# Private rented property licensing consultation
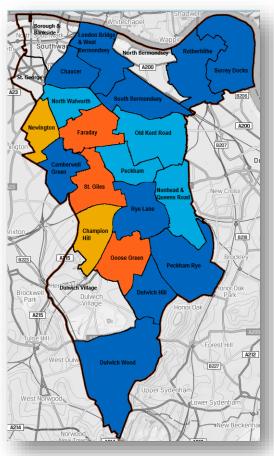
## Ward summaries 2021

# WARD SUMMARY: DATA SOURCES

- Information about each ward in the borough can be found in the Ward Summaries below and can be downloaded from the web page.
- These show a breakdown of information about each ward, relating to housing information for the Private Rented Sector, property conditions, anti-social behaviour and deprivation.
- Information has been gathered from the following sources:

| Housing Information | % of Housing Stock in Private Rented Sector (predicted) | Housing Stock Condition and Stressors Report, 2019 |
|---|---|---|
| | Number of existing Mandatory HMOs | London Borough of Southwark, 2019 |
| | Number of licensable properties - Selective (predicted) | Housing Stock Condition and Stressors Report, 2019 |
| | Number of licensable properties - Additional HMOs (predicted) | Housing Stock Condition and Stressors Report, 2019 |
| | Number of council interventions related to the Private Rented Sector | Housing Stock Condition and Stressors Report, 2019 |
| **Property Conditions** | % of Category 1 (HHSRS) hazards in the Private Rented Sector (predicted) | Housing Stock Condition and Stressors Report, 2019 |
| | % of Category 1 (HHSRS) hazards in HMOs (predicted) | Housing Stock Condition and Stressors Report, 2019 |
| | % of Category 1 (HHSRS) hazards in England (national average) | English Housing Survey, 2019 |
| | % of Category 1 (HHSRS) hazards in Southwark Borough (average) | Housing Stock Condition and Stressors Report, 2019 |
| **Anti-Social Behaviour** | % of Private Rented Sector with associated Anti-Social Behaviour incidents | Housing Stock Condition and Stressors Report, 2019 |
| | % of Private Rented Sector with associated Anti-Social Behaviour incidents within Southwark Borough (average) | Housing Stock Condition and Stressors Report, 2019 |
| | Number of properties with persistent Anti-Social Behaviour incidents | Housing Stock Condition and Stressors Report, 2019 |
| **Deprivation** | Indices of Multiple Deprivation Ranking within England | English Indices of deprivation, 2019 |
| | Deprivation Ranking within Southwark Borough (total of 23 wards) | English Indices of deprivation, 2019 |
| | Barriers to housing and services decile | English Indices of deprivation, 2019 |
| | Barriers to housing and services decile within England (national average) | English Indices of deprivation, 2019 |

# CHAMPION HILL

## Designation 1: Very high, repeat ASB

### Housing Information

| | |
|---|---|
| % of Housing Stock in Private Rented Sector (predicted) | 21.2% |
| Number of existing Mandatory HMOs | 11 |
| Number of licensable properties - Selective (predicted) | 807 |
| Number of licensable properties - Additional HMOs (predicted) | 106 |
| Number of council interventions related to the Private Rented Sector | 527 |

### Property Conditions

| | |
|---|---|
| % of Category 1 (HHSRS) hazards in the Private Rented Sector (predicted) | 27.5% |
| % of Category 1 (HHSRS) hazards in HMOs (predicted) | 94.0% |
| % of Category 1 (HHSRS) hazards in England (national average) | 14.0% |
| % of Category 1 (HHSRS) hazards in Southwark Borough (average) | 20.3% |

### Anti-Social Behaviour

| | |
|---|---|
| % of Private Rented Sector with associated Anti-Social Behaviour incidents | 43.0% |
| % of Private Rented Sector with associated Anti-Social Behaviour incidents within Southwark Borough (average) | 21.0% |
| Number of properties with persistent Anti-Social Behaviour incidents | 50 |



*Fig 1: Map showing wards in this designation*

# NEWINGTON

## Designation 1: Very high, repeat ASB

### Housing Information

| | |
|---|---|
| % of Housing Stock in Private Rented Sector (predicted) | 17.6% |
| Number of existing Mandatory HMOs | 14 |
| Number of licensable properties - Selective (predicted) | 983 |
| Number of licensable properties - Additional HMOs (predicted) | 144 |
| Number of council interventions related to the Private Rented Sector | 528 |

