

Evidence Pack for options appraisal:

The following analysis looks at a range of specific areas that provide an insight into the characteristics of Melcombe Regis ward, its housing, health, crime levels, community satisfaction and the demographic profile of the area.

Section 1 - Housing and Living Environment

1.0 Table 1 highlights the proportion of total housing¹ in Weymouth & Portland which is located in Melcombe Regis. The data illustrates that just under one in eight residential properties in the Borough are located in the Ward.

Table 1

Area	Number of residential properties	Proportion of residential properties
Melcombe Regis	4,079	12%
Weymouth & Portland	32,760	100%

Address Base Data 2016, Ordnance Survey and Dorset County Council

Melcombe Regis ward can be broken up into four smaller geographies 'Lower Super Output Areas²'. The Lower Super Output Areas in Dorset have been named and the four that are within Melcombe Regis have been defined as: Melcombe Regis Lodmoor Hill, Melcombe Regis Park District, Melcombe Regis Carlton Road and Melcombe Regis Town Centre. Table 1a illustrates the number of residential properties in each of the areas and highlights more properties in the town centre (one in three).

Table 1a

Area	Residential Address	Proportion of residential addresses
Lodmoor Hill LSOA	1,019	25.0%
Carlton Road LSOA	797	19.5%
Park District LSOA	875	21.5%
Town Centre LSOA	1,388	34.0%
Melcombe Regis (Total)	4,079	100.0%

1.1 Table 2 shows the very high proportion of privately rented property in the ward with almost half the homes in the area rented privately in comparison to 18% for the borough as a whole. Table 2 and 2a illustrate the very high proportion of privately rented households in all four LSOAs (59.3% in Town Centre LSOA) and the corresponding low proportion of owner occupied and publicly rented property in the Ward itself (43.5% and 8.6% respectively).

¹ Ordnance Survey Address Base, Dorset County Council 2016

² Lower Super Output Areas are census geographies with on average 1,500 population

Table 2 Tenure for Melcombe Regis 2011³

Tenure						
Geography	Area	All Households	% Owner Occupied	% Publically Rented	% Privately Rented	% All others
Ward	Melcombe Regis	2,983	43.5	8.6	46.2	1.6
District	Weymouth and Portland	28,535	67.4	13.6	17.8	1.2
County	Dorset	180,213	72.7	12.4	13.3	1.6
County	Dorset, Bournemouth and Poole	326,117	68.7	11.9	18.1	1.3
National	National (England and Wales)	23,366,044	64.3	17.6	16.7	1.4

Table 2a Tenure for Melcombe Regis LSOAs 2011

Area	All Households	% Owner Occupied	% Publically Rented	% Privately Rented	% All Others
Lodmoor Hill LSOA	744	54.8	5.9	37.6	1.6
Carlton Road LSOA	579	43.5	16.2	38.2	2.1
Park District LSOA	669	48.5	7.0	43.2	1.2
Town Centre LSOA	991	31.6	7.4	59.3	1.7

1.2 Table 3 illustrates the change in the proportion of owner occupation in the Ward and across Weymouth and Portland, Dorset and England. The proportion of Owner occupied property in the Ward has historically been lower than that in the borough but did rise to almost 60% in the 1981 census before falling down to 43% by 2011 (15 percentage points) decrease compared to the Borough which saw a slight increase over the same period.

Table 3 Variation of proportion of Owner Occupiers from 1971 to 2011⁴

Area	% Owner Occupiers				
	1971	1981	1991	2001	2011
Melcombe Regis	48.1	58.2	56.9	51.8	43.5
Weymouth and Portland	58.1	64.1	72.7	73.2	67.4
Dorset	59.2	66.8	75.6	75.8	72.7
England & Wales	50.1	58.1	67.8	68.2	64.3

³ ONS Census 2011- All Households are classified as properties with one usual resident and exclude empty properties (this data even with empty households added is 10% different to the 2016 address data – and is a reflection of the different data sources used)

⁴ ONS Census 2011, 2001, 1991, 1981 and 1971

1.3 Table 4 highlights the relatively low proportion of publically rented properties in the Ward. The proportion of properties has remained around 8% since 2001 after rising from 3% in 1981. This is very different to the Borough as a whole which has much higher proportions of social housing but has fallen from approximately 20% in 1971 and 1981.

Variation of proportion of Publically Rented from 1971 to 2011⁵

Table 4

Area	% Publically Rented				
	1971	1981	1991	2001	2011
Melcombe Regis	5.8	3.2	3.7	8.5	8.6
Weymouth and Portland	20.6	21.4	14.1	13.3	13.6
Dorset	15.8	16.4	10.0	12.6	12.4
England & Wales	28.3	28.8	19.8	19.8	17.6

1.4 Table 5 illustrates the very significant proportion of properties in Melcombe Regis that have been rented privately over the period from 1971 to 2011. The proportion of properties in the private rented sector has risen by over ten percentage points since the Census in 2001, and has consistently been much higher than the Borough, County and country as a whole.

Variation of proportion of Privately Rented Properties from 1971 to 2011⁶

Table 5

Area	% Renting Privately				
	1971	1981	1991	2001	2011
Melcombe Regis	45.8	34.2	36.3	35.0	46.2
Weymouth and Portland	21.2	14.4	9.4	10.5	17.8
Dorset	25.0	16.8	8.2	7.7	13.3
England & Wales	21.6	13.1	7.3	8.7	16.7

⁵ Ibid.

⁶ Ibid

1.5 Table 6 highlights a number of characteristics in relation to the dwellings in the ward including a much higher proportion of purpose built flats and/or bed-sits than the comparators. This table doesn't include Guest Houses and Bed & Breakfast properties that are classified separately as 'other communal establishments'. Data from the Census 2011 indicates that there are 42⁷ of these properties in Melcombe Regis which represents 64% of all these property types across the Weymouth & Portland borough.

One in six properties in Melcombe Regis are either second homes or holiday homes or being used by very short term residents, being recorded as having 'no usual resident'. This figure is much higher than for Weymouth, Dorset and England and Wales.

Table 6 Dwelling Type⁸

Dwelling Type	Melcombe Regis		Weymouth and Portland		Dorset		England and Wales	
	number	%	number	%	number	%	number	%
All categories: Dwelling type	3,588	100.0	30,997	100.0	194,944	100.0	24,359,880	100.0
All categories: Household spaces	3,626	100.0	31,043	100.0	195,059	100.0	24,429,618	100.0
Household spaces with no usual residents	643	17.7	2,508	8.1	14,846	7.6	1,063,574	4.4
Whole house or bungalow: Detached	143	3.9	7,094	22.9	79,079	40.5	5,512,289	22.6
Whole house or bungalow: Semi-detached	163	4.5	6,580	21.2	43,026	22.1	7,506,350	30.7
Whole house or bungalow: Terraced (including end-terrace)	781	21.5	9,487	30.6	38,467	19.7	6,028,348	24.7
Flat, maisonette or apartment: Purpose-built block of flats or tenement	1,358	37.5	5,144	16.6	23,911	12.3	3,987,968	16.3
Flat, maisonette or apartment: Part of a converted or shared house (including bed-sits)	931	25.7	1,928	6.2	5,747	2.9	1,017,335	4.2
Flat, maisonette or apartment: In a commercial building	248	6.8	504	1.6	2,379	1.2	271,315	1.1
Caravan or other mobile or temporary structure	2	0.1	306	1.0	2,450	1.3	106,013	0.4
In order to protect against disclosure of personal information, records have been swapped between different geographic areas. Some counts will be affected, particularly small counts at the lowest geographies.								

A household space with no usual residents may still be used by short-term residents, visitors who were present on census night, or a combination of short term residents and visitors. Vacant household spaces, and spaces that are used as second addresses, are also classified in census results as 'household spaces with no usual residents'.

⁷ Ibid.

⁸ ONS Census 2011

Table 6a considers the same characteristics across the four LSOAs in the Ward and highlights the very high proportion of flats in Melcombe Regis Town Centre LSOA (80%) and Lodmoor Hill LSOA (75%) and also the high proportion in Carlton Road LSOA (66%) and Park District LSOA (52%). Almost one in five of all properties in Melcombe Regis Town Centre are either second homes or holiday homes or being used by very short term residents (recorded in the census as having 'no usual resident').

Table 6a Dwelling Type

Dwelling Type	Melcombe Regis Carlton Road		Melcombe Regis Town Centre		Melcombe Regis Park District		Melcombe Regis Lodmoor Hill	
	number	%	number	%	number	%	number	%
All categories: Dwelling type	673	100.0	1,251	100.0	829	100.0	835	100.0
Household spaces with no usual residents	100	14.7	280	22.0	165	19.8	98	11.6
Whole house or bungalow: Detached	32	4.7	10	0.8	16	1.9	85	10.1
Whole house or bungalow: Semi-detached	49	7.2	31	2.4	35	4.2	48	5.7
Whole house or bungalow: Terraced (including end-terrace)	151	22.2	203	16.0	348	41.7	79	9.4
Flat, maisonette or apartment: Purpose-built block of flats or tenement	241	35.5	512	40.3	188	22.5	417	49.5
Flat, maisonette or apartment: Part of a converted or shared house (including bed-sits)	194	28.6	299	23.5	232	27.8	206	24.5
Flat, maisonette or apartment: In a commercial building	12	1.8	214	16.8	15	1.8	7	0.8
Caravan or other mobile or temporary structure	0	0.0	2	0.2	0	0.0	0	0.0

Figure 1 illustrates where the highest **number** of flats that are part of a shared house or bed-sit are located across the Ward and LSOA. The map highlights the highest number are found in the Town Centre and the Park District. Data has been mapped by Census Output Area (the smallest census geography made up on average of 130 households).

Figure 1

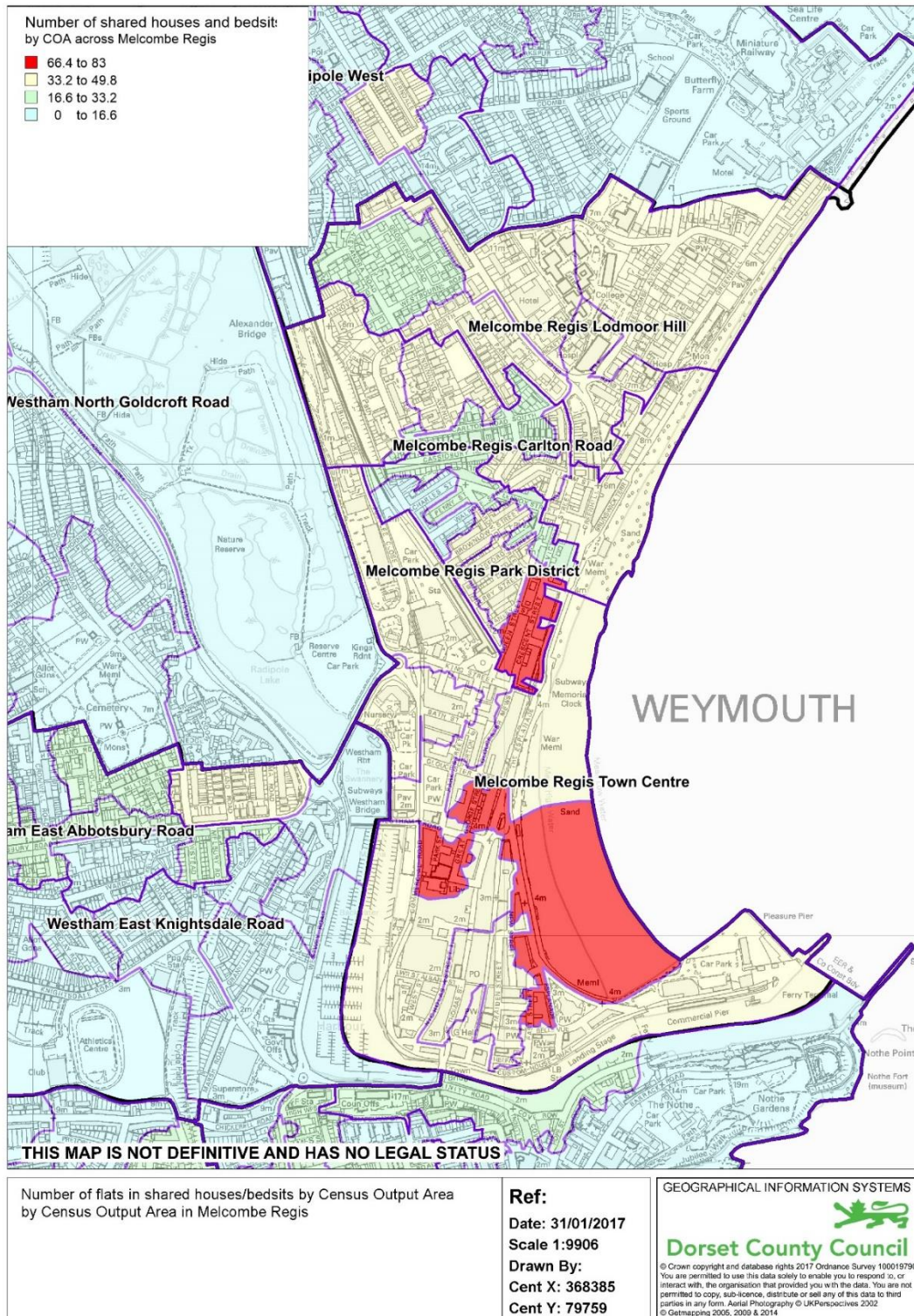
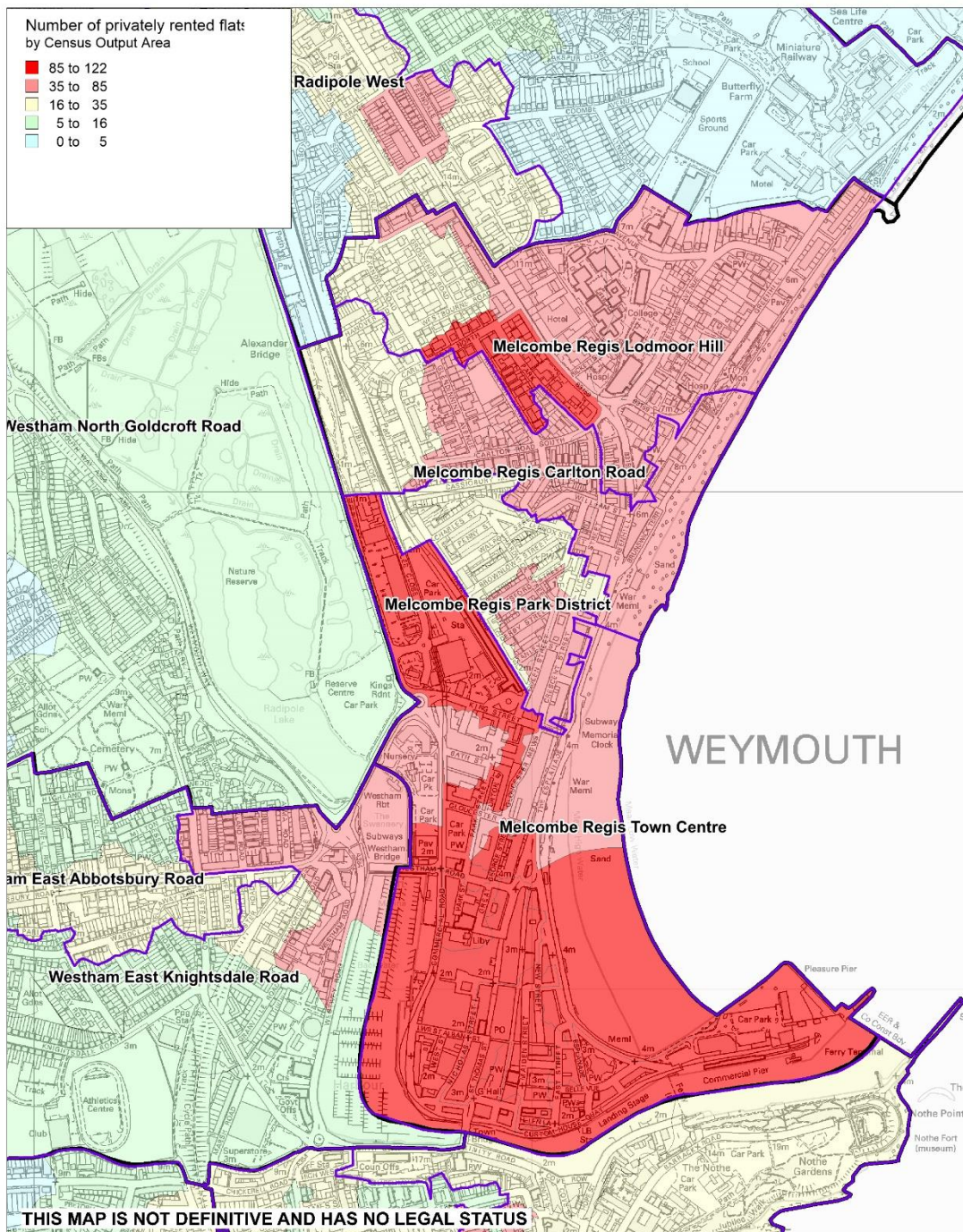



