

## Appendix 1:

### Overview of Private Sector Housing in Croydon

#### **Croydon's Housing Stock 2017**

Owner-Occupied	Private Rented	Local Authority	Registered Provider	Total
97,174	33,806	13,660	12,750	157,390

The figure for private rented must be an under estimate as there are currently more than 32,000 licensed properties and more licensable properties are found every week as a result of the survey work being carried out by Housing Enforcement Team officers.

	Owner Occupied %	Privately Rented %
2017	61.74	21.48
2016	62.98	19.87
2015	64.33	18.42
2014	64.46	18.28
2013	63.40	19.25
2012	62.23	20.49

Also of interest is the number of new build private properties and changes in tenure in recent years

	Owner Occupied	Change		Privately Rented	Change
2017	97,174	-162		33,806	3,102
2016	97,336	-780		30,704	2,610
2015	98,116	791		28,094	499
2014	97,325	2,419		27,595	-1,219
2013	94,906	2,305		28,814	-1,675
2012	92,601			30,489	

Since the current Selective Licensing Scheme began in 2015 more than 5,000 properties have been added to the private rental stock. Many of these are in tower blocks and/or office conversions.

#### **Rental Levels**

The Local Housing Allowance (LHA) is the maximum level of rent recognised for benefit purposes. There are two LHA levels in Croydon. Inner South East covers a small area next to Lambeth while Outer South covers most of the borough.

Current Monthly LHA's for Croydon compared to actual rents

	One bed	Two bed	Three bed	Four bed
Inner South East LHA	£913.37	£1,187.34	£1,437.06	£1,812.05
Outer South LHA	£770.89	£970.73	£1,212.93	£1,541.30
Median rents in Croydon from VOA	£900	£1,200	£1,400	£1,785

Lowest rents in Croydon (VOA)	£878	£1,100	£1,300	£1,650
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Median Rents in London – see attached maps

<b>Local Authority</b>	<b>Room</b>	<b>Studio</b>	<b>1 Bed</b>	<b>2 Bed</b>	<b>3 Bed</b>	<b>4+ Bed</b>
Kensington and Chelsea	..	1,300	1,950	2,817	4,485	8,439
Westminster	694	1,387	1,842	2,492	3,467	6,283
City of London	.	1,647	1,842	2,383	..	.
Camden	953	1,101	1,560	2,058	2,817	3,629
Islington	719	1,083	1,517	1,950	2,383	3,044
Hackney	700	1,100	1,473	1,778	2,353	3,235
Hammersmith and Fulham	800	1,083	1,400	1,753	2,383	3,683
<b>Inner London Average</b>	<b>675</b>	<b>1,100</b>	<b>1,425</b>	<b>1,733</b>	<b>2,254</b>	<b>3,012</b>
Tower Hamlets	700	1,300	1,430	1,733	2,200	2,700
Wandsworth	700	1,000	1,352	1,672	2,150	3,000
Lambeth	600	950	1,300	1,600	2,100	2,900
Southwark	600	975	1,350	1,600	2,000	2,600
Richmond upon Thames	..	995	1,250	1,595	2,100	3,500
<b>London Average</b>	<b>600</b>	<b>950</b>	<b>1,288</b>	<b>1,500</b>	<b>1,800</b>	<b>2,500</b>
Haringey	624	900	1,250	1,500	1,800	2,250
Brent	637	875	1,270	1,500	1,850	2,300
Ealing	628	900	1,200	1,450	1,750	2,500
Merton	650	825	1,200	1,450	1,798	2,500
Lewisham	550	800	1,100	1,400	1,600	2,125
Newham	616	900	1,200	1,400	1,600	1,900
Barnet	585	850	1,150	1,375	1,797	2,500
Kingston upon Thames	550	878	1,100	1,325	1,595	2,325
<b>Outer London Average</b>	<b>585</b>	<b>836</b>	<b>1,050</b>	<b>1,300</b>	<b>1,600</b>	<b>2,200</b>
Enfield	545	800	1,050	1,300	1,550	2,249
Greenwich	583	850	1,100	1,300	1,550	2,000
Harrow	563	850	1,050	1,300	1,638	2,000
Waltham Forest	630	800	1,100	1,300	1,600	2,000
Hillingdon	600	795	1,000	1,250	1,450	1,900
Hounslow	638	867	1,100	1,250	1,500	1,850
Redbridge	500	798	1,000	1,250	1,550	2,000
Bromley	550	775	950	1,225	1,500	2,000
Barking and Dagenham	675	750	975	1,200	1,400	1,600
<b>Croydon</b>	<b>550</b>	<b>750</b>	<b>900</b>	<b>1,200</b>	<b>1,400</b>	<b>1,785</b>
Sutton	550	725	925	1,160	1,500	1,850
Havering	600	695	870	1,100	1,350	1,600
Bexley	585	600	788	1,050	1,300	1,550