### Property Conditions

| | |
|---|---|
| % of Category 1 (HHSRS) hazards in the Private Rented Sector (predicted) | 28.1% |
| % of Category 1 (HHSRS) hazards in HMOs (predicted) | 96.0% |
| % of Category 1 (HHSRS) hazards in England (national average) | 14.0% |
| % of Category 1 (HHSRS) hazards in Southwark Borough (average) | 20.3% |

### Anti-Social Behaviour

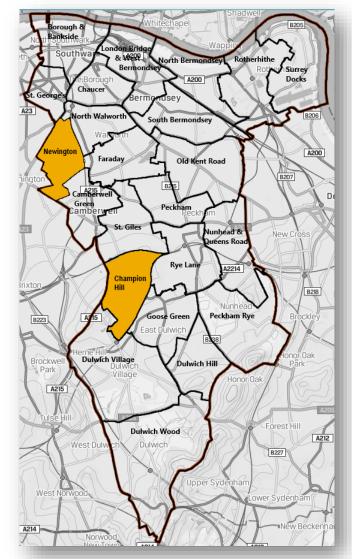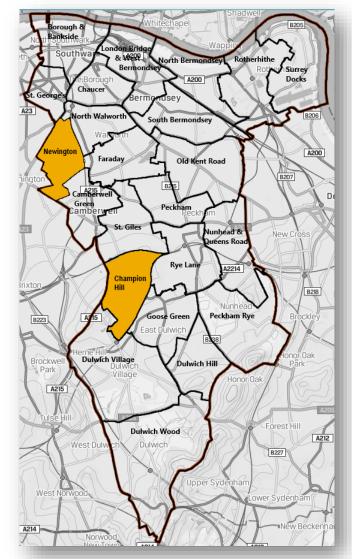| | |
|---|---|
| % of Private Rented Sector with associated Anti-Social Behaviour incidents | 31.0% |
| % of Private Rented Sector with associated Anti-Social Behaviour incidents within Southwark Borough (average) | 21.0% |
| Number of properties with persistent Anti-Social Behaviour incidents | 64 |



*Fig 1: Map showing wards in this designation*

# FARADAY

## Designation 2: Poor property conditions

### Housing Information

| | |
|---|---|
| **% of Housing Stock in Private Rented Sector (predicted)** | 32.4% |
| **Number of existing Mandatory HMOs** | 8 |
| **Number of licensable properties - Selective (predicted)** | 1524 |
| **Number of licensable properties - Additional HMOs (predicted)** | 262 |
| **Number of council interventions related to the Private Rented Sector** | 543 |

### Property Conditions

| | |
|---|---|
| **% of Category 1 (HHSRS) hazards in the Private Rented Sector (predicted)** | 23.4% |
| **% of Category 1 (HHSRS) hazards in HMOs (predicted)** | 89.0% |
| **% of Category 1 (HHSRS) hazards in England (national average)** | 14.0% |
| **% of Category 1 (HHSRS) hazards in Southwark Borough (average)** | 20.3% |



*Fig 1: Map showing wards in this designation*

# GOOSE GREEN

## Designation 2: Poor property conditions

### Housing Information

| | |
|---|---|
| % of Housing Stock in Private Rented Sector (predicted) | 28.8% |
| Number of existing Mandatory HMOs | 25 |
| Number of licensable properties - Selective (predicted) | 1,679 |
| Number of licensable properties - Additional HMOs (predicted) | 214 |
| Number of council interventions related to the Private Rented Sector | 711 |

### Property Conditions

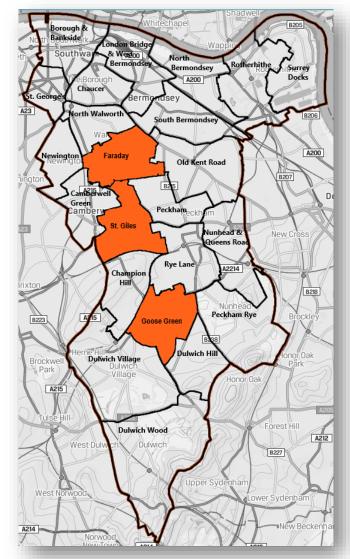| | |
|---|---|
| % of Category 1 (HHSRS) hazards in the Private Rented Sector (predicted) | 24.9% |
| % of Category 1 (HHSRS) hazards in HMOs (predicted) | 90.0% |
| % of Category 1 (HHSRS) hazards in England (national average) | 14.0% |
| % of Category 1 (HHSRS) hazards in Southwark Borough (average) | 20.3% |



