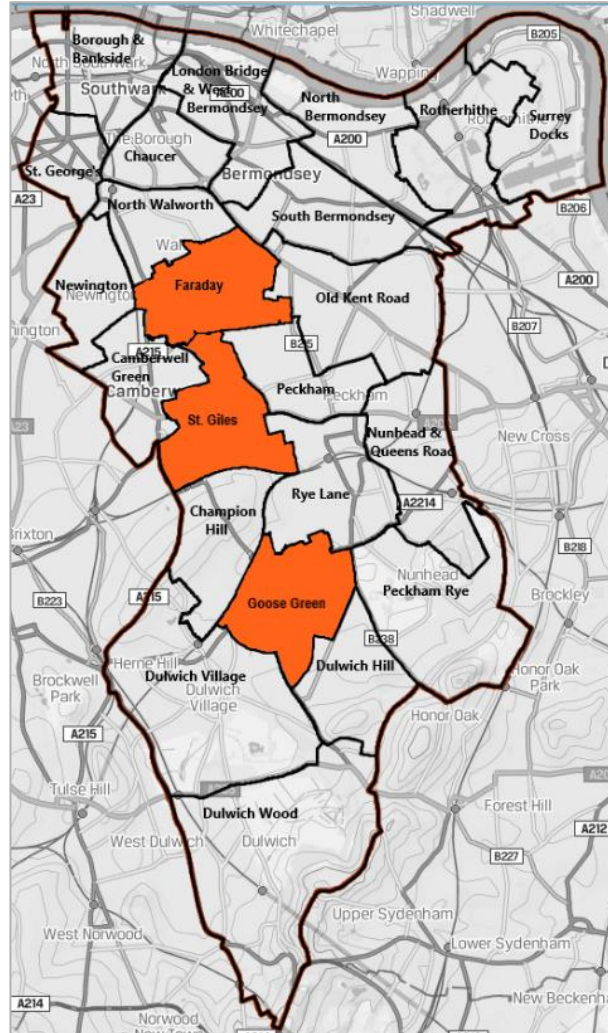## Designation 2: Poor property conditions
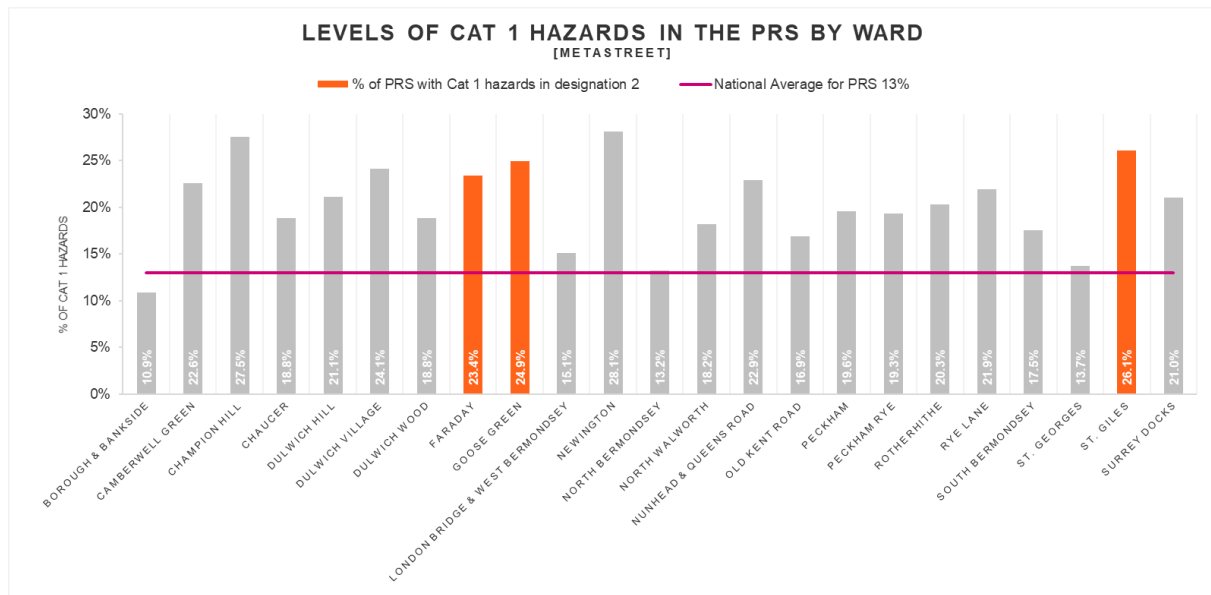
Which areas are included in this designation?

