

Driving Up Standards for the Private Rented Sector

Consultation on Private Sector Licensing in Southwark – Consultation Evidence

Appendix 12

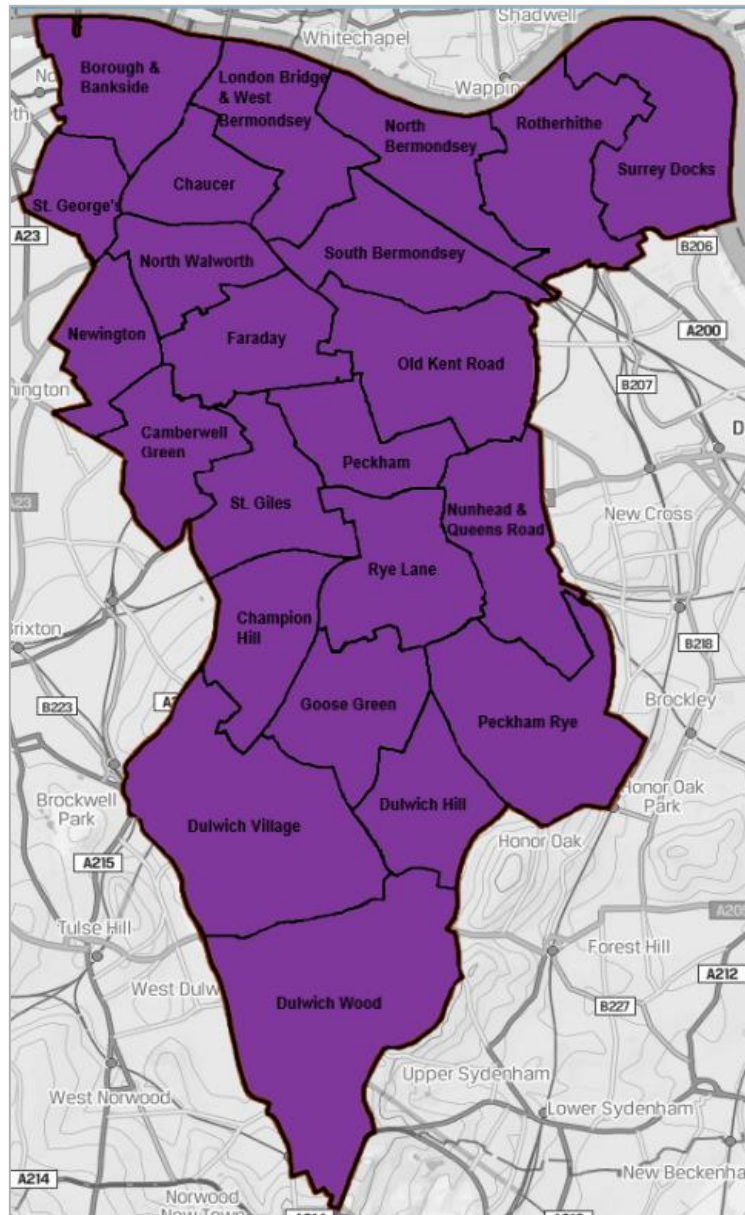
19 October 2021

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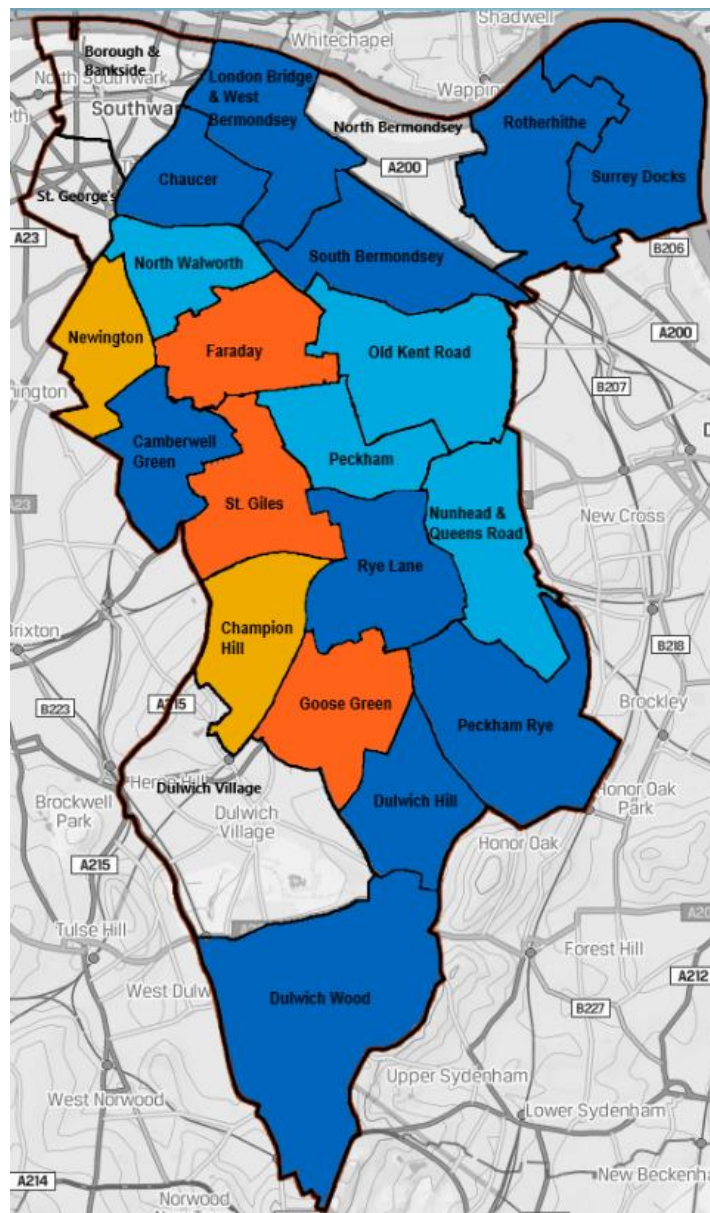
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Map of proposed schemes

Map of proposed borough-wide Additional Licensing Scheme



Map of proposed Selective Licensing Scheme in 19 wards



Designation 1:
Very high, repeat
ASB

Wards:
Newington
Champion Hill

Designation 2:
Poor property
conditions

Wards:
Faraday
Goose Green
St. Giles

Designation 3:
Deprivation & poor
property conditions

Wards:
North Walworth
Nunhead & Queens
Road
Old Kent Road
Peckham

Designation 4:
Poor property
conditions

Wards:
Camberwell Green
Chaucer
Dulwich Hill
Dulwich Wood
London Bridge & West
Bermondsey
Peckham Rye
Rotherhithe
Rye Lane
South Bermondsey
Surrey Docks

Survey Questions

7/1/2021

Print Survey - London Borough of Southwark - Citizen Space

2021 Private Rented Property Licensing Proposals

Overview



Have your say about improving rented homes in Southwark.

We need your views on our new property licensing proposals which will improve privately rented properties and your community.

We want to hear from all residents, renters and landlords. Tell us about your experiences of privately rented homes in your area – whether first-hand, or things you have seen.

The survey should take 5 minutes to complete and your views will make a difference. You can read a summary of the proposals in the links below. There is also information that you can read as you go through the consultation.

We are also running workshops and forums to get more information from those in the sector. If you are interested in joining a landlord or tenant/resident group, please email propertylicensing@southwark.gov.uk

Why we are consulting

