

Appendix 1

Slough Borough Council

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

February 2026



Executive Summary

Metastreet were commissioned by Slough Borough Council 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 Slough'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

- The Census 2021 population estimate for Slough was 158,500, an 12.6% increase from the 2011 Figure (140,713).
- Between 2011 and 2024 the population grew 18.9%.
- There are 58,450 residential properties in Slough (excluding shell properties), of these, 28.6% (16,710) are PRS.
- The PRS has increased from 25.3% of housing stock in 2011 to 28.6% in 2025.
- The percentage of dwellings that are PRS has increased, at the expense of both Owner Occupied and Social Housing.
- The highest number of PRS are in Herschel Park (2,459), and Slough Central (1,735). The lowest are in Wexham Court (310).
- The percentage of PRS properties in each ward ranges between 12.7% (Britwell) and 60.5% (Slough Central).
- Of the 21 Slough Council wards 16 have a higher percentage PRS than the national average (which is 19%).
- Flats (53%) and Houses (41%) make up the majority of PRS property types.
- The average property possessions rates in Slough over the last 4 quarters (to end Sep 2025) was 22.3 (compared to 7.8 for all English authorities).
- Overall, Slough average rents are £1,552 (Dec 2025). The overall average for England is £1,424.
- There are 2,743 PRS properties with at least one serious home hazard (HHSRS A–D) in Slough, which is 16.4% of the PRS stock (the national average is 10%).
- The highest number (707) of PRS properties with serious hazards are in Herschel Park, whilst the lowest number (18) are in Britwell.
- The highest hazard rate is in Chalvey (29.4 serious hazards per 100 dwellings) and Herschel Park (28.8), whilst the lowest is in Britwell (5.8).
- In the period 1st October 2020 – 1st October 2025 there were 295 property inspections at PRS dwellings across Slough, which identified 308 hazards at 48 properties.
- The housing stock is dominated by EPC ratings C & D (80.3%), with B & E ratings less so (combined 18.8%). The A, F & G ratings are the least common (combined 0.9%).

- Slough has 1,358 PRS properties with EPC records that are E, F, & G rated (8.4% of PRS with EPC ratings).
- In the period 1st October 2020 – 1st October 2025 there were 531 private housing complaints made at PRS dwellings across Slough.
- Herschel Park (99) had the highest number of private housing complaints.
- In the period 1st October 2020 – 1st October 2025 Slough issued 369 notices to PRS addresses across Slough.
- The highest number of notices served were in Herschel Park (70).
- During the period 1st October 2020 – 1st October 2025 Slough Borough Council issued 1,998 planning enforcement notices to PRS properties across Slough.
- The highest number of planning enforcement notices issued were in Slough Central (616), and Herschel Park (568).
- Over the period 1st October 2020 – 1st October 2025 2,752 ASB incidents were recorded at PRS dwellings across Slough (a rate of 16.5 ASB incidents per 100 PRS).
- Herschel Park (313) had the highest numbers of recorded ASB incidents.
- Overall numbers of HMO (licensed and hidden) are calculated to be 2,024.
- HMO properties form 12.1% of PRS dwellings (16,710), and 3.5% of all dwellings (58,450) in Slough.
- The highest number of HMOs are in Herschel Park (368), the lowest (13) are in Britwell.
- There are 682 known HMOs across Slough (mandatory or additional HMO licence).
- The highest number of licensed HMO are in Herschel Park (103), whilst the lowest are in Britwell (8).
- The number of licences (682: 33.7%) represents the known HMOs, whilst the others (1,342: 66.3%) are predicted/hidden HMOs.
- Slough Central has the highest percentage of hidden HMO (85.3%), whilst the lowest is in Northborough & Lynch Hill Valley (36.8%).
- Houses (58.8%) and flats (38.4%) make up most of the HMO stock (58.8%), whilst bungalows (1.0%) form the lowest percentage.
- There are 452 HMO properties in Slough likely to have at least 1 serious housing hazard (HHSRS A – D, 22% of HMOs). The PRS national average is 10%.

- Herschel Park (104) and Slough Central (62) have the highest number of HMOs with serious hazards.
- The overall hazard rate is 22.3 (HHSRS A – D) per 100 HMO properties.
- The highest hazard rates are in Chalvey (34.3 serious hazards per 100 dwellings).
- In the period 1st October 2020 – 1st October 2025 there were 194 physical property inspections at HMO properties across Slough, which identified 268 hazards from 42 properties.
- The HMO stock is dominated by EPC ratings C & D (75.7%), with B & E ratings much less so (23.5%).
- Houses (58.8%) dominate the HMO, with C or D ratings being most common.
- Slough has 150 HMO EPC records that are E, F, or G rated (7.4% of all HMOs).
- In the period 1st October 2020 – 1st October 2025 there were 276 private housing complaints made at HMO (known and hidden) dwellings across Slough.
- Herschel Park (50) had the largest number of complaints at HMOs.
- In the period 1st October 2020 – 1st October 2025 Slough issued 153 notices to HMO addresses across Slough.
- The highest number of private housing notices served to HMO properties were at Herschel Park (35).
- During the period 1st October 2020 – 1st October 2025 Slough Borough Council issued 801 planning enforcement notices to HMO properties across Slough.
- The highest number of planning enforcement notices issued to HMO properties was at Slough Central (279), and Herschel Park (186).
- Overall, there were 921 ASB incidents linked to HMOs (a rate of 45.5 ASB incidents per 100 HMO dwellings).
- The most ASB (170) were in Herschel Park, followed by Chalvey (125).

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1 Introduction & Project Objectives

Metastreet were commissioned by Slough Borough Council 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 Slough, built up from property level data.

Predictive tenure models (Ti) have been developed as part of this project that are unique to Slough, 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 Slough's own service records over the period 1st October 2020 – 1st October 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 Borough of Slough Overview

The Borough of Slough is a unitary authority with borough status in the ceremonial county of Berkshire, Southern England. It is governed by Slough Borough Council. The borough is centred around the town of Slough and includes Langley. It forms an urban area with parts of Buckinghamshire and extends to the villages of Burnham, Farnham Royal, George Green, and Iver. Part of the district's area was in Buckinghamshire prior to the district's formation and in Middlesex until 1965¹.

The borough borders the counties of Buckinghamshire (the unitary authority of the same name), Greater London (Hillingdon) and Surrey (Spelthorne), as well as the Royal Borough of Windsor and Maidenhead (Berkshire). Notable settlements nearby including London, Reading and High Wycombe. The nearest airport is Heathrow Airport, which is located roughly 7 miles (11 km) to the south-east. The borough has good links to London and other towns and cities with its main connecting road being the M4 motorway. It is also served by six railway stations: Taplow, Burnham, Slough, Langley, Iver and West Drayton.

2.1 Population/Census

The Office of National Statistics (ONS) Census 2021 population estimate for Slough was 158,500². This is an 12.6% increase from the 2011 Figure (140,713). 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 167,359, so between the 2011 and 2024 the population grew 18.9%.

¹ Wikipedia 2026: https://en.wikipedia.org/wiki/Borough_of_Slough

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>

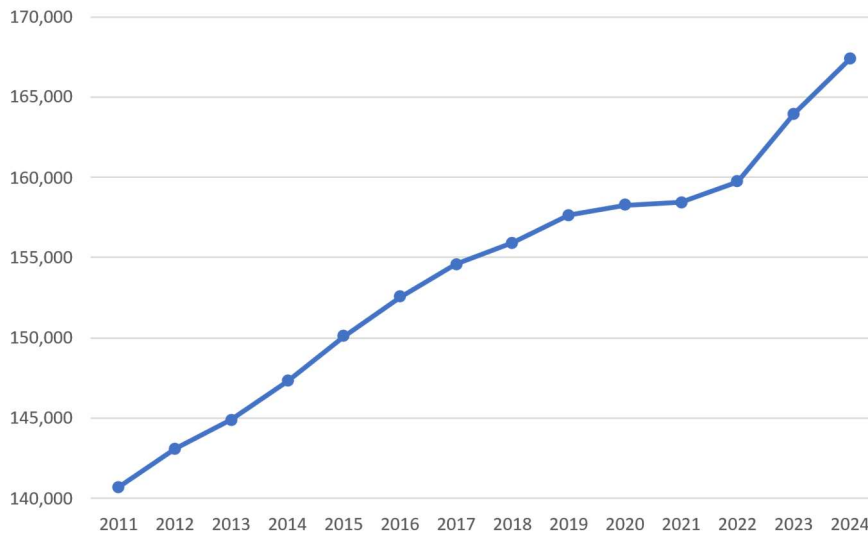


Figure 1. Mid-Year population estimates for Slough 2011 – 2024 (Source: ONS).

The population increase in Slough averages around 1.4% per year.

2.1.1 Age of population

The median age of the population has seen a shift upwards since 2011, with the latest estimate being 34.4 (2024), this compares to previous ages of 34.9 (2021) and 32.3 (2011) (Figure 2).

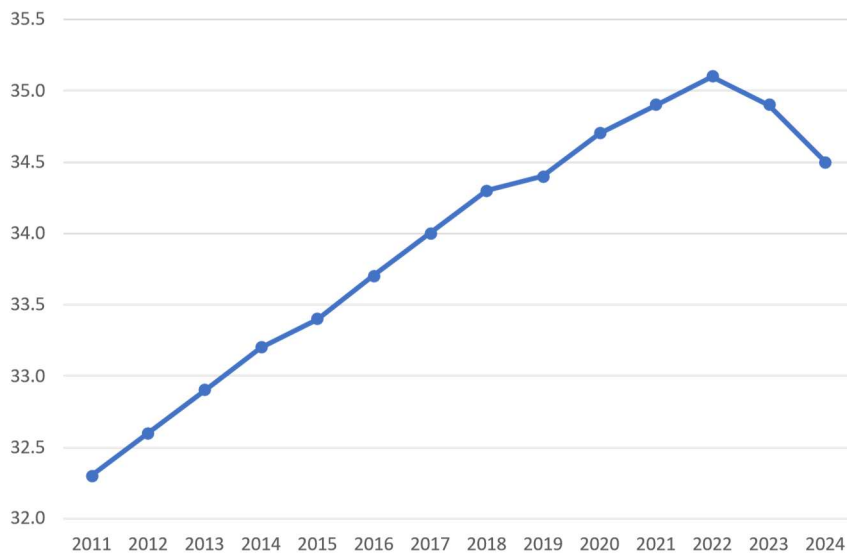


Figure 2. Median age of the population in Slough 2011 – 2024 (Source: ONS).

The change in median age is 6.8% upwards since 2011.

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 Slough there were 52,400 separate households. These varied from 1-person households to 8-persons (Figure 3).

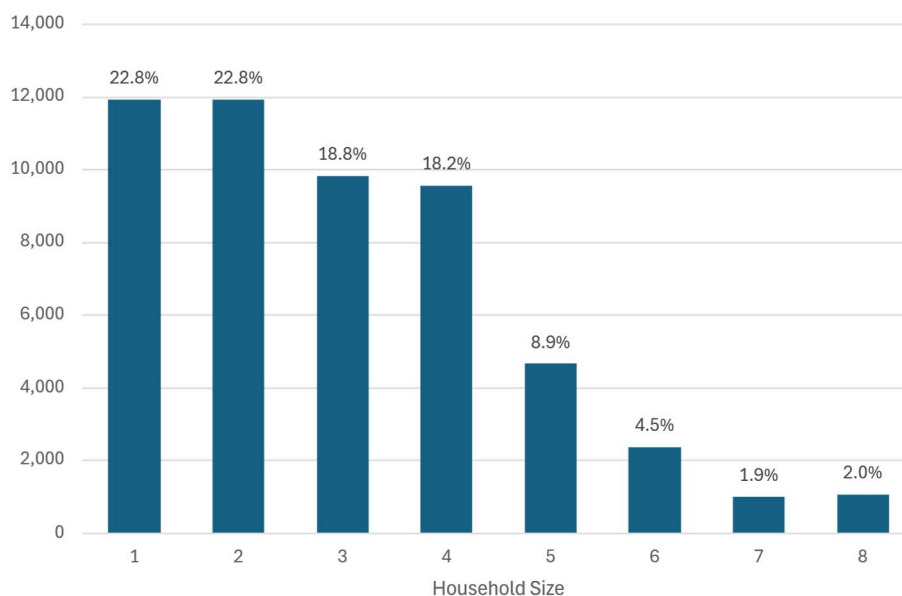


Figure 3. Household size in Slough at Census 2021 (Source: ONS).

Household sizes in the range 1 – 2 account for 45.6% of all households, and 77% 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 23,205 households with dependent children in Slough (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/householdscontainingdependentchildren2021>

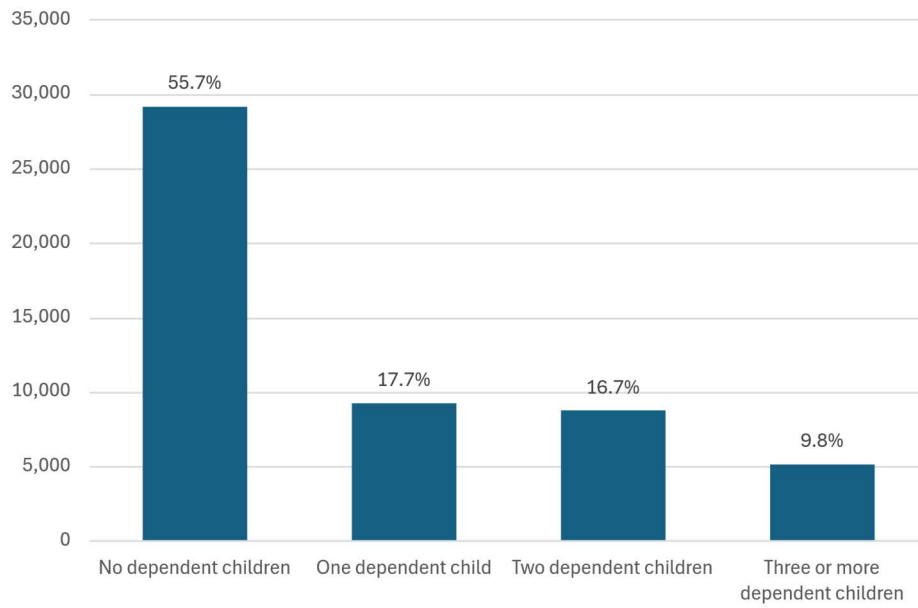


Figure 4. Households with dependent children in Slough at Census 2021 (Source: ONS).

Around 44% of households in Slough 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 Slough (Figure 5).

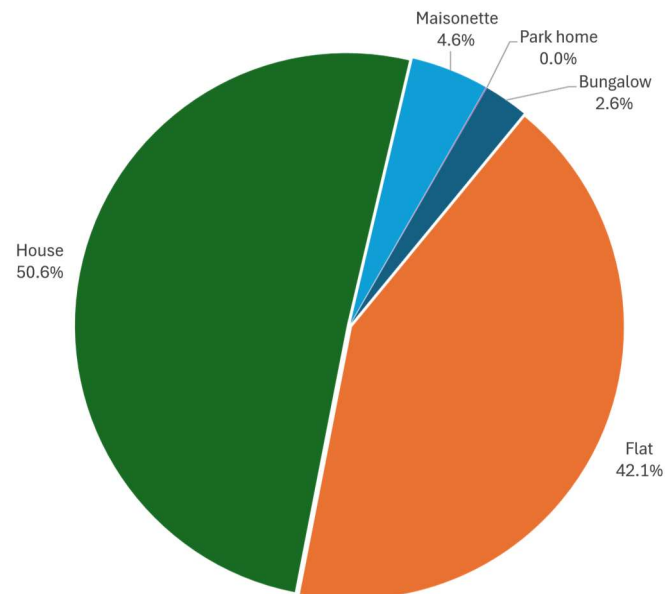


Figure 5. Property types for general housing stock in Slough (Source: EPC 2025).

Flats (42%) and Houses (51%) dominate the property types, with Bungalows (2.6%) and Maisonette (4.6%) being least represented (Park homes are included but only represent 0.04% of housing stock).

2.4 Tenure

There are 58,450 residential properties in Slough (excluding shell properties, Table 1). Of these, 28.6% (16,710) are PRS (Table 2).

Over the past decade Slough has seen changes in tenure rates, with the PRS increasing from 25.3% of housing stock in 2011 (Figure 6) to 28.6% in 2025 (Figure 7).

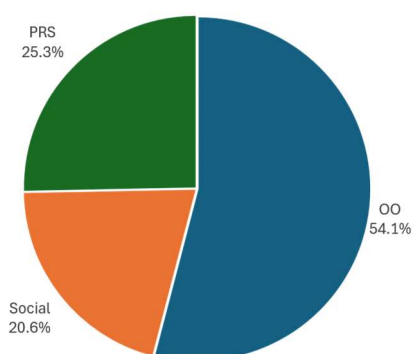


Figure 6. Tenure types 2011
(Source: ONS)

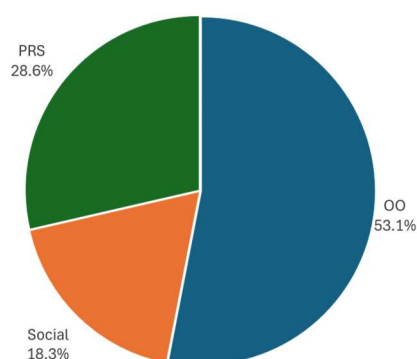


Figure 7. Tenure types 2025
(Source: Ti 2026).

In contrast the percentage of social housing has reduced from 20.6% (Figure 6) to 18.3% (Figure 7).

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 is 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.

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

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

In absolute numbers the PRS has increased between 2011 and 2025 (30% increase, Table 1). The provision of Social housing increased slightly (2%), and Owner Occupied increased by 13%.

Table 1. Numbers of households and dwellings by tenure type in Slough 2011—2025 (Source: ONS & Ti 2026).

Tenure	2011 (households)	2021 (households)	2025 (dwellings)
Owner Occupied	27,441	25,974	31,016
Social Housing	10,476	10,266	10,724
PRS	12,849	16,183	16,710
Total:	50,766	52,423	58,450

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 Slough 2011—2025 (Source: ONS & Ti 2026).

Tenure	2011 (households)	2021 (households)	2025 (dwellings)
Owner Occupied	54.1%	49.5%	53.1%
Social Housing	20.6%	19.6%	18.3%
PRS	25.3%	30.9%	28.6%
Total:	100.0%	100.0%	100.0%

The “share” of dwellings that are PRS has increased, at the expense of both Owner Occupied and Social Housing.

The figures show a modest increase in owner occupied dwellings, whereas the stock of social housing is largely static (Figure 8).

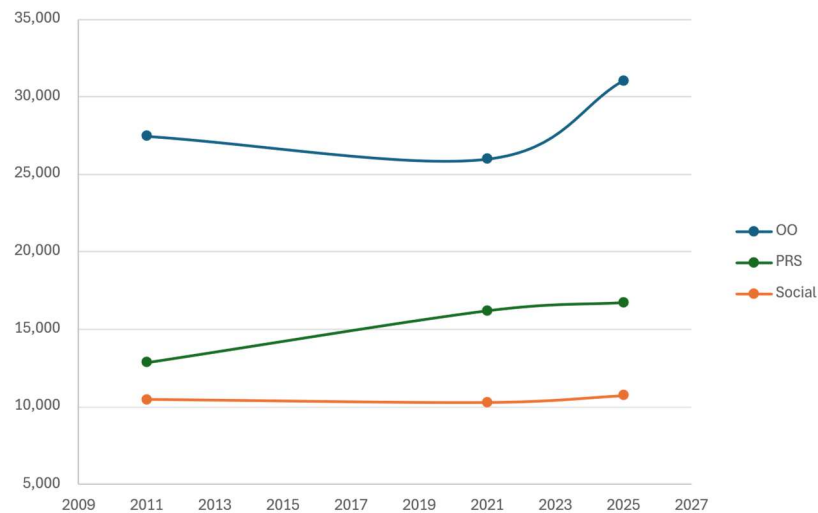


Figure 8. Numbers of dwellings for different tenure types in Slough 2011–2025 (Source: ONS, Ti: 2026).

2.5 Deprivation (IMD)

The Indices of Multiple Deprivation 2025 (IMD 2025) provide a set of relative measures of deprivation for LSOAs (Lower layer super output areas) across England, based on seven domains of deprivation⁸.

To produce the ward level IMD 2025 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 2025 scores have been ranked (deciles) and weighted for population.

Weighted average IMD 2025 decile across Slough wards shows values ranging from 2 – 8 (Figure 9, Table 11). Low values indicate the most deprived areas, whilst high values indicate the least deprived.