Faraday, Goose Green and St. Giles wards are included in this designation. These wards have some of the worst property conditions in the borough's PRS.

What is the evidence of poor property conditions in this area?

A study was carried out to predict the number of PRS properties in the borough and whether these properties are likely to contain any category 1 hazards. The three wards in this designation have some of the highest levels of category 1 hazards in the borough, 23.4%, 24.9%, and 26.1% respectively, around double the national average of 13%.

LEVELS OF CAT 1 HAZARDS IN THE PRS BY WARD
[M E T A S T R E E T]

■ % of PRS with Cat 1 hazards in designation 2 —— National Average for PRS 13%

Ward values: BOROUGH & BANKSIDE 10.9%, CAMBERWELL GREEN 22.6%, CHAMPION HILL 27.5%, CHAUCER 18.8%, DULWICH HILL 21.1%, DULWICH VILLAGE 24.1%, DULWICH WOOD 18.8%, FARADAY 23.4%, GOOSE GREEN 24.9%, LONDON BRIDGE & WEST BERMONDSEY 15.1%, NEWINGTON 28.1%, NORTH BERMONDSEY 13.2%, NORTH WALWORTH 18.2%, NUNHEAD & QUEENS ROAD 22.9%, OLD KENT ROAD 16.9%, PECKHAM 19.6%, PECKHAM RYE 19.3%, ROTHERHITHE 20.3%, RYE LANE 21.9%, SOUTH BERMONDSEY 17.5%, ST. GEORGES 13.7%, ST. GILES 26.1%, SURREY DOCKS 21.0%

Overall, in these three wards, there are 1,451 properties in the PRS that are predicted to have category 1 hazard. A significant number of these would need to be inspected to ensure tenant safety.

In addition, these wards have a high proportion of properties in the private rented sector (above the national average of rented properties) and are occupied under assured shorthold tenancies, as this is the most common/default tenancy found in Southwark.

How will licensing deal with poor property conditions in the designated area?
Under the previous selective licensing scheme, the number of hazards found in licensed properties was much lower than the predicted levels in unlicensed properties. In 476 properties with selective licences inspected by officers, only 13% had category 1 hazards. This compares to nearly double that (23-26%) in the unlicensed properties in these three wards. This is almost certainly due to the fact that many of the licensed properties had been previously inspected by the council and landlords had made the necessary improvements to their properties.

The designation of these three wards will allow the council to start dealing with some of the worst property conditions in the borough. This designation is in phase 1, which could be brought in as early as September 2021.

There will be clear licence conditions relating to the standard and management of rented properties in the area. Higher risk properties will be prioritised for inspection by officers to check for hazards and compliance with licence conditions. The council will take enforcement action (under Part 1 of the Housing Act), where necessary, to improve poor property conditions.

It is much easier to rectify property issues under the legal framework of the licensing scheme and when the landlord and other property management companies are known to the council. Landlords who fail to licence their properties could receive a civil penalty for failure to licence.

Information and support on the professional management of properties will be available to landlords through the council's web site and landlord forums (in person and online). The licence conditions relating to the management of the properties will help ensure that properties are properly managed to prevent further deterioration.

The council will work with landlords to address poor property conditions and help them to comply with the licence conditions in these wards.

The council will also continue to work with the London Fire Brigade, Home Office, Police, HMRC and the Gang Masters and Labour Abuse Authority, as well as additional council departments, to identify properties that need improvement.

In the previous scheme, this co-working resulted in an increase in prosecutions of rogue landlords to 28 over the last two years of the scheme. This can largely be attributed to the increased and efficient intelligence sharing within the group.

The proposed selective licence conditions for designation 2
As designation 2 is based on poor property conditions there are specific, discretionary licence conditions relating to these. The licence conditions form part of the consultation and the council welcomes any views on them. The proposed licence conditions for designation 2 can be found on the property licensing pages on the council web site.