

CANN HALL WARD SUMMARY

Demographics

- Population of 14,100 in 2016
- 77% minority ethnic background
- Ranked 8/20 most deprived ward in Waltham Forest and 161/625 in London. 100% of the LSOAs* in this ward are in the 50% most deprived in England.
- Average household income £28,200 – 21% lower than London average
- 27% of households in this ward in receipt of benefits

Private Rented Sector Information

- 43% of houses are privately rented compared to 37% in the borough as a whole
- 1,328 Selective Licences granted
- 19 licences refused/withdrawn or a shorter licence granted due to non-compliance of licensing conditions
- 5 investigation (tasking) days and 325 audit checks taken place, with 1,165 warning letters sent to landlords in relation to potential breaches of licensing conditions

Housing Conditions Anti-Social Behaviour

- Predicted number of private rented properties with serious hazards – 591 (27%)
- 870 ASB incidents have been reported in the Private Rented Sector since 2014

*LSOA - Lower Super Output Areas relates to a minimum of 400 and a maximum of 1200 households in one small area

CATHALL WARD SUMMARY

Demographics

- Population of 13,300 in 2016
- 78% minority ethnic background
- Ranked 3/20 most deprived ward in Waltham Forest and 69/625 in London. 28.6% of LSOAs* in this ward are in the 10% most deprived in England.
- Average household income £26,900 – 25% lower than London average
- 19% of households in this ward in receipt of benefits

Private Rented Sector Information

- 44% of houses are privately rented compared to 37% in the borough as a whole
- 1,250 Selective Licences granted
- 44 licences refused/withdrawn or a shorter licence granted due to non-compliance of licensing conditions
- 6 investigation (tasking) days and 272 audit checks taken place, with 1,856 warning letters sent to landlords in relation to potential breaches of licensing conditions

Housing Conditions Anti-Social Behaviour

- Predicted number of private rented properties with serious hazards – 434 (21%)
- 625 ASB incidents have been reported in the Private Rented Sector since 2014

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CHAPEL END WARD SUMMARY

Demographics

- Population of 15,500 in 2016
- 64% minority ethnic background
- Ranked 16/20 most deprived ward in Waltham Forest and 292/625 in London. 100% of the LSOAs* in this ward are in the 50% most deprived in England
- Average household income £36,400– 1% higher than London average
- 31% of households in this ward in receipt of benefits

Private Rented Sector Information

- 34% of houses are privately rented compared to 37% in the borough as a whole
- 1,040 Selective Licences granted
- 14 licences refused/withdrawn or a shorter licence granted due to non-compliance of licensing conditions
- 4 investigation (tasking) days and 201 audit checks taken place, with 901 warning letters sent to landlords in relation to potential breaches of licensing conditions

Housing Conditions Anti-Social Behaviour

- Predicted number of private rented properties with serious hazards – 440 (24%)
- 648 ASB incidents have been reported in the Private Rented Sector since 2014

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CHINGFORD GREEN WARD SUMMARY

Demographics

- Population of 10,800 in 2016
- 22% minority ethnic background
- Ranked the least deprived ward in Waltham Forest (20/20) and 348/625 in London. 67% of the LSOAs* in this ward are in the 50% most deprived in England.
- Average household income £38,100 – 6% higher than London average
- 17% of households in this ward in receipt of benefits

Private Rented Sector Information

- 27% of houses are privately rented compared to 37% in the borough as a whole
- 814 Selective Licences granted
- 1 refused/withdrawn or a shorter licence granted due to non-compliance of licensing conditions
- 3 investigation (tasking) days and 92 audit checks taken place, with 541 warning letters sent to landlords in relation to potential breaches of licensing conditions

Housing Conditions Anti-Social Behaviour

- Predicted number of private rented properties with serious hazards – 192 (16%)
- 350 ASB incidents have been reported in the Private Rented Sector since 2014

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FOREST WARD SUMMARY

Demographics

- Population of 13,000 in 2016
- 73% minority ethnic background
- Ranked 12/20 most deprived ward in Waltham Forest and 204/625 in London. 100% of the LSOAs* in this ward are in the 50% most deprived in England.
- Average household income £36,200 – 1% higher than London average
- 21% of households in this ward in receipt of benefits

Private Rented Sector Information

- 47% of houses are privately rented compared to 37% in the borough as a whole
- 1,329 Selective Licences granted
- 19 licences refused/withdrawn or a shorter licence granted due to non-compliance of licensing conditions
- 6 investigation (tasking) days and 264 audit checks taken place, with 1,290 warning letters sent to landlords in relation to potential breaches of licensing conditions

