

Proposed selective licensing scheme

Southwark is a diverse borough with various housing issues related to the PRS. There is evidence of poor housing in most wards, which often makes other issues worse, such as ASB and deprivation.

The council has been truly selective in proposing the areas for this licensing scheme. Thorough evidence gathering and research has been carefully carried out to ensure that the most severe problems in each ward can be dealt with. All properties in the designated areas that are rented to single families (or two sharers) will need to have a licence to be legally let.

The council is proposing a five-year scheme made up of four proposed designations to be implemented in, potentially, two phases. The first phase has two small designations (designations 1 and 2) covering a total of five wards. The size of these designations, which affect less than 20% of the geographical area of Southwark and less than 20% of its privately rented housing, means they can be agreed locally by the council's cabinet and could be brought in by the end of 2021. This phase allows the council to deal with the worst ASB and poor property conditions as soon as possible.

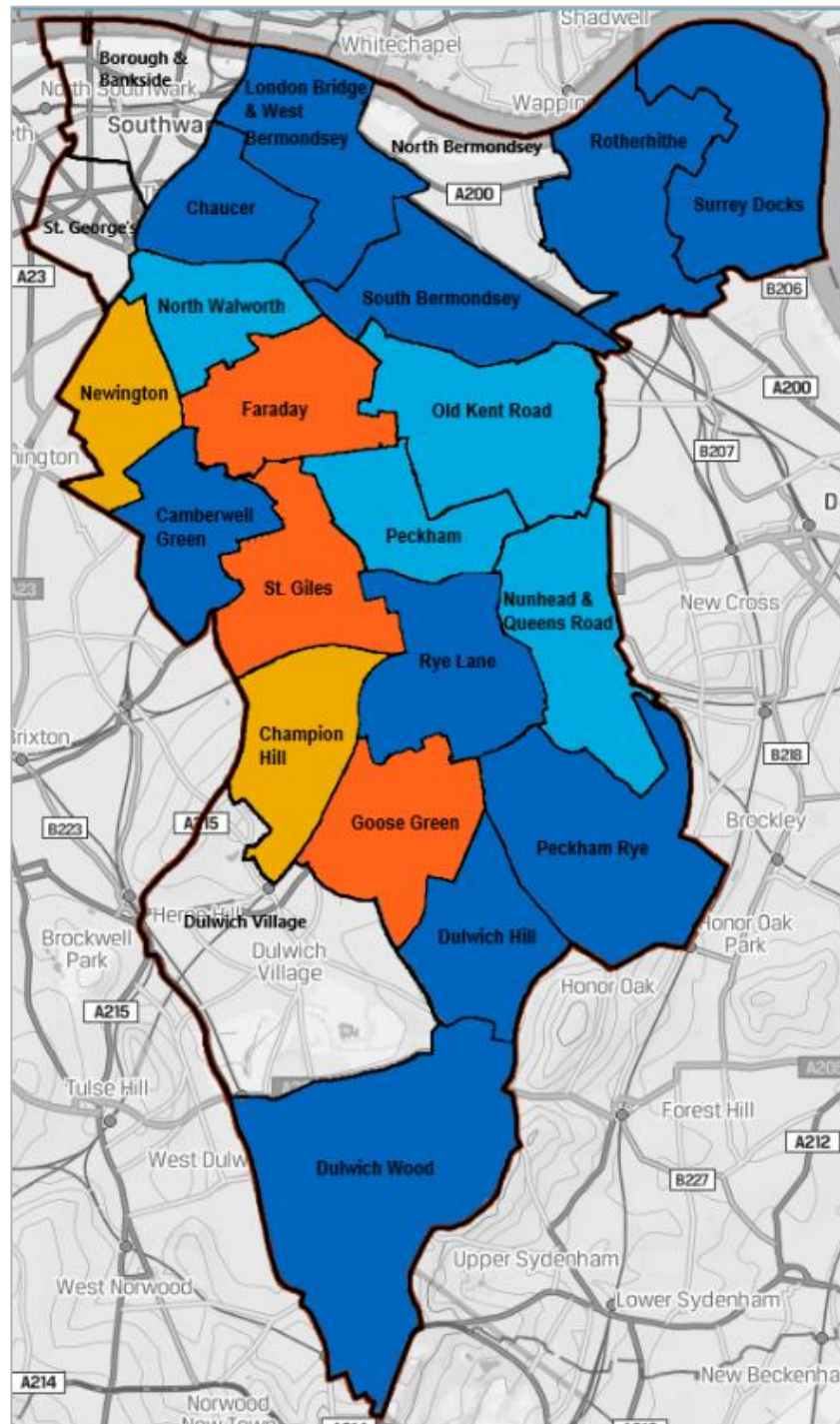
This first phase (designations 1 & 2) will act as a pilot to assess the effectiveness of the new ward-based approach to selective licensing. After six months, if it is successful, permission will be sought for phase 2 (designations 3 & 4).

Due to their size, after being agreed by Southwark Council, these designations would need confirmation by the Ministry of Housing, Communities and Local Government (MHCLG). If approved, these could be introduced in 2022.

PHASE 1: 2021		PHASE 2: 2022	
Designation 1: Very high, repeat ASB	Designation 2: Poor property conditions	Designation 3: Deprivation & poor property conditions	Designation 4: Poor property conditions
Wards: Newington Champion Hill	Wards: Faraday Goose Green St. Giles	Wards: North Walworth Nunhead & Queens Road Old Kent Road Peckham	Wards: Camberwell Green Chaucer Dulwich Hill Dulwich Wood London Bridge & West Bermondsey Peckham Rye Rotherhithe Rye Lane South Bermondsey Surrey Docks

All the designations are subject to change as a result of this consultation and the council welcomes input into the scheme.

Map of the selective licence scheme designations



Designation	Criteria
1	Very high, repeat ASB
2	Poor property conditions
3	Deprivation and poor property conditions
4	Poor property conditions