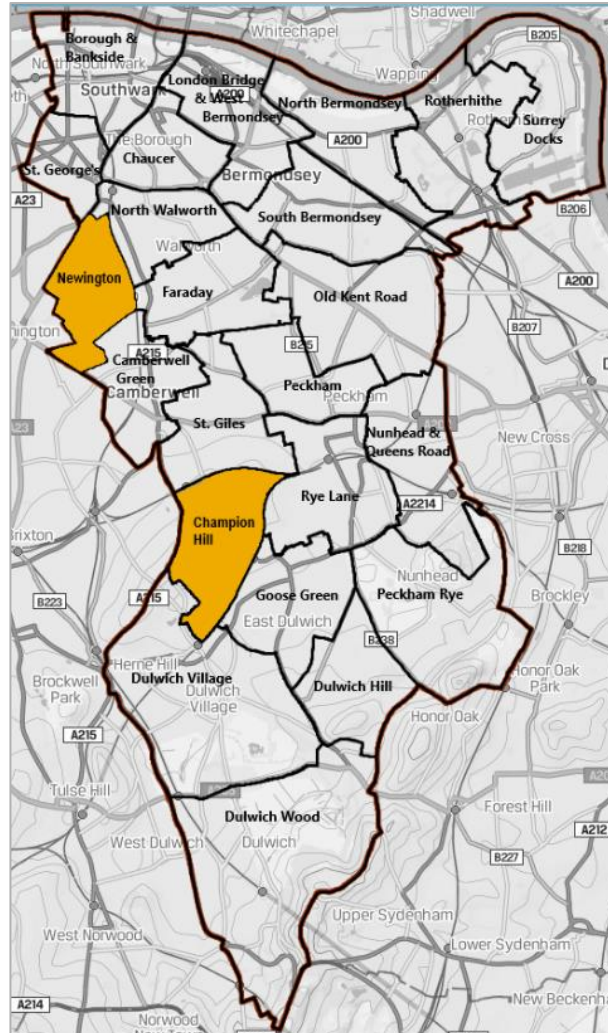


Designation 1: Antisocial behaviour (ASB)

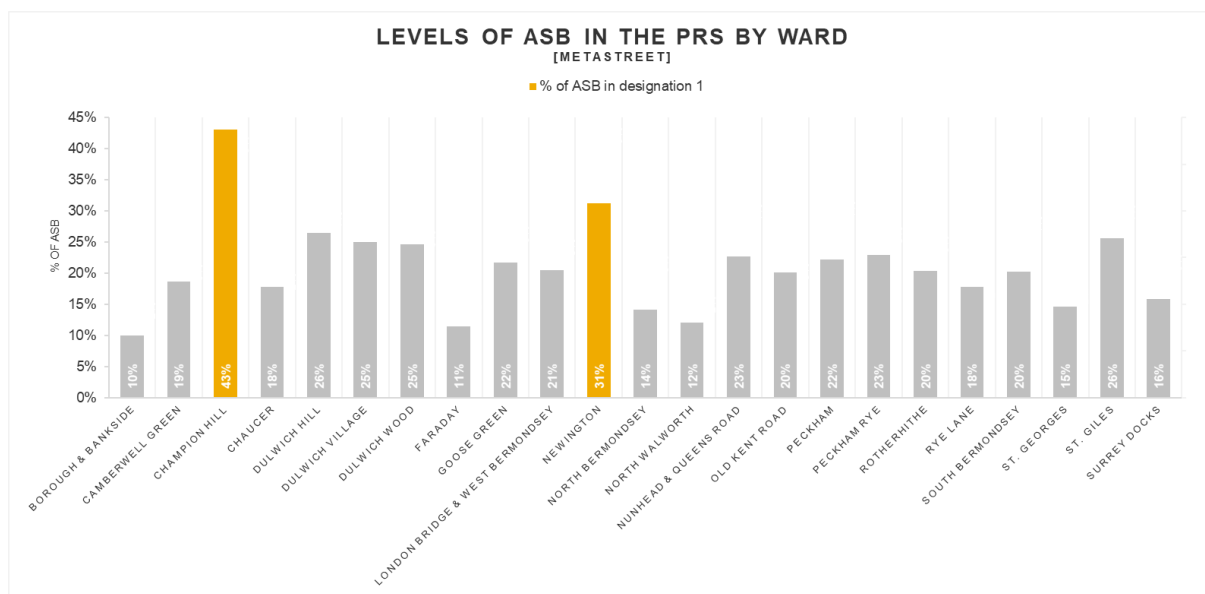
Which areas are included in this designation?

Newington and Champion Hill are the two wards included in this proposed designation. These wards have the highest levels of ASB connected to the PRS compared to all other wards in the borough.



What is the evidence of ASB in the private rented sector in this area?

In these two wards alone, there were 755 complaints of ASB over a five-year period. The majority of the complaints were around noise and rowdy behaviour. Once a complaint is received and verified as being in a property that is privately rented, the Housing Enforcement team is notified. The landlord is informed of the issue by letter. These properties have required over 800 interventions, representing a huge drain on council resources. 137 properties in these wards needed repeat interventions, showing that some landlords are failing to take the appropriate action to deal with ASB in their properties.



How will selective licensing deal with ASB in the designated area?

The council has been using an informal approach to deal with ASB in privately rented properties. This has included writing to landlords to inform them of the behaviour of their tenants and working with landlords to resolve the issues. The previous selective licensing scheme was not in operation in these wards.

A new selective licensing scheme in these wards would give the council greater information and powers to deal with the properties that cause such a problem for neighbours and the community.

A designation of these two wards would allow the council to work proactively with the landlords and owners of the properties to prevent ASB and, where necessary, deal with ASB in their properties. The licence conditions will clearly state the responsibilities of landlords to prevent and also deal with any ASB that arises. There will also be guidance and support for landlords on how to manage tenants who are causing ASB. Information for tenants about their responsibilities about causing ASB will also be available.

The selective licensing scheme in the borough would support a new ASB officer post to specifically deal with ASB in the PRS. This officer would be part of Southwark's antisocial behaviour unit team (SASBU) but would have specific responsibility for repeat complaints in the PRS. The multi-agency team is made up of local Police, UKBA, the Fire Service, as well as representatives from other council departments including Trading Standards and Planning. They meet weekly, share intelligence and work together to try and resolve ASB. Having a specific person on the team to deal with the PRS should lead to a reduction in ASB in the area.

Since 2014, the SASBU team has dealt with 267 complaints about ASB in privately rented properties. These complaints range from crack houses, brothels and cannabis factories to harassment of neighbours and issues with aggressive dogs.

Noise complaints are dealt with by a different team and in the same period there were 261 noise abatement notices issued against properties that were privately rented.

The proposed selective licence conditions for designation 1

As designation 1 is based on ASB there are specific, discretionary licence conditions relating to ASB. These licence conditions form part of the consultation and the council welcomes any views on them. The licence conditions for designation 1 can be found on the property licensing page of the council web site.