

Should you accept 63% more risk in private rented housing?

Research and recommendations on
the scale of crime and ASB
victimisation on Private Renters



Should you accept 63% more risk in private rented housing?

Households living in private rented housing experience the second highest levels of crime victimisation by housing tenure types according to our research based on national crime statistics, the Crime Survey for England and Wales. At a period of sustained reduction in crime it is imperative to recognise and seek solutions for groups who have not benefited from this drop. Private renting households, which almost doubled from 9.3% to 18.1% between 1991 and 2011 in England and Wales¹, are one such group.

Nottingham Trent University's Quantitative and Spatial Criminology Research group has done in depth research in this area. This pamphlet will highlight research and recommendations related to Private Renters with a particular focus on:

- Household Crime
- Personal Crime
- Witnessing or Experiencing Anti-Social Behaviour (ASB)

Household crime

Our analysis of crime survey data (from 1990s through to 2012) highlights the fact that private renters and their neighbours experienced between 13% and 86% more household crimes depending on their area of residence ⁱⁱ. Specifically, private renters experienced:

- 86% more household crimes in urban areas ⁱⁱ; and
- 63% higher burglary risk than owner occupiers ⁱ.

Crucially in neighbourhoods where private renting is the dominant tenure, all residing households face up to 40% more crimes ⁱⁱ.

Recommendations

Our research ⁱⁱⁱ and testing in Nottingham ^{iv} shows that deploying the WIDE combination of household security has the biggest impact. It is also the most cost effective & environmentally friendly security ^v. Private rented housing is 77% less likely to be WIDE-secured compared to owner occupied accommodation ⁱ. We recommend that landlords deploy the WIDE principles across their housing stock.



Window locks, Internal lights, Door double or dead locks, External lights.

Personal crime

Private renters experience 36% more personal crimes within their neighbourhood than owner occupiers regardless of where they live ^{vi} and specifically:

- 32% more thefts from person and robberies ^{vii}; and
- 36% higher odds of assault in the night-time economy ^{viii}.

Recommendations

This research highlights the increased risk faced by private renters. Our research has informed engagement and awareness campaigns and we are happy to talk further about this work. Our research has nudged the Office for National Statistics to provide the online individual victimisation predictor tool ^{ix}. We can help you understand your area risk profile and target messaging to support clients.^x

Our research could be used to lobby government and local policy makers to ensure resources are allocated to this pressing issue. Talk to us about our policy work.

Anti-Social Behaviour (ASB)

Private renters have higher odds of experiencing or witnessing some types of ASB ^{xi}, specifically:

- 24% more street drinking, drunken behaviour and/or under-age drinking - alcohol-related ASB; and
- 28% more vehicle related ASB (e.g., abandoned vehicles and/or joy riding) than owner occupiers.

Otherwise, private renters experience or witness to the same extent as owner occupiers ASB related to:

- criminal activities (criminal damage/graffiti, harassment/intimidation, others using/dealing drugs, dangerous dogs, and indecent sexual acts);
- inconsiderate social behaviour (inconsiderate behaviour, loud music/ noise, litter/dog fouling, nuisance neighbours, and begging/ vagrancy/ homeless); and
- youth, teenagers and/or groups hanging around on the street.

Recommendations

These figures highlight a real need to further understand this issue. If you wish to be kept informed of our current research on ASB please contact us to be added to our stakeholder list.

What can we do with this evidence?

We are aware that you may be dealing with these issues on a day to day basis and we hope our research helps as justification and evidence to stakeholders and partners. We hope it is used to help tackle traditional volume crimes and ASB by encouraging landlords to target harden their housing stock; and restricting the concentration of private rented housing within neighbourhoods.

The Quantitative and Spatial Criminology Research Group at Nottingham Trent University is continuing to develop research in this area. We are keen to work with you to make society a safer place and to develop collaborative work that supports this aim.

Further research is being developed on:

- the impact of the local physical environment as to provide more detailed analysis on which types of developments and housing mixes impact on crime and fear of crime; and
- community cohesion effects on crime and perceived risk.

Academic References

- ⁱ Tseloni, A., Thompson, R. and Tilley, N. (2018) *Reducing Burglary*. Social Sciences/Criminology. NY: Springer ISBN 978-3-319-99941-8.
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- ⁱⁱⁱ Tseloni, A., Thompson, R., Grove, L., Tilley, N. and Farrell, G. (2014) The effectiveness of burglary security devices. *Security Journal*, 30(2): 646-664. DOI: 10.1057/sj.2014.30 Open Access.
- ^{iv} Hunter, J. and Tseloni, A. (2018) An evaluation of a research-informed target hardening initiative. In Tseloni, A., Thompson, R. and Tilley, N. *Reducing Burglary*. Social Sciences/Criminology. NY: Springer ISBN 978-3-319-99941-8.
- ^v Skudder, H., Brunton-Smith, I., Tseloni, A., McInnes, A., Cole, J., Thompson, R. and Druckman, A. (2017) Can Burglary Prevention be Low Carbon and Effective? Investigating the environmental performance of burglary prevention measures. *Security Journal*. DOI: 10.1057/s41284-017-0091-4 Open Access.
- ^{vi} Tseloni, A. and Pease, K. (2015) Area and individual differences in personal crime victimisation incidence: The role of individual, lifestyle /routine activities and contextual predictors. *International Review of Victimology*, 21(1), 3-29.
- ^{vii} Thompson, R. (2014) "Understanding Theft from the Person and Robbery of Personal Property Victimisation Trends in England and Wales, 1994-2010/11." PhD Thesis. Nottingham Trent University.
- ^{viii} Garius, L.L. (2016) "Opportunities for physical assault in the night-time economy in England and Wales, 1981-2011/12." PhD Thesis. Loughborough University.
- ^{ix} Pease, K. and Tseloni, A. (2014) Using modelling to predict and prevent victimisation. Springer-Brief Criminology Series, NY: Springer. ISBN: 978-3-319-03184-2.
- ^x Hunter, J. (2017) "Helping police forces to engage with their local communities: A bespoke Community Engagement Area Classification at the LSOA level across the East Midlands." Report to the College of Policing.
- ^{xi} Ward, B., Thompson, R. and Tseloni, A. (2017) "Understanding Anti-Social Behaviour." Report to the College of Policing.

Quantitative and Spatial Criminology Research Group

The Quantitative & Spatial Criminology (QSC) research group at NTU has vast expertise in producing internationally leading research often in collaboration with crime prevention agencies that informs public protection policies.

Our aim is to develop a better understanding of the factors that shape victimisation across different crime types in order to inform crime reduction and public reassurance initiatives.

The group has extensive expertise in Public Protection informing research, in particular identifying population groups and areas vulnerable to crime, effective and efficient crime prevention initiatives and their evaluation.

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Burglary Research <https://www.ntu.ac.uk/research/groups-and-centres/projects/burglary-security>

Violence Trends Research <https://www.ntu.ac.uk/research/groups-and-centres/projects/violence-trends>