
London Borough of Hillingdon

Private Rental Sector and Houses in Multiple Occupation: Housing
Stock Condition and Stressors Report

August 2025



Executive Summary

Metastreet were commissioned by the London Borough of Hillingdon to review dwellings in the Private Rental Sector (including Houses of Multiple Occupation) in the region and assess stressors related to the private rented sub-tenure.

The detailed information provided in this report will facilitate the development and delivery of Hillingdon's housing interventions and enable a targeted approach to tackling poor housing.

The main aims of this review were to investigate and provide accurate estimates of:

- Information on the population of the private rental sector (PRS), including tenure, property type, and energy efficiency.
- Information on the number of Houses in Multiple Occupation (HMOs) as a subset of the private rented sector (PRS).
- Levels of serious hazards that might amount to a Category 1 & 2 hazard (HHSRS) within the PRS and HMO populations.
- Other housing related stressors, including antisocial behaviour (ASB & service demand) linked directly to HMOs and other PRS dwellings.

Metastreet has developed a stock-modelling approach based on metadata and machine learning to provide insights about the prevalence and distribution of a range of housing stressors and factors.

The housing models are developed using unique property reference numbers (UPRN) as a data key, which provide detailed analysis at the property level.

Data records used to form the foundation of this report include but are not limited to:

Council tax	Property licensing	Other council interventions records	Tenancy deposit data
Housing benefit	Private housing complaints and interventions records	ASB complaints and interventions records	Energy Performance data

Key Findings

- There are a total of 113,124 residential properties in Hillingdon (excluding shell properties, of these, 25.7% (29,099) are PRS.
- The PRS has increased by 52% since 2011, from 19.1% (19,171) of housing stock in 2011.
- The number of PRS per ward in Hillingdon ranges from 283 – 2,231.
- The distribution of PRS dwellings across Hillingdon shows concentrations in the southern and central wards (e.g. Uxbridge, Hayes Town, Heathrow Villages, and Colham & Cowley).
- Flats (44%) and Houses (46%) make up the majority of PRS property types.
- Bungalows represent the smallest percentage (2.4%) of PRS dwellings in Hillingdon.
- Hillingdon had an average rented property possession rate of 22.1 claims per 10,000 households in 2024. Over the last 12 quarters (to end Jun 2025) the average was 19.4.
- The overall average private rents in Hillingdon is £1,533, which is lower than the (overall) London average (£2,250), and higher than the (overall) average for England (£1,398).
- Hillingdon private rents overall ranks 29th (of 32) London Boroughs.
- There are 4,157 PRS properties with at least one serious home hazard in Hillingdon. This represents 14.3% of the PRS stock (the national average is 10%).
- The highest number (355) of PRS properties with serious hazards are in Heathrow Villages, whilst the lowest number (48) are in Harefield Village.
- The housing stock is dominated by EPC ratings C & D (82.2%), with B & E ratings less so (combined 17.0%).
- Hillingdon has 2,667 PRS properties with EPC records that are E, F, & G rated (9.69% of PRS with EPC ratings).
- In the period April 2020 – March 2025 there were 2,093 service requests made at PRS dwellings across Hillingdon.
- Heathrow Villages (211) had the highest number of service requests, whilst the lowest (15) was in Harefield Village.
- The most prevalent service request category was PRS Disrepair complaint (93%).

- In the period April 2020 – March 2025 Hillingdon issued 198 notices to PRS properties.
- The highest number of notices served were in Belmore (27), and Heathrow Villages (22).
- The most prevalent category of notice served over the period April 2020 – March 2025 was Improvement Notice (44%, Sec 11 & 12).
- Over the period April 2020 – March 2025 a total of 7,240 ASB incidents were recorded at PRS dwellings across Hillingdon (a rate of 24.9 incidents per 100 PRS).
- Belmore (688) had the highest numbers of recorded ASB incidents at PRS, whilst Harefield Village (70) had the lowest.
- Overall numbers of HMO (licensed and predicted/hidden) are calculated to be 2,537.
- HMO properties form 8.7% of PRS dwellings (29,099), and 2.2% of all dwellings (113,124) in Hillingdon.
- The highest number of HMOs are in Uxbridge (209), the lowest (36) are in Harefield Village.
- Flats make up most of the HMO stock (87.0%), whilst maisonettes (6%) form the lowest percentage of HMO stock.
- The number of HMO licences issued in Hillingdon was 666, and the predicted number of HMOs was 2,537. This represents 26% of the potential number of HMO licences across Hillingdon, implying that there are 1,871 hidden HMOs in Hillingdon.
- Uxbridge (98) had the most HMO licences, whilst the lowest number was in Northwood (0).
- Northwood has the highest percentage of hidden HMO (100%), whilst the lowest is in Heathrow Villages (49%).
- There are 762 HMO properties in Hillingdon that are likely to have at least 1 serious housing hazard (30% of HMOs), the national average is 10%.
- Belmore (68) and Uxbridge (61) have the highest number of HMOs with serious hazards.
- The HMO stock is dominated by EPC ratings C & D (84.2%), with B & E ratings much less so (14.3%). The A, F & G ratings are the least common (1.5%).

- Hillingdon has 297 HMO EPC records that are E, F, & G rated (12.8% of all HMOs, known and hidden).
- In the period April 2020 – March 2025 there were 196 service requests made at HMO (known and hidden/predicted) dwellings across Hillingdon.
- Uxbridge (28) and West Drayton (24) had the largest number of service requests at HMOs.
- In the period April 2020 – March 2025 Hillingdon issued 17 notices to HMO addresses in the Borough.
- Overall, there were 3,850 ASB incidents linked to known and hidden HMOs (a rate of 151 incidents per 100 HMO).
- The most ASB (429) were in Belmore, followed by Yeading (387).

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1 Introduction & Project Objectives

Metastreet were commissioned by the London Borough of Hillingdon to review its housing stock with a focus on the following key areas:

- Private Housing Sector (PRS) dwellings:
 - Distribution of PRS.
 - Housing condition of PRS dwellings.
 - PRS related stressors; including Anti-Social Behaviour (ASB) and service demand.
- Houses of Multiple Occupancy (HMO):
 - Distribution of HMOs.
 - Housing conditions of HMOs.
 - HMO related stressors, including Anti-Social Behaviour (ASB) and service demand.

The report provides the council with the evidence base for developing housing and service interventions. The report also assists with the council's responsibility to review its housing stock as set out under Part 1, Section 3 of the Housing Act 2004.

For the purposes of this review, it was decided that a ward-level summary is the most appropriate basis to assess housing conditions across Hillingdon, built up from property level data.

Predictive tenure models (Ti) have been developed as part of this project that are unique to Hillingdon, they include:

- Private Rented Sector (PRS).
- Serious housing hazards (Category 1 and/or high scoring Category 2 hazards, HHSRS A-D).
- Houses in Multiple Occupation (shared amenity HMOs, Section 254).

All data used in this report is taken from Hillingdon's own service records over the period 1st April 2020 – 31st March 2025 and other open-source property level data. An updated data frame focused on HMOs has been developed specifically for this project.

The appendices to the report contain a summary of the data and a more detailed report methodology.

2 London Borough of Hillingdon Overview

The London Borough of Hillingdon is a London borough at the westernmost edge of Greater London. Hillingdon has an area of 115.7 km² (44.67 mi²) and is the 180th (of 296) largest local authority in England by population¹. The borough includes most of Heathrow Airport and Brunel University, and is the second largest of the 32 London boroughs by area.

The main towns in the borough are Hayes, Ruislip, Northwood, West Drayton and Uxbridge. Hillingdon is the third least densely populated of the London boroughs, due to a combination of rural land in the north, RAF Northolt Aerodrome, and Heathrow Airport.

The neighbouring districts are the London boroughs of Hounslow, Ealing, Harrow, Hertfordshire and Buckinghamshire.

The borough was created in 1965 under the London Government Act 1963, covering the combined area of the former Municipal Borough of Uxbridge, Hayes and Harlington Urban District, Ruislip-Northwood Urban District, and Yiewsley and West Drayton Urban District. The area was transferred from Middlesex to Greater London to become one of the 32 London Boroughs.

2.1 Population/Census

The Office of National Statistics (ONS) Census 2021 population estimate for Hillingdon was 305,900². This is a 11.7% increase from the 2011 figure (273,936). Mid-year estimates of population³ show that the population has grown over the past ten years (Figure 1). The latest available figures (2024) show a population of 329,185, so between the 2011 and 2023 the population grew 16.9%.

¹ Wikipedia Aug 2025: https://en.wikipedia.org/wiki/London_Borough_of_Hillingdon

² Office for National Statistics – Census 2021: <https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationestimates/bulletins/populationandhouseholdestimatesenglandandwales/census2021>

³ ONS Estimates of the population for England and Wales: <https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationestimates/datasets/estimatesofthepopulationforenglandandwales>

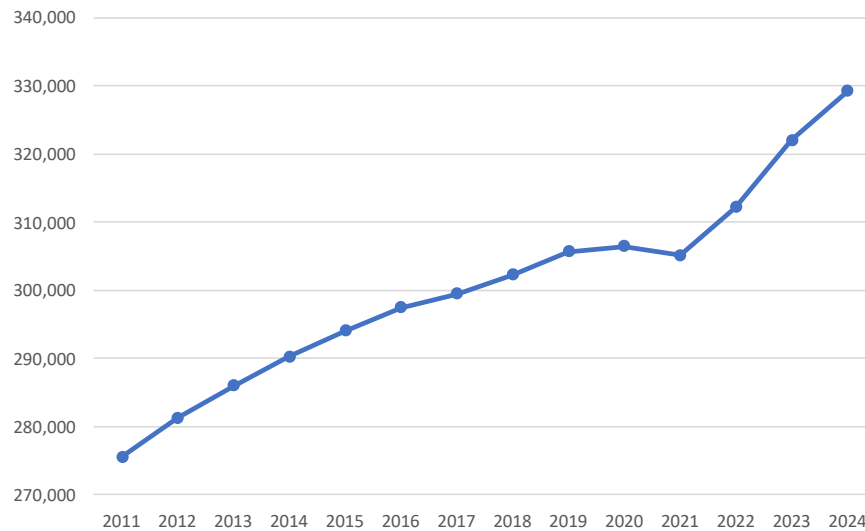


Figure 1. Mid-Year population estimates for London Borough of Hillingdon 2011 – 2024 (Source: ONS).

The rate of population increase in Hillingdon averages around 1.2% per year.

2.1.1 Age of population

The median age of the population has seen a shift upwards since 2012, with the latest estimate being 36.3 (2024), this compares to previous ages of 37.1 (2021) and 35.0 (2012) (Figure 2).

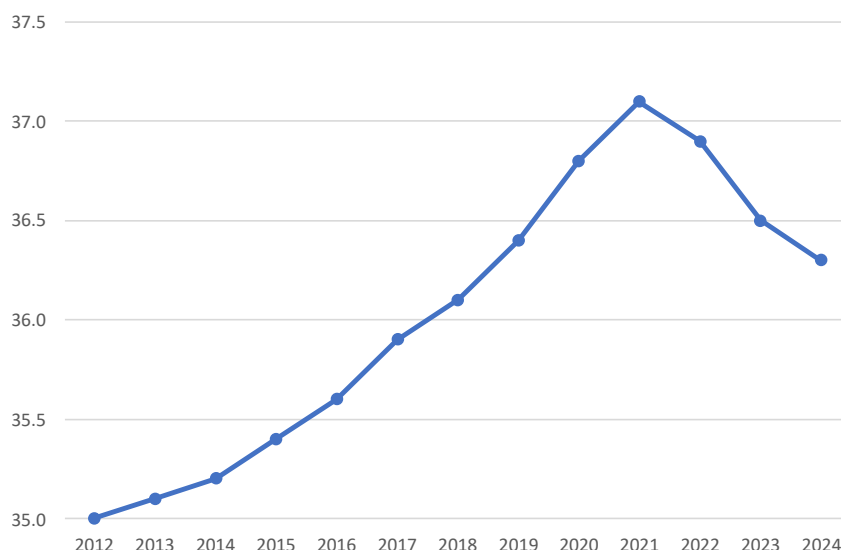


Figure 2. Median age of the population in Hillingdon 2012 – 2024 (Source: ONS).

The change in median age is 4.3% upwards since 2012, although there has been a decrease in median age since 2021.

2.2 Household Size

Household size (all tenures) provides an insight into how dwellings are occupied across the housing authority⁴. The 2021 Census data show that in Hillingdon there were 109,229 separate households. These varied from 1-person households to 8-persons (Figure 3).

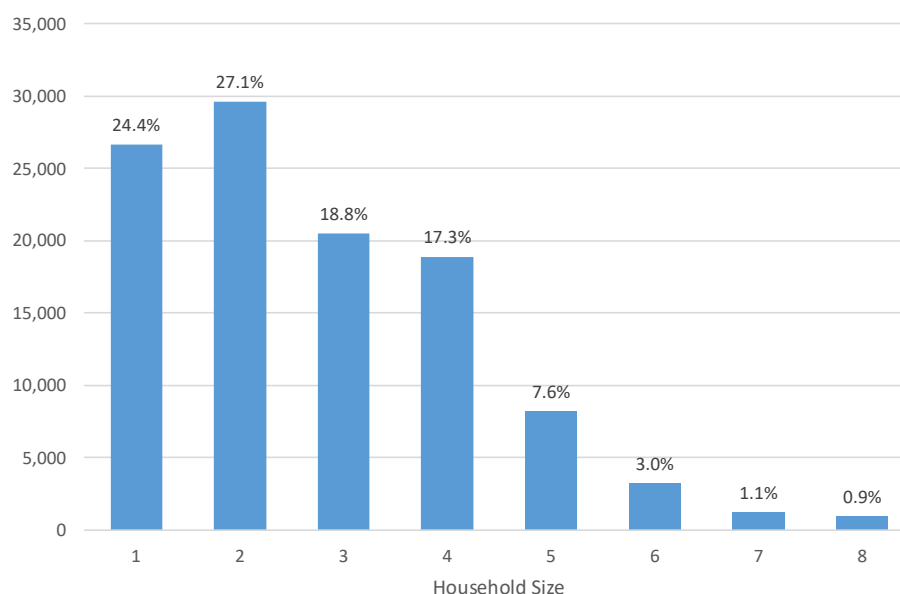


Figure 3. Household size in Hillingdon at Census 2021 (Source: ONS).

Household sizes in the range 1 – 5 account for over 90% of all households, and 76% of all households have more than one person.

2.2.1 Dependent Children

The composition of households can give an indication of the kinds of services that may be important, for example in 2021 there were 40,245 households with dependent children in Hillingdon (Figure 4)⁵.

⁴ Office for National Statistics – Census 2021, <https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationestimates/bulletins/populationandhouseholdestimatesenglandandwales/census2021>

⁵ ONS Households containing dependent children 2021: <https://www.ons.gov.uk/peoplepopulationandcommunity/birthsdeathsandmarriages/families/datasets/householdscontainingdependentchildren/census2021>

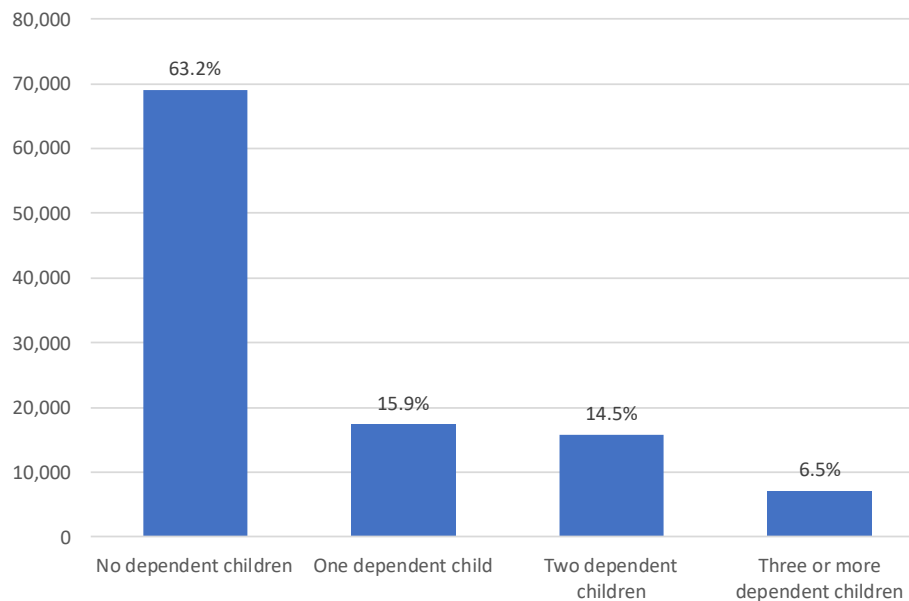


Figure 4. Households with dependent children in Hillingdon at Census 2021 (Source: ONS).

Around 37% of households in Hillingdon had dependent children in 2021.

2.3 Property Type

Analysis of property type profile offers an indication of general housing stock makeup, density, and construction type. Inspection data and Energy Performance Certificate (EPC) records have been analysed to assess the proportions of property types of general housing stock in Hillingdon (Figure 5).

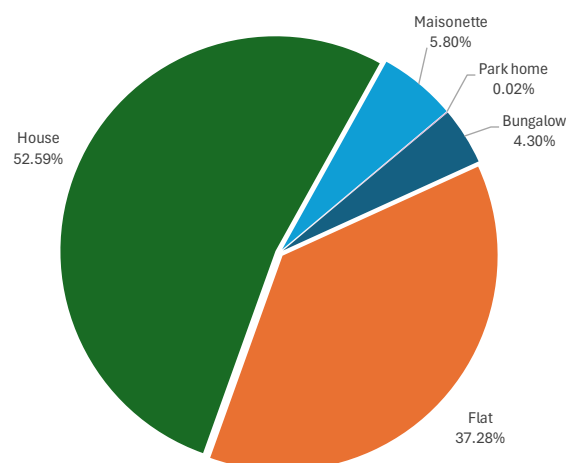


Figure 5. Property types for general housing stock in Hillingdon (Source: EPC 2024).

Flats (37.3%) and Houses (52.6%) dominate the property types, with Bungalows (4.3%) and Park Homes (0.02%) being least represented.

2.4 Tenure

There is a total of 113,124 residential properties in Hillingdon (excluding shell properties, Table 1). Of these, 25.7% (29,099) are PRS (Table 2).

Over the past decade Hillingdon has seen changes in tenure rates, with the PRS increasing from 19.1% of housing stock in 2011 (Figure 6) to 25.7% in 2025 (Figure 7).

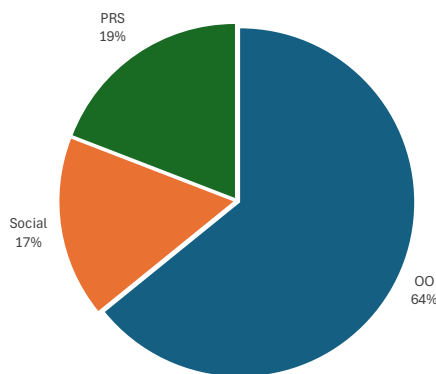


Figure 6. Tenure types 2011
(Source: ONS)

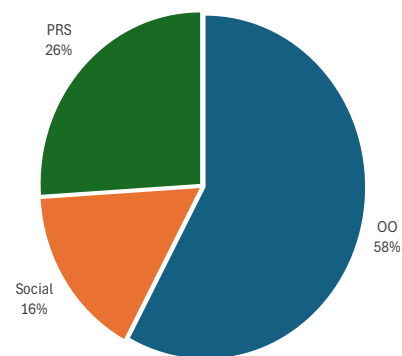


Figure 7. Tenure types 2025
(Source: Ti 2025).

Since 2001 the PRS has shown a steady increase, whilst social housing and owner occupied have remained level (Figure 8, Table 1).

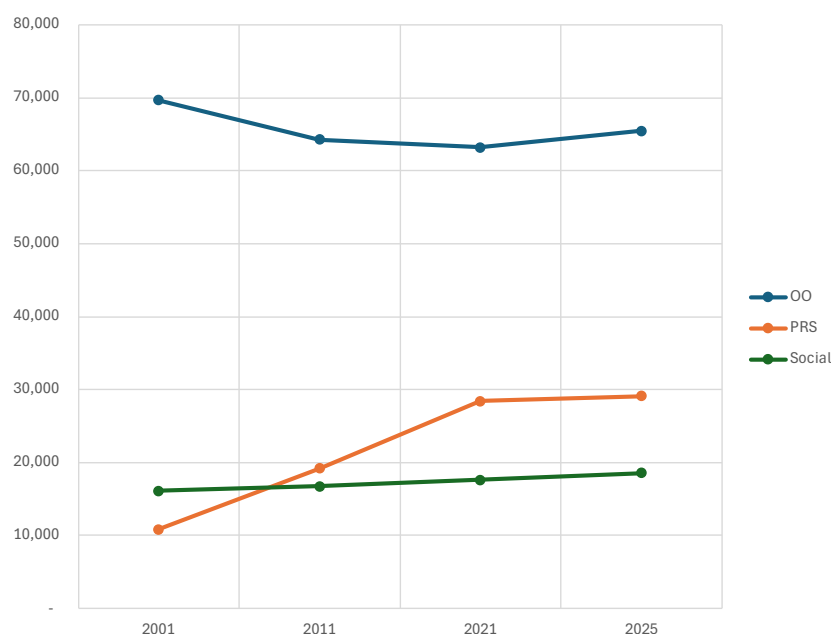


Figure 8. Tenure changes in Hillingdon 2001—2025 (Source: ONS & Ti 2025).

