
Royal Borough of Greenwich

Private Rental Sector: Housing Stock Condition and Stressors Report

January 2026



Executive Summary

Metastreet were commissioned by Royal Borough of Greenwich to review dwellings in the Private Rental Sector 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 Greenwich'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.
- Levels of serious hazards that might amount to a Category 1 & 2 hazard (HHSRS) within the PRS population.
- Other housing related stressors, including antisocial behaviour (ASB & service demand) linked directly to 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 Greenwich was 289,100, a 13.6% increase from the 2011 figure (254,557).
- The latest available figures (2024) show a population of 299,182. Between 2011 and 2024 the population grew 17.2%.
- There are 126,184 residential properties in Greenwich (excluding shell properties). Of these, 25.6% (32,242) are PRS.
- The PRS has increased from 21% of housing stock in 2011 to 26% in 2025.
- The number of PRS per ward ranges from 369 – 2,944.
- The highest number of PRS are in Woolwich Arsenal (2,944), and Plumstead & Glyndon (2,679). The lowest are in Middle Park & Horn Park (369).
- The percentage of PRS (including known HMO) properties in each ward ranges between 10.0% (Middle Park & Horn Park) and 41.3% (Woolwich Arsenal).
- Of the 23 Greenwich wards 19 have a higher percentage PRS than the national average (19%).
- Flats (63%) and Houses (32%) make up the majority of PRS property types.
- Bungalows represent the smallest percentage (0.5%) of PRS dwellings in Greenwich
- Greenwich had an average rented property possession rate of 24.9 claims per 10,000 households in 2024.
- Over the last 12 quarters (to end Sep 2025) the average rented property possession rate was 23.9. The average number of claims for London authorities was 20.9.
- The overall average rent (Dec 2025) in Greenwich is £1,927. The (overall) average for London is £2,268. The average for England is £1,424.
- There are 5,360 PRS (excluding known HMO) properties predicted to have at least one serious home hazard in Greenwich (HHSRS A–D), which is 17.5% of the PRS stock (the national average is 10% Category 1 only).
- The highest number (745) of PRS properties with serious hazards are in Plumstead & Glyndon, whilst the lowest number (41) are in Kidbrooke Village & Sutcliffe.
- The highest hazard rate is in Eltham Park & Progress (31.1 serious hazards per 100 dwellings), whilst the lowest is in Kidbrooke Village & Sutcliffe (4.0).

- During the period 1 November 2020 and 1 November 2025 there were 4,130 physical property inspections at PRS (excluding known HMO) dwellings across Greenwich.
- Inspections identified 4,762 hazards, with 1,226 (26%) classed as severe using HHSRS classification.
- Multiple hazards were identified at 27% of properties (1,103).
- The highest number of hazards (1,217) was at Plumstead & Glyndon.
- The most frequently encountered hazards were Damp & Mould (18%), and Fire (12%).
- The top 7 hazard types account for 67% of all hazards (the top 10 account for 80%).
- Hazards such as Fire, Carbon monoxide, and Crowding are more likely to be “severe”.
- Bedroom, Kitchen, and Bathroom hazards account for 66% of identified hazards across all severity categories (70% of severe hazards).
- The housing stock is dominated by EPC ratings B, C & D (92.1%), with E ratings less so (7.0%).
- Greenwich has 2,146 PRS properties with EPC records that are E, F, & G rated (7.6% of PRS with EPC ratings).
- In the period 1st November 2020 – 1st November 2025 there were 6,104 complaints made at PRS (excl. known HMO) dwellings across Greenwich.
- Plumstead & Glyndon (923) had the highest number of private housing complaints, whilst the lowest (63) was in Eltham Park & Progress.
- In the period 1st November 2020 – 1st November 2025 Greenwich issued 1,398 notices to PRS (excl. known HMO) addresses across the Borough.
- The highest number of notices served were in Plumstead & Glyndon (329), the next highest was Woolwich Common (166).
- Over the period 1st November 2020 – 1st November 2025 a total of 4,213 ASB incidents were recorded at PRS (excl. known HMO) dwellings across Greenwich (a rate of 13.8 ASB incidents per 100 PRS dwellings).
- Plumstead & Glyndon (485) had the highest numbers of recorded ASB incidents, followed by Woolwich Arsenal (384). The lowest (38) number of ASB was at Eltham Park & Progress.

Table of Contents

Executive Summary.....	2
Key Findings.....	3
Table of Contents.....	6
Table of Figures	8
Table of maps	11
Table of tables	12
1 Introduction & Project Objectives	13
2 Royal Borough of Greenwich Overview.....	14
2.1 Population/Census.....	15
2.1.1 Age of population	16
2.2 Household Size	17
2.2.1 Dependent Children.....	18
2.3 Property Type	19
2.4 Tenure.....	20
2.5 Deprivation (IMD)	22
2.6 Fuel Poverty	24
2.7 Child Poverty	25
3 Methodology	28
4 Private Rental Sector (PRS) in Greenwich.....	29
4.1 PRS Population	29
4.2 Property Type	32
4.3 Rented property possession claim rates.....	33
4.4 Rents and affordability.....	36
4.5 Housing conditions (HHSRS hazards).....	38
4.5.1 Hazard rates.....	41
4.5.2 Property Inspections.....	43
Hazard types.....	48

Hazard severity.....	49
Hazards by room	50
4.6 Energy Efficiency.....	50
4.6.1 Energy Efficiency and property type.....	51
4.6.2 Energy efficiency and property age	53
4.6.3 Poor energy efficiency	54
4.7 Private Housing Complaints.....	55
4.8 Private Housing Notices	57
4.9 Anti-Social Behaviour (ASB).....	59
5 Summary	61
5.1 Private Rental Sector (PRS).....	61
5.1.1 Property Type	62
5.1.2 Rented property possession claims	62
5.1.3 Rents & Affordability	63
5.1.4 Hazards	63
5.1.5 Property Inspections.....	63
5.1.6 Energy Efficiency	64
5.1.7 Energy Efficiency and Property Type	64
5.1.8 Poor Energy Efficiency	65
5.1.9 Private housing complaints.....	65
5.1.10 Notices Served	65
5.1.11 Anti-social behaviour (ASB).....	65
Appendix 1 – Ward summaries	67
Appendix 2 – Tenure Intelligence (Ti) – stock modelling methodology	71
Methodology.....	71
Owner occupier predictive model.....	73
PRS predictive model	73
Serious hazards (HHSRS) predictive model	74

Table of Figures

Figure 1. Mid-Year population estimates for Royal Borough of Greenwich 2011 – 2024 (Source: ONS).....	15
Figure 2. Median age of the population in Greenwich 2011 – 2024 (Source: ONS).	16
Figure 3. Household size in Greenwich at Census 2021 (Source: ONS).....	17
Figure 4. Households with dependent children in Greenwich at Census 2021 (Source: ONS).	18
Figure 5. Property types for general housing stock in Greenwich (Source: EPC 2025).....	19
Figure 6. Tenure types 2011 (Source: ONS).....	20
Figure 7. Tenure types 2025 (Source: Ti 2026).....	20
Figure 8. Numbers of dwellings for different tenure types in Royal Borough of Greenwich 2011–2025 (Source: ONS, Ti: 2025).....	21
Figure 9. Average IMD (2025) decile in Greenwich by ward (Source: IMD 2025). Horizontal line shows national average (decile 5).	23
Figure 10. Percentage of households in fuel poverty by ward in Greenwich (After Housing Costs, Source: Dept. for Energy Security & Net Zero 2025). Horizontal line shows national average (11.4%).....	25
Figure 11. Percentage of children living in poverty (after housing costs) in Greenwich 2014 – 2023 (Source: End Child Poverty 2025).	26
Figure 12. Proportion of children in poverty (after housing costs) by London Borough 2023/24. Red = Greenwich, yellow = near neighbours (Source: Trust for London Jan 2026).....	27
Figure 13. Number of PRS (including known HMO) by ward in Greenwich (Source: Ti 2026).	29
Figure 14. Percentage of PRS (incl. known HMO) across wards in Greenwich (Source: Ti 2026).....	31

Figure 15. Property types for PRS (excl. known HMO) dwellings in Greenwich 2025 (Source: EPC 2025, Ti 2025).	33
Figure 16. Number of possession claims issued by landlords per 10,000 households in Greenwich (Source: MOJ 2026).	34
Figure 17. Number of possession claims issued by landlords per 10,000 households for Greenwich, all English Authorities, and London Boroughs (Source: MOJ 2026).	35
Figure 18. Average (median) monthly rents (£) Dec 2025 for Greenwich (Source: ONS Dec 2025).	36
Figure 19. Average (median) monthly rents (£) Dec 2025 for Greenwich compared to England and London (Source: ONS Dec 2025).	37
Figure 20. PRS (excl. known HMO) properties with serious hazards (HHSRS A-D) across Greenwich (Source: Ti 2026).	39
Figure 21. Serious hazard rate (HHSRS A-D per 100 properties) at PRS (excl. known HMO) across Greenwich (Source: Ti 2026).	41
Figure 22. Property inspections at PRS (excl. known HMO) across Greenwich (Source: Ti 2026).	43
Figure 23. Hazards identified during property inspections at PRS (excl. known HMO) across Greenwich (Source: Ti 2026).	45
Figure 24. Severe hazards identified during property inspections at PRS (excl. known HMO) across Greenwich (Source: Ti 2026).	46
Figure 25. PRS (excl. known HMO) with multiple hazards identified during property inspections across Greenwich (Source: Ti 2026).	47
Figure 26. Hazards identified during property inspections across Greenwich Nov 2020 – Nov 2025 (Source: Ti 2026).	48

Figure 27. Severity of hazards identified during property inspections across Greenwich. Each bar shows proportions within that category. Labels refer to the overall % of each category regardless of severity (Source: Ti 2026).	49
Figure 28. Inspection hazards split by room for property inspections across Greenwich (Source: Ti 2026).	50
Figure 29. EPC ratings for PRS (excl. known HMO) properties in Greenwich (Source: Ti 2026).	51
Figure 30. Percentage of properties by build period in Greenwich (Source: VOA 2024).	53
Figure 31. PRS (excl. known HMO) properties with EPC ratings E—G by ward in Greenwich (Source: Ti 2026).	54
Figure 32. Private Housing Complaints at PRS (excl. known HMO) dwellings across Greenwich wards 1 st November 2020 – 1 st November 2025 (Source: Ti 2026).	55
Figure 33. Notices served to PRS (excl. known HMO) properties at wards across Greenwich in the period 1 st November 2020 – 1 st November 2025 (Source: Ti 2026).	57
Figure 34. Anti-Social Behaviour (ASB) incidents (total over the period 1 st November 2020 – 1 st November 2025) at PRS (excl. known HMO) dwellings in Greenwich wards (Source: Ti 2026).	59
Figure 35. Summary of Metastreet Tenure Intelligence methodology.	71

Table of maps

Map 1. Distribution of Average IMD (decile) in Greenwich by ward (Source: ONS 2025, Map by Metastreet).....	24
Map 2. Distribution of PRS (incl. known HMO) dwellings in Greenwich by ward (Source: Ti 2026, Map by Metastreet).....	30
Map 3. Percentage of PRS (incl. known HMO) dwellings (as a proportion of total housing) by ward in Greenwich (Source: Ti 2026, Map by Metastreet).....	32
Map 4. Distribution of PRS (excl. known HMO) properties with serious hazards (HHSRS A-D) across Greenwich (Source: Ti 2026, Map by Metastreet).....	40
Map 5. Distribution of serious hazard rate (HHSRS A-D per 100 properties) at PRS (excl. known HMO) across Greenwich (Source: Ti 2026, Map by Metastreet).	42
Map 6. Distribution of property inspections at PRS (excl. known HMO) dwellings across Greenwich (Source: Ti 2026, map by Metastreet).	44
Map 7. Distribution of Private Housing Complaints at PRS (excl. known HMO) across Greenwich for the period 1 st November 2020 – 1 st November 2025 (Source: Ti 2026, Map by Metastreet).....	56
Map 8. Distribution of notices served to PRS (excl. known HMO) properties 1 st November 2020 – 1 st November 2025 at wards across Greenwich (Source: Ti 2026, map by Metastreet).....	58
Map 9. Distribution of ASB incidents (1 st November 2020 – 1 st November 2025) at PRS (excl. known HMO) dwellings in Greenwich (Source: Ti 2026, Map by Metastreet).	60

Table of tables

Table 1. Numbers of households and dwellings by tenure type in Greenwich 2011—2024 (Source: ONS & Ti 2025).	21
Table 2. Percentage of households and dwellings by tenure type in Greenwich 2011—2024 (Source: ONS & Ti 2025).	21
Table 3. EPC Ratings for PRS (excl. known HMO) dwellings in Greenwich by property type (Source: Ti 2026).	52
Table 4. Total dwellings, PRS (with and without known HMO) and percentage across Greenwich 1 st November 2020 – 1 st November 2025 (Source: Ti 2026).	67
Table 5. Predicted serious hazards (HHSRS A-D), Private housing complaints, Notices served, and ASB at PRS (excl. known HMO) across Greenwich 1 st November 2020 – 1 st November 2025 (Source: Ti 2026).	68
Table 6. Property inspections, identified hazards, severe hazards, and dwellings with multiple hazards, for PRS (excl. known HMO) across Greenwich 1 Nov 2020 - 1 Nov 2025 (Source: Ti 2026).	69
Table 7. Top 10 hazards encountered during property inspections at PRS (excl. known HMO) across Greenwich Jan 2024 – Dec 2025 (Source: Ti 2026).	70
Table 8. Index of Multiple Deprivation (IMD 2025), and Income Deprivation Affecting Children (IDAC 2025) average decile by ward in Greenwich (Source: Ti 2026).	70
Table 9. Owner occupier predictive factors.	73
Table 10. PRS predictive factors.	73
Table 11. Serious hazard (HHSRS) predictive factors.	74

1 Introduction & Project Objectives

Metastreet were commissioned by Royal Borough of Greenwich 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.

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 Greenwich, built up from property level data.

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

- Private Rented Sector (PRS).
- Serious housing hazards (Category 1 and/or high scoring Category 2 hazards, HHSRS A – D).

All data used in this report is taken from Greenwich's own service records over the period 1st November 2020 – 1st November 2025 and other open-source property level data.

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

2 Royal Borough of Greenwich Overview

The Royal Borough of Greenwich is a London borough in southeast Greater London, England. The London Borough of Greenwich was formed in 1965 by the London Government Act 1963. The new borough covered the former area of the Metropolitan Borough of Greenwich and most of the Metropolitan Borough of Woolwich to the east. The local council is Greenwich London Borough Council which meets in Woolwich Town Hall¹.

The Royal Borough of Greenwich is a large borough covering almost 50 km² and containing a broad mix of historic, suburban, and rapidly redeveloping districts. It includes the Greenwich Town and Park, the site of the UNESCO World Heritage Site of Maritime Greenwich which encompasses the Prime Meridian, the Royal Observatory, Cutty Sark, and the former Royal Naval College. Also in the borough, Greenwich Peninsula is known for The O2 Arena and river transport links, while Eltham is home to Eltham Palace. Other major neighbourhoods within the borough are Woolwich, a historic military and industrial centre; Shooter's Hill; and parts of Abbey Wood and Thamesmead in the east. The borough also home to parts of Blackheath, parts of Lee, Kidbrooke, Charlton, Plumstead, and Avery Hill, together forming a diverse urban area ranging from significant heritage districts and established residential suburbs to large waterfront redevelopment zones along the River Thames.

Greenwich is bounded by the London Boroughs of Bexley to the east, Bromley to the south, Lewisham to the west and across the River Thames to the north lie Tower Hamlets, Newham and Barking and Dagenham.

¹ Wikipedia Jan 2026: https://en.wikipedia.org/wiki/Royal_Borough_of_Greenwich

2.1 Population/Census

The Office of National Statistics (ONS) Census 2021 population estimate for Greenwich was 289,100². This is an 13.6% increase from the 2011 figure (254,557). 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 299,528, so between the 2011 and 2024 the population grew 17.2%.

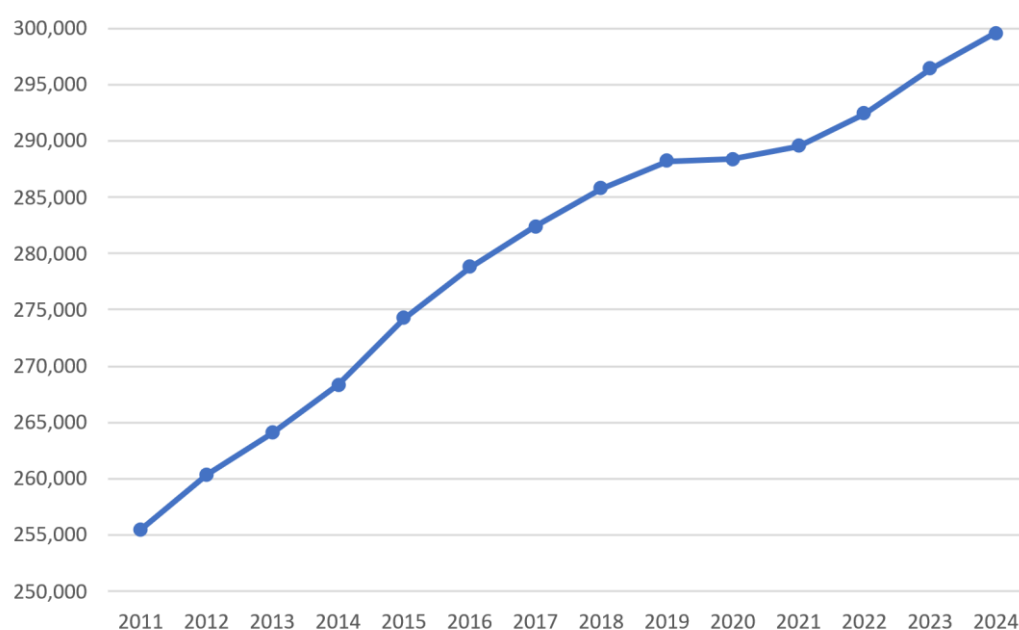


Figure 1. Mid-Year population estimates for Royal Borough of Greenwich 2011 – 2024 (Source: ONS).

The population increase in Greenwich averages around 1.2% per year.

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>

2.1.1 Age of population

The median age of the population has seen a slight shift upwards since 2011, with the latest estimate being 35.4 (2024), this compares to previous ages of 35.4 (2021) and 33.3 (2011) (Figure 2).

