow Law
Newfield	Coundon and Willington South
Roddymoor	Crook North Howden-le-Wear and Tow Law
Tow Law Central	Crook North Howden-le-Wear and Tow Law
Stanley Crook	Crook South and Willington North
Hunwick	St Helens Auckland and West Auckland

## Anti-social behaviour (ASB) designation by LSOA (and the MSOA they lie within)

There are 6 LSOAs in this designation.

LSOA	MSOA
Catchgate North	Annfield Plain North and Dipton South
Howletch North	Acre Rigg and Peterlee Central
Passfield North	Acre Rigg and Peterlee Central
Murton Central	Dalton-le-Dale and Deneside
Ferryhill Dean Bank South	Spennymoor-Green Lane and Dean Bank
Sunnybrow	Coundon and Willington South

## Deprivation designation by LSOA (and the MSOA they lie within)

There are 46 LSOAs in this designation.

LSOA	MSOA
Chester West 2	Chester-le-Street West and Pelton Fell
Pelton Fell	Chester-le-Street West and Pelton Fell
Pelton North	Pelton and Grange Villa
Annfield Plain	Annfield Plain North and Dipton South
Stanley Hall North	Craghead and South Stanley
Moorside West	Consett West and Castleside
Craghead North	Craghead and South Stanley
Stanley Hall West	Craghead and South Stanley
Bearpark	Bearpark and Witton Gilbert
Esh Winning	Esh Winning and Ushaw Moor West
Ushaw Moor East	Bearpark and Witton Gilbert
Wheatley Hill South	Thornley Deaf Hill and Wheatley Hill
Howletch East	Acre Rigg and Peterlee Central
Easington Colliery South	Easington Colliery South and Eden Hill
Blackhall Colliery North	Blackhalls
Blackhall Rocks South	Blackhalls
Dene House East	Blackhalls
Dalton le dale	Dalton-le-Dale and Deneside
Dawdon South 1	Dalton-le-Dale and Deneside
Seaham Harbour South	Dawdon and Seaham Harbour
Horden West	Horden
Wingate West	Hutton Henry and Wingate
Acre Rigg North	Acre Rigg and Peterlee Central
Acre Rigg South	Acre Rigg and Peterlee Central
Dene House Central	Easington Colliery South and Eden Hill
Eden Hill Central	Easington Colliery South and Eden Hill
Eden Hill North	Easington Colliery South and Eden Hill
Eden Hill South	Easington Colliery South and Eden Hill
Horden North	Easington Colliery South and Eden Hill
Murton Moor & South Hetton	Murton South and South Hetton

Passfield East	Passfield and Shotton
Shotton Colliery Central	Shotton Colliery
Shotton East	Shotton Colliery
Middlestone Moor	Byers Green and Spennymoor
Trimdon South	Fishburn and Trimdons
Thickley	Shildon
Low Spennymoor	Spennymoor-Green Lane and Dean Bank
West Central	Aycliffe Village Newton Aycliffe South
Middridge South	Newton Aycliffe Central
West North	Newton Aycliffe Central
West South	Newton Aycliffe Central
Woodham Village South West	Newton Aycliffe Central
Shildon East	Shildon
Woodhouse Close South	Henknowle and Woodhouse Close
Crook East	Crook North Howden-le-Wear and Tow Law
Willington Central	Coundon and Willington South

### Low housing demand, ASB and deprivation designation by LSOA (and the MSOA they lie within)

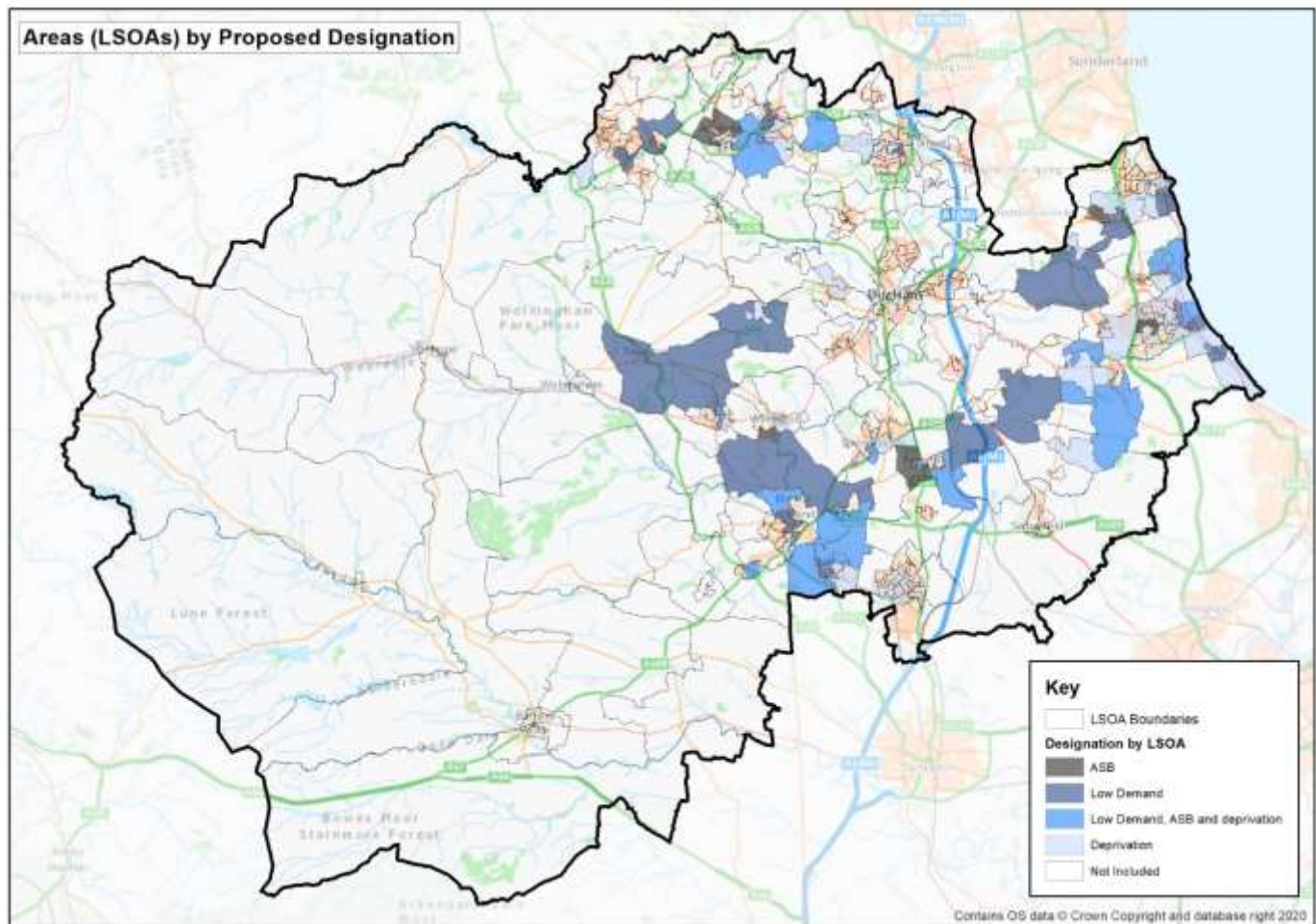
There are 26 LSOAs in this designation.

