

# The Spatial Distribution of Non-Decent Homes – Introducing the Non-Decent Index

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# Background and objectives

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Renters' Rights Act 2025

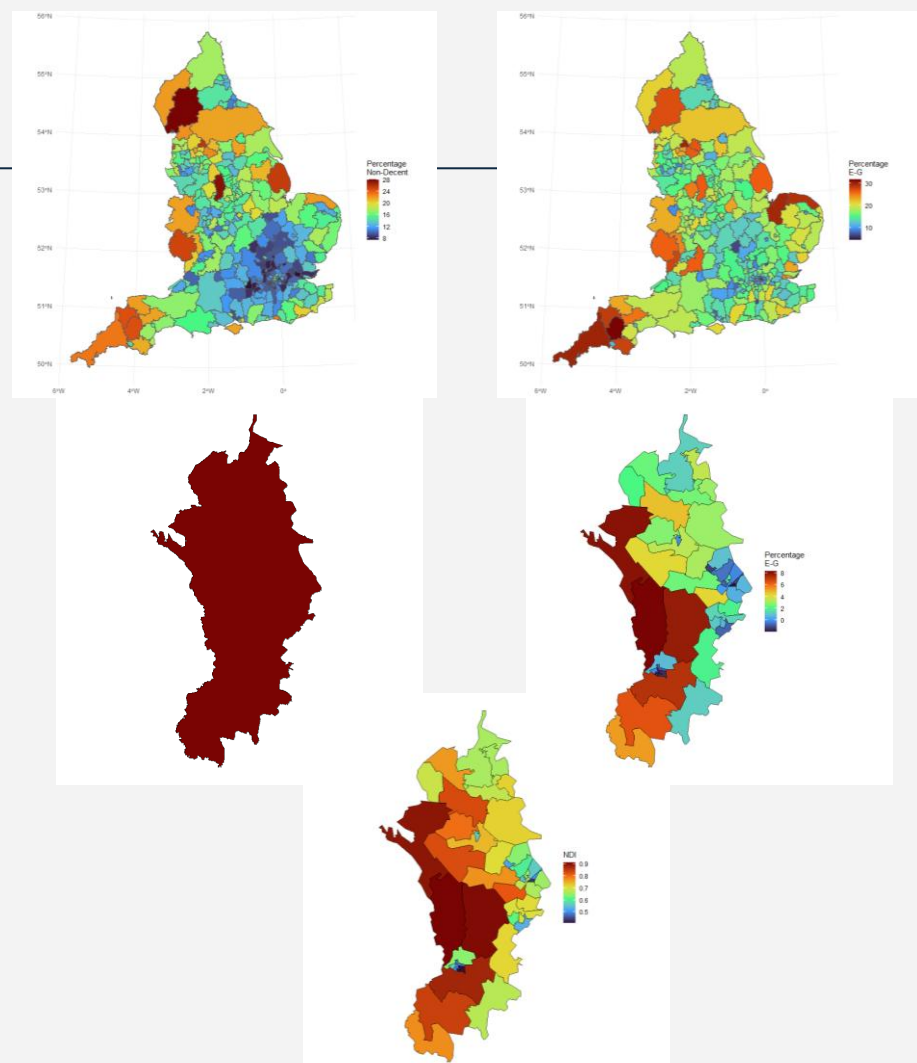
New Decent Homes Standard (DHS) will apply to the private rented sector (PRS) by 2035

Free and open data on the location of DHS failures in the PRS is lacking

*Objective: to produce a free and publicly available index that to identify hotspots of PRS Decent Homes failure*

# Method

1. Model the percentage of PRS DHS failures in each local authority
2. Use the model to disaggregate the percentage of DHS failures to each lower super output area (LSOA) in the local authority
3. Weight the step two predictions by the relative size of the PRS
4. Scale the index to range from 0 to 1