There are differences between Census 2021 figures and Ti 2025 results (Table 1). These differences are likely in part to be a result of distorted response rates in the PRS from the Census data, in part because of the March 2021 government-imposed coronavirus lockdown measures^{6,7}.

It's important to note that Census tenure data is based on self-reported households, while Ti data is based on known dwellings within a local authority area. Some dwellings have multiple households. Therefore, the number of households should normally exceed the number of known dwellings.

Table 1. Numbers of households and dwellings by tenure type in Hillingdon 2011—2024 (Source: ONS & Ti 2025).

Tenure	2011 (households)	2021 (households)	2025 (dwellings)
Owner Occupied	64,291	63,204	65,445
Social Housing	16,752	17,613	18,580
PRS	19,171	28,411	29,099
Total	100,214	109,228	113,124

⁶ Timeline of UK government coronavirus lockdowns and restrictions, <https://www.instituteforgovernment.org.uk/data-visualisation/timeline-coronavirus-lockdowns>

⁷ OnLondon Article (July 2022) <https://www.onlondon.co.uk/london-councils-briefing-warns-that-census-may-have-significantly-undercounted-capitals-population/>

When viewed as percentage of the total tenure, the trends show more clearly (Table 2).

Table 2. Percentage of households and dwellings by tenure type in Hillingdon 2011—2024 (Source: ONS & Ti 2025).

Tenure	2011 (households)	2021 (households)	2025 (dwellings)
Owner Occupied	64.2	57.9	57.9
Social Housing	16.7	16.1	16.4
PRS	19.1	26.0	25.7
Grand Total	100.0%	100.0%	100.0%

The Private Rental Sector has increased since 2001, seemingly at the expense of the Owner Occupier sector.

2.5 Deprivation (IMD)

The Indices of Multiple Deprivation 2019 (IMD 2019) provide a set of relative measures of deprivation for LSOAs (Lower-layer super output areas) across England, based on seven domains of deprivation⁸.

The London Borough of Hillingdon appears to have fewer deprived areas compared to other London Boroughs (Figure 9).

⁸ ONS 2019 <https://www.gov.uk/government/statistics/english-indices-of-deprivation-2019>

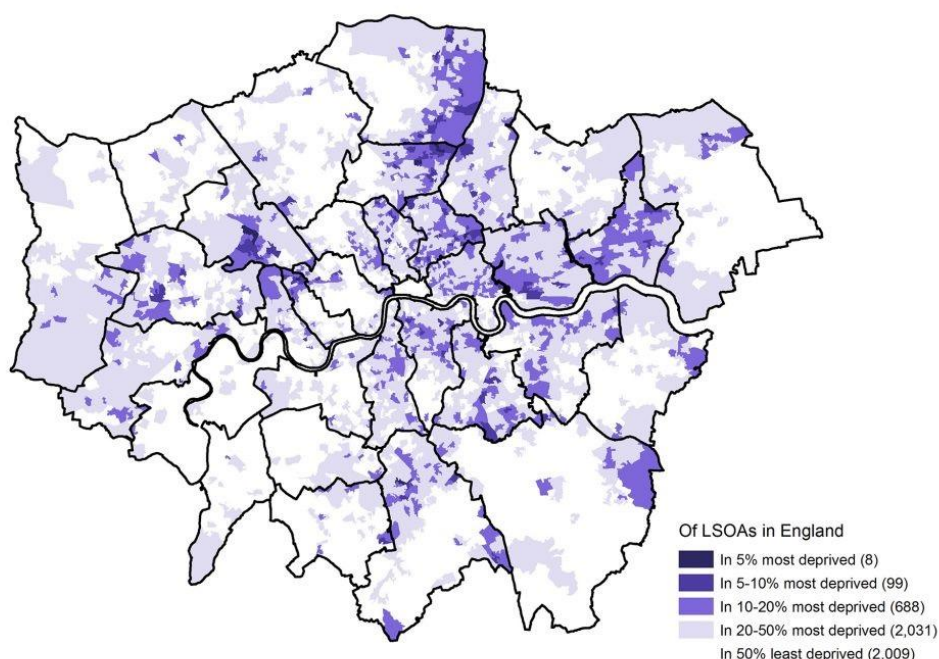


Figure 9. Distribution of deprivation across London (Source: London Datastore 2019, Map by London Datastore).

The darker shades are the most deprived areas. Hillingdon is the 13th least deprived London boroughs (out of 33).

To produce the ward level IMD 2019 data, government guidance and methodology to convert the data has been used⁹. LSOAs have been matched to ward names using Open Geoportal lookup tables. IMD 2019 scores have been ranked (deciles) and weighted for population.

Weighted average IMD 2019 decile across Hillingdon wards shows values ranging from 5 – 10 (Figure 10, Table 10). Low values indicate the most deprived areas, whilst high values indicate the least deprived.

⁹ MHCLG 2019 https://assets.publishing.service.gov.uk/media/5d8b364ced915d03709e3cf2/iod2019_Research_Report.pdf

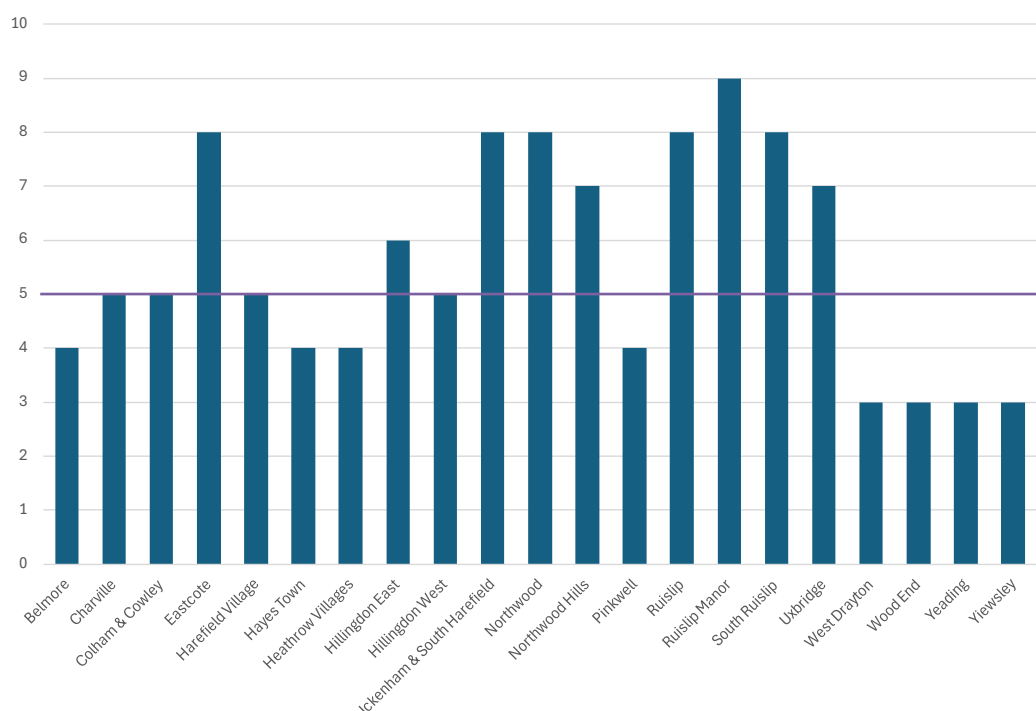
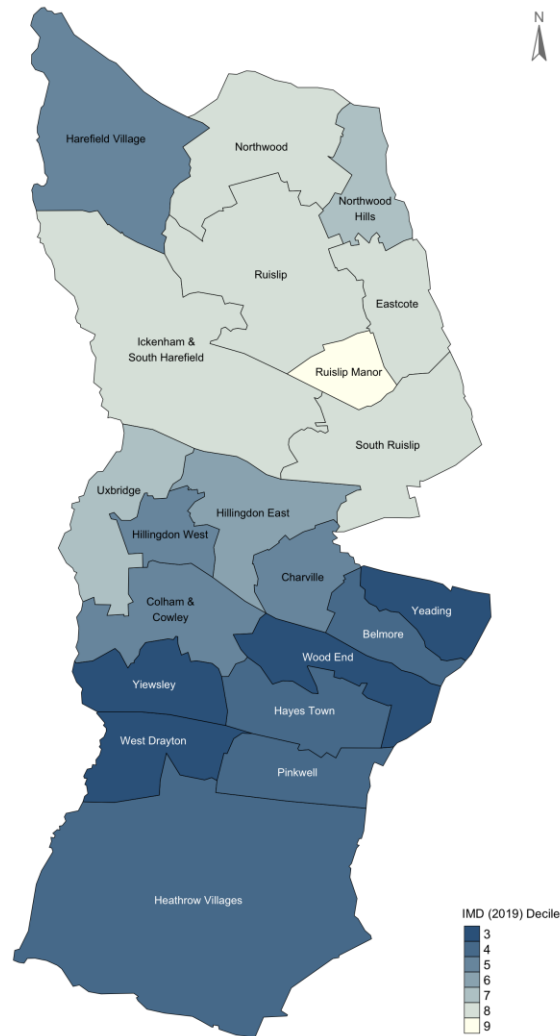


Figure 10. Average IMD (2019) decile in Hillingdon by ward (Source: IMD 2019). Horizontal line shows national average (decile 5).

On the graph a value of 1 represents the most deprived 10% areas and 5 represents 50% most deprived (national average).

In Hillingdon 9 out of 21 wards are above the national average, Charville, Colham & Cowley, Harefield Village, and Hillingdon West are at the national average (5), whilst Ruislip Manor is the least deprived (9). The most deprived are West Drayton, Wood End, Yeading, and Yiewsley (3).

The geographical pattern of deprivation shows the most deprived wards tending to be in the southern wards (Map 1).



Map 1. Distribution of Average IMD (decile) in Hillingdon by ward (Source: ONS 2019, Map by Metastreet).

The most deprived wards are West Drayton, Yiewsley, Yeadon, and Wood End (decile 3).

2.6 Fuel Poverty

Fuel poverty is defined by the Warm Homes and Energy Conservation Act. A household is fuel poor if they have required fuel costs that are above average (the national median level); and were they to spend that amount, they would be left with a residual income below the official poverty line.

The fuel poverty score was produced by the Department for Energy Security & Net Zero using 2023 data and published in 2025. Over the coming years these figures are likely to

change significantly because of acute fuel price increases during much of 2023/24. Notwithstanding this, Hillingdon has a lower proportion in fuel poverty (9.1%) than the national average (11.4%), and lower than the London average (9.3%, Figure 11)¹⁰.

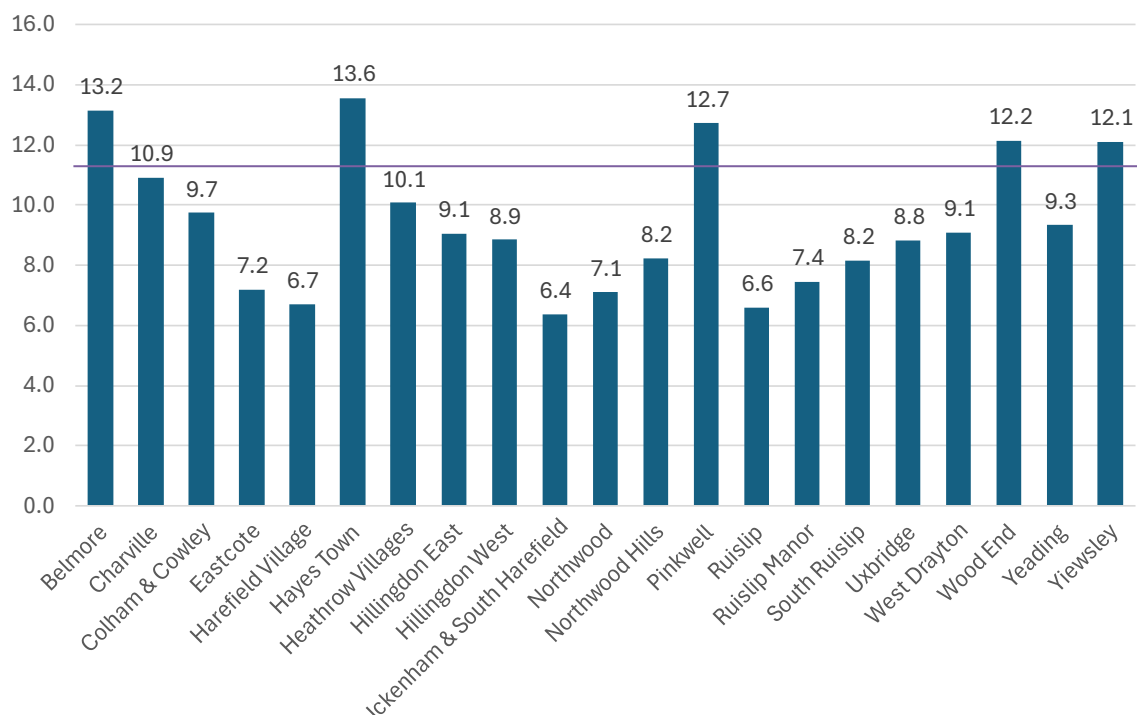


Figure 11. Percentage of households in fuel poverty by ward in Hillingdon (After Housing Costs, Source: Dept. for Energy Security & Net Zero 2025). Horizontal line shows national average (11.4%).

The highest fuel poverty (13.6%) is in Hayes Town, whilst the lowest (6.4%) is in Ickenham & South Harefield.

¹⁰ Department for Energy Security & Net Zero 2025: <https://www.gov.uk/government/statistics/sub-regional-fuel-poverty-data-2025-2023-data>

Five of the wards in Hillingdon have values above the national average (Table 3). Note that fuel poverty data is collected by LSOA. Ward-level values have been calculated using LSOA to Ward lookup tables from the ONS.

Table 3. Percentage of households in fuel poverty across wards in Hillingdon (After Housing Costs, Source: Dept. for Energy Security & Net Zero 2025).

Ward	Fuel Poor Percent
Belmore	13.2
Charville	10.9
Colham & Cowley	9.7
Eastcote	7.2
Harefield Village	6.7
Hayes Town	13.6
Heathrow Villages	10.1
Hillingdon East	9.1
Hillingdon West	8.9
Ickenham & South Harefield	6.4
Northwood	7.1
Northwood Hills	8.2
Pinkwell	12.7
Ruislip	6.6
Ruislip Manor	7.4
South Ruislip	8.2
Uxbridge	8.8
West Drayton	9.1
Wood End	12.2
Yeadon	9.3
Yiewsley	12.1
Overall Average	9.1

Ickenham & South Harefield has the lowest fuel poverty (6.4%), and Hayes Town the highest (13.6%).

2.7 Child Poverty

PRS rents have been identified as a key driver of poverty. With greater numbers of children living in the PRS, understanding child poverty levels help us to understand the wider impacts of the PRS¹¹.

¹¹ Joseph Rowntree Foundation 2024, <https://www.jrf.org.uk/housing/housing-costs-and-poverty-private-rents-compared-to-local-earnings>

Estimates of child poverty for the period 2023 – 2024 give a national average of around 31%.

The percentage of children living under the poverty line in each London borough in the period 2023 – 2024 show that Hillingdon has slightly above average child poverty (33%, Figure 12)¹².

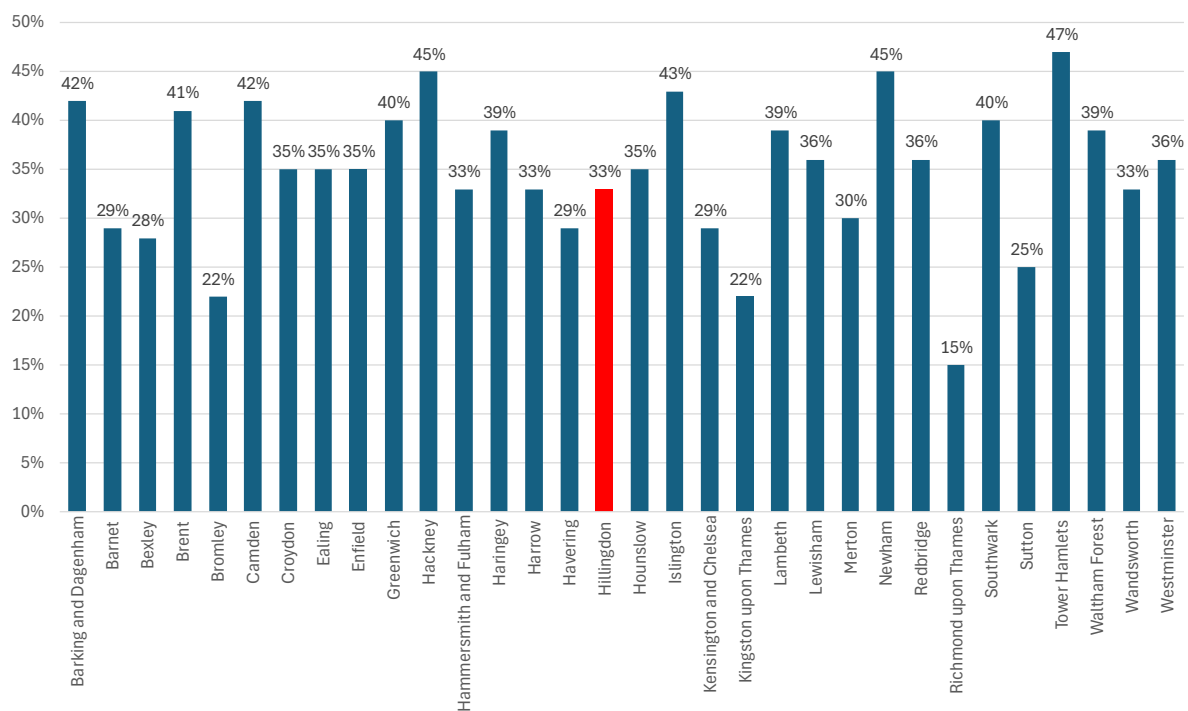


Figure 12. Percentage of children living in poverty (after housing costs) across London Boroughs 2022-2023 (Source: Trust for London 2025).

Hillingdon ranks 20th (out of 32) in terms of child poverty across the London Boroughs.

¹² Trust for London 2025, <https://www.trustforlondon.org.uk/data/child-poverty-and-housing-tenure/>

2.8 Residential Property Crime

Over a 12-month period (Jun 2024 – Jun 2025) Hillingdon recorded 936 residential burglaries (Figure 13)¹³. Across Hillingdon, Pinkwell had the highest number (99), whilst Ruislip Manor had the lowest (15) number of residential burglaries.

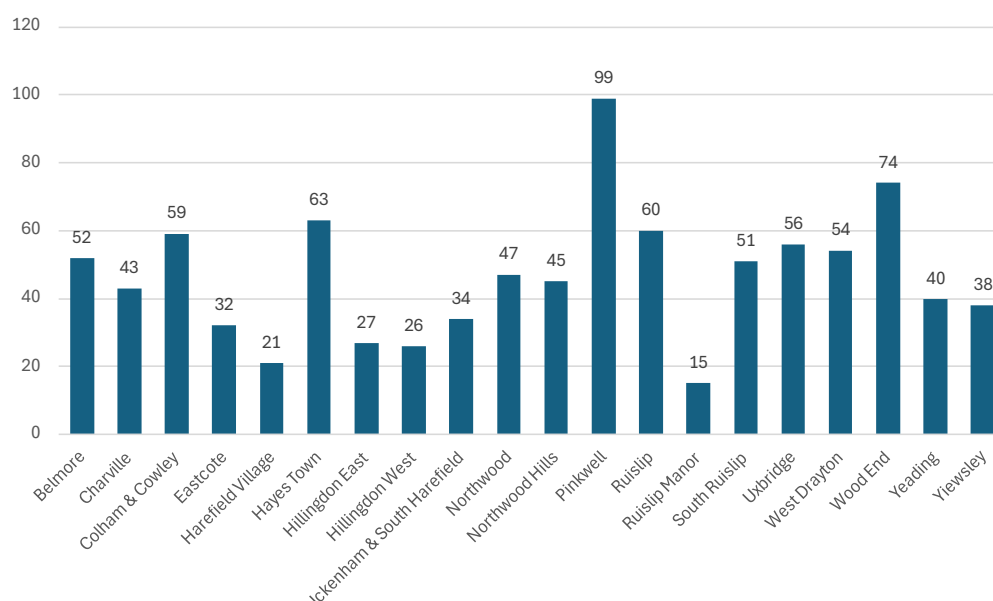


Figure 13. Residential property crime for Jun 2024 – Jun 2025, at wards across Hillingdon (Source: London Datastore 2025).

When adjusted for population the residential burglary rate was 2.84 per 1,000 in Hillingdon. This compares with the London average of 3.60 (Figure 14).