Housing Conditions Anti-Social Behaviour

- Predicted number of private rented properties with serious hazards – 492 (23%)
- 922 ASB incidents have been reported in the Private Rented Sector since 2014

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GROVE GREEN WARD SUMMARY

Demographics

- Population of 15,700 in 2016
- 76% minority ethnic background
- Ranked 18/20 most deprived ward in Waltham Forest and 309/625 in London. 88% of the LSOAs* in this ward are in the 50% most deprived in England.
- Average household income £35,000 – 3% lower than London average
- 17% of households in this ward in receipt of benefits

Private Rented Sector Information

- 64% of houses are privately rented compared to 37% in the borough as a whole
- 2,125 Selective Licences granted
- 24 licences refused/withdrawn or a shorter licence granted due to non-compliance of licensing conditions
- 4 investigation (tasking) days and 423 audit checks taken place, with 1,467 warning letters sent to landlords in relation to potential breaches of licensing conditions

Housing Conditions Anti-Social Behaviour

- Predicted number of private rented properties with serious hazards – 821 (23%)
- 1029 ASB incidents have been reported in the Private Rented Sector since 2014

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HALE END AND HIGHAMS PARK WARD SUMMARY

Demographics

- Population of 12,600 in 2016
- 41% minority ethnic background
- Ranked 17/20 most deprived ward in Waltham Forest and 298/625 in London. 86% of the LSOAs* in this ward are in the 50% most deprived in England
- Average household income £39,000 – 9% higher than London average
- 18% of households in this ward in receipt of benefits

Private Rented Sector Information

- 22% of houses are privately rented compared to 37% in the borough as a whole
- 558 Selective Licences granted
- 8 licences refused/withdrawn or a shorter licence granted due to non-compliance of licensing conditions
- 5 investigation (tasking) days and 110 audit checks taken place, with 309 warning letters sent to landlords in relation to potential breaches of licensing conditions

Housing Conditions Anti-Social Behaviour

- Predicted number of private rented properties with serious hazards – 244 (24%)
- 413 ASB incidents have been reported in the Private Rented Sector since 2014

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HIGH STREET WARD SUMMARY

Demographics

- Population of 15,600 in 2016
- 68% minority ethnic background
- Ranked 9/20 most deprived ward in Waltham Forest and 173/625 in London. 100% of the LSOAs* in this ward are in the 50% most deprived in England
- Average household income £33,400 – 7% lower than London average
- 22% of households in this ward in receipt of benefits

Private Rented Sector Information

- 45% of houses are privately rented compared to 37% in the borough as a whole
- 1,897 Selective Licences granted
- 33 licences refused/withdrawn or a shorter licence granted due to non-compliance of licensing conditions
- 5 investigation (tasking) days and 345 audit checks taken place, with 1,490 warning letters sent to landlords in relation to potential breaches of licensing conditions

Housing Conditions Anti-Social Behaviour

- Predicted number of private rented properties with serious hazards – 537 (19%)
- 919 ASB incidents have been reported in the Private Rented Sector since 2014

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HIGHAM HILL WARD SUMMARY

Demographics

- Population of 15,000 in 2016
- 67% minority ethnic background
- Ranked 2/20 most deprived ward in Waltham Forest and 63/625 in London. 100% of the LSOAs* in this ward are in the 50% most deprived in England
- Average household income £29,200 – 19% lower than London average
- 30% of households in this ward in receipt of benefits

Private Rented Sector Information

- 37% of houses are privately rented compared to 37% in the borough as a whole
- 988 Selective Licences granted
- 5 licences refused/withdrawn or a shorter licence granted due to non-compliance of licensing conditions
- 5 investigation (tasking) days and 163 audit checks taken place, with 1,114 warning letters sent to landlords in relation to potential breaches of licensing conditions

Housing Conditions Anti-Social Behaviour

- Predicted number of private rented properties with serious hazards – 397 (19%)
- 887 ASB incidents have been reported in the Private Rented Sector since 2014

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HOE STREET WARD SUMMARY

Demographics

- Population of 14,900 in 2016
- 67% minority ethnic background
- Ranked 4/20 most deprived ward in Waltham Forest and 80/625 in London. 100% of the LSOAs* in this ward are in the 50% most deprived in England
- Average household income £33,100– 8% lower than London average
- 27% of households in this ward in receipt of benefits

