

Changes in Relative Deprivation 1991 to 2008 and 2008 to 2009

Key Findings:

This paper summarises work undertaken to study changes in the pattern of local deprivation within the Tees Valley since 1991. An initial study was made of changes between 1991 and 2008, whilst more detailed analysis was undertaken of changes in non-work benefit claimant rates between 2001 and 2008. This was extended to study changes between 2008 and 2009 to assess the impact of the current recession. In addition, an assessment was made of whether social polarisation has increased or decreased.

- Overall, the general pattern of deprivation is little changed, although there are areas that have relatively improved or declined.
- Overall, the rate of benefit claimants fell between 2001 and 2008, and the Tees Valley's position improved in relation to the country as a whole. However, this improvement was not felt evenly.
- That pattern of improving and declining areas is complex. The general conclusion is that some peripheral areas of social housing have shown some improvement, often associated with major housing renewal projects, but that many areas close to town centres and areas within the East Cleveland area have shown a relative decline.
- Despite the general decline in deprivation between 2001 and 2008, the level of polarisation between the richest and poorest areas has actually increased, with the richer areas gaining more from the increase in prosperity than the poorer areas.
- Conversely, the current recession appears to have its biggest impact on the more affluent areas with the poorer areas seemingly less affected. This has partially reversed the previously observed increase in polarisation.

Changes in Relative Deprivation 1991 to 2008 and 2008 to 2009

Introduction

The JSU has previously analysed current patterns of deprivation within the Tees Valley. As an extension of this work, it was decided to try and assess whether the pattern of deprivation had remained constant over the time or whether it had changed, ideally over a reasonably longer period of time. It was decided to look at changes between the 1990s and the present, and also between 2001 and the present. The latter analysis is relatively straightforward since there are several data sets that offer a consistent series of data for a variety of geographies. However, assessing changes since the 1990s presents several difficulties since there are no consistent data sources that are available both in the 1990s and currently. For both analysis, an end point of 2008 was chosen as this was at the end of a period of growing prosperity before the onset of the current recession.

In general, we have concentrated on the most deprived areas, since they are the prime focus of regeneration policies. To build on this study, further analysis was undertaken to assess the impact of the recession, by comparing changes between 2008 and 2009. In addition, an assessment of polarisation within the Tees Valley was performed, to determine whether the general increase in prosperity between the 2001 and 2008 has reduced the disparities between the richer and poorer areas.

Changes in Deprivation 1991 and 2008

We have combined two separate analyses

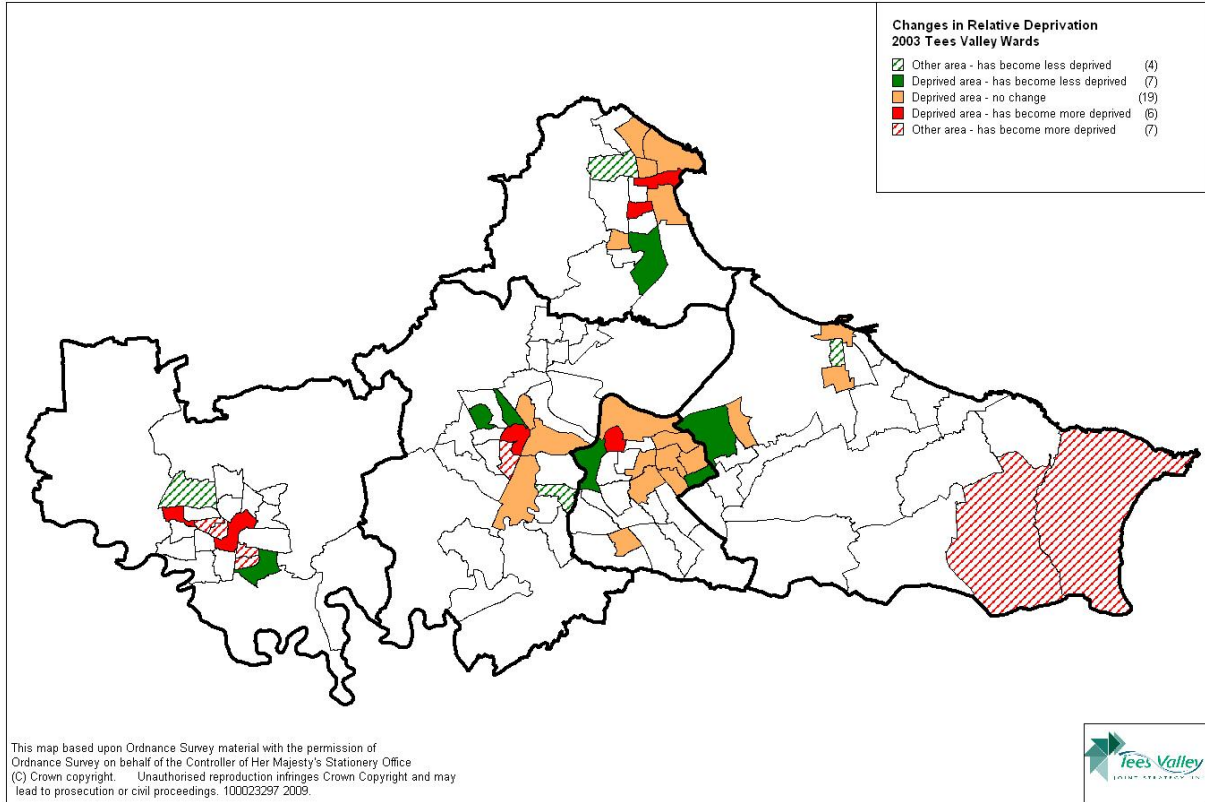
- a study of deprivation changes between the 1991 and 2001 Censuses,
- changes in the percentage of working age people claiming non-work Government benefits between 2001 and 2008.

Whilst these are separate analyses measuring differing things, the results are sufficiently correlated to enable the results to be linked, enabling some conclusions to be drawn across the whole period 1991 to 2008. The approach has been to assess changes in each area's rank position within the Tees Valley – this analysis can only assess changes in **relative** deprivation. This analysis does not study whether an area's economic situation has changed in absolute terms.

