Predicting Best Neighborhoods in London Borough

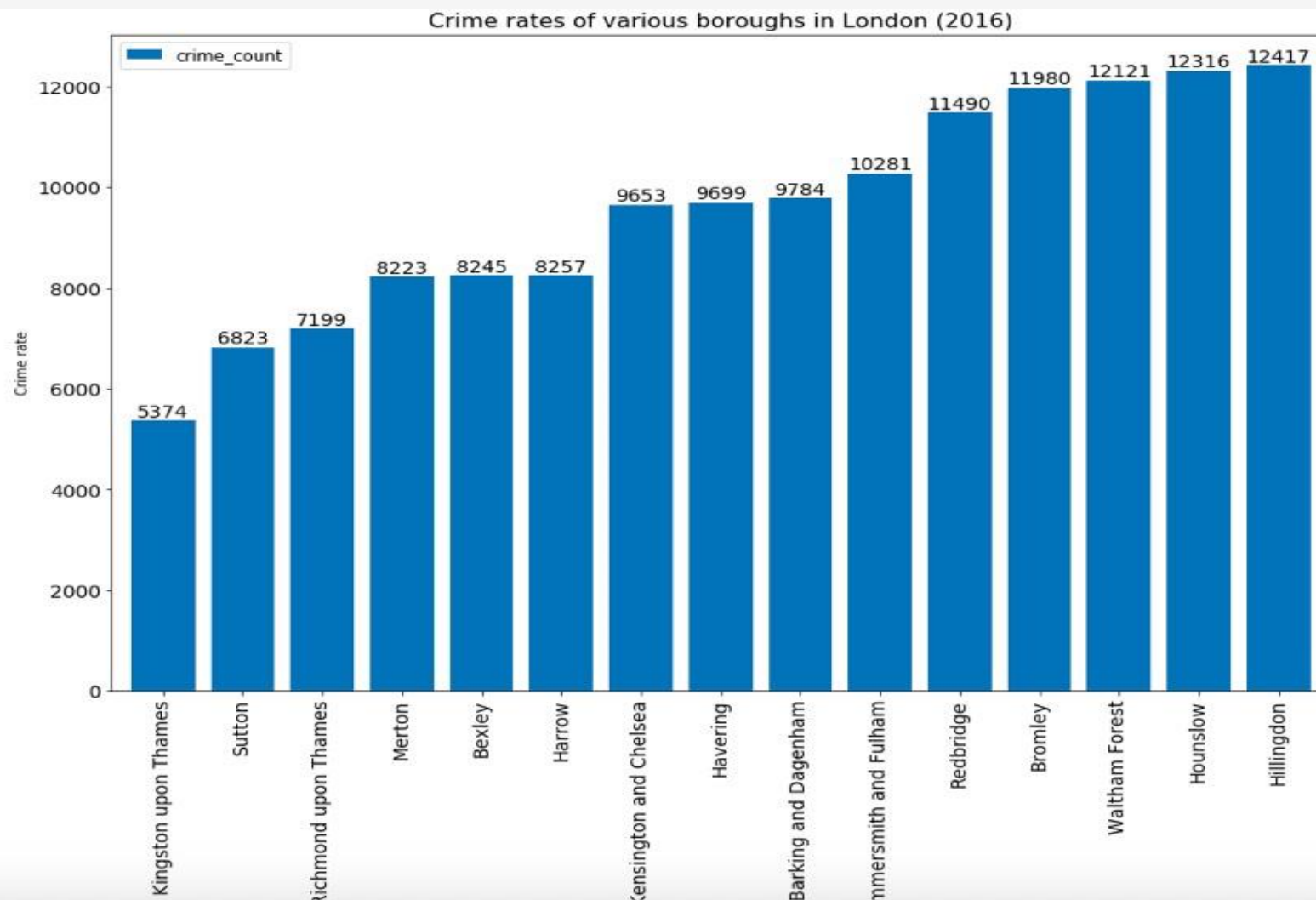# Having knowledge of best neighborhood is good for expacts.