# Validation

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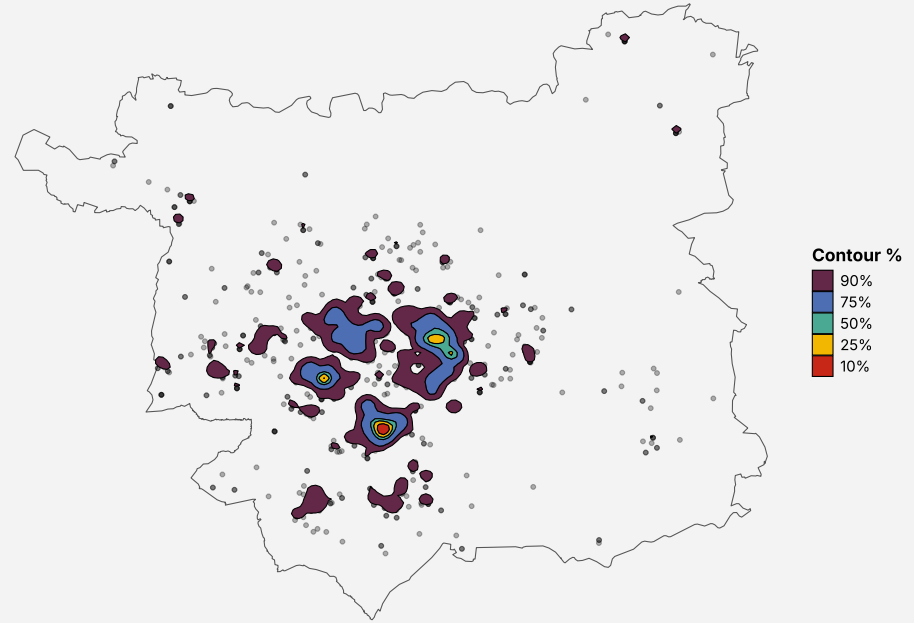
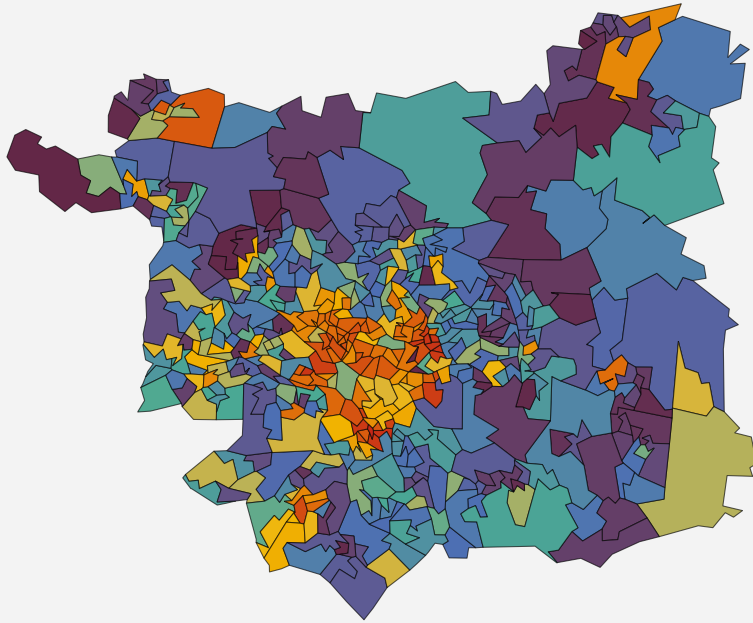
Data sharing with Leeds City Council (LCC) on inspections and health and safety hazards, 01/04/2023 – 31/03/2025

Validation of the index based upon:

- Visualisation of inspections and index
- Index scores in areas with high density of HHSRS hazards
- Analysis of selective licensing areas
- Qualitative feedback

# Non-Decent Index (NDI)

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# Validation: Leeds selective licensing

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Licensing Area	Mean NDI
Beeston	0.638
Harehills	0.594
Not in selective licensing area	0.281