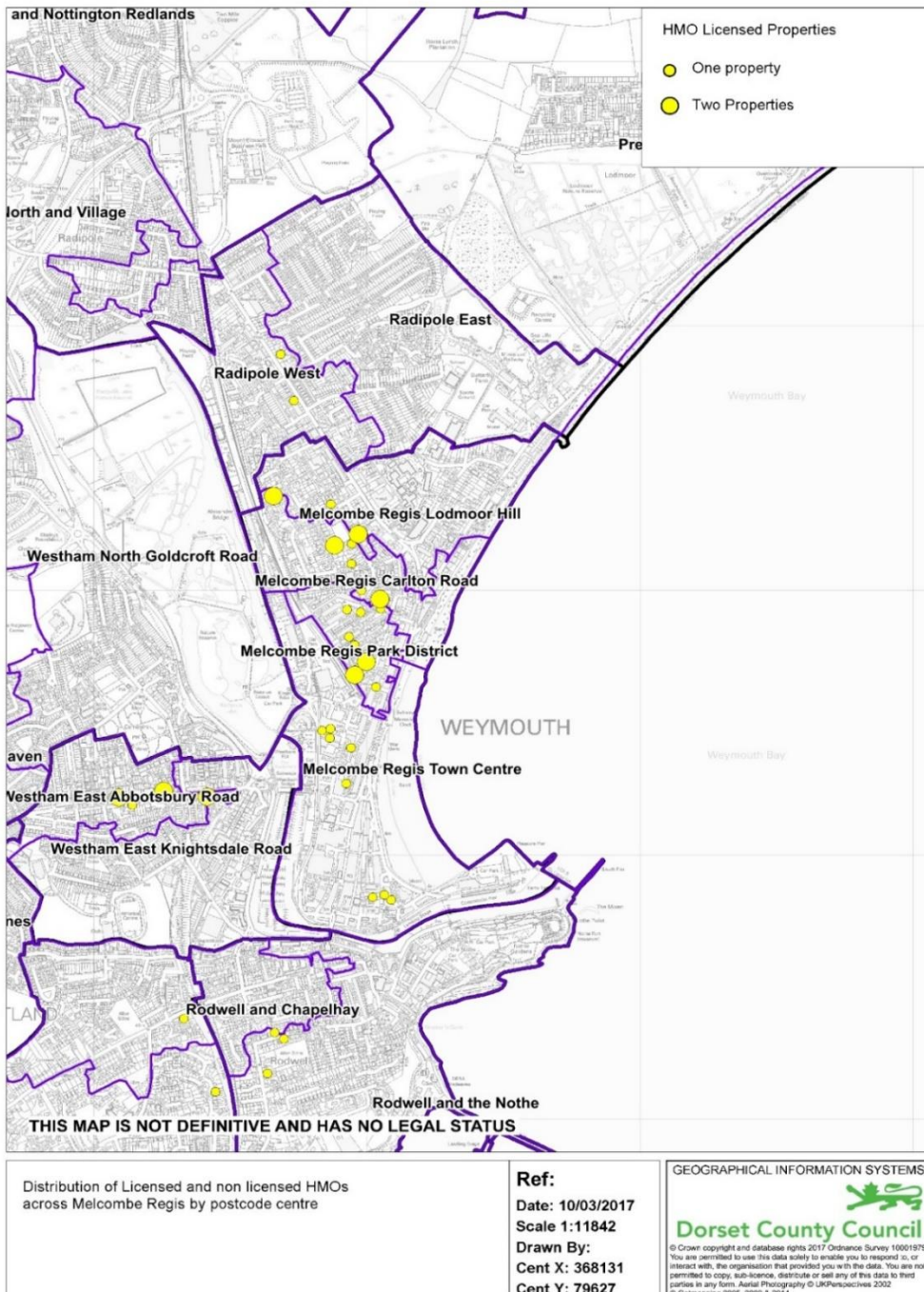
Figure 1a highlights areas with the highest numbers of **private** rental flats across Melcombe Regis based on data from the census and particularly highlights the town centre as an area with high numbers of privately rented flats.



<p>Number of privately rented flats by Census Output Area in Melcombe Regis</p>	<p>Ref: Date: 31/01/2017 Scale: 1:9906 Drawn By: Cent X: 368385 Cent Y: 79759</p>	<p>GEOGRAPHICAL INFORMATION SYSTEMS</p>  <p>Dorset County Council</p> <p><small>© Crown copyright and database rights 2017 Ordnance Survey 100019790 You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. Aerial Photography © UK Perspectives 2002 © Geomapping 2005, 2009 & 2014</small></p>
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1.6 Figure 2 highlights the location of Licensed Houses of Multiple Occupancy (HMOs) across the Ward. In order to require licensing, a building must be of three or more storeys and contain five or more people not in a single household sharing amenities. The map highlights the 30 HMO properties within the Ward that are licensed, plus other licensed HMOs within the surrounding wards. There are 48 licensed HMOs in the Borough⁹.

Figure 2



⁹ Dorset Council Partnership 2016

Table 7 highlights data from a survey¹⁰ conducted by the Borough Council. The survey which was limited to an external inspection of properties revealed a very high proportion of properties in the Town Centre area with three or more storeys (86%) and also a high proportion of buildings converted to flats (41%). The proportion of three storey properties and converted flats was lower in the Park District area. The data also highlights that one in four properties in the Town Centre require external decorative work.

Table 7

Property types in the Park District and Town Centre				
			Park District	Town Centre
Properties of 3 storeys or more			38%	86%
Properties converted to flats			25%	41%
Properties requiring decorative works			16%	26%
Properties requiring maintenance work			4%	6%
Properties requiring repairs to structural elements			1%	2%

note: external only inspection of 939 addresses in the Park District and 753 Town Centre addresses as part of Condition Survey 2016/17

1.7 In relation to housing condition, Melcombe Regis has a lower proportion of properties with central heating than Weymouth & Portland, Dorset and England. Approximately one in six households are overcrowded¹¹ much higher than any of the comparators. The data in Table 8 and displayed in Figure 3 also highlights a high proportion of pensioners living alone in the ward.

Table 8 – Housing Living Indicator¹²

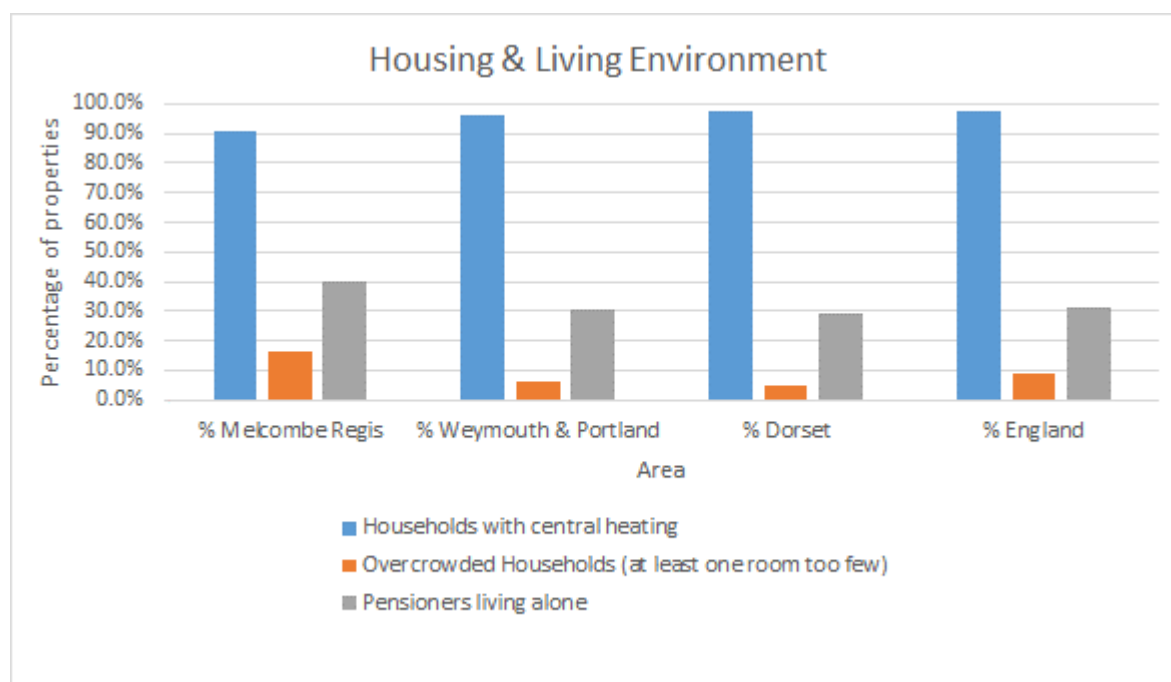
Housing Living Indicator 2011	% Melcombe Regis	% Weymouth & Portland	% Dorset	% England
Households with central heating	90.8%	96.1%	97.2%	97.3%
Overcrowded Households (at least one room too few)	16.4%	6.4%	4.6%	8.7%
Pensioners living alone	39.7%	30.8%	28.9%	31.5%

¹⁰ Borough council survey for HMOs conducted 2016/17

¹¹ Having fewer bedrooms than the notional number recommended by the bedroom standard section 324 (definition of overcrowding) of the Housing Act 1985.

¹² ONS Census 2011

Figure 3



1.8 Table 9 illustrates activity by the Borough Council Housing Department in response to service requests from residents concerned by their living conditions. The data illustrates a high proportion of enquiries in 2016 (33%) and complaints (43%) arising from within Melcombe Regis. The table also shows that in 2016 40% of the formally recorded Cat 1 hazards¹³ removed were from Melcombe Regis.

Table 9

	2016		2015		2014	
	WPBC	Melcombe Regis	WPBC	Melcombe Regis	WPBC	Melcombe Regis
All enquiries	209	69 (33%)	210	49 (23%)	250	71 (28%)
Formal complaints	72	31 (43%)	92	24 (26%)	173	54 (31%)
Cat 1 hazards removed	32	13(40%)	48	12(25%)	52	17(33%)
H Act Notices served	11	6(55%)	20	12(60%)	6	0

¹³ Category 1 Hazards are defined by the Housing Act 2004.

1.9 Another important issue in relation to housing conditions is fuel poverty. A household is considered fuel poor if (1) their required fuel costs are above average, and (2) if they were to spend that amount, they would be left with a residual income below the official poverty line¹⁴. Fuel poverty in Dorset and Weymouth and Portland is in line with the national average, however there are several places with high incidences of fuel poverty. The Park District, Melcombe Regis, is the most notable, in spite of a focus on improving housing in the area in the past few years. Table 10 illustrates Fuel Poverty Statistics from the ONS in 2014 and highlights the very high proportion of properties in the Park District suffering from Fuel Poverty.

Table 10

Area	Estimated number of households	Estimated number of Fuel Poor Households	Percentage of households fuel poor
England	22,542,270	2,379,357	11%
Dorset	189,624	20,074	11%
Weymouth and Portland	30,031	3,544	12%
Melcombe Regis LSOAs:			
Melcombe Regis Carlton Road	612	84	14%
Melcombe Regis Town Centre	1,031	159	15%
Melcombe Regis Park District	709	151	21%
Melcombe Regis Lodmoor Hill	777	71	9%

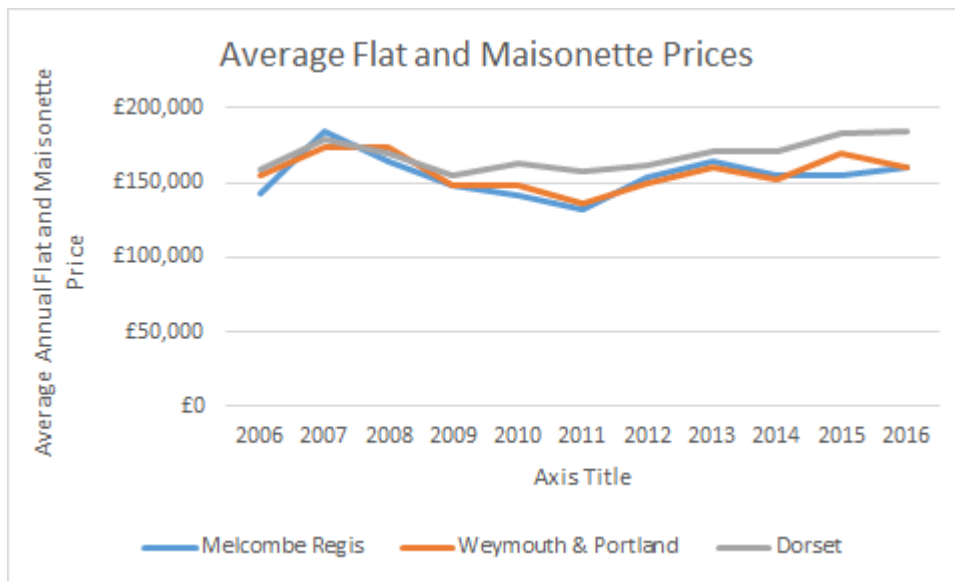
1.10 House Price and Rental data

Like the rest of the country, property prices have fluctuated somewhat since the world economic crisis in 2008. Average prices paid for flats and maisonettes in Melcombe Regis currently sit at just over £160,000¹⁵ (Figure 4) which is virtually identical to the figure for Weymouth and Portland and £25,000 lower than the figure for Dorset.

¹⁴ Fuel Poverty Briefing Note Dorset County Council 2017

¹⁵ HM Land Registry 2016

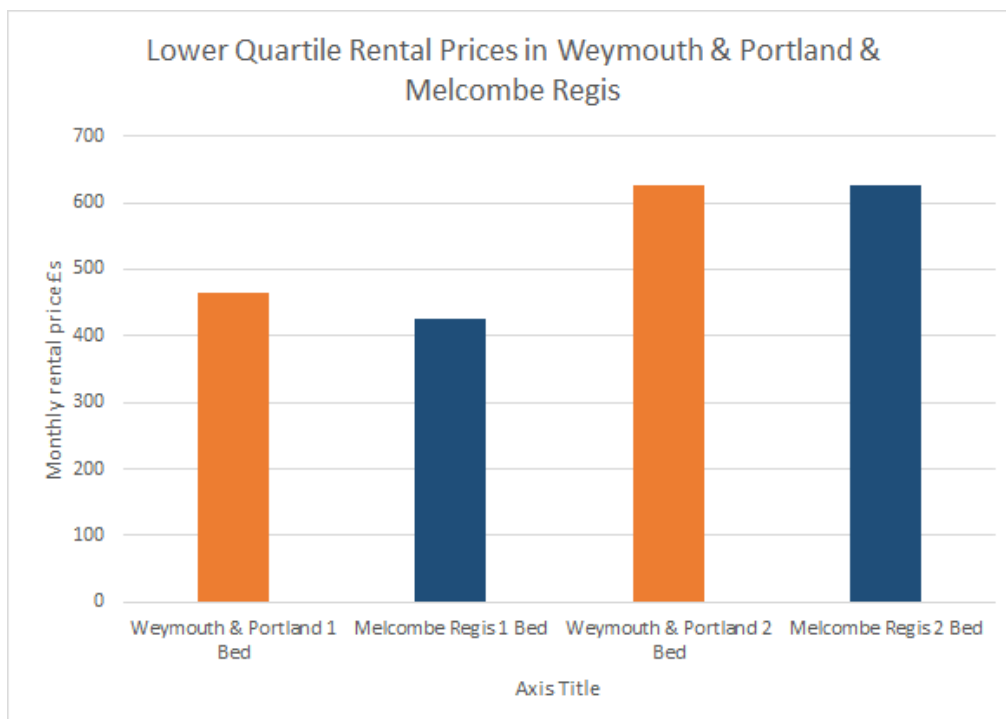
Figure 4



Rental prices¹⁶ (Figure 5) for cheaper one and two bedroom properties in Melcombe Regis indicate that for one bedroom properties Melcombe Regis monthly rental prices are 10% lower than for Weymouth and Portland as a whole. The price for cheaper two bedroom properties is currently the same as for the Borough as a whole.

Rental prices in Weymouth for cheaper one bedroom properties has risen from £400 per month in 2007 to £465 in 2017 and the price of two bedroom cheaper properties has increased from £500 in 2007 to £625 in 2017.