LSOA	MSOA
Grange Villa	Pelton and Grange Villa
New Kyo	Annfield Plain South and South Moor
South Moor Central	Annfield Plain South and South Moor
South Moor North	Annfield Plain South and South Moor
South Moor South	Annfield Plain South and South Moor
Blackhall Colliery South	Blackhalls
Dawdon North 2	Dawdon and Seaham Harbour
Easington Colliery Central	Easington Colliery North
Easington Colliery North	Easington Colliery North
Horden Central	Horden
Horden East	Horden
Station Town	Hutton Henry and Wingate
Deaf Hill	Thornley Deaf Hill and Wheatley Hill
Wheatley Hill North	Thornley Deaf Hill and Wheatley Hill
Spennymoor Central	Byers Green and Spennymoor
Ferryhill South & Station	Chilton and Ferryhill Station
Eldon	Shildon
Sunnydale	Shildon
New Shildon	Shildon
Ferryhill Dean Bank North	Spennymoor-Green Lane and Dean Bank
Coundon Grange	Bishop Auckland and South Church
Coundon South	Bishop Auckland and South Church
Toronto	Bishop Auckland and South Church
Crook Central 2	Crook South and Willington North

Henknowle South	Henknowle and Woodhouse Close
West Auckland East	St Helens Auckland and West Auckland

The map below shows all areas within County Durham and our proposed designations for low housing demand, ASB, deprivation, and low housing demand, ASB and deprivation (meeting all three criteria).

**Map 2: Proposed designations in County Durham by LSOA**



### Areas consulted upon but not included for designation

The 43 MSOAs included in the consultation proposals are made up of 211 LSOAs. Of these areas, 107 LSOAs are *not included* in our final designation proposals. These are:

LSOA	MSOA
Pelton South	Pelton and Grange Villa
Sacrison North	Sacrison and Waldrige
Sacrison West	Sacrison and Waldrige
Chester Central 1	Chester-le-Street West and Pelton Fell
Chester South 1	Chester-le-Street West and Pelton Fell
Chester West 1	Chester-le-Street West and Pelton Fell
Pelton West	Pelton and Grange Villa
Edmonsley	Sacrison and Waldrige
Plawsworth	Sacrison and Waldrige
Sacrison East	Sacrison and Waldrige



Greencroft	Annfield Plain South and South Moor
Moorside East	Consett West and Castleside
Catchgate South	Annfield Plain North and Dipton South
Dipton West	Annfield Plain North and Dipton South
Tanfield Lea West	Annfield Plain North and Dipton South
Blackhill Central	Consett West and Castleside
Blackhill West	Consett West and Castleside
Castleside	Consett West and Castleside
Craghead South	Craghead and South Stanley
Stanley Hall South	Craghead and South Stanley
Crookhall	Delves and Leadgate South
Delves North	Delves and Leadgate South
Delves South	Delves and Leadgate South
Leadgate South	Delves and Leadgate South
Cornsay Colliery	Langley Park Cornsay and Satley
Langley Park East	Langley Park Cornsay and Satley
Langley Park West	Langley Park Cornsay and Satley
Quebec	Langley Park Cornsay and Satley
Blackhill East	Leadgate North and Consett East
Consett East	Leadgate North and Consett East
Consett North	Leadgate North and Consett East
Havannah North	Stanley North and Kip Hill
Havannah Central	Stanley North and Kip Hill
Stanley Hall East	Stanley North and Kip Hill
Tanfield Lea East	Stanley North and Kip Hill
Gilesgate Moor South	Gilesgate Moor
Gilesgate South	Gilesgate Moor
Shadforth	Sherburn and West Rainton
Leamside	Sherburn and West Rainton
Broompark	Bearpark and Witton Gilbert
Witton Gilbert South	Bearpark and Witton Gilbert
Witton Gilbert South	Bearpark and Witton Gilbert
Cassop	Cassop and Coxhoe
Coxhoe Central	Cassop and Coxhoe
Coxhoe North	Cassop and Coxhoe
Coxhoe South	Cassop and Coxhoe
Ushaw Moor West	Esh Winning and Ushaw Moor West
Gilesgate North	Gilesgate Moor
Sherburn Road	Gilesgate Moor
Pittington	Sherburn and West Rainton
Sherburn North	Sherburn and West Rainton
Sherburn South	Sherburn and West Rainton
West Rainton	Sherburn and West Rainton
Acre Rigg Central	Acre Rigg and Peterlee Central
Deneside North	Dalton-le-Dale and Deneside
Deneside East	Dalton-le-Dale and Deneside
Deneside West	Dalton-le-Dale and Deneside