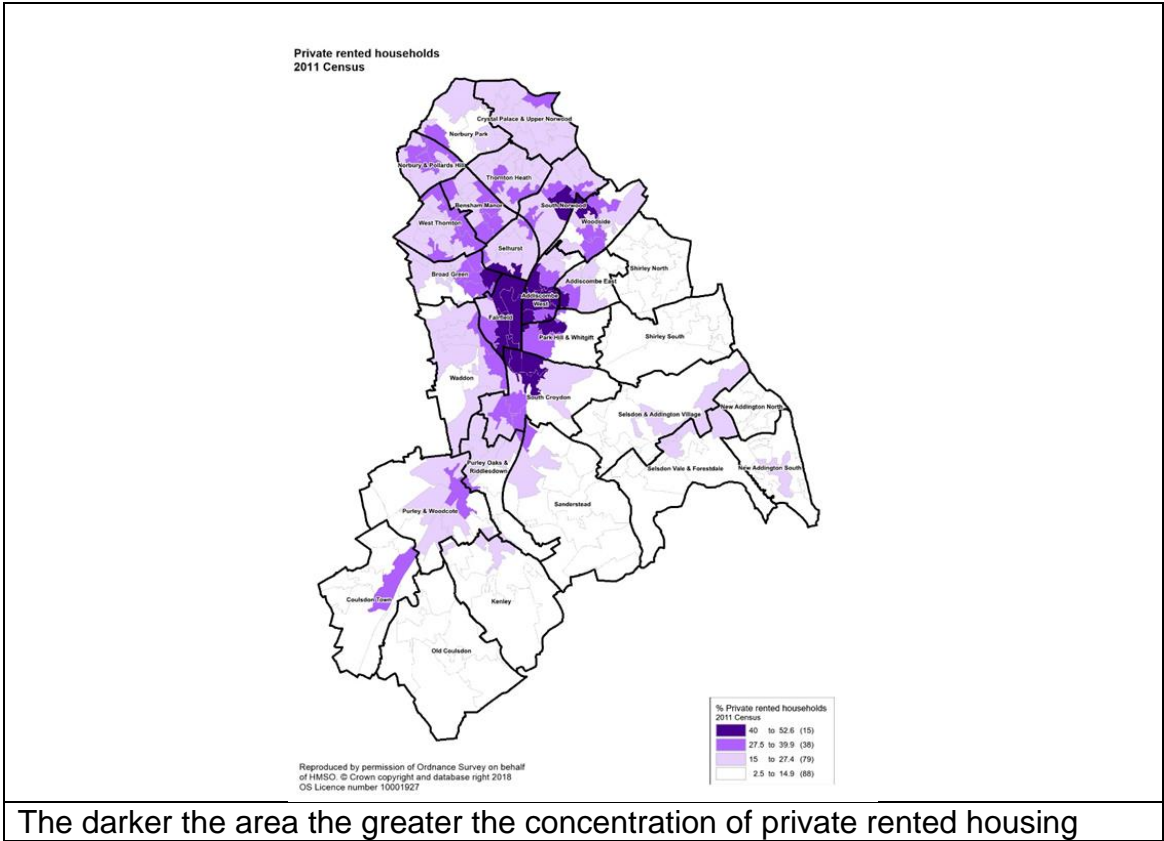
**Property Prices**

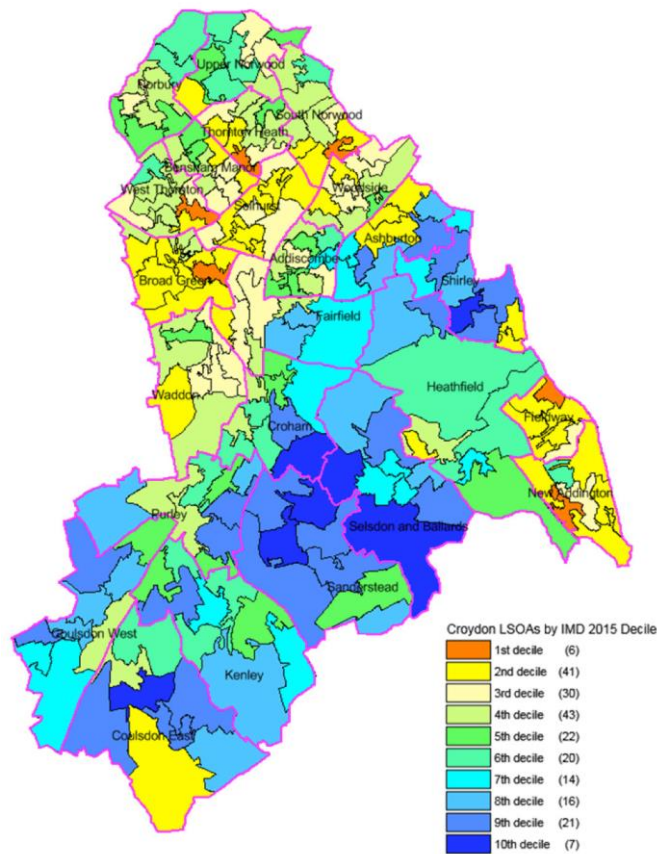
Average prices for transactions from last quarter of 2018 from the Land Registry

Flat	Terrace	Semi-detached	Detached
£287,668.01	£390,408.02	£469,396.56	£702,964.84

**New-build transactions since the commencement of the current Selective Licensing Scheme**

Property_Type	2015	2016	2017	2018	Totals
Flats	152	667	754	312	1,885
Detached	3	71	50	37	161
Semi-detached	6	18	49	47	120
Terrace	1	5	1	7	14





This was originally in colour but even in monochrome it can be seen that that the pattern of high deprivation is very close to that of private rented housing.