Figure 5

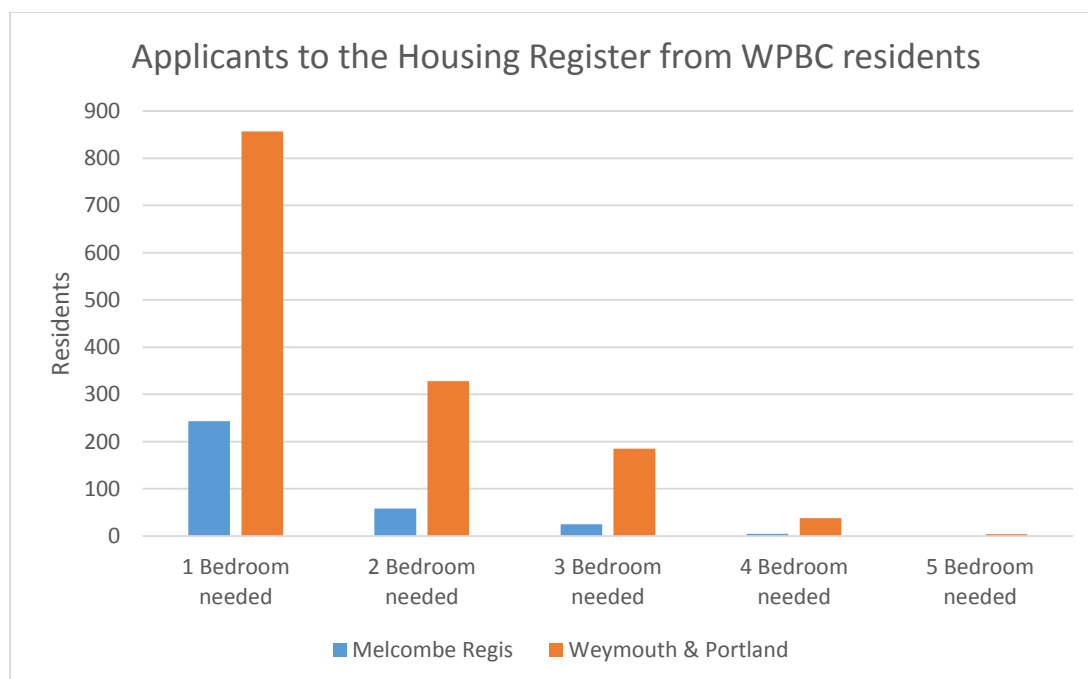


¹⁶ Online Estate and Letting Agents Survey 2007, 2011 and 2017

1.11 Demand for Social Housing / Supported Homes

Figure 6 illustrates applications to the housing register in Weymouth and Portland¹⁷ and highlights the relatively high proportion (28%) of applicants for one bedroom properties in Weymouth & Portland from applicants currently residing in Melcombe Regis Ward. This compares to lower overall demand for two, three, four and five bedroom properties more likely to accommodate families.

Figure 6



Data from Weymouth and Portland Borough Council indicates that between 1/4/2016 and 28/2 2017 there were 105¹⁸ decisions made on homelessness applications in the Borough of which 17 (16%) of them showed the applicants last address as being within Melcombe Regis. As an outcome of the decisions, 109 households are accommodated in temporary accommodation in Weymouth of which 71 (77%) are within Melcombe Regis. West Dorset District Council also placed 17 households in B&B in Melcombe Regis during the period.

In addition, the County Council and their partners provide assistance in placing vulnerable adults in temporary accommodation. Currently there are 100 residential units in Melcombe Regis providing accommodation for approximately 120 residents.¹⁹ This short term accommodation provides support for residents with learning difficulties, mental health issues and single homeless with support needs. There are also a number of properties that offer temporary offender accommodation and that are not included in the properties described above.

¹⁷ Dorset Council Partnership 2017

¹⁸ Ibid.

¹⁹ Dorset County Council 2017

2.0 Demographic Profile

2.1 Melcombe Regis has a younger age profile than for Dorset and Weymouth and Portland as a whole. The median age for the Ward is 42 years old compared to 44 for Weymouth & Portland and 47 for the County²⁰. The average age however is still slightly higher than for England and Wales which is 39 years old.

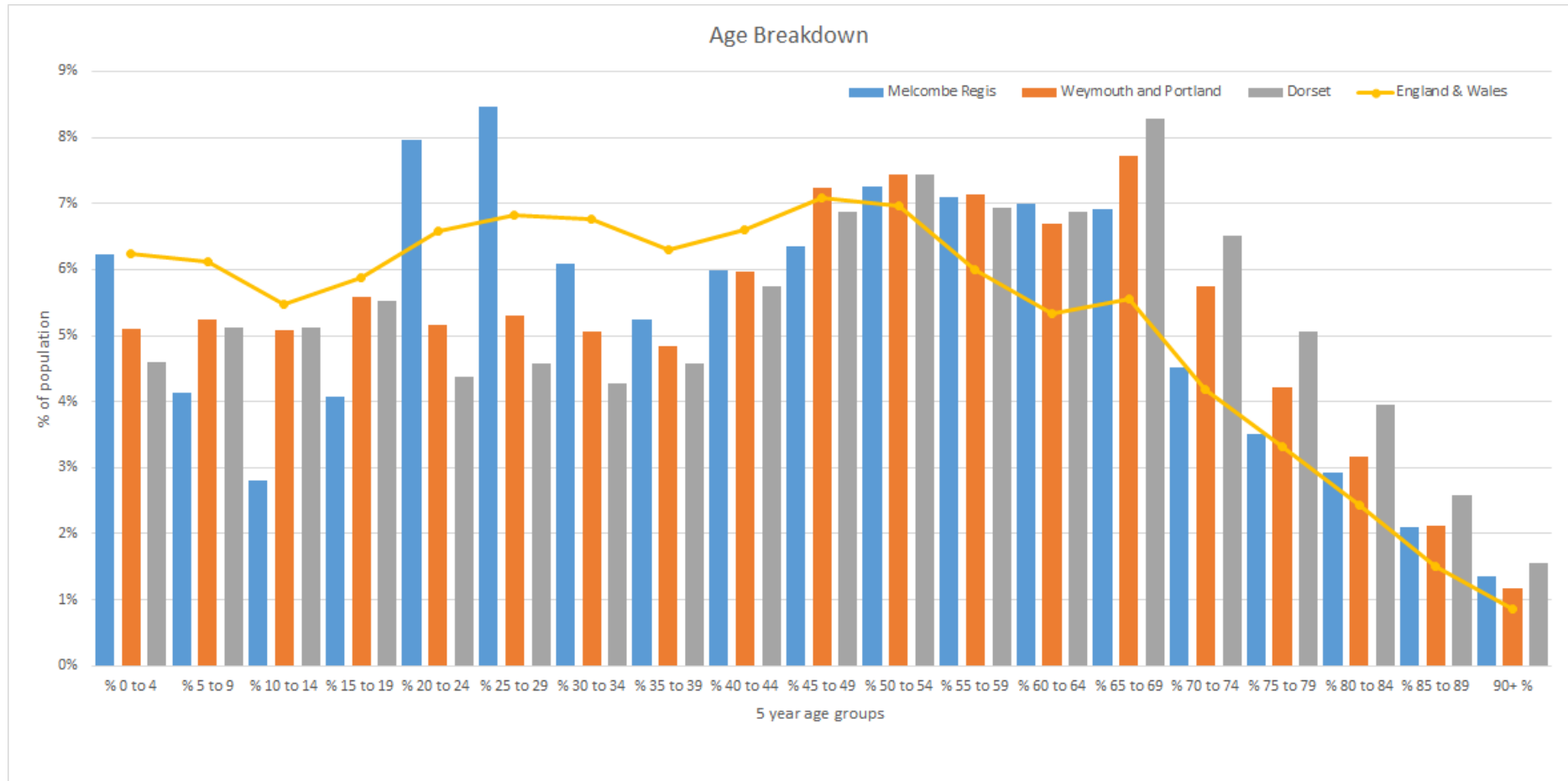
Figure 7 illustrates the age breakdown within the Ward and compares it with local and national comparators, and highlights a high proportion of residents aged between 20 and 39 particularly when compared to Weymouth and Portland and Dorset²¹.

²⁰ ONS Census 2011

²¹ ONS Mid-Year Estimates 2015

Age Breakdown – Mid Year Estimates 2015

Figure 7

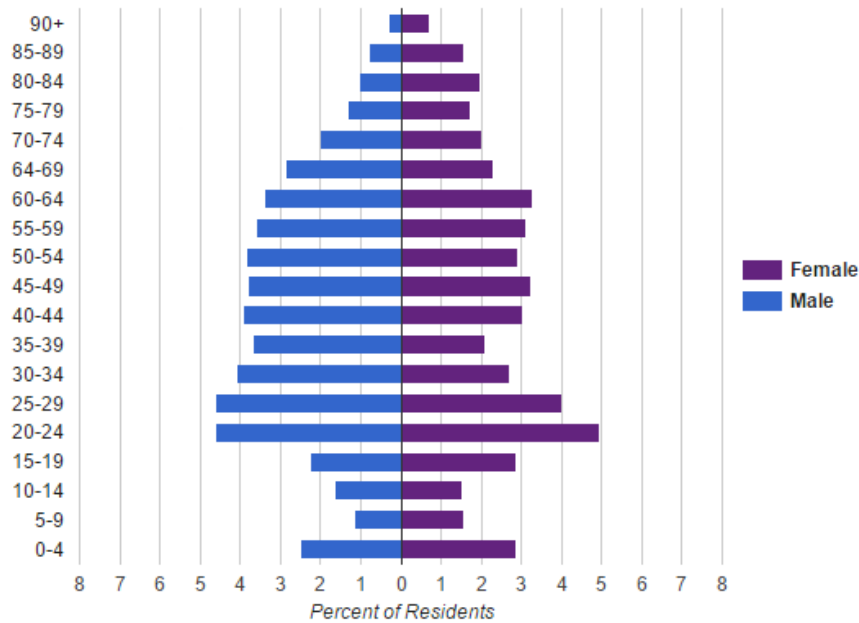


2.2 Figure 8 clearly illustrates a higher proportion of Males 57% to Females 43% in the 25 to 39 age bracket within the ward of Melcombe Regis²². This is atypical for Dorset and contrasts significantly with the population pyramid for Weymouth & Portland which has a much more proportional split between the genders. The gender division is, however, typical of a deprived seaside area and is similar to areas such as Hastings and Boscombe.

Figure 8

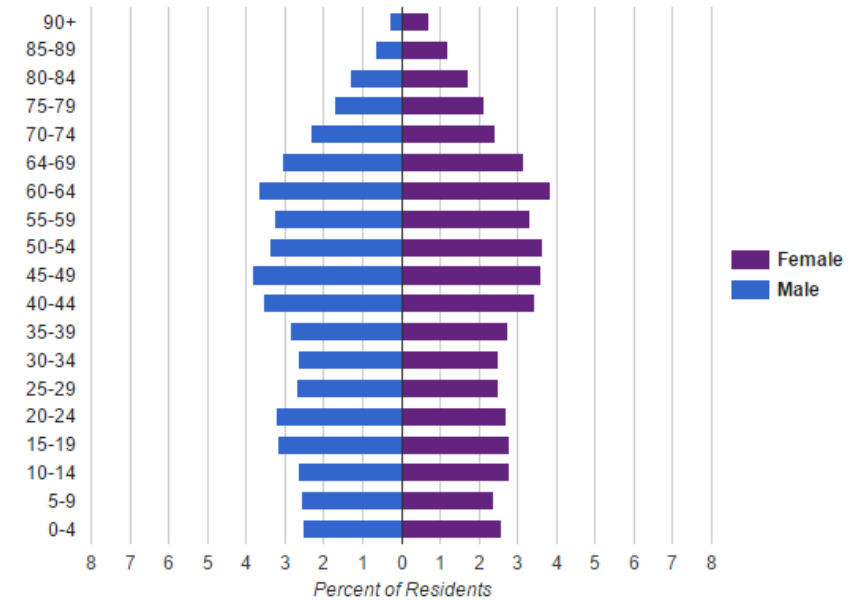
Melcombe Regis

Age Structures



Weymouth & Portland

Age Structures

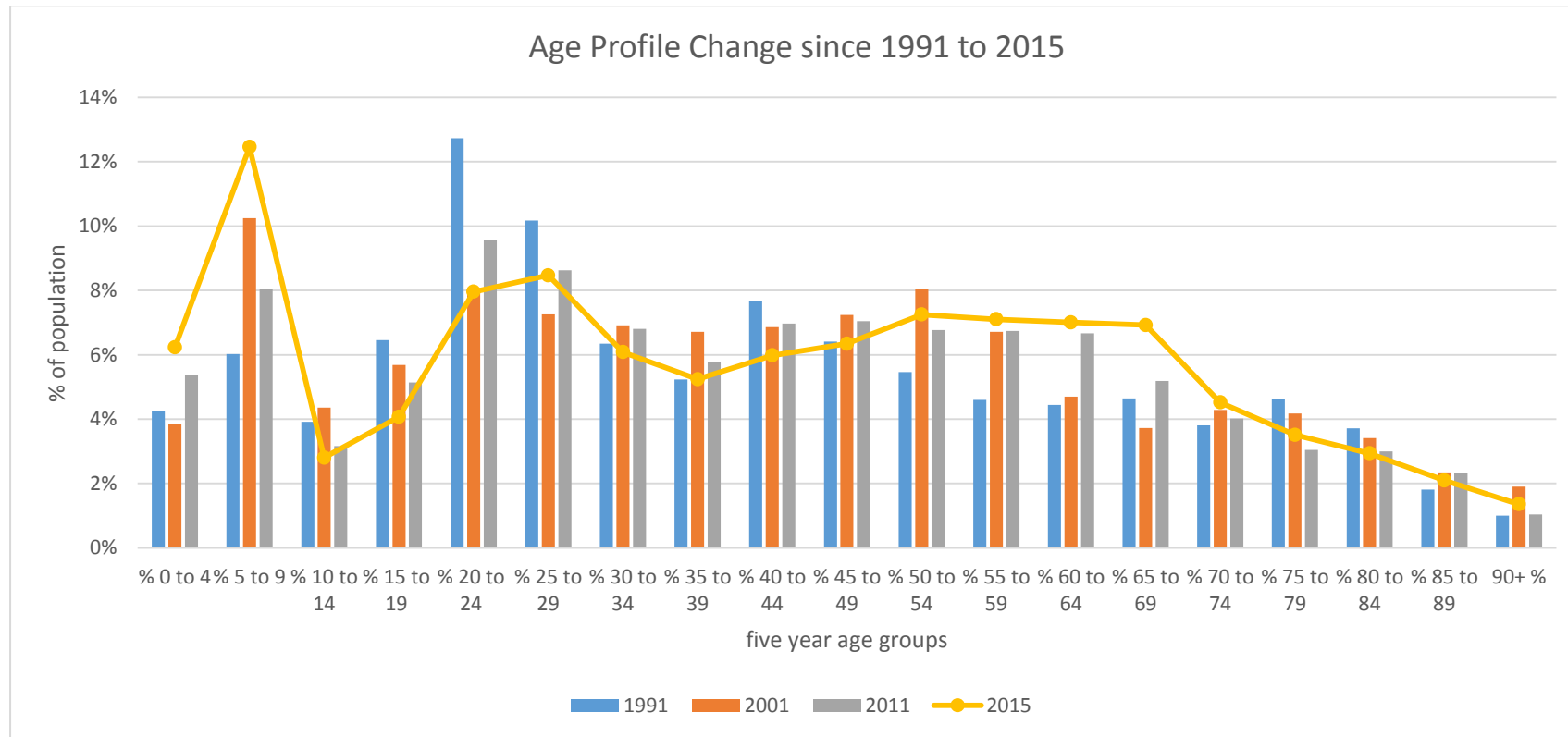


²² ONS Census 2011

2.3 Historical Trends in Age Breakdown

Figure 9 highlights the changes in the age profile of the Ward since 1991²³. The data shows the higher proportion of young children in Melcombe Regis in 2015 when compared to previous years. The data also illustrates a slightly higher proportion of people aged 55 to 74. There has also been a fall in those aged between 20 and 29 since 1991 where this age group was the most significant proportion of the population.

Figure 9



²³ ONS Census 1991, 2001, 2011 and ONS MYE 2015

Tables 11 and 11a illustrate the current population and the total increase in population within Melcombe Regis since 2001²⁴ and compare this with the Borough as a whole and the County. The data highlights a rise in the Melcombe Regis population from 5,510 in 2001 to 6,068 in 2015 which reflects an increase of 10%. This figure is much higher than for the Borough (2%) and slightly higher than Dorset County (8%).

Table 11

Area	2015 MYE Population
Lodmoor Hill LSOA	1,508
Carlton Road LSOA	1,361
Park District LSOA	1,464
Town Centre LSOA	1,735
Total	6,068

Table 11a

Area	2001 Population	2011 Population	2015 Population
Dorset	390,980	412,905	420,590
Weymouth & Portland	63,648	65,167	65,170
Melcombe Regis	5,510	5,878	6,068

2.4 Ethnicity in Melcombe Regis

Data from the Census in 2011 shows the ethnicity data for the Melcombe Regis area in comparison with ethnicity figures for Weymouth & Portland, Dorset, Dorset, Bournemouth and Poole; and England & Wales. The data (Table 12) illustrates that the proportion of the BME population (Black and Minority Ethnic) in Melcombe Regis is significantly higher than for both the Borough and the County but much less than for England and Wales. ‘White British’ make up 88.7% of the population of the area in comparison to 80.5% for England and Wales and 91.9% for Bournemouth Dorset & Poole²⁵.

The BME Category ‘Other White’ represents 54% of Melcombe Regis’s BME population. Other significant ethnic groups include Asian/Asian British which make up one in five of the BME Population and Mixed Multiple Ethnic Groups which comprise one in eight of the BME population.