⁸ ONS 2025 <https://www.gov.uk/government/statistics/english-indices-of-deprivation-2025>

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

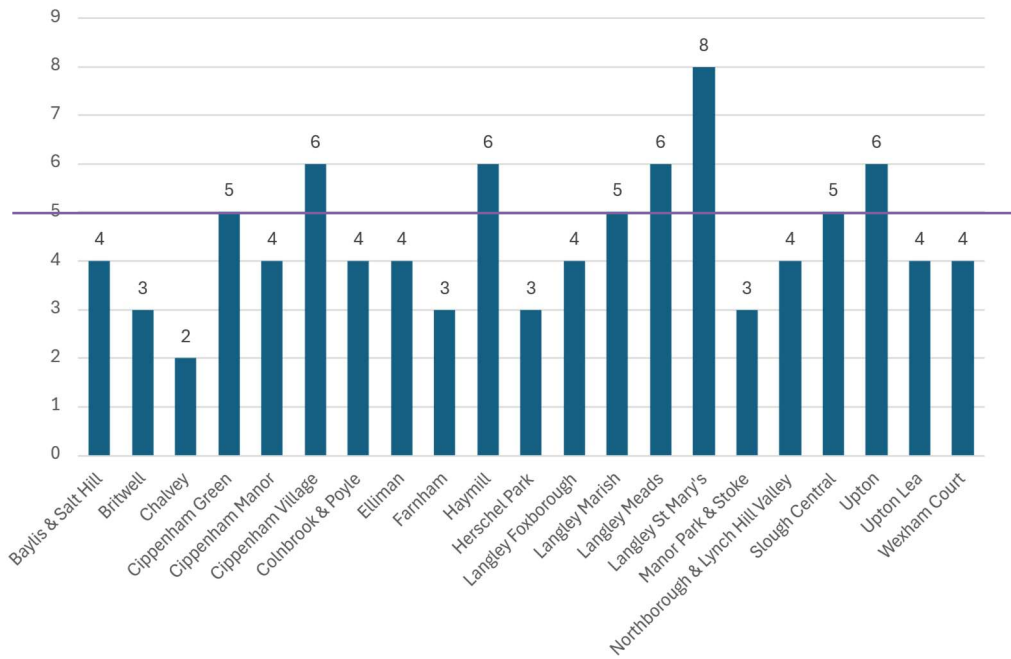
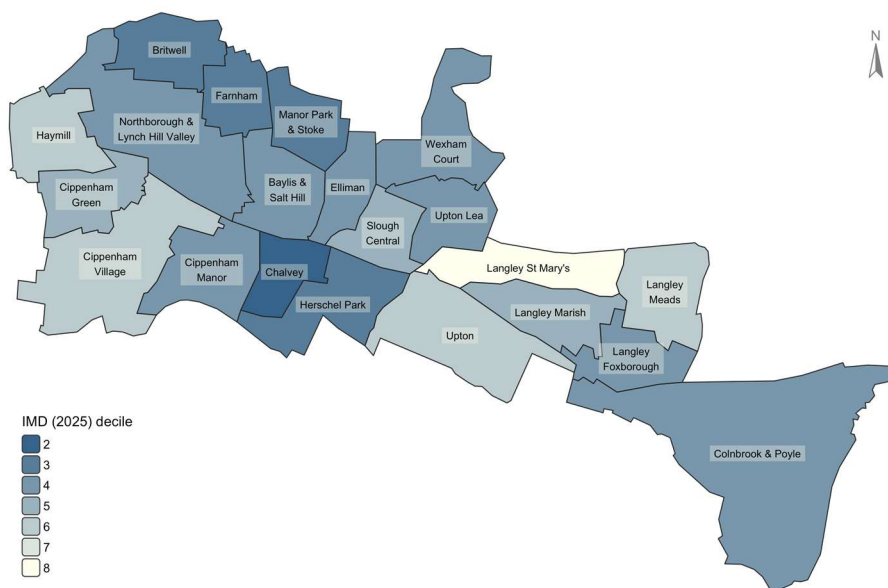


Figure 9. Average IMD (2025) decile in Slough by ward (Source: IMD 2025). Horizontal line shows national average (decile 5).

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

In Slough 13 out of 21 wards are below the national average, Cippenham Green, Langley Marish, and Slough Central are at the national average (5), whilst Langley St Mary's is the least deprived (8). The most deprived is Chalvey (2).

The geographical pattern of deprivation shows no obvious trend (Map 1).



Map 1. Distribution of Average IMD (decile) in Slough by ward (Source: ONS 2025, Map by Metastreet).

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. Slough has a lower proportion in fuel poverty (9.8%) than the national average (11.4%, Figure 10)¹⁰.

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

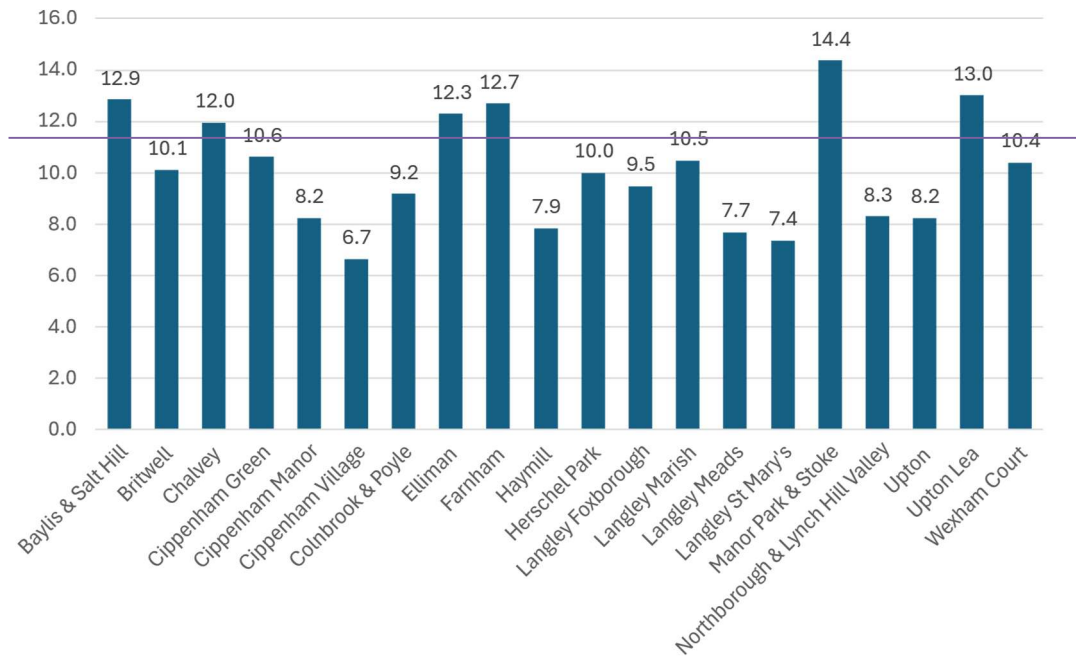


Figure 10. Percentage of households in fuel poverty by ward in Slough (After Housing Costs, Source: Dept. for Energy Security & Net Zero 2025). Horizontal line shows national average (11.4%).

The highest fuel poverty (14.4%) is in Manor Park & Stoke, whilst the lowest (6.7%) is in Cippenham Village.

Six of the wards in Slough 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 Slough (After Housing Costs, Source: Dept. for Energy Security & Net Zero 2025).

Ward	Fuel Poor Percent
Baylis & Salt Hill	12.9
Britwell	10.1
Chalvey	12.0
Cippenham Green	10.6
Cippenham Manor	8.2
Cippenham Village	6.7
Colnbrook & Poyle	9.2
Elliman	12.3
Farnham	12.7
Haymill	7.9
Herschel Park	10.0
Langley Foxborough	9.5
Langley Marish	10.5
Langley Meads	7.7
Langley St Mary's	7.4
Manor Park & Stoke	14.4
Northborough & Lynch Hill Valley	8.3
Upton	8.2
Upton Lea	13.0
Wexham Court	10.4
Overall Average	9.8%

Cippenham Village has the lowest fuel poverty (6.7%), and Manor Park & Stoke the highest (14.4%).

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.

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 Slough in the period 2022 – 2023 show that Slough has above average child poverty (36.4%, Figure 11)¹².

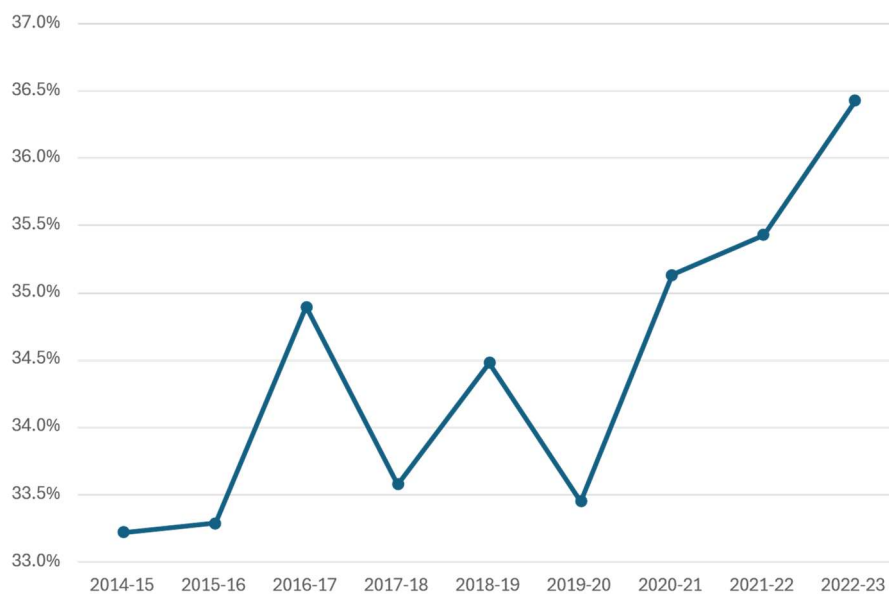


Figure 11. Percentage of children living in poverty (after housing costs) in Slough 2014 – 2023 (Source: End Child Poverty 2025).

Child Poverty in Slough has risen from 33.2% in 2014-15 to 36.4% in 2022-23.

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

¹² End Child Poverty 2025, <https://endchildpoverty.org.uk/publications/>

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 October 2020 – 1st October 2025 unless otherwise specified.

4 Private Rental Sector (PRS) in Slough

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 58,450 residential properties in Slough (excluding shell properties). Slough's PRS is now calculated to be 28.6% (16,710 including HMOs) of housing stock. This compares to 25.3% (12,849) of households in in 2011 (ONS)¹³. This follows the nationwide trend. The PRS in the UK has grown from 9.4% of housing stock in 2000¹⁴ to 19% in 2023¹⁵. 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 landlords¹⁶.

The PRS in Slough are distributed across all 21 wards (Figure 12). The number of PRS per ward ranges from 310 – 2,459.

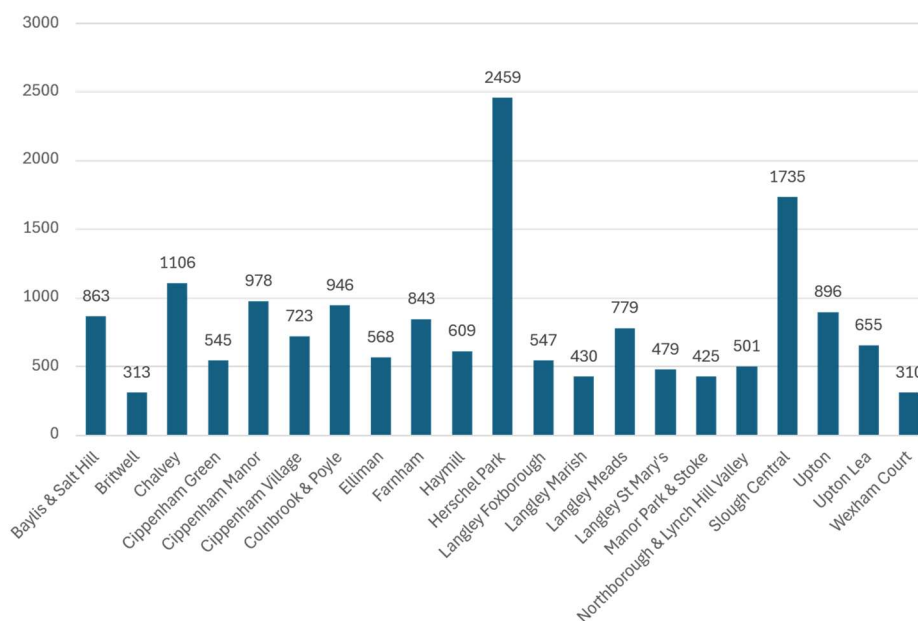


Figure 12. Number of PRS by ward in Slough (Source: Ti 2026).

¹³ ONS Census 2011,

<https://www.ons.gov.uk/peoplepopulationandcommunity/housing/adhocs/003049ct02592011censusnatureofdwellingbyaccommodationtypeofdwellingalldwellingsnationaltolocalauthority>

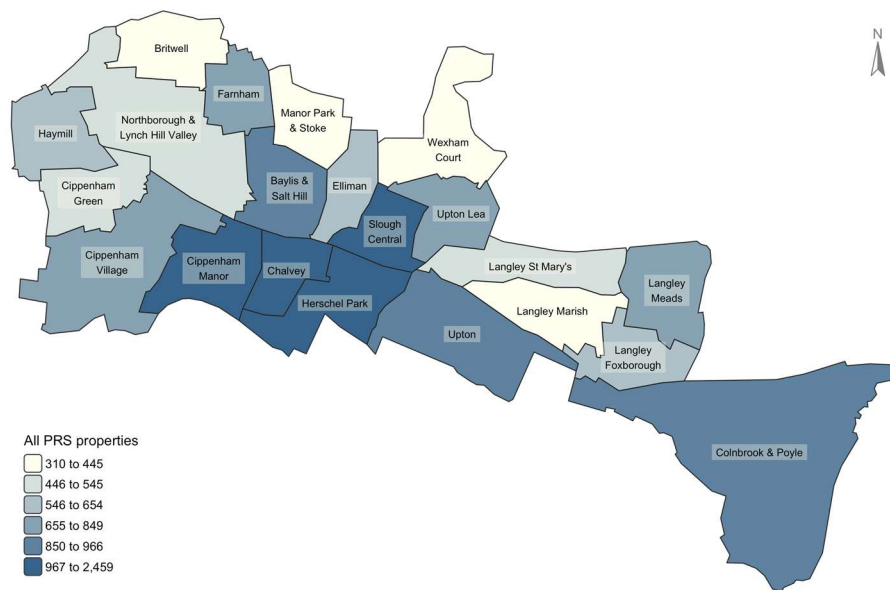
¹⁴ The profile of UK private landlords Scanlon K & Woodhead C CML research. LSE . December 2017, www.cml.org.uk

¹⁵ EHS Headline July 2025, <https://www.gov.uk/government/collections/english-housing-survey>

¹⁶ 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 Herschel Park (2,459), and Slough Central (1,735). The lowest are in Wexham Court (310).

The distribution of PRS dwellings across Slough Borough Council shows concentrations in the south/western wards (e.g. Cippenham Manor, Chalvey, Herschel Park, and Slough Central, Map 2).



Map 2. Distribution of PRS dwellings in Slough by ward (Source: Ti 2026, Map by Metastreet).

The percentage of PRS properties in each ward ranges between 12.7% (Britwell) and 60.5% (Slough Central, Figure 13). Of the 21 Slough Council wards 16 have a higher percentage PRS than the national average (19%)¹⁷.

¹⁷ English Housing Survey 2025 <https://www.gov.uk/government/collections/english-housing-survey>

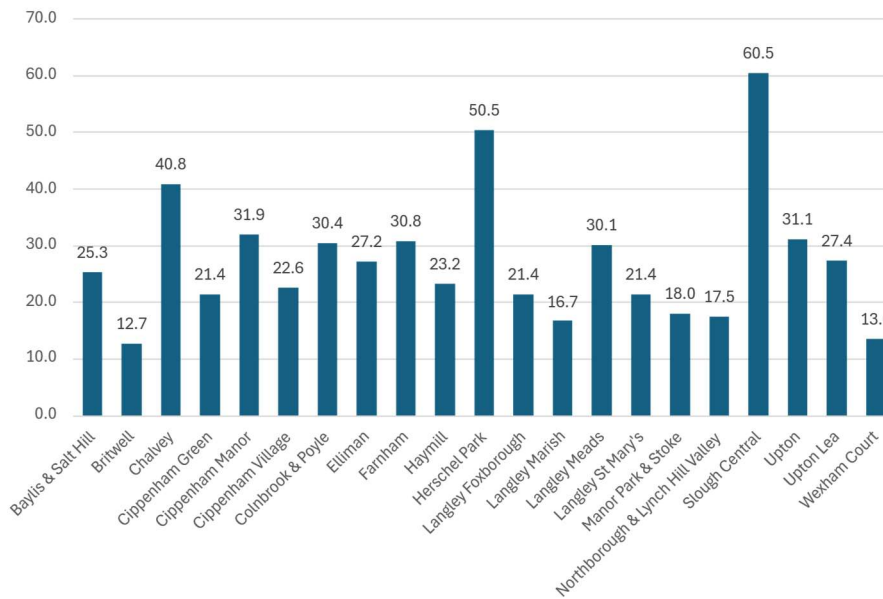
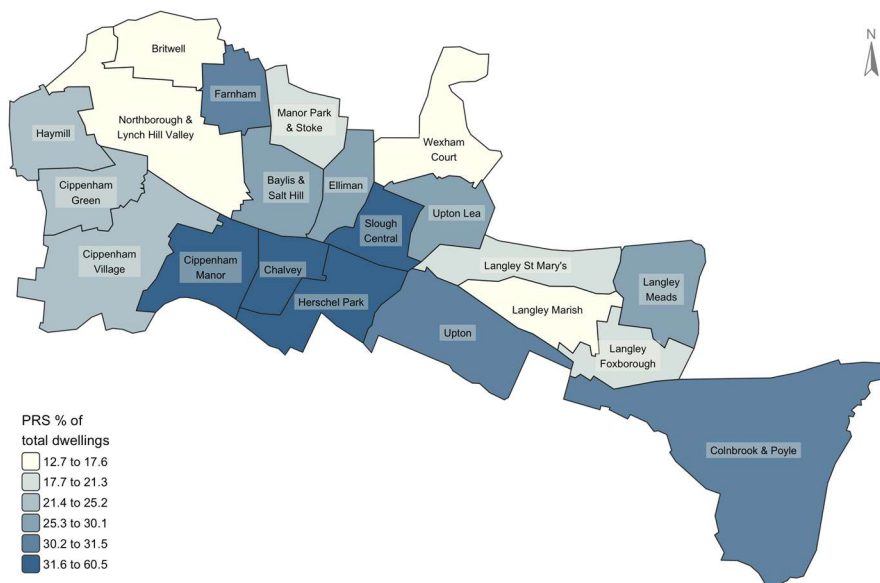


Figure 13. Percentage of PRS across wards in Slough (Source: Ti 2026).

The percentage of dwellings that are PRS varies across Slough Borough Council (Map 3).



Map 3. Percentage of PRS dwellings (as a proportion of total housing) by ward in Slough (Source: Ti 2026, Map by Metastreet).

Higher percentages of PRS are seen in some south/western wards (e.g. Cippenham Manor, Chalvey, Herschel Park, and Slough Central).

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 Slough (Figure 14).

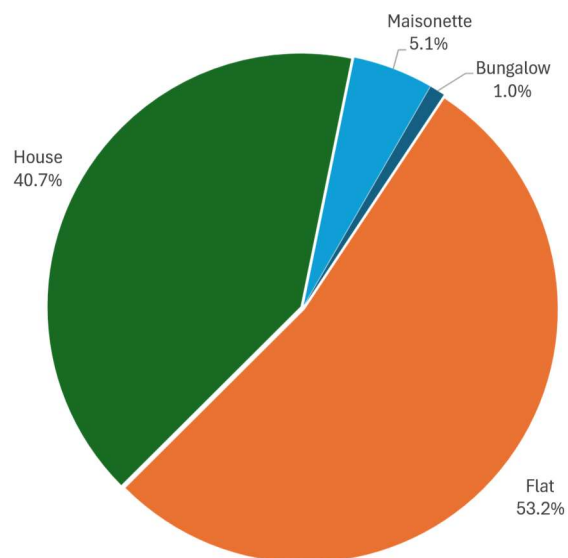


Figure 14. Property types for PRS dwellings in Slough 2025 (Source: EPC 2025, Ti 2026).

Flats (53%) and Houses (41%) make up the majority of PRS property types. Bungalows represent the smallest percentage (1%) of PRS dwellings in Slough.