*Fig 1: Map showing wards in this designation*

# ST. GILES

## Designation 2: Poor property conditions

### Housing Information

| | |
|---|---|
| % of Housing Stock in Private Rented Sector (predicted) | 29.2% |
| Number of existing Mandatory HMOs | 44 |
| Number of licensable properties - Selective (predicted) | 1,786 |
| Number of licensable properties - Additional HMOs (predicted) | 296 |
| Number of council interventions related to the Private Rented Sector | 970 |

### Property Conditions

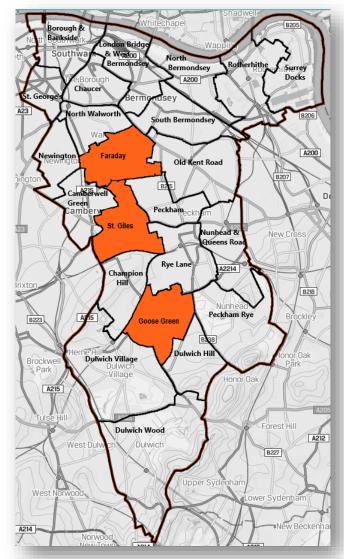| | |
|---|---|
| % of Category 1 (HHSRS) hazards in the Private Rented Sector (predicted) | 26.1% |
| % of Category 1 (HHSRS) hazards in HMOs (predicted) | 84.0% |
| % of Category 1 (HHSRS) hazards in England (national average) | 14.0% |
| % of Category 1 (HHSRS) hazards in Southwark Borough (average) | 20.3% |



*Fig 1: Map showing wards in this designation*

# NORTH WALWORTH

## Designation 3: Deprivation & poor property conditions

### Housing Information

| | |
|---|---|
| % of Housing Stock in Private Rented Sector (predicted) | 38.4% |
| Number of existing Mandatory HMOs | 35 |
| Number of licensable properties - Selective (predicted) | 2,565 |
| Number of licensable properties - Additional HMOs (predicted) | 540 |
| Number of council interventions related to the Private Rented Sector | 1,126 |

### Property Conditions

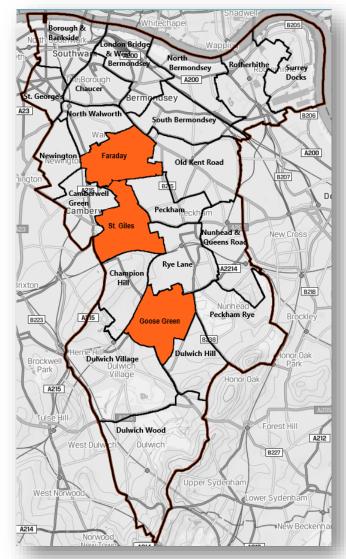| | |
|---|---|
| % of Category 1 (HHSRS) hazards in the Private Rented Sector (predicted) | 18.2% |
| % of Category 1 (HHSRS) hazards in HMOs (predicted) | 56.0% |
| % of Category 1 (HHSRS) hazards in England (national average) | 14.0% |
| % of Category 1 (HHSRS) hazards in Southwark Borough (average) | 20.3% |

### Deprivation

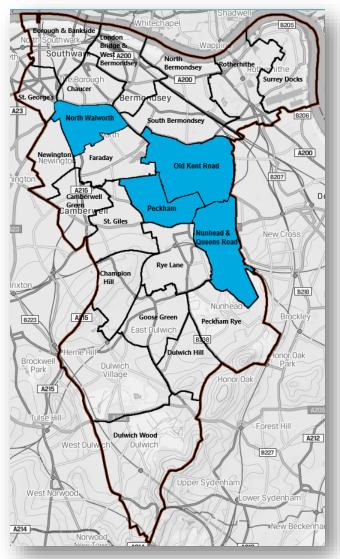| | |
|---|---|
| Indices of Multiple Deprivation Ranking within England | 2.6 |
| Deprivation Ranking within Southwark Borough (total of 23 wards) | 5th out of 23 |
| Barriers to housing and services decile | 35.85 |
| Barriers to housing and services decile within England (national average) | 21.6 |