The questions in this consultation ask about your experiences of private rented housing – whether first hand, or things you have seen in your community. Then we ask for your views on the new scheme proposals. You can read a summary of these below, and there is information that you can read as you go through the consultation as well.

Introduction

We would like to get a little information about who you are so we can ensure we have consulted with residents, businesses and organisations.

Privacy statement

Privacy statement: Southwark Council uses your personal data to record your response to the consultation. Section 1 of the Localism Act 2011 requires us to do this. The council does not require your permission to process your data and failure to tell us your information may mean that we are unable to process your response. Your personal information will only be used by our regulatory services team, and will be destroyed after four years.

If you are concerned about how the council uses your personal data or would like to enquire about the personal information we hold on you, please contact us via dpo@southwark.gov.uk or on 020 7525 5000. More information about your rights is available on our website, or via the Information Commissioner (www.ico.org.uk *</environment-leisure/template-highways-consultation/consultation/subpage.2018-04-06.0234038959/consultation/portal_factory/SubPage/subpage.2018-04-06.0234038959/www.ico.org.uk>*).

1 What is your name?

Name

https://consultations.southwark.gov.uk/environment-leisure/2021-private-rented-sector-property-licensing-prop/consultation/print_survey

1/35

2 What is your email address?

If you enter your email address then you will automatically receive an acknowledgement email when you submit your response.

Email

3 Are you a landlord, managing agent, residential lettings agent or a representative of a Housing Association?

(Required)

Please select only one item

Yes No

Questions for Landlords, Managing Agents, Lettings Agents and Housing Associations

We would like to get a little more information from you as someone who is directly involved in the private rented sector.