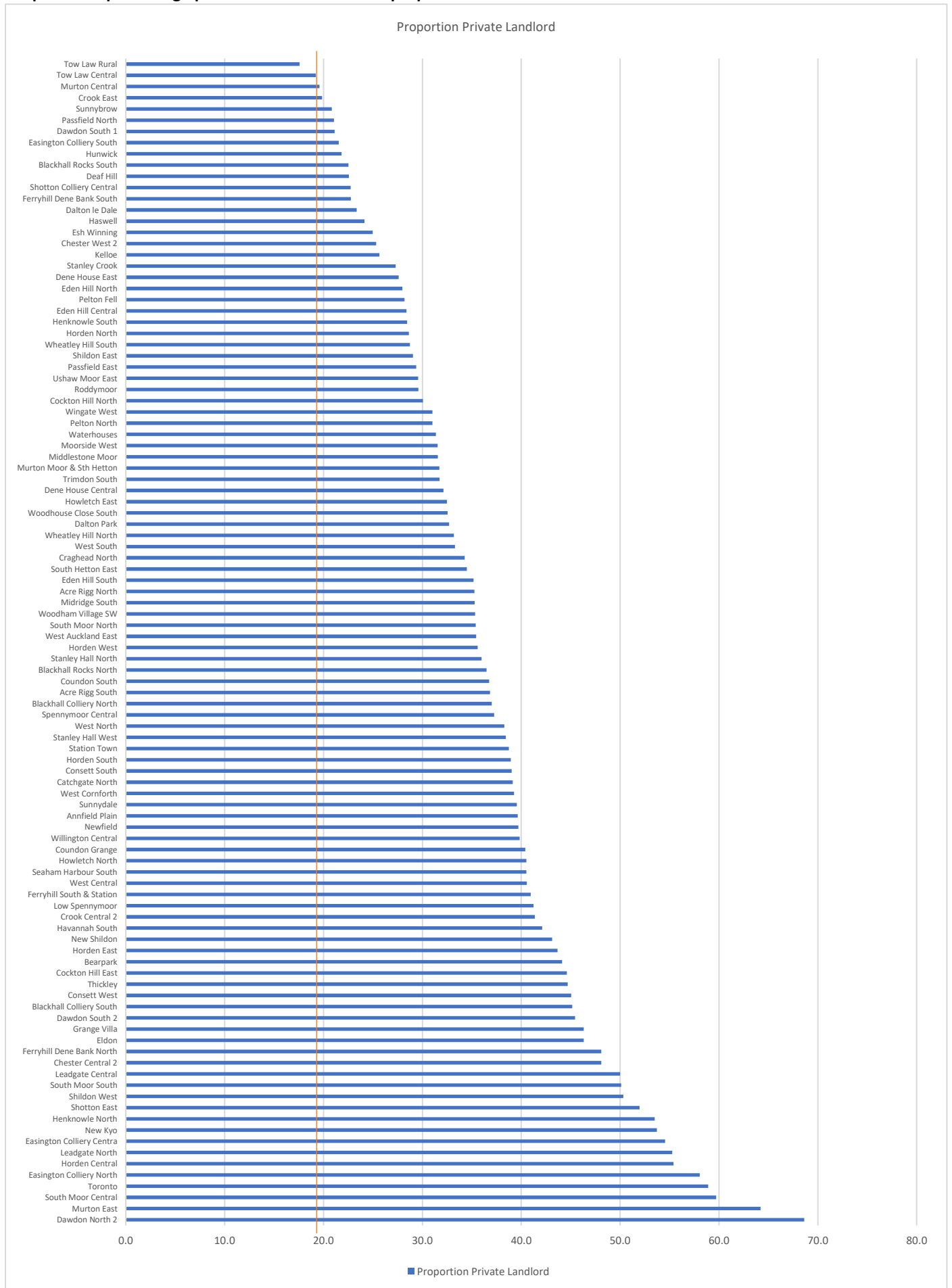
Dawdon North 1	Dawdon and Seaham Harbour
Seaham Harbour Central 1	Dawdon and Seaham Harbour
Seaham Harbour Central 2	Dawdon and Seaham Harbour
Easington Village North	Easington Colliery North
Easington Village South	Easington Colliery North
Castle Eden	Hutton Henry and Wingate
Wingate East	Hutton Henry and Wingate
Murton West	Murton South and South Hetton
Dene House West	Passfield and Shotton
Howlatch South	Passfield and Shotton
Passfield South	Passfield and Shotton
Passfield West	Passfield and Shotton
Shotton Colliery West	Shotton Colliery
Thornley North	Thornley Deaf Hill and Wheatley Hill
Thornley South	Thornley Deaf Hill and Wheatley Hill
Neville & Simpasture West	Aycliffe Village Newton Aycliffe South
Shafto St Marys West	Aycliffe Village Newton Aycliffe South
Ferryhill North	Cornforth and Ferryhill
Aycliffe Ind Est	Aycliffe Village Newton Aycliffe South
School Aycliffe	Aycliffe Village Newton Aycliffe South
Byers Green	Byers Green and Spennymoor
Kirl Merrington	Byers Green and Spennymoor
Spennymoor Whitworth Hall	Byers Green and Spennymoor
Rushyford	Chilton and Ferryhill Station
Chilton	Chilton and Ferryhill Station
Ferryhill Central East	Cornforth and Ferryhill
Ferryhill Central West	Cornforth and Ferryhill
Fishburn	Fishburn and Trimdons
Fishburn Central	Fishburn and Trimdons
Trimdon Grange	Fishburn and Trimdons
Trimdon North	Fishburn and Trimdons
Spennymoor Green Lane	Spennymoor-Green Lane and Dean Bank
Willington West	Crook South and Willington North
St Helens Auckland	St Helens Auckland and West Auckland
Coundon North	Coundon and Willington South
Bishop Auckland Town	Bishop Auckland and South Church
South Church	Bishop Auckland and South Church
Cockton Hill West	Cockton Hill and Etherley Dene
Escomb East	Cockton Hill and Etherley Dene
Willington East	Coundon and Willington South
Crook Central 1	Crook North Howden-le-Wear and Tow Law
Howden le Wear	Crook North Howden-le-Wear and Tow Law
Crook West	Crook South and Willington North
Helmington Row	Crook South and Willington North
Oakenshaw	Crook South and Willington North
Henknowle Central	Henknowle and Woodhouse Close
Woodhouse Close Central	Henknowle and Woodhouse Close

Woodhouse Close North	Henknowle and Woodhouse Close
West Auckland West	St Helens Auckland and West Auckland
Escomb West	St Helens Auckland and West Auckland

### **Analysis of designations**

The graph below shows the 211 LSOAs consulted on and the percentage of PRS properties in each area. The red line denotes the national average (19.46%) for PRS properties.