²⁴ ONS 2001, 2011 and 2015

²⁵ ONS Census 2011

Table 12

Geography	Area	All Usual Residents	% White British	% BME (Black or Minority Ethnicity)
Ward	Melcombe Regis	5,878	88.7	11.3
District	Weymouth and Portland	65,167	94.9	5.1
County	Dorset	412,905	95.5	4.5
County	Dorset, Bournemouth and Poole	1,340,437	91.9	8.1
National	National (England and Wales)	56,075,912	80.5	19.5

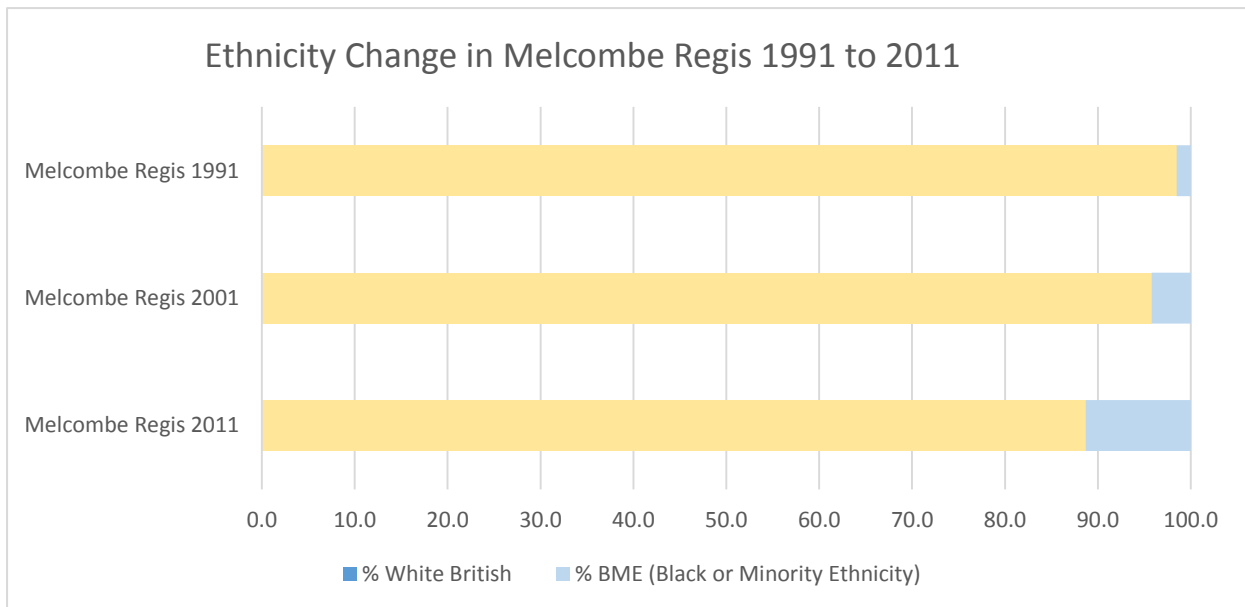
Data from previous Censuses²⁶ (Table 13 and Figure 10) indicate a significant increase in BME Groups from 1.5% in 1991 to 11.3% in 2011. The most dramatic increase occurred between 2001 and 2011 and reflects an increase in residents from the Accession EU countries which occurred in 2004 and 2007.

Table 13

Area	All Usual Residents	% White British	% BME (Black or Minority Ethnicity)
Melcombe Regis 2011	5,878	88.7	11.3
Melcombe Regis 2001	5512	95.8	4.2
Melcombe Regis 1991	4415	98.5	1.5

²⁶ ONS Census 1991, 2001 and 2011

Figure 10

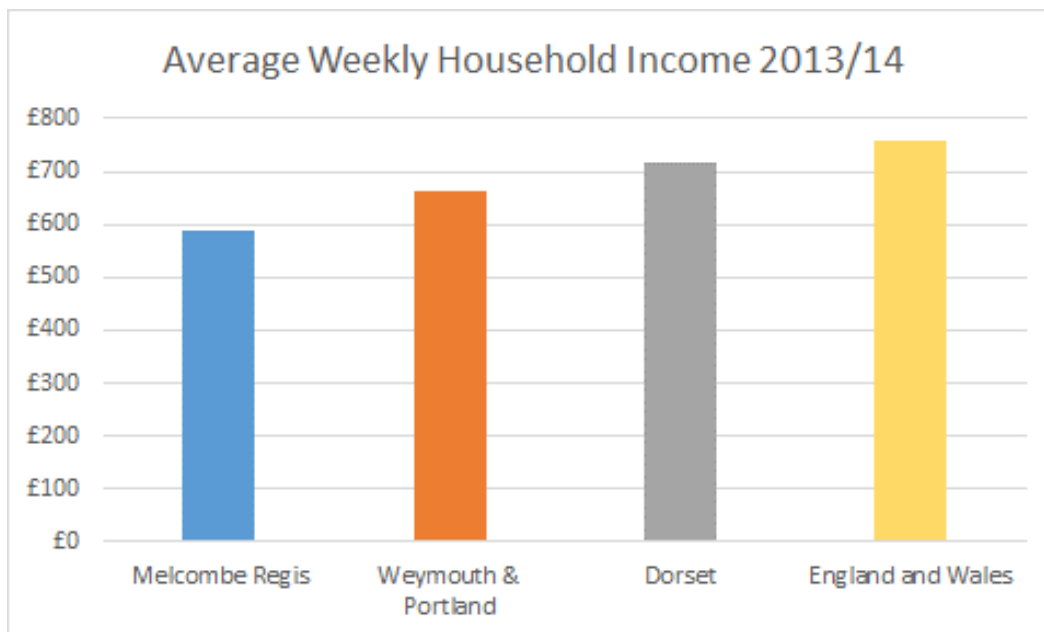


3.0 Income and Deprivation

3.1 Income

Experimental data from ONS²⁷ (Figure 11) puts the average annual household income in Melcombe Regis and Rodwell as £30,680 which is much lower than for Dorset as a whole which is £37,257 and Weymouth and Portland which is £34,551. The figure for England and Wales is £39,500.

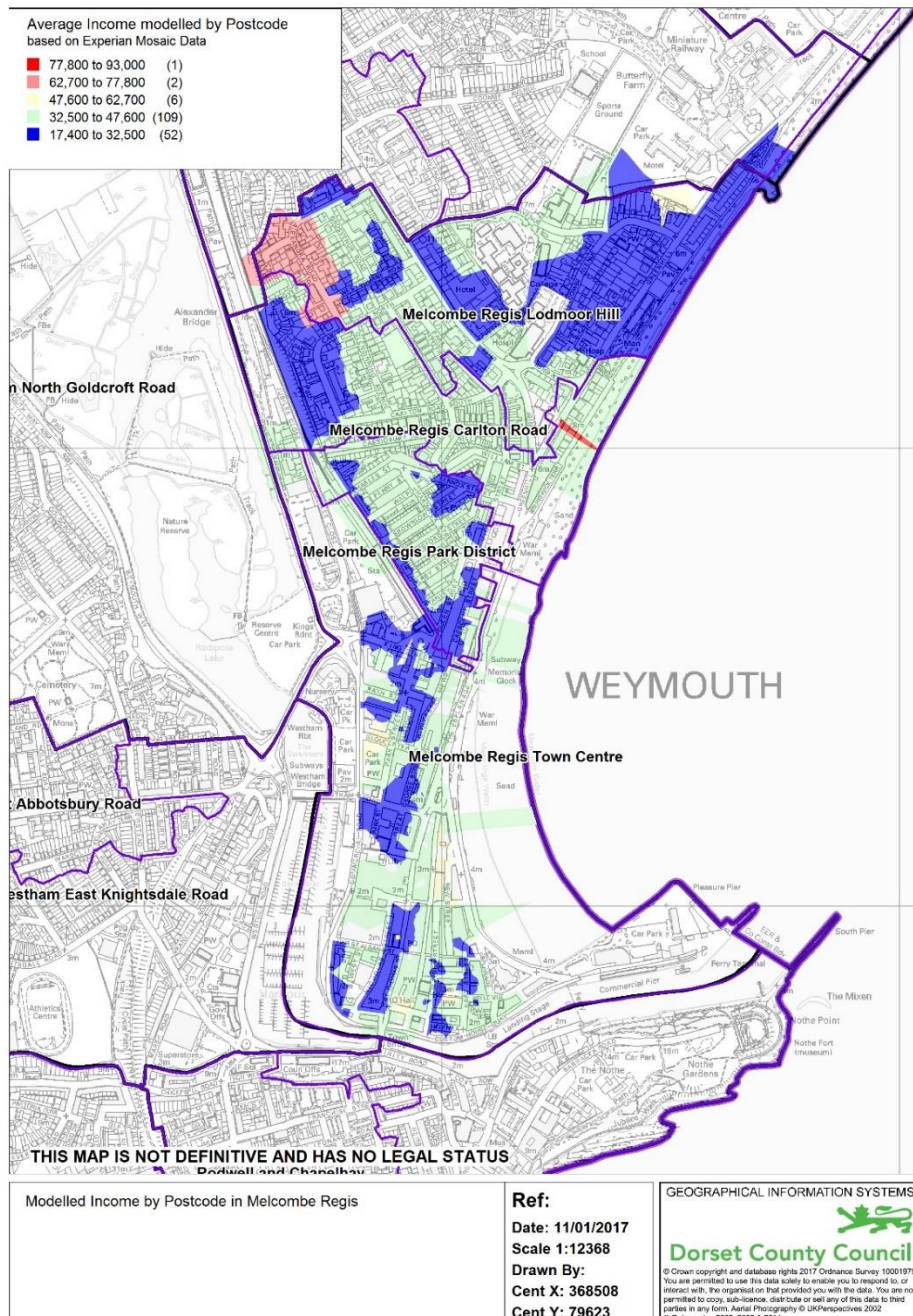
Figure 11



²⁷ ONS 2016 Small area model-based income estimates, England and Wales: financial year ending 2014
Experimental statistics are not National Statistics but are statistics which are undergoing evaluation with a view to their becoming National Statistics.

Based on modelled data from Experian Mosaic,²⁸ the average annual household income per postcode is illustrated in the map in figure 12 below. This gives a better indication of likely distribution of household income across the ward. It should be borne in mind that all the income data and the Experian data is modelled and is an estimate and should be treated with a degree of caution and used as a guide only.

Figure 12



²⁸ Experian Mosaic 2014

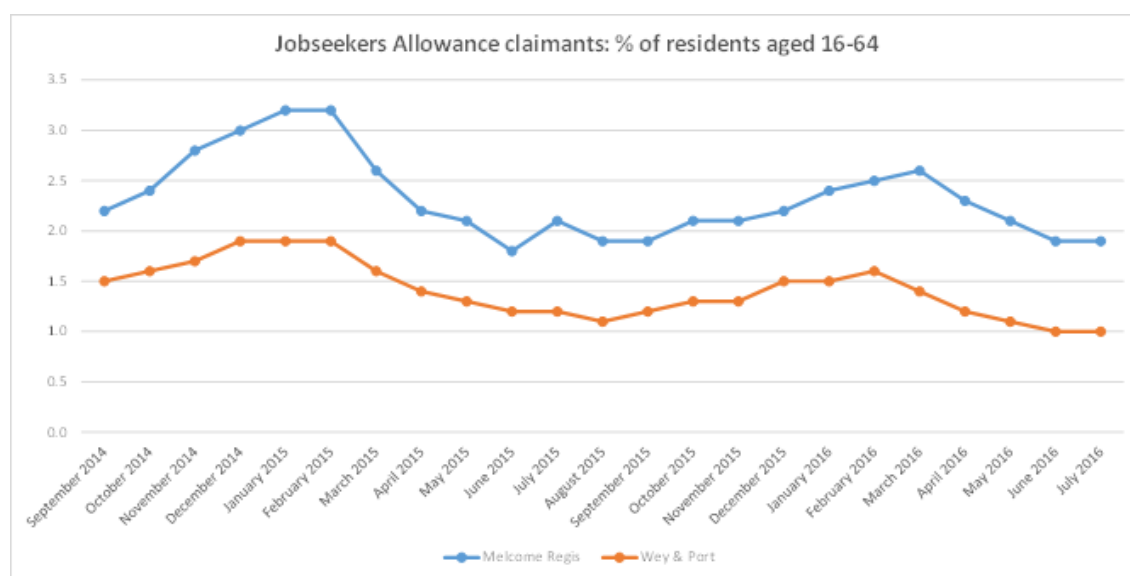
3.2 Benefit Data

The chart (Figure 13) below illustrates relatively low levels of residents claiming Job Seekers Allowance²⁹. The proportion has fallen from just over 3% in March 2015 to just below 2% in July 2016.

These figures are certainly affected by seasonal trends that highlight a fall in those claiming Job Seekers Allowance during the summer months when more jobs are available throughout the holiday season. The data also illustrates that the proportion of the population claiming job seekers allowance is consistently higher in the Ward than for the borough as a whole.

3.2.1 Job Seekers Allowance

Figure 13



3.2.2 Employment Support Allowance³⁰

Whilst Job Seekers Allowance has fallen slightly, the proportion of people claiming Employment Support Allowance has risen significantly in Melcombe Regis from 2.1% in May 2009 to 16.1% in May 2015. This suggests that one in six of the working age population are unable to work due to illness or disability. The rise in Employment Support Allowance reflects similar rises across the County and in the country. However, the levels are much higher in Melcombe Regis (Table 14 and Figure 14).

²⁹ Which looks at those people who are unemployed but actively seeking employment (ONS 2016)

³⁰ **Employment and Support Allowance (ESA)** is a benefit for people who are unable to work due to illness or disability. ONS 2016.

Table 14

Date	Melcombe Regis ESA Numbers	Melcombe Regis % ESA	Weymouth and Portland ESA Numbers	Weymouth & Portland % ESA	Dorset ESA Numbers	Dorset % ESA	England and Wales ESA Numbers	England & Wales % ESA
May 2009	85	2.1%	400	1.0%	1,460	0.6%	256,940	0.7%
May 2010	130	3.2%	680	1.7%	2,430	1.0%	472,800	1.3%
May 2011	185	4.6%	890	2.2%	3,180	1.3%	592,000	1.6%
May 2012	315	7.8%	1,580	4.0%	5,640	2.4%	1,009,430	2.8%
May 2013	480	11.9%	2,350	5.9%	8,590	3.6%	1,547,290	4.3%
May 2014	545	13.8%	2,760	7.1%	10,210	4.3%	1,897,950	5.2%
May 2015	635	16.1%	3,070	7.9%	11,330	4.8%	2,080,890	5.7%

Figure 14

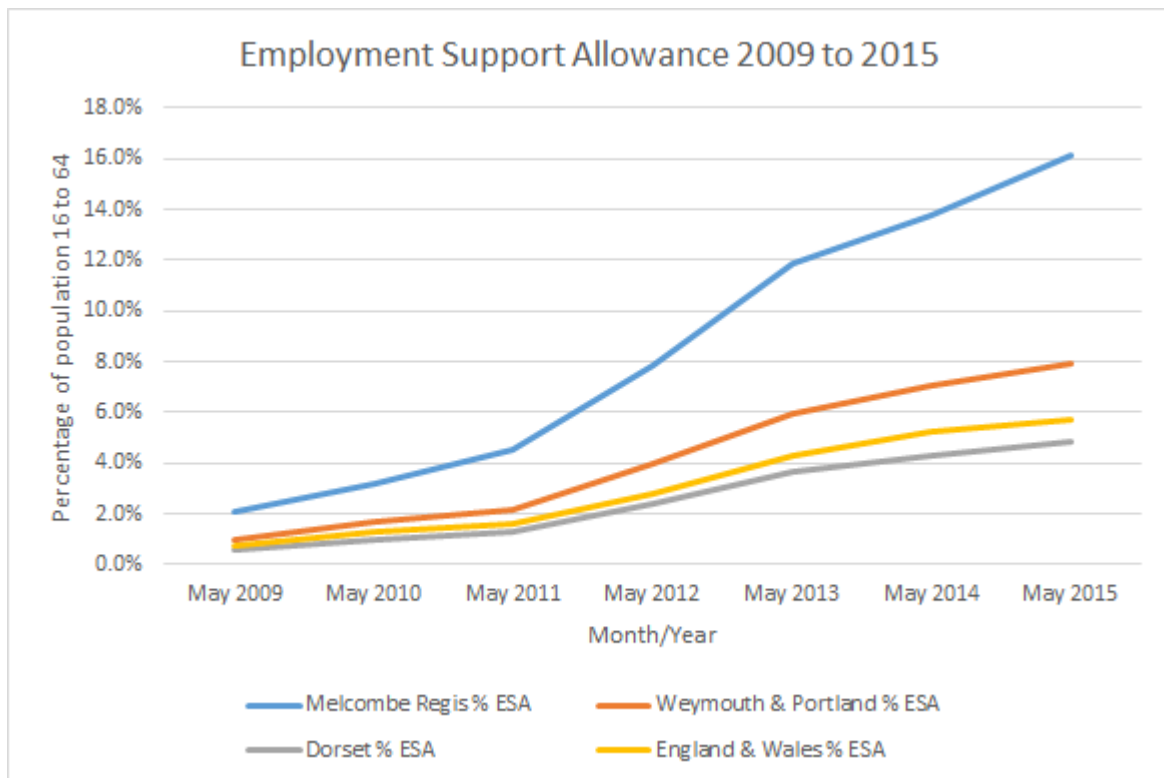
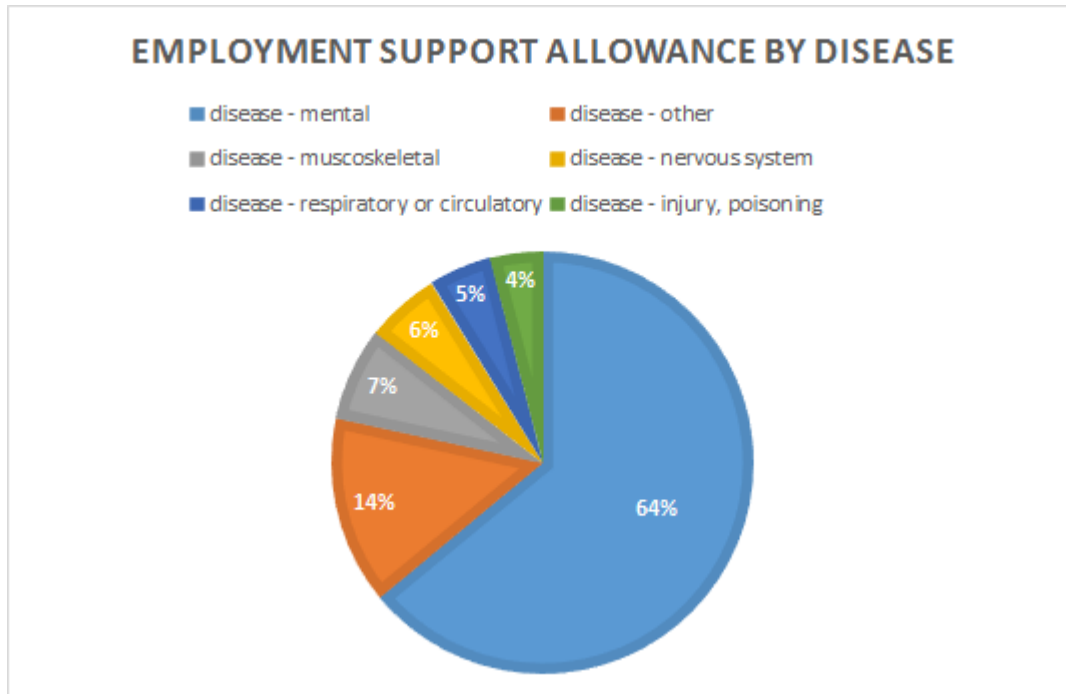


Figure 15 illustrates the latest Employment Support Allowance data for August 2016³¹ and highlights that two-thirds of those claiming ESA have mental health related illness that prevents them from working.