4 Are you (please select all that apply):

Please select all that apply

- A landlord who manages their own property A landlord who uses a managing agent
 A representative of a housing association (please specify)
 A lettings or managing agent operating in Southwark (please specify)

5 Roughly how many privately rented properties do you, or your company, own/manage overall?

Please select only one item

1 2-4 5-9 10-19 20-49 50-99 100 or more

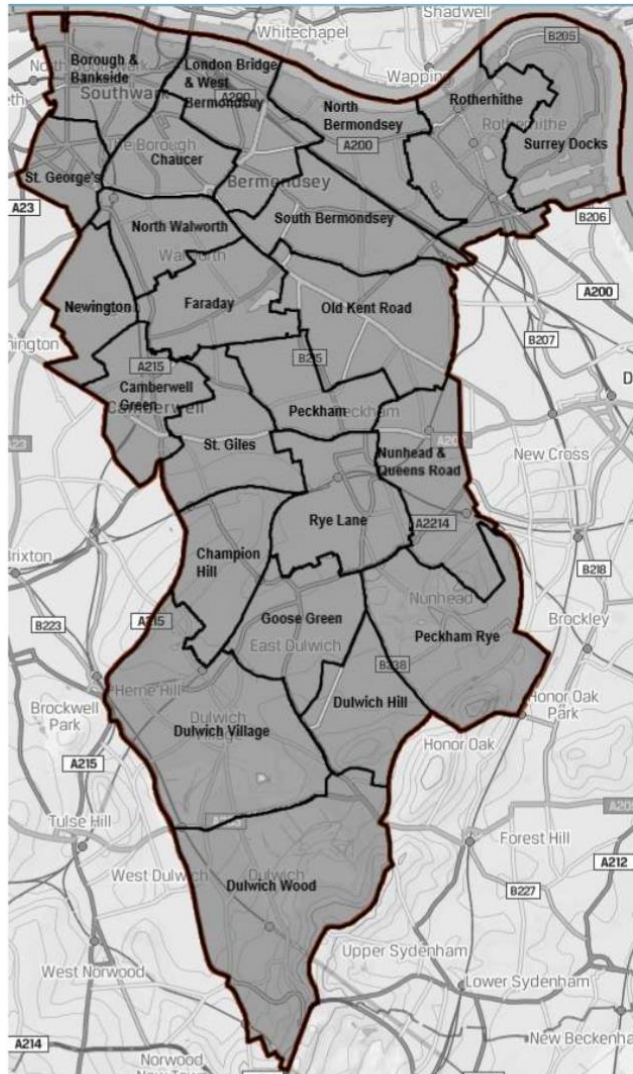
6 Roughly how many of these properties are within Southwark?

Please select only one item

None (operate elsewhere) 1 2-4 5-9 10-19 20-49 50-99 100+

7 If you manage properties in Southwark, which wards are your properties in (see map for reference)?

Map of Southwark wards



Select all wards where you have properties.

Please select all that apply

- Not applicable
 Fairly evenly spread across the whole borough
 Camberwell Green
 Champion Hill
 Chaucer
 Dulwich Hill
 Dulwich Village
 Dulwich Wood
 Faraday
 Goose Green
 London Bridge & West Bermondsey
 Newington
 North Bermondsey
 North Walworth
 Nunhead & Queens Road
 Old Kent Road
 Peckham
 Peckham Rye
 Rotherhithe
 Rye Lane
 South Bermondsey
 St. Georges
 St Giles
 Surrey Docks

8 If you operate elsewhere, which local authorities are your properties in (select all that apply)?*Please select all that apply*

- Not applicable Lambeth Lewisham Bromley Tower Hamlets
 Westminster/City of London Croydon Other (please specify)

Landlords - condition of properties

The next set of questions are to find out what experiences you have, in the course of running your business, with problems maintaining your properties

9 Have you had problems keeping up with the maintenance of your properties?*Please select only one item*

- Yes No

10 If yes, is this because you have (select all that apply):*Please select all that apply*

- Not applicable Had financial difficulties as a result of Covid-19 Had financial difficulties for other reasons
 Had issues with tenants causing damage Had trouble finding contractors
 Tenants refusing to give access Other (please specify)

Landlords - experiences of deprivation

The next set of questions are to find out what experiences you may have had, in the course of running your business, with tenants on low incomes.

11 Do any of your tenants receive housing benefit?*Please select only one item*

- Yes No Not sure

12 Have you had issues with your tenants not paying their rent and/or not paying on time?*Please select only one item*

- Yes No Not sure

13 If you have had issues with tenants not paying rent or not paying on time, has this led to any financial hardship for you?