¹³ London Datastore August 2025, https://data.london.gov.uk/dataset/recorded_crime_summary

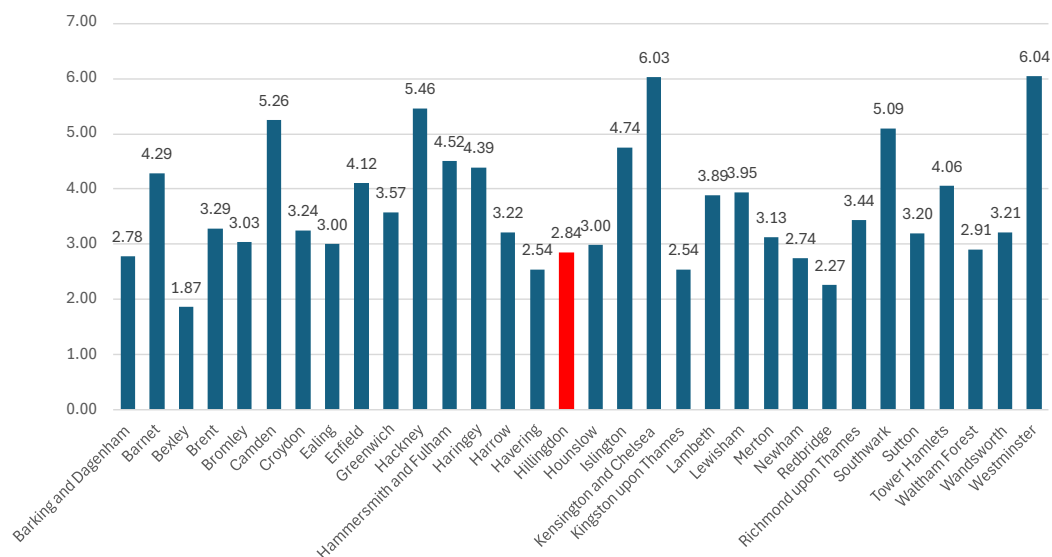


Figure 14. Rates of residential property crime per 1,000 population across London Boroughs (Source: London Datastore 2025).

Hillingdon ranks as 26th (out of 32) London Boroughs in terms of residential property crime per 1,000 population.

3 Methodology

Tenure Intelligence (Ti) uses council held and publicly available data to identify tenure and analyse property stressors, including property conditions and anti-social behaviour.

Metastreet has collaborated with the council to create a residential property data warehouse focused on the PRS and the known and predicted HMO population. This has been developed by using a mixture of licence holder and application flags held by the authority and predictive models.

The project has included linking large amounts of council and externally held data to unique property references (UPRN).

Machine learning has been used for property level predictions based on training data taken from a contemporary sample of known outcomes. Results are analysed to produce a summary of housing stock, predictions of Category 1 and/or high scoring Category 2 hazards, HHSRS A-D.

Different combinations of risk factors were systematically analysed for their predictive power in terms of key outcomes. Risk factors that duplicated other risk factors but were weaker in their predictive effect were systematically eliminated. Risk factors that were not statistically significant were also excluded through the same processes of elimination.

It is important to note that this approach can never be 100% accurate as all large datasets and statistical models include some level of error. A more detailed description of the methodology and the specific factors selected to build predictive models for this project can be found in Appendix 2.

All specified and requested council held longitudinal data is from 1st April 2020 – 31st March 2025 unless otherwise specified.

4 Private Rental Sector (PRS) in Hillingdon

The Private Rental Sector (PRS) covers properties where the dwelling, or part of it, is occupied by a private tenant paying rent (rather than a mortgage or outright ownership).

4.1 PRS Population

There are a total of 113,124 residential properties in Hillingdon (excluding shell properties). Hillingdon's PRS is now calculated to be 25.7% (29,099) of housing stock. This compares to 19.1% (19,171) of households in 2011 (ONS)¹⁴. This follows the nationwide trend. The PRS in the UK has grown from 9.4% of housing stock in 2000¹⁵ to 19% in 2023¹⁶. It is now the second largest housing tenure in England, with a growing number of households renting from a population of around 1.5 million private landlords¹⁷.

The PRS in Hillingdon are distributed across all 21 wards (Figure 15). The number of PRS per ward ranges from 283 – 2,231.

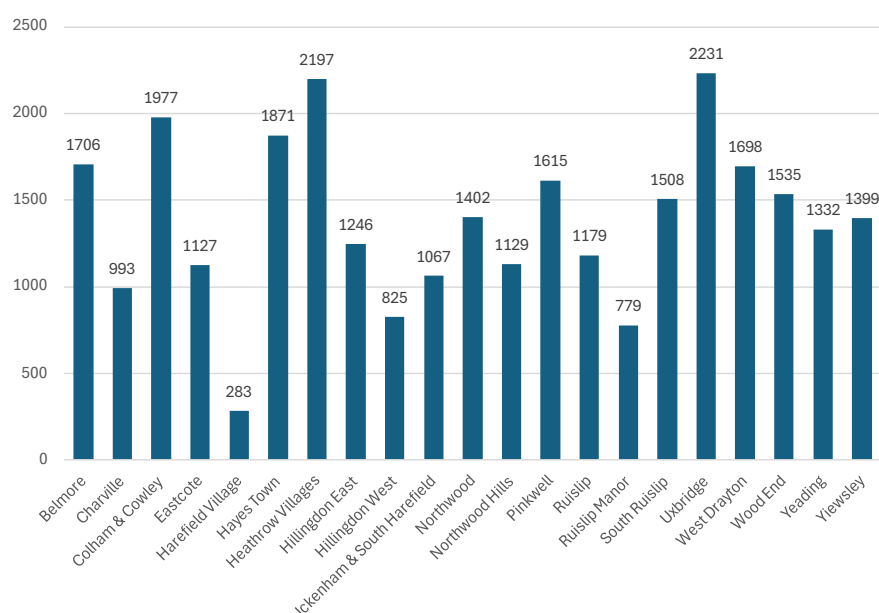


Figure 15. Number of PRS by ward in Hillingdon (Source: Ti 2025).

¹⁴ ONS Census 2011,

<https://www.ons.gov.uk/peoplepopulationandcommunity/housing/adhocs/003049ct02592011censusenureofdwellingbyaccommodationtypeofdwellingalldwellingsnationaltolocalauthority>

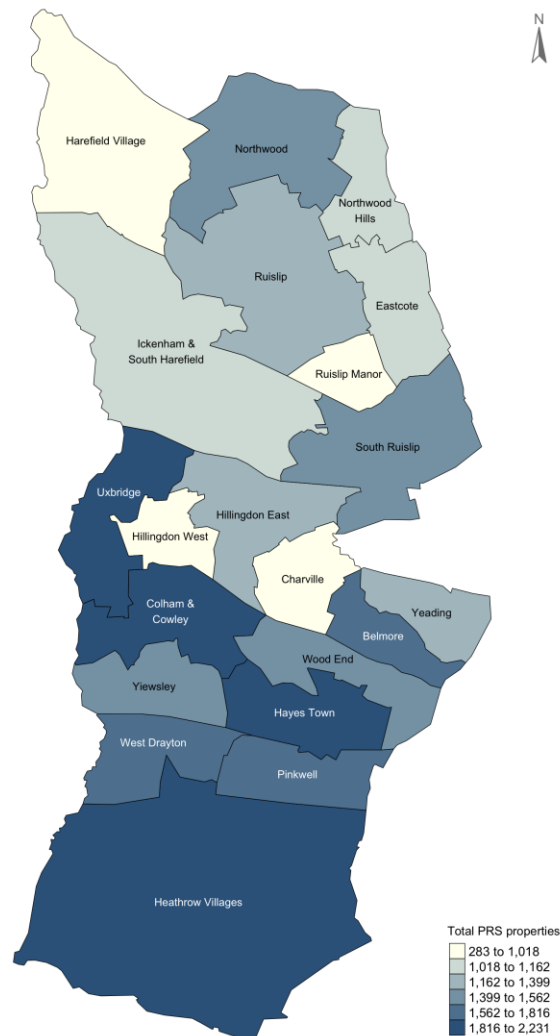
¹⁵ The profile of UK private landlords Scanlon K & Woodhead C CML research. LSE London. December 2017, www.cml.org.uk

¹⁶ EHS Headline 2022-2023, <https://www.gov.uk/government/statistics/chapters-for-english-housing-survey-2022-to-2024-headline-report>

¹⁷ Landlord Licensing. Interim report-overview of the incidence and cost of HMO & discretionary schemes in England. February 2015, www.landlords.org.uk

The highest number of PRS are in Uxbridge (2,231), and Heathrow Villages (2,197). The lowest are in Harefield Village (283).

The distribution of PRS dwellings across the London Borough of Hillingdon shows concentrations in the southern and central wards (e.g. Uxbridge, Hayes Town, Heathrow Villages, and Colham & Cowley, Map 2).



Map 2. Distribution of PRS dwellings in Hillingdon by ward (Source: Ti 2025, Map by Metastreet).

The percentage of PRS properties in each ward ranges between 12.2% (Harefield Village) and 43.8% (Heathrow Villages, Figure 16). Of the 21 Hillingdon Council wards 16 have a higher percentage PRS than the national average (19%)¹⁸.

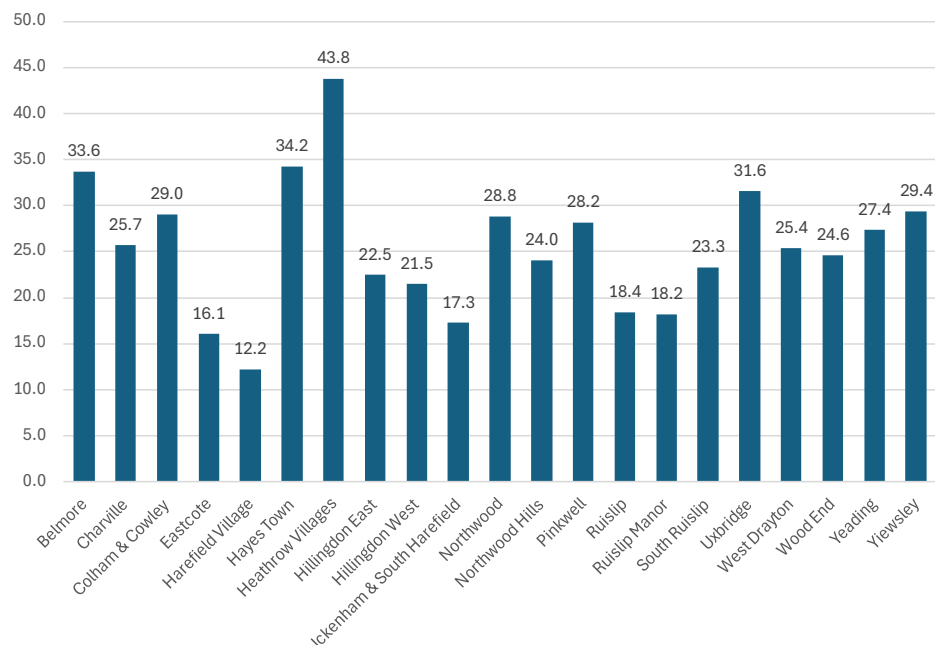
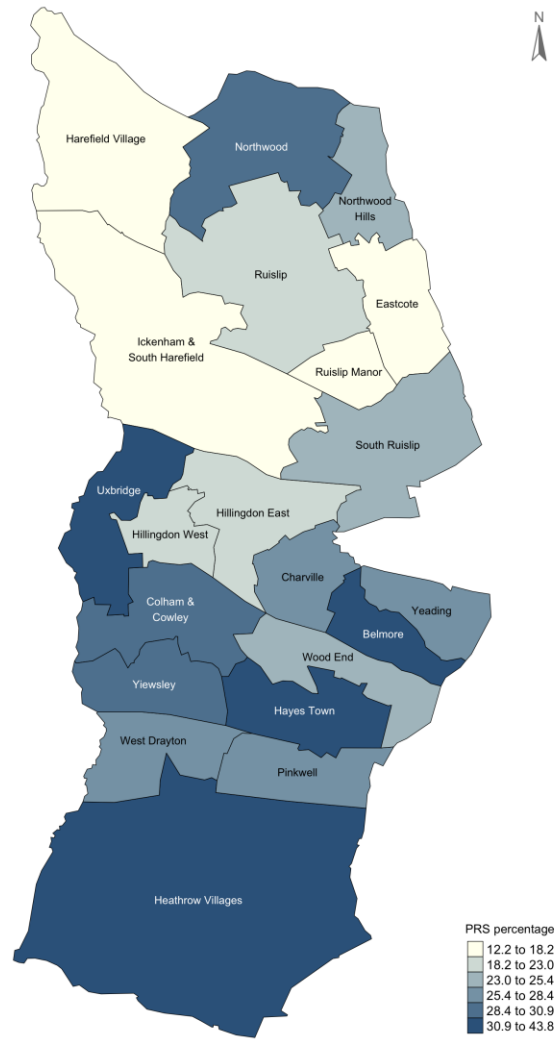


Figure 16. Percentage of PRS across wards in Hillingdon (Source: Ti 2025).

The percentage of dwellings that are PRS varies across the London Borough of Hillingdon (Map 3).

¹⁸ English Housing Survey Aug 2025 <https://www.gov.uk/government/collections/english-housing-survey>



Map 3. Percentage of PRS dwellings (as a proportion of total housing) by ward in Hillingdon (Source: Ti 2025, Map by Metastreet).

Higher percentages of PRS are seen in central (e.g. Uxbridge, Belmore) & southern wards (e.g. Hayes Town, Heathrow Villages), with lower percentages in the north (e.g. Harefield Village, Eastcote).

4.2 Property Type

Analysis of property type profile offers an indication of PRS makeup, density, and construction type, and other social economic indicators across an area.

Inspection data and Energy Performance Certificate (EPC) records have been analysed to assess the proportions of property types of the Private Rental Sector in Hillingdon (Figure 17).

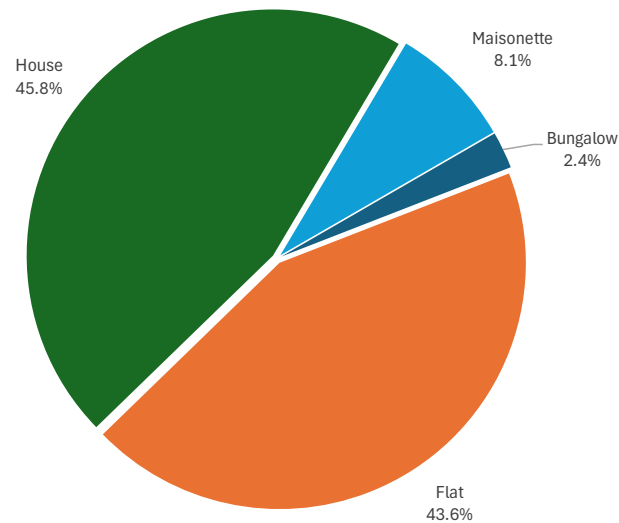


Figure 17. Property types for PRS dwellings in Hillingdon 2024 (Source: EPC 2024, Ti 2025).

Flats (44%) and Houses (46%) make up the majority of PRS property types. Bungalows represent the smallest percentage (2.4%) of PRS dwellings in Hillingdon.

4.3 Rented property possession claim rates

Hillingdon had an average rented property possession rate of 22.1 claims per 10,000 households in 2024¹⁹ (Figure 18). Over the last 12 quarters (to end Jun 2025) the average was 19.4. The average number of claims for authorities in England for the same 12 quarters was 8.3 per 10,000 (8.6 over the last 4 quarters).

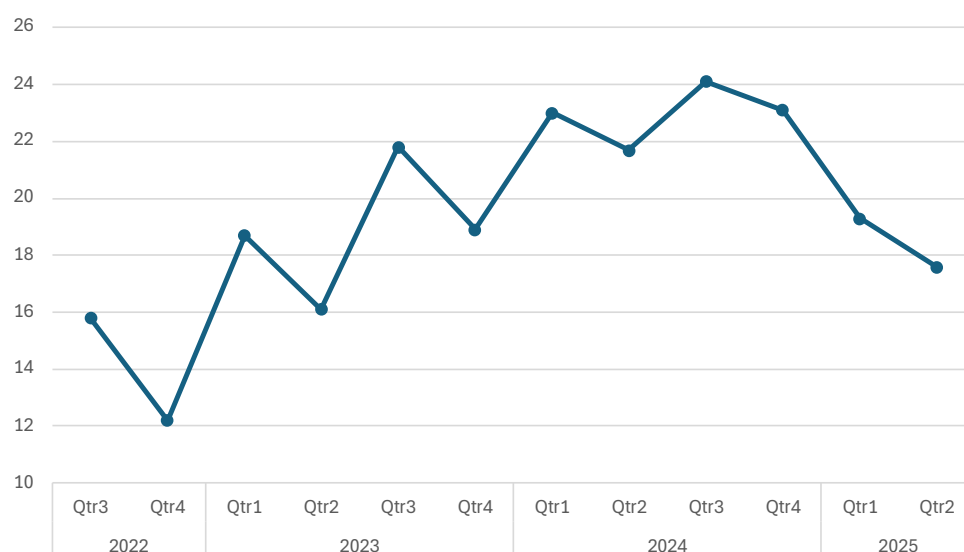


Figure 18. Number of possession claims issued by landlords per 10,000 households in Hillingdon (Source: MOJ 2025).

The property possessions rates in Hillingdon were slightly lower than for the average London authority, over the last 4 quarters (to end Jun 2025) the average was 22.1 across all London Boroughs.

¹⁹ MOJ Possession claims by local authority (2025) https://lginform.local.gov.uk/reports/lgastandard?mod-metric=3498&mod-area=E06000031&mod-group=AllSingleTierAndCountyLainCountry_England&mod-type=namedComparisonGroup

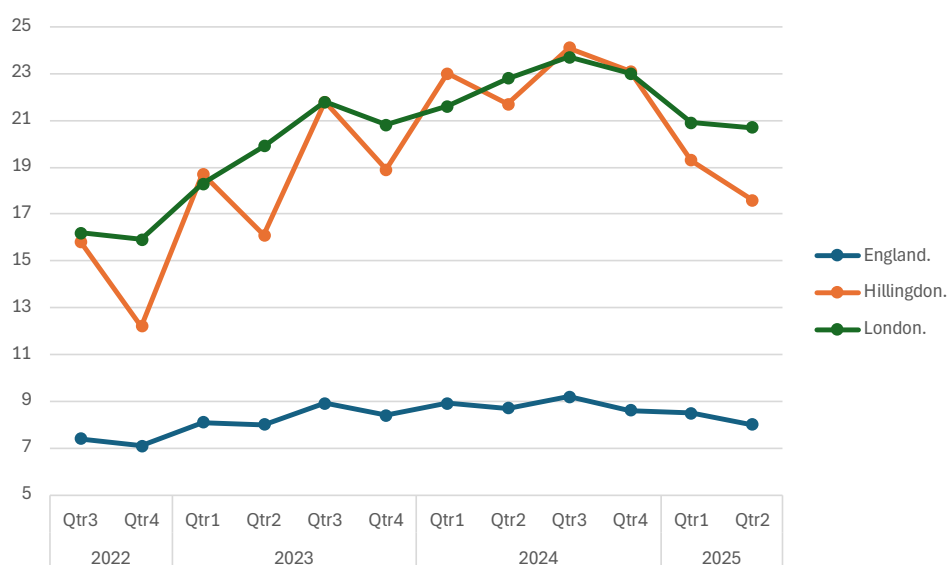


Figure 19. Number of possession claims issued by landlords per 10,000 households for Hillingdon, all English Authorities, and London Boroughs (Source: MOJ 2025).

The number of landlord possession claims in Hillingdon has risen over the last 12 quarters, broadly following the pattern for London, although there is a dip from Q3 2024 (Figure 19).

4.4 Rents and affordability

Private rents vary by area. As this report is concerned with housing conditions and other housing stressors, the average (median) rents for different dwelling types were examined²⁰.

Overall, Hillingdon average rents are £1,533 (Figure 20).

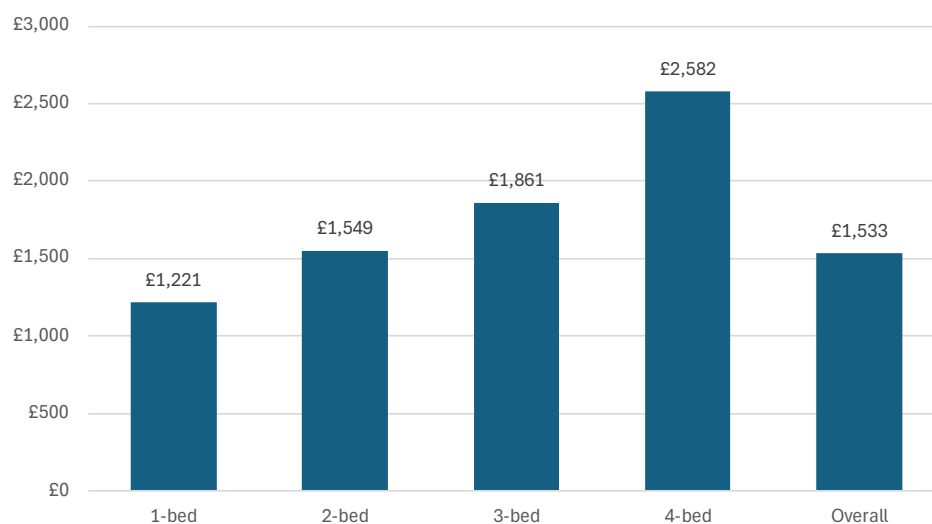


Figure 20. Median monthly rents (£) July 2025 for Hillingdon (Source: ONS Aug 2025).