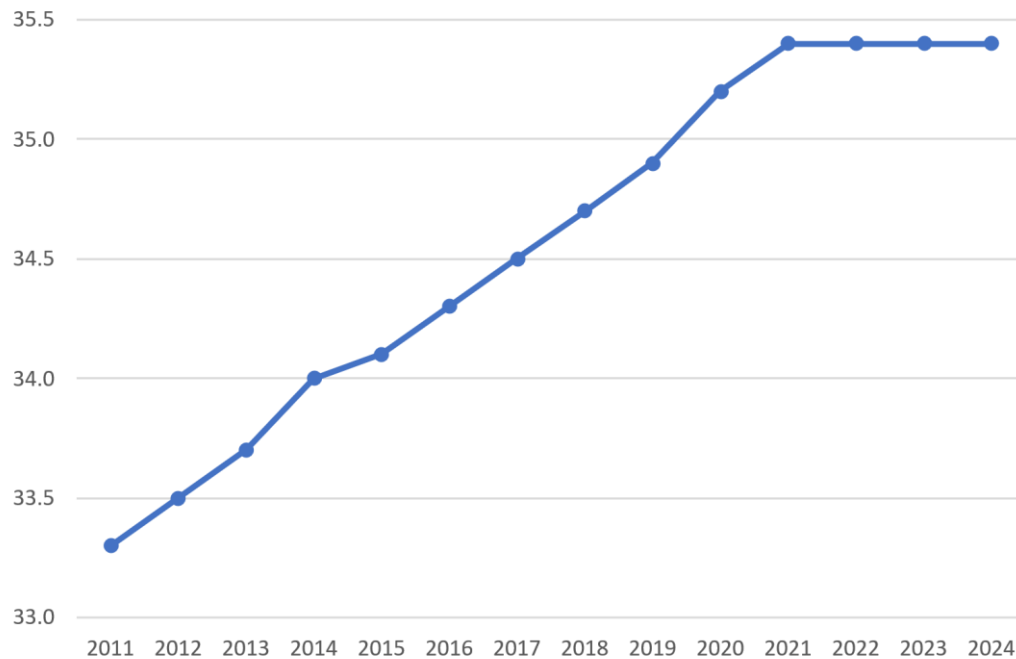


Figure 2. Median age of the population in Greenwich 2011 – 2024 (Source: ONS).

The change in median age is 6.3% 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 Greenwich there were 114,053 separate households. These varied from 1-person households to 8-persons (Figure 3).

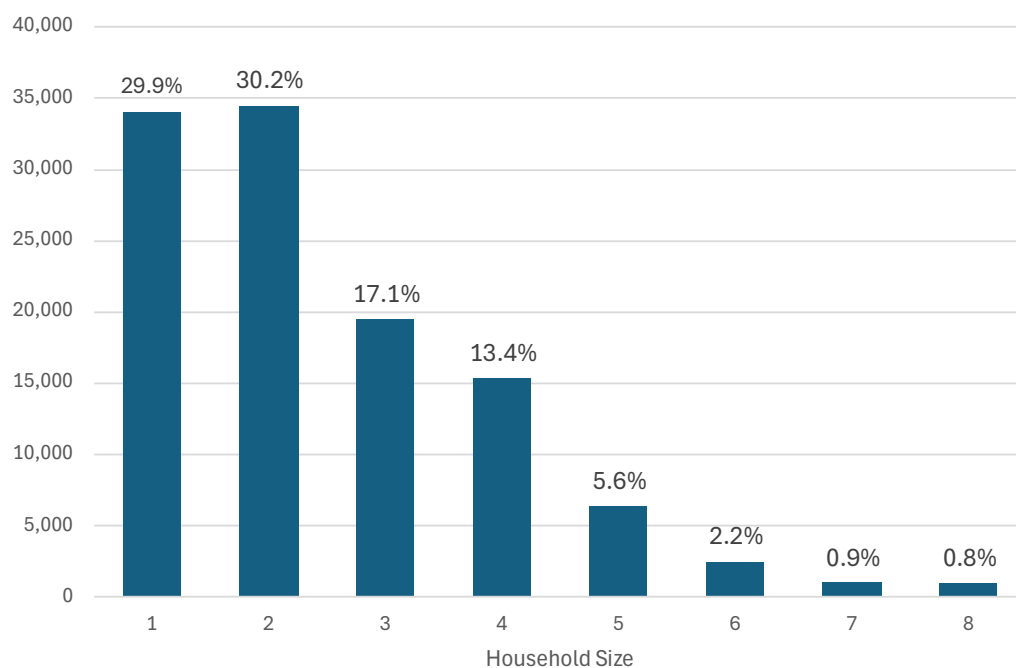


Figure 3. Household size in Greenwich at Census 2021 (Source: ONS).

Household sizes in the range 1 – 4 account for over 90% of all households, and 60% of all households have one or two persons.

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

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 114,050 households with dependent children in Greenwich (Figure 4)⁵.

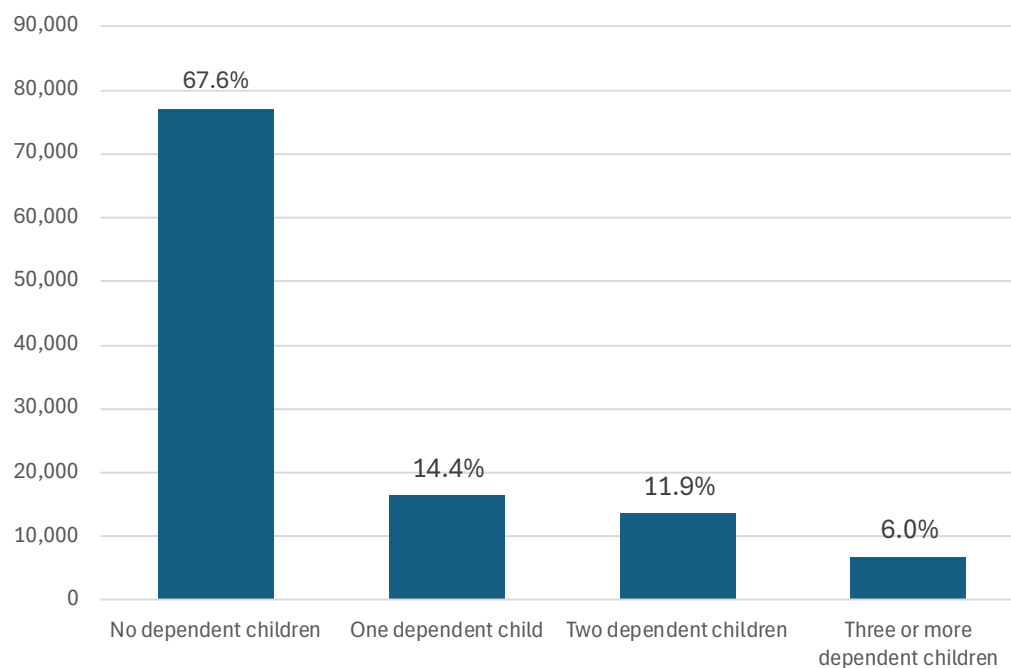


Figure 4. Households with dependent children in Greenwich at Census 2021 (Source: ONS).

Around 32% of households in Greenwich had dependent children in 2021.

⁵ ONS Households containing dependent children 2021:
<https://www.ons.gov.uk/peoplepopulationandcommunity/birthsdeathsandmarriages/families/datasets/householdscontainingdependentchildren2021>

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 Greenwich (Figure 5).

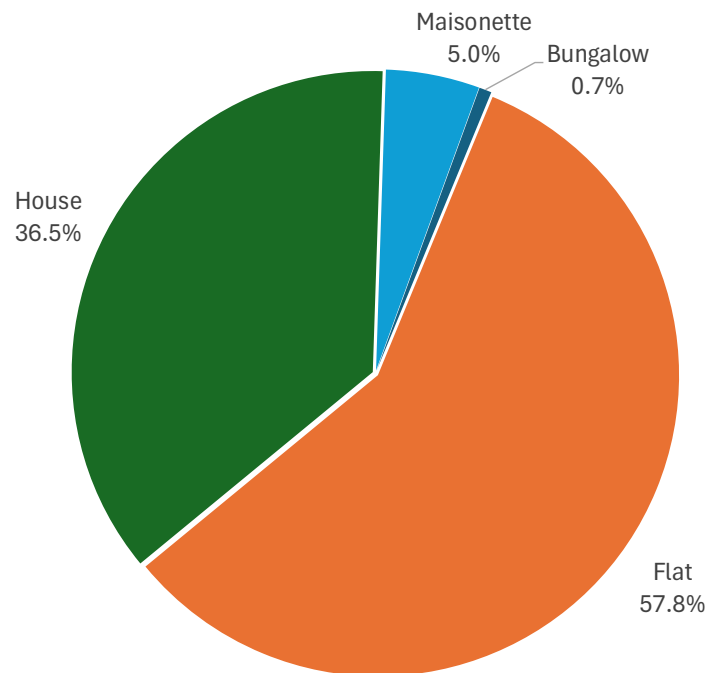


Figure 5. Property types for general housing stock in Greenwich (Source: EPC 2025).

Flats (57.8%) and Houses (36.5%) dominate the property types, with Maisonette (5.0%) and Bungalow (0.7%) being least represented.

2.4 Tenure

There are 126,184 residential properties in Greenwich (excluding shell properties, Table 1). Of these, 26% (32,242) are PRS (Table 2).

Over the past decade Greenwich has seen changes in tenure rates, with the PRS increasing from 21% of housing stock in 2011 (Figure 6) to 26% in 2025 (Figure 7).

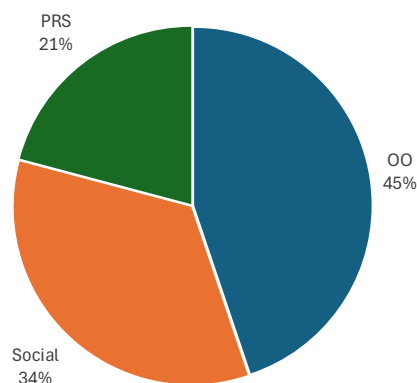


Figure 6. Tenure types 2011
(Source: ONS)

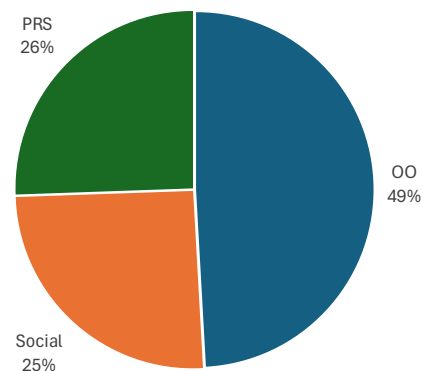


Figure 7. Tenure types 2025
(Source: Ti 2026).

Since 2011 the PRS has shown an increase, whilst the percentage of social housing has reduced (Table 1).

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

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

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/>

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

Tenure	2011 (households)	2021 (households)	2025 (dwellings)
Owner Occupied	45,299	49,398	61,971
Social Housing	34,662	35,327	31,971
PRS	21,084	29,326	32,242
Total:	101,045	114,051	126,184

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 Greenwich 2011–2024 (Source: ONS & Ti 2025).

Tenure	2011 (households)	2021 (households)	2025 (dwellings)
Owner Occupied	44.8	43.3	49.1
Social Housing	34.3	31.0	25.3
PRS	20.9	25.7	25.6
Total:	100.0%	100.0%	100.0%

In absolute terms, the PRS has seen an increase in numbers of dwellings (Figure 8).

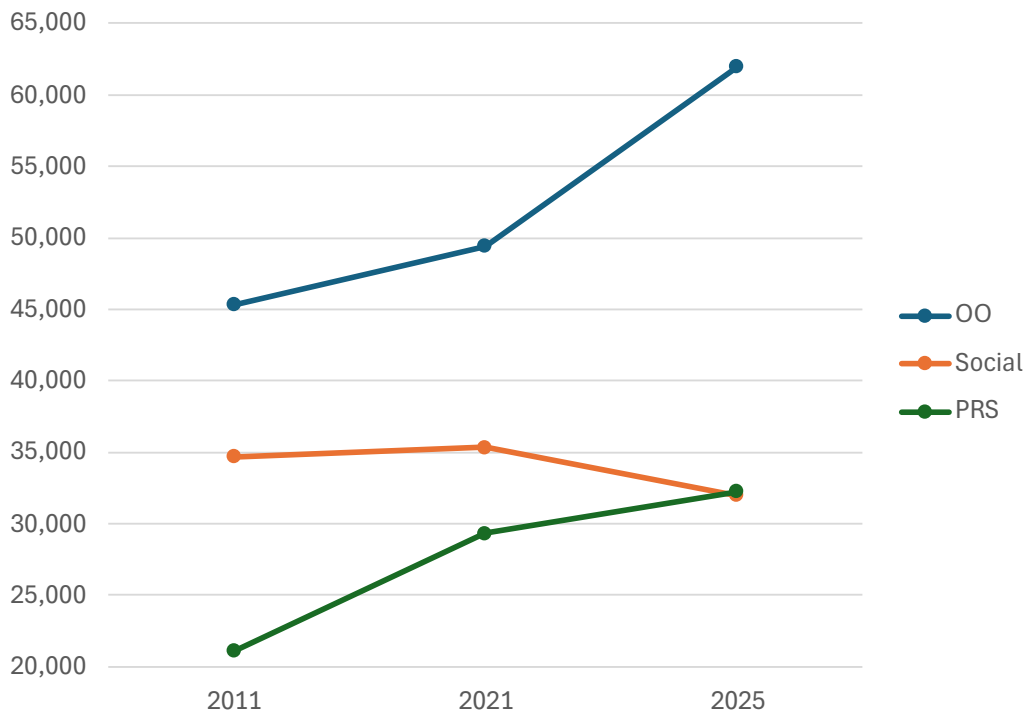


Figure 8. Numbers of dwellings for different tenure types in Royal Borough of Greenwich 2011–2025 (Source: ONS, Ti: 2025).

The figures show an increase in owner occupied dwellings, whereas the stock of social housing has reduced.

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.

IMD 2025 scores are then ranked for all LSOA in England. The lowest ranks represent the most deprived areas, whilst highest ranks represent the least deprived areas. The ranks are split into 10 chunks, with each chunk being 10% of the ranks. The chunks are called deciles, to indicate that each portion represents 10% of the total ranks. So, values for IMD range from 1 (most deprived) to 10 (least deprived). Deciles 1-5 form the bottom 50% (6-10 the top 50%). A decile of 5 would be reckoned the average.

Weighted average IMD 2025 decile across Greenwich wards shows values ranging from 3 – 7 (Figure 9, Table 8). 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

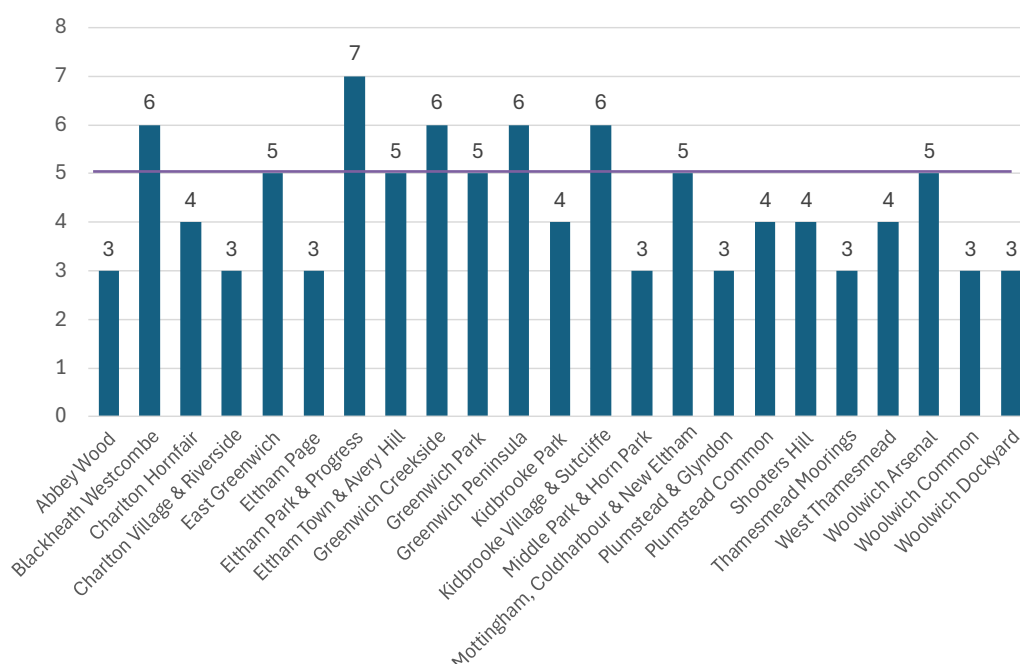
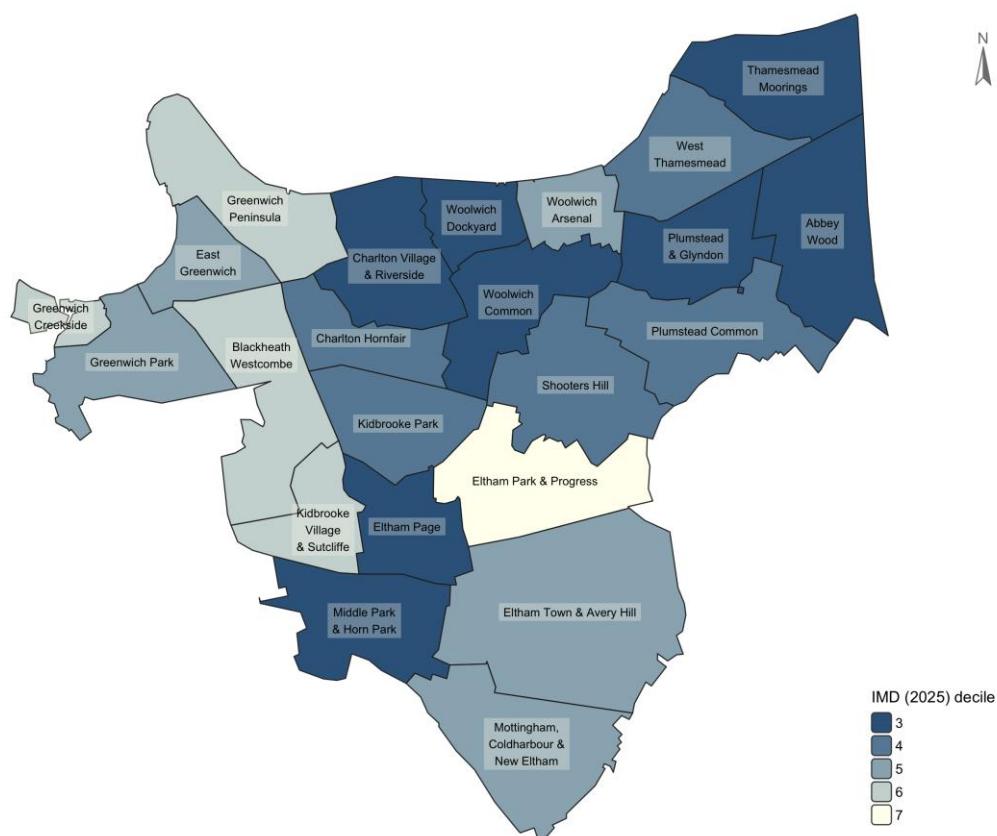


Figure 9. Average IMD (2025) decile in Greenwich by ward (Source: IMD 2025).
Horizontal line shows national average (decile 5).