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**Mean NDI by selective licensing area**

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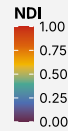
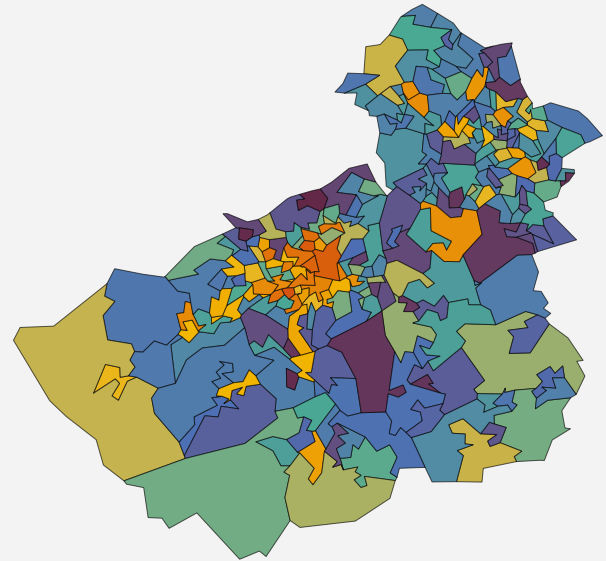
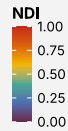
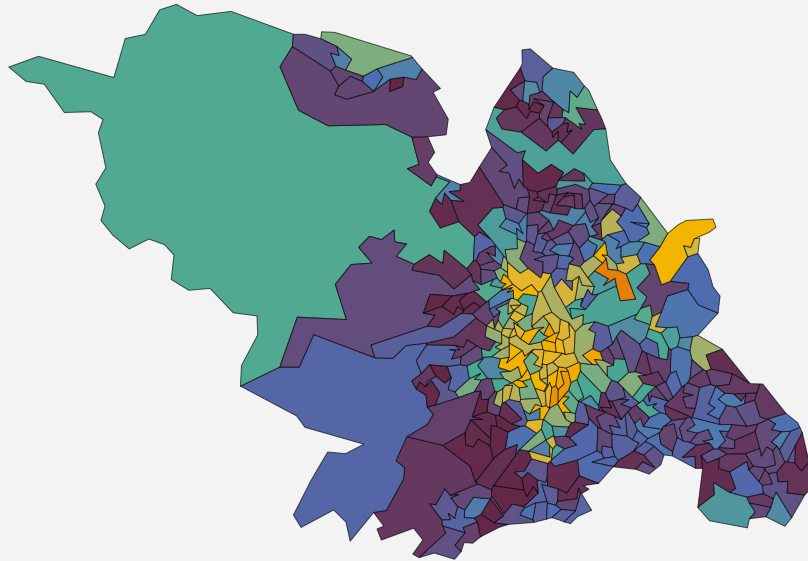
Category 1 Hazard	Percentage
Fire safety	27.26
Fall concerns	21.14
Damp and mould	16.37
Excess cold	15.45
Electrical hazards	11.54
Crowding and space	5.20
Entry by intruders	2.71
Other	0.33

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**Category 1 hazards identified in selective licensing areas**