The overall average in Hillingdon is £1,533, which is lower than the (overall) London average (£2,250), and higher than the (overall) average for England (£1,398). Hillingdon overall rent ranks 29th (of 32) London Boroughs.

²⁰ ONS Private rent and house prices 2025:
<https://www.ons.gov.uk/economy/inflationandpriceindices/bulletins/privaterentandhousepricesuk/august2025>

4.5 Housing conditions (HHSRS hazards)

The Housing Health and Safety Rating System (HHSRS) is a system for assessing housing conditions. A hazard is any risk of harm to the health or safety of an actual or potential occupier of accommodation that arises from a deficiency in the dwelling, building or land in the vicinity.

Currently the HHSRS assessment identifies 29 hazard types that give rise to hazards, under 4 main public health categories; physiological requirements; psychological requirements; protection against infection; protection against accidents²¹. Serious hazards (Category 1 & 2, HHSRS) hazards have a physiological or psychological impact on the occupant and may result in medical treatment²².

In 2024, 10% of private rented dwellings in England had at least one Category 1 hazard; this was a higher proportion than the average for the total housing stock (7%), and significantly higher than owner occupied dwellings (8%) or social rented dwellings (4%). Furthermore, the private rented sector had the highest proportion of non-decent homes (21%)²³.

Using a sample of properties that are known to have at least one serious housing hazard (see above), it is possible to predict the number of PRS properties with at least one serious hazard (Category 1 and/or high scoring Category 2 hazards, HHSRS A-D) across the PRS population. Further details of the methodology can be found in Appendix 2. Using this methodology, it is predicted that there are 4,157 PRS properties with at least one serious home hazard in Hillingdon (Figure 21). This represents 14.3% of the PRS stock, which is higher than the national average (10%).

²¹ HHSRS) operating guidance, <https://www.gov.uk/government/publications/hhsrs-operating-guidance-housing-act-2004-guidance-about-inspections-and-assessment-of-hazards-given-under-section-9>

²² Housing Health and Rating System, Operation Guidance, 2006, https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/15810/142631.pdf

²³ EHS Headline 2023-2024, <https://www.gov.uk/government/collections/english-housing-survey-2023-to-2024-headline-findings-on-housing-quality-and-energy-efficiency>

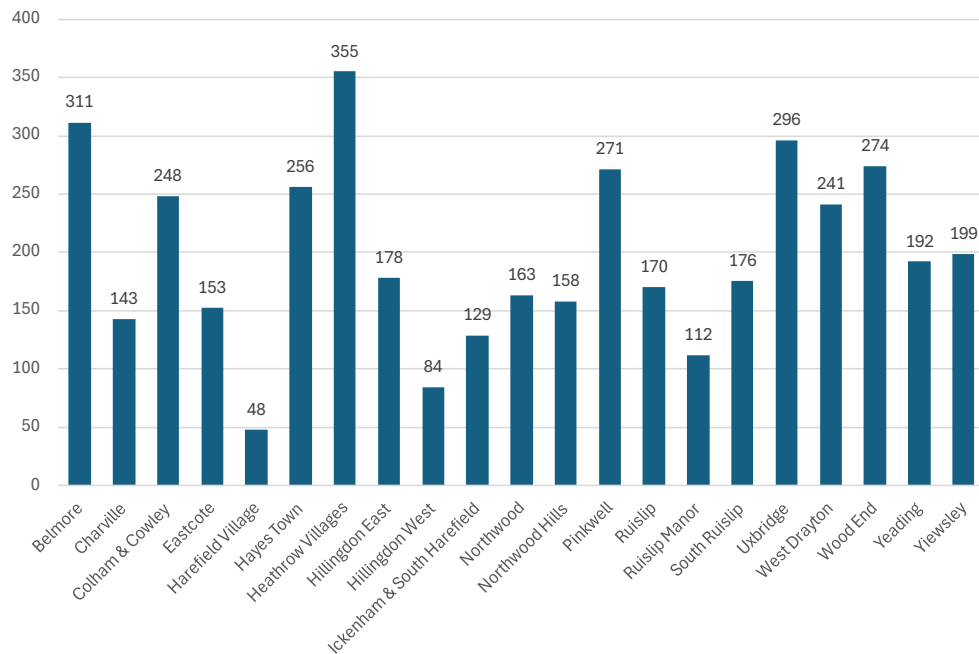
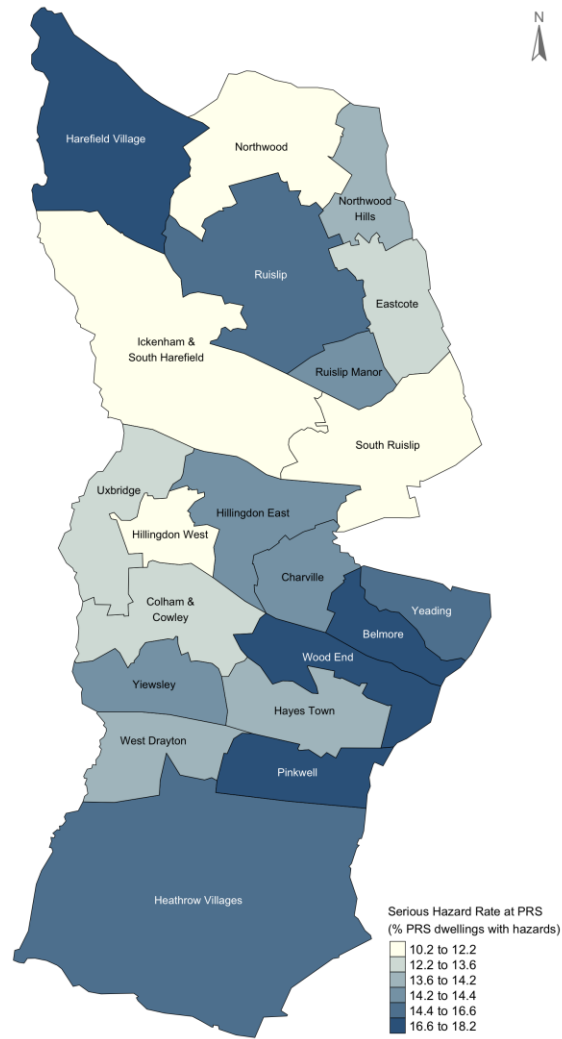


Figure 21. PRS properties with serious hazards (HHSRS A-D) across Hillingdon (Source: Ti 2025).

The highest number (355) of PRS properties with serious hazards are in Heathrow Villages, whilst the lowest number (48) are in Harefield Village.

PRS properties with serious hazards are distributed throughout the Borough of Hillingdon (Map 4).



Map 4. Distribution of PRS properties with serious hazards (HHSRS A-D) across Hillingdon (Source: Ti 2025, Map by Metastreet).

South/eastern wards generally have higher numbers of PRS with serious hazards (e.g. Belmore, Wood End, Pinkwell), but Harefield Village is a notable exception.

4.6 Energy Efficiency

An EPC rating is an assessment of a property's energy efficiency. It is primarily used by buyers or renters of residential properties to assess the energy costs associated with heating a house or flat. The rating is from A to G. A indicates a highly efficient property, G indicates low efficiency.

The energy efficiency of a dwelling depends on the thermal insulation of the structure, on the fuel type, and the size and design of the means of heating and ventilation. Any disrepair or dampness to the dwelling and any disrepair to the heating system may affect efficiency. The exposure and orientation of the dwelling are also relevant.

As part of this study, 27,511 EPC ratings were matched to known PRS properties (95% of PRS properties had an EPC rating). All figures have been modelled from this group (Figure 22).

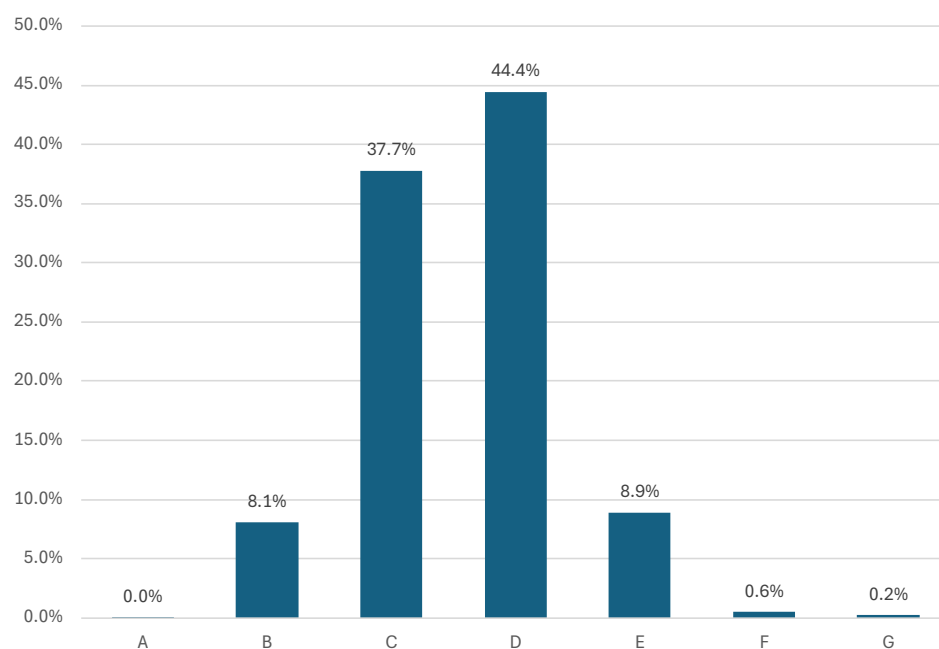


Figure 22. EPC ratings for PRS properties in Hillingdon (Source: Ti 2025).

The housing stock is dominated by EPC ratings C & D (82.2%), with B & E ratings less so (combined 17.0%). The A, F & G ratings are the least common (combined 0.8%).

4.6.1 Energy Efficiency and property type

When EPC ratings are split according to property type, comparisons can be made more easily (Table 4).

Table 4. EPC Ratings for PRS dwellings in Hillingdon by property type (Source: Ti 2025).

EPC Rating	Bungalow	Flat	House	Maisonette	Park home	Total
A	0.0%	0.0%	0.1%	0.0%	0.0%	0.0%
B	0.6%	18.9%	1.7%	1.2%	0.0%	8.1%
C	16.4%	48.2%	30.0%	48.1%	16.7%	37.7%
D	56.3%	27.0%	56.5%	43.0%	50.0%	44.4%
E	24.9%	5.4%	10.8%	6.9%	33.3%	8.9%
F	1.1%	0.3%	0.7%	0.4%	0.0%	0.6%
G	0.6%	0.2%	0.2%	0.3%	0.0%	0.2%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Ratings by property type show that bungalows fall mainly in the C—E categories. Flats fall in the B—D ratings. Houses show a narrower range, with most ratings C—E. Maisonettes fall in the C—E range. Data for Park Homes are shown, but they make up a tiny proportion of the PRS (0.02%).

The PRS is dominated by Houses and Flats, which make up 90% of PRS dwellings that have EPC ratings (houses make up 52%).

4.6.2 Energy efficiency and property age

There is a notable gradient of risk with age of the property, the risk being greatest in dwellings built before 1900, and lowest in the more energy efficient dwellings built after 1980²⁴.

A council's property age profile can have an impact on housing conditions. A large proportion of residential housing stock in Hillingdon was built pre-WWII (43.3%). Building over the last two decades accounts for around 12.0% (Figure 23)²⁵.

²⁴ Housing Health and Rating System, Operation Guidance, 2006, https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/15810/142631.pdf

²⁵ Valuation Office Agency 2019: <https://www.gov.uk/government/statistics/council-tax-stock-of-properties-2019>

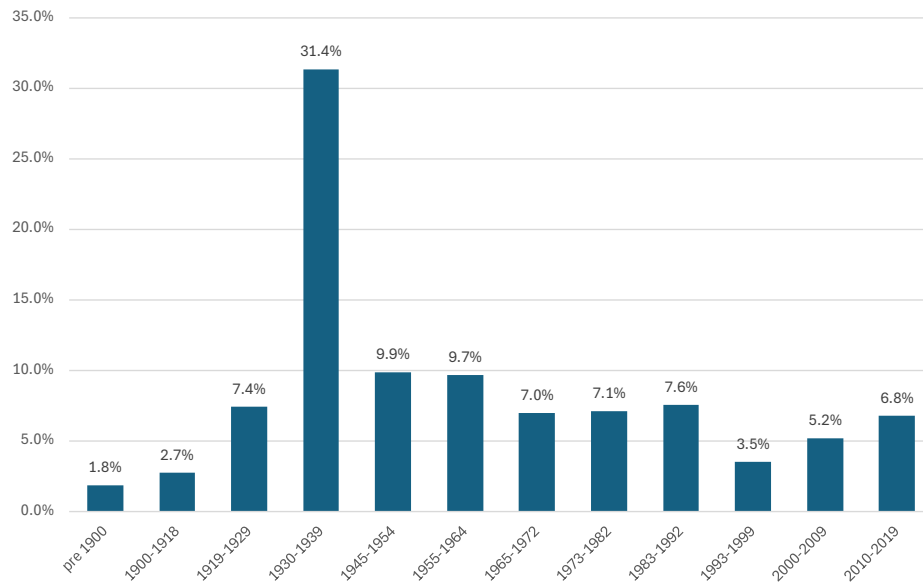


Figure 23. Percentage of properties by build period in Hillingdon (Source: VOA 2024)

Properties built in the post-war period 1945 – 2019 account for 56.7% of current stock.

4.6.3 Poor energy efficiency

Hillingdon has 2,667 PRS properties with EPC records that are E, F, & G rated. This represents 9.69% of PRS properties for which there are EPC ratings in Hillingdon. EPC ratings E, F, & G represent properties with the least energy efficiency (Figure 24).

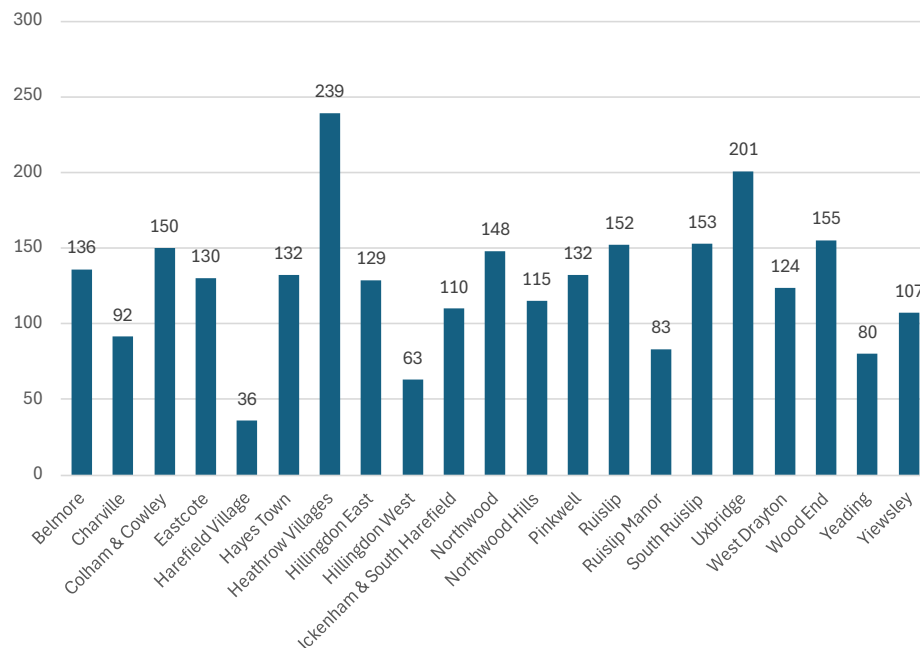


Figure 24. PRS properties with EPC ratings E—G by ward in Hillingdon (Source: Ti 2025).

The Minimum Energy Efficiency Standard (MEES) came into force in England and Wales on 1 April 2018. The regulation applies to PRS properties and mandates that all dwellings must have an EPC rating of E and above to be compliant. It has been calculated using the matched addresses that 0.79% (217) of PRS properties in Hillingdon have F and G rating. It is possible that these properties have been excluded from the MEES regulation requirements on technical grounds.

4.7 Service Requests (PRS Complaints)

Complaints made by tenants and others to Hillingdon council regarding poor property conditions and inadequate property management are a direct indicator of low quality and poorly managed PRS dwellings. In the period April 2020 – March 2025 there were 2,093 service requests made at PRS dwellings across Hillingdon (Figure 25).

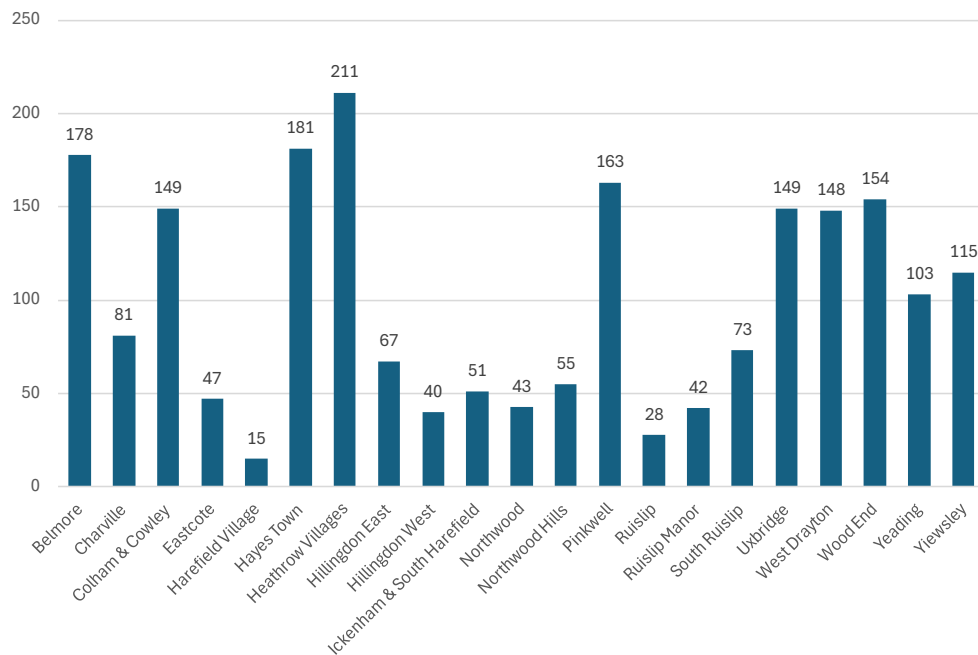
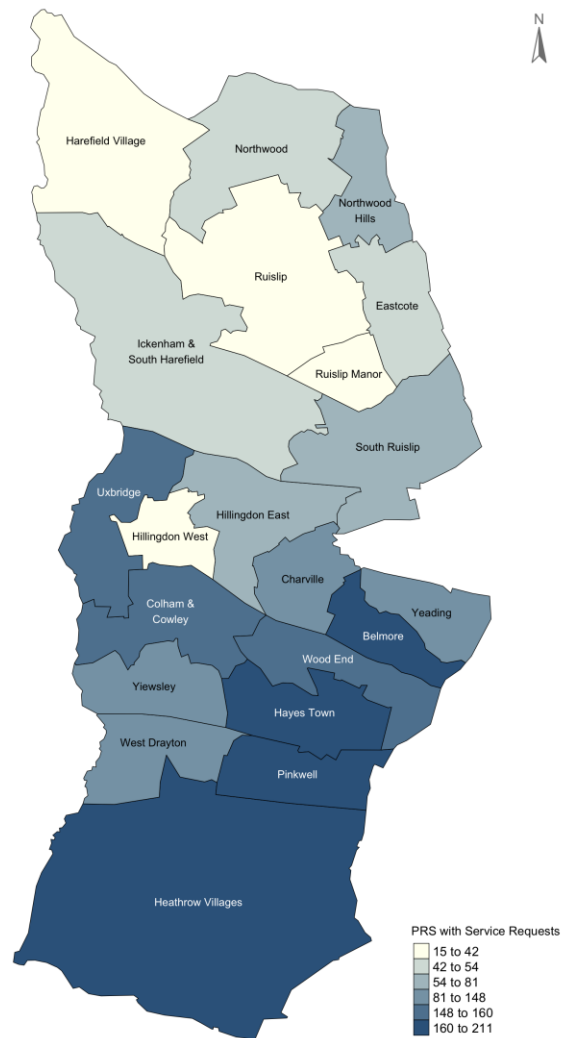


Figure 25. Service requests at PRS dwellings across Hillingdon wards April 2020 – March 2025 (Source: Ti 2025).

Heathrow Villages (211) had the highest number of service requests, whilst the lowest (15) was in Harefield Village.