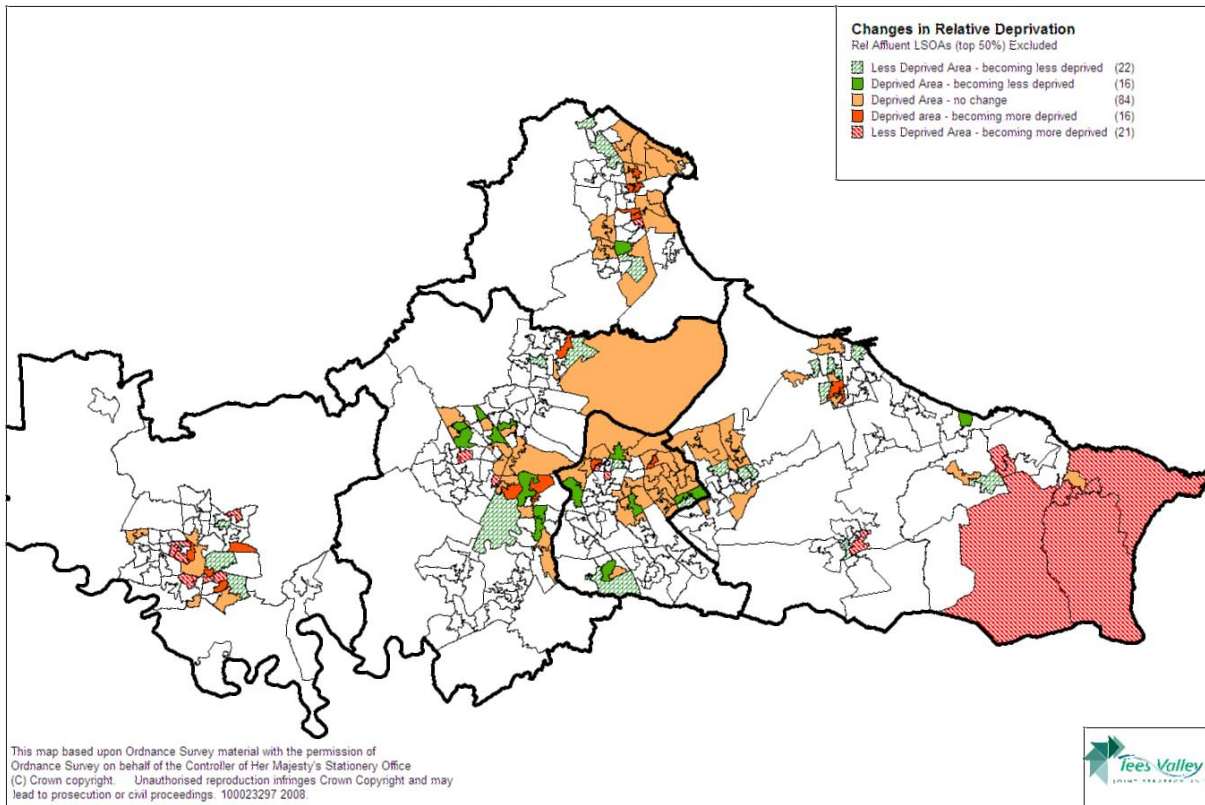
The initial geographic base used was wards (as at 2003), though we extended the analysis to LSOAs and Housing Market Neighbourhoods (HMNs). The HMNs are a smaller level geography than wards reflecting individual housing markets, concentrating on the urban parts of the Tees Valley. LSOAs are an even smaller level geography which can in principle offer higher levels of detail, but often have strange and unhelpful boundaries.

The initial results of the study are shown in the map below. The solid colours show the most deprived wards within the Tees Valley, whilst the patterned areas show other areas that, whilst less deprived, have exhibited large changes in the ranking. The wards shown in orange are those that are very deprived and whose ranking has changed very little. The solid red wards are those deprived wards which have become relatively more deprived, whilst the solid green ones have become relatively less deprived. The shaded red and green are other wards that have become relatively more and less deprived respectively.

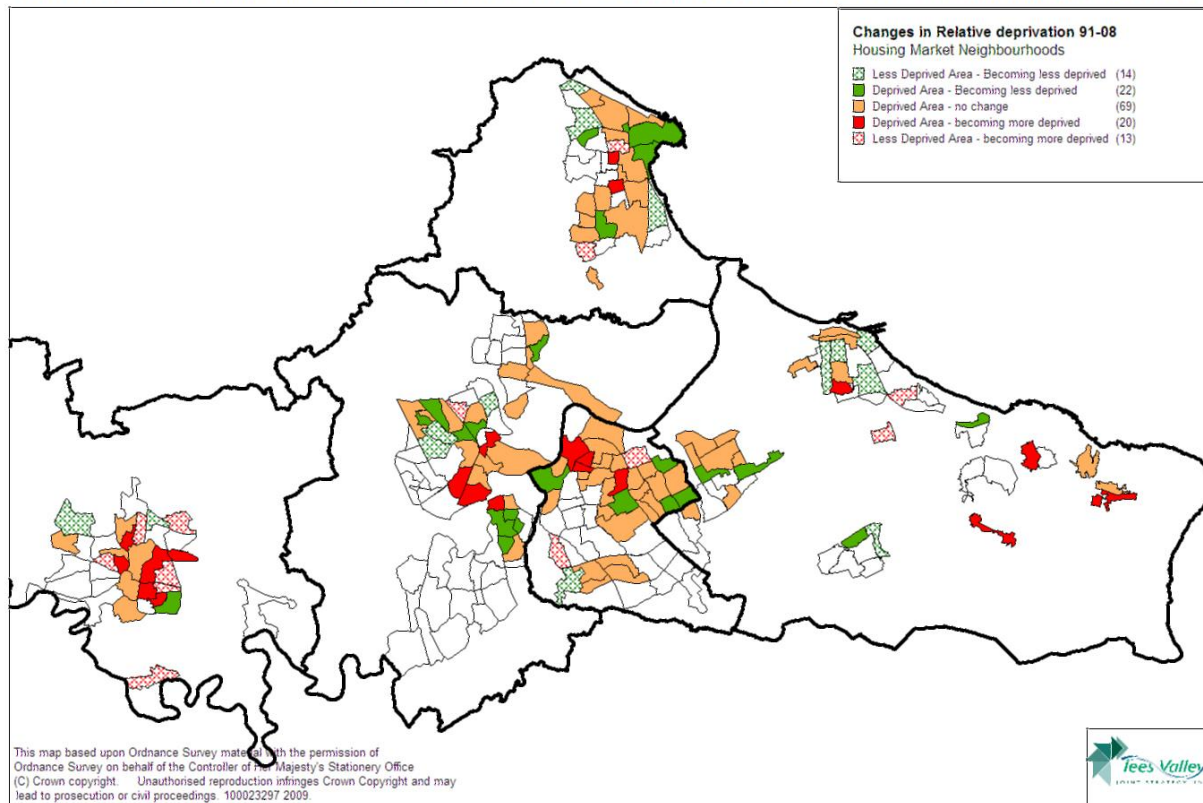
CHANGES IN RELATIVE DEPRIVATION - 1991 TO 2008



CHANGES IN RELATIVE DEPRIVATION LSOAS 1991 - 2008



CHANGES IN RELATIVE DEPRIVATION 1991 - 2008 HOUSING MARKET NEIGHBOURHOODS



Overall, it is worth bearing in mind that whilst there are changes in rankings, as shown in the maps above, the overall position of most areas has remained broadly constant. Whilst some deprived areas have improved, they are still deprived – the observed changes are relatively marginal.