4.3 Rented property possession claim rates

Slough had an average rented property possession rate of 22.5 claims per 10,000 households in 2024¹⁸ (Figure 15). Over the last 12 quarters (to end Sep 2025) the average was 22.4. The average number of claims for authorities in England for the same 12 quarters was 8.0 per 10,000.

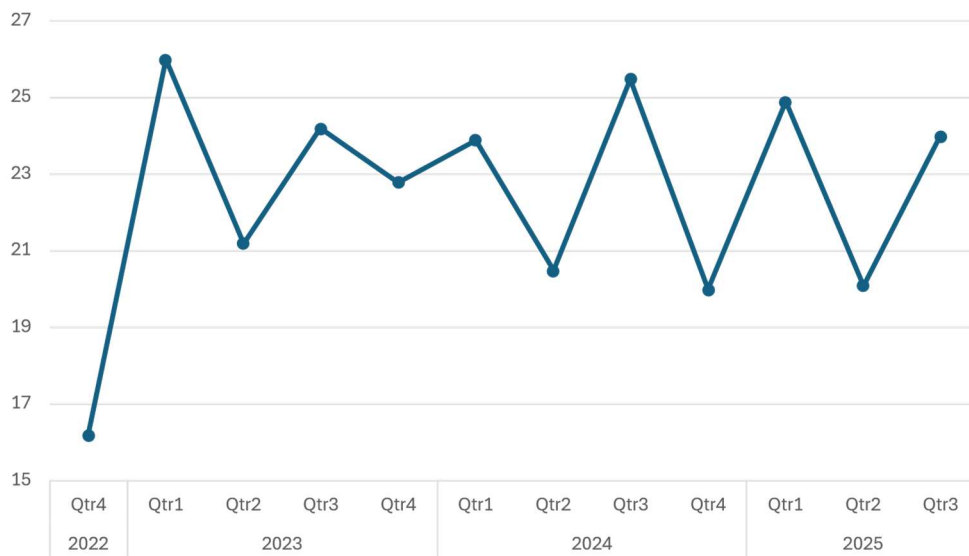


Figure 15. Number of possession claims issued by landlords per 10,000 households in Slough (Source: LG Inform 2026).

The property possessions rates in Slough were higher than for the average English authority, over the last 4 quarters (to end Sep 2025) the average was 22.3 (compared to 7.8 for all authorities).

¹⁸ LG Inform Possession claims by local authority (2026) https://lginform.local.gov.uk/reports/lgastandard?mod-metric=3498&mod-area=E06000039&mod-group=AllUnitaryLainCountry_England&mod-type=namedComparisonGroup&mod-period=12

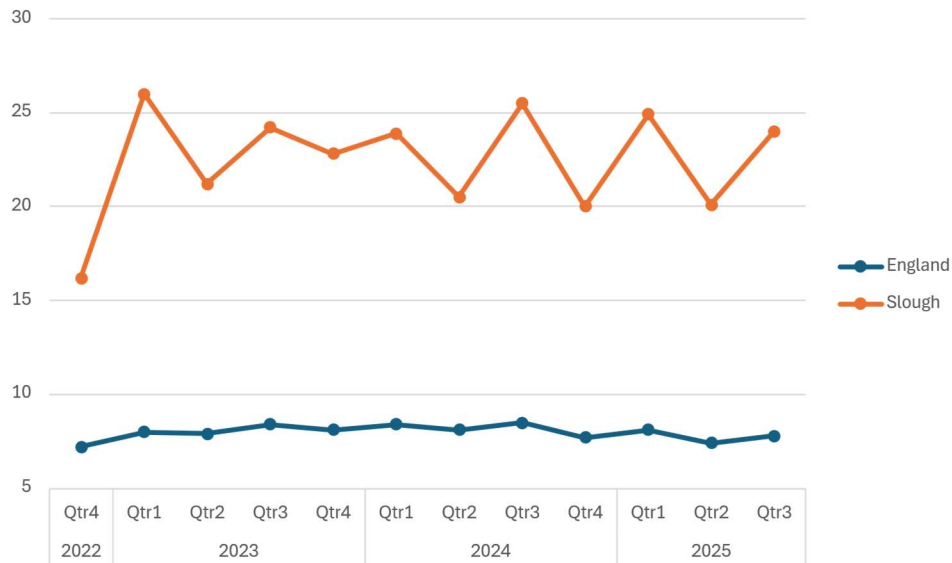


Figure 16. Number of possession claims issued by landlords per 10,000 households for Slough, all English Authorities, and Cities (Source: LG Inform 2026).

The number of landlord possession claims in Slough has been variable over the last 12 quarters, with an initial surge (from 16 to 26), followed by an oscillating pattern around 20 – 25 (Figure 16).

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 examined¹⁹. Overall, Slough average rents are £1,552 (Dec 2025, Figure 17).



Figure 17. Median monthly rents (£) Dec 2025 for Slough (Source: ONS 2026).

The overall average (Dec 2025) in Slough is £1,552, which is higher than the (overall) average for England (£1,424).

The time series of rent statistics show that overall rental prices in Slough closely mirrors the pattern for the rest of England (Figure 18).

¹⁹ ONS Private rent and house prices 2026:
<https://www.ons.gov.uk/economy/inflationandpriceindices/datasets/priceindexofprivaterentsukmonthlypricestatistics>

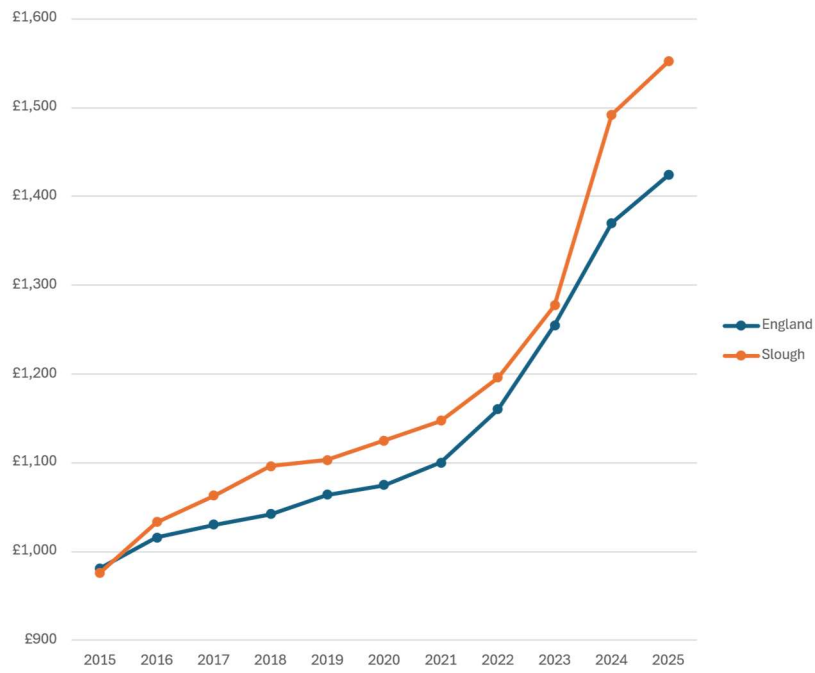


Figure 18. Time Series of overall rental (£) for properties in Slough and England (Source ONS 2026).

Since the end of 2023 overall rents in Slough have outpaced the average for all English authorities.

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 accidents²⁰. Serious hazards (Category 1 & 2, HHSRS) hazards have a physiological or psychological impact on the occupant and may result in medical treatment²¹.

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%)²².

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 2,743 PRS properties with at least one serious home hazard in Slough (Figure 19). This represents 16.4% of the PRS stock, which is higher than the national average (10%).

²⁰ 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>

²¹ Housing Health and Rating System, Operation Guidance, 2006,

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/15810/142631.pdf

²² EHS Headline 2023-2024, <https://www.gov.uk/government/collections/english-housing-survey-2023-to-2024-headline-findings-on-housing-quality-and-energy-efficiency>

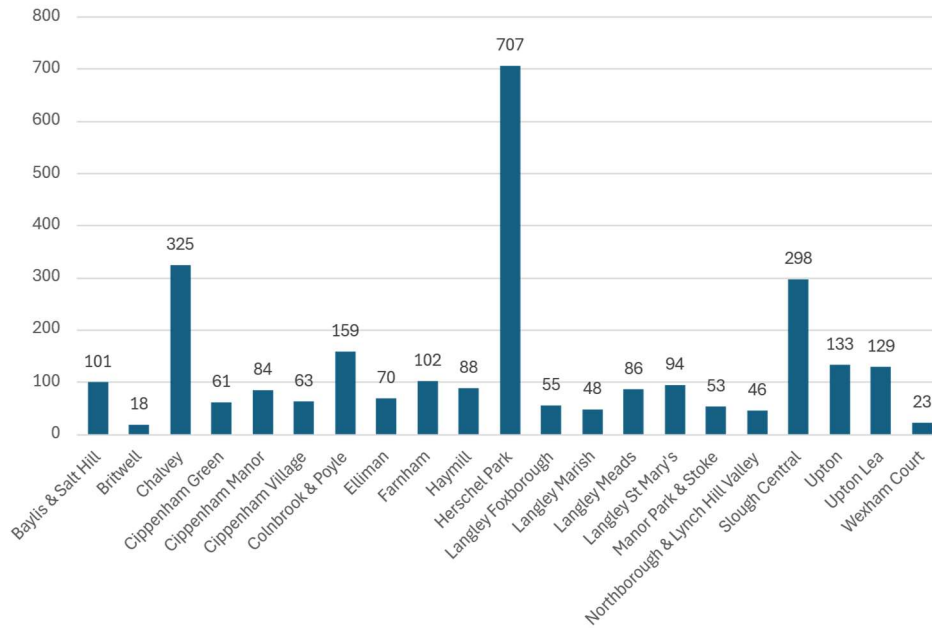
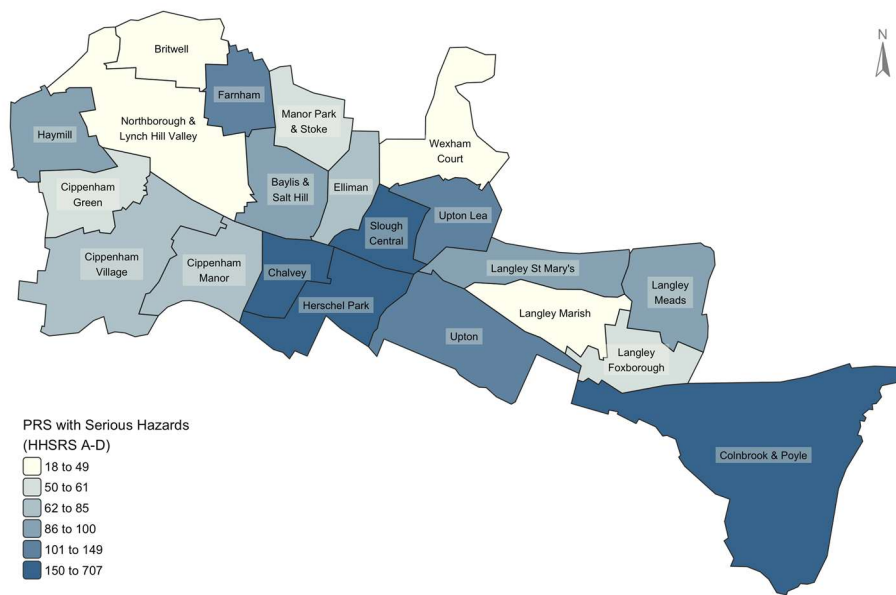


Figure 19. PRS properties with serious hazards (HHSRS A – D) across Slough (Source: Ti 2026).

The highest number (707) of PRS properties with serious hazards are in Herschel Park, whilst the lowest number (18) are in Britwell.

PRS properties with serious hazards are distributed throughout Slough (Map 4).



Map 4. Distribution of PRS properties with serious hazards (HHSRS A – D) across Slough (Source: Ti 2026, Map by Metastreet).

Central wards generally have higher numbers of PRS with serious hazards (e.g. Slough Central, Chalvey, Herschel Park), but Colnbrook & Poyle is an exception, with high values in the east.

4.5.1 Hazard rates

The number of serious hazards alone provides an important but incomplete picture. The serious hazard rate (serious hazards per 100 properties) gives a different impression regarding the general standard of PRS accommodation (Figure 20).

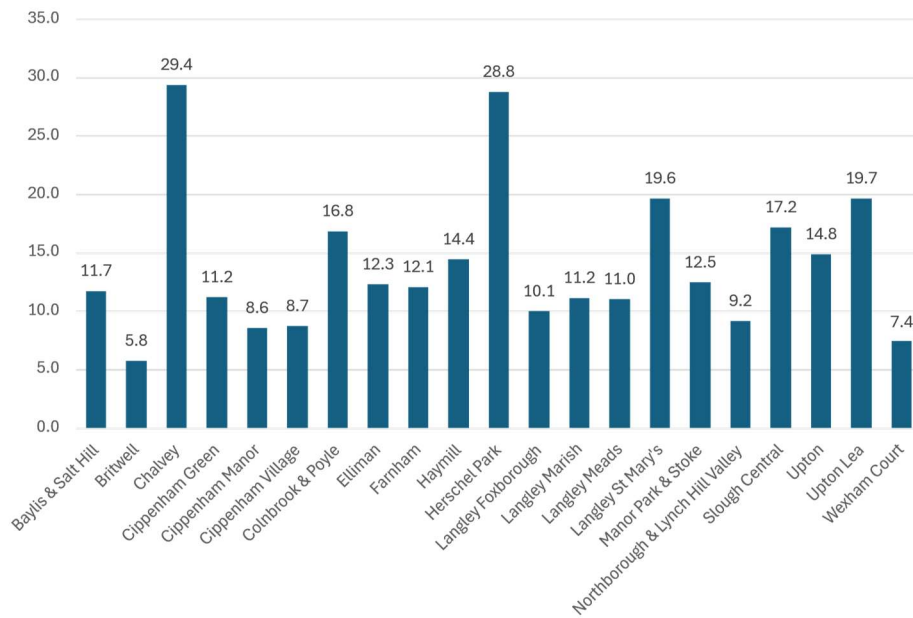
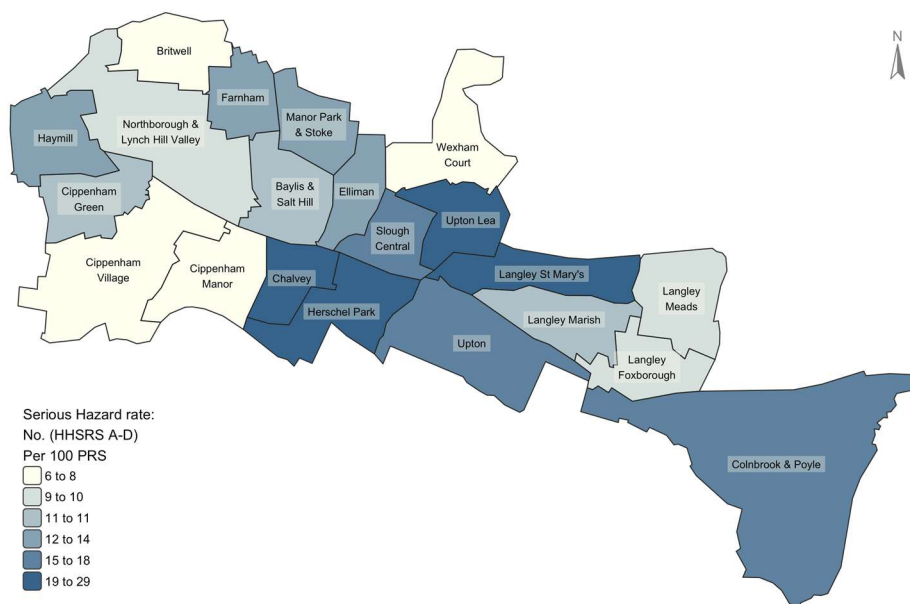


Figure 20. Serious hazard rate (HHSRS A – D per 100 properties) at PRS across Slough (Source: Ti 2026).

The highest hazard rate is in Chalvey (29.4 serious hazards per 100 dwellings) and Herschel Park (28.8), whilst the lowest is in Britwell (5.8).

The serious hazard rate varies widely across Slough (5.8 – 29.4), showing an interesting geographical pattern (Map 5).



Map 5. Distribution of serious hazard rate (HHSRS A – D per 100 properties) at PRS across Slough (Source: Ti 2026, Map by Metastreet).

There are higher hazard rates in some central wards (e.g. Chalvey, Herschel Park, Upton Lea, Langley St Mary’s).

4.5.2 Property Inspections

Property inspections are important to help identify property conditions, and to assess the potential risk to occupants. Inspections provide empirical evidence about the state of PRS dwellings and so permit better management and enforcement.

In the period 1st October 2020 – 1st October 2025 there were 295 physical property inspections at PRS dwellings across Slough (Figure 21).

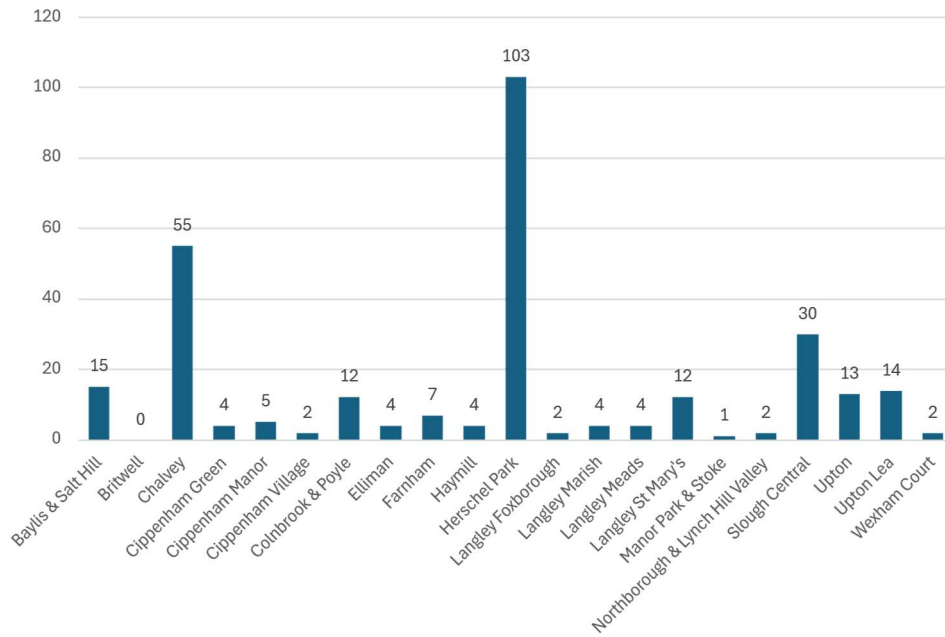
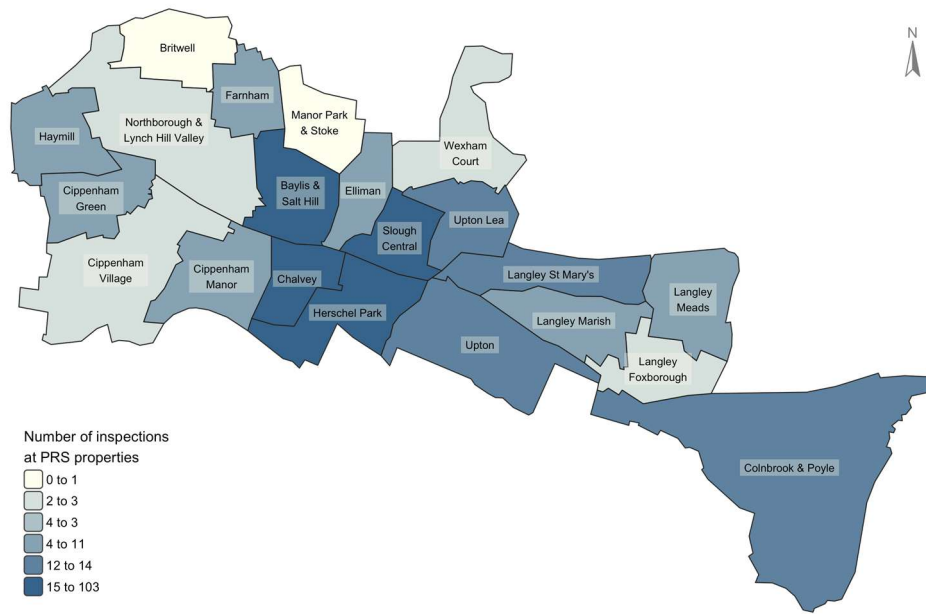


Figure 21. Numbers of property inspections at PRS properties across Slough 1st October 2020 – 1st October 2025 (Source: Ti 2026).