The level of service demand that the PRS places on the council, including pest treatments, inspections and enforcement interventions to tackle housing hazards, varies across the Borough (Map 5).



Map 5. Distribution of Service requests at PRS across Hillingdon for the period April 2020 – March 2025 (Source: Ti 2025, Map by Metastreet).

Service requests arise across the Borough, with higher numbers in some southern wards (e.g. Pinkwell, Hayes Town, Belmore, and Heathrow Villages).

4.7.1 Service request types

PRS complaints are categorised to make it easier to manage service requests. Understanding which categories are more prevalent can help to prioritise services (Table 5).

Table 5. Service request types and their percentage for Service Requests in Hillingdon April 2020 – March 2025 (Source: Ti 2025).

Service Type	Percentage
2A1 Community and Neighbourhood Nuisance	0.03%
2B6 Blocked/Damaged Drains- Someone Else	0.03%
HAA General Enquiries & Advice	0.47%
HAB Private Sector Cladding	0.24%
HAC Licensed Property Complaint - Mandatory	1.18%
HAD Unlicensed Property Investigation	3.30%
HAF Licensed Property Complaint - Additional	0.07%
HAH Complaints regarding HMOs	0.10%
HAI Complaints of overcrowding	0.03%
HAJ Vacant Property Complaint	0.03%
HO PRS Disrepair Complaint	92.83%
HR RSL Disrepair Complaint	1.11%
HS Bed in Sheds (substandard housing)	0.13%
MO HMO's	0.44%
Total	100.00%

By far the most prevalent service request category was PRS Disrepair complaint (93%), with Unlicensed Property Investigation (3%) being a very distant second.

4.8 Notices

Hillingdon uses a range of interventions to improve standards in the PRS, including enforcement and regulation. Enforcement includes using Housing Act and other public protection legislation to enforce standards and includes civil penalties and prosecutions.

Interventions can be a result of a complaint being made by a tenant about their accommodation or because of a proactive inspection. Regulation includes sector intervention using statutory housing and public health notices to address poor housing standards in the PRS sector. This includes notices to have PRS dwellings repaired through to the prohibiting the use of some or all parts of a property.

In the period April 2020 – March 2025 Hillingdon issued 198 notices to PRS addresses in the Borough (Figure 26).

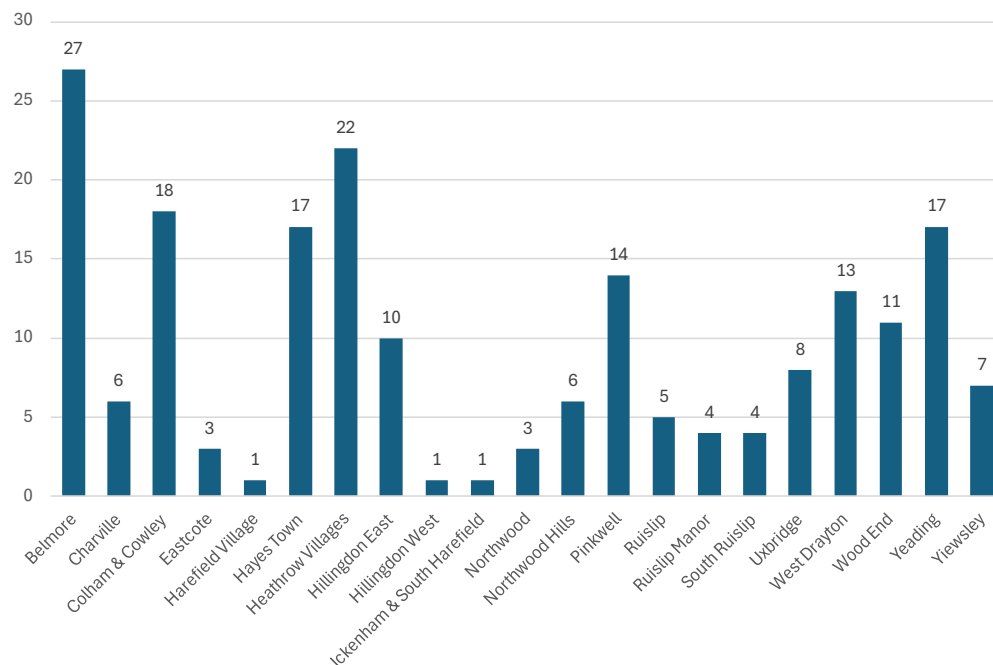
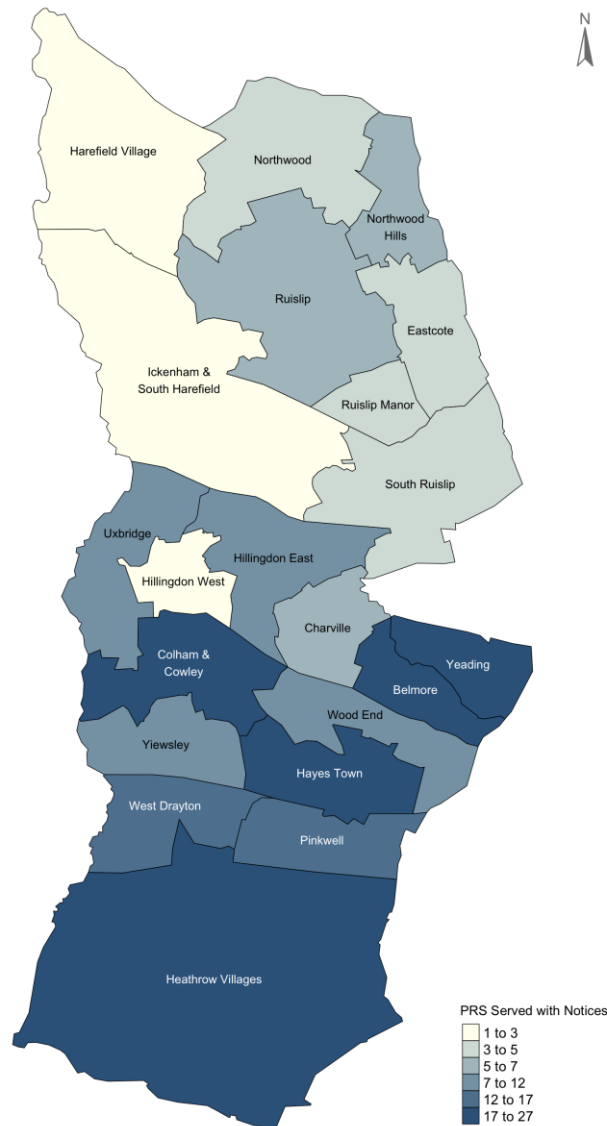


Figure 26. Notices served to PRS properties at wards across Hillingdon in the period April 2020 – March 2025 (Source: Ti 2025).

The highest number of notices served were in Belmore (27), and Heathrow Villages (22).

Notices were served at wards across Hillingdon (Map 6).



Map 6. Distribution of notices served to PRS properties April 2020 – March 2025 at wards across Hillingdon (Source: Ti 2025, map by Metastreet).

Higher numbers of notices are seen generally towards the southern wards (e.g. Colham & Cowley, Yeadon, Belmore, Hayes Town, and Heathrow Villages).

4.8.1 Notice types

Understanding the prevalence of different enforcements (notices) can help to understand underlying issues and help target services toward prevention (Figure 27).

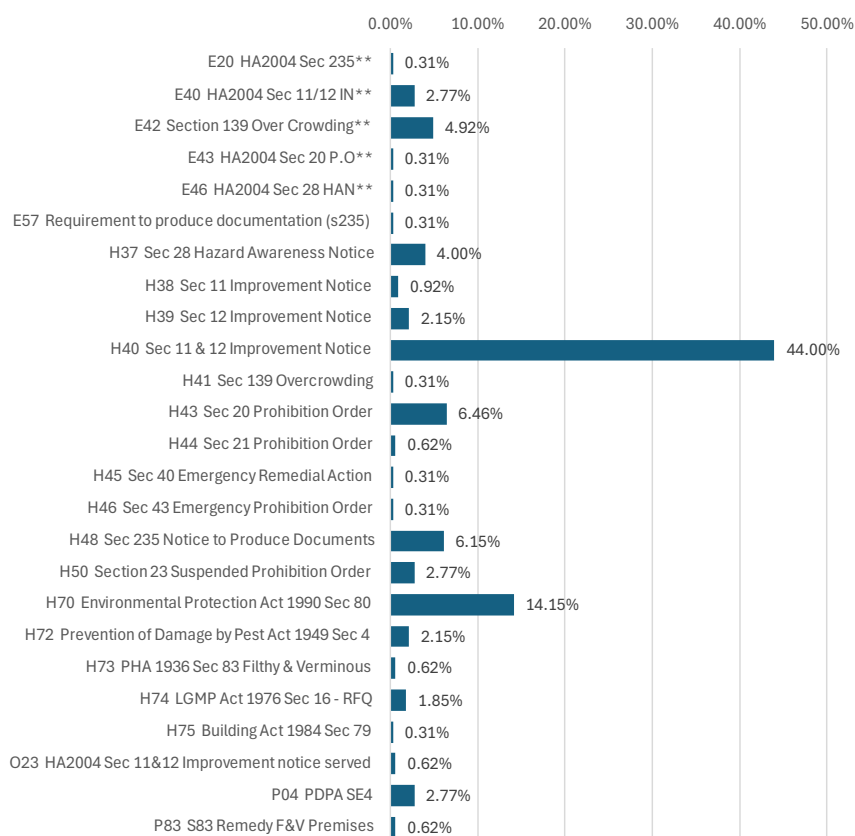


Figure 27. Notice types as percentage, across Hillingdon April 2020 – March 2025 (Source: Ti 2025).

The most prevalent category of notice served over the period April 2020 – March 2025 was Improvement Notice (44%, Sec 11 & 12).

4.9 Anti-Social Behaviour (ASB)

ASB incidents, recorded by the council over the period April 2020 – March 2025 have been linked to PRS properties and analysed. Understanding ASB emanating from PRS dwellings helps support the development of strategic interventions.

It is important to note, where incidents could not be matched directly at the property level, ASB incidents have been discarded from this study. For example, ASB incidents investigated on a street corner that cannot be directly linked to an PRS property have been excluded.

The total number of ASB incidents includes PRS properties where there were multiple incidents. As such the data show the levels of anti-social behaviour across the borough.

Over the period April 2020 – March 2025 a total of 7,240 ASB incidents were recorded at PRS dwellings across Hillingdon (Figure 28). This corresponds to a rate of 24.9 ASB incidents per 100 PRS dwellings.

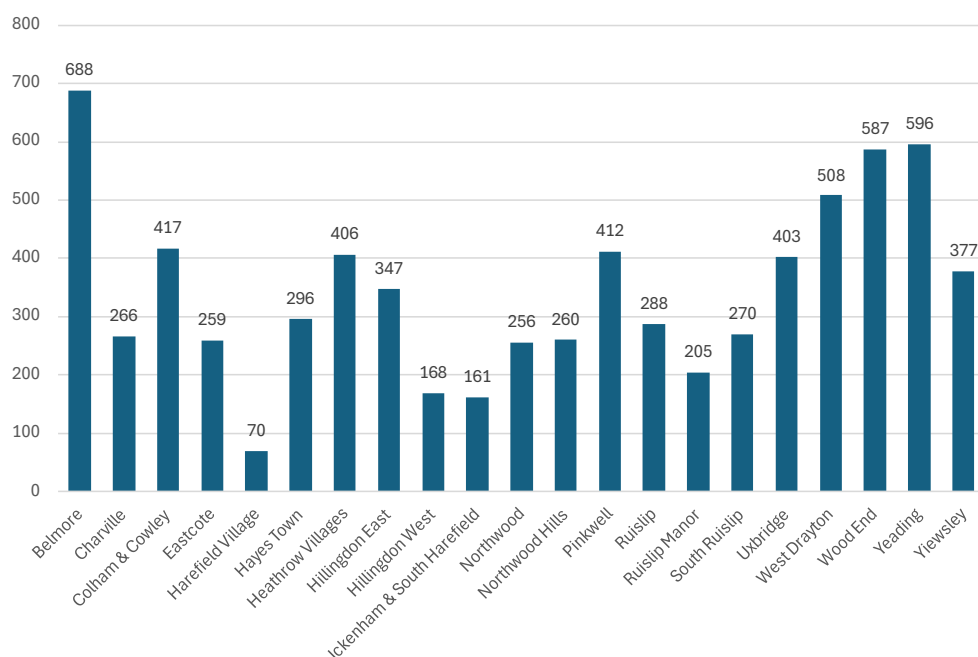
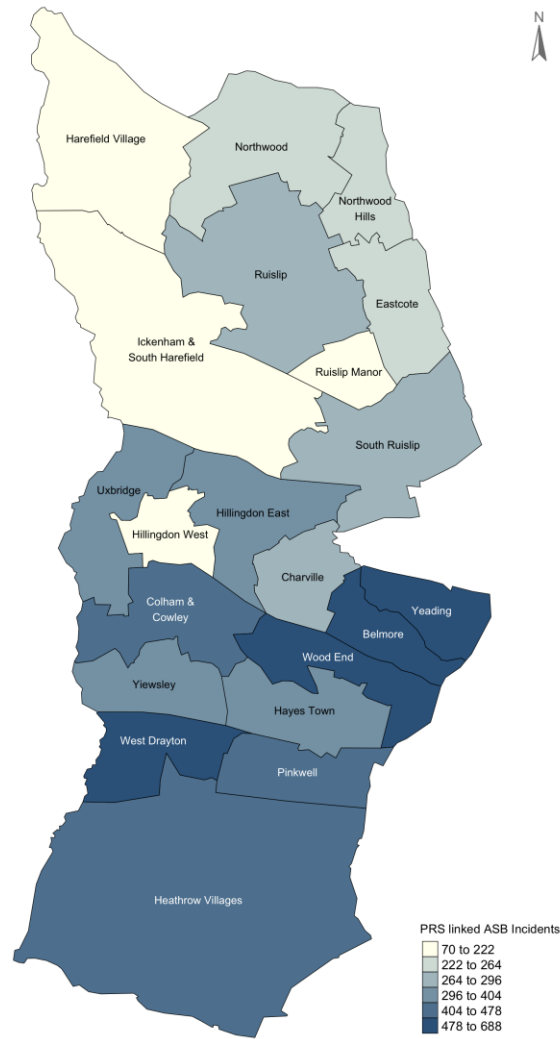


Figure 28. Anti-Social Behaviour (ASB) incidents (total over the period April 2020 – March 2025) at PRS dwellings in Hillingdon wards (Source: Ti 2025).

Belmore (688) had the highest numbers of recorded ASB incidents, whilst Harefield Village (70) had the lowest.

ASB incidents were recorded across all Hillingdon wards (Map 7).



Map 7. Distribution of ASB incidents (April 2020 – March 2025) at PRS dwellings in Hillingdon (Source: Ti 2025, Map by Metastreet).

ASB incidents were more prevalent in some of the southern and eastern wards (e.g. Yeadon, Belmore, Wood End, and West Drayton).

4.9.1 Categories of ASB

Antisocial behaviour incidents are separated by Hillingdon into various categories. Some categories of ASB are more frequent than others (Figure 29).

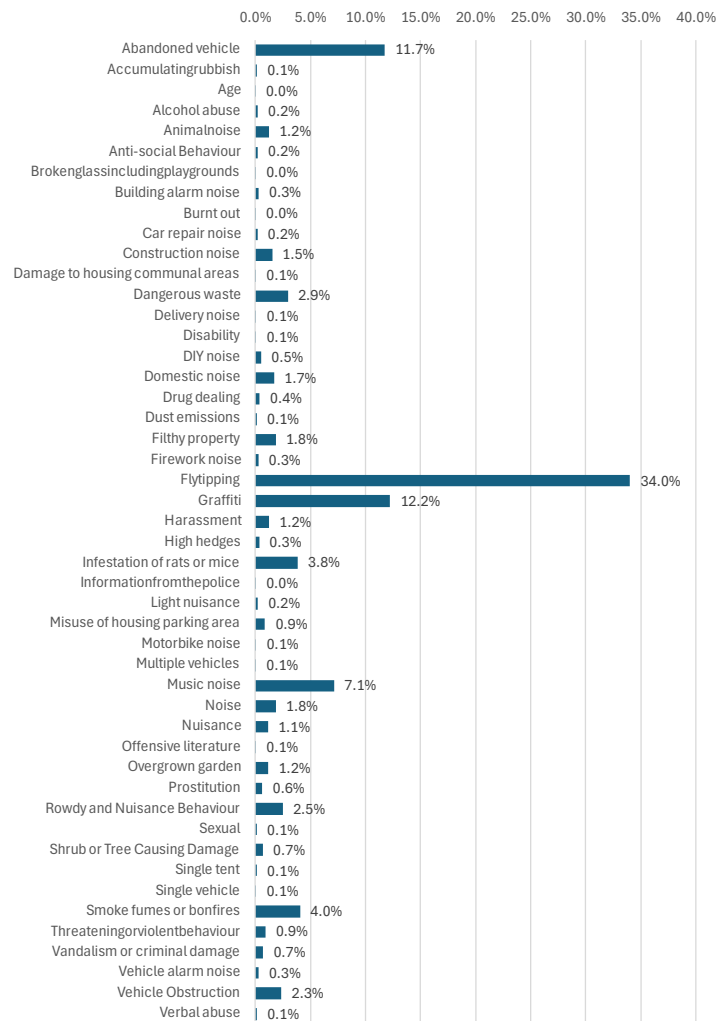


Figure 29. Percentage of ASB at PRS properties, by category of incident April 2020 – March 2025 (Source: Ti 2025).

Fly-tipping was the most prevalent category during the period April 2020 – March 2025 (34%). Other notable categories include Graffiti (12.2%), Abandoned Vehicle (11.7%), and Music noise (7.1%). The various noise categories combine to account for 15% of incidents.

5 Houses of Multiple Occupancy (HMO) in Hillingdon

Houses in Multiple Occupancy are described in various ways by the Housing Act (2004). For the purposes of this study all HMO types are considered simply as HMO.

This study is focused on HMOs that share basic amenities (Housing Act 2004, Section 254) that have been licenced under either **Mandatory** or **Additional** licensing powers.

Any HMO meeting the following criteria requires a **Mandatory licence**.

- Dwellings inhabited by five or more occupiers, residing in two or more distinct households, and sharing common amenities like a kitchen or bathroom. This regulation applies irrespective of the number of floors.
- Self-contained flats located within a building comprising up to two flats. If either or both flats are inhabited by five or more individuals from two or more separate households, licensing is Mandatory.

Any HMO meeting the following criteria requires an **Additional licence**.

- Dwellings inhabited by 3 or 4 occupiers, residing in two or more distinct households, and sharing common amenities like a kitchen or bathroom.

It is important to note, there are number of exemptions from HMO property licensing, including:

- Buildings managed by a local housing authority, registered social landlord, police, fire & rescue authority or health service body.
- Buildings already regulated under certain other statutory provisions (Schedule 1 to SI 2006 Number 373).
- Certain student halls of residence.
- Buildings occupied principally for the purposes of a religious community whose principal occupation is prayer, contemplation, education or the relief of suffering; and
- Building's owner occupied with no more than two lodgers.

Therefore, it should not be assumed that the number of HMOs is equal to the number of licensable HMOs in any given area.

Some properties may be HMO but without any kind of licence, even though they may require one. These **hidden** HMO share basic amenities (Housing Act 2004, Section 254) but have not been licenced under either Mandatory or Additional licensing powers. It is assumed that this group of properties is inhabited by three or more occupiers, residing in two or more distinct households, and sharing common amenities like a kitchen or bathroom.

Predictive tenure models (Ti) have been developed as part of this project that are unique to Hillingdon. The Ti modelling allows for potentially unlicensed HMOs to be identified. All results pertaining to HMO properties in this study relate to both known and predicted/hidden HMOs.

5.1 HMO population

Overall numbers of HMO (licensed and predicted/hidden) are calculated to be 2,537 (Figure 30). This represents 8.7% of PRS dwellings (29,099), and 2.2% of all dwellings (113,124).