It is also clear that the picture is very mixed – adjacent areas can have very different experiences. The themes observed are that several areas close to several town centres have shown an increase in deprivation notably the Gresham area of Middlesbrough, and several areas close to Darlington and Hartlepool town centres. Also areas within East Cleveland show a downward trend. On the other hand, some peripheral estates have shown improvements eg Lakes estates in Redcar, Rossmere in Hartlepool and Beckfields in Middlesbrough. Areas that have seen major regeneration schemes such as Firthmoor in Darlington and West Middlesbrough have improved their rankings.

Changes in Deprivation 2001 to 2008

Whilst the above analysis of change between 1991 and 2008 is interesting, the lack of firm data means that the analyses we can perform are limited to comparing rankings. From 2001 onwards we have a much better set of consistent information which are more detailed and reliable, enabling more sophisticated analysis.

Our analysis of changes in deprivation has initially concentrated on working age claimants of DWP non-work benefits (consistent with NI152/NI153). This offers a good proxy for deprivation and there is a series of reliable consistent data available down to LSOA level. This enables us to quantify changes in deprivation.

To put the figures in context, between 2001 and 2008 the Tees Valley claimant rate declined from 20.2% to 16.7% ie by 17.3%. In contrast, the rate for England & Wales fell from 14.0% to 12.4% ie only by 11.4%. Thus, as a whole, the Tees Valley closed the gap to England & Wales. Whilst in this note, we are principally concerned with changing patterns within the Tees Valley, it should be borne in mind that many areas in the Tees Valley will have improved relative to Nationally.

There are several different approaches that can be taken to assessing changes in the pattern of deprivation. For the 1991 to 2008 analysis, we were only able to compare rankings. The 2001 to 2008 data allows us to assess changes in rates and numbers over time, though there are several possible approaches. A commonly used technique is to look at 'percentage point' changes in the claimant rate between 2001 and 2008. This would mean that the 2008 rate is subtracted from the 2001 rate for each area, and these differences compared. The drawback of this method is that it will bias results towards areas with high benefit claimant rates eg if the benefit claimant rate falls uniformly by 25%, an area with claimant rate of 40% will fall by more percentage points than one with 5%.

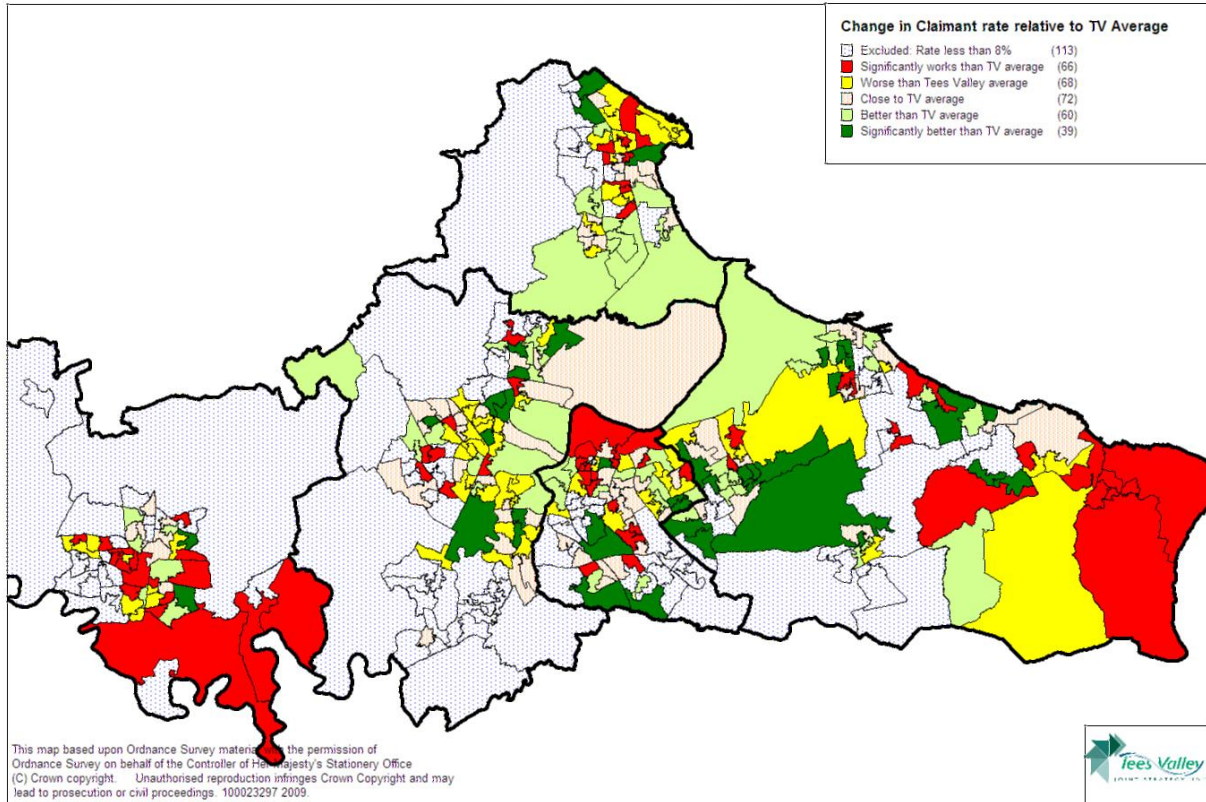
Our principle approach has been to compare changes in the benefit claimant rate of each area with that of the overall Tees Valley rate. This has the advantage that all changes can be compared on a consistent basis, but has the disadvantage is that areas with small numbers of claimants can be subject to large proportionate changes in rates resulting from relatively small changes in claimant numbers. To work around this, in most of our analysis, areas with very low claimant rates are excluded from the analysis. In addition, the focus of policy making is normally not on these areas, but on areas of high deprivation.

In the maps below, those areas whose benefit claimant rate declined by a smaller proportion than the Tees Valley or even increased (ie those who become relatively more deprived) are coloured red or yellow. Conversely those areas whose benefit claimant rates declined by a greater proportion the Tees Valley rate (ie those who became relatively less deprived) are coloured light or dark green. Affluent areas excluded from the analysis (normally defined by having a claimant rate of less than 8%) are shown in Blue shading.