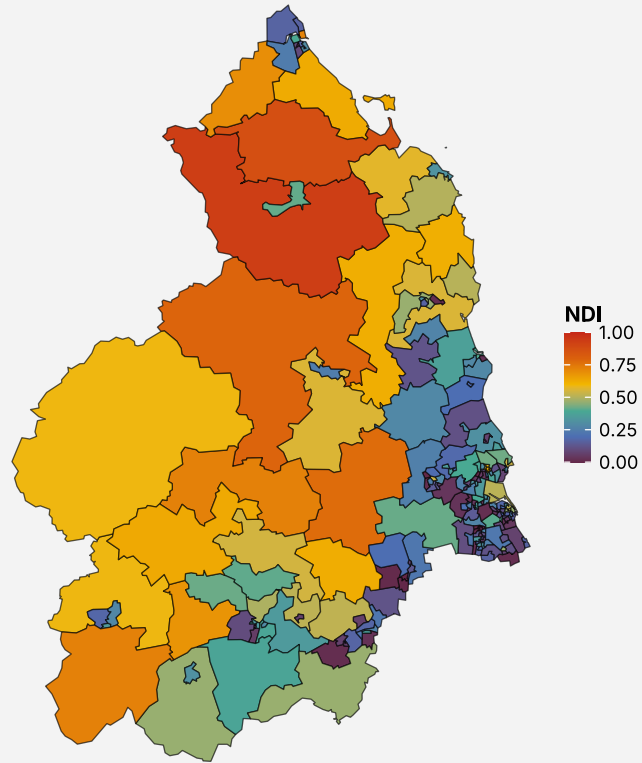
# Using the NDI: non-decent hotspots

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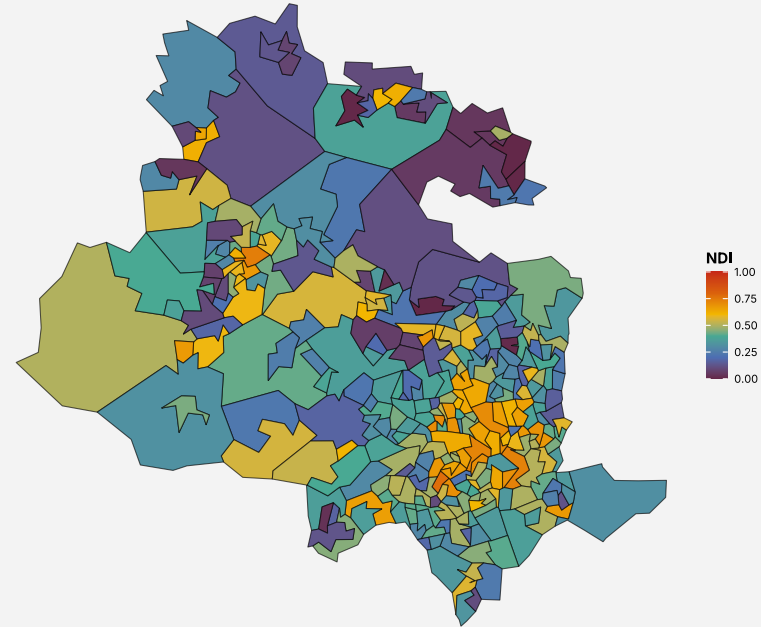


# Using the NDI: stakeholder feedback

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Suggested uses of the NDI included:

- Targeting communications with tenants and landlords
- Proactive inspections of PRS homes
- Evidencing the need for place-based interventions e.g. selective licensing
- Market intelligence



# Accessing the NDI

## Non-Decent Index (NDI) Explorer

### About the NDI

This tool visualises the Non-Decent Index (NDI) within local authority districts in England. The NDI is a free resource to identify areas where a high number of private rented houses are expected to fail the Decent Homes Standard. The NDI is published for Lower Layer Super Output Areas (LSOAs). The drop-downs below can be used to visualise the NDI in local authorities. Users can also visualise LSOAs by their NDI decile, and by one of the statistics used to build the NDI - the estimated proportion of private rented properties failing the Decent Homes Standard in each LSOA. Users can choose to colour LSOAs according to their NDI rank nationally, or their NDI rank within their local authority.

