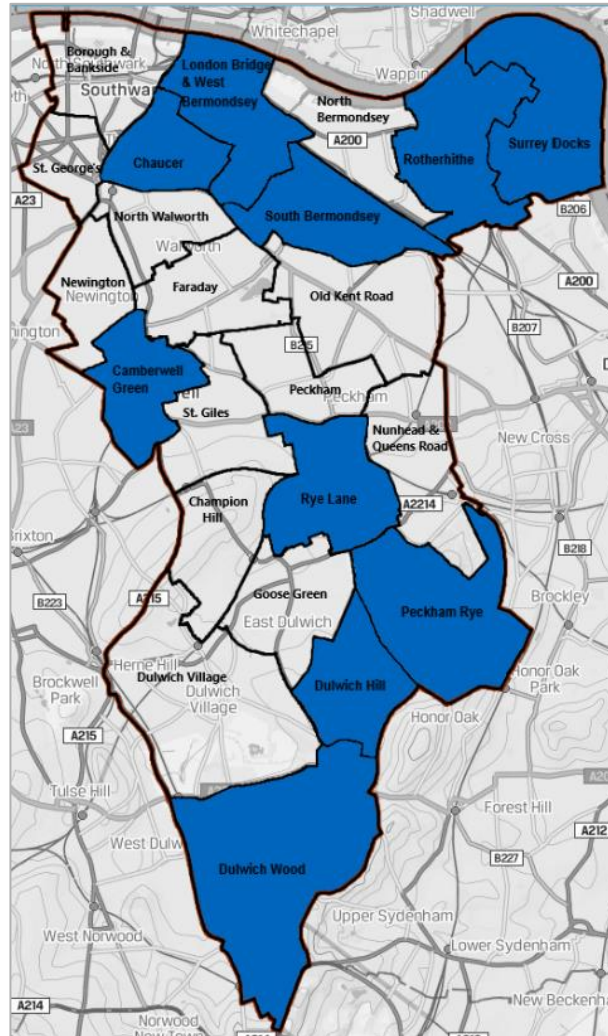


## Designation 4: Poor property conditions

### *Which areas are included in this designation?*

There are ten wards in this designation: Camberwell Green, Chaucer, Dulwich Hill, Dulwich Wood, London Bridge & West Bermondsey, Peckham Rye, Rotherhithe, Rye Lane, South Bermondsey and Surrey Docks. These wards all have poor property conditions demonstrated by high levels of category 1 hazards in the PRS.



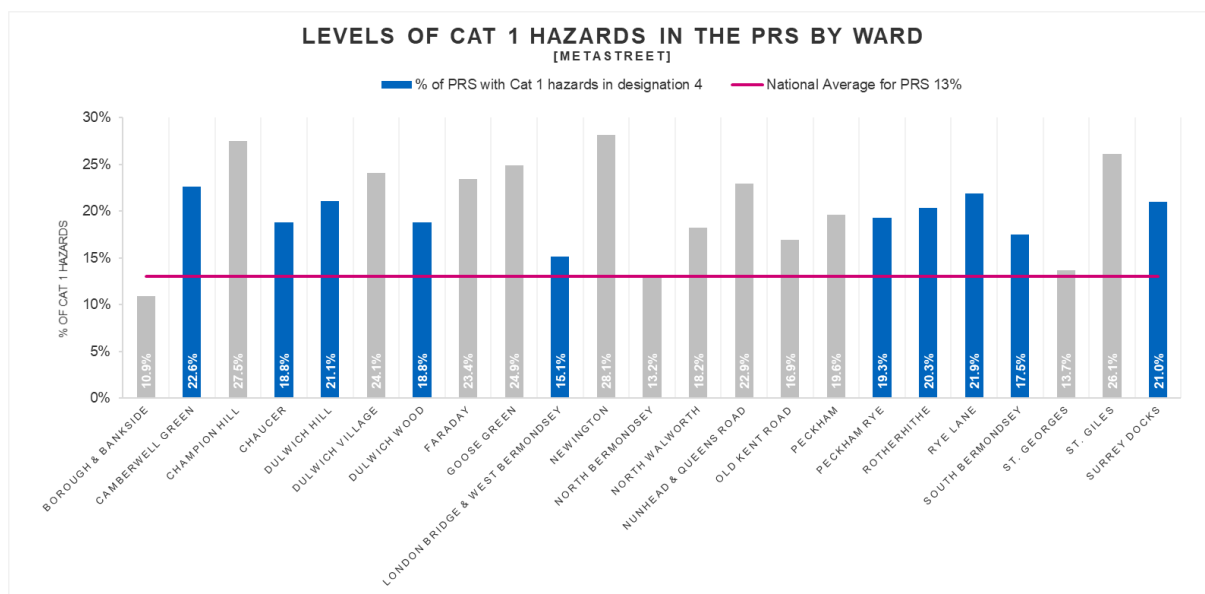
### *What is the evidence of poor property conditions in this area?*

A study was carried out to predict the number of privately rented properties in the borough, and whether they are likely to contain any housing hazards. It showed that the ten wards in this designation have PRS properties that have unacceptably high levels of category 1 hazards.

The properties in this designation have levels of category 1 hazards that are higher than the national average for PRS of 13%<sup>1</sup>. There may be at least 3,754 PRS properties in this area that have a category 1 hazard, a large proportion of which will need to be inspected to ensure the safety of the tenants that live in them.

---

<sup>1</sup> [English Housing Survey 2019-20, p4.](#)



### *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 those predicted in these wards<sup>2</sup>. In 476 properties with selective licences inspected by officers, only 13% had category 1 hazards (comparable with the national average). This compares to an average of 19.6% in the unlicensed properties in these ten 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 as a result.

The designation of these ten wards will allow the council to bring about an improvement to property conditions in the area during the life of the scheme. There are proposed licence conditions relating to the standard and management of the rented properties. Higher risk properties will be prioritised for inspection by officers to check for hazards and compliance with the licence conditions. This will allow the council to take enforcement action (under Part 1 of the Housing Act), where necessary, to improve properties.

The council will expect property condition issues identified during an inspection to be resolved within a reasonable period, depending on the severity of the issue. Improvement Notices, Overcrowding Notices and Prohibition Orders are formal notices that may be issued to bring about improvements in properties. The council charges the landlord if a formal notice is issued.

Landlords who fail to licence their properties could receive a civil penalty.

The licence conditions will be used to ensure continued compliance with property conditions and standards to prevent a further deterioration in the rented properties.

<sup>2</sup> Housing Stock Condition and Stressors Report, Metastreet, 2019

Landlords will be able to access information on the council's web site and through forums (either in person or online) to help them improve their property management skills.

The council will also continue to work with the local Police, the London Fire Brigade, UKBA and other council departments to identify properties that need improvement. The council will work with landlords to address poor property conditions and help them to comply with the licence conditions in these wards.

*The proposed selective licence conditions for designation 4*

As designation 4 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 4 can be found on the property licensing pages on the council web site.