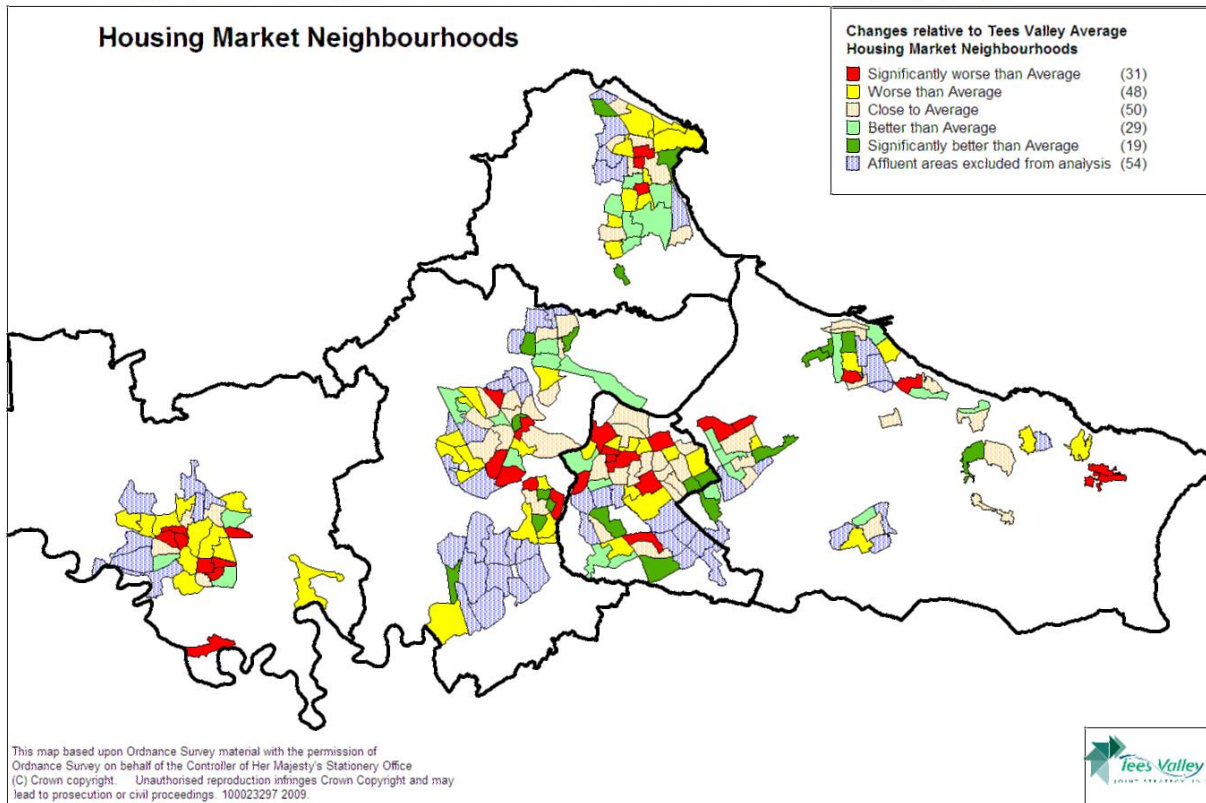
The appendix to this report contains the claimant rates for each HMN at 2001, 2008 and 2009. Each area's 2008 figure is colour coded to indicate the relative changes between 2001 and 2008, matching the colours shown in the maps below.



LSOA Working Age Claimant Rate 2001 - 2008 - Change relative to Tees Valley



Changes in DWP Working Age Benefit Claimant Rate Relative to the Tees Valley May01-May08



The overall impression is that the general pattern of changes in relative deprivation is very consistent between 2001 and 2008 and 1991 and 2008, although there are obviously some differences. This suggests that similar forces are at work or that recent changes have made a bigger impact than changes in the 1990s. In general, whilst some areas have shown changes in the 1990s or the 2000s, most other areas show a consistent pattern. Relatively few show a contrasting trend in the 1990s and 2000s.

So our initial conclusions are that whilst the general pattern of deprivation has changed little, there are areas that have shown relative improvement and others that have shown relative decline. The picture is complex, with adjacent areas showing differing trends, and all boroughs having both improving and declining areas. Many areas close to town centres appear to be becoming relatively more deprived, as have several areas of East Cleveland, whilst some outlying estates are becoming relatively less deprived, especially where major renewal of the areas has taken place.

Changes in the Pattern of Deprivation in the Recession

So far, this study has looked at changes in the pattern of deprivation up to 2008. The period 2001 to 2008 was a one of generally improving prosperity with an overall decline in benefit claimant rates. However, this picture was put into a sharp reverse during the current recession that started in the second half of 2008, following general problems in the banking and housing market. We decided to use similar techniques to those used to analyse changes between 2001 and 2008 on 2008 and 2009 data, to enable us to see what effects the recession is having on the pattern of deprivation.

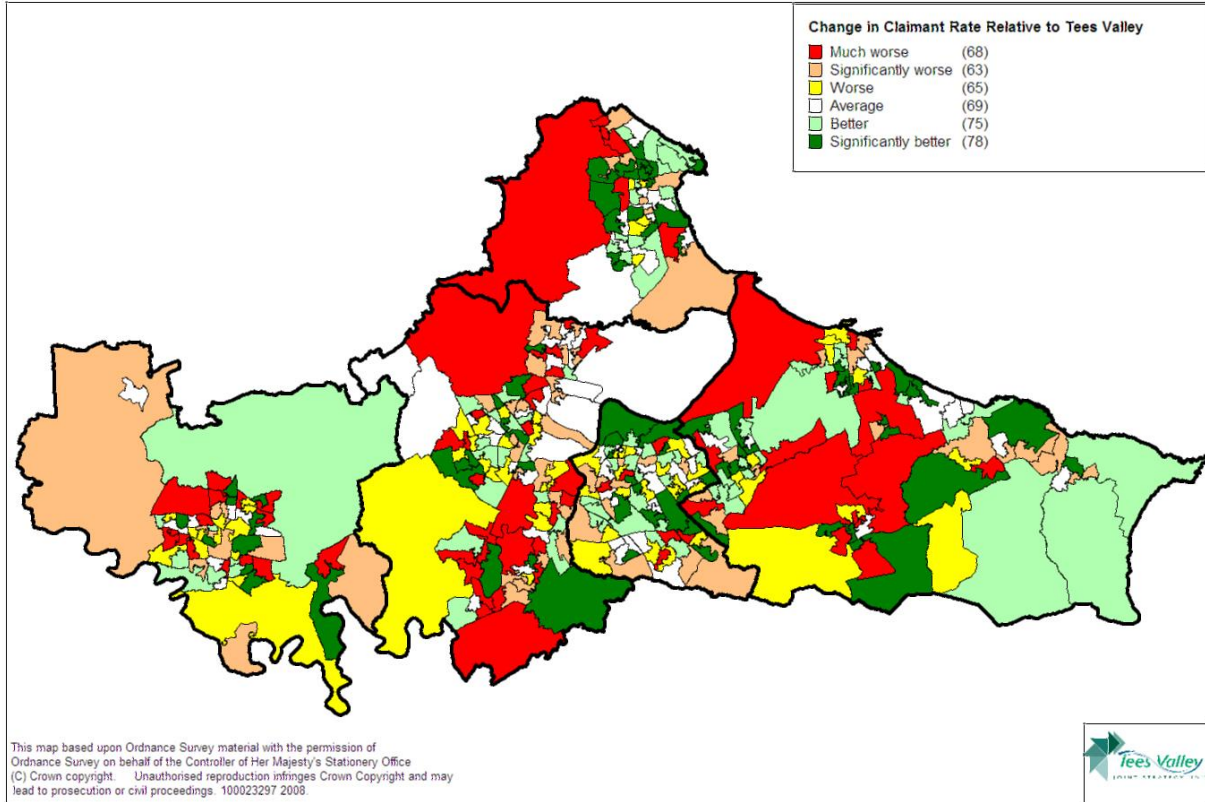
To put the analysis into context, between May 2008 and May 2009, the Tees Valley claimant rate has increased from 16.7% to 18.7% or around 10.2%. This compares to England & Wales, where the rate increased from 12.4% to 13.2% or only by 6.5%. Thus overall, the Tees Valley has lost some of the ground relative to the country as a whole it made during 2001 to 2008.