The highest number of inspections were at Herschel Park (103), and Chalvey (55).

Overall, 48 properties had hazards of some kind, with the total number of hazards identified during inspections being 308 (33 properties had more than one hazard).

Property inspections were carried out in all wards except Britwell (Map 6).



Map 6. Distribution of property inspections at PRS properties across Slough 1st October 2020 – 1st October 2025 (Source: Ti 2026, Map by Metastreet).

Higher numbers of inspections were carried out in central wards (e.g. Baylis & Salt Hill, Slough Central, Chalvey, Herschel Park), with fewer in the west and north.

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, 16,128 EPC ratings were matched to known PRS properties (97% of PRS properties had an EPC rating). All figures have been modelled from this group (Figure 22).

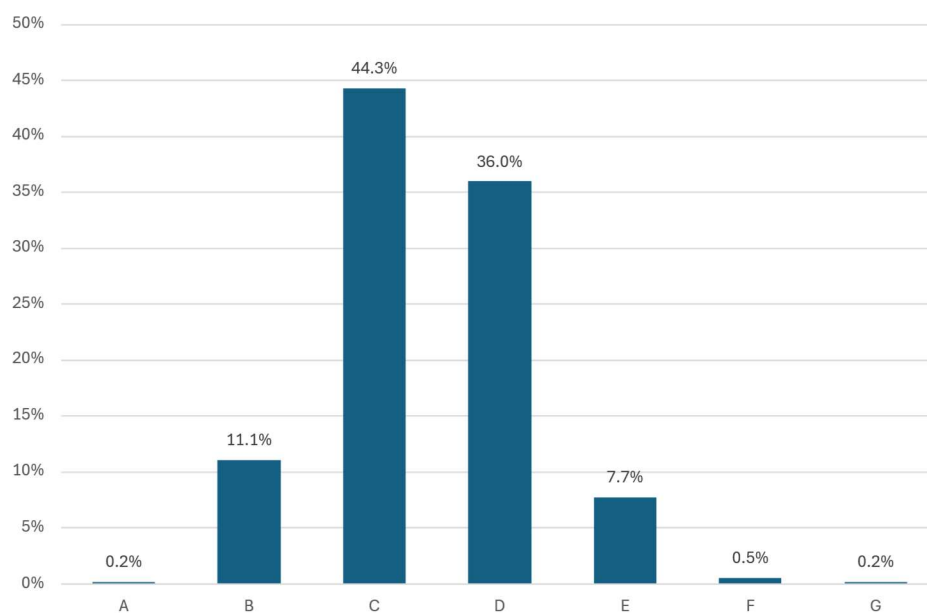


Figure 22. EPC ratings for PRS properties in Slough (Source: Ti 2026).

The housing stock is dominated by EPC ratings C & D (80.3%), with B & E ratings less so (combined 18.8%). The A, F & G ratings are the least common (combined 0.9%).

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 Slough split by property type (Source: Ti 2026).

EPC Rating	Bungalow	Flat	House	Maisonette	Grand Total
A	0.0%	0.3%	0.0%	0.0%	0.2%
B	0.6%	19.0%	2.3%	1.1%	11.1%
C	23.4%	48.8%	38.7%	46.9%	44.3%
D	55.7%	25.2%	48.6%	43.6%	36.0%
E	19.0%	6.1%	9.7%	6.8%	7.7%
F	1.3%	0.4%	0.5%	1.2%	0.5%
G	0.0%	0.1%	0.2%	0.5%	0.2%
Grand Total	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 – D. Maisonettes fall in the C – D range.

The PRS is dominated by Houses and Flats, which make up 94% of PRS dwellings that have EPC ratings (flats make up 53%).

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 1980²³.

A council's property age profile can have an impact on housing conditions. The proportion of residential housing stock in Slough built pre-WWII is 26.1%. Building over the last two decades accounts for around 20.9% (Figure 23)²⁴.

²³ Housing Health and Rating System, Operation Guidance, 2006,

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/15810/142631.pdf

²⁴ Valuation Office Agency: Accessed Jan 2026: <https://www.gov.uk/government/statistics/council-tax-stock-of-properties-2024>

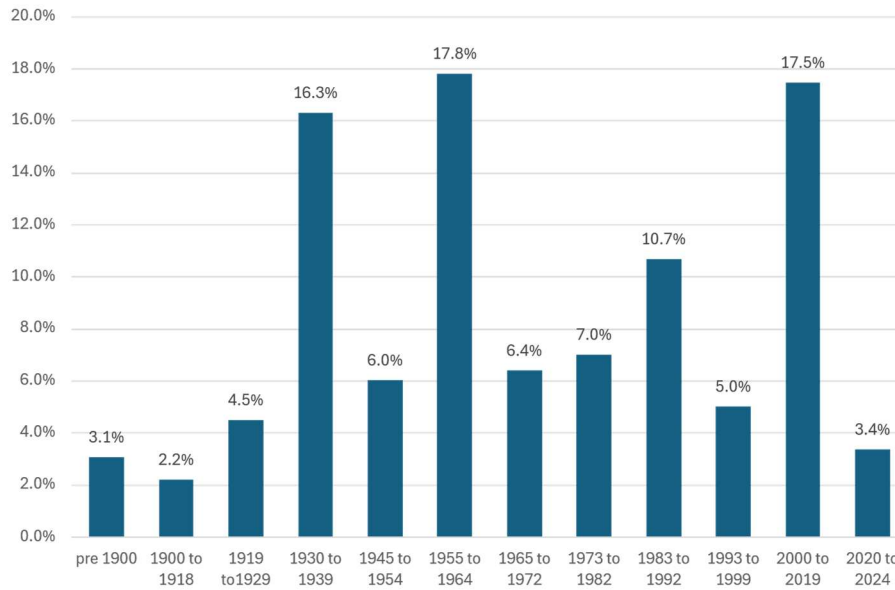


Figure 23. Percentage of properties by build period in Slough (Source: VOA 2026).

Properties built in the post-war period 1945 – 2024 account for 73.9% of current stock.

4.6.3 Poor energy efficiency

Slough has 1,358 PRS properties with EPC records that are E, F, & G rated. This represents 8.4% of PRS properties for which there are EPC ratings in Slough. EPC ratings E, F, & G represent properties with the least energy efficiency (Figure 24).

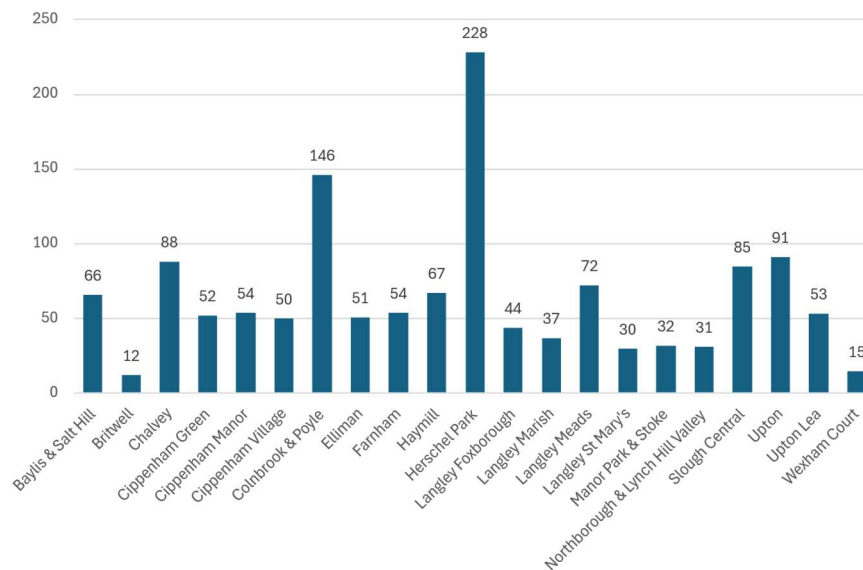


Figure 24. PRS properties with EPC ratings E – G by ward in Slough (Source: Ti 2026).

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 0.68% (109) of PRS properties in Slough have F and G rating. It is possible that these properties have been excluded from the MEES regulation requirements on technical grounds.

4.7 Private Housing Complaints

Complaints made by tenants and others to Slough council regarding poor property conditions and inadequate property management are a direct indicator of low quality and poorly managed PRS dwellings. In the period 1st October 2020 – 1st October 2025 there were 531 complaints made at PRS dwellings across Slough (Figure 25).

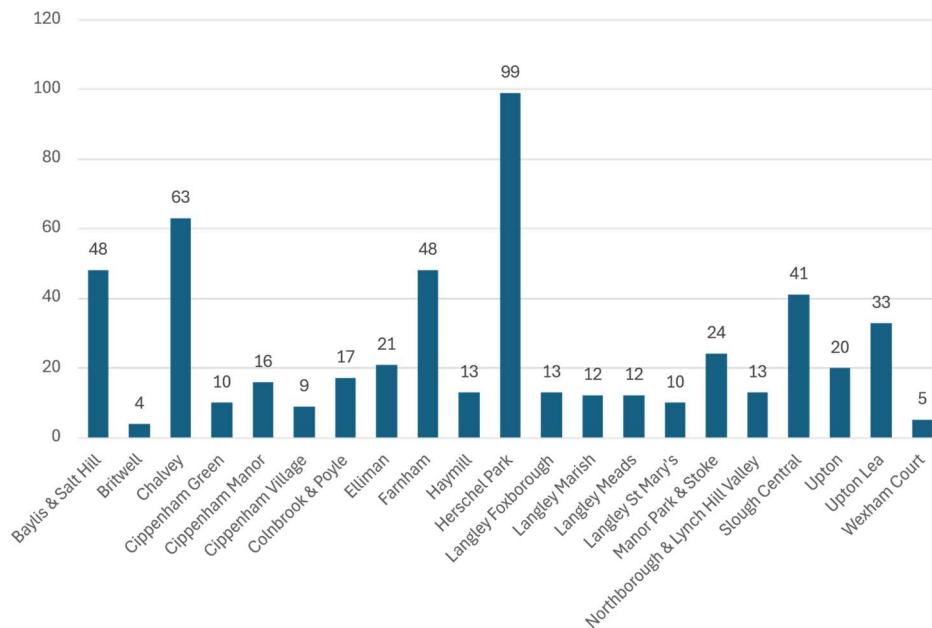
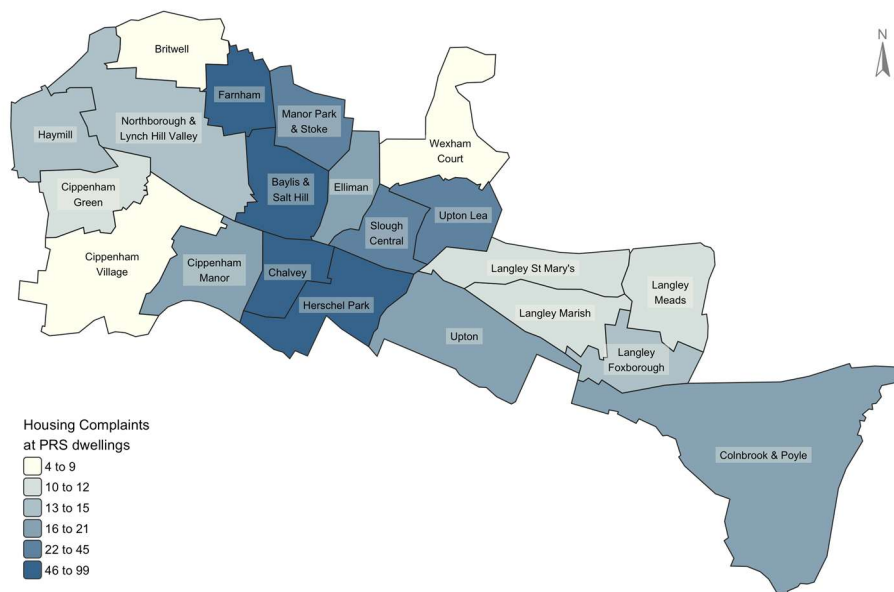


Figure 25. Private Housing Complaints at PRS dwellings across Slough wards 1st October 2020 – 1st October 2025 (Source: Ti 2026).

Herschel Park (99) had the highest number of private housing complaints, whilst the lowest (4) was in Britwell.

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 7).



Map 7. Distribution of Private Housing Complaints at PRS across Slough for the period 1st October 2020 – 1st October 2025 (Source: Ti 2026, Map by Metastreet).

Private housing complaints arise across the borough, with higher numbers in some central (e.g. Baylis & Salt Hill, Chalvey, Herschel Park, Farnham).

4.8 Private Housing Notices

Slough 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 1st October 2020 – 1st October 2025 Slough issued 369 notices to PRS addresses in the borough (Figure 26).

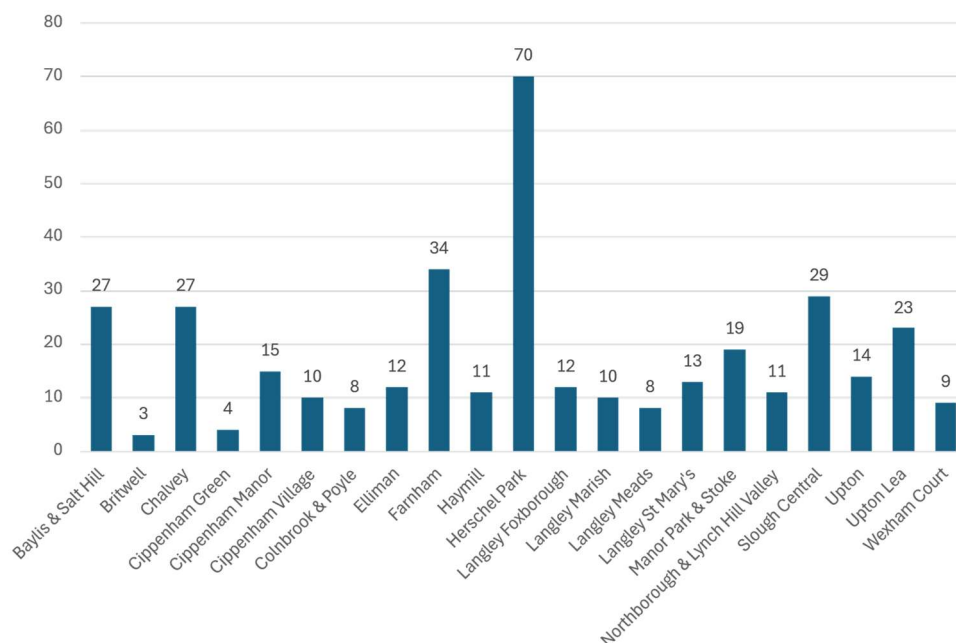
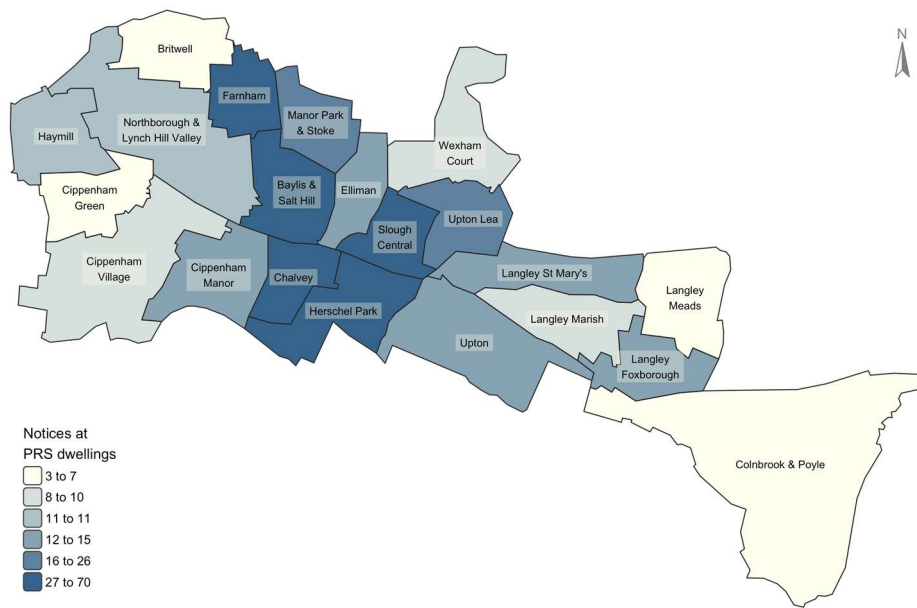


Figure 26. Notices served to PRS properties at wards across Slough in the period 1st October 2020 – 1st October 2025 (Source: Ti 2026).

The highest number of notices served were in Herschel Park (70), and Farnham (34).

Notices were served at wards across Slough (Map 8).



Map 8. Distribution of notices served to PRS properties 1st October 2020 – 1st October 2025 at wards across Slough (Source: Ti 2026, Map by Metastreet).

Higher numbers of notices are seen generally towards the western/central wards (e.g. Slough Central, Farnham, Baylis & Salt Hill, Chalvey, Herschel Park).

4.8.1 Notice types

Understanding the prevalence of different enforcements (notices) can help to understand underlying issues and help target services toward prevention). Slough issued notices under 53 categories over the period 1st October 2020 – 1st October 2025.

The top 5 categories accounted for 60% of all notices issued (Table 5).

Table 5. Top 5 notice categories issues to PRS properties during the period 1st October 2020 – 1st October 2025 across Slough (Source: Ti 2026).

Notice Category	% of all notices
HH2 HA 2004 s239 Entry Notice - HMO	33.33%
HH0 HA 2004 Improvement Notice	9.76%
L01 NET S16 LGMP 76 Request for Info.	8.94%
E29 Flytipping FPN S33 EPA	4.61%
E02 S80 EPA 1990 Noise Not VME	3.52%

The most issued notice type was HH2 HA 2004 s239 Entry Notice – HMO, which accounted for 33% of all notices issued to PRS properties during the period.

4.9 Planning Enforcement Notices

A planning enforcement notice is issued when a development violates planning laws, such as unauthorised construction or the use of land contrary to planning permissions. A notice can be issued to ensure that developments comply with local plans and regulations.

During the period 1st October 2020 – 1st October 2025 Slough Borough Council issued 1,998 planning enforcement notices to PRS properties across Slough (Figure 27).

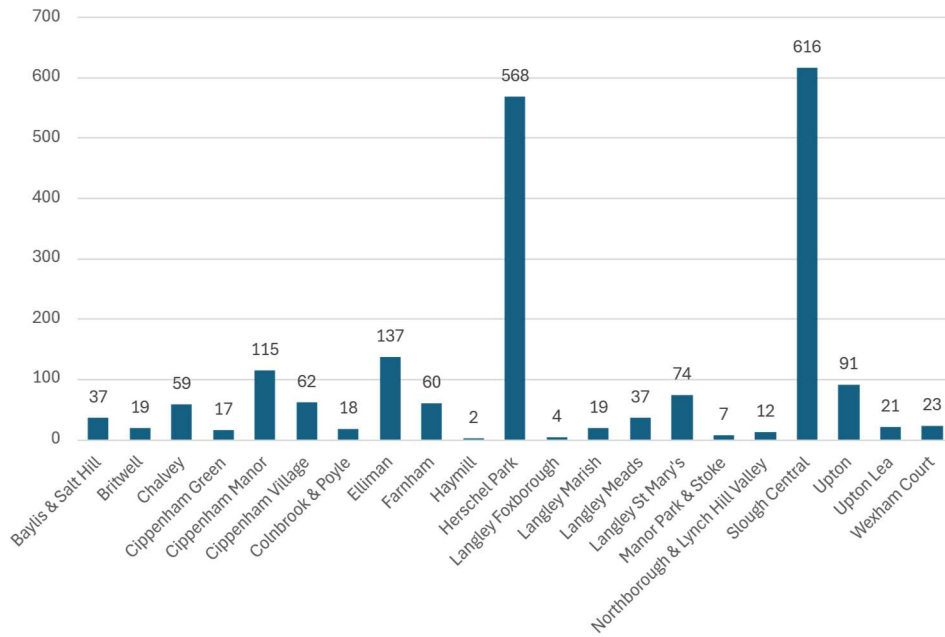
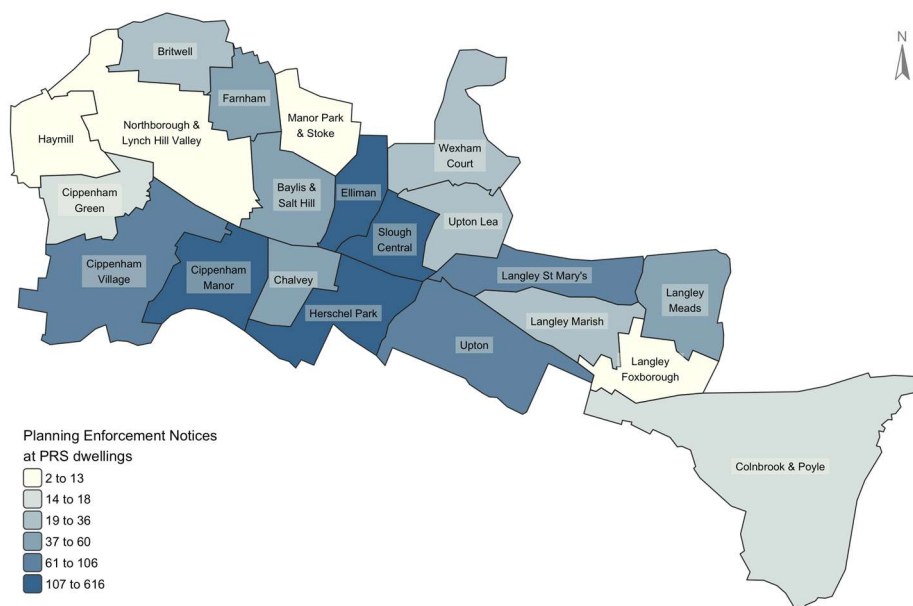


Figure 27. Planning Enforcement Notices issued to PRS properties across Slough 1st October 2020 – 1st October 2025 (Source: Ti 2026).