Please select only one item

Yes No Not sure

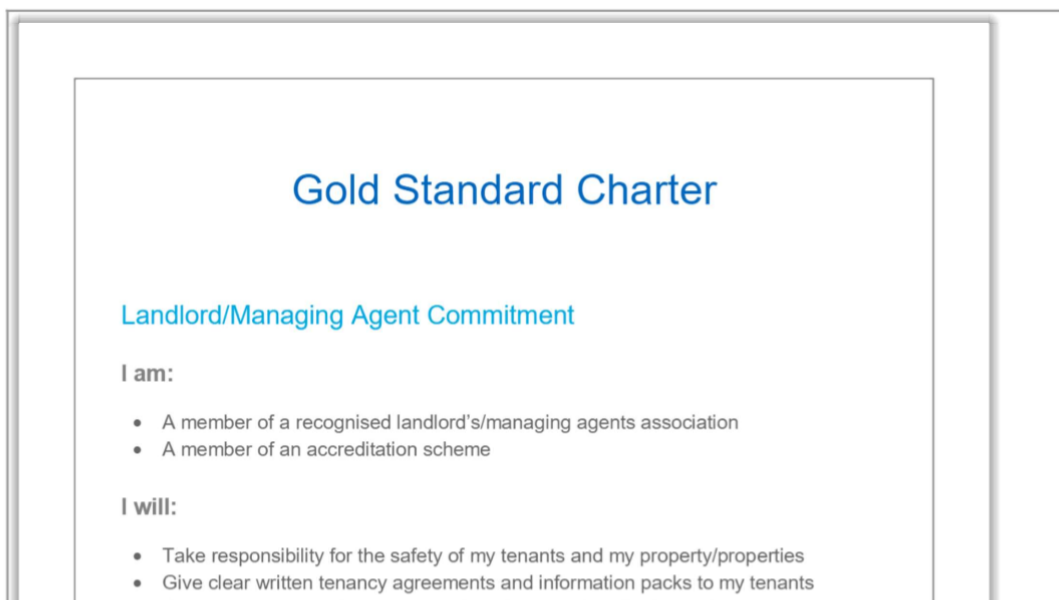
Landlords - Gold Standard Charter

We are proposing to introduce a Gold Standard Charter scheme for the private rented sector. This will be a set of quality standards, beyond the legal minimums covered by our licensing schemes.

Landlords will be able to apply for the Gold Charter and use it to promote their properties, while tenants will be reassured about high quality homes and tenancies. In return landlords will receive a 50% discount on the second part (Part B) of their licensing fee and will be listed as Charter holders on our website.

Please review the proposed Charter document below before answering the following:

Draft Gold Standard Charter document



14 As a landlord, would you be interested in signing up to the Gold Standard Charter?

Please select only one item

Yes No Not sure I am not a landlord

Would the proposed 50% discount on part B of the licensing fees be an incentive for you?

Please select only one item

Yes No Not sure

Please explain your reasons

15 Are there any criteria for the Gold Standard Charter that you think should NOT be included, and why?

16 Are there any criteria that aren't included in the Gold Standard Charter that you would like to see ADDED, and why?

Are you responding as an organisation?

17 Are you responding as a representative of any other organisation, community group or business?*Please select only one item*

- No Organisation Community group Business Other (please specify)

Please specify

Are you a Southwark resident?**18** Do you live in Southwark?

(Required)

Please select only one item

- Yes No

Questions for residents

This next section is about finding out a bit more about the type of resident you are and what direct personal experiences you have of poor housing conditions, deprivation and antisocial behaviour. We also ask where you think these issues are most prevalent in the borough.

19 What is your postcode? (this question helps us work out if we have reached all parts of Southwark)**20** Are you:*Please select only one item*

- A tenant living in private rented accommodation A Housing Association tenant A Council tenant
 An owner occupier Owner of a shared ownership property Other (please specify)

21 Answering for yourself, or members of your immediate family who live with you, please select all that apply:*Please select all that apply*

- One or more of us owns a car One or more of us is currently unemployed
 One or more of us has been on furlough because of Covid-19
 One or more of us has been made redundant as a result of Covid-19 One or more of us is a single parent
 One or more of us is in receipt of housing benefit or universal credit
 One or more of us struggles to pay gas and electricity bills
 One or more of us uses a food bank since the beginning of the Covid-19 pandemic
 One or more of us used a food bank before Covid-19