Using the same techniques used for the changes between 2001 and 2008, the following maps show the changes between 2008 and 2009 for LSOAs and HMNs. Note that there is a small difference in our approach to these maps, compared to the maps above. Whilst previously we excluded areas with low claimant rates, in order to focus on areas of high deprivation, we have included these areas in the above maps, principally to get a complete view of the effects of the recession.

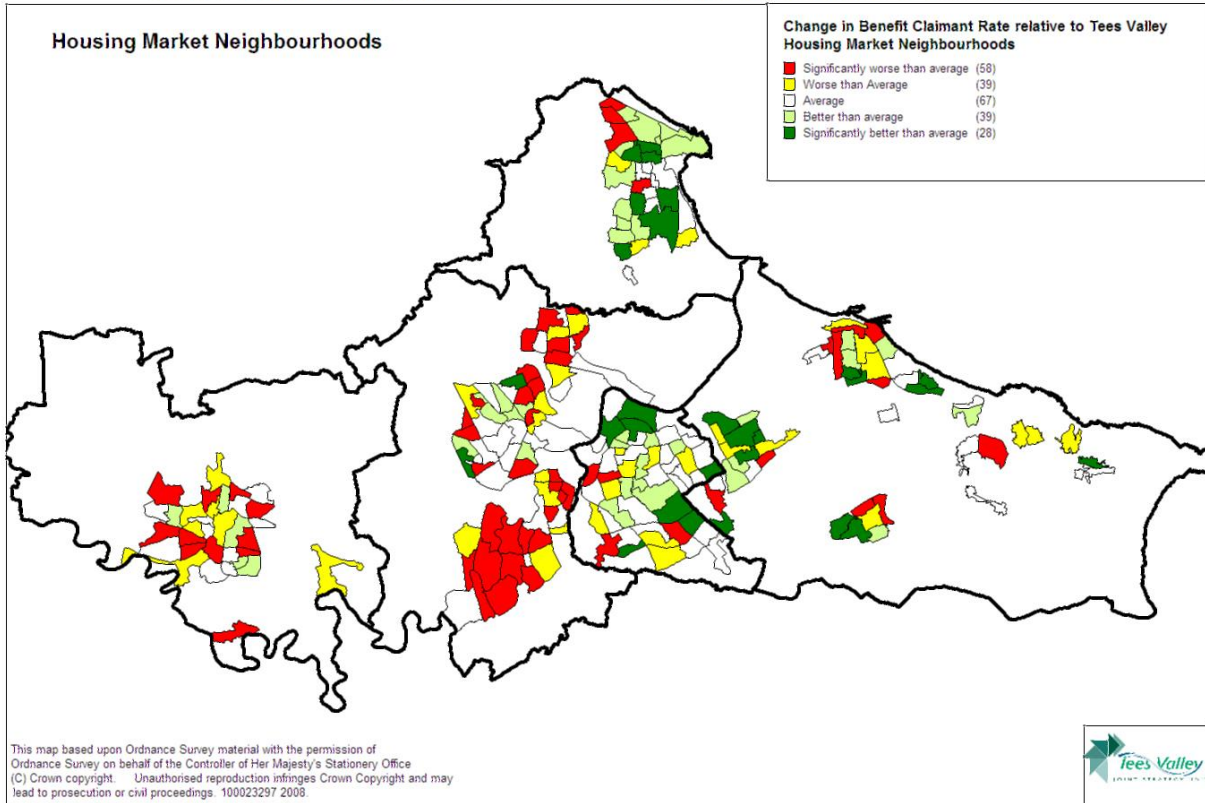
Again each area's 2009 figure in the appendix is colour coded to match the colours in the maps below.



LSOA Changes in WAC Rate relative to TV - May08-May09



Changes in DWP Working Age Benefit Claimant Rate May08-May09 Relative to Tees Valley



When the above two maps are examined, it is quickly noticeable that the patterns of change are entirely different to those shown in previous maps. Many affluent areas with low claimant rates have seen their rates increase sharply eg Ingleby Barwick, Billingham, Yarm, West Dyke (Redcar), Throston, and parts of Darlington. To an extent, this is due to the small numbers of benefit claimants in these areas at 2008 – any increase to a small number is likely to result in a large proportionate increase. There may also be an affect due to rounding of small numbers in the raw data as well. However, it appears clear that many affluent areas have experienced sharp increases in benefit numbers during the recession, even if the absolute claimant rates remain low.

In contrast, many areas of high benefit claimant numbers have not experienced an increase – claimant rates in some areas have even declined - so their performance relative to the Tees Valley is very good. What appears to be happening is that areas that had high employment levels have suffered a sharp rise in numbers receiving out of work benefits as people have lost their jobs, whilst this would appear to only have occurred to a limited degree in areas that already had low employment levels.

It is also noticeable that the effects of the recession do not appear to be evenly distributed across the Tees Valley. From the maps above, it can be seen that Middlesbrough and Hartlepool have primarily green areas (ie relatively good performance), whilst Stockton and Darlington have predominantly Red and Yellow areas (ie relatively poor performance). It is not immediately clear what the underlying cause of this might be. The picture in Redcar & Cleveland is more mixed.