*Fig 1: Map showing wards in this designation*

# NUNHEAD & QUEENS ROAD

## Designation 3: Deprivation & poor property conditions

### Housing Information

| | |
|---|---|
| % of Housing Stock in Private Rented Sector (predicted) | 36.5% |
| Number of existing Mandatory HMOs | 27 |
| Number of licensable properties - Selective (predicted) | 2,230 |
| Number of licensable properties - Additional HMOs (predicted) | 266 |
| Number of council interventions related to the Private Rented Sector | 944 |

### Property Conditions

| | |
|---|---|
| % of Category 1 (HHSRS) hazards in the Private Rented Sector (predicted) | 22.9% |
| % of Category 1 (HHSRS) hazards in HMOs (predicted) | 95.0% |
| % of Category 1 (HHSRS) hazards in England (national average) | 14.0% |
| % of Category 1 (HHSRS) hazards in Southwark Borough (average) | 20.3% |

### Deprivation

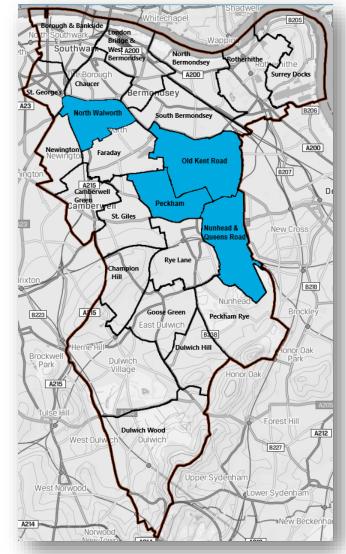| | |
|---|---|
| Indices of Multiple Deprivation Ranking within England | 2.4 |
| Deprivation Ranking within Southwark Borough (total of 23 wards) | 2nd out of 23 |
| Barriers to housing and services decile | 36.16 |
| Barriers to housing and services decile within England (national average) | 21.6 |



*Fig 1: Map showing wards in this designation*

# OLD KENT ROAD

## Designation 3: Deprivation & poor property conditions

### Housing Information

| | |
|---|---|
| % of Housing Stock in Private Rented Sector (predicted) | 30.8% |
| Number of existing Mandatory HMOs | 13 |
| Number of licensable properties - Selective (predicted) | 2,082 |
| Number of licensable properties - Additional HMOs (predicted) | 202 |
| Number of council interventions related to the Private Rented Sector | 711 |

### Property Conditions

| | |
|---|---|
| % of Category 1 (HHSRS) hazards in the Private Rented Sector (predicted) | 16.9% |
| % of Category 1 (HHSRS) hazards in HMOs (predicted) | 94.0% |
| % of Category 1 (HHSRS) hazards in England (national average) | 14.0% |
| % of Category 1 (HHSRS) hazards in Southwark Borough (average) | 20.3% |

### Deprivation

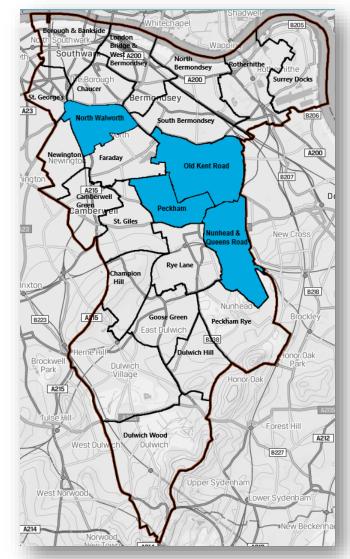| | |
|---|---|
| Indices of Multiple Deprivation Ranking within England | 2.7 |
| Deprivation Ranking within Southwark Borough (total of 23 wards) | 6th out of 23 |
| Barriers to housing and services decile | 37.17 |
| Barriers to housing and services decile within England (national average) | 21.6 |



*Fig 1: Map showing wards in this designation*

# PECHAM

## Designation 3: Deprivation & poor property conditions

### Housing Information

| | |
|---|---|
| % of Housing Stock in Private Rented Sector (predicted) | 30.1% |
| Number of existing Mandatory HMOs | 20 |
| Number of licensable properties - Selective (predicted) | 1,599 |
| Number of licensable properties - Additional HMOs (predicted) | 188 |
| Number of council interventions related to the Private Rented Sector | 667 |