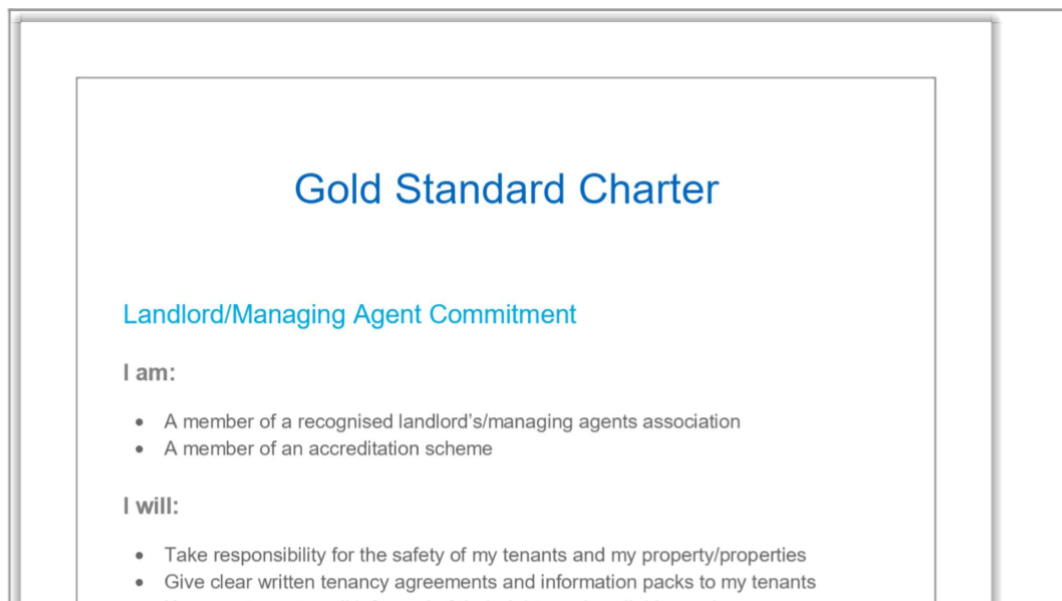
Tenants - Gold Standard Charter

We are proposing to introduce a Gold Standard Charter scheme for the private rented sector. This will be a set of quality standards, beyond the legal minimums covered by our licensing schemes.

The idea is that this will help tenants who are considering renting a new home know whether the home is of a high quality and the landlord is responsible.

Gold Standard Charter - details

Below is the draft version of the charter that landlords would be asked to sign up to.



22 As a tenant, would you be more likely to move into a property with a landlord or managing agent who has signed up to the Gold Standard Charter than one without?

Please select only one item

Yes No Not sure I am not a tenant

Please explain your reasons

Where do you live?

23 Do you live in one of the following neighbouring authorities?*Please select only one item*

- Lambeth Lewisham Bromley Tower Hamlets Westminster/City of London Croydon
 Other (please specify)

Housing conditions in Southwark

Poor housing can make the quality of life worse for the people that live there, their neighbours and the rest of the community.

Around 43,000 homes in the borough are privately rented. Whilst the majority of these are well maintained and safe, there is a growing minority that are sub-standard and dangerous. Even well-meaning landlords may not always be up to date with the latest legal and safety requirements. These properties not only endanger the health, safety and wellbeing of tenants, but cause issues with neighbours and end up requiring many interventions from already stretched council teams.

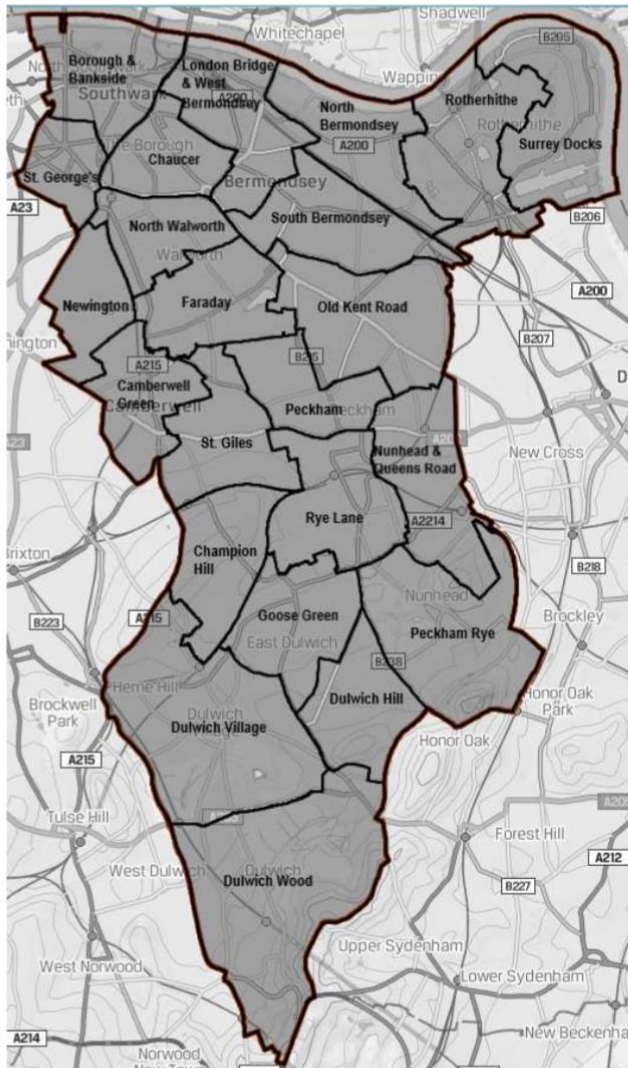
24 How big a problem do you think there is in Southwark with any of the following issues?