Figure 15



3.2.3 Pension Credits

Employment Support Allowance and Job Seekers Allowance look at benefits for those of working age. If benefits for pensioners are considered, then Figure 16 illustrates that the proportion of older people in receipt of Pension Credit³² (paid to low income pensioners) has fallen in Melcombe Regis from 24% in 2009 to 19% in 2015. However, this is still significantly higher than for Weymouth and Portland, Dorset and England and Wales and shows that one in five of those aged 60 and over in Melcombe Regis are on low income.

³¹ ONS 2017

³² ONS 2016

Figure 16

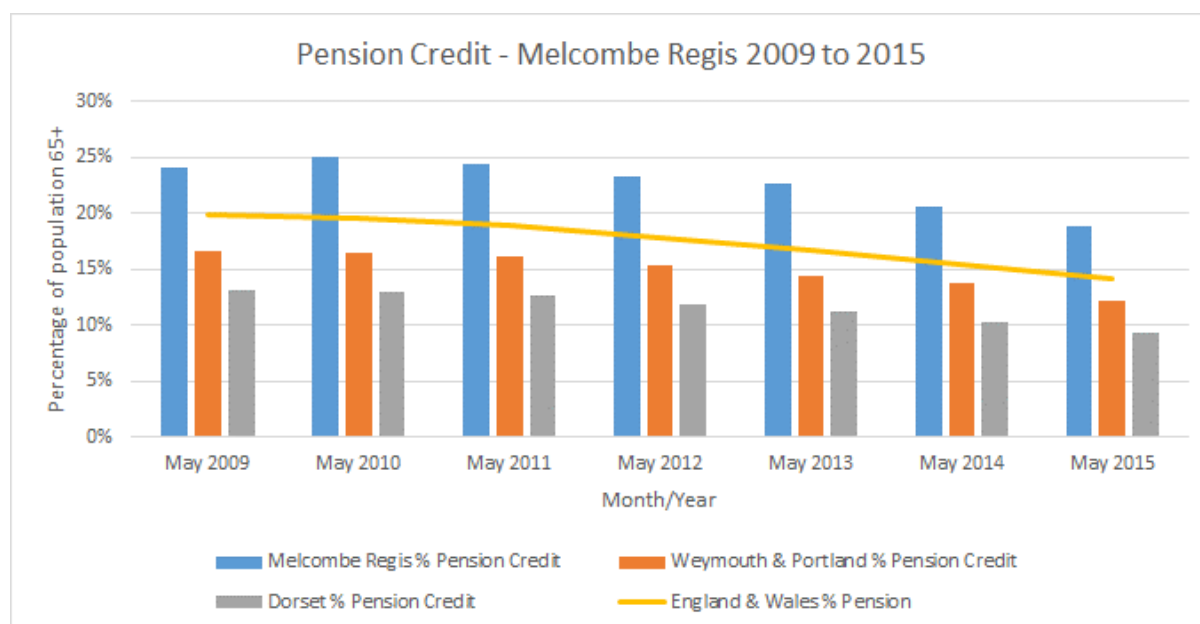


Table 15 highlights the high proportion of Housing Benefit Recipients living in Melcombe Regis (29%) in 2017 which compares to approximately 9% of the Borough’s population that live in the Ward. It also indicates that almost 50% of all the properties with three or more Housing Benefit Recipients are within Melcombe Regis. The data also illustrates that there are 72 properties in the ward that are classed as long term empty for Council Tax purposes which represents 30% of such properties within the borough.

Table 15

Property/Benefit Data	Melcombe Regis Ward Numbers	Melcombe Regis Ward %	Weymouth & Portland
The number of HB recipients	1,135	29%	3,913
Numbers of Long Term Empty	72	30%	240
Number of properties with 3 or more HB recipients	28	49%	57
Number of properties where Council Tax paid by 'landlord' living elsewhere	60	50%	120
Number of recipients with enhanced Housing Benefit for 'Support'	5	28%	18

3.3 Deprivation

Melcombe Regis ward is one of the most deprived areas in Dorset. The national measure for deprivation measured at a local level is the Indices of Deprivation 2015³³. This looks at deprivation at Lower Super Output Area (average of 1,500 residents). There are 32,844 LSOAs in England, 249 in Dorset and 452 in Bournemouth, Dorset and Poole.

³³ Indices of Deprivation 2015, DCLG

There are four LSOAs in Melcombe Regis: Melcombe Regis Town Centre, Melcombe Regis Park District, Melcombe Regis Carlton Road and Melcombe Regis Lodmoor Hill. Three of these areas (Carlton Road, Park Centre and Town Centre) are in the top ten most deprived in the County and the top 20% most deprived nationally. Table 16 illustrates the areas in Dorset including Bournemouth and Poole that are within the top 20% most deprived nationally for deprivation. The data highlights levels of deprivation that exist particularly in the Melcombe Regis and Boscombe area. *More information on deprivation can be found in the appended report: Appendix1 ID2015 Report.*

Table 16

LSOA code (2011)	LSOA name (2011)	Local Authority District code (2013)	DORSET_LSOA_Name	Local Authority District name (2013)	Index of Multiple Deprivation (IMD) Score	Index of Multiple Deprivation (IMD) Rank (where 1 is most deprived)
E01015282	Bournemouth 019E	E06000028	Boscombe West Ward	Bournemouth	71.162	226
E01015281	Bournemouth 019D	E06000028	Boscombe West Ward	Bournemouth	59.371	978
E01020569	Weymouth and Portland 008D	E07000053	Fortuneswell North	Weymouth and Portland	54.27	1564
E01020554	Weymouth and Portland 004B	E07000053	Melcombe Regis Town Centre	Weymouth and Portland	53.455	1673
E01020555	Weymouth and Portland 004C	E07000053	Melcombe Regis Park District	Weymouth and Portland	51.266	2005
E01020552	Weymouth and Portland 001B	E07000053	Littlemoor West	Weymouth and Portland	50.229	2187
E01015309	Bournemouth 005B	E06000028		Bournemouth	48.854	2446
E01015307	Bournemouth 005A	E06000028		Bournemouth	45.524	3077
E01015279	Bournemouth 019B	E06000028	Boscombe West Ward	Bournemouth	45.441	3096
E01015313	Bournemouth 005D	E06000028		Bournemouth	44.784	3229
E01015290	Bournemouth 021D	E06000028		Bournemouth	44.71	3246
E01015338	Bournemouth 008A	E06000028		Bournemouth	44.202	3367
E01015280	Bournemouth 019C	E06000028	Boscombe West Ward	Bournemouth	43.993	3420
E01020575	Weymouth and Portland 003B	E07000053	Westham North Westhaven	Weymouth and Portland	43.937	3434
E01015288	Bournemouth 021B	E06000028		Bournemouth	43.734	3481
E01015312	Bournemouth 005C	E06000028		Bournemouth	43.713	3489
E01020582	Weymouth and Portland 004F	E07000053	Rodwell and Chapelhay	Weymouth and Portland	42.853	3694
E01015430	Poole 014D	E06000029		Poole	42.217	3859
E01015384	Poole 007E	E06000029		Poole	41.847	3958
E01020553	Weymouth and Portland 004A	E07000053	Melcombe Regis Carlton Road	Weymouth and Portland	40.475	4378
E01015379	Poole 002A	E06000029		Poole	39.785	4570
E01015304	Bournemouth 002B	E06000028		Bournemouth	39.461	4669
E01032662	Poole 015I	E06000029		Poole	39.333	4707
E01032659	Poole 015F	E06000029		Poole	37.188	5384
E01015341	Bournemouth 008D	E06000028		Bournemouth	36.765	5526
E01033200	Weymouth and Portland 008E	E07000053	Fortuneswell South	Weymouth and Portland	36.688	5548
E01015367	Bournemouth 024A	E06000028		Bournemouth	36.429	5621
E01020573	Weymouth and Portland 005B	E07000053	Westham East Knightsdale Road	Weymouth and Portland	36.07	5740
E01020348	Christchurch 005C	E07000048	Somerford West	Christchurch	35.682	5886
E01015277	Bournemouth 016E	E06000028	Boscombe West Ward	Bournemouth	35.402	5995
E01020347	Christchurch 005B	E07000048	Somerford East	Christchurch	35.382	6005
E01020499	West Dorset 006B	E07000052	Bridport Court Orchard	West Dorset	34.283	6420

4.0 Crime Data

Melcombe Regis has higher recorded levels of anti-social behaviour than any other ward in Dorset County Council's authority area. Total crime is also very high in the Ward with a figure of 528.2 crimes per 1,000 population compared to 122.6 for Weymouth and 103.7 for England and Wales³⁴.

High crime rates can often be exacerbated by comparatively small resident population figures in an area, although the population of Melcombe Regis is actually larger in comparison to most other

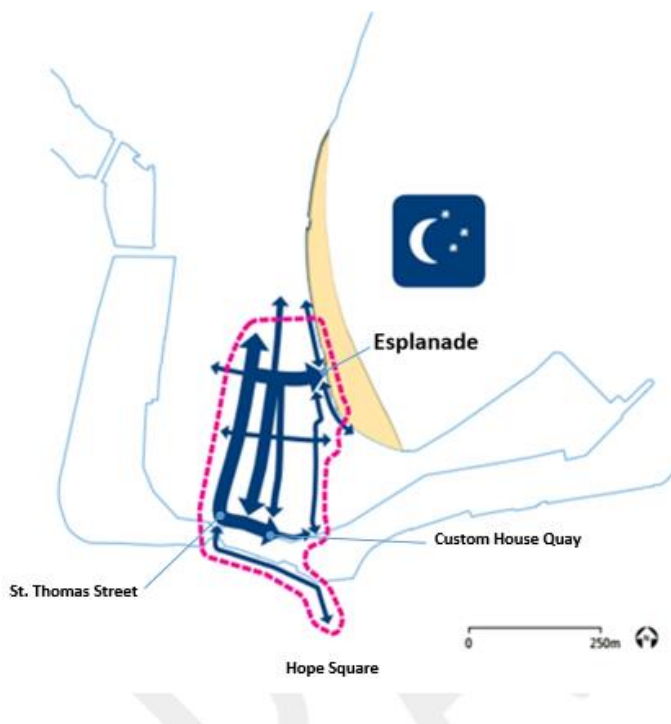
³⁴ www.ukcrimestats.com

wards in Dorset, (2015 population figures show that Melcombe Regis was the 14th most populous ward in the County, with 6,070 residents). However, the high crime rate is undoubtedly a reflection of the varied physical make-up and dynamic of the Ward – at least in part. Melcombe Regis contains both the commercial core of Weymouth, an extensive night-time economy, high proportions of transient rental residents and a predominantly younger demographic. The Ward also covers the main built-up part of the Esplanade and beach front area.

These varied characteristics present greater opportunities for the committal of a wider range and higher volume of crimes, certainly in comparison to wards that are predominantly residential in character.

A compact town centre is characterised by a peninsula land form, surrounded on three sides by water. With the railway station a key landmark in the north, the western, southern and eastern edges of the town centre all have a waterside. Within the town centre, there is well-connected network of streets, focused around a central spine connecting the station with the Town Bridge that comprises Park Street and St Thomas Street. The peninsula form is significant in that the town centre requires bridge crossings to connect it with the surrounding area. These are the Westham Bridge, Town Bridge and the A354 Bridge. These bridges have a bearing on the after dark experience in that it concentrates pedestrian movement onto just a few key routes as people make their way back home to the nearby residential areas (Figure 17). This has implications for noise and other disturbances³⁵.

Figure 17



³⁵ After dark consultation report - Weymouth & Portland Borough Council 2010

It has been possible to undertake a limited analysis of Melcombe Regis offender data. This illustrates that between 2014 and 2016 there were just under 1,600 criminal incidents across Dorset County where the suspect lived in Melcombe Regis³⁶ (this could, of course, include repeat offenders). Analysis of the data also indicates that over this period there were 500 criminal incidents³⁷ reported in postcodes where HMOs³⁸ operate and just over 1,000 crimes³⁹ in postcodes that have properties that have been designated by the police as 'Welfare Check Addresses'⁴⁰.

These Welfare Check Addresses fall into just eleven postcodes across Melcombe Regis, but the incidents that have occurred in these areas represent a huge number of crimes (one in five, 22%, of all crimes committed in Melcombe Regis). It is important to clarify that the crimes have not necessarily occurred at the welfare address or HMO but within the same postcode. Probation statistics also show that a disproportionately high share of the overall number of offenders in the Dorset County area are attributable to Weymouth & Portland. During the period Jul 2012-Jun 2013, approximately 25% of all offenders in the Dorset County offending caseload (247 individuals in total) were drawn from the DT4 postcode district (which covers much of the urban area of Weymouth south of Radipole, and Portland). This is a noticeably higher proportion than the share of the adult resident population of Dorset – those aged 18 and over – attributable to the Weymouth & Portland local authority area (just under 16% of the total)⁴¹.

Figure 18 illustrates crime within the ward of Melcombe Regis or where a resident of Melcombe Regis has been identified as a suspect⁴².

The data shows a rise in total crime within the ward since 2014 (45% increase) and a fluctuation in the levels of anti-social behaviour. Crimes committed in postcodes with Houses of Multiple Occupancy⁴³ (HMOs) have also increased (almost doubling since 2014). There has also been a significant increase in crimes reported in postcodes that are known to accommodate Welfare Check Addresses⁴⁴ from approximately 370 in 2014 to just over 1,150 in 2016⁴⁵.

³⁶ Dorset Police Analysis, 2017

³⁷ Ibid.

³⁸ Data on location of HMOs provided to Dorset Police by WPBC Housing based on an external survey (this is a guide only)

³⁹ Ibid.