### Property Conditions

| | |
|---|---|
| % of Category 1 (HHSRS) hazards in the Private Rented Sector (predicted) | 19.6% |
| % of Category 1 (HHSRS) hazards in HMOs (predicted) | 90.0% |
| % of Category 1 (HHSRS) hazards in England (national average) | 14.0% |
| % of Category 1 (HHSRS) hazards in Southwark Borough (average) | 20.3% |

### Deprivation

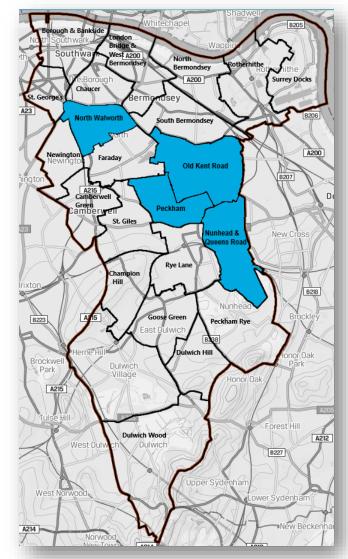| | |
|---|---|
| Indices of Multiple Deprivation Ranking within England | 2.4 |
| Deprivation Ranking within Southwark Borough (total of 23 wards) | 3rd out of 23 |
| Barriers to housing and services decile | 37.97 |
| Barriers to housing and services decile within England (national average) | 21.6 |



*Fig 1: Map showing wards in this designation*

# CAMBERWELL GREEN

## Designation 4: Poor property conditions

### Housing Information

| | |
|---|---|
| % of Housing Stock in Private Rented Sector (predicted) | 25.2% |
| Number of existing Mandatory HMOs | 20 |
| Number of licensable properties - Selective (predicted) | 1,550 |
| Number of licensable properties - Additional HMOs (predicted) | 221 |
| Number of council interventions related to the Private Rented Sector | 639 |

### Property Conditions

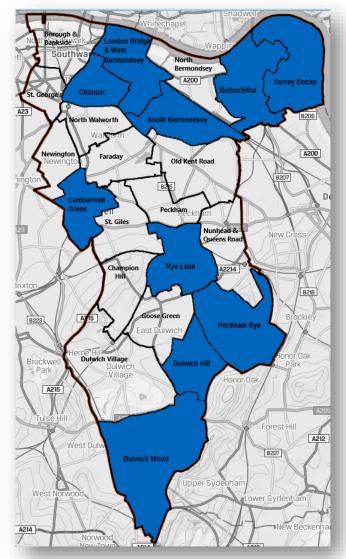| | |
|---|---|
| % of Category 1 (HHSRS) hazards in the Private Rented Sector (predicted) | 22.6% |
| % of Category 1 (HHSRS) hazards in HMOs (predicted) | 92.0% |
| % of Category 1 (HHSRS) hazards in England (national average) | 14.0% |
| % of Category 1 (HHSRS) hazards in Southwark Borough (average) | 20.3% |



Fig 1: Map showing wards in this designation

# CHAUCER

## Designation 4: Poor property conditions

### Housing Information

| | |
|---|---|
| % of Housing Stock in Private Rented Sector (predicted) | 31.8% |
| Number of existing Mandatory HMOs | 13 |
| Number of licensable properties - Selective (predicted) | 1,980 |
| Number of licensable properties - Additional HMOs (predicted) | 261 |
| Number of council interventions related to the Private Rented Sector | 726 |

### Property Conditions

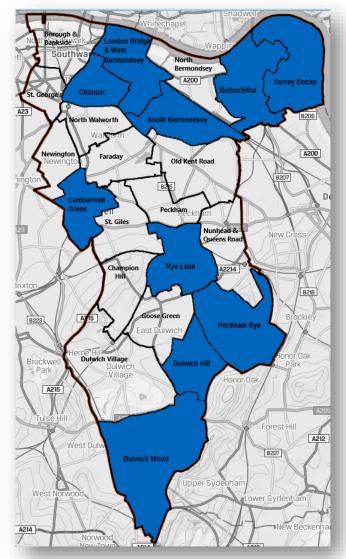| | |
|---|---|
| % of Category 1 (HHSRS) hazards in the Private Rented Sector (predicted) | 22.6% |
| % of Category 1 (HHSRS) hazards in HMOs (predicted) | 92.0% |
| % of Category 1 (HHSRS) hazards in England (national average) | 14.0% |
| % of Category 1 (HHSRS) hazards in Southwark Borough (average) | 20.3% |