	A very big problem	A fairly big problem	A fairly small problem	Not a problem at all	Don't know
Poor state of repair of private rented properties <i>Please select only one item</i>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Unsafe private rented properties <i>Please select only one item</i>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Overcrowding in private rented properties <i>Please select only one item</i>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Inadequate fire safety in private rented properties <i>Please select only one item</i>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Poor response from landlords to tenants' complaints <i>Please select only one item</i>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Lack of basic amenities (e.g. toilet, bathroom, cooking facilities) <i>Please select only one item</i>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Poor management of the property <i>Please select only one item</i>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Unfair additional charges made by landlords <i>Please select only one item</i>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Illegal or substandard conversions of private rented properties <i>Please select only one item</i>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Poorly maintained outside spaces in private rented properties (e.g. overgrown garden) <i>Please select only one item</i>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Other - please specify

25 Where in Southwark do you think these issues are a concern (select all that apply)?

Map of Southwark wards



Please select all that apply

- Not applicable
 Across the whole borough
 Borough & Bankside
 Camberwell Green
 Champion Hill
 Chaucer
 Dulwich Hill
 Dulwich Village
 Dulwich Wood
 Faraday
 Goose Green
 London Bridge & West Bermondsey
 Newington
 North Bermondsey
 North Walworth
 Nunhead & Queens Road
 Old Kent Road
 Peckham
 Peckham Rye
 Rotherhithe
 Rye Lane
 South Bermondsey
 St. Georges
 St Giles
 Surrey Docks

26 In the past five years, have you experienced these sorts of issues in Southwark (select all that apply)?

Please select all that apply

- In the home you live in
 In a home you lived in previously
 In a neighbouring property
 In the wider area
 Not applicable

Deprivation in Southwark

One of the major changes to the private rented sector in London over the last 20 years has been the increase in rent. This has resulted in problems with residents being able to afford and access decent housing, has increased overcrowding and tenants being made homeless. This situation has been made much worse by the pandemic, with overcrowding responsible for increases in the rate of virus transmission and a huge increase in homeless referrals.

In areas where residents are living on lower incomes, poor quality rented homes can make things harder. People have fewer choices about where they can live and are often stuck in overcrowded, poorly maintained accommodation. Families with children are resorting to living in one room in a shared house (HMO), as it's the only space they can afford.

The council knows that poor property conditions also make deprivation worse. Homes without proper heating or insulation are more expensive to heat, using up a bigger portion of tenants' incomes.

27 How big a problem do you think the following indicators of deprivation are in Southwark?

	A very big problem	A fairly big problem	A fairly small problem	Not a problem at all	Don't know
Reliance on food banks <i>Please select only one item</i>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Fuel poverty (unable to pay for utilities that provide heating, hot water etc) <i>Please select only one item</i>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Unemployment <i>Please select only one item</i>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Furlough or redundancy directly caused by Covid-19 <i>Please select only one item</i>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Antisocial behaviour in Southwark

Antisocial behaviour (ASB) related to rented properties can range from noisy, rowdy or inconsiderate tenants to leaving rubbish in gardens or the street outside the property. At the worst it can involve drug-related activity and prostitution. This type of ASB can be linked to the failure of private landlords to manage their properties and tenancies effectively. Needless to say, it can have a hugely detrimental impact on neighbours and the local community, requiring the intervention of multiple council teams.