⁴⁰ Classified as properties where Dorset Police undertake a welfare check where they believe the resident or residents are vulnerable to criminal activity

⁴¹ Dorset Community Safety Partnership, Nov. 2013

⁴² Dorset Police Analysis, 2017

⁴³ Please note these crime occur in the same postcode rather than necessarily at the property (HMOs)

⁴⁴ Please note these crime occur in the same postcode rather than necessarily at the property (Welfare Check)

⁴⁵ Dorset Police Analysis, 2017

Figure 18

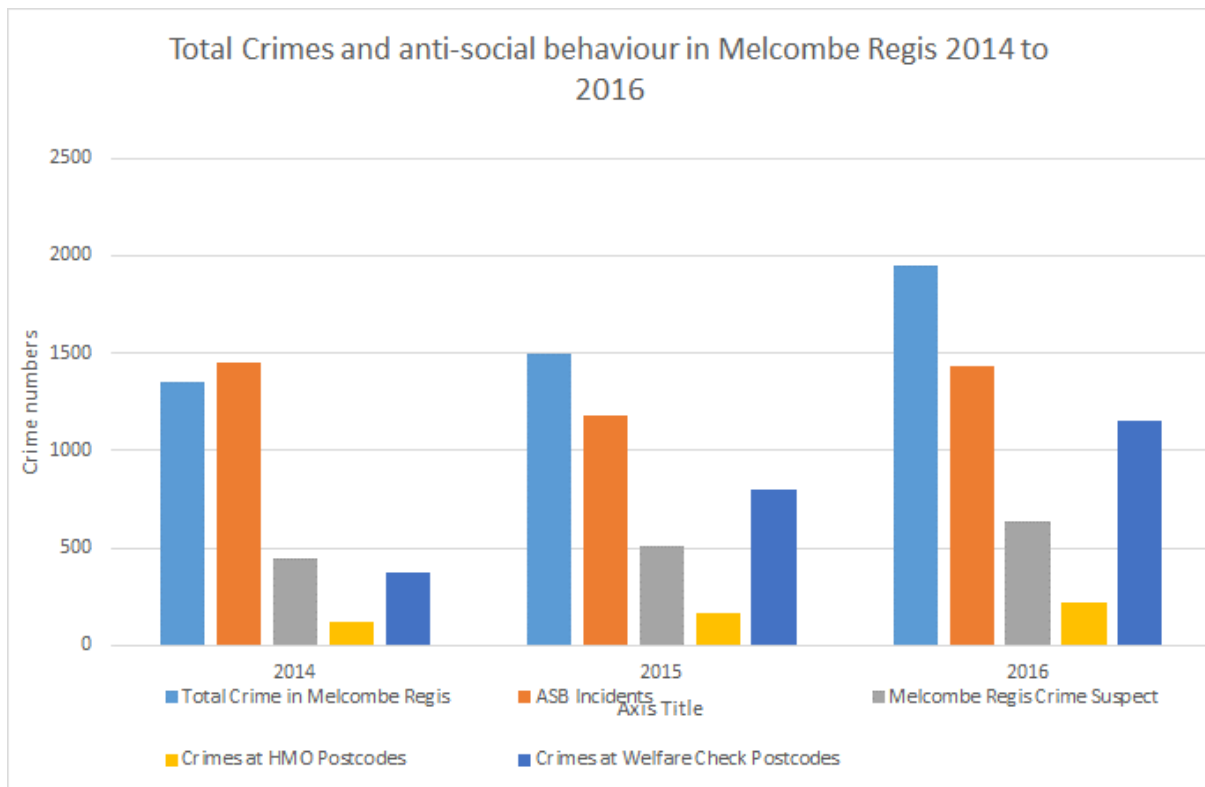


Figure 18a illustrates the very high proportion of total crime and anti-social behaviour in the town centre.

Figure 18a

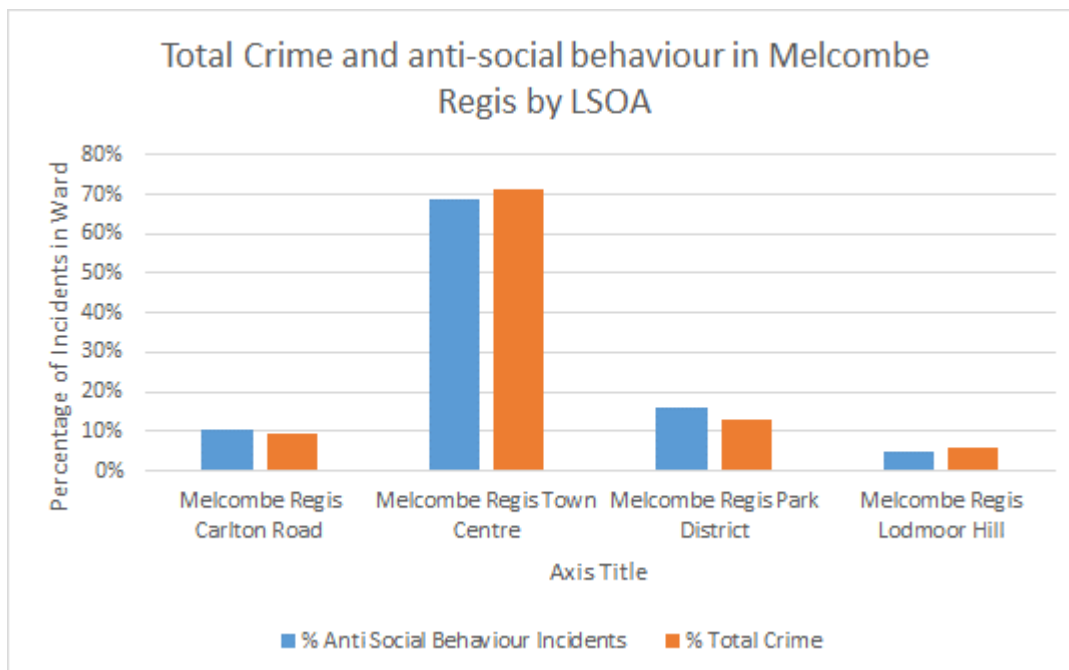
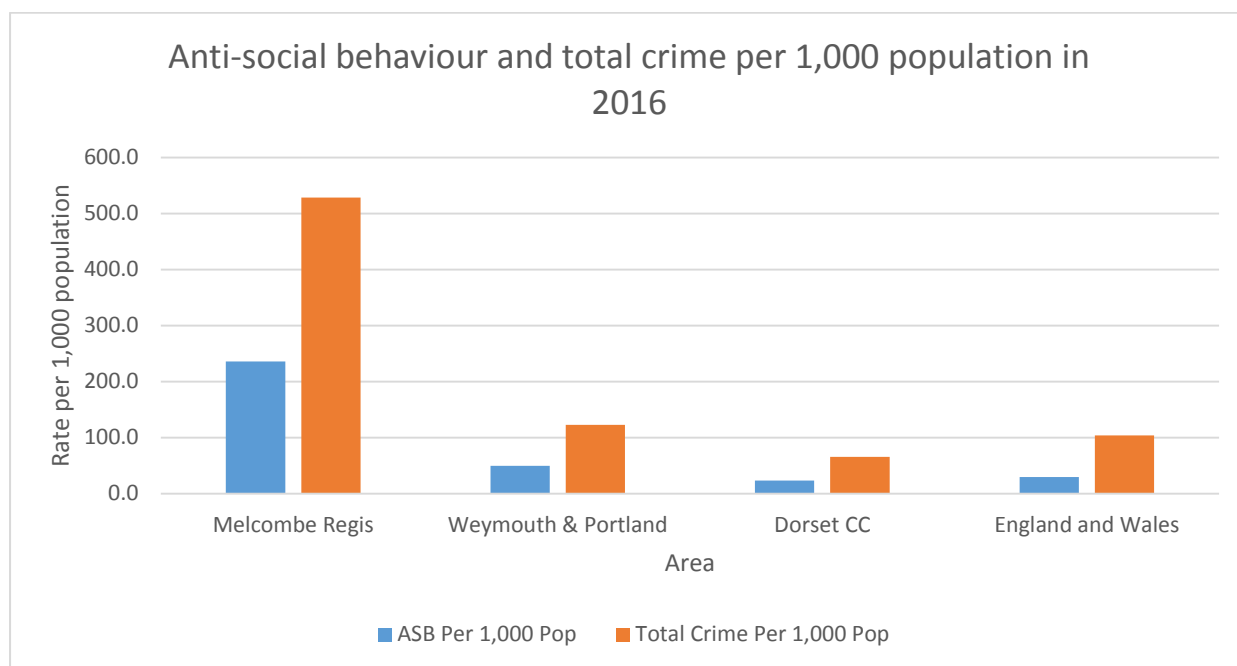


Figure 19 highlights the rate of anti-social behaviour and total crime compared to the Borough, County and National figures⁴⁶.

Figure 19



4.1 When compared with other similar seaside towns across the UK, Melcombe Regis (Table 17 and Figure 20) shows higher levels of both anti-social behaviour and total crime⁴⁷.

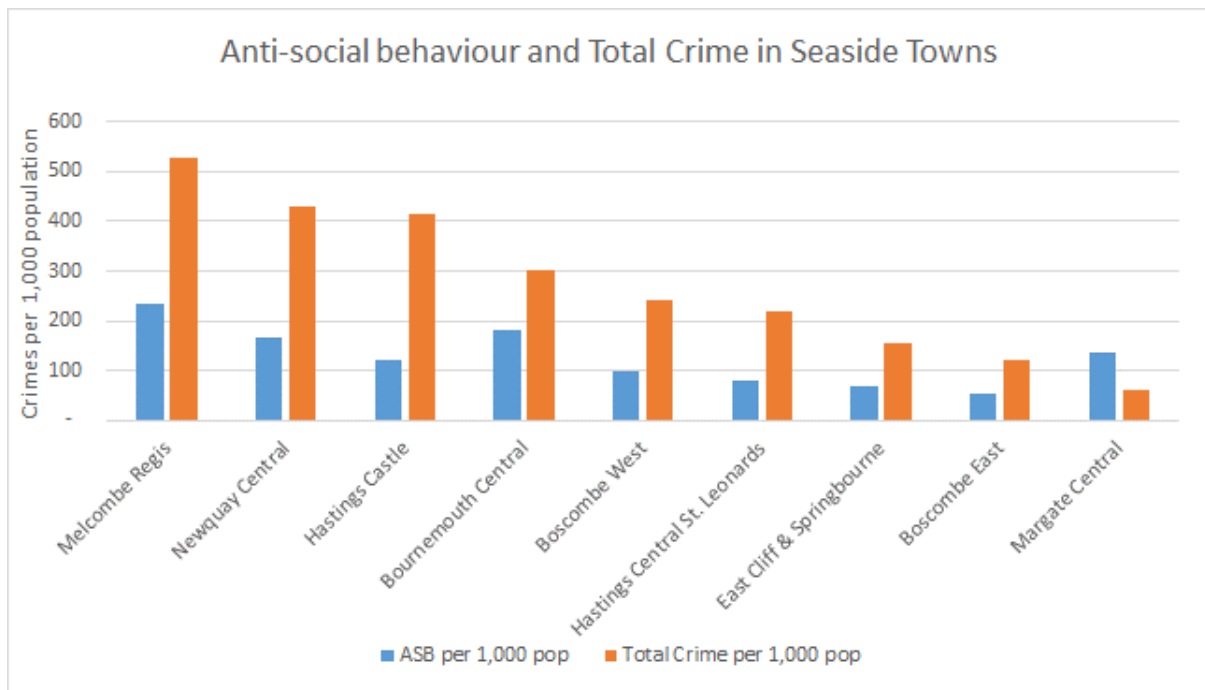
Table 17

Seaside Wards	ASB	Total Population	ASB per 1,000 pop	Total Crime	Total Crime per 1,000 pop
Melcombe Regis	1,430	6,068	236	3,205	528
Newquay Central	527	3,157	167	1,356	430
Hastings Castle	837	6,856	122	2,845	415
Bournemouth Central	2,240	12,428	180	3,738	301
Boscombe West	1,066	10,859	98	2,610	240
Hastings Central St. Leonards	559	7,047	79	1,531	217
East Cliff & Springbourne	970	14,261	68	2,215	155
Boscombe East	610	11,563	53	1,409	122
Margate Central	827	6,084	136	366	60

⁴⁶ Dorset Community Safety Partnership 2017

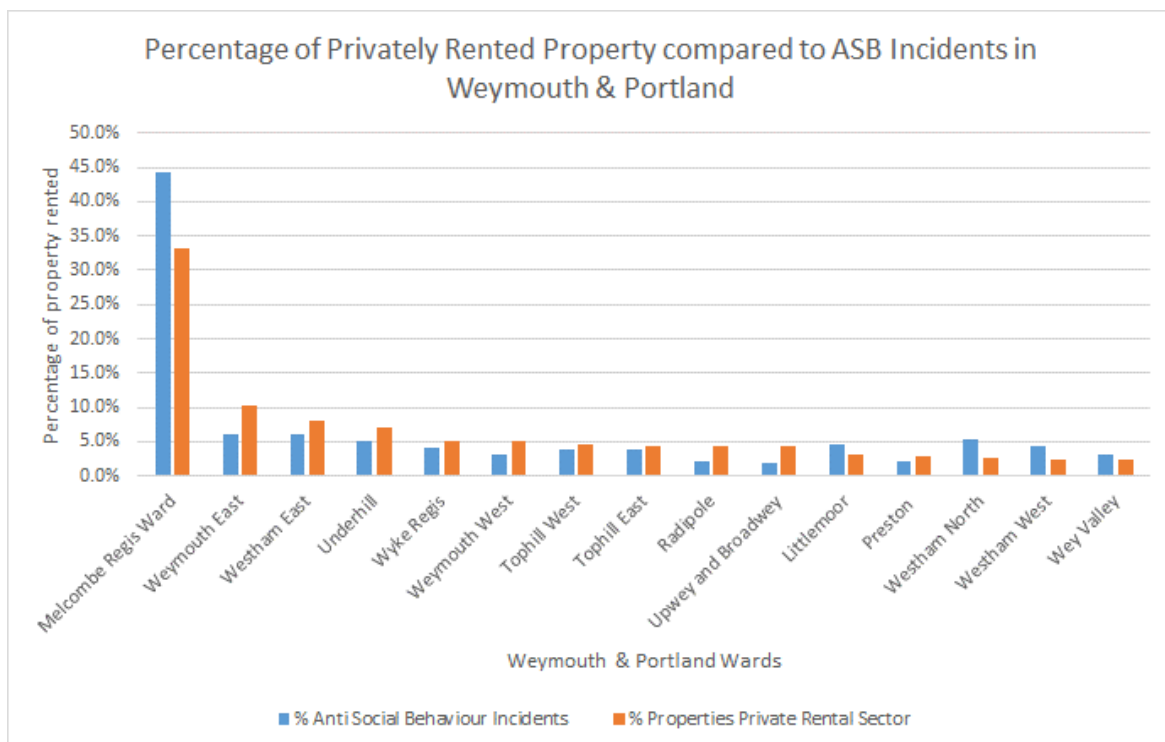
⁴⁷ www.ukcrimestats.com

Figure 20



4.2 Figure 21 looks at the proportion by ward of anti-social behaviour incidents in the Borough and compares this with the proportion of all privately rented homes in Weymouth & Portland by ward. The data⁴⁸ illustrates the very high proportion of both privately rented properties and anti-social behaviour incidents in Melcombe Regis.

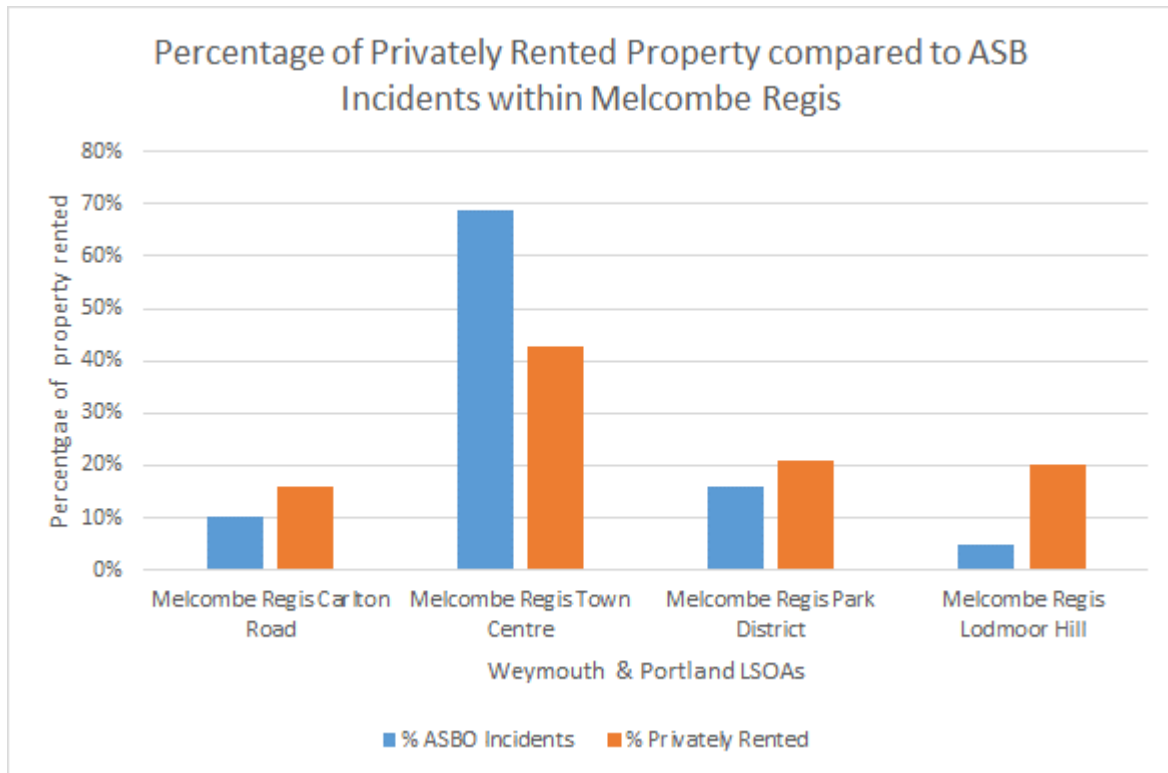
Figure 21



⁴⁸ ONS Census 2011 and www.ukcrimestats.com

4.2.1. Figure 22 looks at the proportion by LSOA of anti-social behaviour incidents in Melcombe Regis and compares this with the proportion of all privately rented homes in the Ward. The data⁴⁹ illustrates the high proportion of both privately rented properties and anti-social behaviour incidents in Melcombe Regis Town Centre.