In Greenwich 13 out of 23 wards are below the national average. The least deprived ward is Eltham Park & Progress (decile 7). There are 8 wards that fall within the most deprived 30% of areas nationally (deciles 1-3).

The geographical pattern of deprivation shows the most deprived wards tending to be in the northern and eastern wards (Map 1), although Eltham Page, and Middle Park & Horn Park are notable exceptions.



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

The least deprived ward is Eltham Park & Progress (decile 7).

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.

Greenwich has a lower proportion of households in fuel poverty ($11,463 \div 123,905 = 9.3\%$) than the national average (11.4%, Figure 10)¹⁰.

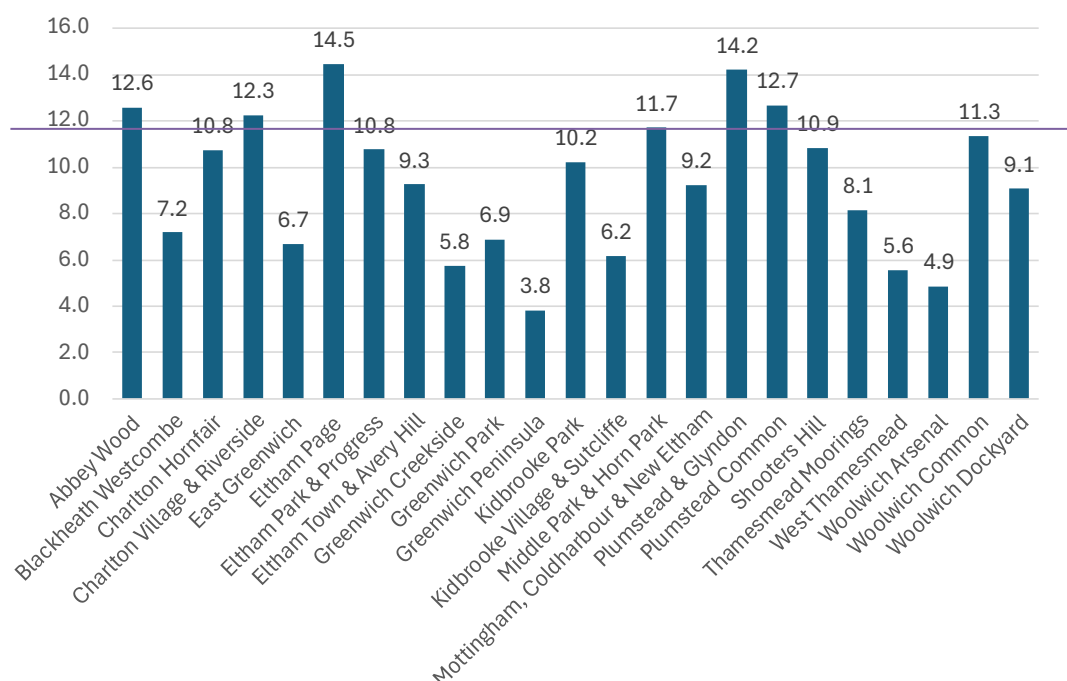


Figure 10. Percentage of households in fuel poverty by ward in Greenwich (After Housing Costs, Source: Dept. for Energy Security & Net Zero 2025).
Horizontal line shows national average (11.4%).

The highest fuel poverty (14.5%) is in Eltham Page, whilst the lowest (3.8%) is in Greenwich Peninsula.

2.7 Child Poverty

High private rented sector (PRS) rents have been identified as a significant contributor to poverty, with housing costs increasingly pushing families into financial hardship. As more

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

children are living in PRS, child poverty levels provides a valuable indicator of the broader social and economic impacts of rising private rents¹¹.

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 Greenwich in the period 2022 – 2023 show that Greenwich has above average child poverty (37%, Figure 11)¹².

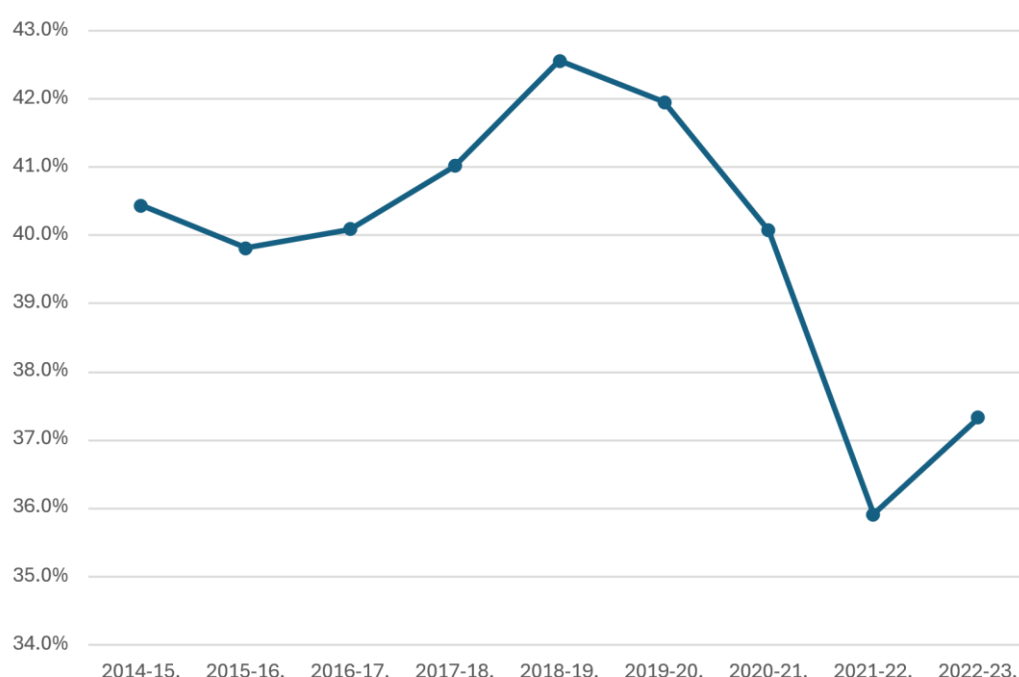


Figure 11. Percentage of children living in poverty (after housing costs) in Greenwich 2014 – 2023 (Source: End Child Poverty 2025).

Child poverty in Greenwich has fallen from 40.4% in 2014-15 to 37.3% in 2022-23, a reduction of 3.1 percentage points. The Income Deprivation Index Affecting Children (IDAC) deciles for Greenwich closely align with the Index of Multiple Deprivation, although there are a few differences in some wards (Table 8).

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/>

Greenwich ranks 8th in terms of child poverty (After Housing Costs) amongst London Boroughs¹³ (the average for London was 35%, Figure 12).

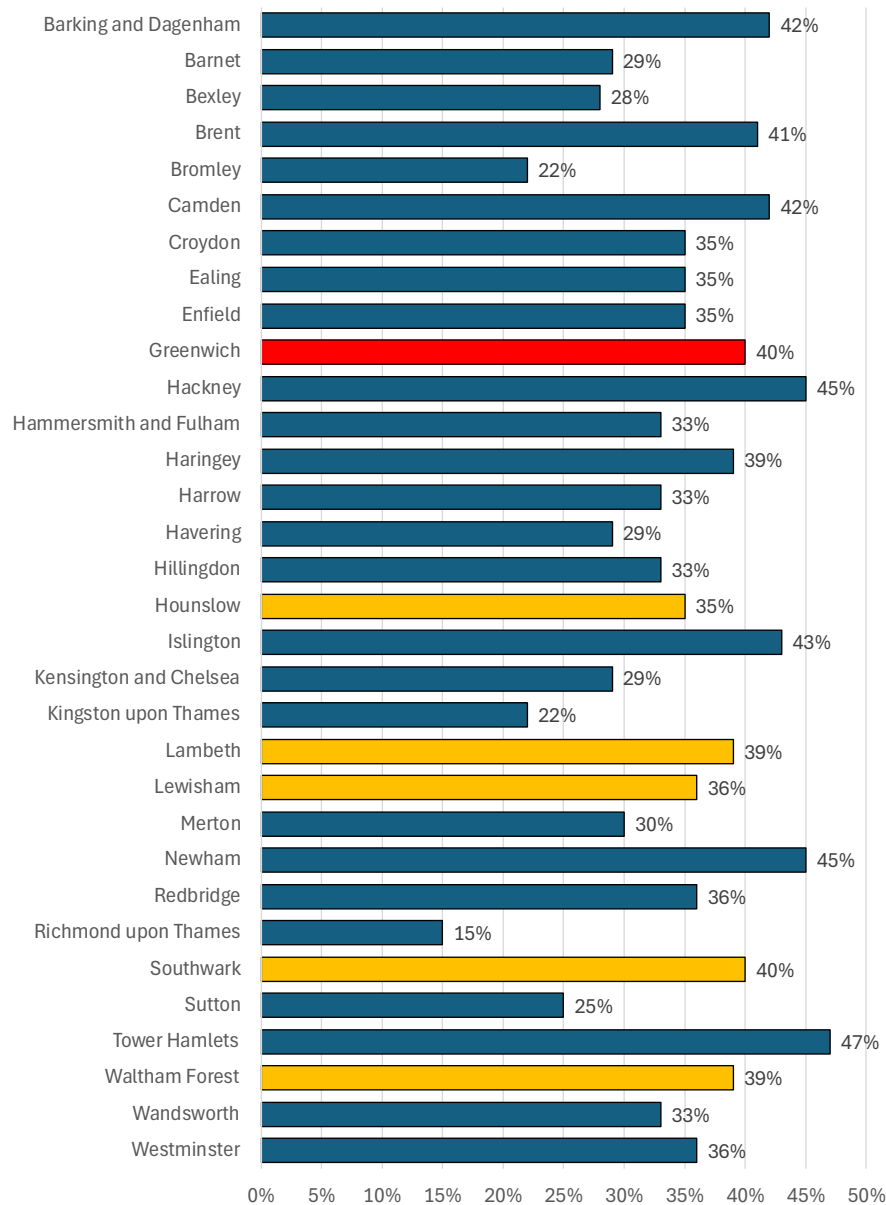


Figure 12. Proportion of children in poverty (after housing costs) by London Borough 2023/24. Red = Greenwich, yellow = near neighbours (Source: Trust for London Jan 2026).

¹³ Trust for London Jan 2026 <https://trustforlondon.org.uk/data/demographics/children/>

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 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 November 2020 – 1st November 2025 unless otherwise specified.

4 Private Rental Sector (PRS) in Greenwich

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 126,184 residential properties in Greenwich (excluding shell properties).

Greenwich's PRS (including known HMO) is now calculated to be 25.6% (32,242) of housing stock. This compares to 20.9% (21,084) of households in in 2011 (ONS)¹⁴. This follows the nationwide trend. The PRS in the UK has grown from 9.4% of housing stock in 2000¹⁵ to 19% in 2023¹⁶. It is now the second largest housing tenure in England, with a growing number of households renting from a population of around 1.5 million private landlords¹⁷.

The PRS in Greenwich are distributed across all 23 wards (Figure 13). The number of PRS per ward ranges from 369 – 2,944.

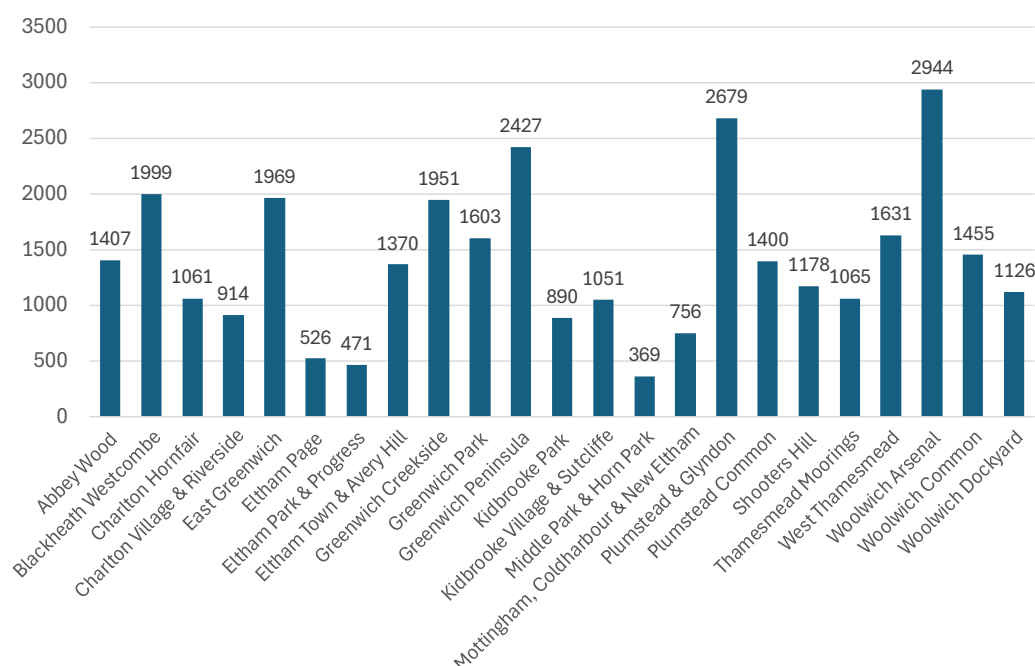


Figure 13. Number of PRS (including known HMO) by ward in Greenwich (Source: Ti 2026).

¹⁴ ONS Census 2011,

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

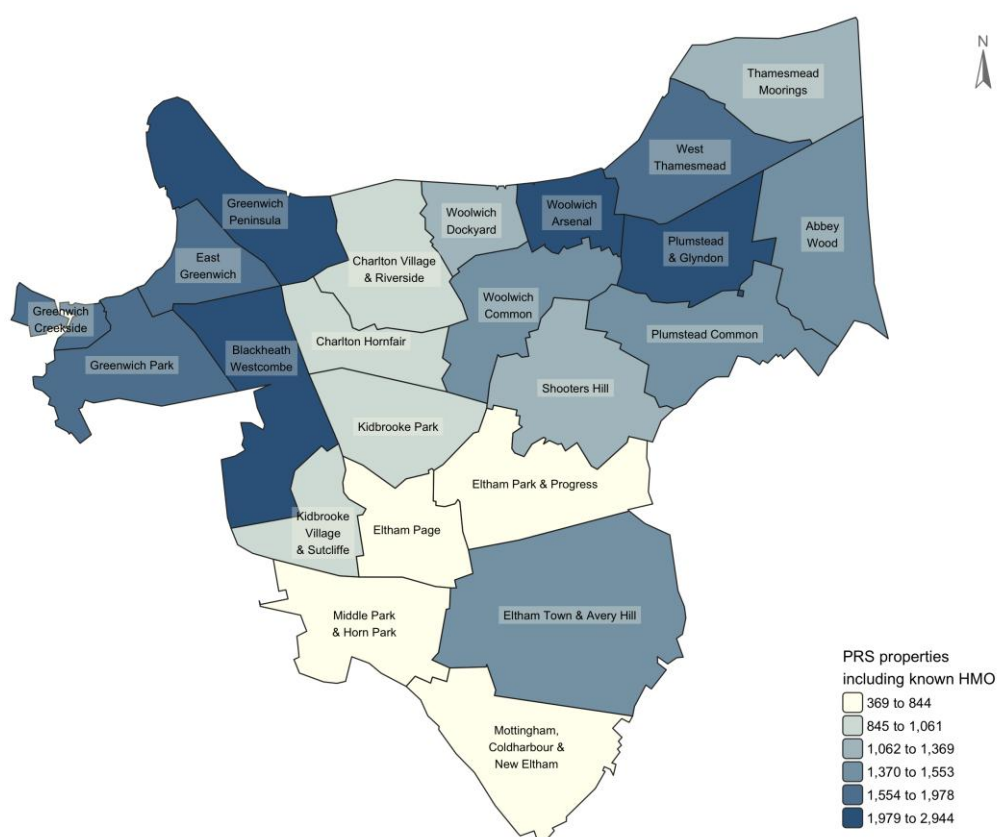
¹⁵ The profile of UK private landlords Scanlon K & Woodhead C CML research. LSE . December 2017, www.cml.org.uk

¹⁶ EHS Headline July 2025, <https://www.gov.uk/government/collections/english-housing-survey>

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

The highest number of PRS are in Woolwich Arsenal (2,944), and Plumstead & Glyndon (2,679). The lowest are in Middle Park & Horn Park (369).

The distribution of PRS dwellings across Greenwich shows concentrations in some northern wards (e.g. Woolwich Arsenal, Greenwich Peninsula, Plumstead & Glyndon, Map 2).



Map 2. Distribution of PRS (incl. known HMO) dwellings in Greenwich by ward
(Source: Ti 2026, Map by Metastreet).

The percentage of PRS (including known HMO) properties in each ward ranges between 10.0% (Middle Park & Horn Park) and 41.3% (Woolwich Arsenal, Figure 14). Of the 23 Greenwich wards 19 have a higher percentage PRS than the national average (19%)¹⁸.