**Graph 1: PRS percentage per LSOA included in final proposals**



## Evidence of low demand in County Durham

In accordance with the General Approval guidance, the below are the tests that local authorities should apply when seeking designation for selective licensing based on low demand:

*The value of residential premises in the area, in comparison to the value of similar premises in other areas which the authority considers to be comparable (whether in terms of type of housing, local amenities, availability of transport):*

- The median house price for County Durham (£109,000) is some way below the North-East median house price (£133,000). 185 of the 211 (88%) areas consulted on (43 MSOAs made up of 211 LSOAs) in County Durham are below this North-East median figure.
- The median house price in 161 of these 211 areas is below the County Durham average.
- 98 of the 104 LSOAs included in the final proposals have a median house price lower than the County average.
- The average median monthly rent in the North-East of England, is £495<sup>2</sup>. In County Durham it is £450, nearly 10% lower.

The graph below shows the median house price for all areas included in our final proposals for designation. The red line denotes the County Durham average (£109,500).

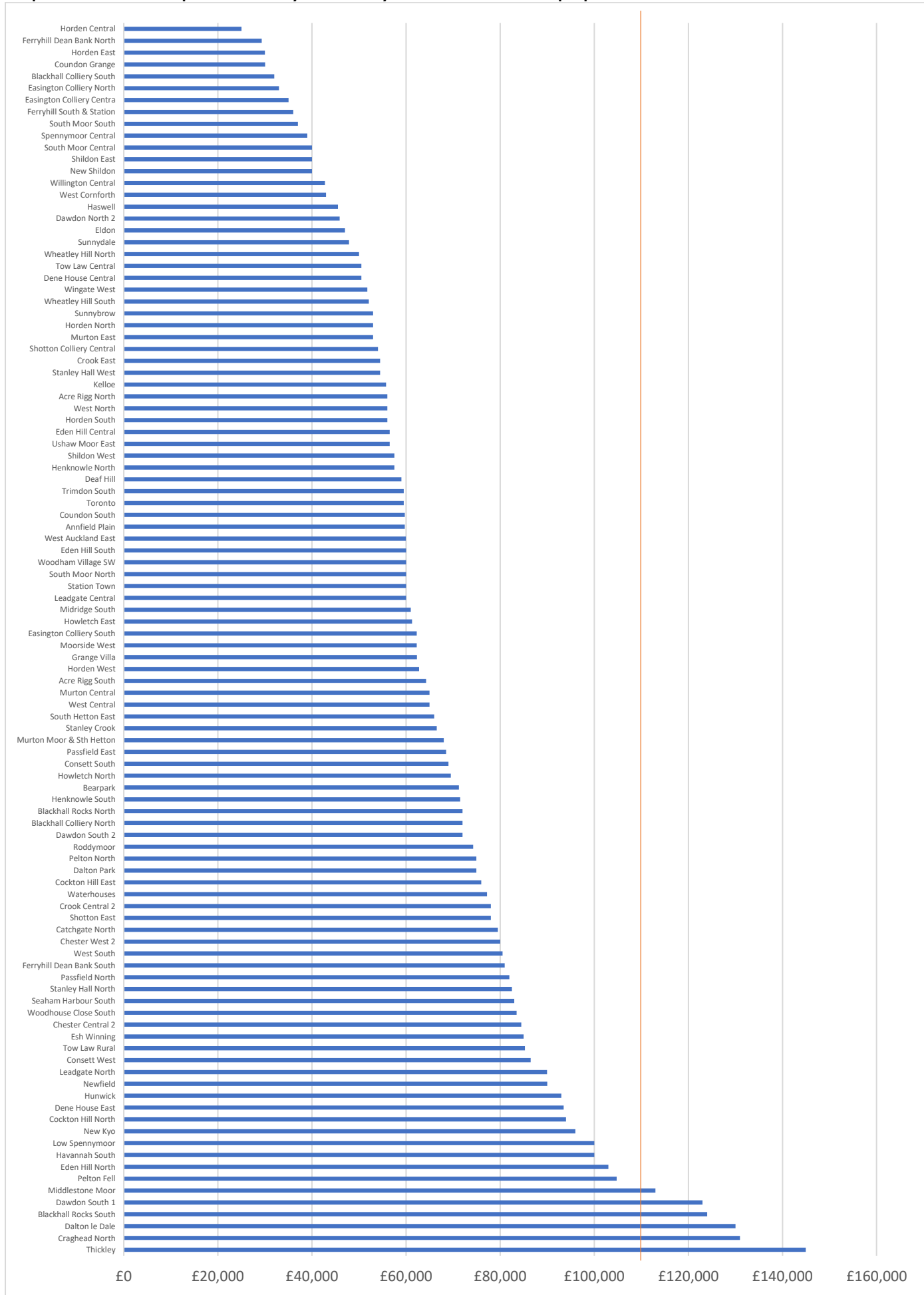
All areas proposed for designation under low housing demand or the designation of low housing demand, ASB and deprivation are below the average house price for County Durham.

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<sup>2</sup> Rental market statistics:

<https://www.gov.uk/government/statistics/private-rental-market-summary-statistics-april-2018-to-march-2019>

**Graph 2: Median house prices in County Durham by LSOA included in final proposals**



*The number of residential premises which are available to buy or rent, and the length of time for which they remain unoccupied:*

- The overall vacancy rate across the county is 4.6% which is higher than both the national and regional average with 2.6% being vacant for 6 months or more

The latest data used (see table below) in this analysis covered up to 31st March 2019 and showed that in total there were 11,178 empty homes in County Durham out of a potential 241,600 residential addresses, (4.6%); of these empty homes, 55.3% have been vacant for over 6 months (6,184).