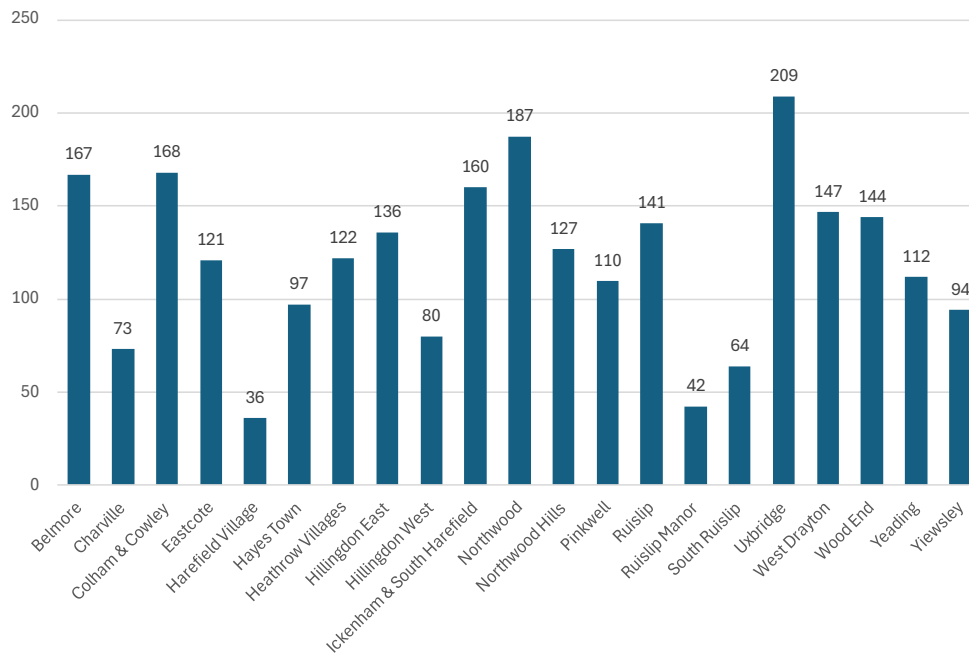
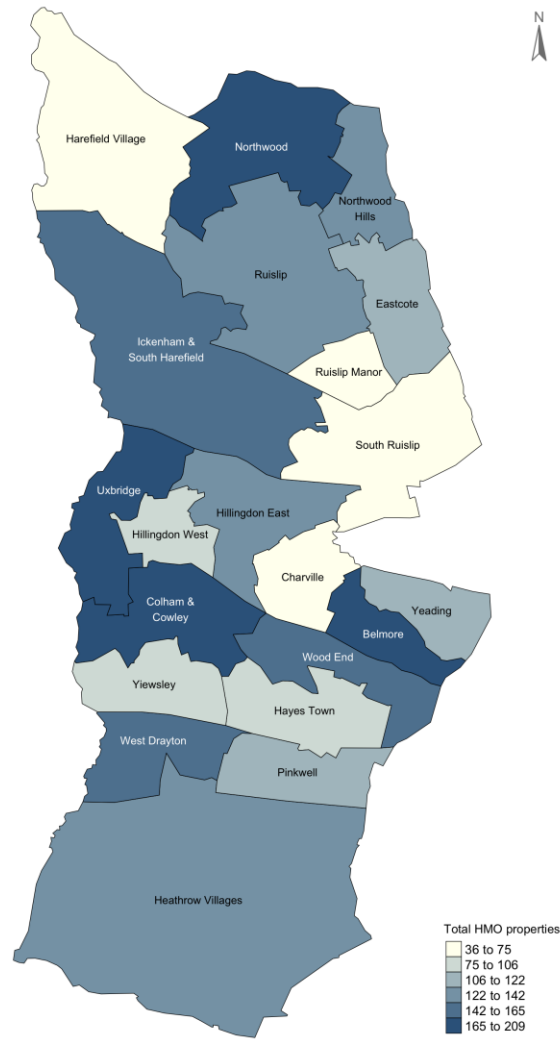


Figure 30. Number of all HMO properties (known and predicted/hidden) by ward in Hillingdon (Source: Ti 2025).

The highest number of HMOs is in Uxbridge (209), the lowest (36) are in Harefield Village.

HMOs are distributed across the Borough of Hillingdon (Map 8).



Map 8. Distribution of all HMO properties (known and predicted/hidden) across Hillingdon (Source: Ti 2025, Map by Metastreet).

There are HMOs in every ward, with higher numbers in the central and western wards (e.g. Uxbridge, Colham & Cowley, and Belmore). Northwood stands out as an exception in the north.

5.1.1 Property type

HMO property type profile offers an indication of HMO makeup, density, and construction type. Inspection data and Energy Performance Certificate (EPC) records have been analysed to determine the proportions of different property types in the HMO sector (Figure 31).

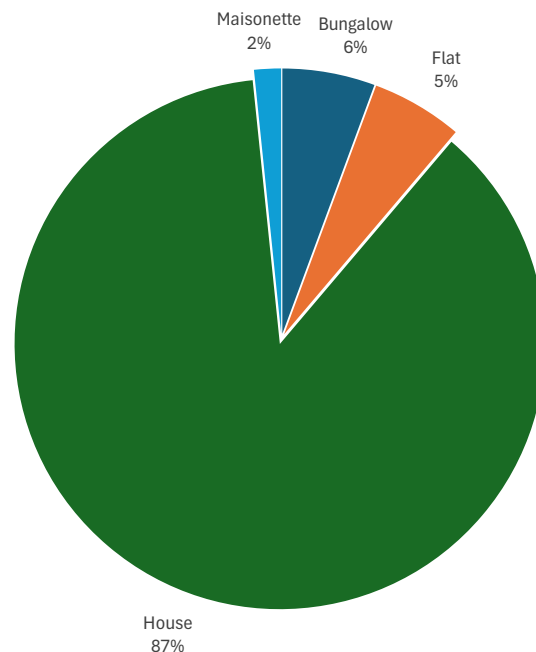


Figure 31. Property types for HMOs across Hillingdon (Source: EPC 2024, Ti 2025).

Flats make up most of the HMO stock (87.0%), whilst maisonettes (6%) form the lowest percentage of HMO stock.

The high proportion of houses as HMO is typical of the sector. Houses generally have more space and lend themselves to being HMOs. The large proportion of flats suggests that building over the past few decades has focussed on this sector, with much of the housing stock being post-war (57%, Figure 23).

5.1.2 HMO licences

Of the 2,537 potential HMO properties in Hillingdon 666 licences were recorded (Figure 32). This represents 26% of the potential number of HMO licences across Hillingdon. This implies that there are 1,871 hidden HMOs in Hillingdon. There are many reasons why an HMO might not be licensed; it may have an exemption, it may not require a licence, or it may simply not have a license.

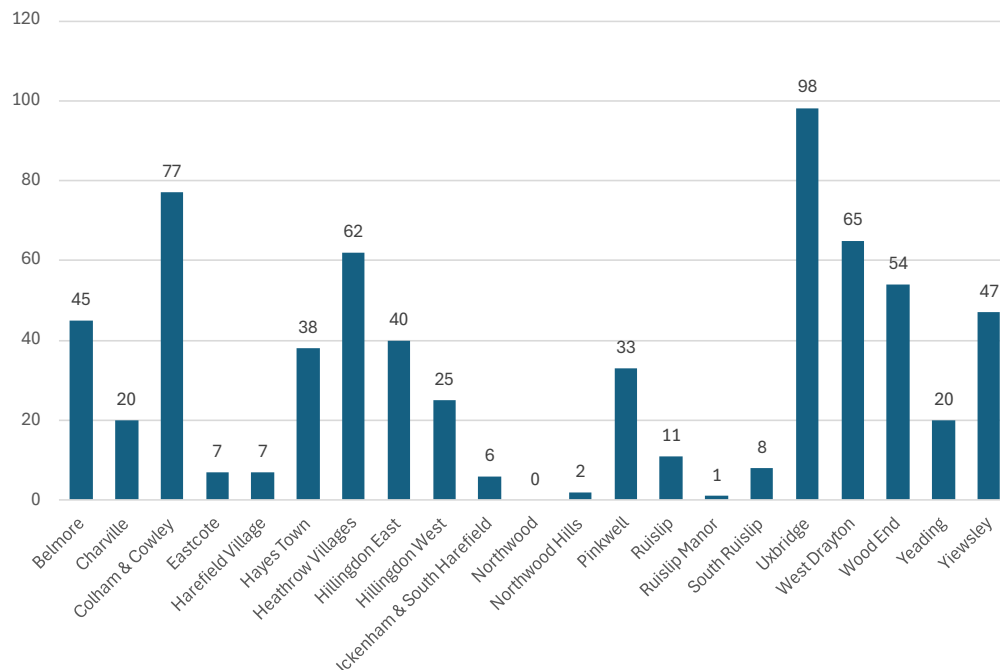
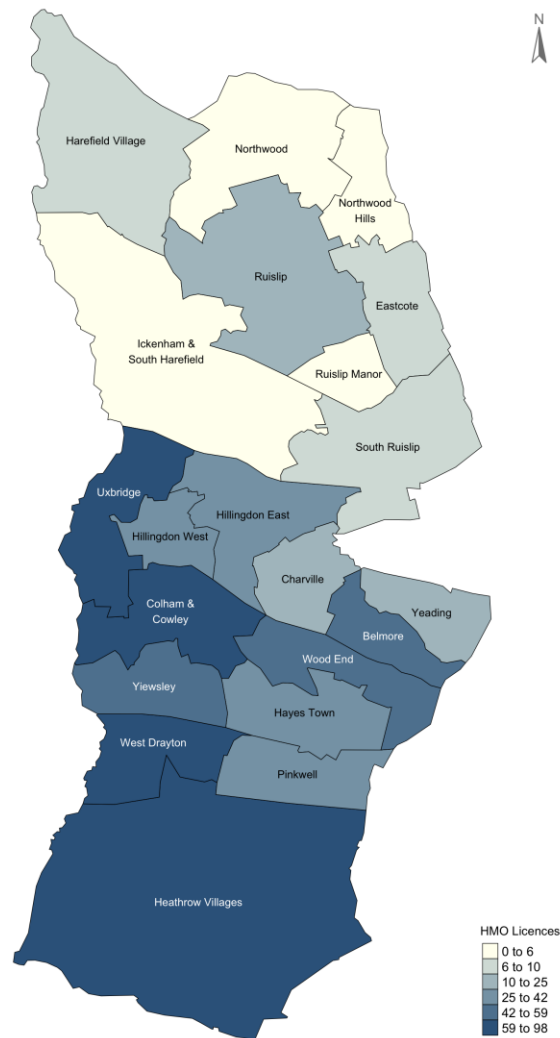


Figure 32. HMO licences issued by ward in Hillingdon (Source: Ti 2025).

Uxbridge (98) had the most HMO licences, whilst the lowest number was in Northwood (0).

HMO licences were issued across the London Borough of Hillingdon (Map 9).



Map 9. Distribution of HMO licences across Hillingdon wards (Source: Ti 2025, Map by Metastreet).

The highest numbers of HMO licences are in southern areas (e.g. Uxbridge, Colham & Cowley, West Drayton, and Heathrow Villages).

Hidden vs. known HMO

There is a difference between number of licences issued and the predicted number of HMO properties (Figure 33). The number of licences (666) represents the known HMOs, whilst the others (1,871) are predicted/hidden HMOs. The differences may be because properties are exempt, don't require a licence, or simply don't have a license.

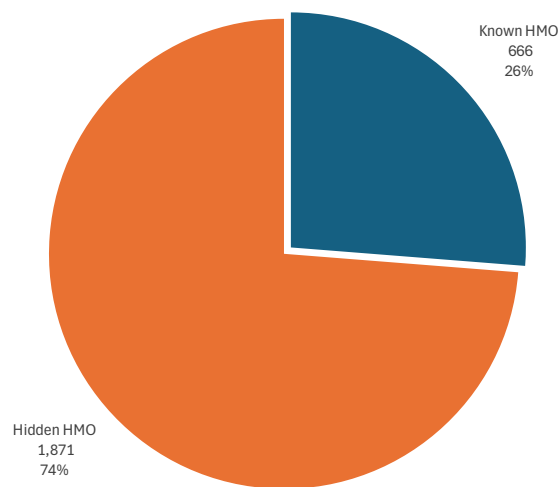


Figure 33. Licenced (known) HMO properties and Hidden HMO in Hillingdon (Source: Ti 2025).

Around 74% of HMO properties are hidden (i.e. unlicensed), whilst 26% are known and licenced.

The percentage of HMO that are hidden (unlicensed) varies across the wards in Hillingdon (Figure 34).

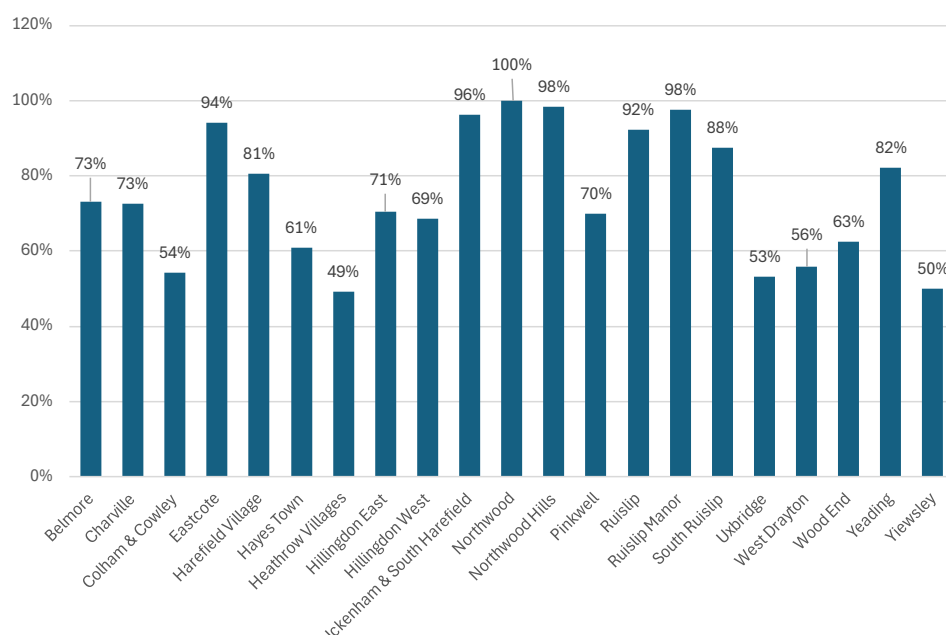


Figure 34. Percentage of unlicensed hidden HMOs by ward in Hillingdon (Source: Ti 2025).

Northwood has the highest percentage of hidden HMO (100%), whilst the lowest is in Heathrow Villages (49%).

There are many reasons why an HMO might not be licensed; it may have an exemption, it may not require a licence, or it may simply not have a license.

5.2 HMO Standards & Management

Housing conditions are affected by the level of maintenance, quality of repair & management, the age of the property, thermal efficiency, and type of construction.

Proper management of HMOs is necessary to safeguard the tenants and the wider community. The HMO Management Regulations require the manager to keep all parts of the HMO safe, clean and well maintained. They also place a duty on tenants of HMOs to cooperate with the manager and not damage any fire safety equipment²⁶. HMOs can exhibit some of the poorest housing conditions of any tenure if poorly managed. Therefore, HMO

²⁶ The Licensing and Management of Houses in Multiple Occupation (Additional Provisions) (England) Regulations 2007, <https://www.legislation.gov.uk/uksi/2007/1903/contents/made>

managers are required to comply with licence conditions and HMO Management Regulations. These include space standards, repair obligations, fire precautions and testing, waste management and tenancy management²⁷.

5.2.1 Housing conditions (HHSRS hazards)

The Housing Health and Safety Rating System (HHSRS) is a system for assessing housing conditions. A hazard is any risk of harm to the health or safety of an actual or potential occupier of accommodation that arises from a deficiency in the dwelling, building or land in the vicinity.

Using a sample of properties that are known to have at least one serious housing hazard (see above), it is possible to predict the number of HMO properties with at least one serious hazard (Category 1 and/or high scoring Category 2 hazards, HHSRS A-D) across the HMO population (known and predicted/hidden). Further details of the methodology can be found in Appendix 2.

There are 762 HMO properties in Hillingdon that are likely to have at least 1 serious housing hazard (Figure 35). This represents 30% of the HMO population, which is higher than the PRS national average (10%)²⁸.

²⁷ Regulating the Privately Rented Housing Sector, Evidence into Practice, Edited By Jill Stewart, Russell Moffatt, (2022) <https://www.routledge.com/Regulating-the-Privately-Rented-Housing-Sector-Evidence-into-Practice/Stewart-Moffatt/p/book/9781032159690>

²⁸ English Housing Survey 2023-2024, <https://www.gov.uk/government/collections/english-housing-survey-2023-to-2024-headline-findings-on-housing-quality-and-energy-efficiency>

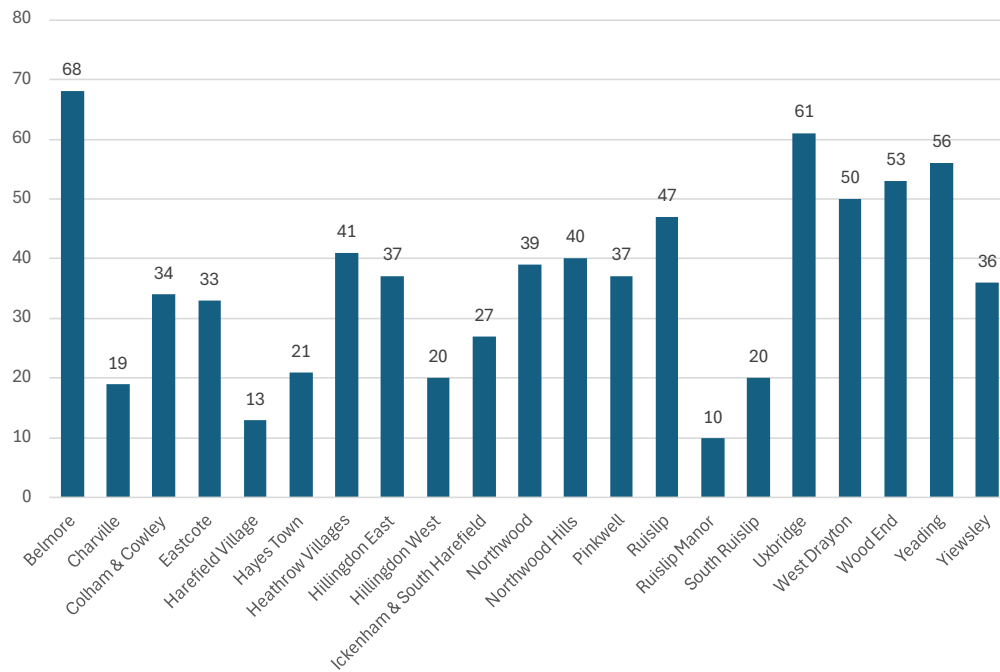
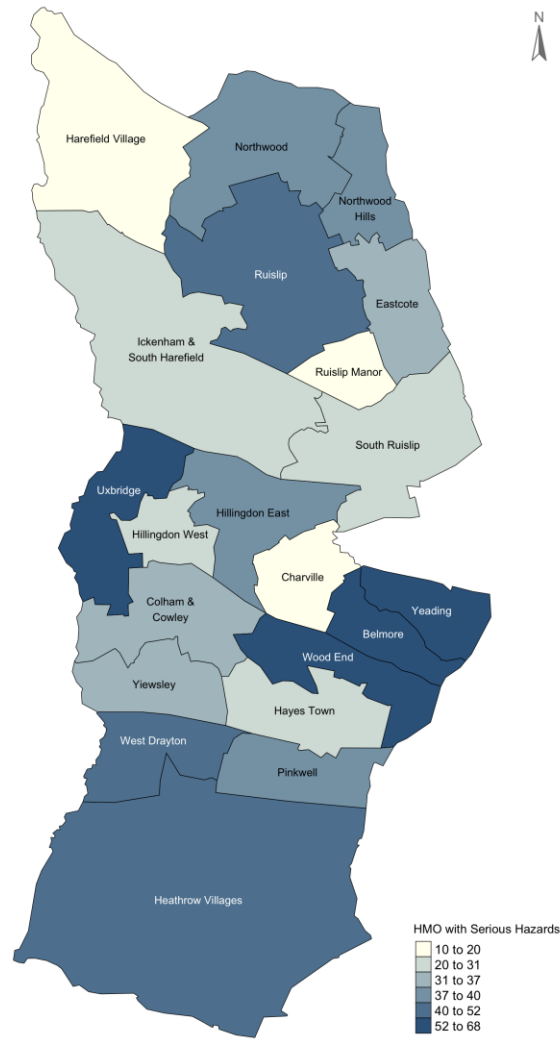


Figure 35. HMO properties (known and predicted/hidden) with serious hazards (HHSRS A–D) by ward in Hillingdon (Source: Ti 2025).

Belmore (68) and Uxbridge (61) have the highest number of HMOs with serious hazards.

HMO properties with serious hazards occur throughout Hillingdon (Map 10).



Map 10. Distribution of HMO (known and predicted/hidden) with serious hazards (HHSRS A—D) across Hillingdon (Source: Ti 2025, Map by Metastreet).

Although HMOs with serious hazards occur across the Borough, higher values are seen in some central wards (e.g. Uxbridge, Yeadon, Belmore, and Wood End).

5.3 Energy Efficiency

An EPC rating is an assessment of a property's energy efficiency. It is primarily used by buyers or renters of residential properties to assess the energy costs associated with heating a house or flat. The rating is from A to G. A indicates a highly efficient property, G indicates low efficiency.

The energy efficiency of a dwelling depends on the thermal insulation of the structure, on the fuel type, and the size and design of the means of heating and ventilation. Any disrepair or dampness to the dwelling and any disrepair to the heating system may affect efficiency. The exposure and orientation of the dwelling are also relevant.

As part of this study, 2,322 EPC ratings were matched to HMO properties (Figure 36).