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

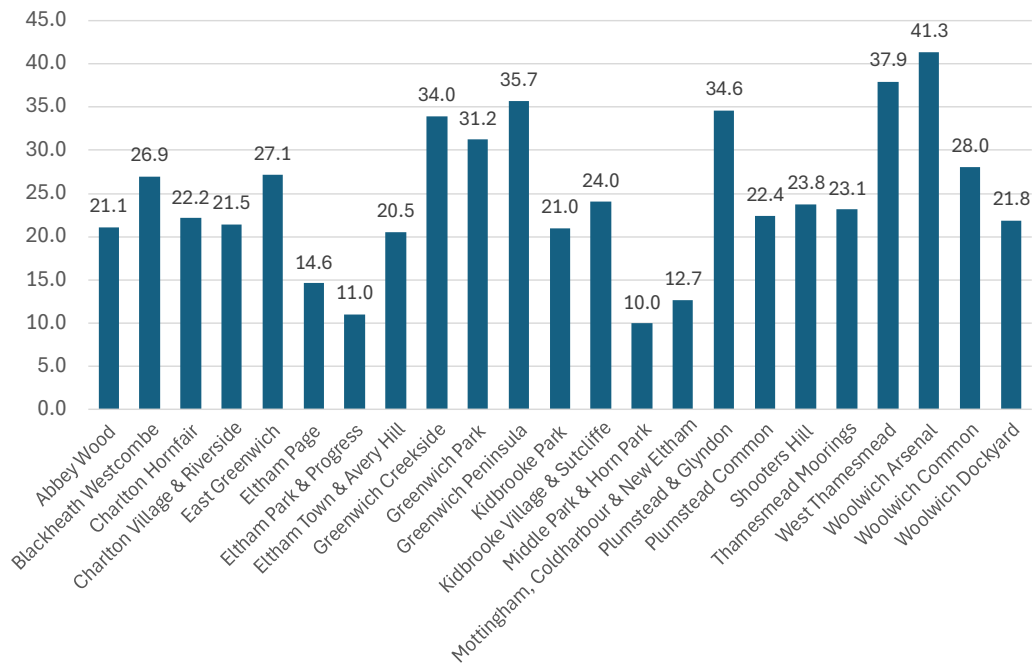
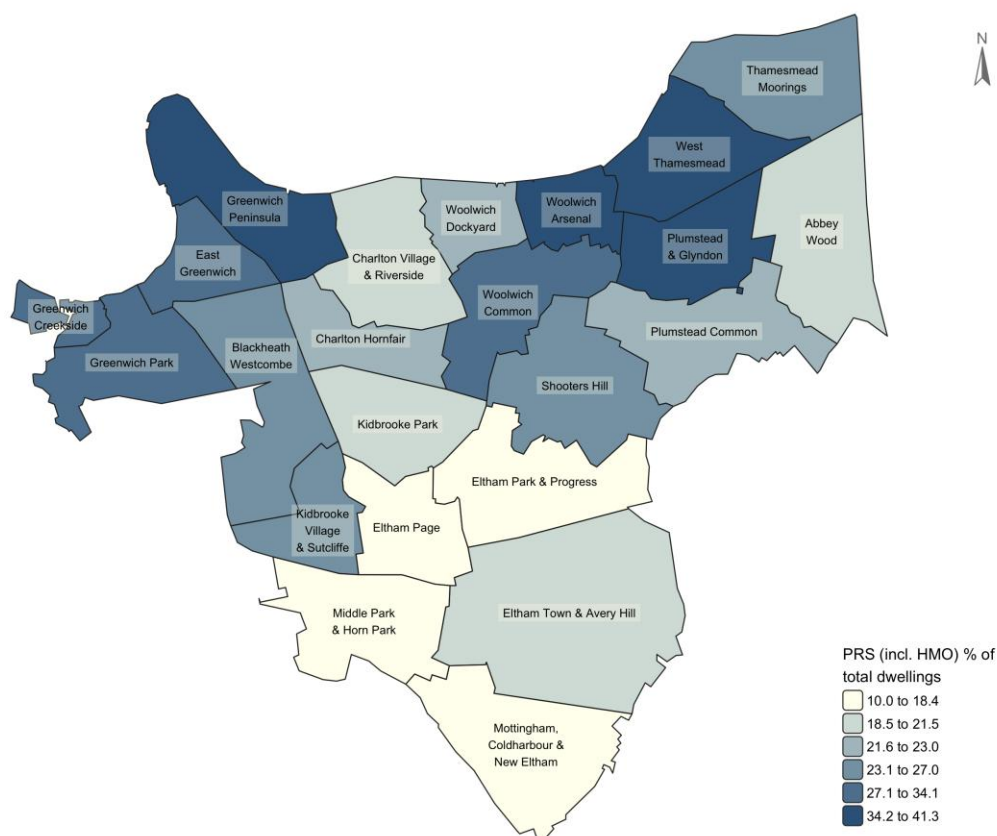


Figure 14. Percentage of PRS (incl. known HMO) across wards in Greenwich (Source: Ti 2026).

The percentage of dwellings that are PRS varies across Greenwich (Map 3).



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

Higher percentages of PRS are seen in some northern wards (e.g. Greenwich Peninsula, Woolwich Arsenal, West Thamesmead, Plumstead & Glyndon).

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 (excluding known HMO) in Greenwich (Figure 15).

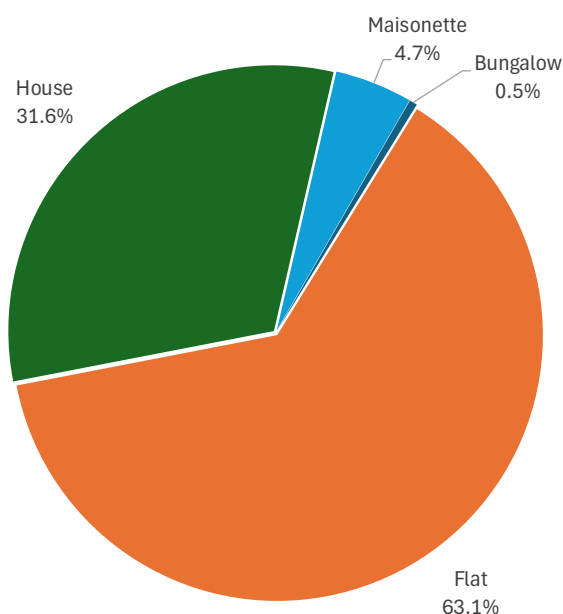


Figure 15. Property types for PRS (excl. known HMO) dwellings in Greenwich 2025 (Source: EPC 2025, Ti 2025).

Flats (63%) and Houses (32%) make up the majority of PRS property types. Bungalows represent the smallest percentage (0.5%) of PRS dwellings in Greenwich.

4.3 Rented property possession claim rates

Greenwich had an average rented property possession rate of 24.9 claims per 10,000 households in 2024¹⁹ (Figure 16). Over the last 12 quarters (to end Sep 2025) the average was 23.9. The average number of claims for authorities in England for the same 12 quarters was 8.4 per 10,000. The average number of claims for London authorities was 20.9.

¹⁹ MOJ Possession claims by local authority (accessed Jan 2026) https://lginform.local.gov.uk/reports/lgastandard?mod-metric=3498&mod-area=E06000031&mod-group=AllSingleTierAndCountyLainCountry_England&mod-type=namedComparisonGroup

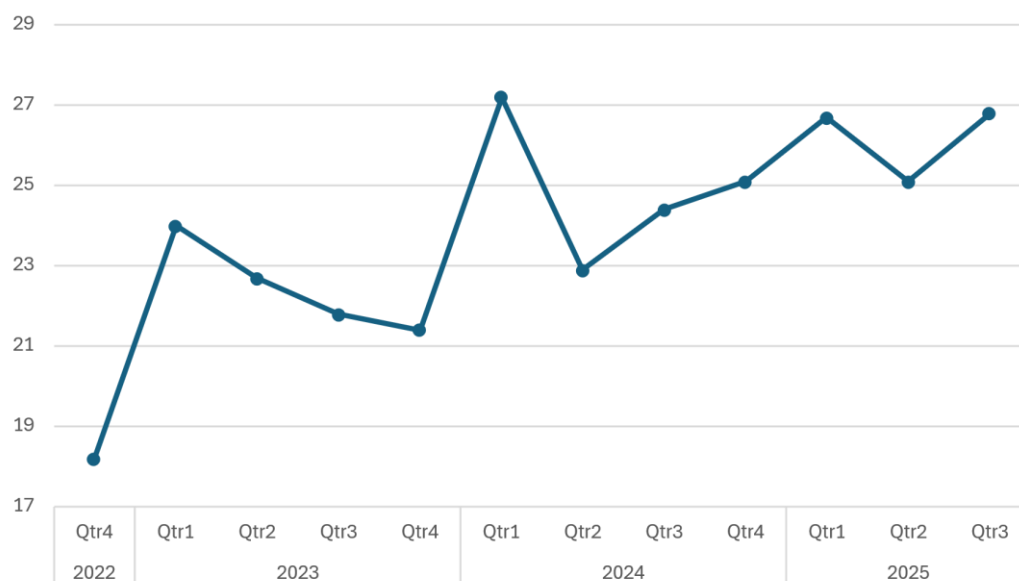


Figure 16. Number of possession claims issued by landlords per 10,000 households in Greenwich (Source: MOJ 2026).

The property possessions rates in Greenwich were higher than for the average English authority, over the last 4 quarters (to end Sep 2025) the average was 25.9 (compared to 8.3 for all English authorities). Possession rates were also higher than the average London Borough (21.4, Figure 17).

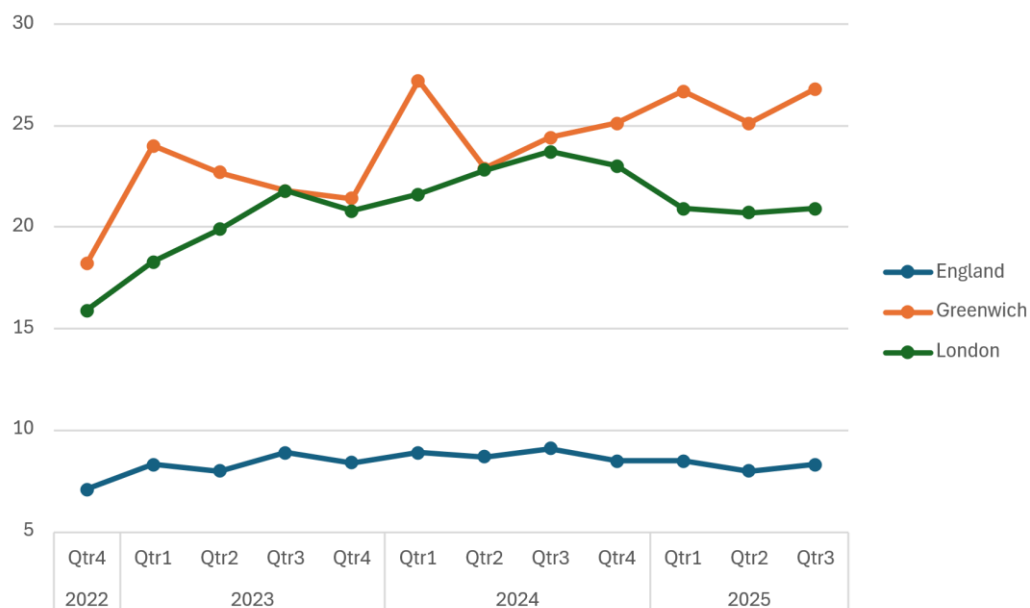


Figure 17. Number of possession claims issued by landlords per 10,000 households for Greenwich, all English Authorities, and London Boroughs (Source: MOJ 2026).

The number of landlord possession claims in Greenwich has been variable over the last 12 quarters but seems to be showing a general upward trend (Figure 17).

4.4 Rents and affordability

Private rents vary by area. As this report is concerned with housing conditions and other housing stressors, the average rents for different dwelling types were examined (ONS uses the median a measure of the average)²⁰. Overall, Greenwich average rents are £1,927 (latest published figures Dec 2025, Figure 19).

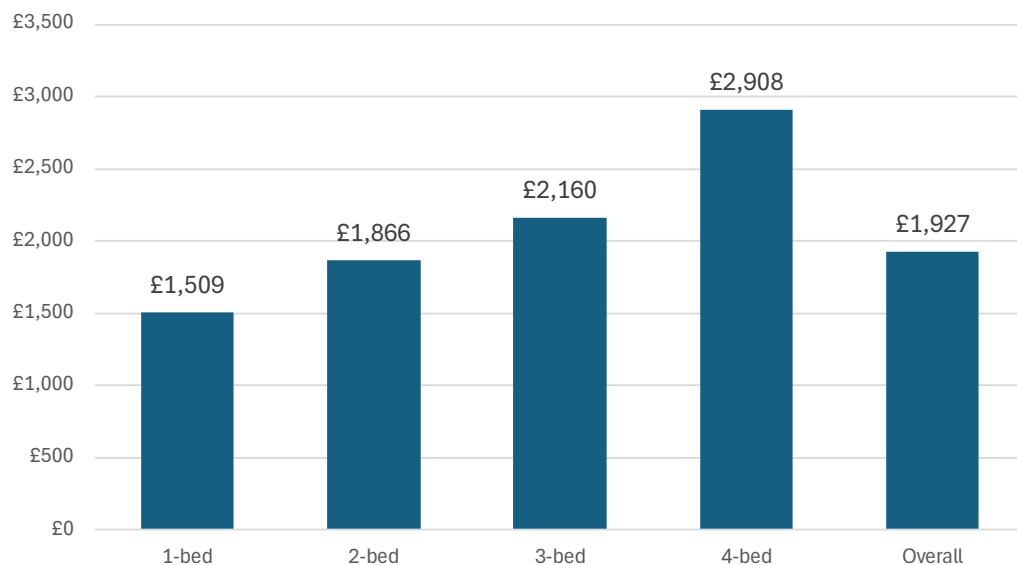


Figure 18. Average (median) monthly rents (£) Dec 2025 for Greenwich (Source: ONS Dec 2025).

The overall average rent (Dec 2025) in Greenwich is £1,927, which is lower than the (overall) average for London (£2,268) but higher than the average for England (£1,424, Figure 19).

²⁰ ONS Price index of private rents (accessed Jan 2026): <https://www.ons.gov.uk/economy/inflationandpriceindices/datasets/priceindexofprivaterentsukmonthlypricestatistics>

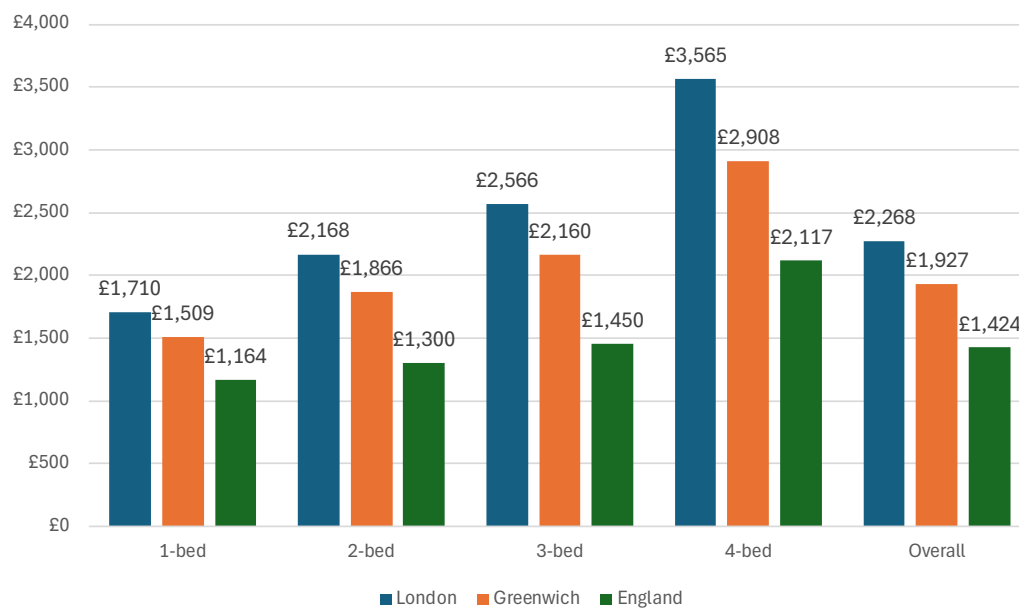


Figure 19. Average (median) monthly rents (£) Dec 2025 for Greenwich compared to England and London (Source: ONS Dec 2025).

Compared to other London Boroughs, overall rent ranks 16th (out of 32).

4.5 Housing conditions (HHSRS hazards)

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

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

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

Using a sample of properties that are known to have at least one serious housing hazard (see above), it is possible to predict the number of PRS properties with at least one serious hazard (Category 1 and/or high scoring Category 2 hazards, HHSRS A-D) across the PRS population. Further details of the methodology can be found in Appendix 2. Using this methodology, it is predicted that there are 5,360 PRS (excluding known HMO) properties with at least one serious home hazard in Greenwich (Figure 20). This represents 17.5% of the PRS stock, which is higher than the national average (10% Category 1 only).

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

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

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

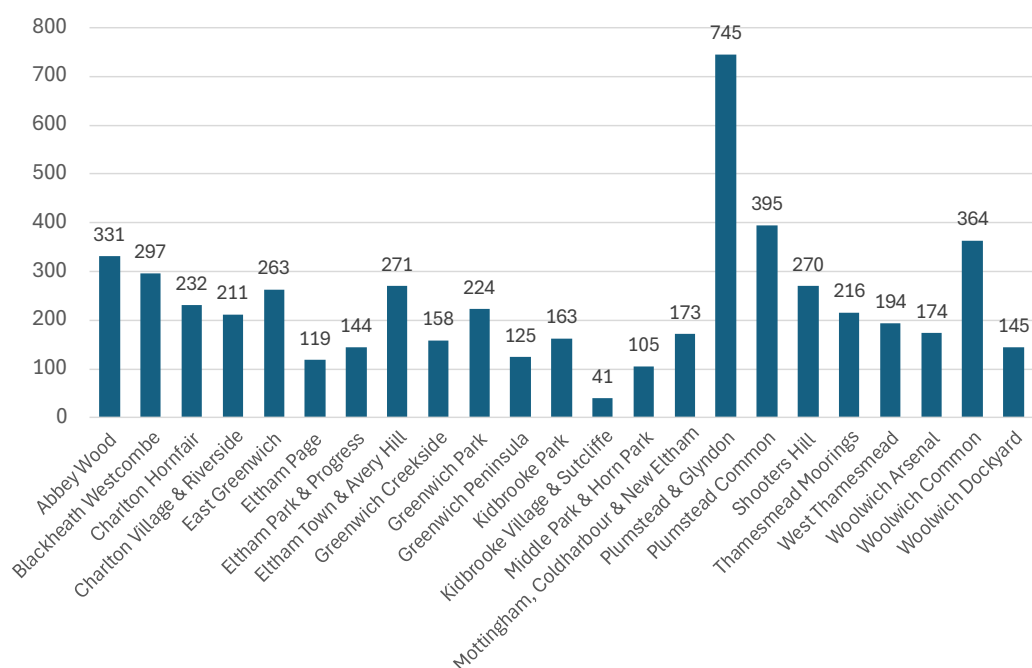
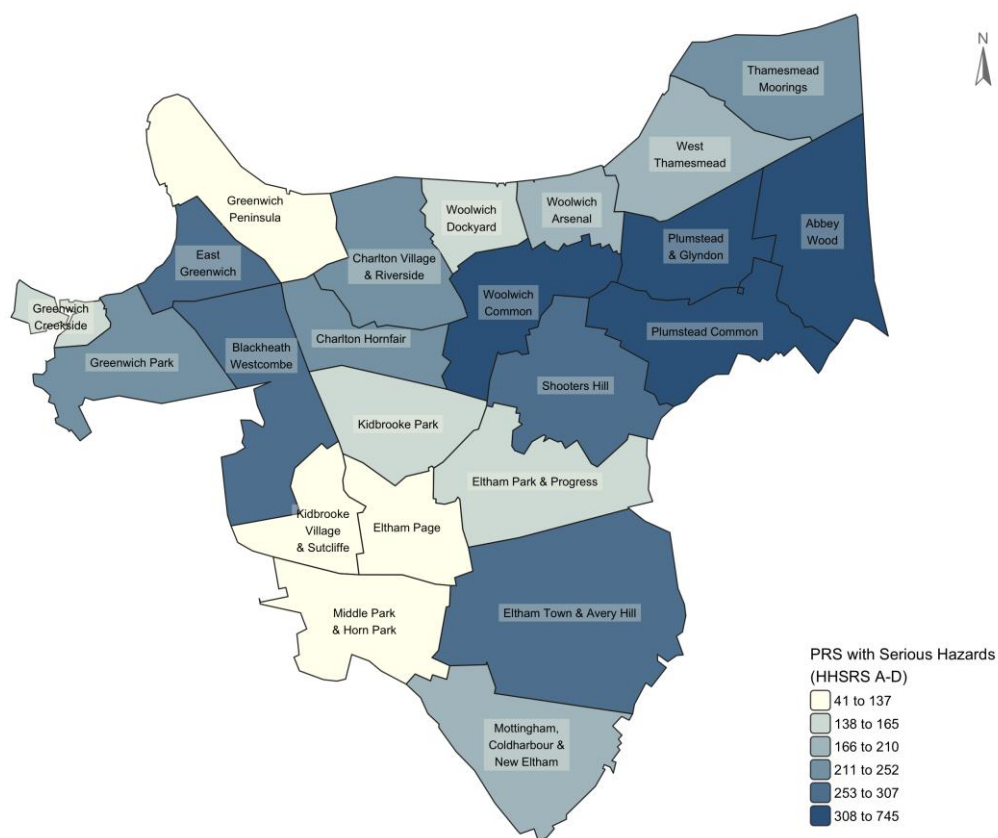


Figure 20. PRS (excl. known HMO) properties with serious hazards (HHSRS A – D) across Greenwich (Source: Ti 2026).