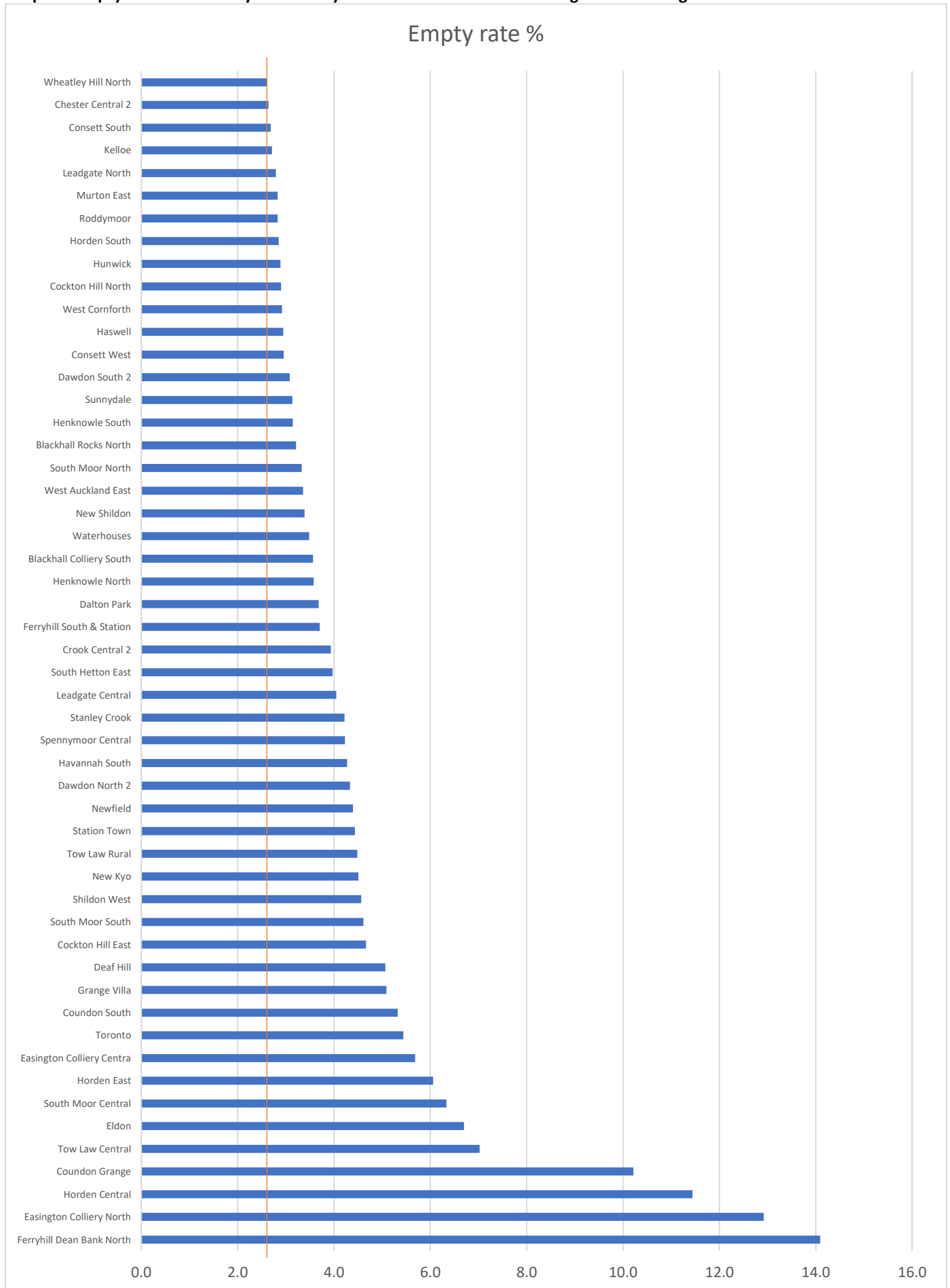
**Table 1: Vacant Dwellings**

		<b>County Durham</b>	<b>North-East (2018)</b>
All vacant	Count	11,178	44,672
	% of homes in the area	4.6	3.6
Vacant >6 months	Count	6,184	16,979
	% of homes in the area	2.6	1.4
	% of all vacant	55.3	38.0
Vacant >12 months	Count	4,410	-
	% of homes in the area	1.8	-
	% of all vacant	39.5	-

Although graph 2 above shows many areas proposed for designation are affected by low house prices, regardless of their designation, it is accepted that not all proposed areas in County Durham have an issue with empty homes.

Graph 3 below shows the empty homes rate for all areas proposed for designation under low housing demand or the designation of low housing demand, ASB and deprivation. All these areas meet or are above the County Durham average of 2.6.

**Graph 3: Empty homes in County Durham by LSOA included in a low housing demand designation**





*The turnover of occupiers of residential premises (in both rented and owner-occupied properties):*

- The total number of sales in 2018 was 8288 (3.4% of total properties, all tenure type), compared with 41,281 in the North-East (3.4% of total properties, all tenure type).
- Over this period nearly 27,000 dwellings had two or more changes of occupier in County Durham, (a rate of 1094.1 per 10,000 residential dwellings).

The turnover rate is the rate at which the occupiers in a residential dwelling change and can be used as supplemental evidence rather than a statutory measure of 'Low Demand'.

The turnover rate in County Durham was estimated using council tax data by looking at the number of changes of a dwellings status within the council tax database. Over the three-year period April 2016 to March 2019 dwellings that showed two or more changes in occupier were counted and aggregated up to LSOA and the county.

*The general appearance of the locality and the number of boarded up shops and properties:*

When considering the appearance of each locality, we have taken the following into consideration when designating an area on low demand:

- Vacant properties
- Fly tipping
- Pests

By addressing the issues associated with low demand, such as anti-social behaviour and empty properties, selective licensing should make our communities safer and a more desirable place to live and work.

