Boston Borough Council

The evidence base for Selective/Additional Licensing – a summary overview

Facts & figures – People and Properties

- Private rented sector property numbers doubled from 2001-2011 to c. 5,000
- Population growth of 16% in same period to 64,600
- Overall property number growth in Boston 2001 to 2011 only 2,800
- HMO numbers estimated at between 400-800
- Empty property numbers as %age of all dwellings second lowest in nearest family group

(Sources - ONS Census 2011, Boston Private Sector Housing Condition Survey 2009, Empty Homes.com 2011/12 and ONS Neighbourhood statistics 2012)

Facts & figures – Standards

- Non decent housing levels higher than national average in private rented sector (40% non decent)
- Nearly half of pre 1944 construction dwellings have Category 1 hazards
- Most pre 1944 properties in Boston Town wards

(Source - Boston Private Sector Housing Condition Survey 2009)

Facts & figures – Rents and housing benefit

- Rents in private rented sector 20% higher than Lincolnshire average
- Lower than average household numbers on housing benefits (c.35%) despite high rents
- Average earnings in Boston 10% lower than next lowest Lincolnshire district

(Sources - ONS Neighbourhood Statistics 2011; Lincolnshire Research Observatory)

Facts & figures – Housing & Housing Advice

- Only 7 homeless households assisted into private rented sector in 2012/13
- 20% of housing register applicants are EU nationals (same group only 11% of population)
- No ‘reward’ on housing register bandings for low level disrepair or overcrowding

(Sources - Boston Borough Council Homelessness and Housing Advice Team)
Fact & figures – Planning & Conservation

- 2 conservation areas in Boston town embracing highest levels of non decency
- Development of small HMOs does not require planning permission since 2010
- Only 2 applications for conversions of dwellings into flats received in 2012/13

(Source – Boston Borough Council Planning Department)

Facts & Figures – Waste & Antisocial behaviour

- Boston had highest levels of crime in 2012 compared to nearest family group
- Boston has highest levels of fly tipping in 2011 compared to nearest family group
- Issues including waste presentation contribute to Boston’s lower levels of recycling

(Sources – ONS Neighbourhood Statistics, Police.uk website & WasteDataFlow.org)

Facts & figures – Landlords/Letting agents & electoral registration

- Landlord numbers operating in Boston anticipated to be in high hundreds
- Low numbers of landlords registered with a recognised landlord association (e.g. NLA)
- Properties in Boston being advertised on weekly rents and without energy ratings
- 12% of total properties in Boston do not complete electoral registration forms

(Sources – Rightmove.com, Boston Borough Electoral Registration Team, Boston Private Sector Housing Condition Survey)