Private Rented Sector Information

- 43% of houses are privately rented compared to 37% in the borough as a whole
- 1,735 Selective Licences granted
- 23 licences refused/withdrawn or a shorter licence granted due to non-compliance of licensing conditions
- 6 investigation (tasking) days and 302 audit checks taken place, with 1,505 warning letters sent to landlords in relation to potential breaches of licensing conditions

Housing Conditions Anti-Social Behaviour

- Predicted number of private rented properties with serious hazards – 496 (19%)
- 649 ASB incidents have been reported in the Private Rented Sector since 2014

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LARKSWOOD WARD SUMMARY

Demographics

- Population of 11,600 in 2016
- 41% minority ethnic background
- Ranked 14/20 most deprived ward in Waltham Forest and 240/625 in London. 100% of the LSOAs* in this ward are in the 50% most deprived in England.
- Average household income £34,400 – 4% lower than London average
- 22% of households in this ward in receipt of benefits

Private Rented Sector Information

- 22% of houses are privately rented compared to 37% in the borough as a whole
- 624 Selective Licences granted
- 3 licences refused/withdrawn or a shorter licence granted due to non-compliance of licensing conditions
- 3 investigation (tasking) days and 109 audit checks taken place, with 396 warning letters sent to landlords in relation to potential breaches of licensing conditions

Housing Conditions Anti-Social Behaviour

- Predicted number of private rented properties with serious hazards – 241 (23%)
- 447 ASB incidents have been reported in the Private Rented Sector since 2014

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LEA BRIDGE WARD SUMMARY

Demographics

- Population of 16,900 in 2016
- 81% minority ethnic background
- Ranked 5/20 most deprived ward in Waltham Forest and 88/625 in London. 100% of the LSOAs* in this ward are in the 50% most deprived in England.
- Average household income £30,400 – 15% lower than London average
- 22% of households in this ward in receipt of benefits

Private Rented Sector Information

- 47% of houses are privately rented compared to 37% in the borough as a whole
- 1,801 Selective Licences granted
- 21 licences refused/withdrawn or a shorter licence granted due to non-compliance of licensing conditions
- 6 investigation (tasking) days and 345 audit checks taken place, with 2,274 warning letters sent to landlords in relation to potential breaches of licensing conditions

Housing Conditions Anti-Social Behaviour

- Predicted number of private rented properties with serious hazards – 740 (25%)
- 1311 ASB incidents have been reported in the Private Rented Sector since 2014

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LEYTON WARD SUMMARY

Demographics

- Population of 15,200 in 2016
- 80% minority ethnic background
- Ranked 1/20 most deprived ward in Waltham Forest and 44/625 in London. 28.6% of LSOAs* in this ward are in the 10% most deprived in England
- Average household income £25,300 – 30% lower than London average
- 30% of households in this ward in receipt of benefits

Private Rented Sector Information

- 41% of houses are privately rented compared to 37% in the borough as a whole
- 1,492 Selective Licences granted
- 27 licences refused/withdrawn or a shorter licence granted due to non-compliance of licensing conditions
- 5 investigation (tasking) days and 397 audit checks taken place, with 1,021 warning letters sent to landlords in relation to potential breaches of licensing conditions

Housing Conditions Anti-Social Behaviour

- Predicted number of private rented properties with serious hazards – 521 (21%)
- 764 ASB incidents have been reported in the Private Rented Sector since 2014

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LEYTONSTONE WARD SUMMARY

Demographics

- Population of 13,300 in 2016
- 64% minority ethnic background
- Ranked 15/20 most deprived ward in Waltham Forest and 249/625 in London. 100% of the LSOAs* in this ward are in the 50% most deprived in England
- Average household income £36,600 – 2% higher than London average
- 17% of households in this ward in receipt of benefits

Private Rented Sector Information

- 48% of houses are privately rented compared to 37% in the borough as a whole
- 1,521 Selective Licences granted
- 16 licences refused/withdrawn or a shorter licence granted due to non-compliance of licensing conditions
- 6 Investigation (tasking) days and 292 audit checks taken place, with 1,901 warning letters sent to landlords in relation to potential breaches of licensing conditions

Housing Conditions Anti-Social Behaviour

- Predicted number of private rented properties with serious hazards – 489 (20%)
- 610 ASB incidents have been reported in the Private Rented Sector since 2014

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MARKHOUSE WARD SUMMARY

Demographics

- Population of 14,800 in 2016
- 75% minority ethnic background
- Ranked 6/20 most deprived ward in Waltham Forest and 93/625 in London. 100% of the LSOAs* in this ward are in the 50% most deprived in England
- Average household income £33,100 – 8% lower than London average
- 23% of households in this ward in receipt of benefits