- Moving when you have a family can be daunting, especially when you're moving to a city as diverse as London.
- Upon some research, I could find that the slump in London's housing market may be about to end. And this is the right time to invest in a property.
- Data that might contribute to determining the best neighborhood include how safe the neighborhood is, affordability, accessibility and facilities like parks, restaurants etc.
- Expats who are considering relocating to London as part of career change could utilize this report for finding a safe borough and district in London for buying/renting a house.
- People who are currently in London but has not invested in a house yet due to the current political/economic scenario, could also use this report.
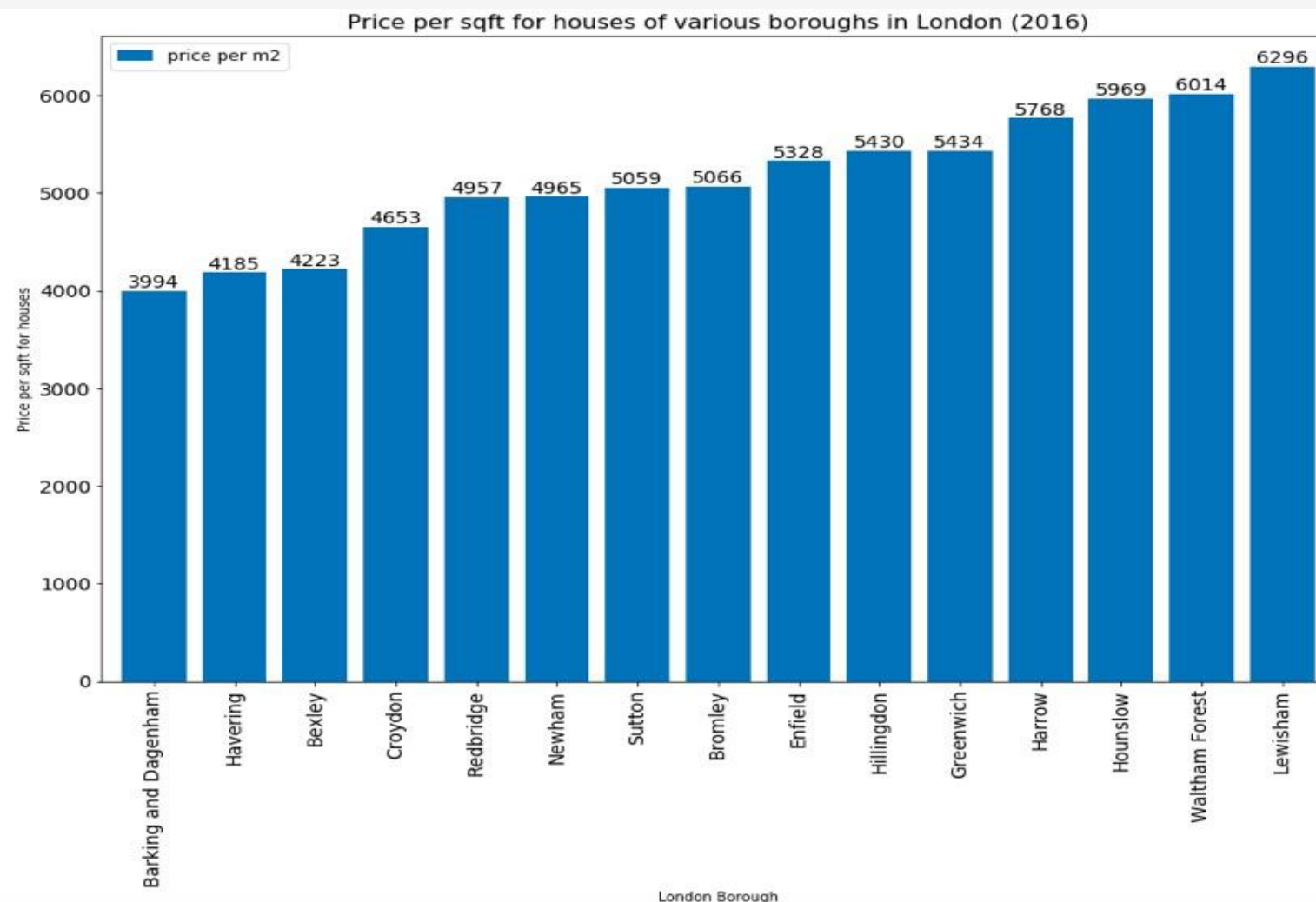
Data acquisition and Cleaning

- The first step in the analysis was to find all the boroughs in London. This data could be obtained from a wiki page, [List of London Boroughs](#).

- The latest crime data records could not be obtained for the boroughs. However, the data pertaining to year 2016, is there as a Kaggle dataset, [Kaggle dataset for London Crime data](#).

- Next, we can check the affordability of the houses using a dataset from Office for National Statistics. [ONS Dataset for House price.](#)

- During the research, I also came across a survey by ITV, which records the happiness index of the people in UK. The link for the report is [Happiest Boroughs revealed by ITV](#) . The data from this web page can be scrapped and the best boroughs can be found out.

- Finally to find the districts in Sutton, which is the best borough for buying a house, we scarp the wiki page: [Districts in London Borough of Sutton](#)

- **To find the London borough names**, we use BeautifulSoup to scrap the wikipage. After that, string manipulation is done using regular expression and the exact name of the boroughs are extracted.

Analysis of Crime Rate

Crime rates of various boroughs in London (2016)

- Visualise the crime rates in the London boroughs to identify the safest borough and extract the neighborhoods in that borough to find the 15 most common venues in each neighborhood.

- From the plot, we could see that Kingston Upon Thames has the lowest crime rate, followed by Sutton, Richmond upon Thmaes and Merton.

Analysis of Housing Price

Price per sqft for houses of various boroughs in London (2016)

- We need to analyse the boroughs which are affordable by comparing the general trend in the price of the houses in the neighborhood. For that we have built a dataframe with housing price published by ONS.

- From the above analysis, the mean value of the housing price per m2 in London is 7473.2, with a minimum value of 3994 and a maximum value of 19439. Now we can check the boroughs which has the lowest rates.

- From the plot above, some of the most affordable regions in London are in Barking and Dagenham, Havering, Bexley and Croydon.

Conclusion

- This project helps me get a better understanding of the neighborhoods with respect to the most common venues in that neighborhood.

- We have just taken safety, affordability and accessibility as the primary concerns to shortlist the borough of London.

- We also have issues in getting the latest dataset for analysis. The future of this project includes taking factors such as cost of living in the areas, employment rate, transportation etc into consideration to shortlist the borough.