The highest number of planning enforcement notices issued were in Slough Central (616), and Herschel Park (568).

Planning enforcement notices were issued to PRS properties across Slough (Map 9).



Map 9. Distribution of planning enforcement notices issued to PRS properties across Slough 1st October 2020 – 1st October 2025 (Source: Ti 2026, Map by Metastreet).

Higher numbers of planning enforcement notices are seen in some central areas (e.g. Cippenham Manor, Herschel Park, Slough Central, Elliman).

4.10 Anti-Social Behaviour (ASB)

ASB incidents, recorded by the council over the period 1st October 2020 – 1st October 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 a 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 Slough.

Over the period 1st October 2020 – 1st October 2025 a total of 2,752 ASB incidents were recorded at PRS dwellings across Slough (Figure 28). This corresponds to a rate of 16.5 ASB incidents per 100 PRS dwellings.

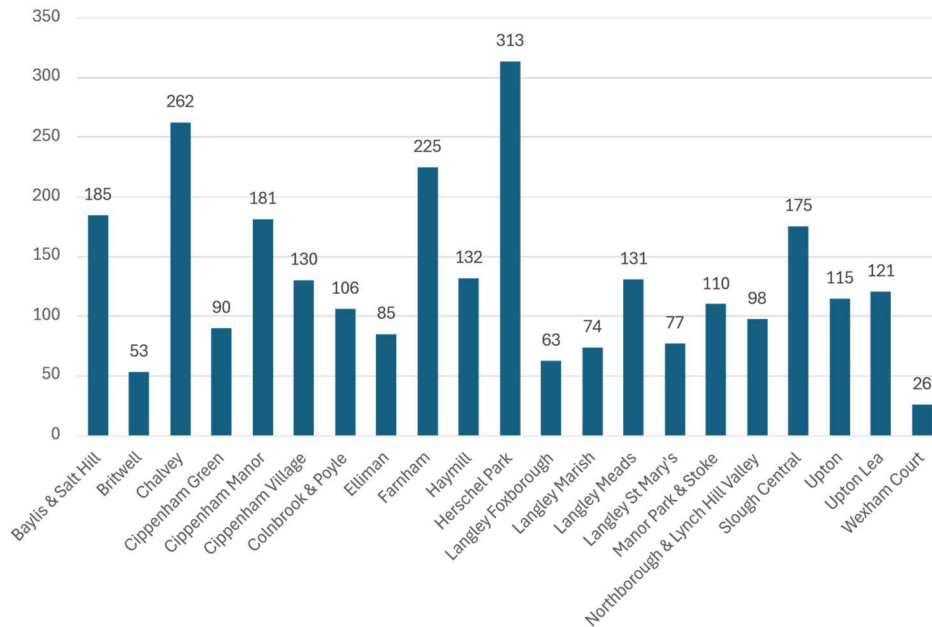
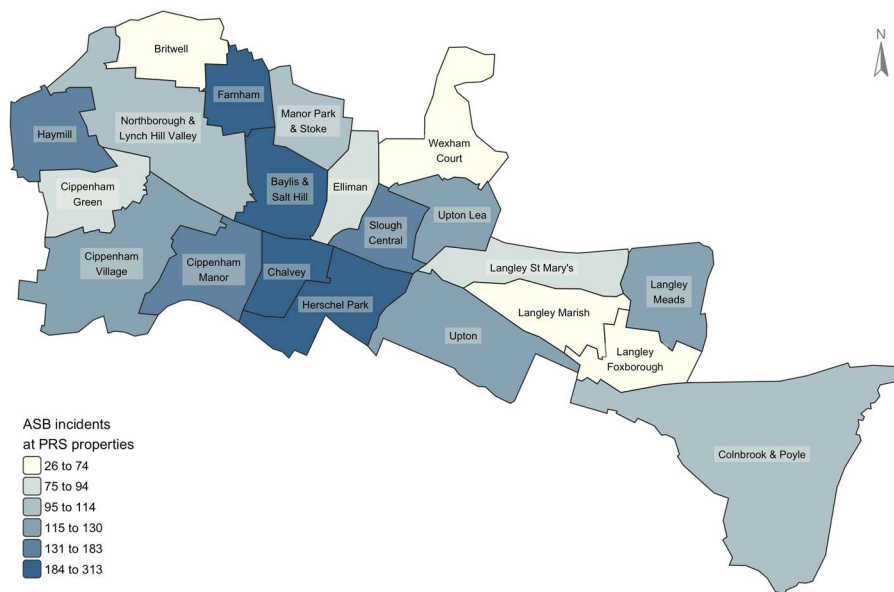


Figure 28. Anti-Social Behaviour (ASB) incidents (total over the period 1st October 2020 – 1st October 2025) at PRS dwellings in Slough wards (Source: Ti 2026).

Herschel Park (313) had the highest numbers of recorded ASB incidents, whilst Wexham Court (26) had the lowest.

ASB incidents were recorded across all Slough wards (Map 10).



Map 10. Distribution of ASB incidents (1st October 2020 – 1st October 2025) at PRS dwellings in Slough (Source: Ti 2026, Map by Metastreet).

ASB incidents were more prevalent in some of the central wards (e.g. Farnham, Baylis & Salt Hill, Chalvey, Herschel Park).

4.10.1 Categories of ASB

Antisocial behaviour incidents across Slough were sorted into various categories. Some categories of ASB are more frequent than others (Figure 29).

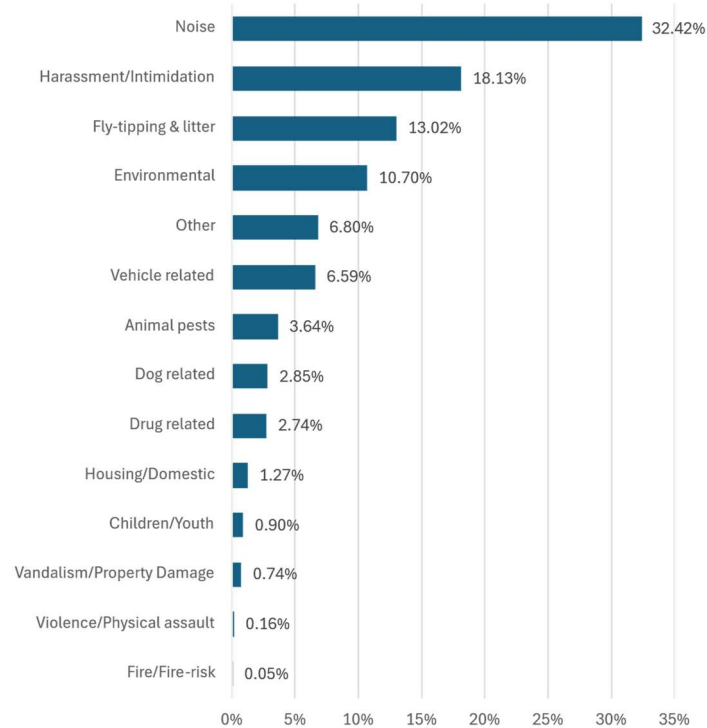


Figure 29. Percentage of ASB at PRS properties in Slough, by category of incident 1st October 2020 – 1st October 2025 (Source: Ti 2026).

Noise related issues accounted for 32% of recorded incidents. The top 4 categories accounted for 74% of all recorded ASB incidents.

5 Houses of Multiple Occupancy (HMO) in Slough

Legislation recognises two main categories of HMO. The first category is known HMOs that share basic amenities (Housing Act 2004, Section 254) that have been licensed 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.
- 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 licensed 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 Slough. 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

For the purposes of this report, HMOs have been divided into two main groups, known HMOs (licensed by the authority under Part 2, Housing Act 2004,) and predicted/hidden HMOs (shared amenity HMOs with 3 or more occupants).

Overall numbers of HMO (licensed and predicted/hidden) are calculated to be 2,024 (Figure 30). This represents 12.1% of PRS dwellings (16,710), and 3.5% of all dwellings (58,450).

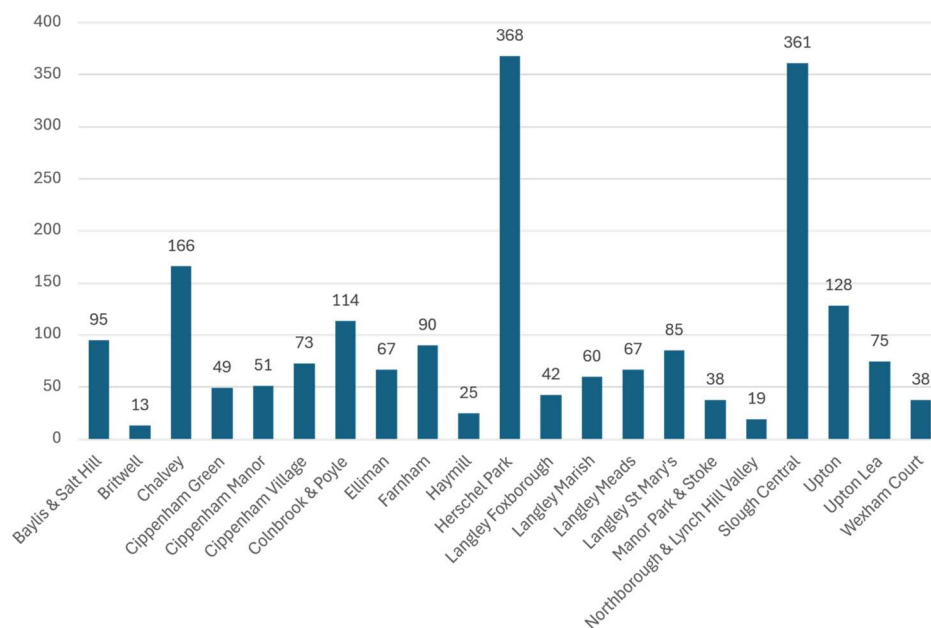
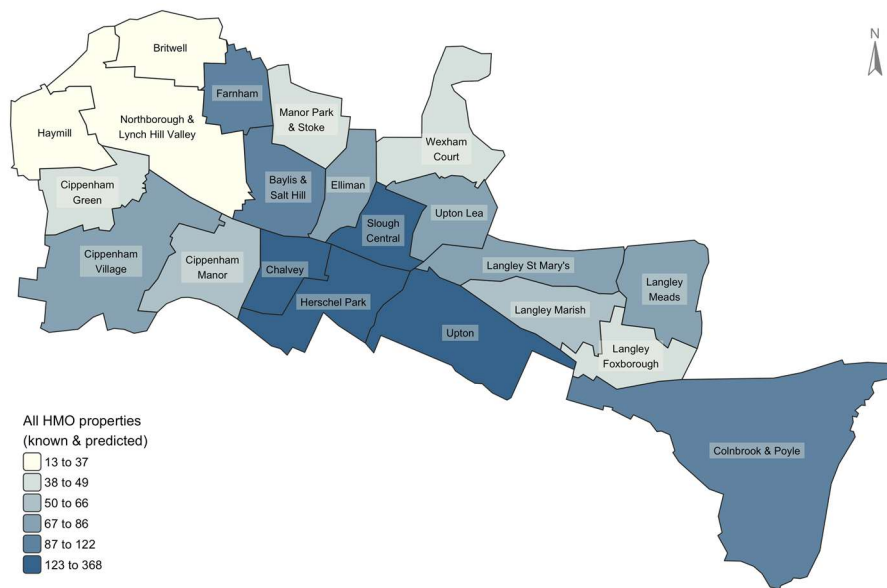


Figure 30. Number of all HMO properties (known and predicted/hidden) by ward in Slough (Source: Ti 2026).

The highest number of HMOs are in Herschel Park (368), the lowest (13) are in Britwell.

HMOs are distributed across Slough (Map 11).



Map 11. Distribution of all HMO properties (known and predicted/hidden) across Slough (Source: Ti 2026, Map by Metastreet).

There are HMOs in every ward, with higher numbers in some southern/central wards (e.g. Slough Central, Chalvey, Herschel Park, Upton). There are fewer HMOs in the northwestern wards.

5.1.1 Known (licensed) HMO

There are 682 known HMOs across Slough (Figure 31). These are properties which are licensed (mandatory or additional HMO licence).

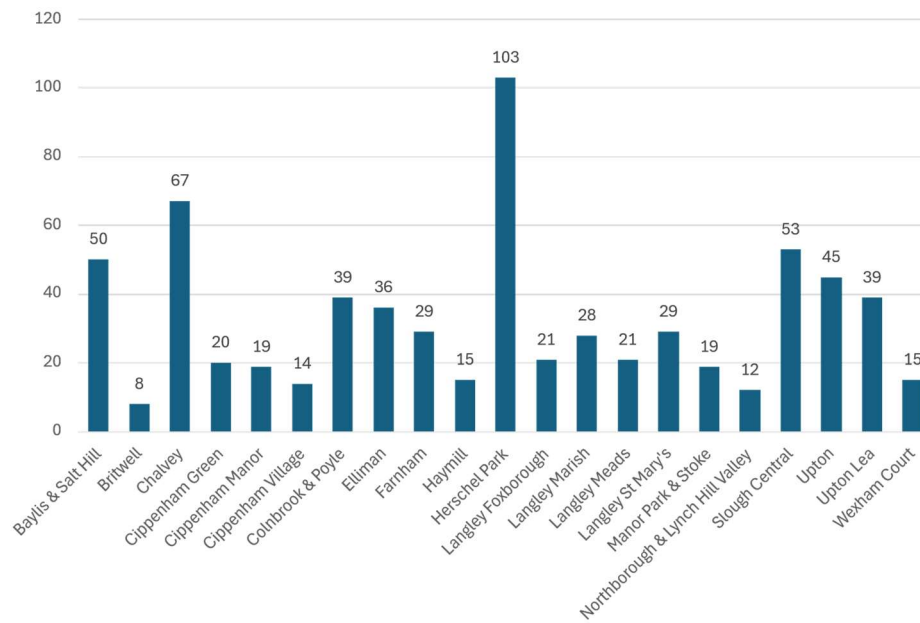
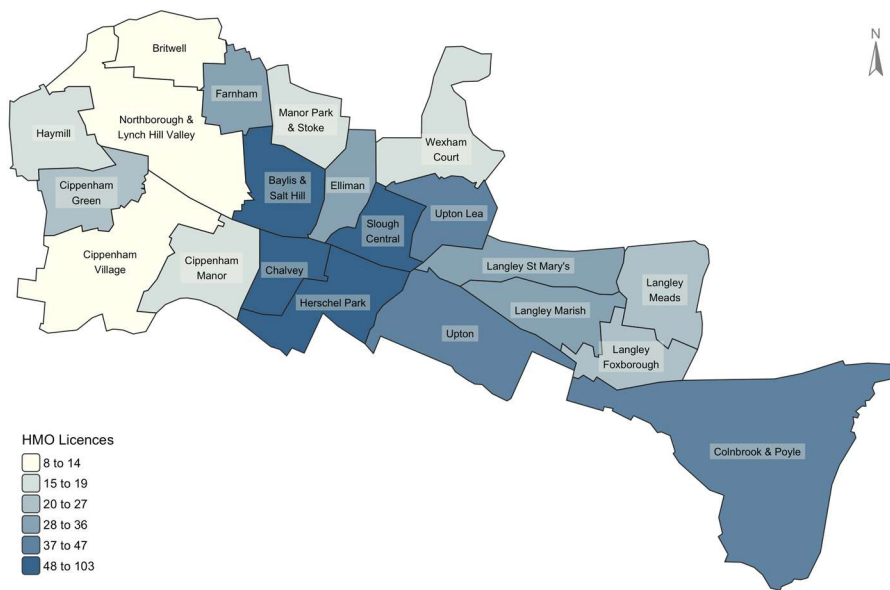


Figure 31. Number of known (licensed) HMO properties by ward in Slough (Source: Ti 2026).

The highest number of licensed HMO are in Herschel Park (103), whilst the lowest is in Britwell (8).

Licensed HMOs are unequally distributed throughout Slough (Map 12).



Map 12. Distribution of known (licensed) HMO properties across Slough (Source: Ti 2026, Map by Metastreet).

There are HMOs in every ward, with higher numbers in some central wards (e.g. Chalvey, Herschel Park, Slough Central, Baylis & Salt Hill).

5.1.2 Hidden HMO

It is predicted that there are 1,342 hidden HMOs across Slough (Figure 32).

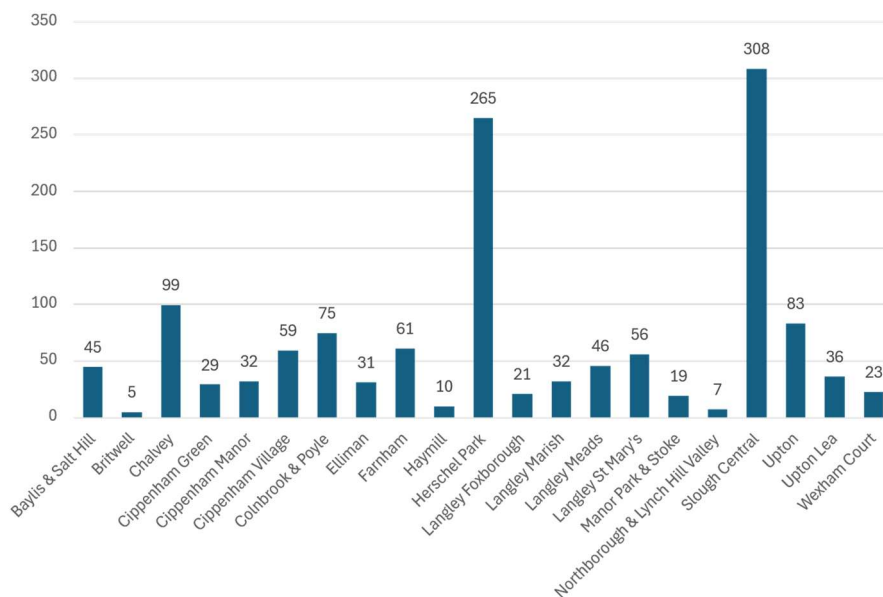


Figure 32. Number of hidden (predicted) HMO properties by ward in Slough (Source: Ti 2026).

The highest number of hidden HMO are in Slough Central (308), and Herschel Park (142). The 1,342 hidden HMOs represent 66% of potentially licensable properties. It is important to note there are number of exemptions from HMO property licensing so not all these hidden HMOs may require a licence.

5.1.3 Hidden vs. known HMO

There is a difference between number of licences issued and the predicted number of HMO properties. The number of licences (682: 33.7%) represents the known HMOs, whilst the others (1,342: 66.3%) are predicted/hidden HMOs. The differences may be because properties are exempt, don't require a licence, or simply don't have a licence.

The proportions of HMO that are hidden (unlicensed) varies across the wards in Slough (Figure 33).