The highest number (745) of PRS properties with serious hazards are in Plumstead & Glyndon, whilst the lowest number (41) are in Kidbrooke Village & Sutcliffe.

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



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

Northeastern wards generally have higher numbers of PRS with serious hazards (e.g. Woolwich Common, Plumstead & Glyndon, Abbey Wood, Plumstead Common).

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 21).

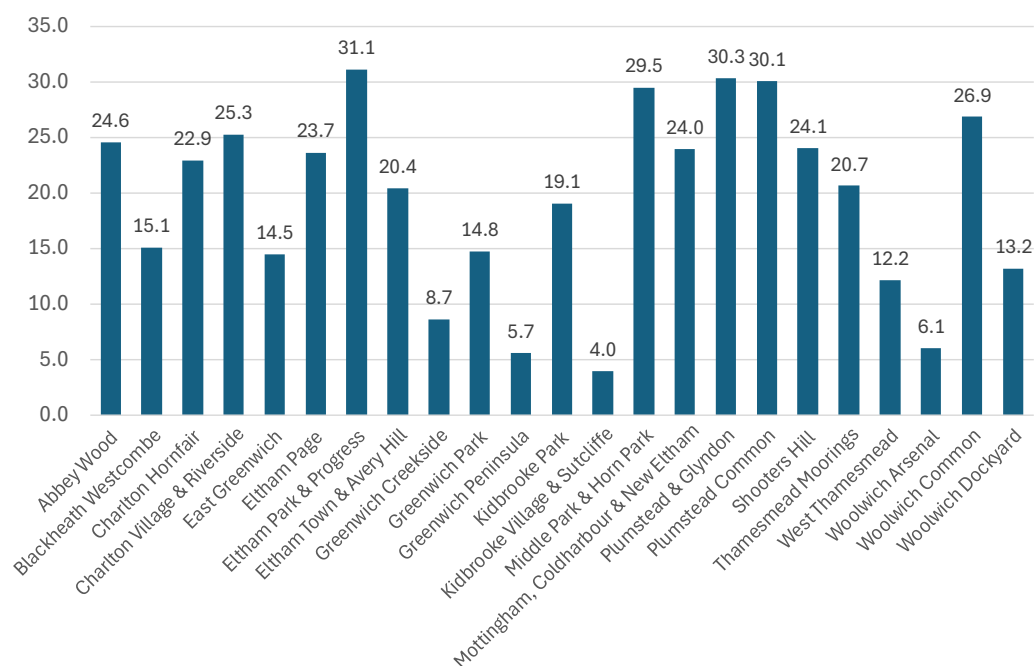
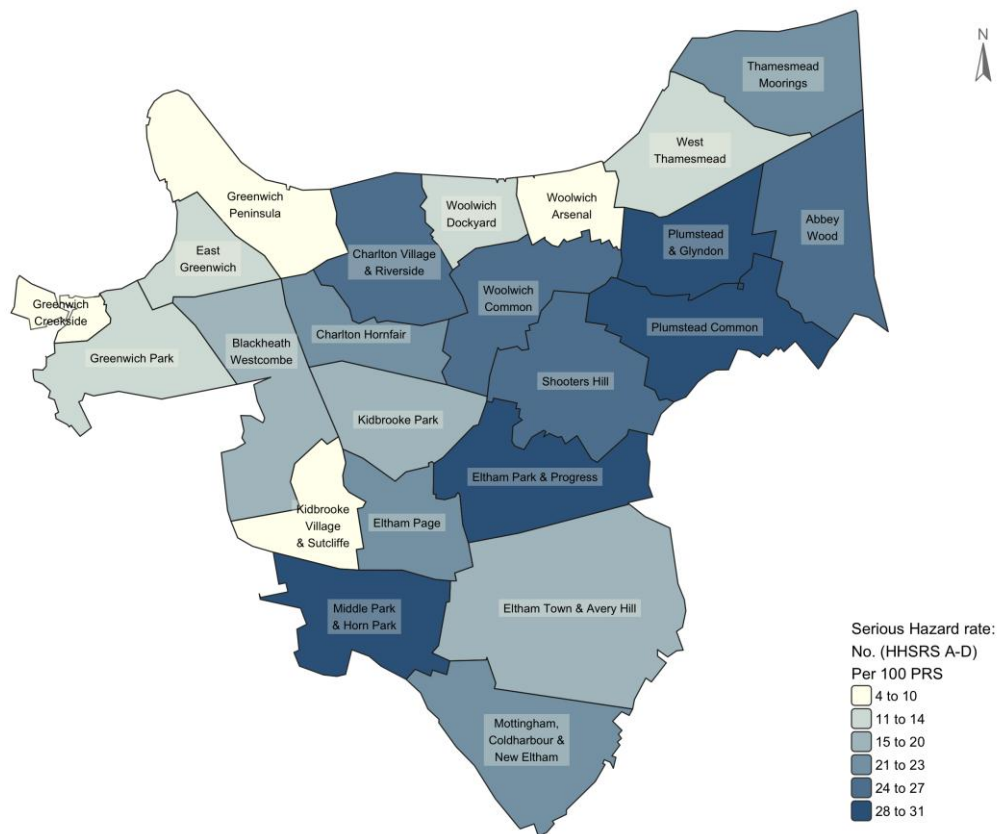


Figure 21. Serious hazard rate (HHSRS A – D per 100 properties) at PRS (excl. known HMO) across Greenwich (Source: Ti 2026).

The rate of serious hazards is 8 times higher in Eltham Park & Progress (31.1 serious hazards per 100 dwellings), compared to in Kidbrooke Village & Sutcliffe (4.0).

Serious hazards occurred across Greenwich (Map 5).



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

There is no simple geographical pattern, with higher hazard rates in some northeastern wards (e.g. Plumstead Common, Plumstead & Glyndon), and in the central/southwest area (e.g. Eltham Park & Progress, Middle Park & Horn Park).

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.

During the period 1 November 2020 and 1 November 2025 there were 4,130 physical property inspections at PRS (excluding known HMO) dwellings across Greenwich. During these inspections 4,762 hazards were identified, with 1,226 (26%) classed as severe. Furthermore 27% of inspections (1,103) identified multiple hazards at a property.

Inspections were carried out in all wards across Greenwich (Figure 22).

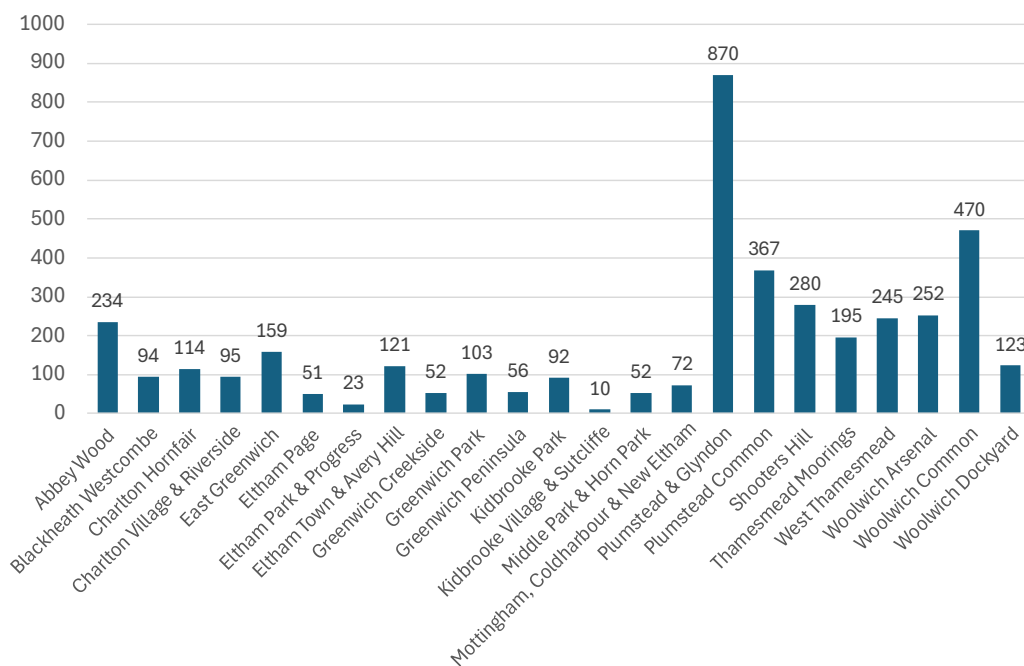
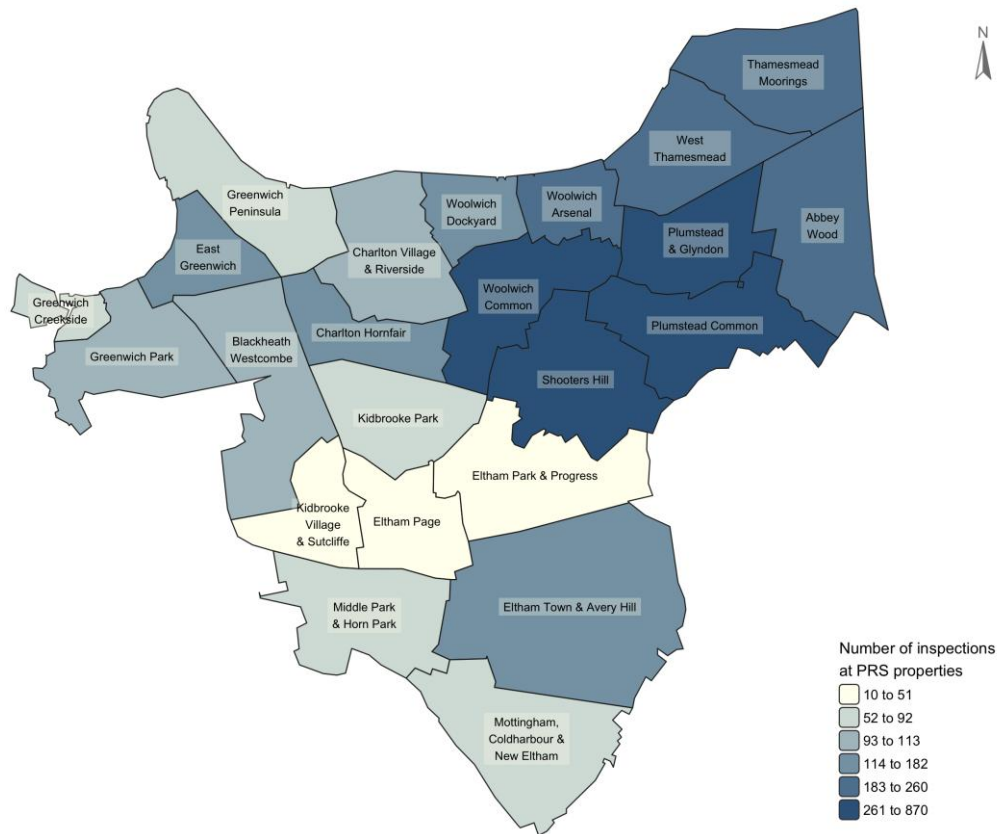


Figure 22. Property inspections at PRS (excl. known HMO) across Greenwich (Source: Ti 2026).

The highest number of inspections was in Plumstead & Glyndon (870), with Woolwich Common (470) and Plumstead Common (367) having notably high values.

The distribution of property inspections across Greenwich shows a strong geographical pattern (Map 6).



Map 6. Distribution of property inspections at PRS (excl. known HMO) dwellings across Greenwich (Source: Ti 2026, map by Metastreet).

Higher numbers of property inspections were carried out in the northeast (e.g. Woolwich Common, Plumstead & Glyndon, Shooters Hill, Plumstead Common).

There were 4,762 hazards identified during inspection visits (Figure 23).

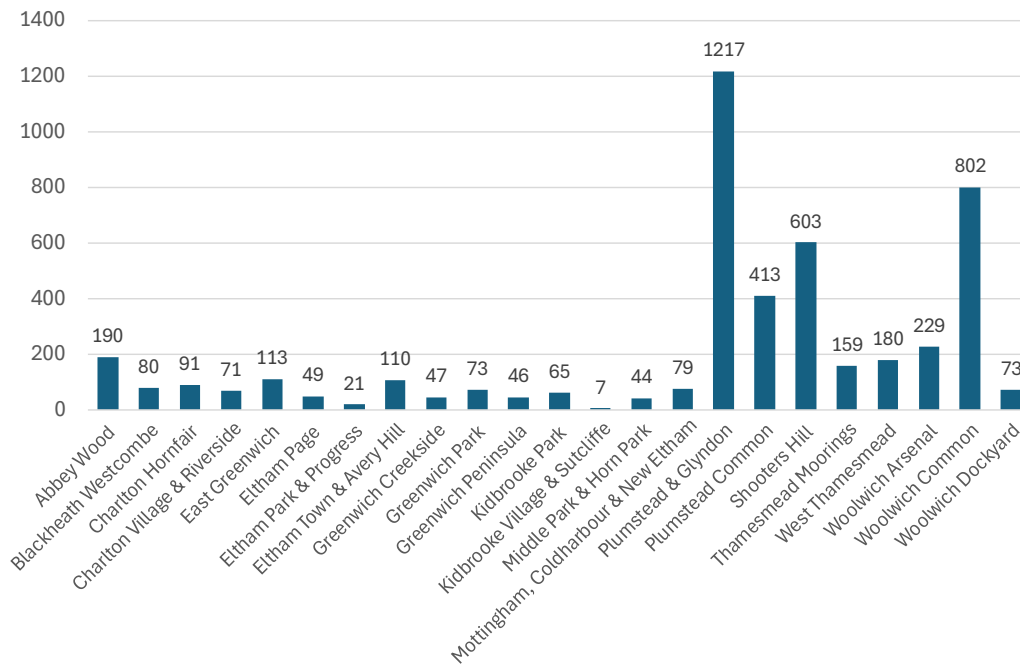


Figure 23. Hazards identified during property inspections at PRS (excl. known HMO) across Greenwich (Source: Ti 2026).

The highest number of hazards (1,217) was at Plumstead & Glyndon. The pattern closely correlates to the overall number of visits (Spearman Rank correlation 0.96, $p < 0.001$).

A similar relationship can be seen with the number of severe hazards (Figure 24).

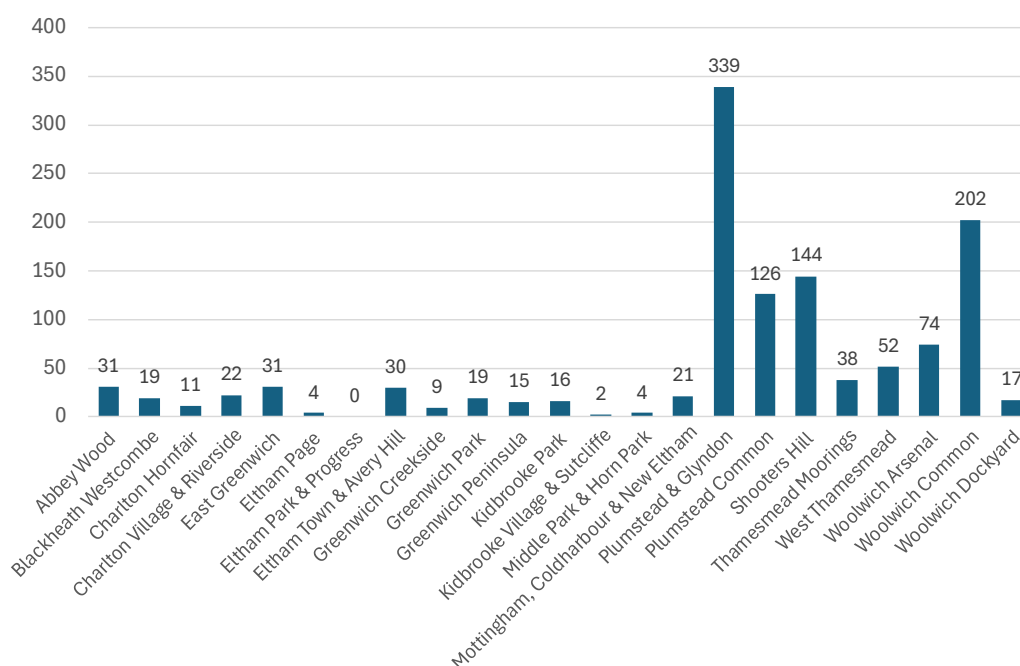


Figure 24. Severe hazards identified during property inspections at PRS (excl. known HMO) across Greenwich (Source: Ti 2026).

The highest number of severe hazards (339) was at Plumstead & Glyndon, with Woolwich Common (202), Shooters Hill (144), and Plumstead Common (126) being notable.

A similar pattern is seen when looking at the number of PRS dwellings with multiple hazards (Figure 25).