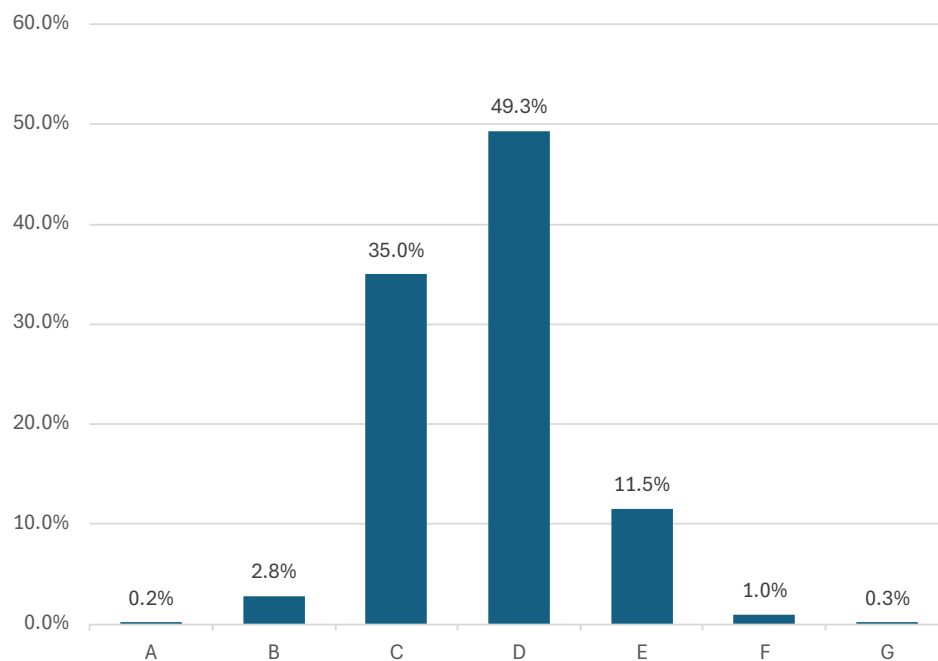


Figure 36. EPC ratings for HMO (known and hidden/predicted) properties in Hillingdon (Source: Ti 2025).

The HMO stock is dominated by EPC ratings C & D (84.2%), with B & E ratings much less so (14.3%). The A, F & G ratings are the least common (1.5%).

5.3.1 Energy Efficiency and property type

When EPC ratings are split according to property type, comparisons can be made more easily (Table 6).

Table 6. EPC rating by property type for HMOs (known and hidden/predicted) in Hillingdon (Source: Ti 2025).

EPC Rating	Bungalow	Flat	House	Maisonette	Total
A	0.0%	0.8%	0.2%	0.0%	0.2%
B	1.5%	6.2%	2.6%	5.3%	2.8%
C	20.6%	41.1%	35.4%	39.5%	35.0%
D	59.5%	38.0%	49.4%	44.7%	49.3%
E	18.3%	11.6%	11.2%	7.9%	11.5%
F	0.0%	0.0%	1.1%	2.6%	1.0%
G	0.0%	2.3%	0.1%	0.0%	0.3%
Total	100.0%	100.0%	100.0%	100.0%	100.0%

Houses (87.2%) dominate the HMO dwellings that have EPC ratings. Houses with a C or D rating are most common.

Ratings by property type show that all types fall mainly in the C—E categories. There are far more houses (2,024) than flats (129) or bungalows (131). Maisonettes make up the rest (38).

5.3.2 Poor energy efficiency

Hillingdon has 297 HMO EPC records that are E, F, & G rated (12.8% of all HMOs, known and hidden/predicted). EPC ratings E, F, & G represent properties with the least energy efficiency (Figure 37).

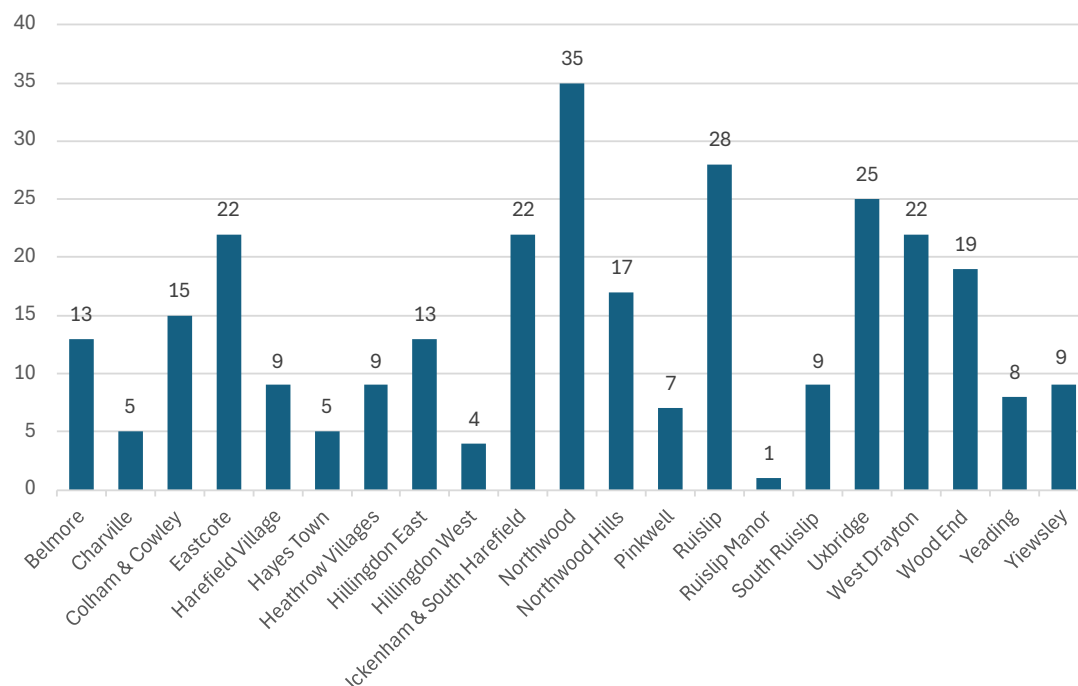


Figure 37. HMO (known and hidden/predicted) properties with EPC ratings E—G by ward in Hillingdon (Source: Ti 2025).

Northwood has the highest number (35) of HMOs with poor energy efficiency (EPC E—G).

The Minimum Energy Efficiency Standard (MEES) came into force in England and Wales on 1 April 2018. The regulation applies to HMO properties and mandates that all dwellings must have an EPC rating of E and above to be compliant. It has been calculated using the matched addresses that 1.25% (29) of known HMO properties in Hillingdon have F and G rating. It is possible that these properties have been excluded from the MEES regulation requirements on technical grounds.

5.4 Service Requests

Complaints made by tenants and others to Hillingdon council regarding poor property conditions and inadequate property management are a direct indicator of low quality and poorly managed HMO dwellings. In the period April 2020 – March 2025 there were 196 service requests made at HMO (known and hidden) dwellings across Hillingdon (Figure 38). This illustrates the large demand and costs that the PRS can place upon council services.

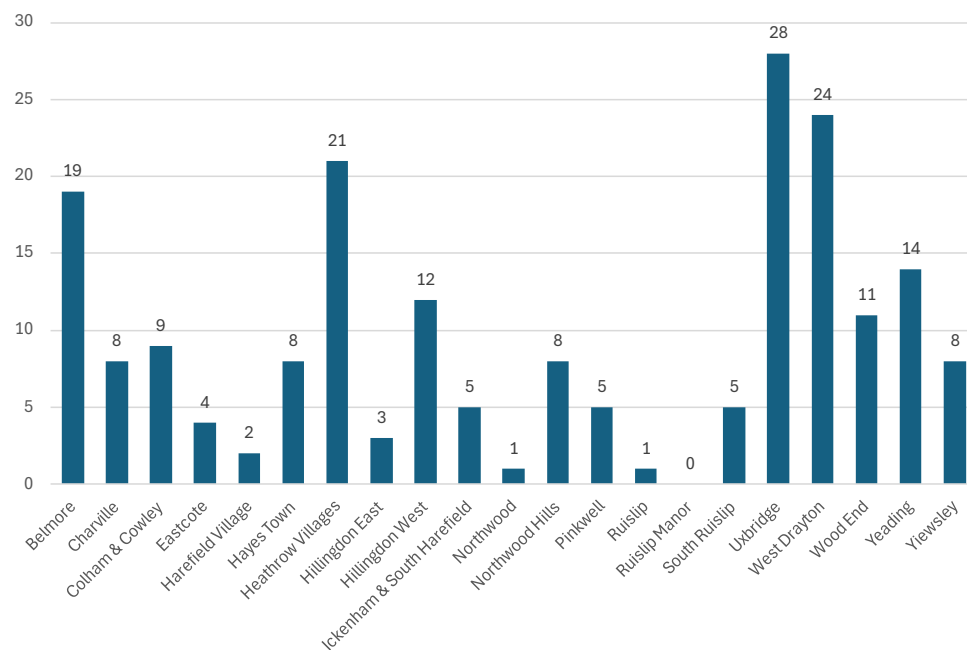
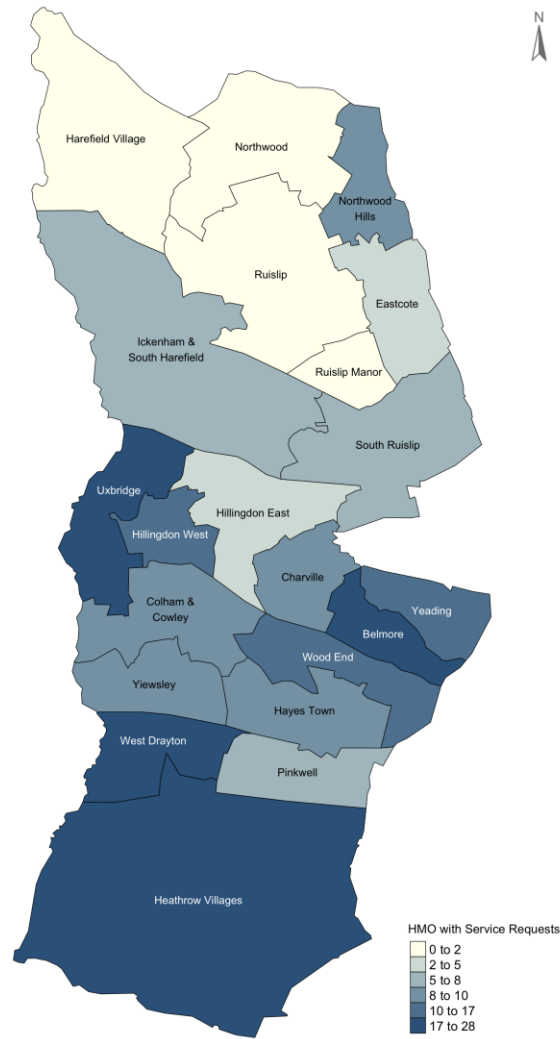


Figure 38. Service requests at HMOs (known & predicted/hidden) across Hillingdon wards April 2020 – March 2025 (Source: Ti 2025).

Uxbridge (28) and West Drayton (24) had the largest number of service requests at HMOs.

Service requests at HMOs occur throughout the Borough (Map 11).

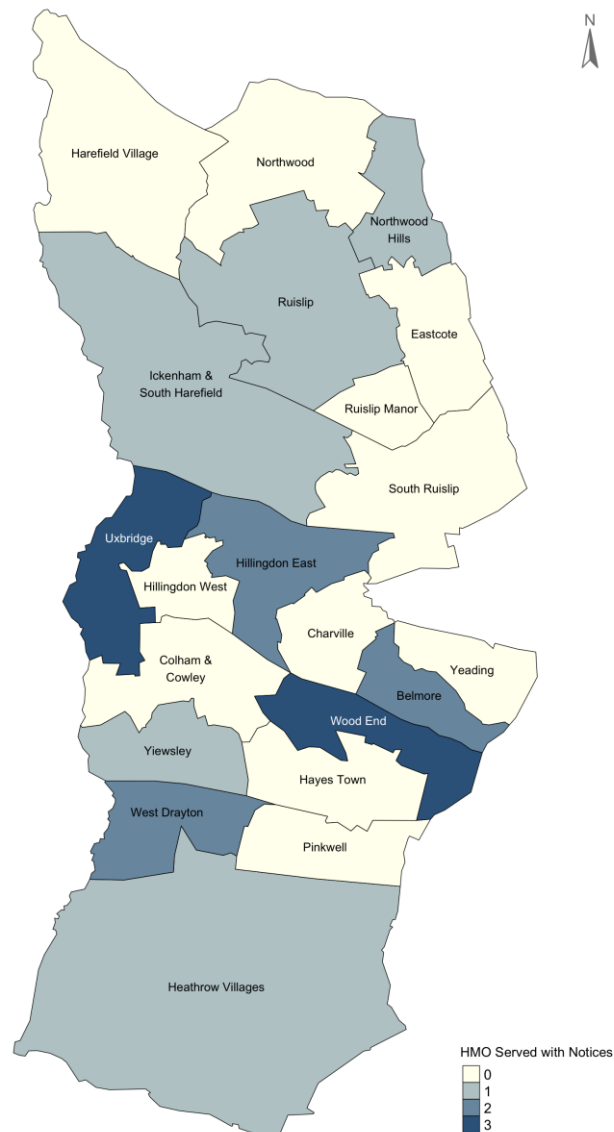


Map 11. Distribution of service requests at HMOs (known & predicted/hidden) across Hillingdon April 2020 – March 2025 (Source: Ti 2025, Map by Metastreet).

Service requests appear more prevalent in central and southern Hillingdon wards (e.g. Uxbridge, Belmore, West Drayton, and Heathrow Villages).

5.5 Notices

In the period April 2020 – March 2025 Hillingdon issued 17 notices to HMO addresses in the Borough (Map 12).



Map 12. Distribution of notices served to HMO properties April 2020 – March 2025 at wards across Hillingdon (Source: Ti 2025, map by Metastreet).

The highest number of notices were served in Uxbridge, and Wood End (3).

5.6 HMO Anti-Social Behaviour (ASB)

ASB incidents, recorded by the council over the period April 2020 – March 2025 have been linked to HMO properties and analysed. Understanding ASB emanating from HMOs helps support the development of strategic interventions.

It is important to note, where incidents could not be matched directly at the property level, ASB incidents have been discarded from this study. For example, ASB incidents investigated on a street corner that cannot be directly linked to an PRS property have been excluded.

The total number of ASB incidents includes HMO properties where there were multiple incidents. As such the data show the levels of anti-social behaviour across the borough at HMO properties.

Overall, there were 3,850 ASB incidents linked to known and hidden/predicted HMOs (Figure 39). This corresponds to a rate of 151 ASB incidents per 100 HMO dwellings.

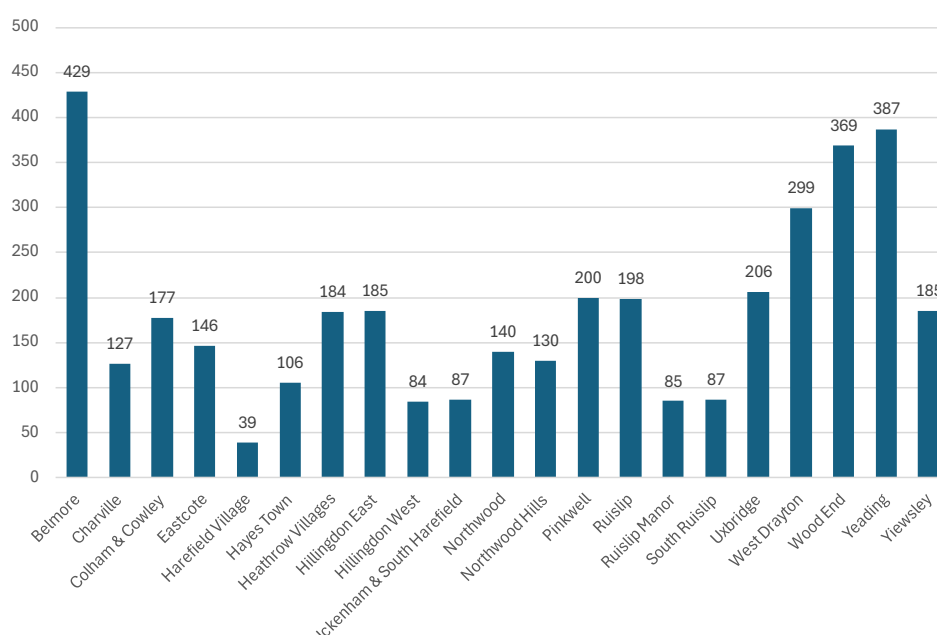
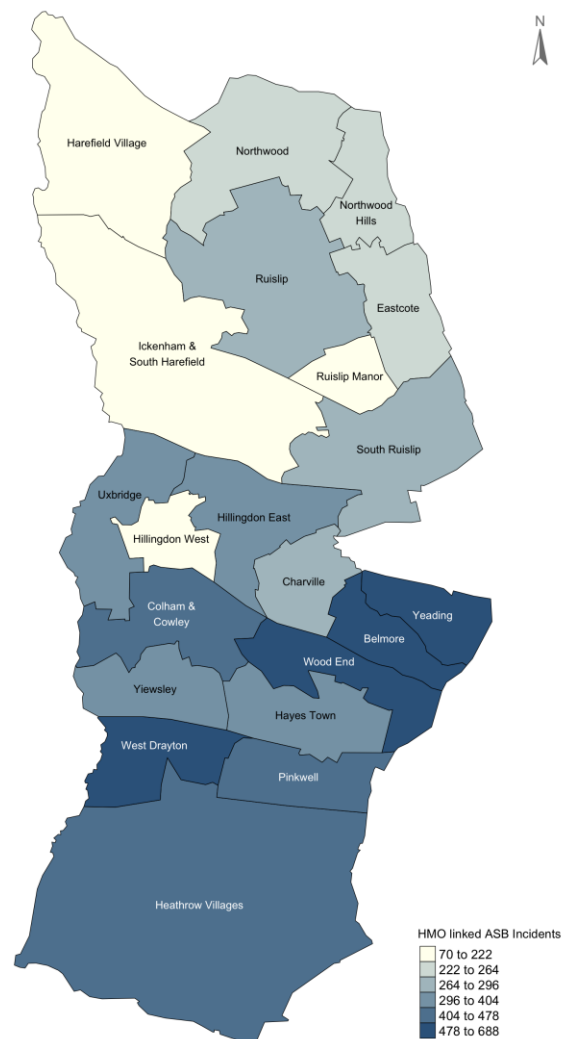


Figure 39. Total ASB incidents over the period April 2020 – March 2025 linked to HMOs (known and hidden/predicted) by ward in Hillingdon (Source: Ti 2025).

The most ASB (429) were from Belmore, followed by Yeading (387).

Anti-Social Behaviour incidents at HMOs were widespread across the London Borough of Hillingdon (Map 13).



Map 13. Distribution of ASB incidents over the period April 2020 – March 2025 linked to HMOs (known and hidden/predicted) across Hillingdon (Source: Ti 2025, Map by Metastreet).

ASB incidents linked to HMOs seem more prevalent in some south and southeastern wards (e.g. Yeadon, Belmore, Wood End, and West Drayton).

6 **Summary**

The Census 2021 population estimate for Hillingdon was 305,900. This is a 11.7% increase from the 2011 figure (273,936). The latest available figures (2024) show a population of 329,185, so between the 2011 and 2023 the population grew 16.9% (Figure 1).

The median age of the population has seen a shift upwards since 2012, with the latest estimate being 36.3 (2024), this compares to previous ages of 37.1 (2021) and 35.0 (2012) (Figure 2).

The 2021 Census data show that in Hillingdon there were 109,229 separate households. These varied from 1-person households to 8-persons (Figure 3).

In 2021 there were 40,245 households (37% of all households) with dependent children in Hillingdon (Figure 4).

Flats (37.3%) and Houses (52.6%) dominate the property types, with Bungalows (4.3%) and Park Homes (0.02%) being least represented (Figure 5).

Weighted average IMD 2019 decile across Hillingdon wards shows values ranging from 5 – 10 (Figure 10, Table 10, Map 1). In Hillingdon 9 out of 21 wards are above the national average, Charville, Colham & Cowley, Harefield Village, and Hillingdon West are at the national average (5), whilst Ruislip Manor is the least deprived (9). The most deprived wards (decile 3) are towards the south (e.g. West Drayton, Yiewsley, Yeading, and Wood End).

Hillingdon has a lower proportion in fuel poverty (9.1%) than the national average (11.4%), and lower than the London average (9.3%, Figure 11). The highest fuel poverty (13.6%) is in Hayes Town, whilst the lowest (6.4%) is in Ickenham & South Harefield. Five of the wards in Hillingdon have values above the national average (Table 3).

Hillingdon has slightly above average child poverty (33%, Figure 12). Hillingdon ranks 20th (out of 32) in terms of child poverty across the London Boroughs.

6.1 Private Rental Sector (PRS)

There are a total of 113,124 residential properties in Hillingdon (excluding shell properties, Table 1). Of these, 25.7% (29,099) are PRS (Table 2).

Over the past decade Hillingdon has seen changes in tenure rates, with the PRS increasing from 19.1% of housing stock in 2011 (Figure 6) to 25.7% in 2025 (Figure 7).

The PRS in Hillingdon are distributed across all 21 wards (Figure 15). The number of PRS per ward ranges from 283 – 2,231. The highest number of PRS are in Uxbridge (2,231), and Heathrow Villages (2,197). The lowest are in Harefield Village (283).

