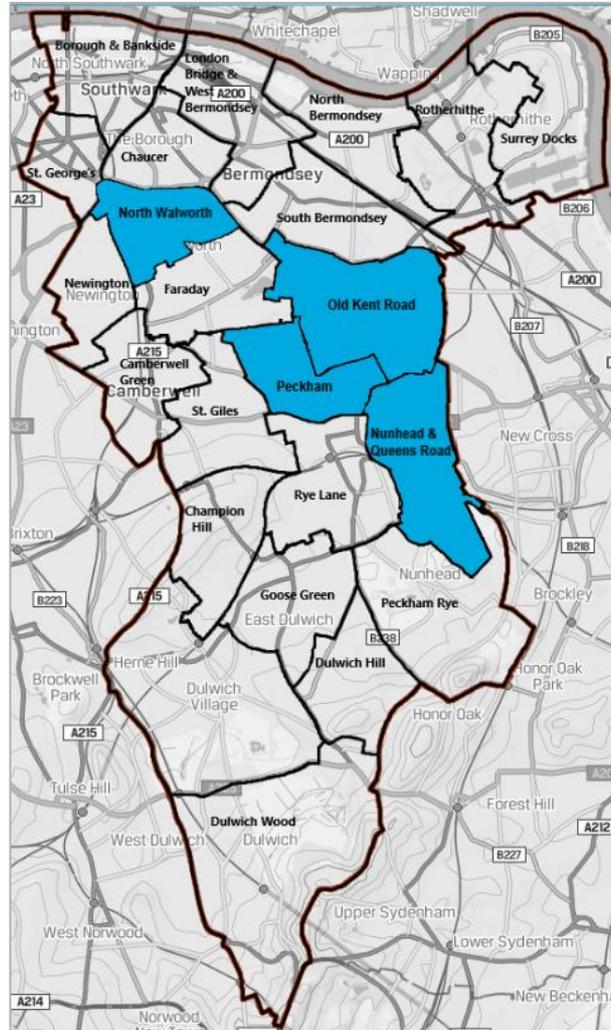


Designation 3: Deprivation and poor property conditions

Which areas are included in this designation?

There are four wards in this designation: North Walworth, Nunhead & Queens Road, Old Kent Road and Peckham. These wards are some of the most deprived and in Southwark and have poor property conditions.



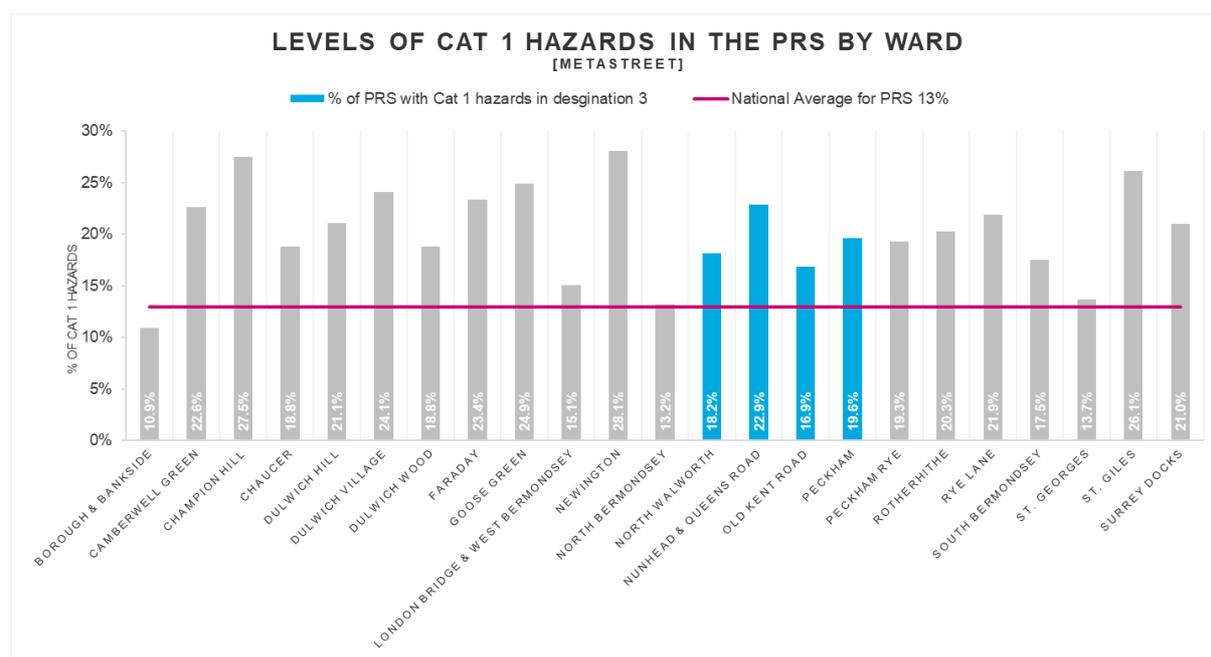
What is the evidence of deprivation and poor property conditions in this area?

These four wards are all in the bottom 30% of deprived wards in the country. The government uses a range of measures to produce Indices of Multiple Deprivation. This allows areas to be ranked nationally between 0.1 as the most deprived and 10.0 as the least deprived. The national average is 5.0. These four wards sit between 2.4 and 2.7 and are some of the most deprived in the borough. The council knows that poor property conditions make deprivation worse. People living in deprived areas have fewer choices about where they can live and are often stuck in overcrowded, poorly maintained accommodation.

From the study carried out, these wards also have levels of category 1 hazards that are higher than the national average. There 1,858 PRS properties in this designation that are expected to have category 1 hazards, such as overcrowding, damp & mould

and fire hazards. These are the most likely to affect the health and safety of the tenants who live in them.

Ward	% PRS	IMD ranking	% Cat 1 hazards
North Walworth	38.4%	2.6	18.2%
Nunhead & Queens Road	36.5%	2.4	22.9%
Old Kent Road	30.8%	2.7	16.9%
Peckham	30.1%	2.4	19.6%
National average (England)	19.0%	5.0	13.0%



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 in Southwark.

How will licensing deal with deprivation and poor property conditions in the designated area?

The designation of these wards will help the council to deal with the poor property conditions and issues that make deprivation worse, including overcrowding, fuel and water poverty. The licence conditions clearly state the maximum occupancy of the property to prevent overcrowding; either a single family or two unrelated sharers.

The licence holder must take steps to:

- improve the energy efficiency of a property that is lower than an E rating (unless an exemption applies)
- Install programmable and thermostatically controllable heating and hot water to help reduce fuel costs and fuel poverty
- Fit water-saving devices in the kitchen and bathroom to help reduce water costs in properties with meters

These improvements will be enforced under different legislation.

There will also 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 license their properties could receive a civil penalty for failure to license.

The council will also continue to work with the Police, the London Fire Brigade and UKBA to identify properties that need improvement. It will work with local community groups, including food banks, to identify tenants living in poor conditions and properties that can be improved. Where possible, the council will work with landlords to address poor property conditions and the factors that make deprivation worse, to help them to comply with the licence conditions in these wards.

The proposed selective licence conditions for designation 3

As designation 3 is based on deprivation and 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 3 can be found on the property licensing pages on the council web site.