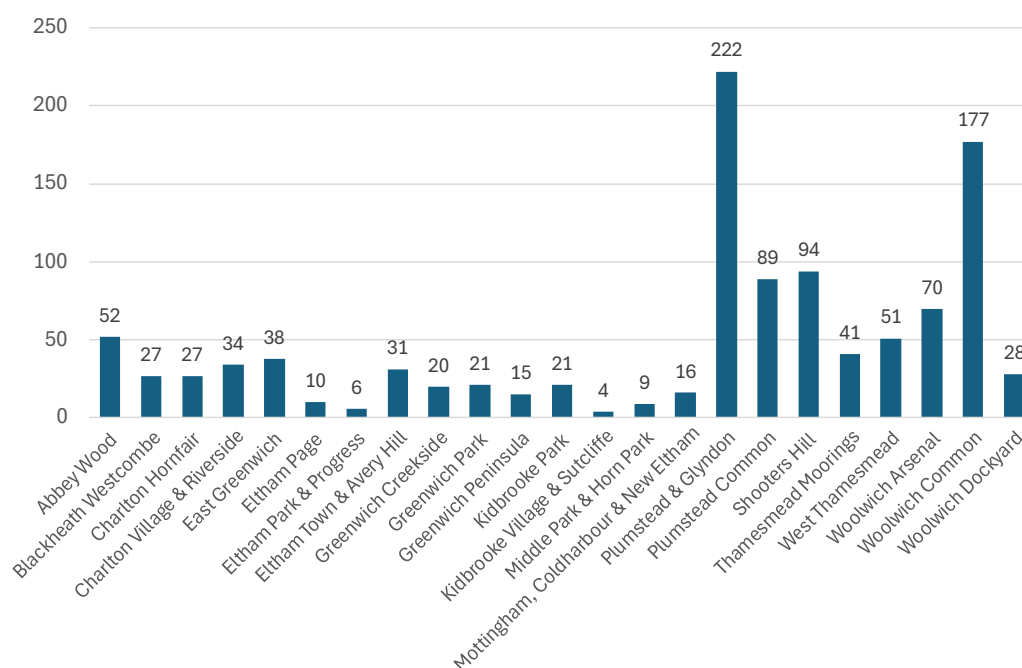


Figure 25. PRS (excl. known HMO) with multiple hazards identified during property inspections across Greenwich (Source: Ti 2026).

The highest number of PRS properties with multiple hazards (222) was at Plumstead & Glyndon, with Woolwich Common (177), Shooters Hill (94), and Plumstead Common (89) being notable.

Hazard types

Property inspections across Greenwich identified a range of hazards. Some hazards were encountered more often than others (Figure 26).

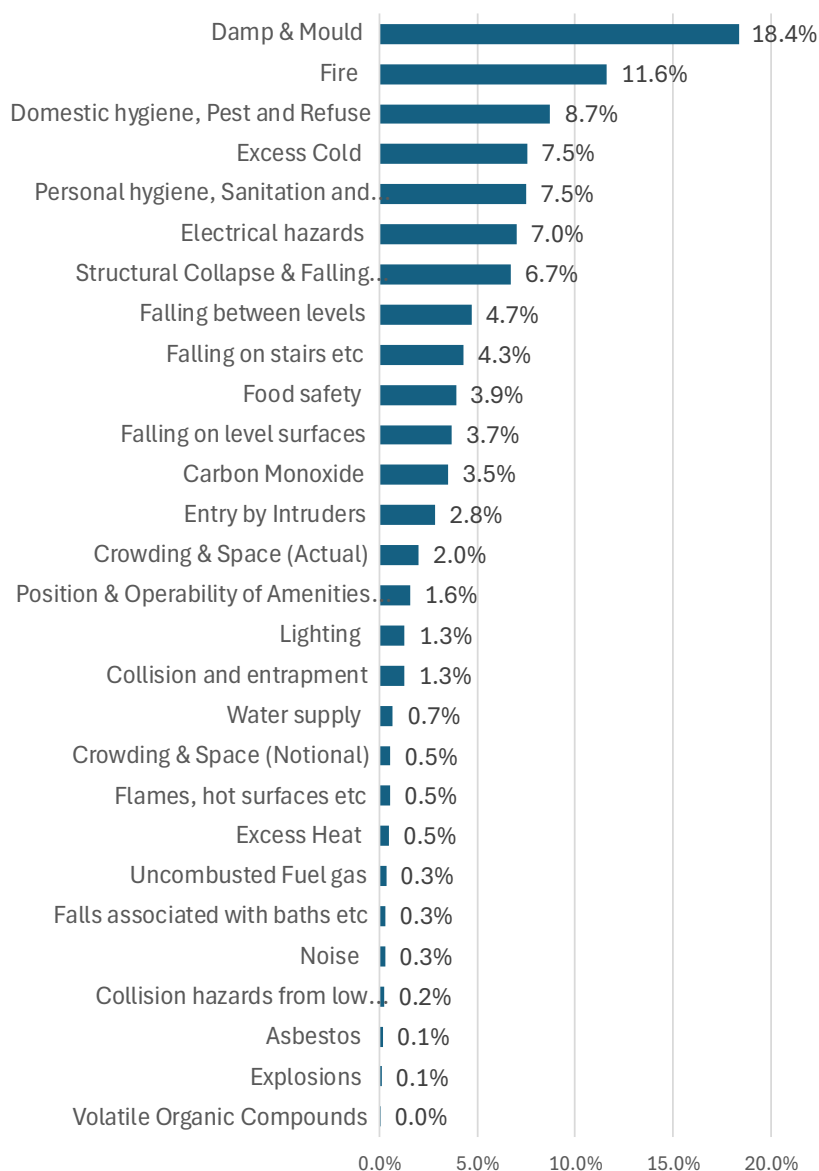


Figure 26. Hazards identified during property inspections across Greenwich 1 November 2020 - 1 November 2025 (Source: Ti 2026).

The most frequently encountered hazards were Damp & Mould (18%), and Fire (12%). The top 7 hazard types accounted for 67% of all hazards (the top 10 account for 80%, Table 7).

Hazard severity

When split by type and severity it is possible to identify which hazards are most likely to be classed as severe (Figure 27).

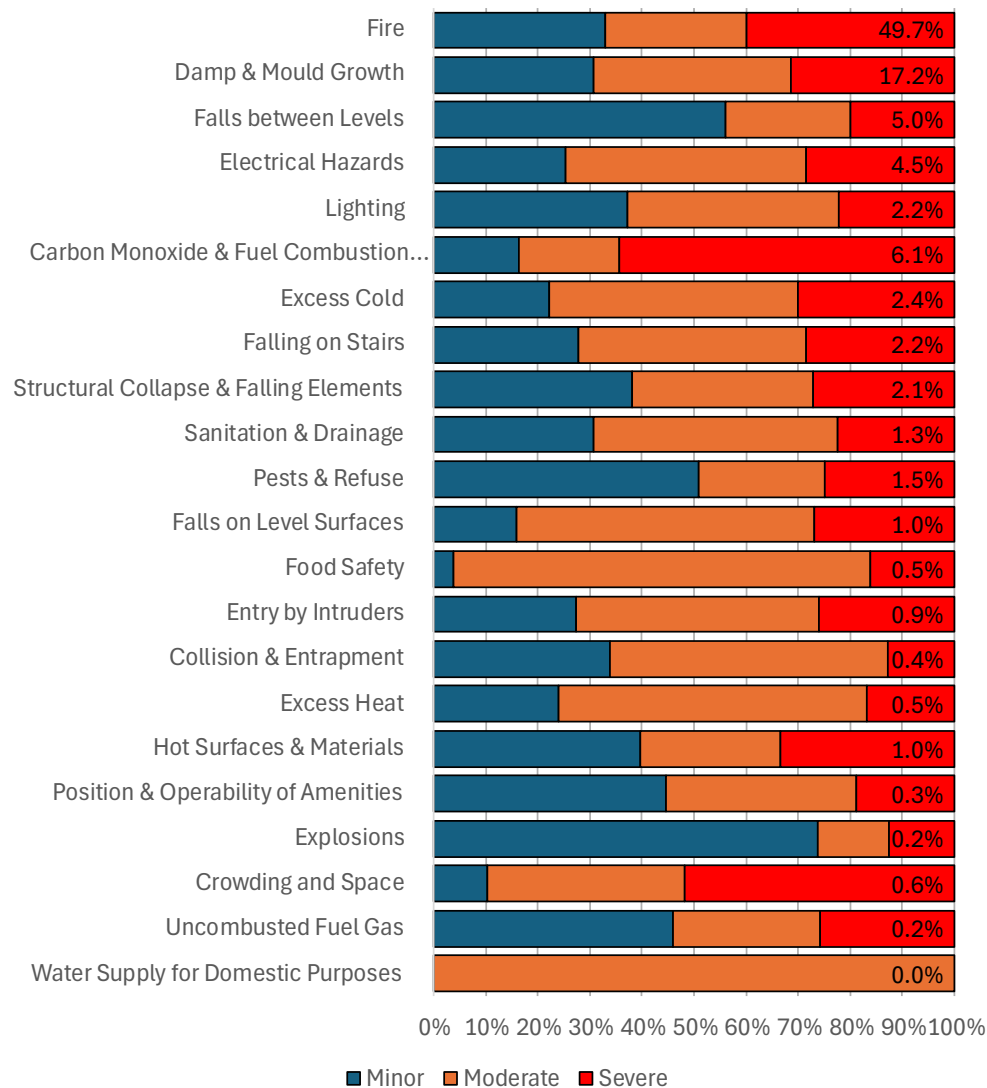


Figure 27. Severity of hazards identified during property inspections across Greenwich. Each bar shows proportions within that category. Labels refer to the overall % of each category regardless of severity (Source: Ti 2026).

Hazards such as Fire, Carbon monoxide, and Crowding are more likely to be “severe”. Overall, the hazards are quite evenly divided between the 3 categories (severe: 32%, moderate 38%, minor 30%).

Hazards by room

When split by room, it becomes obvious where the main hazards are to be found (Figure 28).

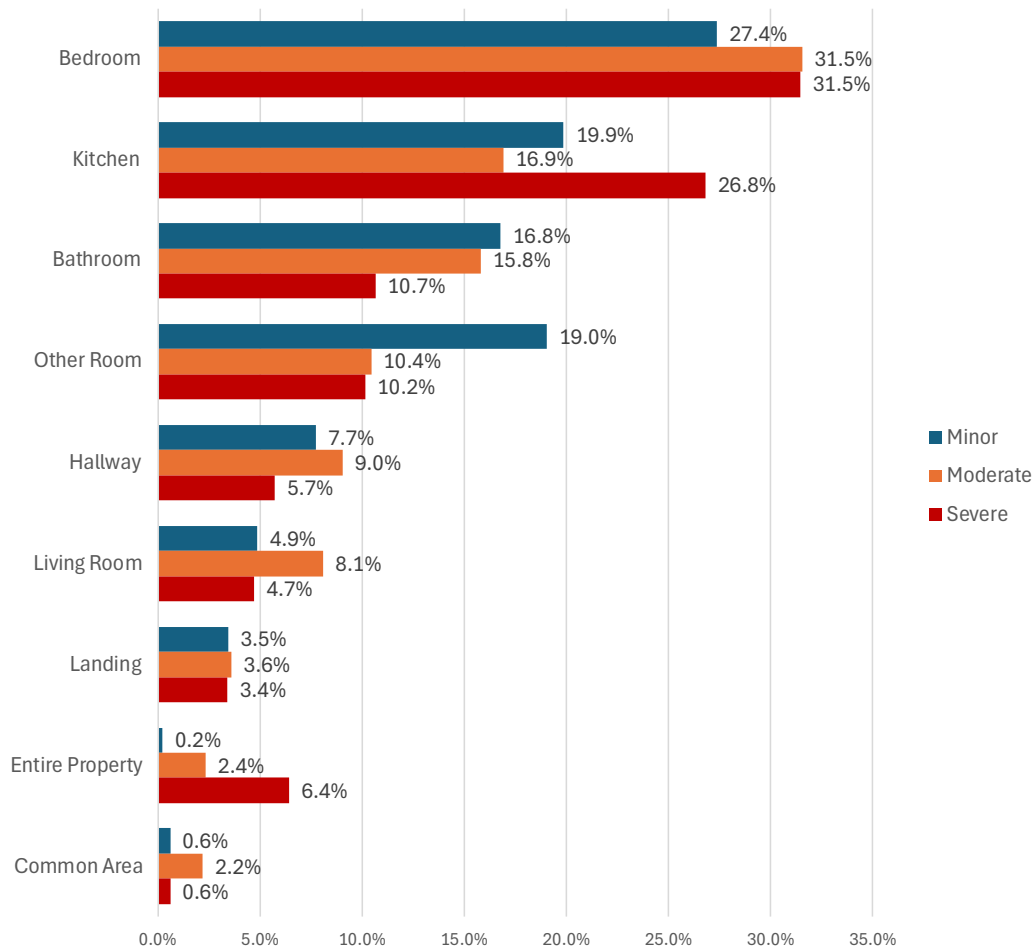


Figure 28. Inspection hazards split by room for property inspections across Greenwich (Source: Ti 2026).

Bedroom, Kitchen, and Bathroom hazards account for 66% of identified hazards across all severity categories (70% of severe hazards).

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, 28,056 EPC ratings were matched to known PRS properties (92% of PRS properties had an EPC rating). All figures have been modelled from this group (Figure 29).

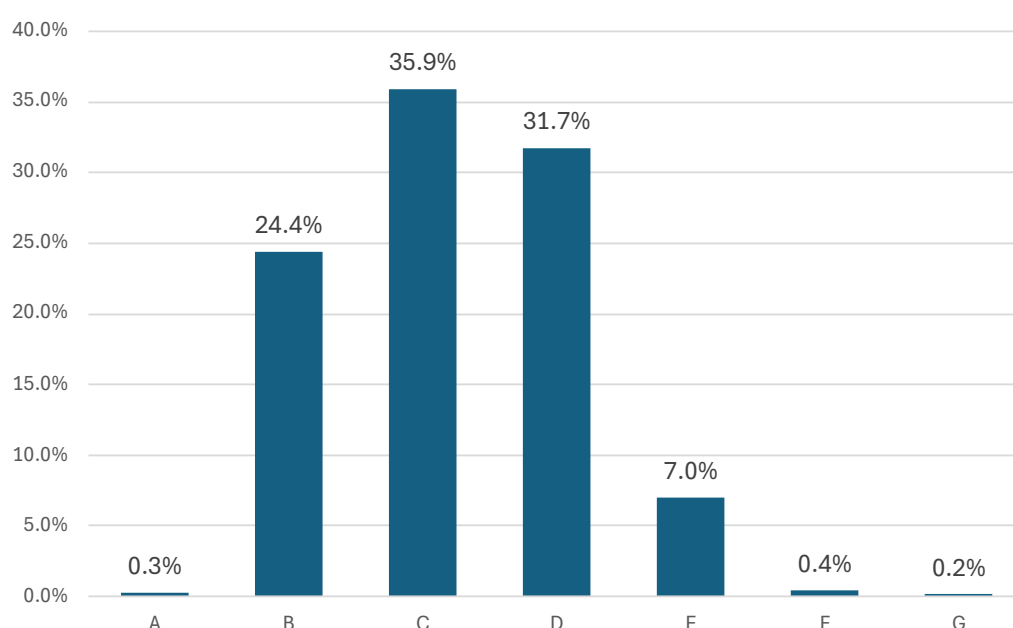


Figure 29. EPC ratings for PRS (excl. known HMO) properties in Greenwich (Source: Ti 2026).

The housing stock is dominated by EPC ratings B, C & D (92.1%), with E ratings less so (7.0%). 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 3).

Table 3. EPC Ratings for PRS (excl. known HMO) dwellings in Greenwich by property type (Source: Ti 2026).

EPC Rating	Bungalow	Flat	House	Maisonette	Grand Total
A	1.5%	0.1%	0.6%	0.2%	0.3%
B	3.0%	36.3%	3.3%	8.8%	24.4%
C	27.4%	37.5%	31.3%	46.5%	35.9%
D	39.3%	21.0%	52.4%	35.4%	31.7%
E	25.2%	4.7%	11.3%	8.4%	7.0%
F	3.7%	0.3%	0.7%	0.5%	0.4%
G	0.0%	0.1%	0.3%	0.2%	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 most ratings C—E. Maisonettes fall in the C—D range.

The PRS is dominated by Houses and Flats, which together make up 95% of PRS dwellings that have EPC ratings (flats make up 63%, Figure 15).

4.6.2 Energy efficiency and property age

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

A council's property age profile can have an impact on housing conditions. A large proportion of residential housing stock in Greenwich was built pre-WWII (40.1%). Building since 2010 accounts for around 17.4% (Figure 30)²⁵.

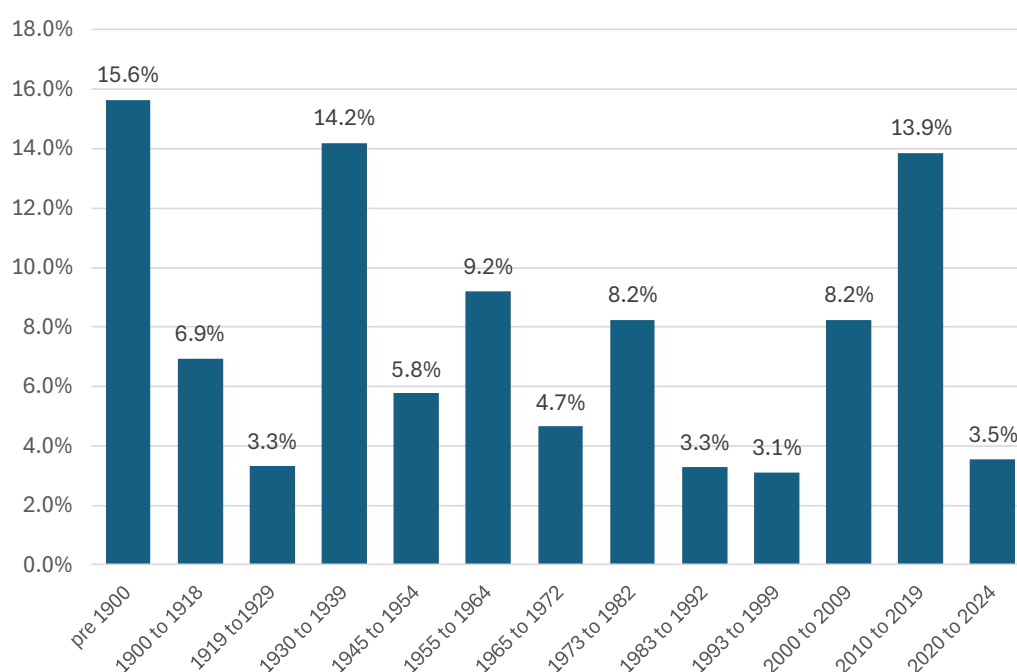


Figure 30. Percentage of properties by build period in Greenwich (Source: VOA 2024).

Properties built in the post-war period 1945 – 2024 account for 59.9% of current stock.

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

²⁵ V Valuation Office Agency (2026): <https://www.gov.uk/government/statistics/council-tax-stock-of-properties-2024>

4.6.3 Poor energy efficiency

Greenwich has 2,146 PRS properties with EPC records that are E, F, & G rated. This represents 7.6% of PRS properties for which there are EPC ratings in Greenwich. EPC ratings E, F, & G represent properties with the least energy efficiency (Figure 31).