*Fig 1: Map showing wards in this designation*

# DULWICH HILL

## Designation 4: Poor property conditions

### Housing Information

| | |
|---|---|
| % of Housing Stock in Private Rented Sector (predicted) | 26.2% |
| Number of existing Mandatory HMOs | 11 |
| Number of licensable properties - Selective (predicted) | 984 |
| Number of licensable properties - Additional HMOs (predicted) | 107 |
| Number of council interventions related to the Private Rented Sector | 439 |

### Property Conditions

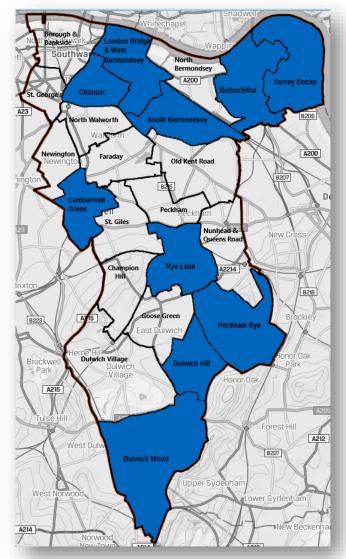| | |
|---|---|
| % of Category 1 (HHSRS) hazards in the Private Rented Sector (predicted) | 21.1% |
| % of Category 1 (HHSRS) hazards in HMOs (predicted) | 83.0% |
| % of Category 1 (HHSRS) hazards in England (national average) | 14.0% |
| % of Category 1 (HHSRS) hazards in Southwark Borough (average) | 20.3% |



*Fig 1: Map showing wards in this designation*

# DULWICH WOOD

## Designation 4: Poor property conditions

### Housing Information

| | |
|---|---|
| % of Housing Stock in Private Rented Sector (predicted) | 29.2% |
| Number of existing Mandatory HMOs | 4 |
| Number of licensable properties - Selective (predicted) | 1,213 |
| Number of licensable properties - Additional HMOs (predicted) | 109 |
| Number of council interventions related to the Private Rented Sector | 464 |

### Property Conditions

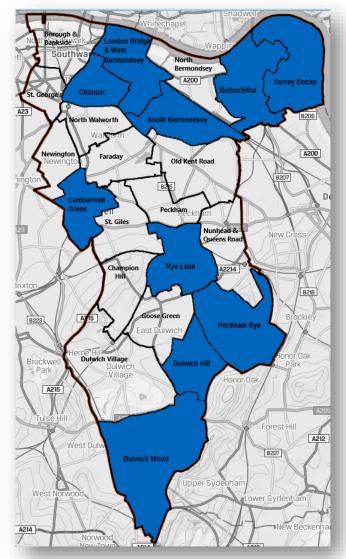| | |
|---|---|
| % of Category 1 (HHSRS) hazards in the Private Rented Sector (predicted) | 18.8% |
| % of Category 1 (HHSRS) hazards in HMOs (predicted) | 90.0% |
| % of Category 1 (HHSRS) hazards in England (national average) | 14.0% |
| % of Category 1 (HHSRS) hazards in Southwark Borough (average) | 20.3% |



*Fig 1: Map showing wards in this designation*

# LONDON BRIDGE & WEST BERMONDSEY

## Designation 4: Poor property conditions

### Housing Information

| | |
|---|---|
| % of Housing Stock in Private Rented Sector (predicted) | 27.2% |
| Number of existing Mandatory HMOs | 11 |
| Number of licensable properties - Selective (predicted) | 2,087 |
| Number of licensable properties - Additional HMOs (predicted) | 205 |
| Number of council interventions related to the Private Rented Sector | 725 |