Polarisation

Using the same data sets used for the main analysis, we decided to explore a further aspect of changing deprivation, namely polarisation. Polarisation in this context is effectively the difference between the richer and poorer sections of the community, and in this analysis we seek to measure whether the gap between them has grown or shrunk with time. As we have seen above, overall, the Tees Valley has become less deprived between 2001 and 2008, with overall claimant rates falling, although this improvement has not been experienced to a uniform degree. What we wished to assess was whether the poorer areas of the community gained more or less than the wealthy areas in the recent period of growth.

The method we used was to compare the claimant rates of the most and least affluent 10% of the LSOAs at both 2001 and 2008. We also did this for the top and bottom 20% of LSOAs. A segmentation index was also created. Note that we are comparing the areas with the highest and lowest rates at each year – we are not comparing the same sets of areas at two time periods, as we wish to assess the gap between the richest and poorest at each year. In the event, there will be a high degree of commonality between the rich and poor areas in both years.

We extended this exercise to include 2009 data, to see what effects the recession was having.

	2001	2008	2009
Least deprived 10% LSOAs			
Claimant rate (%)	5.6	4.1	4.9
% Tees Valley average	28%	24%	26%
Most deprived 10% LSOAs			
Claimant rate (%)	44.1	38.8	41.3
% Tees Valley average	218%	232%	221%
Decile range (% of mean)	190	208	194
Segmentation Index	0.503	0.571	0.538

Comparing the claimant rates of the most deprived and most affluent 10% LSOAs at 2001 and 2008 with their respective means, we can see that for both sets of areas, their results are further away from their means at 2008 than in 2001 ie the relative difference between the affluent and deprived areas has increased. Also the difference between the area's rates, as a percentage of their means, has increased, also implying a wider relative difference between the affluent and poor areas. We have also calculated a segmentation index, which is calculated as the difference in the rich and poor in both years. This produces a figure between 0 and 1, where 0 is an even distribution, whilst 1 is a completely uneven distribution. This shows an increase between 2001 and 2008. All these measures indicate that the Tees Valley economy became more polarised during this period, despite the overall improvement in benefit claimant rate. What appears to be happening is that the gainers from the general improving economic situation have been the wealthy and averagely affluent, whilst the poorer areas appeared to have gained less.

However, between 2008 and 2009, the opposite trend has occurred, with a decline in polarisation. This does tie in with results observed earlier that some affluent areas have suffered a marked increase in benefit claimants, whilst the most deprived areas have seen relatively little change.

The analysis was repeated for the most and least deprived 20% of LSOAs, and the results are shown below.

	2001	2008	2009
Least deprived 20% LSOAs			
Claimant Rate (%)	6.8	5.0	6.0
% mean	34%	30%	32%
Most Deprived 20% LSOAs			
Claimant Rate (%)	40.0	34.2	37.2
% mean	198%	205%	199%
Quintile range (% of mean)	164	175	167
Segmentation Index	0.532	0.608	0.568

These show a similar pattern to that of the 10% LSOAs, only slightly less marked, as you would expect given that a higher proportion of the population is included in this analysis than with the 10% LSOAs. Overall this supports the conclusion that the economy became more polarised during 2001 to 2008, but has become less polarised since 2008.

Conclusions

Overall, the pattern of deprivation has remained broadly constant over the last 20 years as the areas of relatively greatest deprivation have generally remained the same. However, within the same general pattern, there have been areas that have shown both improvement and decline ie some areas have gained more from generally rising prosperity than others. The general conclusion is that some peripheral areas of social housing have shown some improvement, often associated with major housing renewal projects, but that many areas close to town centres and areas within the East Cleveland area have shown a relative decline.

Importantly, whilst overall deprivation declined between 2001 and 2008, the level of polarisation between the richest and poorest areas actually increased. This has subsequently been partially reversed by the recession.

The current recession appears to have its biggest impact on the more affluent areas, with the poorer areas seemingly less affected, which has partially reversed the previous increase in polarisation.

Future Work

There are two additional areas of work that could build on the results so far:

So far, from 2001 to 2009, we have only considered one data set – claimants of DWP non-work benefits. Whilst this is a very useful proxy for deprivation, we could extend the analysis to incorporate additional sets of data eg crime rates, examination results, house prices etc. These sets could be formed into an index giving us a wider picture of deprivation.

We have noted above that some areas that have shown improvement have been the subject of major regeneration work. It would be interesting to explore this observation on a more systematic basis to see whether the various regeneration policies that have been carried out within the Tees Valley can be shown to have had an impact on relative deprivation, and whether certain sorts of policy have been more effective than others.

Tim Bounds
Tees Valley Joint Strategy Unit
December 2009

Appendix

Claimant Rates (%) May01, 08 and 09 – Colours correspond to maps

Code	Housing Market Neighbourhood	Claimant Rate		
		May-01	May-08	May-09
D01	SOUTH PARK	32.3	27.8	30.7
D02	NEASHAM ROAD	17.4	14.5	16.1
D03	FIRTHMOOR	34.7	26.4	28.4
D04	LASCELLES	25.9	26.5	27.9
D05	EASTBOURNE	10.0	9.5	12.1
D06	BANK TOP	22.2	22.4	25.3
D07	HUNDENS/HAUGHTON SOUTH	28.8	26.5	28.7
D08	LINGFIELD	10.2	9.3	11.4
D09	RED HALL	32.4	32.1	36.4
D10	HAUGHTON EAST	18.4	14.1	17.0
D11	HAUGHTON WEST	18.2	14.9	17.0
D12	WHINFIELD EAST	12.9	11.3	12.5
D13	WHINFIELD WEST	7.2	5.2	6.5
D14	TOWN CENTRE	24.6	21.2	25.6
D15	TOWN CENTRE NORTH EAST / ALBERT HILL	41.7	36.4	42.8
D16	NORTH ROAD WEST	21.7	18.3	21.6
D17	NORTH ROAD EAST	9.2	7.8	8.5
D18	RISE CARR	19.6	17.3	21.4
D19	NORTH LODGE/DENES	26.6	25.7	28.4
D20	HOPE TOWN/DENES	18.7	18.6	21.1
D21	PIERREMONT	11.1	11.1	12.8
D22	AUCKLAND ROAD EAST	10.6	9.4	11.0
D23	COLLEGE NORTH	15.2	12.1	14.9
D24	COLLEGE SOUTH	11.1	8.7	10.5
D25	HUMMERSKNOTT	7.2	5.7	6.4
D26	MOWDEN	6.9	5.2	6.6
D27	COCKERTON	15.1	13.5	14.4
D28	BRANKSOME	28.7	26.2	29.3
D29	FAVERDALE	7.1	3.8	6.4
D30	HARROWGATE HILL	10.2	7.7	9.1
D31	BLACKWELL	8.1	6.5	7.5
D32	HURWORTH	8.8	9.4	11.2
D33	MIDDLETON ST. GEORGE	8.8	8.1	9.6
H01	BELLE VUE	43.6	34.3	36.1
H02	BRUS A	29.2	23.1	24.7
H03	BRUS B	38.3	34.2	36.5
H04	BURN VALLEY A	25.3	28.4	32.4
H05	BURN VALLEY B	13.1	10.0	11.9
H06	DYKE HOUSE A	34.0	37.9	38.5
H07	DYKE HOUSE B	41.4	34.7	33.4
H08	FENS A	11.0	9.7	9.4
H09	FENS B	13.1	9.7	11.2
H10	FOGGY FURZE	14.3	12.8	14.2
H11	GRANGE A	33.9	34.2	38.0
H12	GRANGE B	18.2	14.5	16.1
H13	GREATHAM	28.0	20.1	22.7
H14	HART A	12.4	6.8	8.8