### **Evidence of anti-social behaviour (ASB) in County Durham**

An area can be designated under ASB if it can be shown the area is experiencing a significant and persistent problem caused by anti-social behaviour. In seeking a 'ASB' designation we have considered the following:

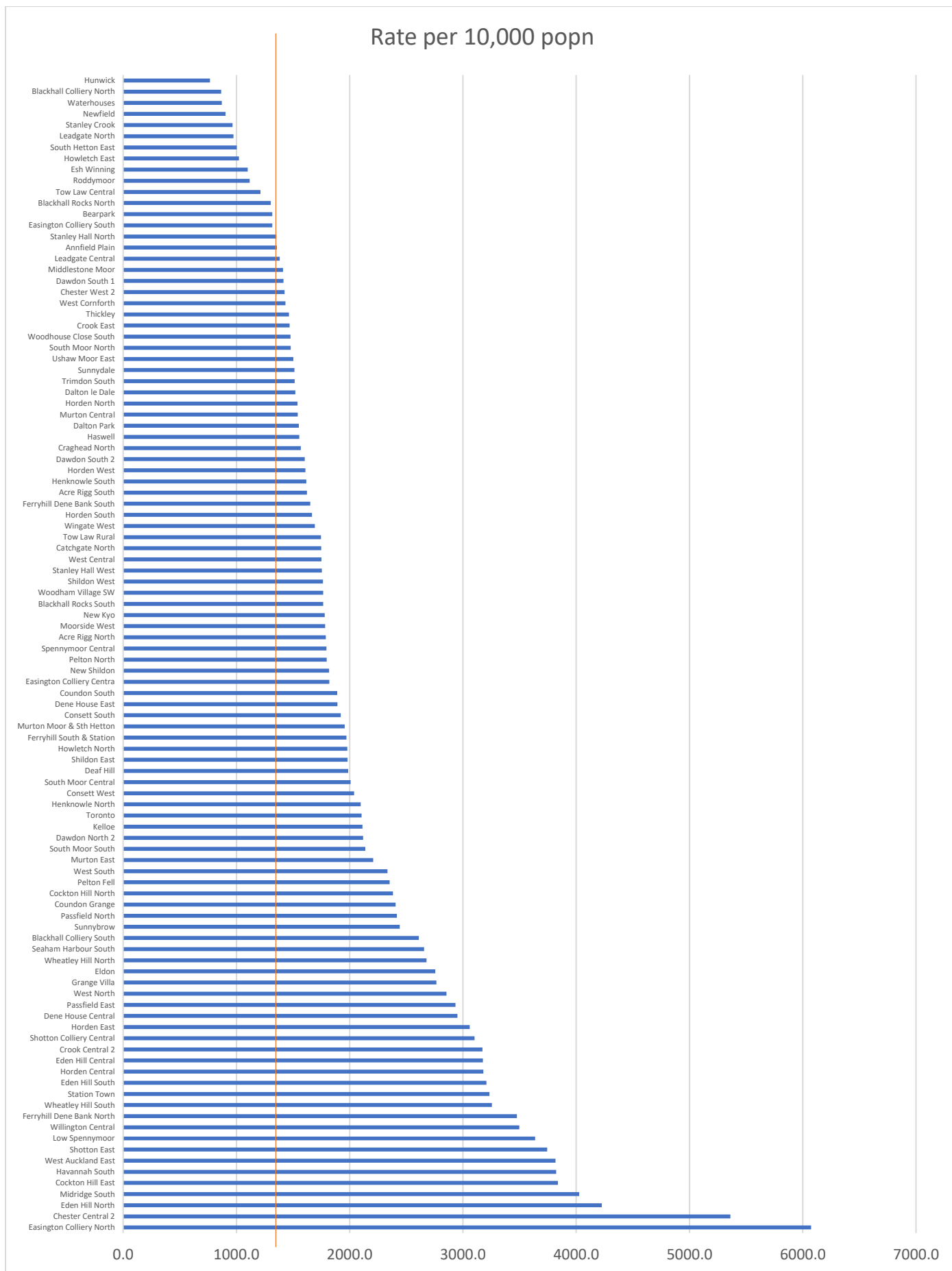
- Police ASB – three years of data covering 2015/16 to 2017/18 for comparison purposes with the North-East, with data available for 2018/19 for persistence analysis.
- Fire Brigade Secondary Fires - three years of data covering 2016/17 to 2018/19 for comparison purposes with the North-East.
- Durham County Council (DCC) – ASB and noise complaints (July 2016 to July 2019 and 2016/17 to 2018/19 respectively).

We have used the most up to date information available - in the case of Police ASB, data covering 2015/16 to 2017/18 was used to enable comparisons against the region, as regional data was not available for 2018/19 at the time of this analysis. In addition, the DCC ASB was extracted from a new system which came online in July 2016.

In the evidence report published for consultation, ASB rates were shown for all MSOAs in County Durham. The graph below now shows the same collated ASB data broken down for all LSOAs that are included in our final proposals (all designations).