### Property Conditions

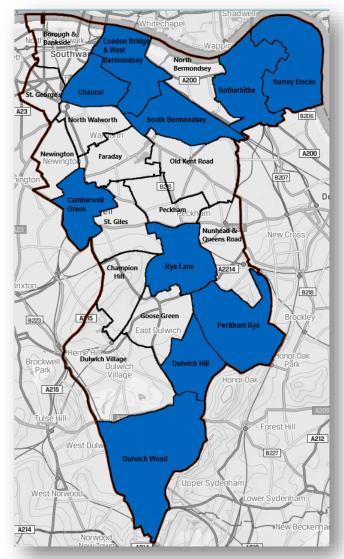| | |
|---|---|
| % of Category 1 (HHSRS) hazards in the Private Rented Sector (predicted) | 15.1% |
| % of Category 1 (HHSRS) hazards in HMOs (predicted) | 79.0% |
| % of Category 1 (HHSRS) hazards in England (national average) | 14.0% |
| % of Category 1 (HHSRS) hazards in Southwark Borough (average) | 20.3% |



*Fig 1: Map showing wards in this designation*

# PECKHAM RYE

## Designation 4: Poor property conditions

### Housing Information

| | |
|---|---|
| % of Housing Stock in Private Rented Sector (predicted) | 33.1% |
| Number of existing Mandatory HMOs | 12 |
| Number of licensable properties - Selective (predicted) | 1,327 |
| Number of licensable properties - Additional HMOs (predicted) | 99 |
| Number of council interventions related to the Private Rented Sector | 461 |

### Property Conditions

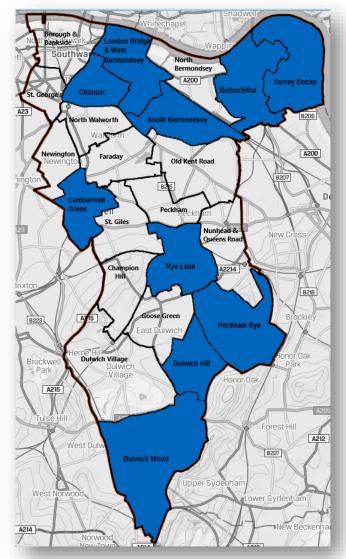| | |
|---|---|
| % of Category 1 (HHSRS) hazards in the Private Rented Sector (predicted) | 19.3% |
| % of Category 1 (HHSRS) hazards in HMOs (predicted) | 99.0% |
| % of Category 1 (HHSRS) hazards in England (national average) | 14.0% |
| % of Category 1 (HHSRS) hazards in Southwark Borough (average) | 20.3% |



*Fig 1: Map showing wards in this designation*

# ROTHERHITHE

## Designation 4: Poor property conditions

### Housing Information

| | |
|---|---|
| % of Housing Stock in Private Rented Sector (predicted) | 30.3% |
| Number of existing Mandatory HMOs | 47 |
| Number of licensable properties - Selective (predicted) | 1,975 |
| Number of licensable properties - Additional HMOs (predicted) | 225 |
| Number of council interventions related to the Private Rented Sector | 784 |

### Property Conditions

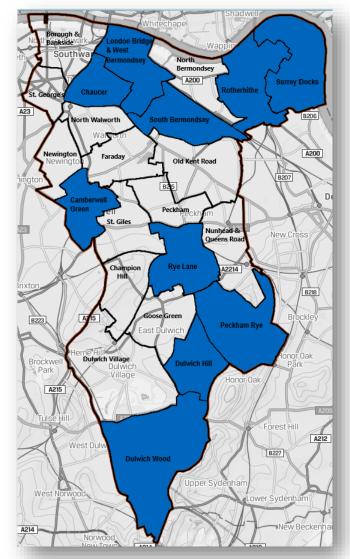| | |
|---|---|
| % of Category 1 (HHSRS) hazards in the Private Rented Sector (predicted) | 20.3% |
| % of Category 1 (HHSRS) hazards in HMOs (predicted) | 93.0% |
| % of Category 1 (HHSRS) hazards in England (national average) | 14.0% |
| % of Category 1 (HHSRS) hazards in Southwark Borough (average) | 20.3% |



Fig 1: Map showing wards in this designation

# RYE LANE

## Designation 4: Poor property conditions

### Housing Information

| | |
|---|---|
| % of Housing Stock in Private Rented Sector (predicted) | 33.3% |
| Number of existing Mandatory HMOs | 19 |
| Number of licensable properties - Selective (predicted) | 1,921 |
| Number of licensable properties - Additional HMOs (predicted) | 318 |
| Number of council interventions related to the Private Rented Sector | 799 |