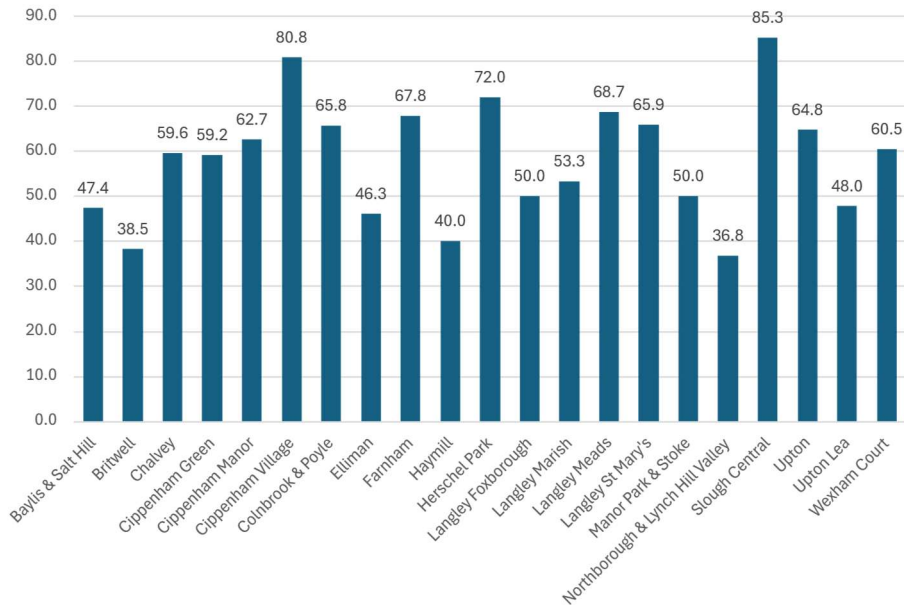


Figure 33. Proportions of unlicensed (hidden) HMOs (compared to licensed HMO) by ward in Slough (Source: Ti 2026).

Slough Central has the highest percentage of hidden HMO (85.3%), whilst the lowest is in Northborough & Lynch Hill Valley (36.8%).

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 licence.

5.1.4 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 34).

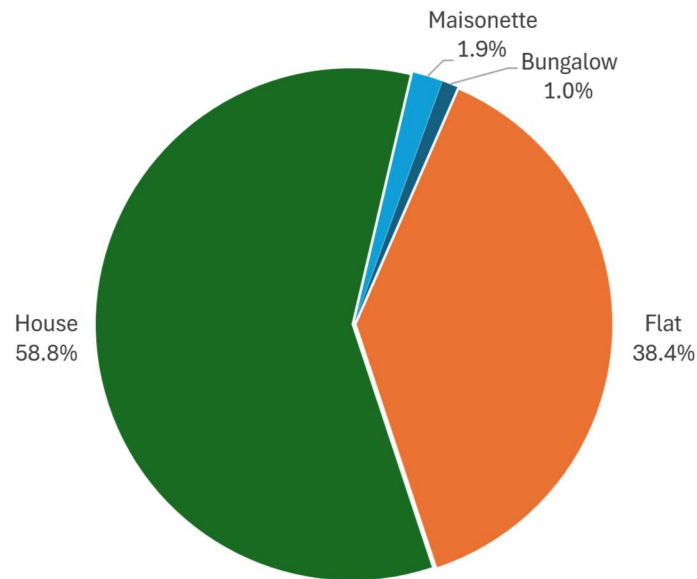


Figure 34. Property types for HMOs (known and hidden) across Slough (Source: EPC 2025, Ti 2026).

Houses (58.8%) and flats (38.4%) make up most of the HMO stock (58.8%), whilst bungalows (1.0%) 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.

5.2 HMO Standards & Management

Housing conditions are affected by the level of maintenance, quality of repair and 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 equipment²⁵. HMOs can exhibit some of the poorest housing conditions of any tenure if poorly managed. Therefore, HMO

²⁵ 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 management²⁶.

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 452 HMO properties in Slough that are likely to have at least 1 serious housing hazard (Figure 35). This represents 22% of the HMO population, which is higher than the PRS national average (10%)²⁷.

²⁶ 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>

²⁷ 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>

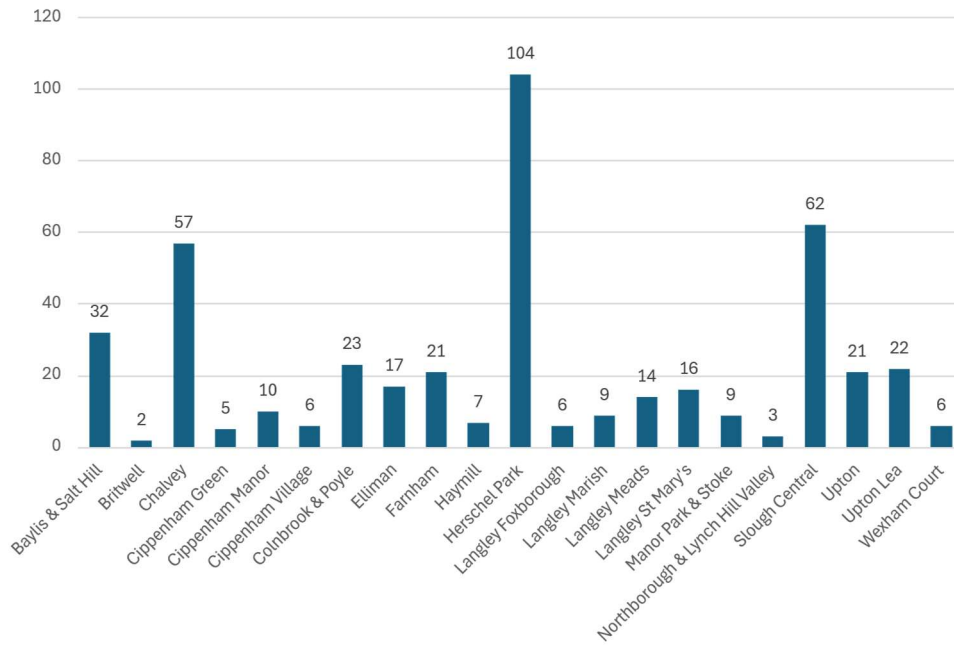
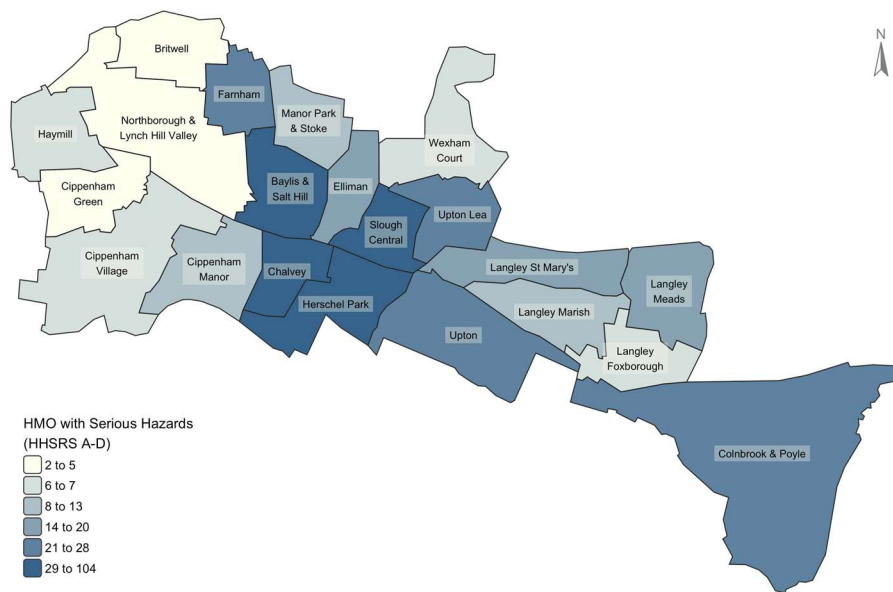


Figure 35. HMO properties (known and predicted/hidden) with serious hazards (HHSRS A – D) by ward in Slough (Source: Ti 2026).

Herschel Park (104) and Slough Central (62) have the highest number of HMOs with serious hazards.

HMO properties with serious hazards occur throughout Slough (Map 13).



Map 13. Distribution of HMO (known and predicted/hidden) with serious hazards (HHSRS A – D) across Slough (Source: Ti 2026, Map by Metastreet).

Although HMOs with serious hazards occur across Slough, higher values are seen in some central wards (e.g. Slough Central, Herschel Park, Chalvey, Baylis & Salt Hill).

5.2.2 Hazard rates

The number of serious hazards alone provides an important but incomplete picture. The serious hazard rate (serious hazards per 100 properties) can give a different impression regarding the general standard of HMO accommodation (Figure 36).

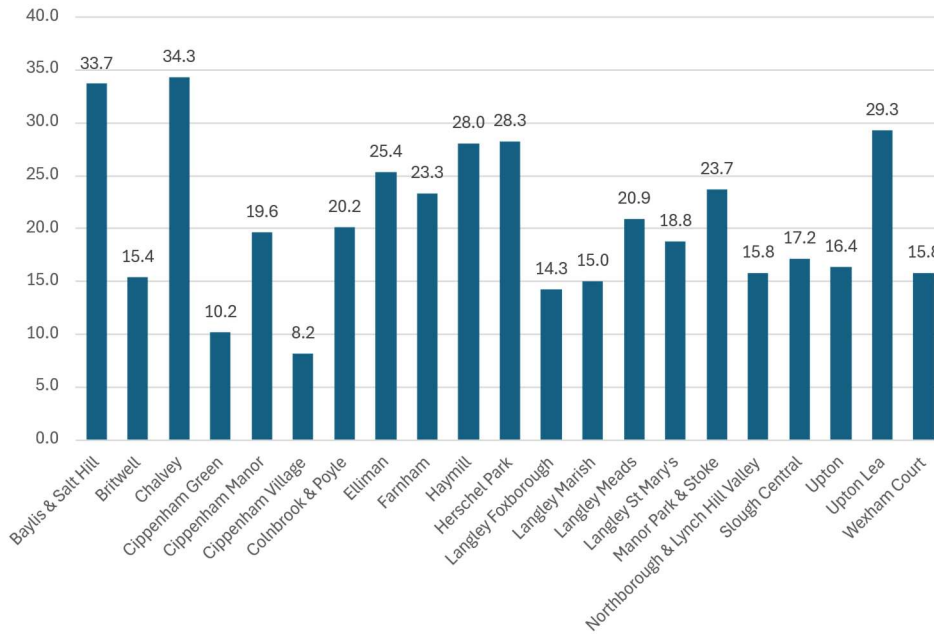


Figure 36. Serious hazard rate (HHSRS A – D per 100 properties) at HMO across Slough (Source: Ti 2026).

The highest hazard rates are in Chalvey (34.3 serious hazards per 100 dwellings) and Baylis & Salt Hill (33.7), whilst the lowest is in Cippenham Village (8.2). The overall hazard rate is 22.3 per 100 HMO properties.

5.2.3 Property Inspections

Property inspections are important to help identify property conditions, and to assess the potential risk to occupants. Inspections provide empirical evidence about the state of HMO dwellings and so permit better management and enforcement.

In the period 1st October 2020 – 1st October 2025 there were 194 physical property inspections at HMO properties across Slough (Figure 37).

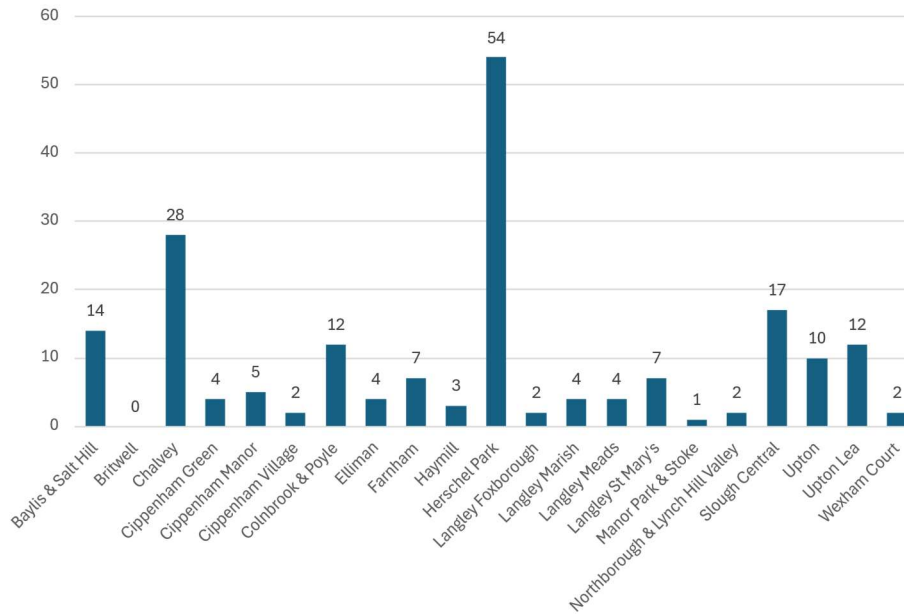
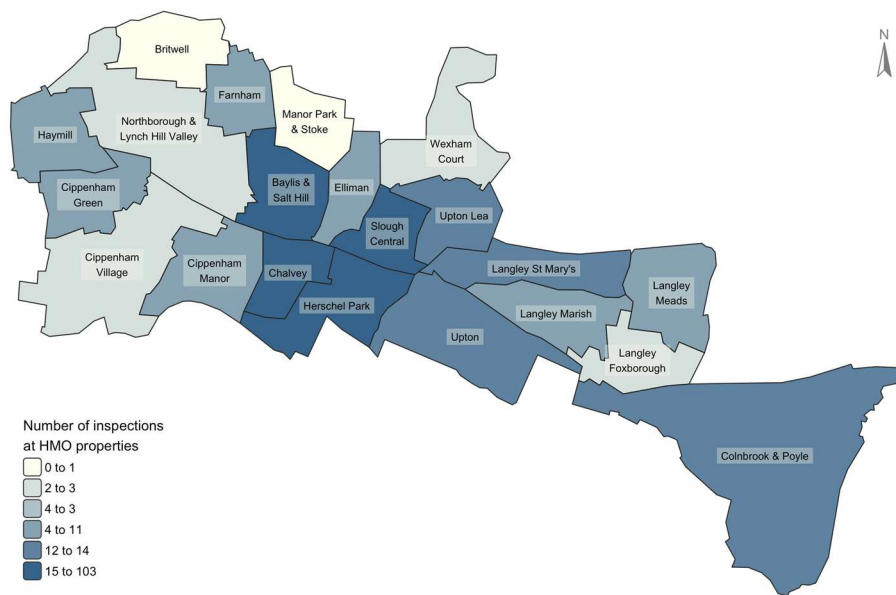


Figure 37. Numbers of property inspections at HMO (known & predicted/hidden) properties across Slough 1st October 2020 – 1st October 2025 (Source: Ti 2026).

The highest number of property inspections was at Herschel Park (54).

Overall, 42 properties had hazards of some kind, with the total number of hazards identified during inspections being 268 (27 properties had more than one hazard).

Property inspections were carried out in all wards except Britwell (Map 14).



Map 14. Distribution of property inspections at HMO (known & predicted/hidden) properties across Slough 1st October 2020 – 1st October 2025 (Source: Ti 2026, Map by Metastreet).

Property inspections were generally more prevalent in central/southern wards (e.g. Herschel Park, Chalvey, Slough Central, Baylis & Salt Hill).

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, 1,799 EPC ratings were matched to HMO properties (89% of HMOs had an EPC rating Figure 38).

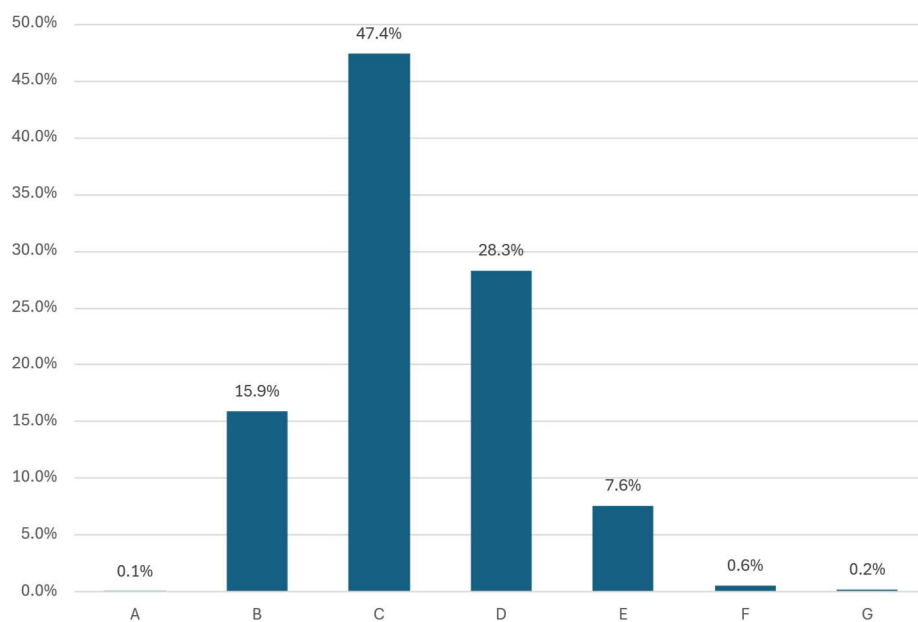


Figure 38. EPC ratings for HMO (known and hidden/predicted) properties in Slough (Source: Ti 2026).

The HMO stock is dominated by EPC ratings C & D (75.7%), with B & E ratings much less so (23.5%). The A, F & G ratings are the least common (0.8%).

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 Slough (Source: Ti 2026).

EPC Rating	Bungalow	Flat	House	Maisonette	Total
A	0.0%	0.0%	0.1%	0.0%	0.1%
B	0.0%	36.1%	3.5%	0.0%	15.9%
C	38.9%	51.4%	45.7%	23.5%	47.4%
D	61.1%	9.4%	38.8%	67.6%	28.3%
E	0.0%	2.9%	10.7%	8.8%	7.6%
F	0.0%	0.0%	0.9%	0.0%	0.6%
Total	100.0%	100.0%	100.0%	100.0%	100.0%

Houses (58.8%) dominate the HMO dwellings that have EPC ratings. Houses with a C or D rating are most common. Flats are more likely to be energy efficient, with 36% having a B rating (compared to 3.5% of houses).

Ratings by property type show that all types fall mainly in the B – D categories. There are more houses (1,057) than flats (690) or bungalows (38). Maisonettes and bungalows make up the rest (52).

5.3.2 Poor energy efficiency

Slough has 150 HMO EPC records that are E, F, or G rated (7.4% of all HMOs, known and hidden/predicted). EPC ratings E, F, & G represent properties with the least energy efficiency (Figure 39).

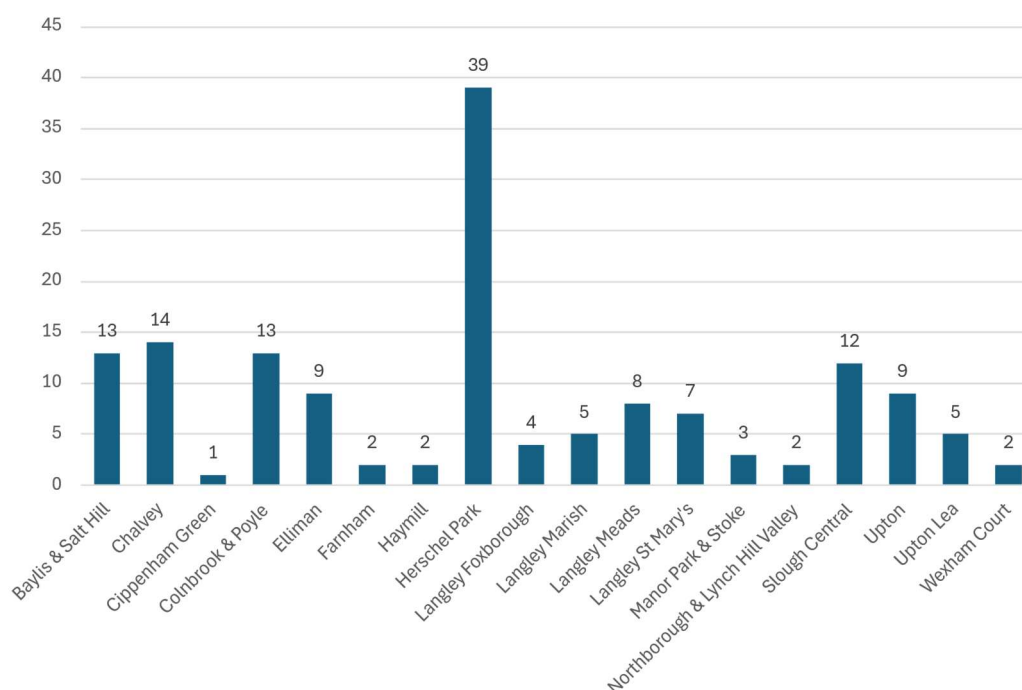


Figure 39. HMO (known and hidden/predicted) properties with EPC ratings E – G by ward in Slough (Source: Ti 2026).