The distribution of PRS dwellings across the London Borough of Hillingdon shows concentrations in the southern and central wards (e.g. Uxbridge, Hayes Town, Heathrow Villages, and Colham & Cowley, Map 2).

6.1.1 Property Type

Flats (44%) and Houses (46%) make up the majority of PRS property types. Bungalows represent the smallest percentage (2.4%) of PRS dwellings in Hillingdon (Figure 17).

6.1.2 Rented property possession claims

Hillingdon had an average rented property possession rate of 22.1 claims per 10,000 households in 2024 (Figure 18). Over the last 12 quarters (to end Jun 2025) the average was 19.4. The average number of claims for authorities in England for the same 12 quarters was 8.3 per 10,000.

The property possessions rates in Hillingdon were slightly lower than for the average London authority, over the last 4 quarters (to end Jun 2025) the average was 22.1 across all London Boroughs.

The number of landlord possession claims in Hillingdon has risen over the last 12 quarters, broadly following the pattern for London, although there is a dip from Q3 2024 (Figure 19).

6.1.3 Rents & Affordability

The overall private rents average in Hillingdon is £1,533 (Figure 20), which is lower than the (overall) London average (£2,250), and higher than the (overall) average for England (£1,398). Hillingdon overall rent ranks 29th (of 32) London Boroughs.

6.1.4 Hazards

There are 4,157 PRS properties predicted to have at least one serious home hazard in Hillingdon (Figure 21). This represents 14.3% of the PRS stock, which is higher than the national average (10%). The highest number (355) of PRS properties with serious hazards are in Heathrow Villages, whilst the lowest number (48) are in Harefield Village.

PRS properties with serious hazards are distributed throughout the Borough of Hillingdon (Map 4). South/eastern wards generally have higher numbers of PRS with serious hazards (e.g. Belmore, Wood End, Pinkwell), but Harefield Village is a notable exception.

6.1.5 Energy Efficiency

As part of this study, 27,511 EPC ratings were matched to known PRS properties (95% of PRS properties had an EPC rating). The housing stock is dominated by EPC ratings C & D (82.2%), with B & E ratings less so (combined 17.0%, Figure 22). The A, F & G ratings are the least common (combined 0.8%).

6.1.6 Energy Efficiency and Property Type

Ratings by property type show that bungalows fall mainly in the C—E categories (Table 4). Flats fall in the B—D ratings. Houses show a narrower range, with most ratings C—E. Maisonettes fall in the C—E range.

The PRS is dominated by Houses and Flats, which make up 90% of PRS dwellings that have EPC ratings (houses make up 52%).

A large proportion of Hillingdon's residential housing was built pre-WWII (31.4%). Building over the last two decades accounts for around 12.0% (Figure 23). Properties built in the post-war period 1945 – 2019 account for 56.7% of current stock.

6.1.7 Poor Energy Efficiency

Hillingdon has 2,667 PRS properties with EPC records that are E, F, & G rated. This represents 9.69% of PRS properties for which there are EPC ratings in Hillingdon. EPC ratings E, F, & G represent properties with the least energy efficiency (Figure 24).

6.1.8 Service Requests

In the period April 2020 – March 2025 there were 2,093 service requests made at PRS dwellings across Hillingdon (Figure 25). Heathrow Villages (211) had the highest number of service requests, whilst the lowest (15) was in Harefield Village.

Service requests arise across the Borough, with higher numbers in some southern wards (e.g. Pinkwell, Hayes Town, Belmore, and Heathrow Villages, Map 5).

By far the most prevalent notice category was PRS Disrepair complaint (93%), with Unlicensed Property Investigation (3%) being a very distant second (Table 5).

6.1.9 Notices Served

In the period April 2020 – March 2025 Hillingdon issued 198 notices to PRS addresses in the Borough (Figure 26). The highest number of notices served were in Belmore (27), and Heathrow Villages (22).

Notices were served at wards across Hillingdon (Map 6). Higher numbers of notices are seen generally towards the southern wards (e.g. Colham & Cowley, Yeading, Belmore, Hayes Town, and Heathrow Villages).

6.1.10 Anti-social behaviour (ASB)

Over the period April 2020 – March 2025 a total of 7,240 ASB incidents were recorded at PRS dwellings across Hillingdon (Figure 28). This corresponds to an ASB rate of 24.9 ASB incidents per 100 PRS dwellings. Belmore (688) had the highest numbers of recorded ASB incidents, whilst Harefield Village (70) had the lowest.

ASB incidents were recorded across all Hillingdon wards (Map 7). ASB incidents were more prevalent in some of the southern and eastern wards (e.g. Yeading, Belmore, Wood End, and West Drayton).

Fly-tipping was the most prevalent category during the period April 2020 – March 2025 (34%). Other notable categories include Graffiti (12.2%), Abandoned Vehicle (11.7%), and Music noise (7.1%).

6.2 Houses of Multiple Occupancy (HMO)

Overall numbers of HMO (licensed and hidden) are calculated to be 2,537 (Figure 30). This represents 8.7% of PRS dwellings (29,099), and 2.2% of all dwellings (113,124). The highest number of HMOs are in Uxbridge (209), the lowest (36) are in Harefield Village.

There are HMOs in every ward, with higher numbers in the central and western wards (e.g. Uxbridge, Colham & Cowley, and Belmore, Map 8). Northwood stands out as an exception in the north.

6.2.1 Property Type

Flats make up most of the HMO stock (87.0%), whilst maisonettes (6%) form the lowest percentage of HMO stock (Figure 31).

The large proportion of flats suggests that building over the past few decades has focussed on this sector, with much of the housing stock being post-war (Figure 23).

6.2.2 HMO Licences

Of the 2,537 potential HMO properties in Hillingdon 666 licences were recorded (Figure 32). This represents 26% of the potential number of HMO licences across Hillingdon. This implies that there are 1,871 hidden HMOs in Hillingdon. Uxbridge (98) had the most HMO licences, whilst the lowest number was in Northwood (0).

HMO licences were issued across the London Borough of Hillingdon (Map 9). The highest numbers of HMO licences are in southern areas (e.g. Uxbridge, Colham & Cowley, West Drayton, and Heathrow Villages).

Around 74% of HMO properties are hidden (i.e. unlicensed), whilst 26% are known and licenced (Figure 33). The percentage of HMO that are hidden (unlicensed) varies across the wards in Hillingdon (Figure 34). Northwood has the highest percentage of hidden HMO (100%), whilst the lowest is in Heathrow Villages (49%).

There are many reasons why an HMO might not be licensed; it may have an exemption, it may not require a licence, or it may simply not have a license.

6.2.3 Hazards

There are 762 HMO properties in Hillingdon that are likely to have at least 1 serious housing hazard (Figure 35). This represents 30% of the HMO population, which is higher than the PRS national average (10%). Belmore (68) and Uxbridge (61) have the highest number of HMOs with serious hazards.

HMO properties with serious hazards occur throughout Hillingdon (Map 10). Although HMOs with serious hazards occur across the Borough, higher values are seen in some central wards (e.g. Uxbridge, Yeading, Belmore, and Wood End).

6.2.4 Energy Efficiency

As part of this study, 2,322 EPC ratings were matched to HMO properties (Figure 36). The HMO stock is dominated by EPC ratings C & D (84.2%), with B & E ratings much less so (14.3%). The A, F & G ratings are the least common (1.5%).

Houses (87.2%) dominate the HMO dwellings that have EPC ratings. Houses with a C or D rating are most common (Table 6). Ratings by property type show that all types fall mainly in the C—E categories. There are far more houses (2,024) than flats (129) or bungalows (131). Maisonettes make up the rest (38).

6.2.5 Poor Energy Efficiency

Hillingdon has 297 HMO EPC records that are E, F, & G rated (12.8% of all HMOs, known and hidden/predicted). EPC ratings E, F, & G represent properties with the least energy efficiency (Figure 37). Northwood has the highest number (35) of HMOs with poor energy efficiency (EPC E—G).

6.2.6 Service Requests

In the period April 2020 – March 2025 there were 196 service requests made at HMO (known and hidden/predicted) dwellings across Hillingdon (Figure 38). Uxbridge (28) and West Drayton (24) had the largest number of service requests at HMOs.

Service requests at HMOs occur throughout the Borough (Map 11). Service requests appear more prevalent in central and southern Hillingdon wards (e.g. Uxbridge, Belmore, West Drayton, and Heathrow Villages).

6.2.7 Notices Served

In the period April 2020 – March 2025 Hillingdon issued 17 notices to HMO addresses in the Borough (Map 12). The highest number of notices were served in Uxbridge, and Wood End (3).

6.2.8 Anti-Social Behaviour (ASB)

Overall, there were 3,850 ASB incidents linked to known and hidden/predicted HMOs (Figure 39). This corresponds to a rate of 151 ASB incidents per 100 HMO dwellings. The most ASB (429) were in Belmore, followed by Yeading (387).

Anti-Social Behaviour incidents at HMOs were widespread across the London Borough of Hillingdon (Map 13). ASB incidents linked to HMOs seem more prevalent in some south and southeastern wards (e.g. Yeading, Belmore, Wood End, and West Drayton).

Appendix 1 – Ward summaries

The ward summaries show the data used to create the summary graphs and maps for the 21 wards in the Borough of Hillingdon.

Table 7. Total dwellings, PRS and HHSRS Hazards at PRS across Hillingdon April 2020 – March 2025 (Source: Ti 2025).

Ward	Total dwellings	Total PRS	PRS %	Hazards	Hazard %
Belmore	5,071	1,706	33.6	311	18.2
Charville	3,866	993	25.7	143	14.4
Colham & Cowley	6,820	1,977	29.0	248	12.5
Eastcote	6,984	1,127	16.1	153	13.6
Harefield Village	2,311	283	12.2	48	17.0
Hayes Town	5,464	1,871	34.2	256	13.7
Heathrow Villages	5,015	2,197	43.8	355	16.2
Hillingdon East	5,530	1,246	22.5	178	14.3
Hillingdon West	3,830	825	21.5	84	10.2
Ickenham & South Harefield	6,156	1,067	17.3	129	12.1
Northwood	4,866	1,402	28.8	163	11.6
Northwood Hills	4,701	1,129	24.0	158	14.0
Pinkwell	5,729	1,615	28.2	271	16.8
Ruislip	6,404	1,179	18.4	170	14.4
Ruislip Manor	4,292	779	18.2	112	14.4
South Ruislip	6,475	1,508	23.3	176	11.7
Uxbridge	7,064	2,231	31.6	296	13.3
West Drayton	6,691	1,698	25.4	241	14.2
Wood End	6,236	1,535	24.6	274	17.9
Yeading	4,862	1,332	27.4	192	14.4
Yiewsley	4,757	1,399	29.4	199	14.2
Totals:	113,124	29,099		4,157	

Table 8. Service requests, Notices served, and ASB at PRS across Hillingdon April 2020 – March 2025 (Source: Ti 2025).

Ward	Service requests	Notices served	ASB
Belmore	178	27	688
Charville	81	6	266
Colham & Cowley	149	18	417
Eastcote	47	3	259
Harefield Village	15	1	70
Hayes Town	181	17	296
Heathrow Villages	211	22	406
Hillingdon East	67	10	347
Hillingdon West	40	1	168
Ickenham & South Harefield	51	1	161
Northwood	43	3	256
Northwood Hills	55	6	260
Pinkwell	163	14	412
Ruislip	28	5	288
Ruislip Manor	42	4	205
South Ruislip	73	4	270
Uxbridge	149	8	403
West Drayton	148	13	508
Wood End	154	11	587
Yeading	103	17	596
Yiewsley	115	7	377
Totals:	2,093	198	7,240

Table 9. HMOs, Service requests, Notices served, Hazards, Licences, and ASB at HMOs across Hillingdon April 2020 – March 2025 (Source: Ti 2025).

Ward	Total HMO	Hazards	Hazards %	Service Requests	Notices Served	HMO Licences	ASB
Belmore	167	68	40.7	19	2	45	429
Charville	73	19	26.0	8	0	20	127
Colham & Cowley	168	34	20.2	9	0	77	177
Eastcote	121	33	27.3	4	0	7	146
Harefield Village	36	13	36.1	2	0	7	39
Hayes Town	97	21	21.6	8	0	38	106
Heathrow Villages	122	41	33.6	21	1	62	184
Hillingdon East	136	37	27.2	3	2	40	185
Hillingdon West	80	20	25.0	12	0	25	84
Ickenham & South Harefield	160	27	16.9	5	1	6	87
Northwood	187	39	20.9	1	0	0	140
Northwood Hills	127	40	31.5	8	1	2	130
Pinkwell	110	37	33.6	5	0	33	200
Ruislip	141	47	33.3	1	1	11	198
Ruislip Manor	42	10	23.8	0	0	1	85
South Ruislip	64	20	31.3	5	0	8	87
Uxbridge	209	61	29.2	28	3	98	206
West Drayton	147	50	34.0	24	2	65	299
Wood End	144	53	36.8	11	3	54	369
Yeadon	112	56	50.0	14	0	20	387
Yiewsley	94	36	38.3	8	1	47	185
Totals:	2,537	762		196	17	666	3,850

Table 10. Index of Multiple Deprivation (IMD 2019), average decile by ward in Hillingdon (Source: Ti 2025).

Ward	IMD 2029
Belmore	4
Charville	5
Colham & Cowley	5
Eastcote	8
Harefield Village	5
Hayes Town	4
Heathrow Villages	4
Hillingdon East	6
Hillingdon West	5
Ickenham & South Harefield	8
Northwood	8
Northwood Hills	7
Pinkwell	4
Ruislip	8
Ruislip Manor	9
South Ruislip	8
Uxbridge	7
West Drayton	3
Wood End	3
Yeading	3
Viewsley	3

Table 11. Percentage of predicted/hidden HMOs (unlicensed) by ward across Hillingdon (Source: Ti 2025).

Ward	Hidden HMO	Hidden HMO %
Belmore	122	73.1%
Charville	53	72.6%
Colham & Cowley	91	54.2%
Eastcote	114	94.2%
Harefield Village	29	80.6%
Hayes Town	59	60.8%
Heathrow Villages	60	49.2%
Hillingdon East	96	70.6%
Hillingdon West	55	68.8%
Ickenham & South Harefield	154	96.3%
Northwood	187	100.0%
Northwood Hills	125	98.4%
Pinkwell	77	70.0%
Ruislip	130	92.2%
Ruislip Manor	41	97.6%
South Ruislip	56	87.5%
Uxbridge	111	53.1%
West Drayton	82	55.8%
Wood End	90	62.5%
Yeading	92	82.1%
Yiewsley	47	50.0%
Totals:	1,871	

Table 12. Comparison of HMO (known and hidden) and PRS: ASB, Hazards, Service requests (complaints), and Notices served, as rate per 100 dwellings in Hillingdon for period April 2020 – March 2025 (Source: Ti 2025).

Category	PRS	HMO
ASB	24.88	151.75
Hazard	14.29	30.04
Complaints	7.19	7.73
Notices	0.68	0.67
Dwellings	29,099	2,537

Appendix 2 – Tenure Intelligence (Ti) – stock modelling methodology

This Appendix explains at a summary level Metastreet’s Tenure Intelligence (Ti) methodology (Figure 40).

Ti uses big data and machine learning in combination with expert housing knowledge to accurately define outcome at the property level.

Council and external data have been assembled as set out in Metastreet’s data specification to create a property data warehouse comprising millions of cells of data.

Where necessary, machine learning is used to make predictions of defined outcomes for each residential property, using known outcome data provided by the council.

Results are analysed by skilled practitioners to produce a summary of housing stock, predictions of levels of property hazards and other property stressors. The results of the analysis can be found in the report findings chapter.

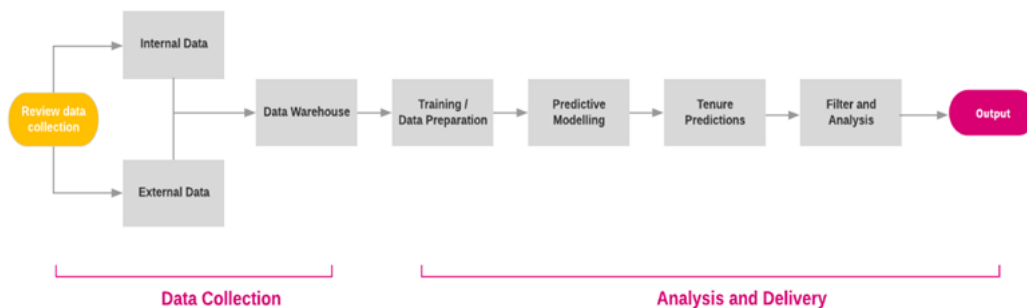


Figure 40. Summary of Metastreet Tenure Intelligence methodology.

Methodology

Metastreet has worked with the London Borough of Hillingdon to create a residential property data warehouse based on a detailed specification. All longitudinal council held data is April 2020 – March 2025 unless otherwise specified.

Once the property data warehouse was created, the Ti model was used to predict tenure and stock condition using the methodology outlined below.

Machine learning was utilised to develop predictive models using training data provided by the council. Predictive models were tested against all residential properties to calculate risk scores for each outcome. Scores were integrated back into the property data warehouse for analysis.

Many combinations of risk factors were systematically analysed for their predictive power using logistic regression. Risk factors that duplicated other risk factors but were weaker in their predictive effect were eliminated. Risk factors with low data volume or higher error are also eliminated. Risk factors that were not statistically significant are excluded through the same processes of elimination. The top 5 risk factors for each model have the strongest predictive combination.

Using a D^2 constant calculation it is possible to measure the theoretical quality of the model fit to the training data sample. This calculation has been completed for each model. The D^2 is a measure of “predictive capacity”, with higher values indicating a better model.

Based on the modelling each residential property is allocated a probability score between 0-1. A probability score of 0 indicates a strong likelihood that the property tenure type is *not* present, whilst a score of 1 indicates a strong likelihood the tenure type *is* present.

Predictive scores are used in combination to sort, organise and allocate each property to one of 4 categories described above. Practitioner skill and experience with the data and subject matter is used to achieve the most accurate tenure split.

It is important to note that this approach cannot be 100% accurate as all mathematical models include error for a range of reasons. The D^2 value is one measure of model “effectiveness”. The true test of predictions is field trials by the private housing service. However, error is kept to a minimum through detailed post analysis filtering and checking to keep errors to a minimum.

A continuous process of field testing and model development is the most effective way to develop accurate tenure predictions.

The following tables include detail of each selected risk factors for each model. Results of the null hypothesis test are also presented as shown by the Pr(>Chi) results. Values of <0.05 are generally considered to be statistically significant. All the models show values much smaller, indicating much stronger significance.

Owner occupier model

The owner occupier model shows each of the model terms to be statistically significant, with the overall model showing a “predictive capacity” of around 94% (Table 13).

Table 13. Owner occupier predictive factors.

Risk factors selected	Pr (>Chi)*
Accounts.over.5.years	2.2e-16
Benefit.claims.over.last.5.years	2.2e-16
ASB.count	2.2e-16
Ctax.liability.order	1.190e-15
Council.Tax.band	2.2e-16
D ² test**	0.9368725

* Pr(>Chi) = Probability value/null hypothesis test, ** D2 test = Measure of model fit

PRS predictive model

The PRS model shows that each of the model terms is statistically significant, with the overall model having a “predictive capacity” of around 92% (Table 14).

Table 14. PRS predictive factors.

Risk factors selected	Pr(>Chi)*
Benefit.claims.over.last.5.years	2.2e-16
Accounts.over.5.years	2.2e-16
Account.balances.for.current.liabilities	8.692e-10
EPC tenure	2.2e-16
TDS	2.2e-16
D ² test**	0.9153408

* Pr(>Chi) = Probability value/null hypothesis test, ** D2 test = Measure of model fit

Serious hazards (HHSRS) model

Numerous properties where the local housing authority has recently taken action to address serious hazards were sampled for training data. Specifically, this included Housing Act 2004 Notices served on properties to address serious hazards. The model results show that each of the model terms is statistically significant, with the overall model having a “predictive capacity” of around 91% (Table 15).

Table 15. Serious hazard (HHSRS) predictive factors.

Risk factors selected	Pr (>Chi) *
CURRENT_ENERGY_EFFICIENCY	2.2e-16
TDS	2.2e-16
Benefit.claims.over.last.5.years	2.2e-16
PRS.flag	2.2e-16
ASB.count	1.009e-07
D ² test**	0.9149814

* Pr(>Chi) = Probability value/null hypothesis test, ** D2 test = Measure of model fit

HMO predictive model

The HMO model shows that each of the model terms is statistically significant, with the overall model having a “predictive capacity” of around 58% (Table 16).

Table 16. HMO predictive factors.

Risk factors selected	Pr(>Chi)*
TOTAL_FLOOR_AREA	2.2e-16
ASB.count	2.2e-16
Single.person.discount	2.2e-16
Accounts.over.5.years	0.000367
Account.balances.for.current.liabilities	2.2e-16
D ² test**	0.5796345

* Pr(>Chi) = Probability value/null hypothesis test, ** D2 test = Measure of model fit

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