### Property Conditions

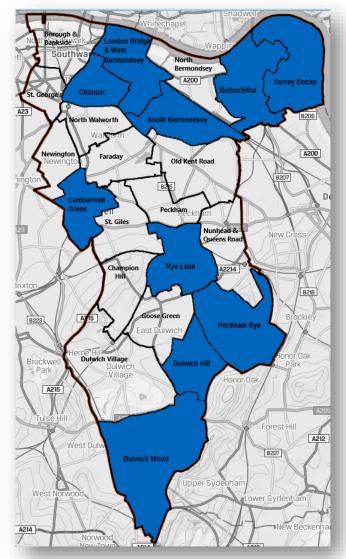| | |
|---|---|
| % of Category 1 (HHSRS) hazards in the Private Rented Sector (predicted) | 21.9% |
| % of Category 1 (HHSRS) hazards in HMOs (predicted) | 82.0% |
| % of Category 1 (HHSRS) hazards in England (national average) | 14.0% |
| % of Category 1 (HHSRS) hazards in Southwark Borough (average) | 20.3% |



Fig 1: Map showing wards in this designation

# SOUTH BERMONDSEY

## Designation 4: Poor property conditions

### Housing Information

| | |
|---|---|
| % of Housing Stock in Private Rented Sector (predicted) | 35.7% |
| Number of existing Mandatory HMOs | 51 |
| Number of licensable properties - Selective (predicted) | 2,350 |
| Number of licensable properties - Additional HMOs (predicted) | 216 |
| Number of council interventions related to the Private Rented Sector | 884 |

### Property Conditions

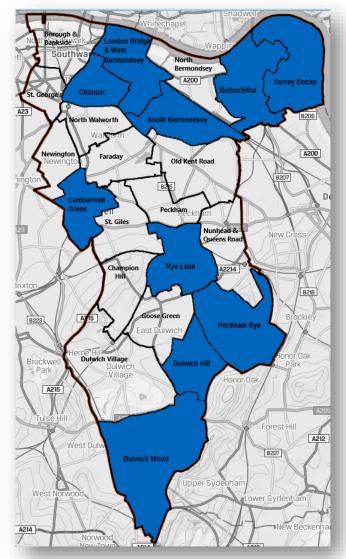| | |
|---|---|
| % of Category 1 (HHSRS) hazards in the Private Rented Sector (predicted) | 17.5% |
| % of Category 1 (HHSRS) hazards in HMOs (predicted) | 88.0% |
| % of Category 1 (HHSRS) hazards in England (national average) | 14.0% |
| % of Category 1 (HHSRS) hazards in Southwark Borough (average) | 20.3% |



Fig 1: Map showing wards in this designation

# SURREY DOCKS

## Designation 4: Poor property conditions

### Housing Information

| | |
|---|---|
| % of Housing Stock in Private Rented Sector (predicted) | 29.7% |
| Number of existing Mandatory HMOs | 69 |
| Number of licensable properties - Selective (predicted) | 1,661 |
| Number of licensable properties - Additional HMOs (predicted) | 203 |
| Number of council interventions related to the Private Rented Sector | 616 |

### Property Conditions

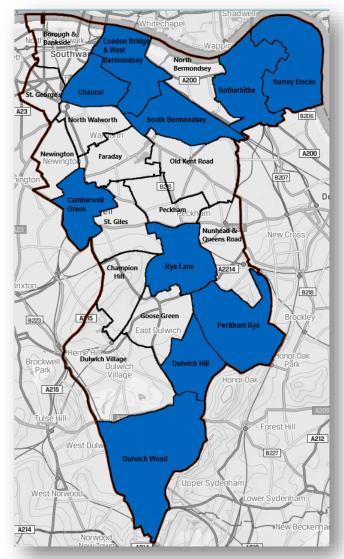| | |
|---|---|
| % of Category 1 (HHSRS) hazards in the Private Rented Sector (predicted) | 21.0% |
| % of Category 1 (HHSRS) hazards in HMOs (predicted) | 98.0% |
| % of Category 1 (HHSRS) hazards in England (national average) | 14.0% |
| % of Category 1 (HHSRS) hazards in Southwark Borough (average) | 20.3% |



*Fig 1: Map showing wards in this designation*