Herschel Park has the highest number (39) 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 0.78% (14) of known HMO properties in Slough have F and G rating. It is possible that these properties have been excluded from the MEES regulation requirements on technical grounds.

5.4 Private Housing Complaints

Complaints made by tenants and others to Slough council regarding poor property conditions and inadequate property management are a direct indicator of low quality and poorly managed HMO dwellings. In the period 1st October 2020 – 1st October 2025 there were 276 private housing complaints made at HMO (known and hidden) dwellings across Slough (Figure 40). This illustrates the large demand and costs that the HMOs can place upon council services.

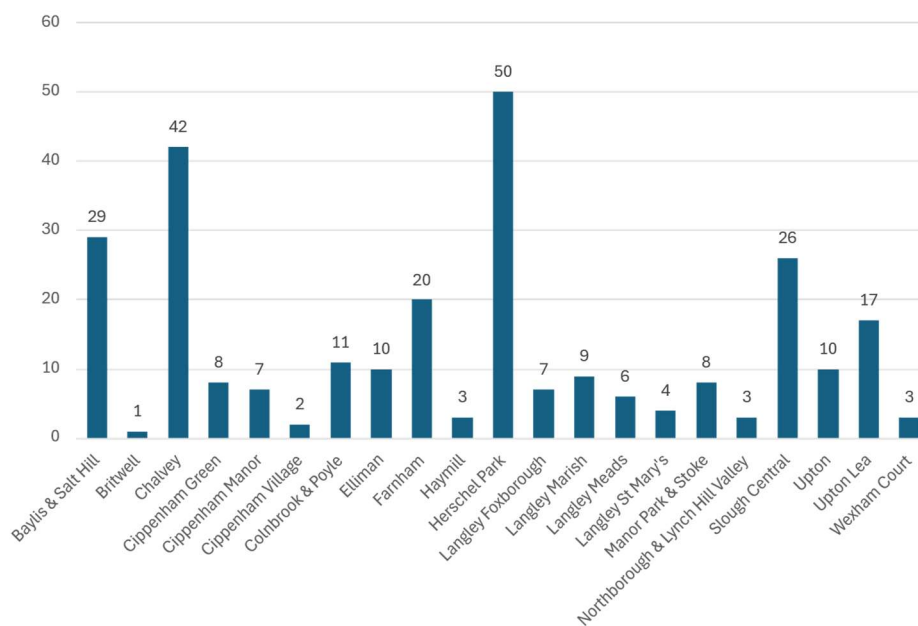
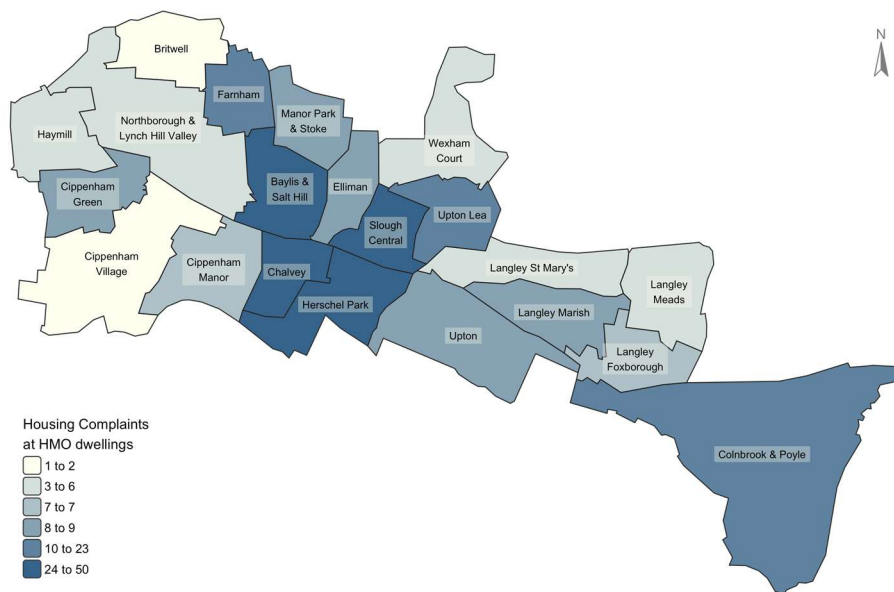


Figure 40. Private housing complaints at HMOs (known & predicted/hidden) across Slough wards 1st October 2020 – 1st October 2025 (Source: Ti 2026).

Herschel Park (50) had the largest number of complaints at HMOs, followed by Chalvey (42).

Private housing complaints at HMOs occurred throughout Slough Borough (Map 15).



Map 15. Distribution of private housing complaints at HMOs (known & predicted/hidden) across Slough 1st October 2020 – 1st October 2025 (Source: Ti 2026, Map by Metastreet).

Complaints appear more prevalent in some central wards (e.g. Baylis & Salt Hill, Slough Central, Chalvey, Herschel Park).

5.5 Private Housing Notices

In the period 1st October 2020 – 1st October 2025 Slough issued 153 notices to HMO addresses across Slough Borough (Figure 41).

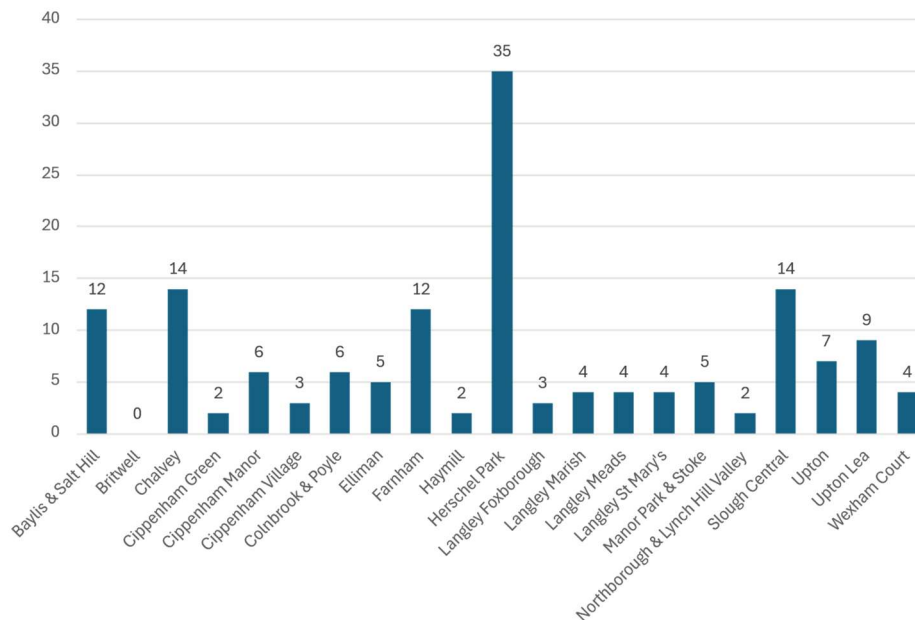
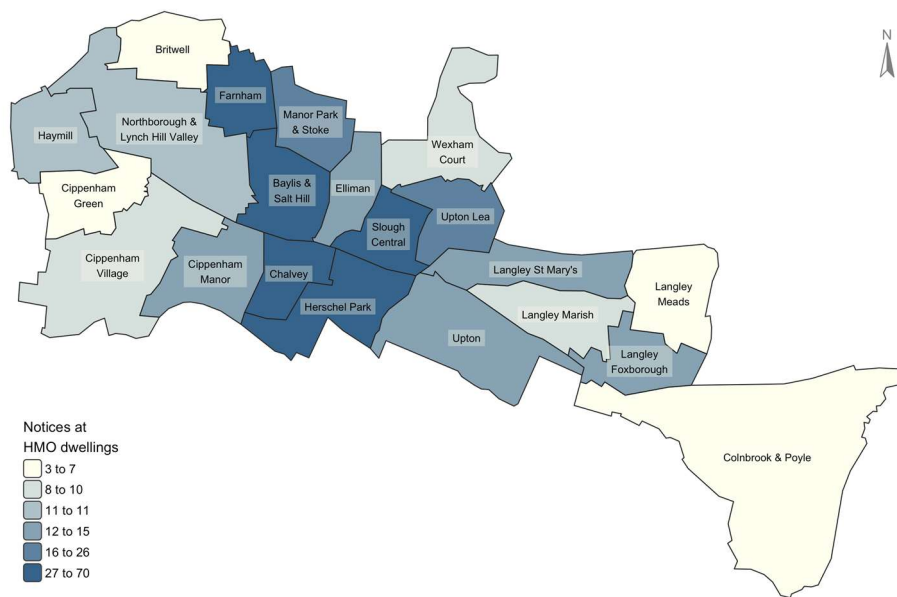


Figure 41. Notices served to HMO properties (known and hidden) at wards across Slough in the period 1st October 2020 – 1st October 2025 (Source: Ti 2026).

The highest number of private housing notices served to HMO properties were at Herschel Park (35).

Private housing notices were served to HMOs across all wards in Slough (Map 16).



Map 16. Distribution of notices served to HMO properties 1st October 2020 – 1st October 2025 at wards across Slough (Source: Ti 2026, Map by Metastreet).

The highest number of notices were served at HMO properties in some central wards (e.g. Herschel Park, Chalvey, Slough Central, Farnham, Baylis & Salt Hill).

5.6 Planning Enforcement Notices

During the period 1st October 2020 – 1st October 2025 Slough Borough Council issued 801 planning enforcement notices to HMO properties across Slough (Figure 42).

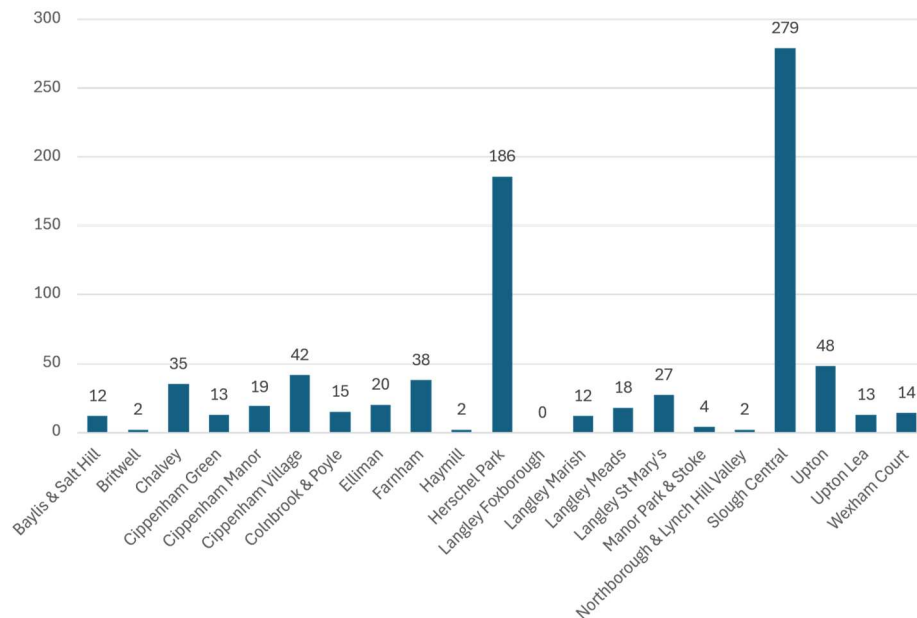
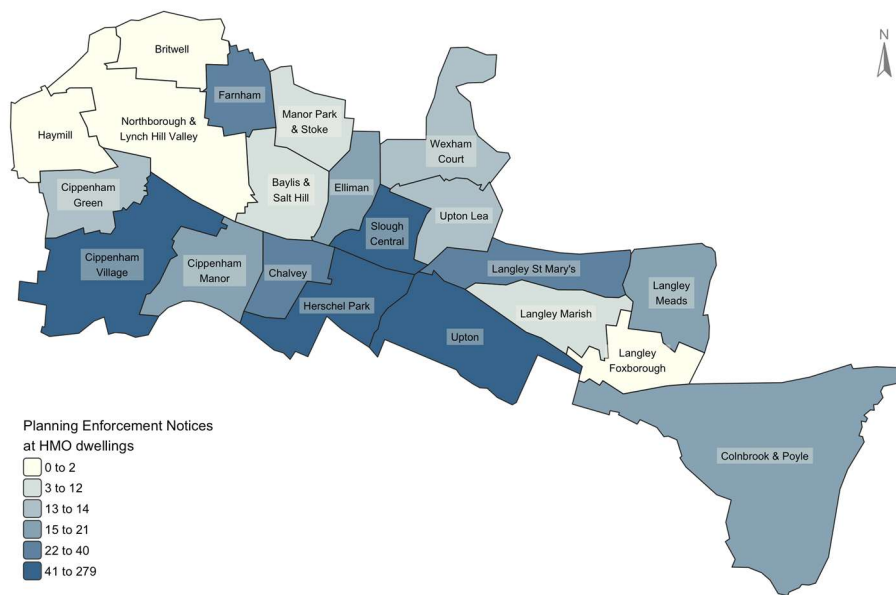


Figure 42. Planning Enforcement Notices issued to HMO (known and predicted/hidden) properties across Slough 1st October 2020 – 1st October 2025 (Source: Ti 2026).

The highest number of planning enforcement notices issued to HMO properties was at Slough Central (279), and Herschel Park (186).

Planning enforcement notices were issued to HMOs across Slough (Map 17).



Map 17. Distribution of planning enforcement notices issued to HMO (known & predicted/hidden) properties across Slough 1st October 2020 – 1st October 2025 (Source: Ti 2026, Map by Metastreet).

Higher numbers of planning enforcement notices were seen in south/central and western wards (e.g. Cippenham Village, Herschel Park, Slough Central, Upton).

5.7 HMO Anti-Social Behaviour (ASB)

ASB incidents, recorded by the council over the period 1st October 2020 – 1st October 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 HMO 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 Slough at HMO properties.

Overall, there were 921 ASB incidents linked to known and hidden/predicted HMOs (Figure 43). This corresponds to a rate of 45.5 ASB incidents per 100 HMO dwellings.

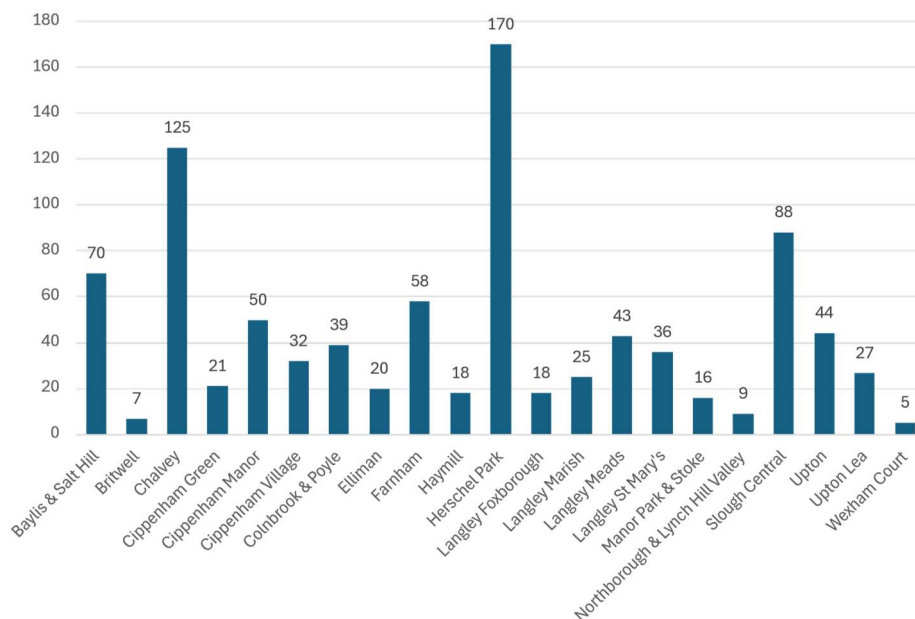
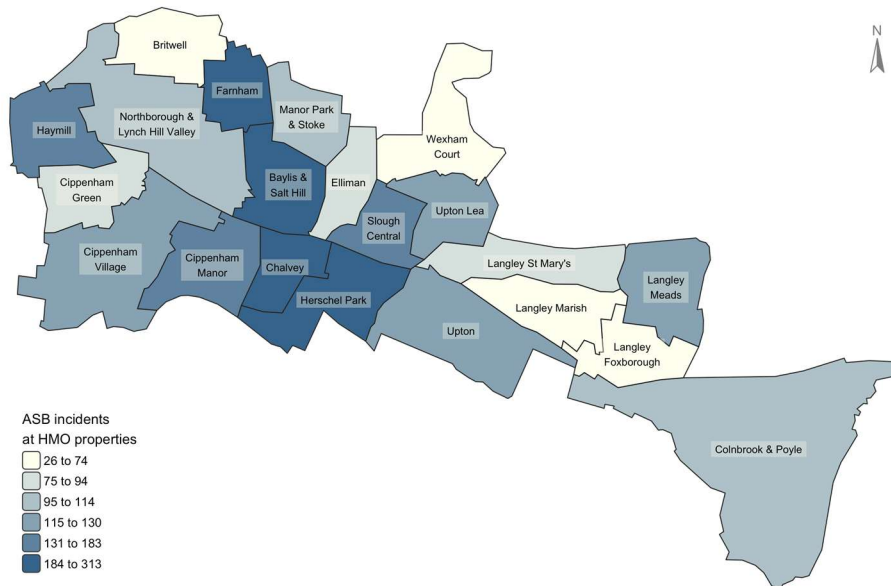


Figure 43. Total ASB incidents over the period 1st October 2020 – 1st October 2025 linked to HMOs (known and hidden/predicted) by ward in Slough (Source: Ti 2026).

The most ASB (170) were in Herschel Park, followed distantly by Chalvey (125).

Anti-Social Behaviour incidents at HMOs were widespread across Slough Borough (Map 18).



Map 18. Distribution of ASB incidents over the period 1st October 2020 – 1st October 2025 linked to HMOs (known and hidden/predicted) across Slough (Source: Ti 2026, Map by Metastreet).

ASB incidents linked to HMOs seem more prevalent in some central wards (e.g. Chalvey, Herschel Park, Baylis & Salt Hill, Farnham).

6 Summary

The Census 2021 population estimate for Slough was 158,500. This is an 12.6% increase from the 2011 Figure (140,713). The latest available figures (2024) show a population of 167,359, so between the 2011 and 2024 the population grew 18.9% (Figure 1).

The median age of the population has seen a shift upwards since 2011, with the latest estimate being 34.4 (2024), this compares to previous ages of 34.9 (2021) and 32.3 (2011) (Figure 2).

The 2021 Census data show that in Slough there were 52,400 separate households. These varied from 1-person households to 8-persons (Figure 3).

In 2021 there were 23,205 households with dependent children in Slough (44%, Figure 4).

Flats (42%) and Houses (51%) dominate the property types, with Bungalows (2.6%) and Maisonette (4.6%) being least represented (Figure 5).

Population weighted average IMD 2025 decile across Slough wards shows values ranging from 2 – 8 (Figure 9, Table 11). In Slough 13 out of 21 wards are below the national average, Cippenham Green, Langley Marish, and Slough Central are at the national average (5), whilst Langley St Mary's is the least deprived (8). The most deprived is Chalvey (2). The geographical pattern of deprivation shows no obvious trend (Map 1).

Slough has a lower proportion in fuel poverty (9.8%) than the national average (11.4%, Figure 10). The highest fuel poverty (14.4%) is in Manor Park & Stoke, whilst the lowest (6.7%) is in Cippenham Village. Six of the wards in Slough have values above the national average (Table 3).

Slough has above average child poverty (36.4%, Figure 11). Child Poverty in Slough has risen from 33.2% in 2014-15 to 36.4% in 2022-23.

6.1 Private Rental Sector (PRS)

There are 58,450 residential properties in Slough (excluding shell properties, Table 1). Of these, 28.6% (16,710) are PRS (Table 2).

Over the past decade Slough has seen changes in tenure rates, with the PRS increasing from 25.3% of housing stock in 2011 (Figure 6) to 28.6% in 2025 (Figure 7). In absolute terms the PRS has increased between 2011 and 2025 (30% increase, Table 1). The “share” of dwellings that are PRS has increased, at the expense of both Owner Occupied and Social Housing. The figures show a modest increase in owner occupied dwellings, whereas the stock of social housing is largely static (Figure 8).

The PRS in Slough are distributed across all 21 wards (Figure 12). The highest number of PRS are in Herschel Park (2,459), and Slough Central (1,735). The lowest are in Wexham Court (310).

The distribution of PRS dwellings across Slough Borough Council shows concentrations in the south/western wards (e.g. Cippenham Manor, Chalvey, Herschel Park, and Slough Central, Map 2).