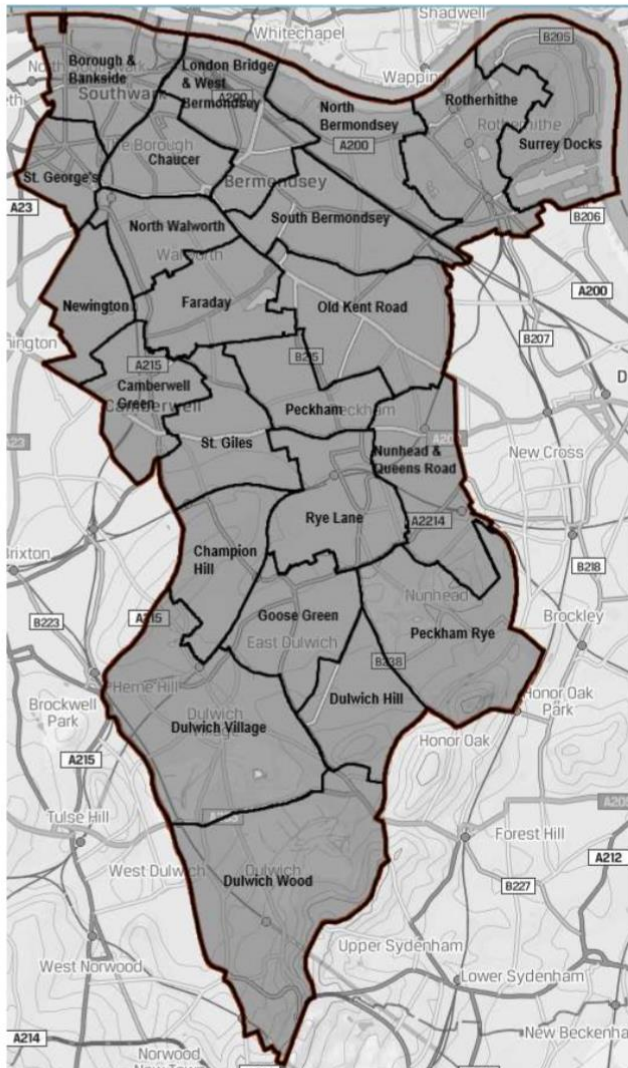
28 How big a problem do you think there is in Southwark with any of these issues?

	A very big problem	A fairly big problem	A fairly small problem	Not a problem at all	Don't know
Noisy, rowdy or inconsiderate neighbours <i>Please select only one item</i>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Vandalism or graffiti <i>Please select only one item</i>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Alcohol or drug-related activity <i>Please select only one item</i>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Leaving rubbish in gardens or in the street <i>Please select only one item</i>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Contaminated or inappropriate recycling <i>Please select only one item</i>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Abandonment of cars <i>Please select only one item</i>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Prostitution-related activity <i>Please select only one item</i>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Begging or vagrancy <i>Please select only one item</i>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Fireworks misuse <i>Please select only one item</i>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Inconsiderate or inappropriate use of vehicles <i>Please select only one item</i>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Other - please specify

29 Where in Southwark do you think these issues are a concern (select all that apply)?

Map of Southwark wards



Please select all that apply

- Not applicable
 Across the whole borough
 Borough & Bankside
 Camberwell Green
 Champion Hill
 Chaucer
 Dulwich Hill
 Dulwich Village
 Dulwich Wood
 Faraday
 Goose Green
 London Bridge & West Bermondsey
 Newington
 North Bermondsey
 North Walworth
 Nunhead & Queens Road
 Old Kent Road
 Peckham
 Peckham Rye
 Rotherhithe
 Rye Lane
 South Bermondsey
 St. Georges
 St Giles
 Surrey Docks

30 In the last 5 years, have you had direct experience in Southwark of antisocial behaviour...?*Please select all that apply*

- In the home you live in now
 In a home you lived in previously
 In relation to a neighbouring property
 In a home you let or manage
 In the wider area
 Not applicable

31 What did you do about the antisocial behaviour (select all that apply)?*Please select all that apply*

- Dealt directly with those involved
 Contacted police
 Contacted the council
 Not applicable
 Other (please specify)

Private rented property licensing in Southwark

Any property in a licensing area must hold a property licence to be legally let to private tenants. For a licence to be granted, the council must be satisfied that the landlord and any managing agent are suitable to let and manage properties, that the property meets a reasonable standard and complies with the conditions attached to the licence. These are slightly different for each type of licence.