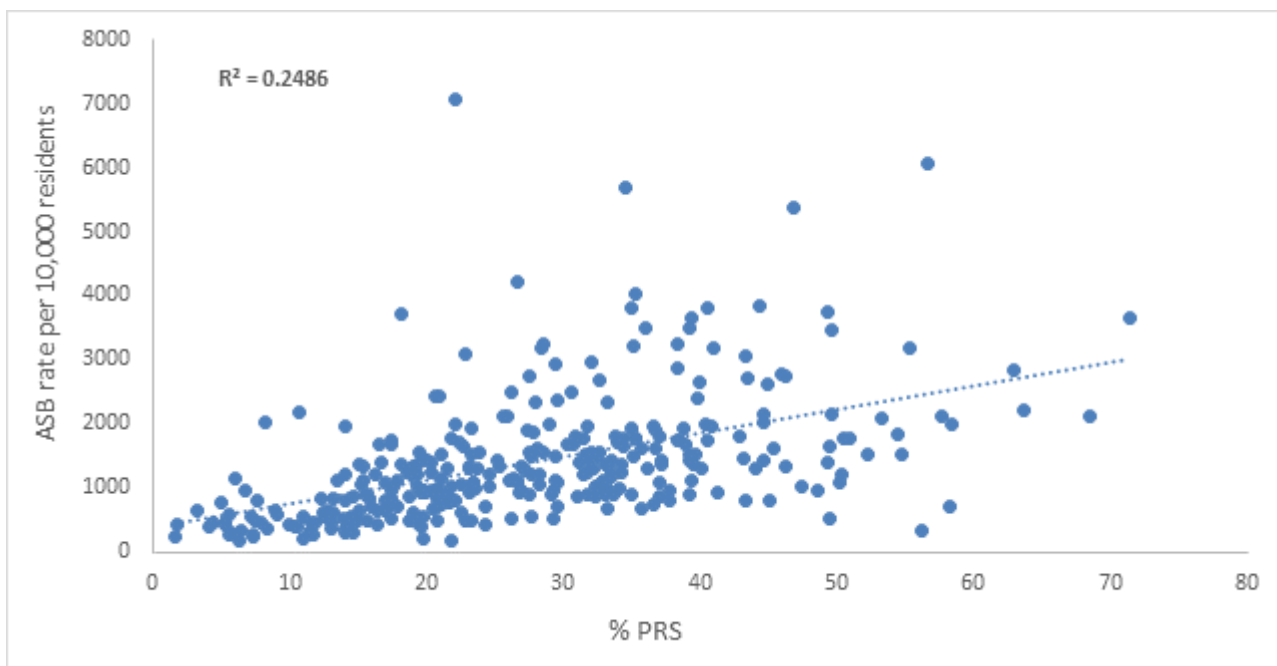
All areas proposed for designation under ASB or the designation of low housing demand, ASB and deprivation are above the average ASB rate (1,374 per 10,000 residents) for County Durham. All areas are also above the national average for PRS (19.46%).

**Graph 4: ASB incident rates per LSOA**



The graph below shows the relationship between the PRS and ASB in County Durham (LSOA level) and the trend is that where the PRS is higher, so is the ASB rate for the area.

**Graph 5: Relationship between private rented sector and ASB by LSOA in County Durham**



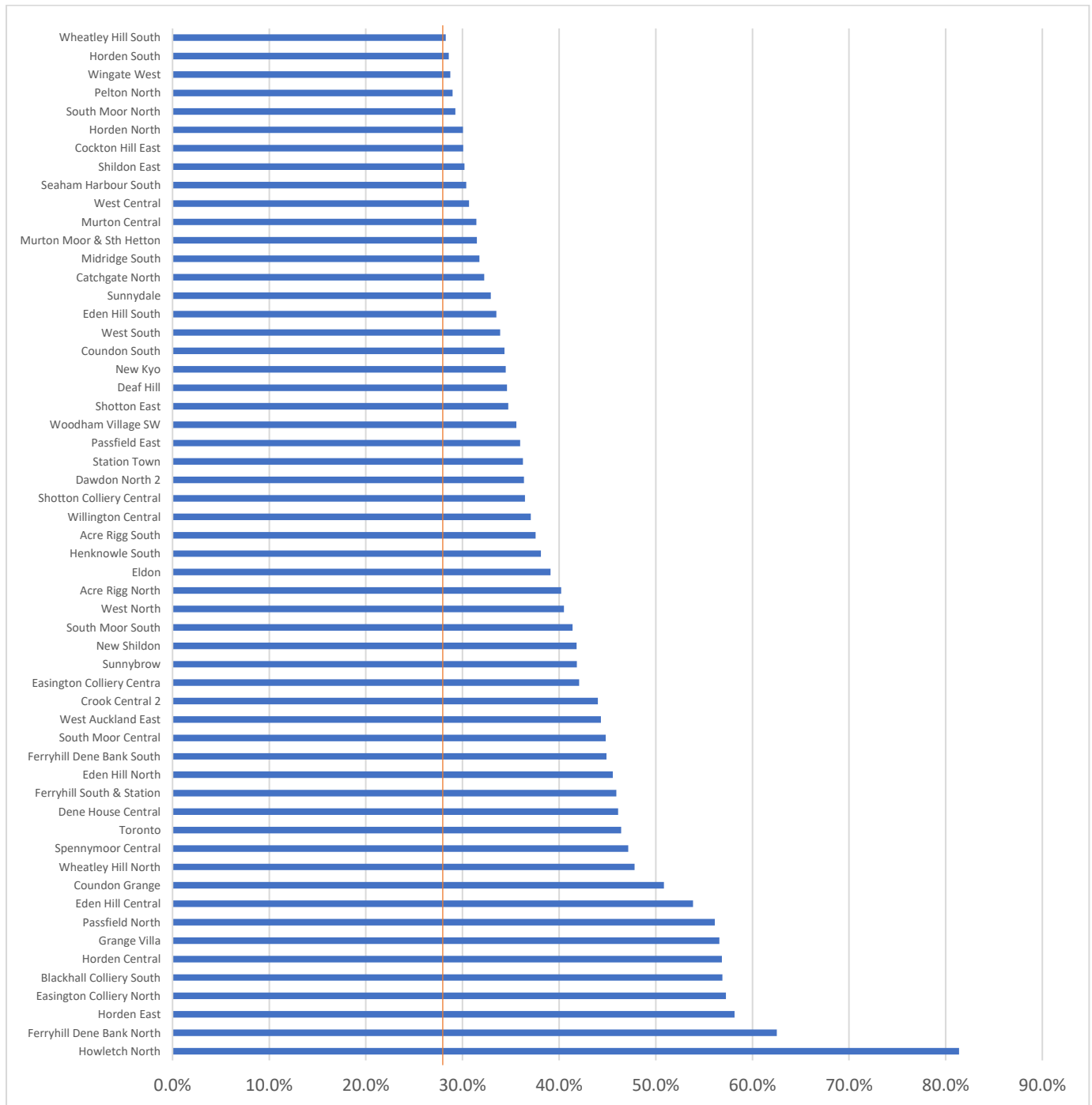
### **Prevalence of ASB in the PRS**

Guidance advises that for an area to meet the condition for ASB it must be prevalent in the PRS. We have mapped each incident of ASB and fly tipping across all tenures and broken this down by LSOA – only including areas in the designation of ASB *or* the designation of low housing demand, ASB and deprivation if the prevalence for that area is above the County Durham average (28%). The graph below shows all LSOAs above the 28% (the red line denotes the County average).