Private Rented Sector Information

- 38% of houses are privately rented compared to 37% in the borough as a whole
- 1,355 Selective Licences granted
- 24 licences refused/withdrawn or a shorter licence granted due to non-compliance of licensing conditions
- 5 investigation (tasking) days and 228 audit checks taken place, with 1,457 warning letters sent to landlords in relation to potential breaches of licensing conditions

Housing Conditions Anti-Social Behaviour

- Predicted number of private rented properties with serious hazards – 457 (20%)
- 639 ASB incidents have been reported in the Private Rented Sector since 2014

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VALLEY WARD SUMMARY

Demographics

- Population of 12,100 in 2016
- 49% minority ethnic background
- Ranked 11/20 most deprived ward in Waltham Forest and 186/625 in London. 100% of the LSOAs* in this ward are in the 50% most deprived in England
- Average household income £33,700 – 6% lower than London average
- 22% of households in this ward in receipt of benefits

Private Rented Sector Information

- 23% of houses are privately rented compared to 37% in the borough as a whole
- 564 Selective Licences granted
- 3 licences refused/withdrawn or a shorter licence granted due to non-compliance of licensing conditions
- 3 investigation (tasking) days and 90 audit checks taken place, with 399 warning letters sent to landlords in relation to potential breaches of licensing conditions

Housing Conditions Anti-Social Behaviour

- Predicted number of private rented properties with serious hazards – 232 (22%)
- 628 ASB incidents have been reported in the Private Rented Sector since 2014

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WILLIAM MORRIS WARD SUMMARY

Demographics

- Population of 14,200 in 2016
- 68% minority ethnic background
- Ranked 10/20 most deprived ward in Waltham Forest and 185/625 in London. 100% of the LSOAs* in this ward are in the 50% most deprived in England
- Average household income £34,900 – 3% lower than London average
- 20% of households in this ward in receipt of benefits

Private Rented Sector Information

- 36% of houses are privately rented compared to 37% in the borough as a whole
- 1,568 Selective Licences granted
- 13 licences refused/withdrawn or a shorter licence granted due to non-compliance of licensing conditions
- 4 investigation (tasking) days and 290 audit checks taken place, with 1,095 warning letters sent to landlords in relation to potential breaches of licensing conditions

Housing Conditions Anti-Social Behaviour

- Predicted number of private rented properties with serious hazards – 538 (24%)
- 751 ASB incidents have been reported in the Private Rented Sector since 2014

*LSOA - Lower Super Output Areas relates to a minimum of 400 and a maximum of 1200 households in one small area

WOOD STREET WARD SUMMARY

Demographics

- Population of 14,300 in 2016
- 64% minority ethnic background
- Ranked 7/20 most deprived ward in Waltham Forest and 96/625 in London. 25% of LSOAs* in this ward are in the 10% most deprived in England.
- Average household income £32,100 – 11% lower than London average
- 27% of households in this ward in receipt of benefits

Private Rented Sector Information

- 32% of houses are privately rented compared to 37% in the borough as a whole
- 1,206 Selective Licences granted
- 9 licences refused/withdrawn or a shorter licence granted due to non-compliance of licensing conditions
- 3 investigation (tasking) days and 142 audit checks taken place, with 772 warning letters sent to landlords in relation to potential breaches of licensing conditions

Housing Conditions Anti-Social Behaviour

- Predicted number of private rented properties with serious hazards – 417 (23%)
- 591 ASB incidents have been reported in the Private Rented Sector since 2014

*LSOA - Lower Super Output Areas relates to a minimum of 400 and a maximum of 1200 households in one small area

DATA INDEX

Demographics

- **Population:** GLA 2016-based housing-led ward population projections, July 2018
- **Minority ethnic background:** 2011 Census, Office for National Statistics
- **Ranking of deprivation:** Indices of Deprivation by DCLG, 2015
- **Average household income:** London Borough of Waltham Forest - Paycheck Directory 2018 – WF £33,100 - Greater London £35,900
- **Benefits:** Waltham Forest TIMs Extract Council Tax – Capita
- **LSOA** – Lower Super Output Area

Private Rented Sector Information

- **% of houses privately rented compared to % in the borough as a whole:** Metastreet
- **Selective Licences granted:** Waltham Forest Civica data
- **Licences reduced due to non-compliance of licensing conditions:** Waltham Forest Private Sector Housing & Licensing Team
- **Tasking days/audit checks/warning letters:** Waltham Forest Private Sector Housing & Licensing Team

Housing Conditions Anti-Social Behaviour

- **Metastreet:** 2018 Tenure Intelligence Model