Code	Housing Market Neighbourhood	Claimant Rate		
		May-01	May-08	May-09
H15	HART B	14.2	9.4	12.6
H16	MARINA	21.1	12.6	14.3
H17	MIDDLE WARREN	4.2	1.7	2.1
H18	OWTON A	37.4	32.0	34.8
H19	OWTON B	40.1	33.7	35.8
H20	PARK A	8.3	6.4	7.4
H21	PARK B	11.0	7.6	8.2
H22	RIFT HOUSE A	35.0	26.7	28.4
H23	RIFT HOUSE B	23.5	20.7	20.1
H24	ROSSMERE A	29.3	21.6	23.7
H25	ROSSMERE B	26.1	20.4	21.2
H26	SEATON A	11.6	7.3	8.1
H27	SEATON B	15.6	12.8	15.1
H28	ST. HILDA A	39.0	34.1	36.4
H29	ST. HILDA B	24.5	22.0	23.5
H30	STRANTON A	49.9	41.8	45.9
H31	STRANTON B	38.5	34.7	38.3
H32	THROSTON A	29.5	23.8	25.3
H33	THROSTON B	15.6	14.1	14.6
M01	TOWN CENTRE NORTH	13.1	50.2	52.8
M02	TOWN CENTRE SOUTH	61.9	51.7	53.9
M03	NEWPORT	35.5	35.1	34.5
M04	GRESHAM	26.2	23.4	25.6
M05	ABINGDON	26.3	23.0	25.7
M06	AYRESOME	17.6	19.9	23.2
M07	NORTH ORMESBY	34.4	36.0	40.5
M08	WEST LANE	22.4	19.5	22.0
M09	CRESCENT ROAD	21.4	20.1	22.0
M10	LINTHORPE VILLAGE	18.2	18.0	20.4
M11	HIGHFIELDS ROAD	30.0	25.6	29.3
M12	BERWICK HILLS	29.4	23.3	26.0
M13	PALLISTER PARK NORTH	44.0	38.0	40.7
M14	BRAMBLES FARM	36.0	29.8	33.6
M15	WHINNEY BANKS NORTH	36.7	27.4	31.2
M16	LINTHORPE WEST	11.7	9.4	10.7
M17	THE AVENUE	14.9	12.4	14.4
M18	GROVE HILL	42.7	36.5	39.1
M19	BEECHWOOD	24.6	23.7	26.6
M20	OVERDALE ROAD	39.9	33.4	36.9
M21	PALLISTER PARK SOUTH	34.4	28.5	33.3
M22	THORNTREE	42.5	37.7	42.3
M23	WHINNEY BANKS SOUTH	23.6	22.2	26.5
M24	GREEN LANE	10.4	8.1	10.4
M25	PARK END	34.2	28.6	31.9
M26	PENRITH ROAD	34.0	27.7	31.3
M27	ORMESBY	30.4	20.6	23.5
M28	BECKFIELD	40.7	28.4	28.6
M29	STAINSBY	11.3	7.8	8.8
M30	LAKES	9.9	7.2	8.3
M31	TOLLESBY	10.3	7.2	7.8

Code	Housing Market Neighbourhood	Claimant Rate		
		May-01	May-08	May-09
M32	EASTERSIDE	32.2	27.9	30.6
M33	SALTERSGILL	40.8	36.8	39.4
M34	MARTON WEST	7.2	5.5	5.7
M35	KADER	11.9	8.2	8.8
M36	BROOKFIELD EAST	11.4	9.6	10.6
M37	BROOKFIELD WEST	9.3	7.6	8.9
M38	HEMLINGTON NORTH	24.7	22.6	25.4
M39	HEMLINGTON SOUTH	39.9	31.2	32.8
M40	COULBY NEWHAM NORTH WEST A	20.8	19.5	21.5
M41	COULBY NEWHAM NORTH WEST B	21.4	17.1	20.2
M42	COULBY NEWHAM NORTH EAST	10.4	6.8	8.4
M43	MARTON EAST	9.2	7.4	7.5
M44	NUNTHORPE	7.2	5.9	6.7
M45	COULBY NEWHAM SOUTH EAST	6.3	4.5	5.1
M46	COULBY NEWHAM SOUTH WEST	12.6	9.1	10.7
M47	STAINTON & THORNTON	17.0	12.9	15.8
M48	NUNTHORPE VILLAGE	4.6	2.7	3.0
M49	LONGLANDS	25.4	22.7	24.6
R01	NORTH CENTRAL REDCAR	34.1	27.9	32.9
R02	ZETLAND PARK	18.8	14.5	17.7
R03	SOUTH CENTRAL REDCAR	28.9	24.3	29.8
R04	NORTH LAKES	17.9	12.0	13.0
R05	EAST DORMANSTOWN	13.3	8.3	10.2
R06	WEST DORMANSTOWN	44.5	32.1	36.3
R07	RACECOURSE AREA	10.1	6.1	7.2
R08	REDCAR EAST	12.0	10.8	11.5
R09	INGS AREA	10.3	6.8	8.0
R10	EAST OF KIRKLEATHAM LANE	12.3	9.0	12.2
R11	CENTRAL LAKES	40.5	37.0	39.2
R12	SOUTH LAKES	40.6	37.7	39.0
R13	PLANTATION ROAD	19.5	15.5	15.9
R14	LONGBECK	8.4	8.1	9.2
R15	MARSKE HEADLAND	14.4	11.6	11.5
R16	SOUTH MARSKE	17.8	13.5	14.1
R17	NEW MARSKE	12.6	10.3	11.6
R18	NORTH SALTBURN	27.1	20.1	22.5
R19	SOUTH SALTBURN	14.4	11.7	12.8
R20	SKELTON & SKELTON GREEN	20.8	14.5	16.0
R21	NEW SKELTON & NORTH SKELTON	18.9	15.3	18.7
R22	WEST BROTTON	21.4	19.7	23.1
R23	EAST BROTTON (REST OF VILLAGE)	9.7	7.8	9.2
R24	CARLIN HOW & SKINNINGROVE	27.6	25.2	29.9
R25	NORTH LOFTUS	25.5	24.8	24.7
R26	SOUTH LOFTUS & LIVERTON MINES	20.7	21.1	24.0
R27	LINGDALE & BOOSBECK	31.6	26.2	29.0
R28	EAST GUISBOROUGH	13.8	6.7	9.0
R29	NORTH GUISBOROUGH	24.4	19.0	22.9
R30	CENTRAL GUISBOROUGH	16.7	13.9	16.5
R31	GALLEY HILL FARM & PINE HILLS	4.8	4.0	4.0
R32	HUTTON LANE AREA	10.4	9.3	9.6