The percentage of PRS properties in each ward ranges between 12.7% (Britwell) and 60.5% (Slough Central, Figure 13). Of the 21 Slough Council wards 16 have a higher percentage PRS than the national average (19%).

Higher percentages of PRS are seen in some south/western wards (e.g. Cippenham Manor, Chalvey, Herschel Park, and Slough Central, Map 3).

6.1.1 Property Type

Flats (53%) and Houses (41%) make up the majority of PRS property types. Bungalows represent the smallest percentage (1%) of PRS dwellings in Slough (Figure 14).

6.1.2 Rented property possession claims

Slough had an average rented property possession rate of 22.5 claims per 10,000 households in 2024 (Figure 15). Over the last 12 quarters (to end Sep 2025) the average was 22.4 (compared to 8.0 for all authorities in England).

The property possessions rates in Slough were higher than for the average English authority, over the last 4 quarters (to end Sep 2025) the average was 22.3 (compared to 7.8 for all authorities).

The number of landlord possession claims in Slough has been variable over the last 12 quarters, with an initial surge (from 16 to 26), followed by an oscillating pattern around 20 – 25 (Figure 16).

6.1.3 Rents & Affordability

Overall, Slough average rents are £1,552 (Dec 2025, Figure 17). This is higher than the (overall) average for England (£1,424). Since 2015 overall rental prices in Slough closely mirror the pattern for the rest of England, although more recently rents have accelerated (Figure 18).

6.1.4 Hazards

There are 2,743 PRS properties predicted to have at least one serious home hazard in Slough (Figure 19). This represents 16.4% of the PRS stock, which is higher than the national average (10%). The highest number (707) of PRS properties with serious hazards are in Herschel Park, whilst the lowest number (18) are in Britwell.

PRS properties with serious hazards are distributed throughout Slough (Map 4). Central wards generally have higher numbers of PRS with serious hazards (e.g. Slough Central, Chalvey, Herschel Park), but Colnbrook & Poyle is an exception, with high values in the east.

The highest hazard rate is in Chalvey (29.4 serious hazards per 100 dwellings) and Herschel Park (28.8), whilst the lowest is in Britwell (5.8, Figure 20).

There are higher hazard rates in some central wards (e.g. Chalvey, Herschel Park, Upton Lea, Langley St Mary's, Map 5).

6.1.5 Property Inspections

In the period 1st October 2020 – 1st October 2025 there were 295 physical property inspections at PRS dwellings across Slough (Figure 21). The highest number of inspections were at Herschel Park (103), and Chalvey (55).

Overall, 48 properties had hazards of some kind, with the total number of hazards identified during inspections being 308 (33 properties had more than one hazard).

Property inspections were carried out in all wards except Britwell (Map 6). Higher numbers of inspections were carried out in central wards (e.g. Baylis & Salt Hill, Slough Central, Chalvey, Herschel Park), with fewer in the west and north.

6.1.6 Energy Efficiency

As part of this study, 16,128 EPC ratings were matched to known PRS properties (97% of PRS properties had an EPC rating). The housing stock is dominated by EPC ratings C & D (80.3%), with B & E ratings less so (combined 18.8%, Figure 22). The A, F & G ratings are the least common (combined 0.9%).

6.1.7 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 – D. Maisonettes fall in the C – D range. The PRS is dominated by Houses and Flats, which make up 94% of PRS dwellings that have EPC ratings (flats make up 53%).

The proportion of residential housing stock in Slough built pre-WWII is 27.3%. Building over the last two decades accounts for around 16.9% (Figure 23).

6.1.8 Poor Energy Efficiency

Slough has 1,358 PRS properties with EPC records that are E, F, & G rated. This represents 8.4% of PRS properties for which there are EPC ratings in Slough. EPC ratings E, F, & G represent properties with the least energy efficiency (Figure 24).

6.1.9 Private housing complaints

In the period 1st October 2020 – 1st October 2025 there were 531 complaints made at PRS dwellings across Slough (Figure 25). Herschel Park (99) had the highest number of private housing complaints, whilst the lowest (4) was in Britwell.

Private housing complaints arise across the borough, with higher numbers in some central (e.g. Baylis & Salt Hill, Chalvey, Herschel Park, Farnham, Map 7).

6.1.10 Notices Served

In the period 1st October 2020 – 1st October 2025 Slough issued 369 notices to PRS addresses across Slough (Figure 26). The highest number of notices served were in Herschel Park (70), and Farnham (34).

Higher numbers of notices are seen generally towards the western/central wards (e.g. Slough Central, Farnham, Baylis & Salt Hill, Chalvey, Herschel Park, Map 8).

The top 5 categories accounted for 60% of all notices issued (Table 5). The most issued notice type was HH2 HA 2004 s239 Entry Notice – HMO, which accounted for 33% of all notices issued to PRS properties during the period.

6.1.11 Planning Enforcement Notices

During the period 1st October 2020 – 1st October 2025 Slough Borough Council issued 1,998 planning enforcement notices to PRS properties across Slough (Figure 27). The highest number of planning enforcement notices issued were in Slough Central (616), and Herschel Park (568).

Higher numbers of planning enforcement notices are seen in some central areas (e.g. Cippenham Manor, Herschel Park, Slough Central, Elliman, Map 9).

6.1.12 Anti-social behaviour (ASB)

Over the period 1st October 2020 – 1st October 2025 a total of 2,752 ASB incidents were recorded at PRS dwellings across Slough (Figure 28). This corresponds to a rate of 16.5 ASB incidents per 100 PRS dwellings. Herschel Park (313) had the highest numbers of recorded ASB incidents, whilst Wexham Court (26) had the lowest.

ASB incidents were more prevalent in some of the central wards (e.g. Farnham, Baylis & Salt Hill, Chalvey, Herschel Park, Map 10).

Noise related issues accounted for 32% of recorded ASB incidents. The top 4 categories accounted for 74% of all recorded ASB incidents (Figure 29).

6.2 Houses of Multiple Occupancy (HMO)

Overall numbers of HMO (licensed and predicted/hidden) are calculated to be 2,024 (Figure 30). This represents 12.1% of PRS dwellings (16,710), and 3.5% of all dwellings (58,450). The highest number of HMOs are in Herschel Park (368), the lowest (13) are in Britwell.

There are HMOs in every ward, with higher numbers in some southern/central wards (e.g. Slough Central, Chalvey, Herschel Park, Upton, Map 11).

6.2.1 Known (licensed) HMO

There are 682 known HMOs across Slough (Figure 31). These are properties which are licensed (mandatory or additional HMO licence). The highest number of licensed HMO are in Herschel Park (103), whilst the lowest are in Britwell (8).

There are HMOs in every ward, with higher numbers in some central wards (e.g. Chalvey, Herschel Park, Slough Central, Baylis & Salt Hill, Map 12).

6.2.2 Hidden HMO

It is predicted that there are 1,342 hidden HMOs across Slough (Figure 32). The highest number of hidden HMO are in Slough Central (308), and Herschel Park (142). The 1,342 hidden HMOs represent 66% of potentially licensable properties.

6.2.3 Hidden vs. known HMO

The number of licences (682: 33.7%) represents the known HMOs, whilst the others (1,342: 66.3%) are predicted/hidden HMOs. Slough Central has the highest percentage of hidden HMO (85.3%), whilst the lowest is in Northborough & Lynch Hill Valley (36.8%, Figure 33).

6.2.4 Property Type

Houses (58.8%) and flats (38.4%) make up most of the HMO stock (58.8%), whilst bungalows (1.0%) form the lowest percentage of HMO stock (Figure 34).

6.2.5 Hazards

There are 452 HMO properties in Slough that are likely to have at least 1 serious housing hazard (Figure 35). This represents 22% of the HMO population, which is higher than the PRS national average (10%). Herschel Park (104) and Slough Central (62) have the highest number of HMOs with serious hazards.

HMOs with serious hazards occur across Slough, with higher values seen in some central wards (e.g. Slough Central, Herschel Park, Chalvey, Baylis & Salt Hill, Map 13).

The highest hazard rates are in Chalvey (34.3 serious hazards per 100 dwellings) and Baylis & Salt Hill (33.7), whilst the lowest is in Cippenham Village (8.2, Figure 36). The overall hazard rate is 22.3 per 100 HMO properties.

6.2.6 Property Inspections

In the period 1st October 2020 – 1st October 2025 there were 194 physical property inspections at HMO properties across Slough (Figure 37). The highest number of property inspections was at Herschel Park (54).

Overall, 42 properties had hazards of some kind, with the total number of hazards identified during inspections being 268 (27 properties had more than one hazard).

Property inspections were generally more prevalent in central/southern wards (e.g. Herschel Park, Chalvey, Slough Central, Baylis & Salt Hill, Map 14).

6.2.7 Energy Efficiency

As part of this study, 1,799 EPC ratings were matched to HMO properties (89% of HMOs had an EPC rating Figure 38). The HMO stock is dominated by EPC ratings C & D (75.7%), with B & E ratings much less so (23.5%). The A, F & G ratings are the least common (0.8%).

Houses (58.8%) dominate the HMO dwellings that have EPC ratings. Houses with a C or D rating are most common (Table 6). Flats are more likely to be energy efficient, with 36% having a B rating (compared to 3.5% of houses).

Ratings by property type show that all types fall mainly in the B – D categories. There are more houses (1,057) than flats (690) or bungalows (38). Maisonettes and bungalows make up the rest (52).

6.2.8 Poor Energy Efficiency

Slough has 150 HMO EPC records that are E, F, or G rated (7.4% of all HMOs, known and hidden/predicted). EPC ratings E, F, & G represent properties with the least energy efficiency (Figure 39). Herschel Park has the highest number (39) of HMOs with poor energy efficiency (EPC E – G).

6.2.9 Private housing complaints

In the period 1st October 2020 – 1st October 2025 there were 276 private housing complaints made at HMO (known and hidden) dwellings across Slough (Figure 40). Herschel Park (50) had the largest number of complaints at HMOs, followed by Chalvey (42).

Complaints appear more prevalent in some central wards (e.g. Baylis & Salt Hill, Slough Central, Chalvey, Herschel Park, Map 15).

6.2.10 Private housing notices

In the period 1st October 2020 – 1st October 2025 Slough issued 153 notices to HMO addresses in Slough Borough (Figure 41). The highest number of private housing notices served to HMO properties were at Herschel Park (35).

The highest number of notices were served at HMO properties in some central wards (e.g. Herschel Park, Chalvey, Slough Central, Farnham, Baylis & Salt Hill, Map 16).

6.2.11 Planning Enforcement Notices

During the period 1st October 2020 – 1st October 2025 Slough Borough Council issued 801 planning enforcement notices to HMO properties across Slough (Figure 42). The highest number of planning enforcement notices issued to HMO properties was at Slough Central (279), and Herschel Park (186).

Higher numbers of planning enforcement notices were seen in south/central and western wards (e.g. Cippenham Village, Herschel Park, Slough Central, Upton, Map 17).

6.2.12 Anti-Social Behaviour (ASB)

Overall, there were 921 ASB incidents linked to known and hidden/predicted HMOs (Figure 43). This corresponds to a rate of 45.5 ASB incidents per 100 HMO dwellings. The most ASB (170) were in Herschel Park, followed by Chalvey (125).

Appendix 1 – Ward summaries

The ward summaries show the data used to create the summary graphs and maps for the 21 wards across Slough Borough Council.

Table 7. Total dwellings, PRS and HHSRS Hazards (HHSRS category A – D) at PRS across Slough 1st October 2020 – 1st October 2025 (Source: Ti 2026).

Ward	Total dwellings	PRS	PRS %	Hazards	Hazard %
Baylis & Salt Hill	3,415	863	25.3	101	11.7
Britwell	2,473	313	12.7	18	5.8
Chalvey	2,711	1,106	40.8	325	29.4
Cippenham Green	2,544	545	21.4	61	11.2
Cippenham Manor	3,065	978	31.9	84	8.6
Cippenham Village	3,203	723	22.6	63	8.7
Colnbrook & Poyle	3,114	946	30.4	159	16.8
Elliman	2,092	568	27.2	70	12.3
Farnham	2,739	843	30.8	102	12.1
Haymill	2,620	609	23.2	88	14.4
Herschel Park	4,872	2,459	50.5	707	28.8
Langley Foxborough	2,560	547	21.4	55	10.1
Langley Marish	2,573	430	16.7	48	11.2
Langley Meads	2,586	779	30.1	86	11.0
Langley St Mary's	2,237	479	21.4	94	19.6
Manor Park & Stoke	2,367	425	18.0	53	12.5
Northborough & Lynch Hill Valley	2,857	501	17.5	46	9.2
Slough Central	2,867	1,735	60.5	298	17.2
Upton	2,879	896	31.1	133	14.8
Upton Lea	2,394	655	27.4	129	19.7
Wexham Court	2,282	310	13.6	23	7.4
Total or Average	58,450	16,710	28.6%	2,743	16.4%

Table 8. Private housing complaints, Notices served, ASB, and Property Inspections at PRS across Slough 1st October 2020 – 1st October 2025 (Source: Ti 2026).

Ward	Complaints	Notices	Planning Enforcement Notices	ASB	Property Inspections
Baylis & Salt Hill	48	27	37	185	15
Britwell	4	3	19	53	0
Chalvey	63	27	59	262	55
Cippenham Green	10	4	17	90	4
Cippenham Manor	16	15	115	181	5
Cippenham Village	9	10	62	130	2
Colnbrook & Poyle	17	8	18	106	12
Elliman	21	12	137	85	4
Farnham	48	34	60	225	7
Haymill	13	11	2	132	4
Herschel Park	99	70	568	313	103
Langley Foxborough	13	12	4	63	2
Langley Marish	12	10	19	74	4
Langley Meads	12	8	37	131	4
Langley St Mary's	10	13	74	77	12
Manor Park & Stoke	24	19	7	110	1
Northborough & Lynch Hill Valley	13	11	12	98	2
Slough Central	41	29	616	175	30
Upton	20	14	91	115	13
Upton Lea	33	23	21	121	14
Wexham Court	5	9	23	26	2
Grand Total	531	369	1,998	2,752	295

Table 9. HMOs (total, licensed and hidden), Hazards (HHSRS A – D), and Property Inspections at HMOs across Slough for the period 1st October 2020 – 1st October 2025 (Source: Ti 2026).

Ward	HMO	Known (licensed)	Hidden %	Hazards	Hazard %	Property Inspections
Baylis & Salt Hill	95	50	47.4	32	33.7	14
Britwell	13	8	38.5	2	15.4	0
Chalvey	166	67	59.6	57	34.3	28
Cippenham Green	49	20	59.2	5	10.2	4
Cippenham Manor	51	19	62.7	10	19.6	5
Cippenham Village	73	14	80.8	6	8.2	2
Colnbrook & Poyle	114	39	65.8	23	20.2	12
Elliman	67	36	46.3	17	25.4	4
Farnham	90	29	67.8	21	23.3	7
Haymill	25	15	40.0	7	28.0	3
Herschel Park	368	103	72.0	104	28.3	54
Langley Foxborough	42	21	50.0	6	14.3	2
Langley Marish	60	28	53.3	9	15.0	4
Langley Meads	67	21	68.7	14	20.9	4
Langley St Mary's	85	29	65.9	16	18.8	7
Manor Park & Stoke	38	19	50.0	9	23.7	1
Northborough & Lynch Hill Valley	19	12	36.8	3	15.8	2
Slough Central	361	53	85.3	62	17.2	17
Upton	128	45	64.8	21	16.4	10
Upton Lea	75	39	48.0	22	29.3	12
Wexham Court	38	15	60.5	6	15.8	2
Total or Average	2,024	682	66.3%	452	22.3%	194

Table 10. Housing complaints, Notices Served, and ASB at HMOs across Slough for the period 1st October 2020 – 1st October 2025 (Source: Ti 2026).

Ward	Complaints	Notices	Planning Enforcement Notices	ASB
Baylis & Salt Hill	29	12	12	70
Britwell	1	0	2	7
Chalvey	42	14	35	125
Cippenham Green	8	2	13	21
Cippenham Manor	7	6	19	50
Cippenham Village	2	3	42	32
Colnbrook & Poyle	11	6	15	39
Elliman	10	5	20	20
Farnham	20	12	38	58
Haymill	3	2	2	18
Herschel Park	50	35	186	170
Langley Foxborough	7	3	0	18
Langley Marish	9	4	12	25
Langley Meads	6	4	18	43
Langley St Mary's	4	4	27	36
Manor Park & Stoke	8	5	4	16
Northborough & Lynch Hill Valley	3	2	2	9
Slough Central	26	14	279	88
Upton	10	7	48	44
Upton Lea	17	9	13	27
Wexham Court	3	4	14	5
Total	276	153	801	921

Table 11. Index of Multiple Deprivation (IMD 2025), average decile by ward in Slough (Source: Ti 2026).

Ward	IMD 2025 Decile
Baylis & Salt Hill	4
Britwell	3
Chalvey	2
Cippenham Green	5
Cippenham Manor	4
Cippenham Village	6
Colnbrook & Poyle	4
Elliman	4
Farnham	3
Haymill	6
Herschel Park	3
Langley Foxborough	4
Langley Marish	5
Langley Meads	6
Langley St Mary's	8
Manor Park & Stoke	3
Northborough & Lynch Hill Valley	4
Slough Central	5
Upton	6
Upton Lea	4
Wexham Court	4

Table 12. Comparison of HMO (known and hidden) and PRS: ASB, Hazards, Private housing complaints, Notices served, and Planning Enforcement Notices, as rate per 100 dwellings in Slough for period 1st October 2020 – 1st October 2025 (Source: Ti 2026).

Category	Per 100 PRS	Per 100 HMO
ASB	16.5	45.5
Hazards	16.4	22.3
Complaints	3.2	13.6
Notices	2.2	7.6
Planning Enforcement Notices	12.0	39.6
Dwellings	16,710	2,024

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

This Appendix explains at a summary level Metastreet’s Tenure Intelligence (Ti) methodology (Figure 44).

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.

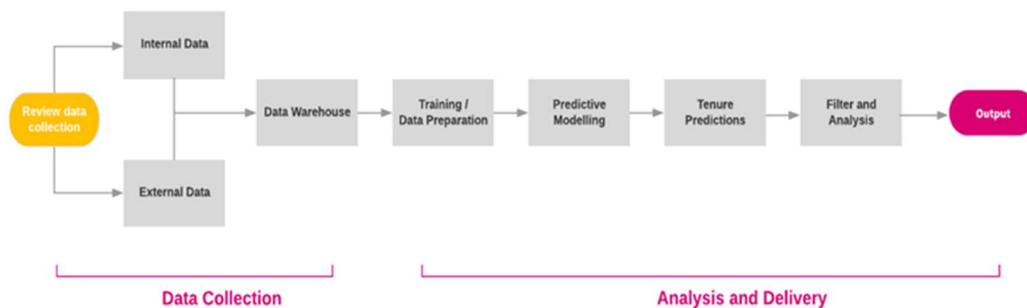


Figure 44. Summary of Metastreet Tenure Intelligence methodology.

Methodology

Metastreet has worked with Slough Borough Council to create a residential property data warehouse based on a detailed specification. All longitudinal council held data is 1st October 2020 – 1st October 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 76% (Table 13).

Table 13. Owner occupier predictive factors.

Risk factors selected	Pr (>Chi)*
TENURE	2.2e-16
ASB.count	7.545e-16
Tenancy.deposit.scheme	2.2e-16
Private.housing.complaint.made	2.2e-16
Account.balances.for.current.liabilities	0.2715377
D2	0.756
Training sample size	1704

* 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 75% (Table 14).

Table 14. PRS predictive factors.

Risk factors selected	Pr(>Chi)*
Length.of.current.account	6.637e-12
ASB.count	7.545e-16
Private.housing.complaint.made	2.2e-16
TENURE	2.2e-16
Accounts.over.5.years	0.0254737
D2	0.750
Training sample size	1704

* 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 66% (Table 15).

Table 15. Serious hazard (HHSRS) predictive factors.

Risk factors selected	Pr (>Chi) *
Private.housing.complaint.made	2.026e-05
ASB.count	0.004564
Private.housing.notice	2.2e-16
CURRENT_ENERGY_EFFICIENCY	2.2e-16
Planning.enforcement.notice.served	0.005313
D2	0.662
Training sample size	686

* 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 59% (Table 16).

Table 16. HMO predictive factors.

Risk factors selected	Pr(>Chi)*
NUMBER_HABITABLE_ROOMS	2.2e-16
ASB.count	0.004627
Planning.enforcement.notice.served	0.021402
Private.housing.complaint.made	1.433e-07
HMO.indicator	2.2e-16
D2	0.593
Training sample size	953

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

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