Figure 22



4.3 Anti-social behaviour incidents are broken down into three constituent parts for recording purposes: Environmental, Nuisance and Personal.

Environmental anti-social behaviour is classified as Graffiti, Vandalism and Environmental Offences - including litter, fly-posting and dog fouling.

Nuisance anti-social behaviour is by far the most common form of anti-social behaviour in general and involves disputes with neighbours over noise. It also includes 'other noise' category: which can include construction noise, music from pubs and barking dogs. Another common complaint involves issues of people on the streets causing disorder, often alcohol related. Within this category are also: gangs, drugs and vehicle nuisance.

Personal anti-social behaviour covers a wide range of behaviour that is directed at a particular person such as violence, intimidation and hoax calls.

The data for 2015/16 illustrates that 84%⁵⁰ (Figure 23) of the anti-social behaviour incidents recorded in Melcombe Regis are classified as nuisance types. This is approximately 10% higher than for Weymouth and the County as a whole.

⁴⁹ ONS Census 2011 and www.ukcrimestats.com

⁵⁰ Dorset Community Safety and Dorset Police 2017

Figure 23

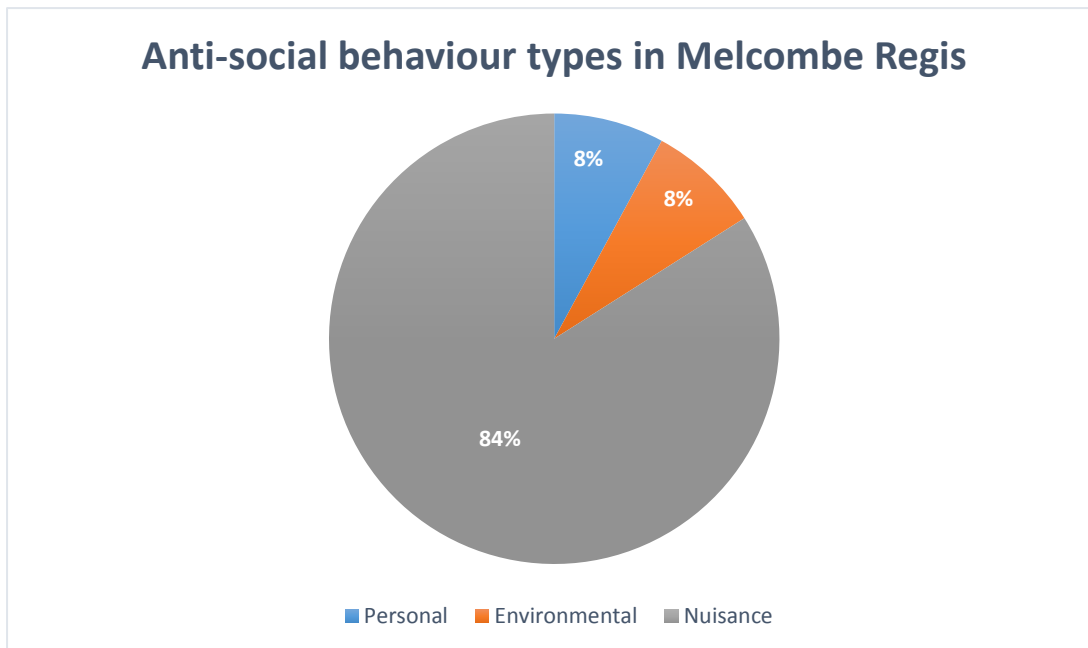


Figure 24 compares the proportion of pubs, clubs, bars and late night restaurants⁵¹ in Weymouth and Portland wards with anti-social behaviour incidents across Weymouth and Portland. The data illustrates a very high proportion of both of these in Melcombe Regis Ward.

Figure 24

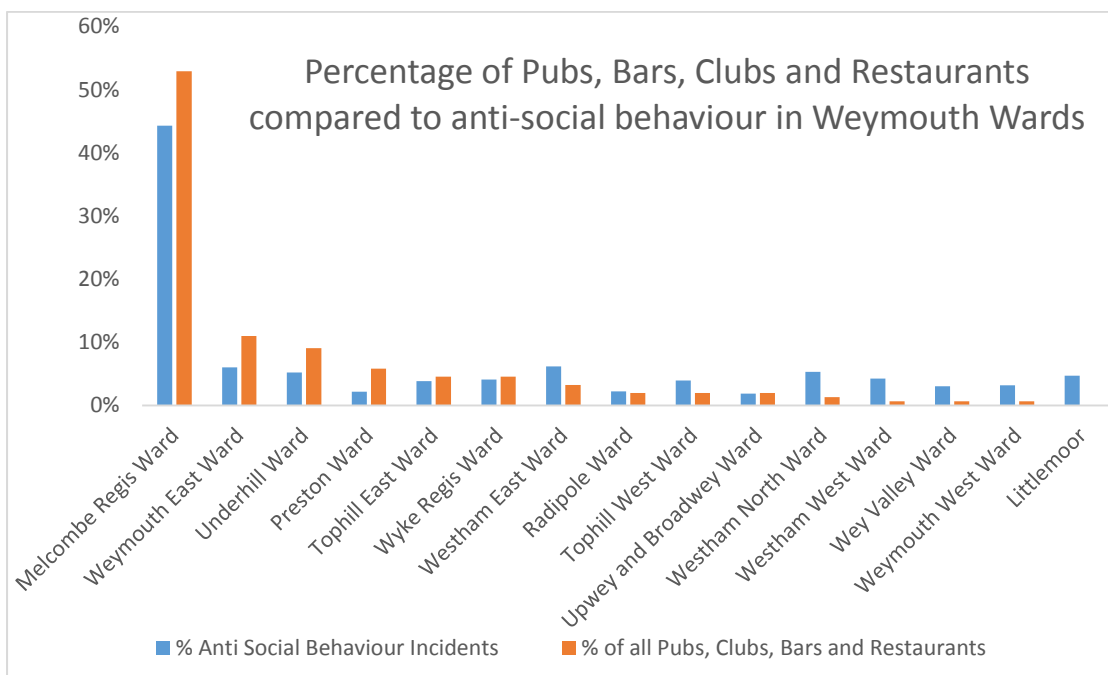
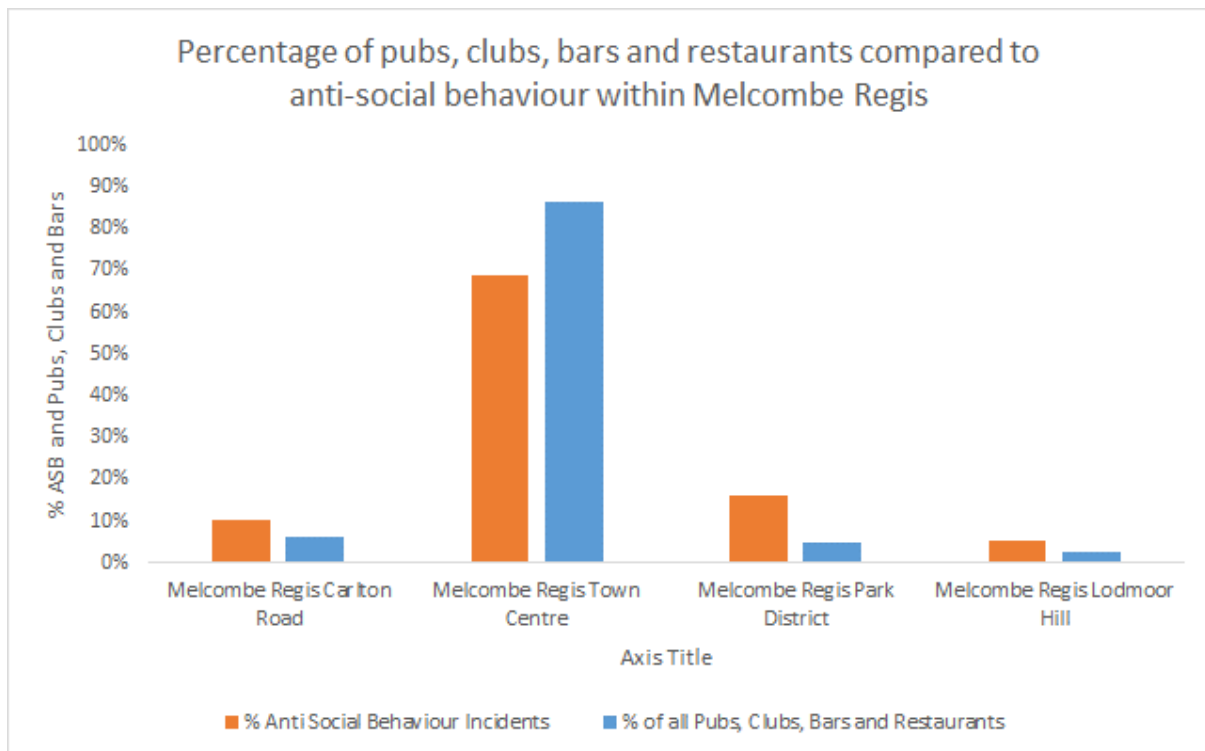


Figure 25 illustrates the data provided at a smaller geography – Lower Super Output Area level across Melcombe Regis and compares the density of these late night establishments with anti-social behaviour incidents across the ward⁵².

⁵¹ Calculated from OS Address Base data 2017 with tertiary classification: Pubs, Clubs, Bars and Restaurants discounting cafes and take aways not selling alcohol.

Figure 25



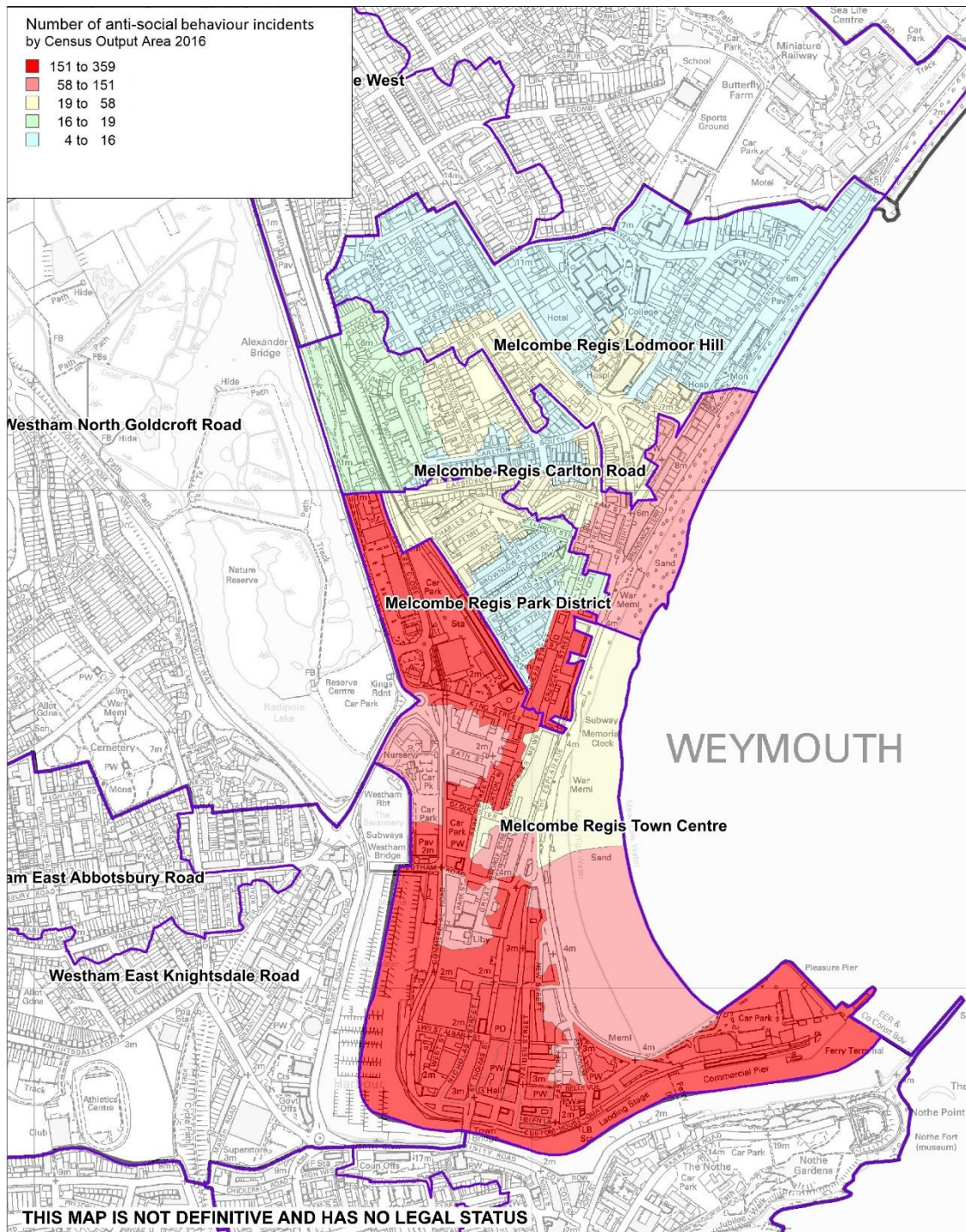
The data highlights the very high proportion of both pubs, clubs, bars and restaurants and anti-social behaviour within Melcombe Regis Town Centre particularly when compared to the rest of the ward.

4.4 Figures 26 and 27 look at the distribution of anti-social behaviour and total crime across Melcombe Regis ward⁵³ and highlight which areas of the Ward see most incidents of crime and anti-social behaviour.

⁵² Ibid.

⁵³ Dorset Police Crime Data via www.ukcrimestats.com

Figure 26



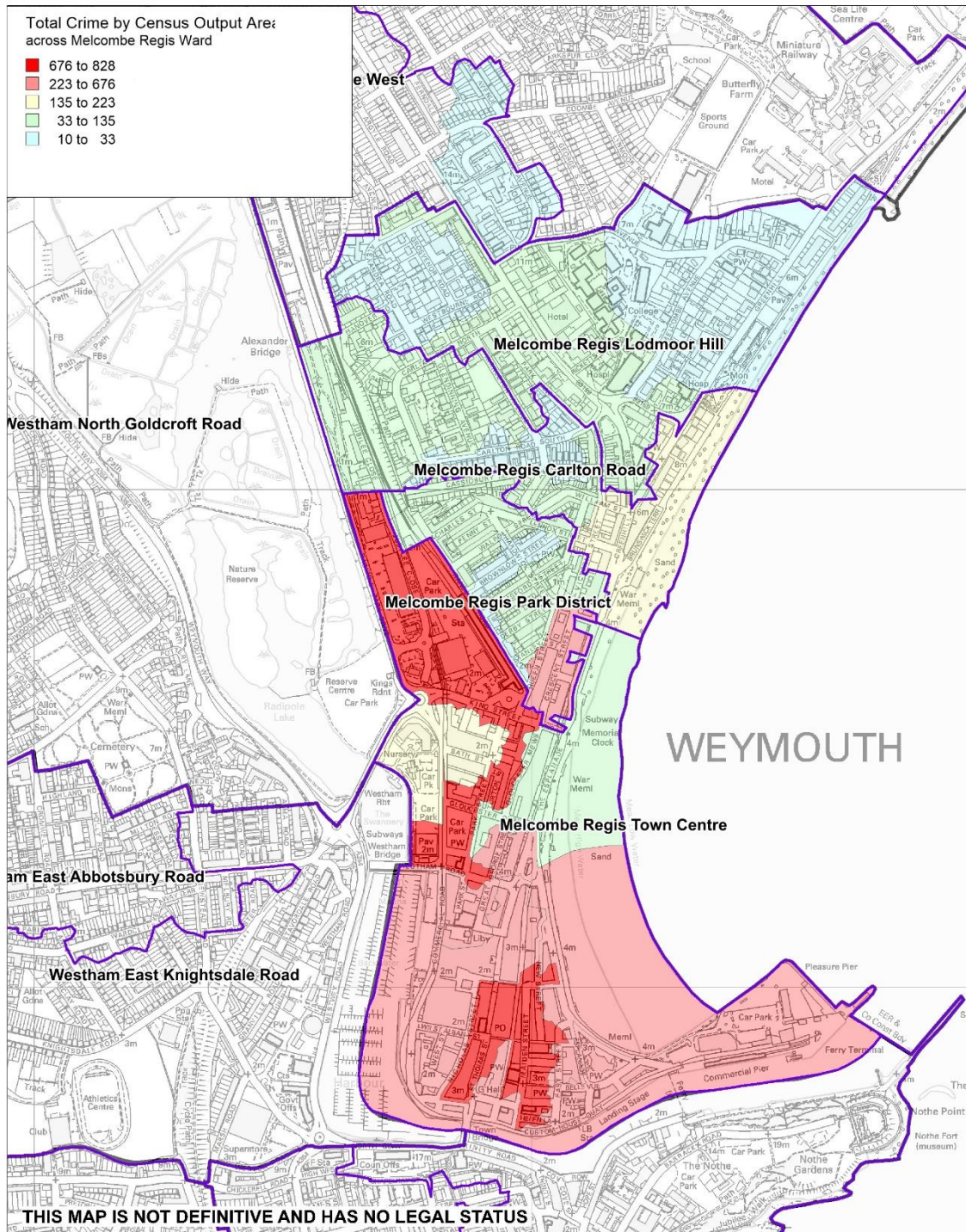
Number of anti-social behaviour incidents in Melcombe Regis Ward by COA