No area is proposed to be designated under ASB or the designation of low housing demand, ASB and deprivation unless the anti-social behaviour is prevalent in the PRS.

Areas where the ASB rate is high but the prevalence is predominantly in the social housing sector (or owner occupier) may be proposed in another designation but if they do not meet the conditions for low housing demand or deprivation they have been left out of the final proposed areas.

**Graph 6: Prevalence of ASB in the private rented sector (only LSOAs above the County Durham PRS prevalence average)**



## Evidence of deprivation in the consulted areas within County Durham

The guidance states that an area can be designation under the 'Deprivation' criteria if:

- that the area is suffering from a high level of deprivation, which affects a significant number of the occupiers of properties.

For the purposes of this analysis the Index of Deprivation 2015<sup>3</sup> was used as a basis to evaluate the areas experiencing higher levels of deprivation and it was determined, using this indicator, that this area does in fact experience higher levels of deprivation.

The Indices of Multiple Deprivation measure is based on a range of factors including income, health, employment, housing, and crime.

Of the 211 LSOAs in County Durham that were consulted (43 MSOAs), 143 are in the top 30% most deprived LSOAs nationally. Of these 143 LSOAs, 38 are in the top 10% of deprived LSOAs nationally.

32 of these 38 LSOAs are in the top 10% of deprived areas nationally *and* have higher levels of PRS properties; and have been included in our designation areas.

The table below shows all LSOAs that were included in the consultation for County Durham that are in the top 20% most deprived nationally.

**Table 2: LSOAs included in the consultation and in the top 20% most deprived nationally**

LSOA Name	Index of deprivation
Chester Central 1	Top 10%
Stanley Hall West	Top 10%
South Moor Central	Top 10%
Ushaw Moor East	Top 10%
Leamside	Top 10%
Sherburn Road	Top 10%
Deneside North	Top 10%
Deneside East	Top 10%
Murton Central	Top 10%
Easington Colliery North	Top 10%
Dene House Central	Top 10%
Eden Hill South	Top 10%
Eden Hill Central	Top 10%
Eden Hill North	Top 10%
Horden North	Top 10%
Shotton Colliery Central	Top 10%
Horden Central	Top 10%
Horden East	Top 10%
Passfield East	Top 10%

<sup>3</sup> Ministry of Housing, Communities & Local Government Index of Deprivation 2015:

<https://www.gov.uk/government/collections/english-indices-of-deprivation>

Blackhall Rocks South	Top 10%
Blackhall Colliery South	Top 10%
Wheatley Hill South	Top 10%
Ferryhill Dene Bank North	Top 10%
Middlestone Moor	Top 10%
Sunnydale	Top 10%
Shildon East	Top 10%
Midridge South	Top 10%
West South	Top 10%
West North	Top 10%
Woodham Village SW	Top 10%
Crook East	Top 10%
Coundon North	Top 10%
Willington Central	Top 10%
Sunnybrow	Top 10%
Coundon Grange	Top 10%
Henknowle Central	Top 10%
Woodhouse Close South	Top 10%
Woodhouse Close Central	Top 10%
Grange Villa	Top 10 to 20%
Pelton North	Top 10 to 20%
Chester South 1	Top 10 to 20%
Chester West 2	Top 10 to 20%
Pelton Fell	Top 10 to 20%
Annfield Plain	Top 10 to 20%
Catchgate North	Top 10 to 20%
Stanley Hall South	Top 10 to 20%
Craghead North	Top 10 to 20%
Stanley Hall North	Top 10 to 20%
New Kyo	Top 10 to 20%
South Moor North	Top 10 to 20%
South Moor South	Top 10 to 20%
Leadgate Central	Top 10 to 20%
Moorside West	Top 10 to 20%
Bearpark	Top 10 to 20%
Esh Winning	Top 10 to 20%
Kelloe	Top 10 to 20%
Dawdon North 2	Top 10 to 20%
Seaham Harbour South	Top 10 to 20%
Dawdon South 1	Top 10 to 20%
Deneside West	Top 10 to 20%
Dalton le Dale	Top 10 to 20%
Murton Moor & Sth Hetton	Top 10 to 20%
Easington Colliery Centra	Top 10 to 20%

Easington Colliery South	Top 10 to 20%
Shotton East	Top 10 to 20%
Haswell	Top 10 to 20%
Horden West	Top 10 to 20%
Horden South	Top 10 to 20%
Acre Rigg South	Top 10 to 20%
Acre Rigg North	Top 10 to 20%
Howlatch East	Top 10 to 20%
Howlatch North	Top 10 to 20%
Passfield North	Top 10 to 20%
Howlatch South	Top 10 to 20%
Blackhall Colliery North	Top 10 to 20%
Dene House East	Top 10 to 20%
Wheatley Hill North	Top 10 to 20%
Deaf Hill	Top 10 to 20%
Wingate West	Top 10 to 20%
Station Town	Top 10 to 20%
Trimdon South	Top 10 to 20%
Ferryhill Dene Bank South	Top 10 to 20%
Low Spennymoor	Top 10 to 20%
Spennymoor Green Lane	Top 10 to 20%
West Cornforth	Top 10 to 20%
Ferryhill Central East	Top 10 to 20%
Spennymoor Central	Top 10 to 20%
Chilton	Top 10 to 20%
Ferryhill South & Station	Top 10 to 20%
New Shildon	Top 10 to 20%
Eldon	Top 10 to 20%
Thickley	Top 10 to 20%
West Central	Top 10 to 20%
Crook Central 1	Top 10 to 20%
Tow Law Central	Top 10 to 20%
Tow Law Rural	Top 10 to 20%
Crook Central 2	Top 10 to 20%
Toronto	Top 10 to 20%
Coundon South	Top 10 to 20%
West Auckland East	Top 10 to 20%
Henknowle South	Top 10 to 20%
Woodhouse Close North	Top 10 to 20%