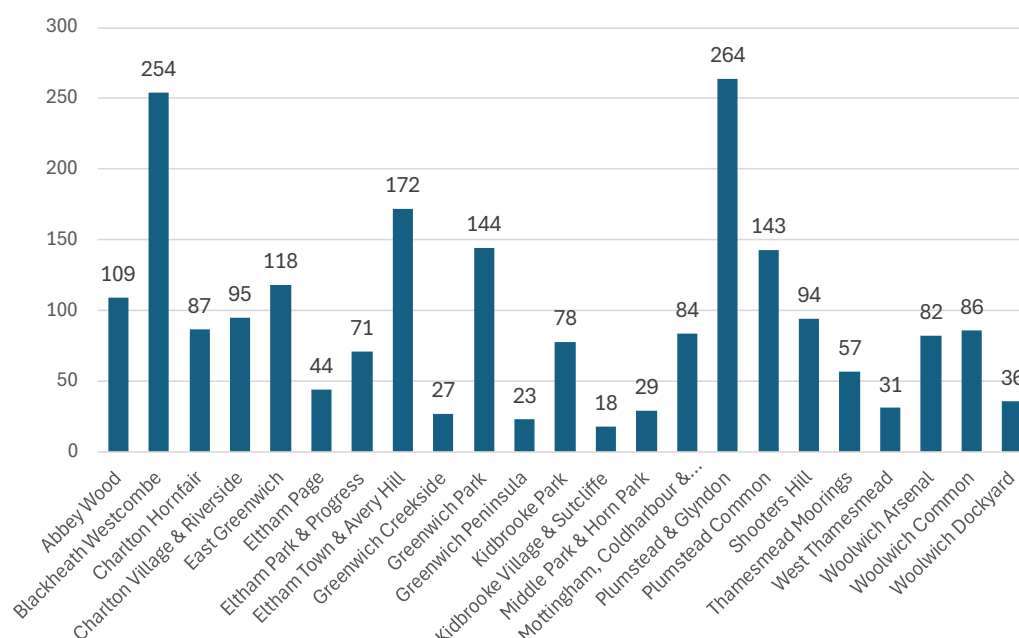


Figure 31. PRS (excl. known HMO) properties with EPC ratings E—G by ward in Greenwich (Source: Ti 2026).

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 0.6% (174) of PRS properties in Greenwich 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 Greenwich regarding poor property conditions and inadequate property management are a direct indicator of low quality and poorly managed PRS dwellings. In the period 1st November 2020 – 1st November 2025 there were 6,104 complaints made at PRS dwellings across Greenwich (Figure 32).

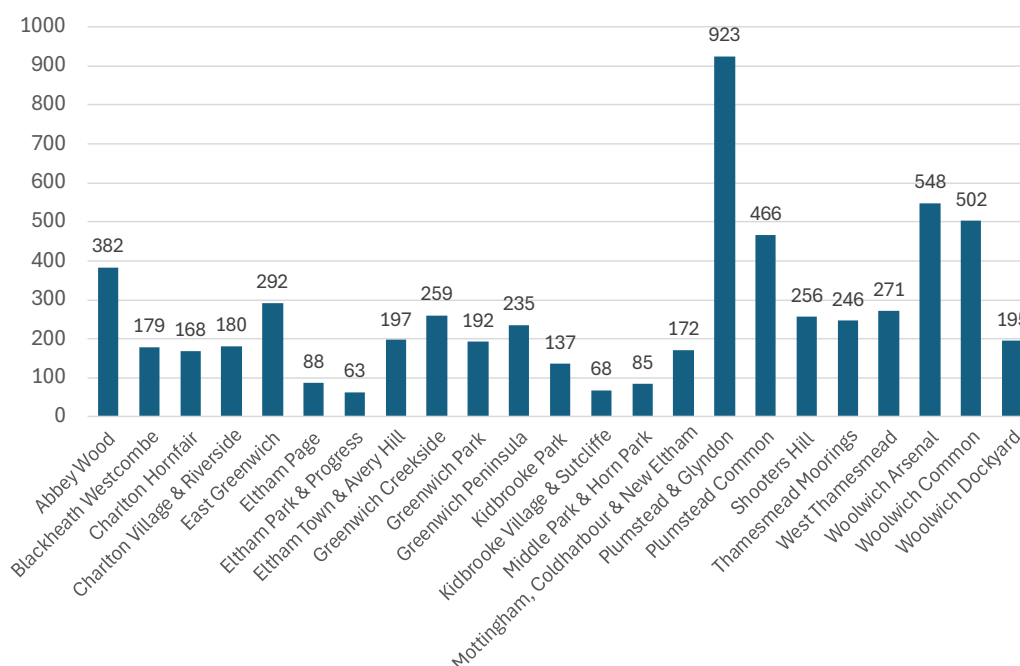
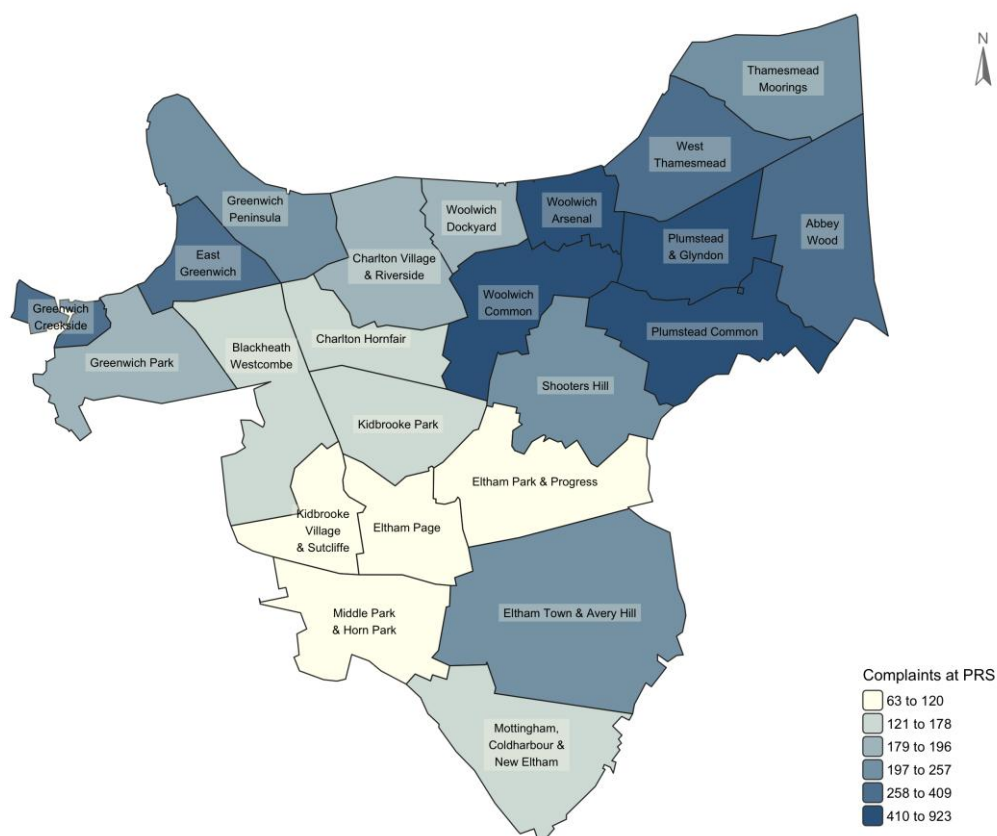


Figure 32. Private Housing Complaints at PRS (excl. known HMO) dwellings across Greenwich wards 1st November 2020 – 1st November 2025 (Source: Ti 2026).

Plumstead & Glyndon (923) had the highest number of private housing complaints, whilst the lowest (63) was in Eltham Park & Progress.

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 city (Map 7).



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

Private housing complaints arise across the Borough, with higher numbers in some northeastern wards (e.g. Woolwich Arsenal, Woolwich Common, Plumstead & Glyndon, Plumstead Common).

4.8 Private Housing Notices

Greenwich 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 November 2020 – 1st November 2025 Greenwich issued 1,398 notices to PRS addresses across the Borough (Figure 33).

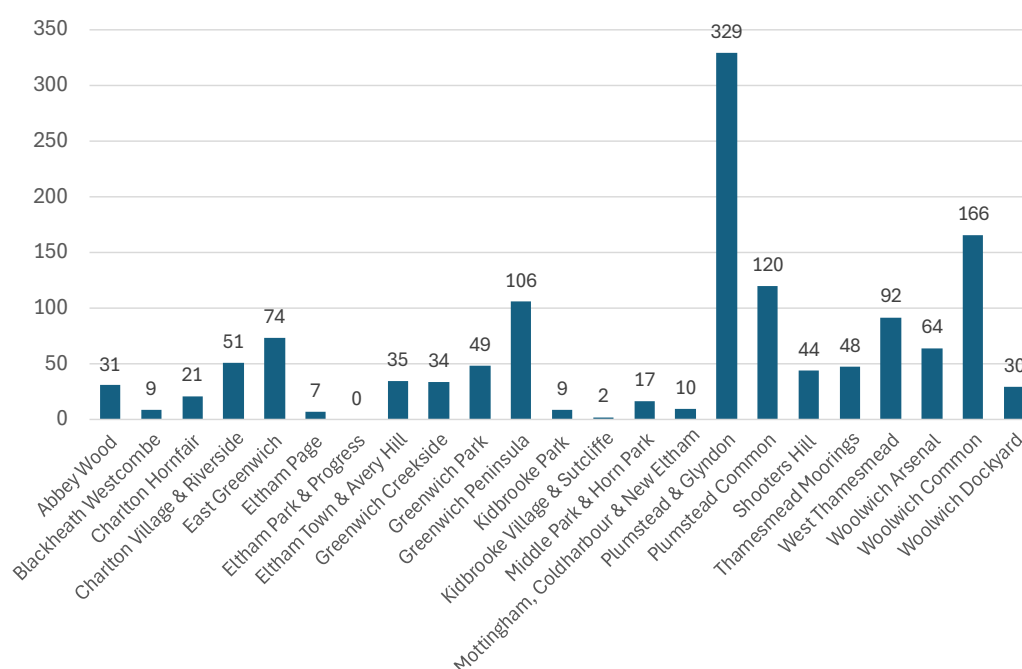
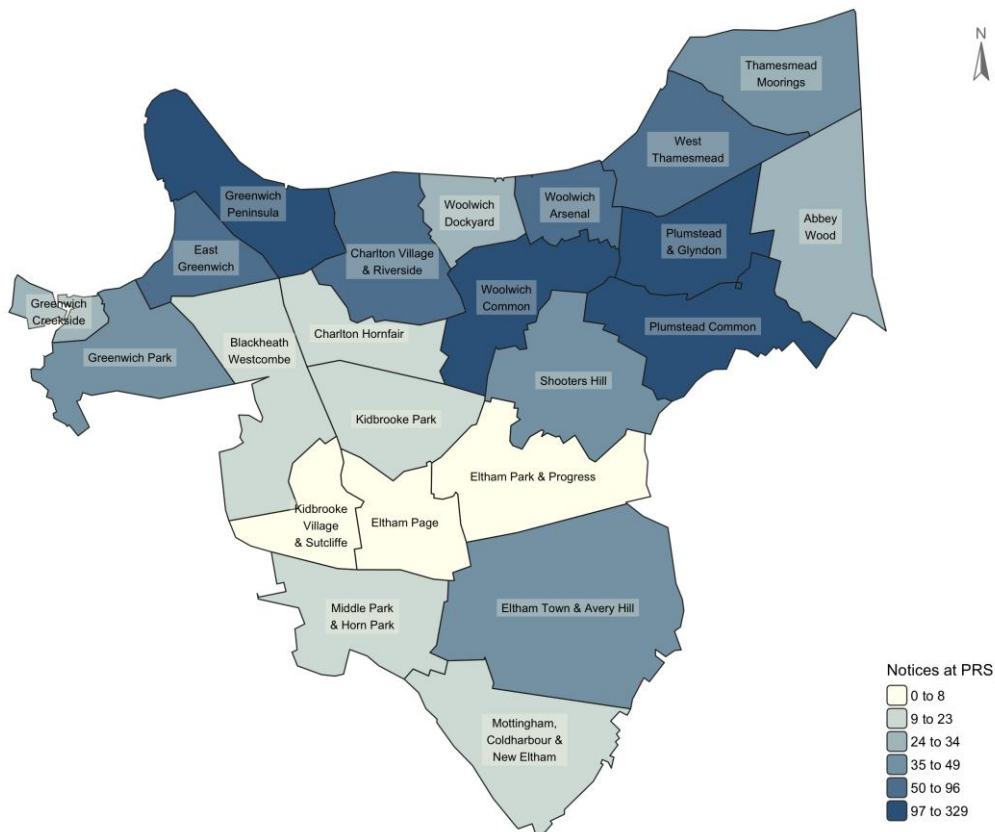


Figure 33. Notices served to PRS (excl. known HMO) properties at wards across Greenwich in the period 1st November 2020 – 1st November 2025 (Source: Ti 2026).

The highest number of notices served were in Plumstead & Glyndon (329), the next highest was Woolwich Common (166).

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



Map 8. Distribution of notices served to PRS (excl. known HMO) properties 1st November 2020 – 1st November 2025 at wards across Greenwich (Source: Ti 2026, map by Metastreet).

Higher numbers of notices are seen generally towards the northern wards (e.g. Greenwich Peninsula, Woolwich Common, Plumstead & Glyndon, Plumstead Common).

4.9 Anti-Social Behaviour (ASB)

ASB incidents, recorded by the council over the period 1st November 2020 – 1st November 2025 have been linked to PRS properties and analysed. Understanding ASB emanating from PRS dwellings helps support the development of strategic interventions.

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

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

Over the period 1st November 2020 – 1st November 2025 a total of 4,213 ASB incidents were recorded at PRS (excluding known HMO) dwellings across Greenwich (Figure 34). This corresponds to a rate of 13.8 ASB incidents per 100 PRS dwellings.

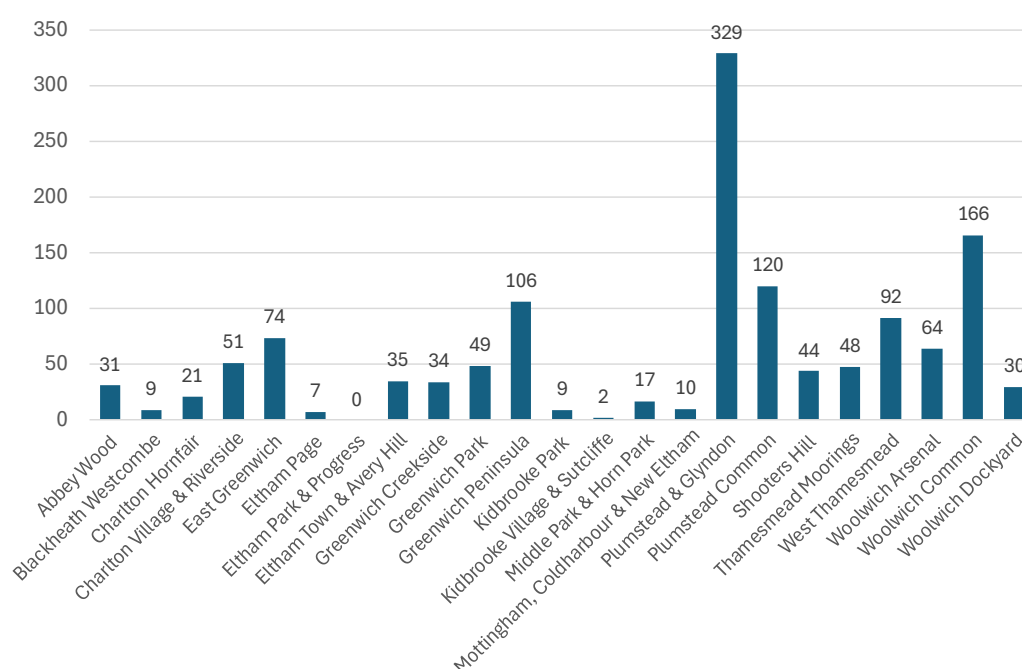
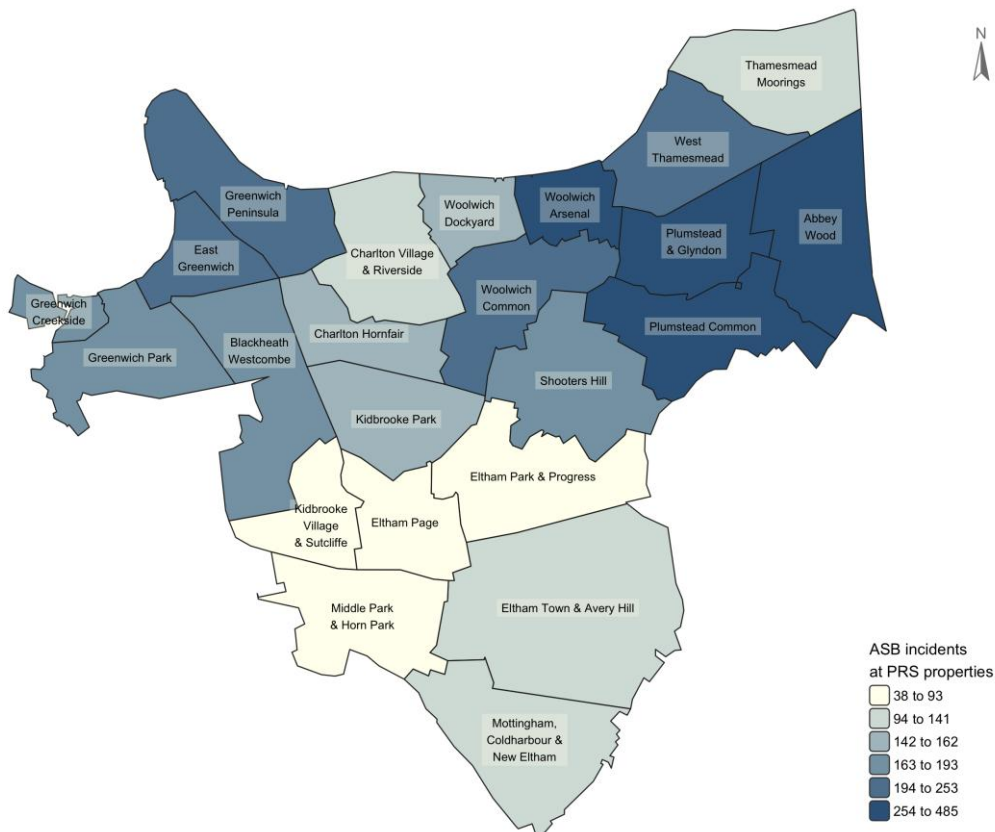


Figure 34. Anti-Social Behaviour (ASB) incidents (total over the period 1st November 2020 – 1st November 2025) at PRS (excl. known HMO) dwellings in Greenwich wards (Source: Ti 2026).

Plumstead & Glyndon (485) had the highest numbers of recorded ASB incidents, followed by Woolwich Arsenal (384). The lowest (38) number of ASB was at Eltham Park & Progress.

ASB incidents were recorded across all Greenwich wards (Map 9).



Map 9. Distribution of ASB incidents (1st November 2020 – 1st November 2025) at PRS (excl. known HMO) dwellings in Greenwich (Source: Ti 2026, Map by Metastreet).

ASB incidents were more prevalent in some of the northeastern wards (e.g. Abbey Wood, Plumstead Common, Plumstead & Glyndon, Woolwich Arsenal).