Code	Housing Market Neighbourhood	Claimant Rate		
		May-01	May-08	May-09
R33	HUNTER'S HILL	6.1	4.8	5.2
R34	NUNTHORPE	10.3	7.1	6.6
R35	ORMESBY	16.5	11.0	13.5
R36	SPENCERBECK & OVERFIELDS	34.1	26.3	29.2
R37	NORMANBY HALL	11.0	7.6	8.2
R38	BANKFIELDS	35.1	29.9	33.7
R39	NORMANBY	17.0	12.9	13.9
R40	CALIFORNIA	12.3	7.9	9.5
R41	CHURCH LANE	14.5	11.7	12.3
R42	TEESVILLE & FABIAN ROAD	22.3	17.1	20.1
R43	WHALE HILL & LAZENBY	35.2	24.3	28.2
R44	EAST GRANGETOWN	40.3	35.6	37.2
R45	WEST GRANGETOWN	41.6	34.6	35.7
R46	NORTH GRANGETOWN	46.9	49.0	51.8
R47	SOUTH BANK	45.3	42.4	43.5
R48	NORMANBY ROAD	26.7	20.5	23.9
R49	MICKLE DALES	0.0	2.3	3.0
S01	INGELBY BARWICK VILLAGE 2	5.7	4.9	5.6
S02	INGELBY BARWICK VILLAGE 3	3.8	3.8	4.6
S03	INGELBY BARWICK VILLAGE 4	3.9	3.4	4.1
S04	SPITAL FLATT	3.7	2.9	3.9
S05	EGGLESCLIFFE VILLAGE & SUNNINGDA	6.9	5.6	6.7
S06	INGELBY BARWICK VILLAGE 5	0.0	3.3	4.8
S07	INGELBY BARWICK VILLAGE 1	6.2	5.4	6.7
S08	BASSLETON COURT WITH GREEN	15.7	14.0	15.7
S09	OLD AIRFIELD	28.4	16.3	19.5
S10	HOLMES & MIDDLEFIELD	34.8	30.9	34.1
S11	CUNNINGHAM DRIVE	18.7	16.2	19.1
S12	THORNABY VILLAGE	29.5	23.8	27.5
S13	MANDALE PARK	36.8	20.0	24.3
S14	STAINSBY HILL & LITTLEBOY	12.6	11.8	14.5
S15	MANSFIELD AVENUE	28.4	24.7	29.9
S16	THORNABY ROAD	26.3	24.7	28.8
S17	PRESTON	7.2	6.7	8.5
S18	EAGLESCLIFFE	7.5	4.3	5.1
S19	WEST EAGLESCLIFFE	13.1	9.4	12.5
S20	INGELBY BARWICK VILLAGE 6	0.0	1.2	1.7
S21	YARM CENTRAL	4.2	3.4	4.3
S22	LAYFIELD FARM	11.3	9.9	11.2
S23	PARKFIELD SOUTH	28.7	26.6	32.4
S24	PARKFIELD NORTH	39.9	29.5	31.2
S25	OXBRIDGE	22.2	20.5	23.4
S26	QUEENS PARK & VICTORIA	65.1	58.3	64.7
S27	PORTRACK & TILERY	50.0	39.7	45.1
S28	TRENT STREET	21.9	15.6	19.1
S29	MOUNT PLEASANT	29.6	27.3	31.8
S30	NEWTOWN & PRIMROSE HILL	37.6	32.0	36.2
S31	RAGWORTH & LITTLE RAGWORTH	33.4	26.0	27.4
S32	NORTON GRANGE	41.6	35.5	38.4
S33	OLD BLUE HALL	22.6	19.0	22.7

Code	Housing Market Neighbourhood	Claimant Rate		
		May-01	May-08	May-09
S34	BEACONSFIELD	11.0	7.1	9.1
S35	CROOKSBARN	7.3	4.8	6.6
S36	JUNCTION ROAD/STATION ROAD	7.4	7.1	6.6
S37	ROSEWORTH WEST	26.4	22.4	24.2
S38	ROSEWORTH EAST & FERN PARK	21.5	19.4	22.0
S39	TITHEBARN	39.6	30.6	35.6
S40	HARDWICK	30.2	22.8	29.9
S41	HARDWICK E&I	35.4	31.7	33.9
S42	ELM TREE	10.9	6.6	7.3
S43	DURHAM ROAD & NORTH TEES HOSPITA	15.9	13.2	14.4
S44	GRANGFIELD & NEWHAM GRANGE	14.2	11.8	13.1
S45	FAIRFIELD EAST	9.4	8.1	9.0
S46	HARTBURN VILLAGE	7.3	5.8	6.6
S47	HARTBURN WEST	8.5	7.2	7.4
S48	ROSEHILL	10.3	9.2	11.2
S49	SOUTH FAIRFIELD	9.8	8.8	9.5
S50	BISHOPSGARTH	10.2	7.6	9.3
S51	NORTH FAIRFIELD	12.5	11.2	13.5
S52	MILL LANE	22.0	17.4	19.7
S53	STATION ROAD (BILLINGHAM)	14.2	12.8	15.1
S54	BILLINGHAM TOWN CENTRE	26.9	20.4	24.3
S55	COWPEN & CLARENCES	33.8	26.6	29.3
S56	LOW GRANGE	30.2	25.6	29.2
S57	EAST LOW GRANGE	23.8	17.1	21.4
S58	OWINGTON FARM	6.9	4.3	5.7
S59	BILLINGHAM CAMPUS AREA	20.3	17.2	19.9
S60	HIGH GRANGE	8.5	6.7	7.6
S61	COWBRIDGE BECK	14.0	11.5	13.6
S62	JOHN WHITEHEAD PARK AREA	17.8	13.2	16.4
S63	WOLVISTON COURT EAST	13.2	8.8	9.9
S64	WOLVISTON COURT WEST	6.4	4.4	5.4
S65	WOLVISTON	8.9	5.3	6.4
S66	THE GLEBE	11.3	10.9	12.4
S67	ALBANY	18.3	14.8	17.4
	TEES VALLEY	20.2	16.7	18.7