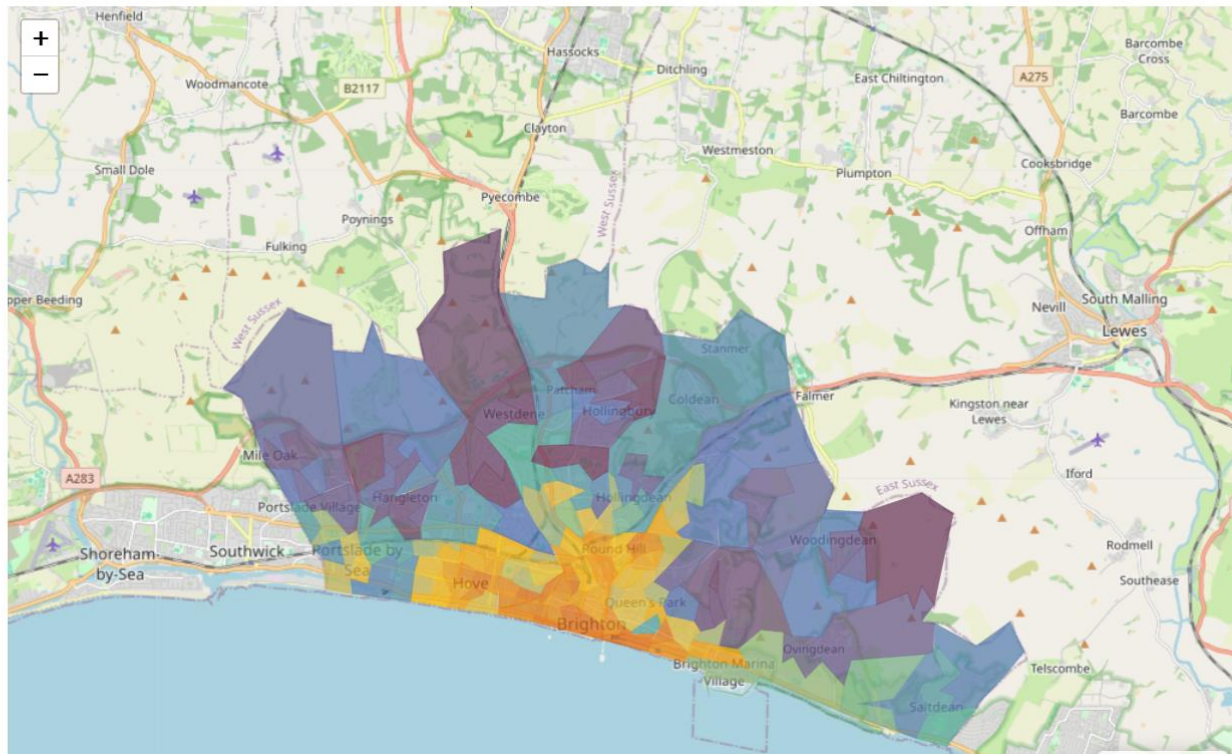
- **NDI (Non-Decent Index):** The percentage of homes in the private rented sector (PRS) in an LSOA estimated to fail the Decent Homes Standard, weighted by the relative size of the PRS, scaled nationally to range between 0-1.
- **PRS Non-Decent Percentage:** The percentage of homes in the private rented sector (PRS) in an LSOA estimated to fail the Decent Homes Standard, irrespective of the total size of the PRS.
- **NDI Decile:** The national decile ranking of the LSOA based on its NDI score (1 = lowest risk/best quality, 10 = highest risk/poorest quality). This metric can only be visualised on a National scale.

### Map Settings

#### Select Local authority:

Brighton and Hove

#### Select Metric:



# Limitations

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Snapshot in time

Cannot disaggregate into each Decent Homes criterion

Uses the 2006 Decent Homes Standard

Some property types and submarkets will be underrepresented e.g. shadow PRS

# Conclusions

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NDI is a free and open tool for identifying variation between neighbourhoods in DHS failure in the PRS

Ranges from 0 to 1, with index scores close to 1 being neighbourhoods with a large PRS and a high proportion of DHS failures in the PRS

The NDI corresponds well with local inspection data, selective licensing schemes and local knowledge

Uses for practitioners:

- Targeting communications and inspections
- Evidencing the need for place-based interventions
- Market intelligence

The NDI is a tool to develop strategy, not a tool to monitor progress