5 Summary

The Census 2021 population estimate for Greenwich was 289,100. This is an 13.6% increase from the 2011 figure (254,557). The latest available figures (2024) show a population of 299,182, so between the 2011 and 2024 the population grew 17.2% (Figure 1).

The median age of the population has seen a slight shift upwards since 2011, with the latest estimate being 35.4 (2024), this compares to previous ages of 35.4 (2021) and 33.3 (2011) (Figure 2).

The 2021 Census data show that in Greenwich there were 114,053 separate households. These varied from 1-person households to 8-persons (Figure 3).

In 2021 there were 114,050 (32%) households with dependent children in Greenwich (Figure 4).

Flats (57.8%) and Houses (36.5%) dominate the property types, with Maisonette (5.0%) and Bungalow (0.7%) being least represented (Figure 5).

Weighted average IMD 2025 decile across Greenwich wards shows values ranging from 3 – 7 (Figure 9, Table 8). In Greenwich 13 out of 23 wards are below the national average. The least deprived ward is Eltham Park & Progress (decile 7). There are 8 wards that are most deprived (decile 3). The geographical pattern of deprivation shows the most deprived wards tending to be in the northern and eastern wards (Map 1), although Eltham Page, and Middle Park & Horn Park are notable exceptions.

Greenwich has a lower proportion in fuel poverty (9.3%) than the national average (11.4%, Figure 10). The highest fuel poverty (14.5%) is in Eltham Page, whilst the lowest (3.8%) is in Greenwich Peninsula.

Greenwich has above average child poverty (37%, Figure 11). Child Poverty in Greenwich has fallen from 40.4% in 2014-15 to 37.3% in 2022-23 (a drop of 3.1%). Greenwich ranks 8th in terms of child poverty amongst London Boroughs (Figure 12).

5.1 Private Rental Sector (PRS)

There are 126,184 residential properties in Greenwich (excluding shell properties, Table 1). Of these, 25.6% (32,242) are PRS (Table 2).

Over the past decade Greenwich has seen changes in tenure rates, with the PRS increasing from 21% of housing stock in 2011 (Figure 6) to 26% in 2025 (Figure 7). The figures show an increase in owner occupied dwellings, whereas the stock of social housing has reduced (Figure 8).

The PRS in Greenwich are distributed across all 23 wards (Figure 13). The number of PRS per ward ranges from 369 – 2,944. The highest number of PRS are in Woolwich Arsenal (2,944), and Plumstead & Glyndon (2,679). The lowest are in Middle Park & Horn Park (369).

Higher percentages of PRS are seen in some northern wards (e.g. Greenwich Peninsula, Woolwich Arsenal, West Thamesmead, Plumstead & Glyndon, Map 2).

The percentage of PRS (including known HMO) properties in each ward ranges between 10.0% (Middle Park & Horn Park) and 41.3% (Woolwich Arsenal, Figure 14). Of the 23 Greenwich wards 19 have a higher percentage PRS than the national average (19%).

Higher percentages of PRS are seen in some northern wards (e.g. Greenwich Peninsula, Woolwich Arsenal, West Thamesmead, Plumstead & Glyndon, Map 3).

5.1.1 Property Type

Flats (63%) and Houses (32%) make up the majority of PRS property types. Bungalows represent the smallest percentage (0.5%) of PRS dwellings in Greenwich (Figure 15).

5.1.2 Rented property possession claims

Greenwich had an average rented property possession rate of 24.9 claims per 10,000 households in 2024 (Figure 16). Over the last 12 quarters (to end Sep 2025) the average was 23.9. The average number of claims for authorities in England for the same 12 quarters was 8.4 per 10,000. The average number of claims for London authorities was 20.9.

The property possessions rates in Greenwich were higher than for the average English authority, over the last 4 quarters (to end Sep 2025) the average was 25.9 (compared to 8.3 for all English authorities). Possession rates were also higher than the average London Borough (21.4, Figure 17).

The number of landlord possession claims in Greenwich has been variable over the last 12 quarters but seems to be showing a general upward trend (Figure 17).

5.1.3 Rents & Affordability

The overall average rent (Dec 2025) in Greenwich is £1,927, which is lower than the (overall) average for London (£2,268) but higher than the average for England (£1,424, Figure 19).

Compared to other London Boroughs, overall rent ranks 16th (out of 32).

5.1.4 Hazards

There are 5,360 PRS (excl. known HMO) properties predicted to have at least one serious home hazard in Greenwich (Category 1 and/or high scoring Category 2 hazards, HHSRS A-D, Figure 20). This represents 17.5% of the PRS stock, which is higher than the national average (10% Category 1 only). The highest number (745) of PRS properties with serious hazards are in Plumstead & Glyndon, whilst the lowest number (41) are in Kidbrooke Village & Sutcliffe.

Northeastern wards generally have higher numbers of PRS with serious hazards (e.g. Woolwich Common, Plumstead & Glyndon, Abbey Wood, Plumstead Common, Map 4).

The highest hazard rate is in Eltham Park & Progress (31.1 serious hazards per 100 dwellings), whilst the lowest is in Kidbrooke Village & Sutcliffe (4.0, Figure 21).

Higher hazard rates occur in some northeastern wards (e.g. Plumstead Common, Plumstead & Glyndon), and in the central/southwest area (e.g. Eltham Park & Progress, Middle Park & Horn Park, Map 5).

5.1.5 Property Inspections

During the period 1 November 2020 and 1 November 2025 there were 4,130 physical property inspections at PRS (excl. known HMO) dwellings across Greenwich. There were 4,762 hazards identified, with 1,226 (26%) classed as severe. Furthermore 27% of inspections (1,103) identified multiple hazards at a property.

The highest number of inspections was in Plumstead & Glyndon (870), with Woolwich Common (470) and Plumstead Common (367) having notably high values (Figure 22). Higher

numbers of property inspections were carried out in the northeast (e.g. Woolwich Common, Plumstead & Glyndon, Shooters Hill, Plumstead Common, Map 6).

The highest number of hazards (1,217) was at Plumstead & Glyndon (Figure 23). The pattern closely correlates to the overall number of visits.

The highest number of severe hazards (339) was at Plumstead & Glyndon, with Woolwich Common (202), Shooters Hill (144), and Plumstead Common (126) being notable (Figure 24).

The highest number of PRS properties with multiple hazards (222) was at Plumstead & Glyndon, with Woolwich Common (177), Shooters Hill (94), and Plumstead Common (89) being notable (Figure 25).

The most frequently encountered hazards were Damp & Mould (18%), and Fire (12%, Figure 26). The top 7 hazard types accounted for 67% of all hazards (the top 10 account for 80%, Table 7).

Hazards such as Fire, Carbon monoxide, and Crowding are more likely to be “severe”. The hazards are evenly divided between the 3 categories (severe: 32%, moderate 38%, minor 30%, Figure 27).

Bedroom, Kitchen, and Bathroom hazards account for 66% of identified hazards across all severity categories (70% of severe hazards, Figure 28).

5.1.6 Energy Efficiency

As part of this study, 28,056 EPC ratings were matched to known PRS properties (92% of PRS properties had an EPC rating). The housing stock is dominated by EPC ratings B, C & D (92.1%), with E ratings less so (7.0%, Figure 29). The A, F & G ratings are the least common (combined 0.9%).

5.1.7 Energy Efficiency and Property Type

Ratings by property type show that bungalows fall mainly in the C—E categories (Table 3). Flats fall in the B—D ratings. Houses have most ratings C—E. Maisonettes fall in the C—D range.

The PRS is dominated by Houses and Flats, which together make up 95% of PRS dwellings that have EPC ratings (flats make up 63%, Figure 15).

A large proportion of residential housing stock in Greenwich was built pre-WWII (40.1%). Building since 2010 accounts for around 17.4% (Figure 30).

5.1.8 Poor Energy Efficiency

Greenwich has 2,146 PRS properties with EPC records that are E, F, & G rated. This represents 7.6% of PRS properties for which there are EPC ratings in Greenwich. EPC ratings E, F, & G represent properties with the least energy efficiency (Figure 31).

5.1.9 Private housing complaints

In the period 1st November 2020 – 1st November 2025 there were 6,104 complaints made at PRS (excl. known HMO) dwellings across Greenwich (Figure 32). Plumstead & Glyndon (923) had the highest number of private housing complaints, whilst the lowest (63) was in Eltham Park & Progress.

Private housing complaints arise across the Borough, with higher numbers in some northeastern wards (e.g. Woolwich Arsenal, Woolwich Common, Plumstead & Glyndon, Plumstead Common, Map 7).

5.1.10 Notices Served

In the period 1st November 2020 – 1st November 2025 Greenwich issued 1,398 notices to PRS (excl. known HMO) addresses across the Borough (Figure 33). The highest number of notices served were in Plumstead & Glyndon (329), the next highest was Woolwich Common (166).

Higher numbers of notices are seen generally towards the northern wards (e.g. Greenwich Peninsula, Woolwich Common, Plumstead & Glyndon, Plumstead Common, Map 8).

5.1.11 Anti-social behaviour (ASB)

Over the period 1st November 2020 – 1st November 2025 a total of 4,213 ASB incidents were recorded at PRS (excl. known HMO) dwellings across Greenwich (Figure 34). This

corresponds to a rate of 13.8 ASB incidents per 100 PRS dwellings. Plumstead & Glyndon (485) had the highest numbers of recorded ASB incidents, followed by Woolwich Arsenal (384). The lowest (38) number of ASB was at Eltham Park & Progress.

ASB incidents were more prevalent in some of the northeastern wards (e.g. Abbey Wood, Plumstead Common, Plumstead & Glyndon, Woolwich Arsenal, Map 9).

Appendix 1 – Ward summaries

The ward summaries show the data used to create the summary graphs and maps for the 23 wards in the Royal Borough of Greenwich.

Table 4. Total dwellings, PRS (with and without known HMO) and percentage across Greenwich 1st November 2020 – 1st November 2025 (Source: Ti 2026).

Ward	All dwellings	PRS (incl. HMO)	PRS (excl. HMO)	PRS (incl. HMO) %	PRS (excl. HMO) %
Abbey Wood	6,659	1,407	1,345	21.1	20.2
Blackheath Westcombe	7,426	1,999	1,961	26.9	26.4
Charlton Hornfair	4,790	1,061	1,012	22.2	21.1
Charlton Village & Riverside	4,258	914	834	21.5	19.6
East Greenwich	7,258	1,969	1,811	27.1	25.0
Eltham Page	3,597	526	503	14.6	14.0
Eltham Park & Progress	4,289	471	463	11.0	10.8
Eltham Town & Avery Hill	6,684	1,370	1,326	20.5	19.8
Greenwich Creekside	5,743	1,951	1,821	34.0	31.7
Greenwich Park	5,135	1,603	1,515	31.2	29.5
Greenwich Peninsula	6,790	2,427	2,203	35.7	32.4
Kidbrooke Park	4,239	890	854	21.0	20.1
Kidbrooke Village & Sutcliffe	4,373	1,051	1,026	24.0	23.5
Middle Park & Horn Park	3,700	369	356	10.0	9.6
Mottingham, Coldharbour & New Eltham	5,943	756	722	12.7	12.1
Plumstead & Glyndon	7,737	2,679	2,457	34.6	31.8
Plumstead Common	6,238	1,400	1,311	22.4	21.0
Shooters Hill	4,958	1,178	1,121	23.8	22.6
Thamesmead Moorings	4,601	1,065	1,045	23.1	22.7
West Thamesmead	4,298	1,631	1,588	37.9	36.9
Woolwich Arsenal	7,124	2,944	2,857	41.3	40.1
Woolwich Common	5,189	1,455	1,355	28.0	26.1
Woolwich Dockyard	5,155	1,126	1,095	21.8	21.2
Total or Mean	126,184	32,242	30,581	25.6	24.2

Table 5. Predicted serious hazards (HHSRS A-D), Private housing complaints, Notices served, and ASB at PRS (excl. known HMO) across Greenwich 1st November 2020 – 1st November 2025 (Source: Ti 2026).

Ward	Hazard (Pr)	Hazard (Pr) %	Complaints	Notices	ASB incidents
Abbey Wood	331	24.6	382	31	298
Blackheath Westcombe	297	15.1	179	9	189
Charlton Hornfair	232	22.9	168	21	150
Charlton Village & Riverside	211	25.3	180	51	109
East Greenwich	263	14.5	292	74	247
Eltham Page	119	23.7	88	7	75
Eltham Park & Progress	144	31.1	63	0	38
Eltham Town & Avery Hill	271	20.4	197	35	141
Greenwich Creekside	158	8.7	259	34	169
Greenwich Park	224	14.8	192	49	163
Greenwich Peninsula	125	5.7	235	106	197
Kidbrooke Park	163	19.1	137	9	144
Kidbrooke Village & Sutcliffe	41	4.0	68	2	79
Middle Park & Horn Park	105	29.5	85	17	63
Mottingham, Coldharbour & New Eltham	173	24.0	172	10	101
Plumstead & Glyndon	745	30.3	923	329	485
Plumstead Common	395	30.1	466	120	267
Shooters Hill	270	24.1	256	44	178
Thamesmead Moorings	216	20.7	246	48	124
West Thamesmead	194	12.2	271	92	234
Woolwich Arsenal	174	6.1	548	64	384
Woolwich Common	364	26.9	502	166	234
Woolwich Dockyard	145	13.2	195	30	144
Total or Mean	5,360	17.5	6,104	1,348	4,213

**Table 6. Property inspections, identified hazards, severe hazards, and dwellings with multiple hazards, for PRS (excl. known HMO) across Greenwich
1 November 2020 - 1 November 2025 (Source: Ti 2026).**

Ward	Inspection visits	All Hazards	Severe Hazards	Multiple Hazards
Abbey Wood	234	190	31	52
Blackheath Westcombe	94	80	19	27
Charlton Hornfair	114	91	11	27
Charlton Village & Riverside	95	71	22	34
East Greenwich	159	113	31	38
Eltham Page	51	49	4	10
Eltham Park & Progress	23	21	0	6
Eltham Town & Avery Hill	121	110	30	31
Greenwich Creekside	52	47	9	20
Greenwich Park	103	73	19	21
Greenwich Peninsula	56	46	15	15
Kidbrooke Park	92	65	16	21
Kidbrooke Village & Sutcliffe	10	7	2	4
Middle Park & Horn Park	52	44	4	9
Mottingham, Coldharbour & New Eltham	72	79	21	16
Plumstead & Glyndon	870	1,217	339	222
Plumstead Common	367	413	126	89
Shooters Hill	280	603	144	94
Thamesmead Moorings	195	159	38	41
West Thamesmead	245	180	52	51
Woolwich Arsenal	252	229	74	70
Woolwich Common	470	802	202	177
Woolwich Dockyard	123	73	17	28
Total	4,130	4,762	1,226	1,103

Table 7. Top 10 hazards encountered during property inspections at PRS (excl. known HMO) across Greenwich 1 November 2020 and 1 November 2025 (Source: Ti 2026).

Hazard	Percent %
Damp & Mould	18.36
Fire	11.61
Domestic hygiene, Pest and Refuse	8.73
Excess Cold	7.54
Personal hygiene, Sanitation and Drainage	7.48
Electrical hazards	6.98
Structural Collapse & Falling Elements	6.69
Falling between levels	4.68
Falling on stairs etc	4.29
Food safety	3.90
Total	80.27%

Table 8. Index of Multiple Deprivation (IMD 2025), and Income Deprivation Affecting Children (IDAC 2025) average decile by ward in Greenwich (Source: Ti 2026).

Ward	IMD 2025 Decile	IDAC Decile
Abbey Wood	3	3
Blackheath Westcombe	6	6
Charlton Hornfair	4	4
Charlton Village & Riverside	3	4
East Greenwich	5	5
Eltham Page	3	3
Eltham Park & Progress	7	7
Eltham Town & Avery Hill	5	5
Greenwich Creekside	6	3
Greenwich Park	5	4
Greenwich Peninsula	6	4
Kidbrooke Park	4	4
Kidbrooke Village & Sutcliffe	6	5
Middle Park & Horn Park	3	3
Mottingham, Coldharbour & New Eltham	5	5
Plumstead & Glyndon	3	3
Plumstead Common	4	4
Shooters Hill	4	4
Thamesmead Moorings	3	3
West Thamesmead	4	3
Woolwich Arsenal	5	4
Woolwich Common	3	3
Woolwich Dockyard	3	2

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

This Appendix explains at a summary level Metastreet’s Tenure Intelligence (Ti) methodology (Figure 35).

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.

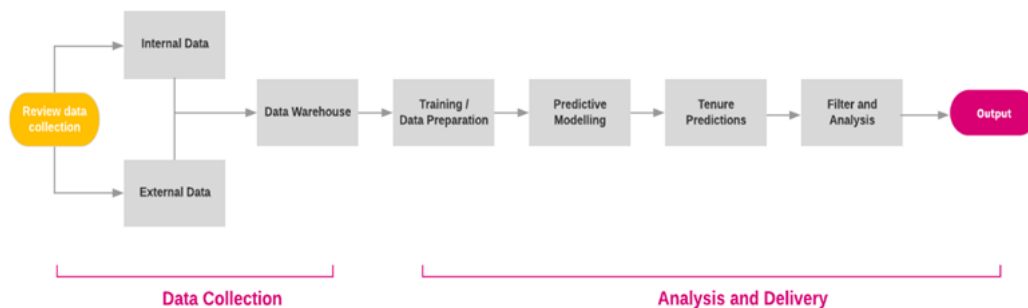


Figure 35. Summary of Metastreet Tenure Intelligence methodology.

Methodology

Metastreet has worked with Royal Borough of Greenwich to create a residential property data warehouse based on a detailed specification. All longitudinal council held data is 1st November 2020 – 1st November 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. The D^2 statistic was used to assess the explanatory and predictive power of the logistic regression model. D^2 values are in the range 0 – 1 but often shown as a percentage in summary.

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 predictive 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 78% (Table 9).

Table 9. Owner occupier predictive factors.

Risk factors selected	Pr (>Chi)*
TENURE	2.2e-16
accounts.5years	2.2e-16
SPD	0.0052327
away.address	2.2e-16
HB.live	1.118e-13
D2 test **	0.7728
Training sample size	2,457

* 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 90% (Table 10).

Table 10. PRS predictive factors.

Risk factors selected	Pr(>Chi)*
accounts.5years	2.2e-16
PRS..service.case.no	2.2e-16
TENURE	2.2e-16
HB.5.years	6.903e-08
ASB.no	0.03679
D2 test **	0.8961
Training sample size	2,457

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

Serious hazards (HHSRS) predictive 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 70% Table 1111).).

Table 11. Serious hazard (HHSRS) predictive factors.

Risk factors selected	Pr (>Chi) *
CURRENT_ENERGY_EFFICIENCY	2.2e-16
Notices.No.	2.2e-16
PRS..service.case.no	2.2e-16
ASB.no	5.712e-10
account.days	0.0083843
D2 test **	0.7037
Training sample size	1,242

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

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