Ref:
Date: 31/01/2017
Scale 1:9906
Drawn By:
Cent X: 368385
Cent Y: 79759

GEOGRAPHICAL INFORMATION SYSTEMS


Dorset County Council
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Figure 27



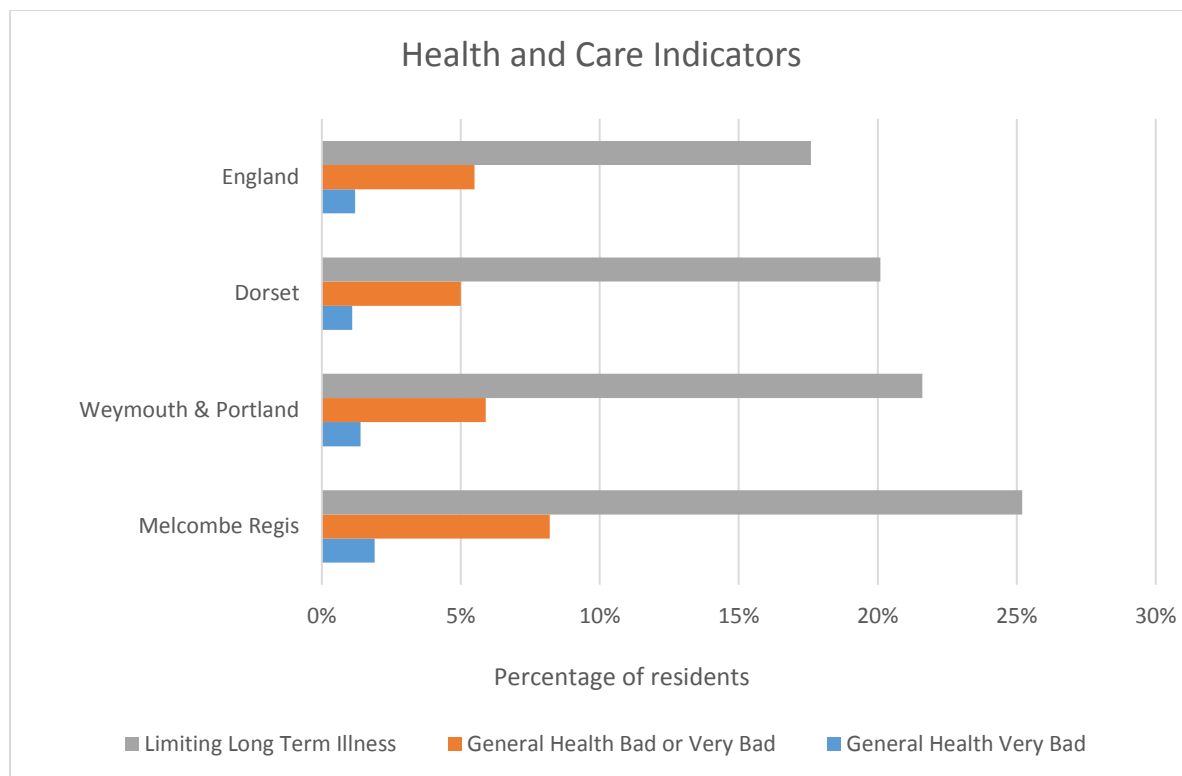
<p>Total Crime in Melcombe Regis Ward by COA</p>	<p>Ref: Date: 31/01/2017 Scale: 1:9906 Drawn By: Cent X: 368385 Cent Y: 79759</p>	<p>GEOGRAPHICAL INFORMATION SYSTEMS</p>  <p>Dorset County Council</p> <p><small>© Crown copyright and database rights 2017 Ordnance Survey 100019790. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. Aerial Photography © UK Perspectives 2002 © Gemapping 2005, 2009 & 2014</small></p>
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5.0 Health Data

5.1 Overall Health

Figure 28 indicates the higher levels of poor overall health in Melcombe Regis⁵⁴. One in four residents (25%) have a limiting long term illness in Melcombe Regis, compared to 18% for England and 22% in Weymouth and Portland, and 8% rate their health as being bad or very bad. This is more significant when the relatively young age profile of the ward is also considered.

Figure 28



5.2 Life expectancy at birth⁵⁵ in Melcombe Regis (Table 18 and Figure 29) for Males is eight years less than for Dorset as a whole and five years less than for Weymouth & Portland⁵⁶ and six years less than for England. Life Expectancy levels for Females are again lower, but not as significantly as for Males.

⁵⁴ ONS Census 2011

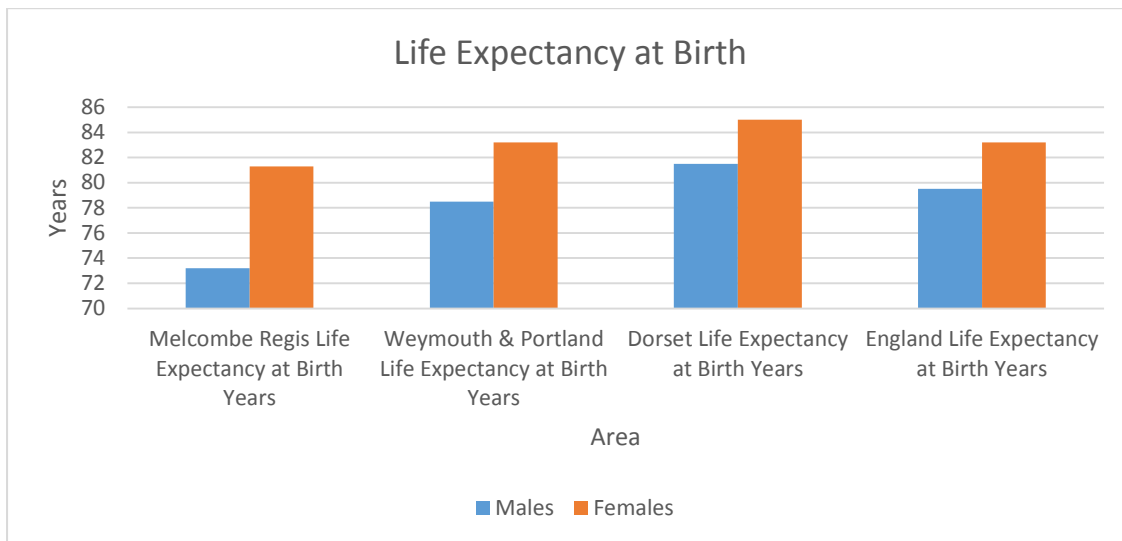
⁵⁵ Life expectancy at birth is defined as the average number of years that a new-born could expect to live if he or she were to pass through life subject to the age-specific mortality rates of a given period. (United Nations Population Division)

⁵⁶ Local Health.org Public Health England 2016

Table 18

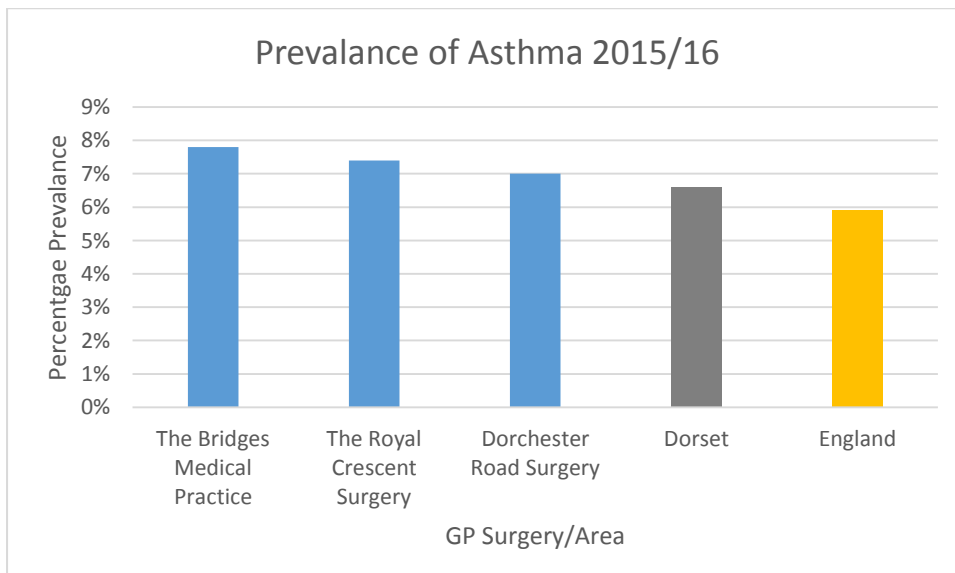
Gender	Melcombe Regis Life Expectancy at Birth Years	Weymouth & Portland Life Expectancy at Birth Years	Dorset Life Expectancy at Birth Years	England Life Expectancy at Birth Years
Males	73.2	78.5	81.5	79.5
Females	81.3	83.2	85	83.2

Figure 29



5.3 Figure 30 illustrates the prevalence of Asthma for patients and the data shows it is slightly higher in the GP Surgeries that serve Melcombe Regis when compared to Dorset and England⁵⁷.

Figure 30



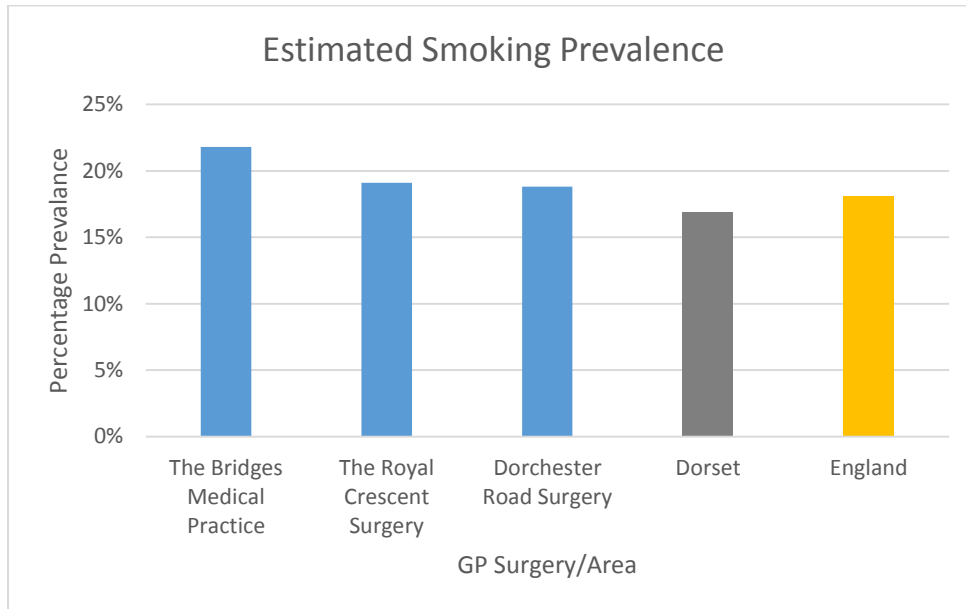
Data is available at a local level for the percentage of births to teenage mothers and the percentage of binge drinking adults in the resident population. The data for Melcombe Regis indicates no significant differences in the results for the ward when compared to national data⁵⁸.

⁵⁷ National General Practice Profiles – Public Health England 2016/17

5.4 Smoking

The data from the GP Surgeries⁵⁹ in Melcombe Regis (Figure 31) indicates that smoking prevalence is significantly higher in one of the surgeries and slightly higher in the other two than for England as a whole and higher in all the surgeries than for Dorset generally.

Figure 31



6.0 Resident Satisfaction and priorities

6.1 In 2008, residents of Dorset including those in Melcombe Regis took part in a 'Place Survey' to gather benchmark data on levels of satisfaction, priorities and issues (Table 19).

The data for Melcombe Regis indicated that affordable decent housing, levels of crime and clean streets were the top priorities for residents in the area. The data also indicates a high proportion of residents in the area concerned about anti-social behaviour (the last five questions).

⁵⁸ Localhealth.org – Public Health England 2016/17

⁵⁹ National General Practice Profiles – Public Health England 2016/17

Table 19

Place Survey Question	Melcombe Regis	Borough	Rank ⁶⁰
Percentage of respondents satisfied with their local area as a place to live?	82%	85%	10
Percentage of respondents that feel they belong to their neighbourhood?	51%	60%	12
Percentage of respondents who think public services in their area are working to make the area safer?	70%	69%	7
Percentage of respondents who feel that they can influence decisions affecting their local area?	30%	25%	5
Percentage of respondents who agree that their area is a place where people from different backgrounds get on well together?	77%	77%	6
Percentage of respondents who think there is a problem with people not treating each other with respect and consideration in their local area?	43%	29%	13
Percentage of respondents that feel safe when outside in their local area after dark?	40%	56%	14
Percentage of respondents who agree that the police and other local public services seek people's views about anti-social behaviour and crime issues in their local area?	27%	27%	6
Percentage of respondents who agree that the police and other local public services are successfully dealing with anti-social behaviour and crime issues in their local area?	39%	30%	2
Percentage of respondents who feel there is a problem with the following, in their local area?			
Teenagers Hanging around streets	60%	42%	13
Rubbish or litter lying around	47%	35%	12
Vandalism, graffiti and other deliberate damage to property or vehicles	46%	31%	12
People using or dealing drugs	66%	32%	15
People being drunk or rowdy in public places	69%	35%	15

Worse than borough average



within 10% of borough average



better than borough average



⁶⁰ The individual wards are ranked from 1 to 15 with the highest (most satisfied residents) ranked 1 and the least ranked 15.

7.0 In Summary

7.1 Housing & Living Environment

In terms of housing, Melcombe Regis ward is substantially different to many of the wards in Dorset; with a significantly high proportion of private rental stock. Not only is this the case when compared to the local Weymouth and Portland average but also in comparison to the national figure. The Ward has a very high level of bedsits and flats (70%). There are 30 licensed HMOs in Melcombe Regis most of which are within the three LSOAs outside the town centre. One bedroom flats are cheaper to rent in the Ward than elsewhere in the Borough. The condition of housing in Melcombe Regis is poorer than the rest of the Borough with one in six households in the Ward classified as overcrowded and the proportion with central heating in the Ward is lower than the Borough and the County. In addition one in three of all enquiries to the Housing Department come from properties in Melcombe Regis.

The Ward is also an area where there are high levels of supported temporary housing offered to vulnerable adults by partner organisations with 100 residential units providing accommodation for 120 residents. The Ward is also known to host temporary accommodation for probation services, although details of that provision are not available.

7.2 Population and Health

The overall demographic profile for the Ward highlights a younger age profile when compared to the Borough and the County but slightly older than the national average. Melcombe Regis has a significantly greater proportion of males than females in the 25 to 39 age group. There is also a higher proportion of young children (under 10) in the Ward compared to the Borough and County as a whole.

There is a higher number of residents from Black and Minority Ethnic Groups in Melcombe Regis than for Weymouth as a whole. The highest proportion of these is classified as White Other.

Poor levels of health have seen a very high proportion of the working age population claiming Employment Support Allowance. Life expectancy is significantly lower in Melcombe Regis than elsewhere in Weymouth and particularly so for males.

7.3 Deprivation

Much of the Ward is within the top 20% most deprived in the country when measured by the national indices of deprivation 2015. Three out of four of the LSOAs in the Ward are within the top 20% most deprived nationally: Melcombe Regis Carlton Road, Town Centre and Park District. In addition 29% of the borough's Housing Benefit claimants live in Melcombe Regis.

7.4 Crime

The Ward is also subject to much higher Anti-social Behaviour Incidents and Total Crime when compared to the Borough, County, England & Wales. Total Crime has risen in the Ward over the past three years. And crime rates are also higher when compared to a selection of seaside resorts.

The geographical distribution of crime and anti-social behaviour indicates particular areas of the Ward with very high numbers of these incidents - particularly around the railway station and in the commercial heart of the town. 84% of all anti-social behavioural incidents that occur in the Ward are nuisance incidents, this figure is 10% higher than the proportion in Weymouth & Portland and Dorset as a whole where nuisance incidents are recorded as 75%. The greatest proportion of these are within the town centre. Levels of crime occurring in postcodes with HMOs are significant and those occurring in postcodes with 'Welfare Check Properties' are very high (over 1,000 incidents) and both have risen over the past three years.

The area has a much higher proportion of pubs, bars, clubs and restaurants than the other wards in the Borough – within the Ward the greatest concentration (87%) of these is within Melcombe Regis Town Centre.

7.5 Community Satisfaction

Perception of the local area from residents, albeit from a survey in 2008, illustrates a ward where 82% of residents are satisfied with the area as a place to live only slightly lower than for Weymouth as a whole. But there are particular concerns over anti-social behaviour and community safety, however, residents do feel that public services are trying to tackle the issue. The highest priorities for the residents in 2008 were affordable decent housing, levels of crime and clean streets.

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