There are three types of property licensing schemes operating in England:

Private rented sector licensing, the three types of schemes:

Selective Licensing	Additional HMO Licensing	Mandatory HMO Licensing
<ul style="list-style-type: none"> Applies to properties let to single family household or two sharers Area designated by the council Large schemes need approval by the Secretary of State 	<ul style="list-style-type: none"> Applies to smaller houses in multiple occupation (HMOs) let to 3 or 4 unrelated people, forming 2 or more households who share amenities such as a kitchen or bathroom. Certain converted blocks of flats (section 257 HMOs) Area designated by the council 	<ul style="list-style-type: none"> Applies to large HMOs, let to 5 or more unrelated people, forming 2 or more households who share amenities such as a kitchen or bathroom. National scheme
		

The questions on the following pages are being asked to get your opinion on our proposals for licensing.

We want to hear from tenants, as well as landlords and other residents. We really want to know what you think of the scheme overall - but tenants may choose to skip some of the detailed question on fees and conditions.

Alternatives to licensing

Licensing means that any property included in the scheme must hold a property licence to let to private tenants. For a licence to be granted the council must be satisfied that the landlord and any managing agent is suitable to let and manage properties. This means that they have to meet the "fit and proper" test outlined in the licensing legislation. Licenses are issued with a set of licensing conditions that the landlord must comply with and ensures that the property meets a reasonable standard. These conditions relate to the letting, management, occupation and condition of the property.

Before proposing any new licensing schemes the council considered whether any other courses of action might provide an effective method of achieving the same objectives that the designation would be intended to achieve. A full list of these is available [here](#). [<user_uploads/alternatives-to-licensing.pdf>](#)

32 Would you be interested in attending one of our online forum events? Please check this box and make sure you have left your email address (you will be asked at the end of the survey, if you didn't provide it already).

Yes I would be interested

Changes to the existing mandatory HMO licensing scheme

The current mandatory HMO licensing scheme has been in operation since April 2006 and the council is required to run it by law. This consultation is about changes to the licence conditions to bring them up to date with current issues in the borough, and a change to the licence fee.

Please see details below.

These questions are optional.

Details of proposed fees and changes to conditions

Changes to the mandatory HMO licence fee

The fee is proposed to be £1,500 + £100 per room above 5 bedrooms. The flat fee covers the first five bedrooms with a small additional charge per bedroom after the 5th bedroom. It is a change from the 'per bedroom' fee under the current scheme.

The Council is required to split the fee into two payments. The initial part of the fee is charged to cover the processing of the application. If the application for a licence is successful a further fee will be charged before the full licence can be issued. This second fee is to cover the cost to the council for enforcement of the licence. What the actual split will be is to be determined following the consultation.

Some discounts will apply - see section later on Proposed Fee Discounts

Changes to the mandatory HMO licence conditions

The current scheme has a number of discretionary conditions (those which are not already mandated by legislation) which are out of date as they were related to the issues with HMOs in 2015. The conditions have been revised to take account of the current issues within the PRS and can be found here:

Proposed mandatory HMO licence conditions <user_uploads/mandatory-licence-conditions--proposed-.pdf>

In some circumstances, where the council believes there are specific issues for a particular property that are not covered in the licence conditions, extra conditions can be added.

Failure to comply with conditions attached to the licence is a criminal offence and could result in prosecution and, on conviction the court may impose an unlimited fine. Alternatively, the council may impose a financial (Civil) penalty of up to £30,000 for each offence.

33 Do you think the proposed licence fees are reasonable?

Please select only one item

A little too low Reasonable A little too high Much too high Don't know

34 Do you think the change to the mandatory HMO licence conditions is reasonable?

Please select only one item

Yes No Not sure

Are there any conditions that should be removed?

Are there any conditions that should be added?

Are there any conditions that are unclear?

Proposed Additional Licensing Scheme

The previous borough-wide additional HMO licensing scheme ran for five years from January 2016 to December 2020. The council is proposing a further five-year scheme to run from 2021 - 2026. It will apply to all HMOs in the borough that aren't currently covered by the government's mandatory HMO scheme. This includes smaller rental properties with three or four unrelated people, forming two or more households who share amenities such as a kitchen or bathroom.

The reason for this proposed scheme is that the council believes that these properties are not being managed properly and they are likely to give rise to problems for those living them. The council has evidence to suggest that a high number of these properties have hazards that could endanger the health, safety and welfare of their inhabitants. HMOs are at a higher risk of the most serious hazards. In Southwark these are usually fire, disrepair and overcrowding issues.

For further information please read the supporting documents here.

Proposed Additional Licensing Scheme <[user_uploads/proposed-additional-hmo-licensing-scheme-1.pdf](#)>

35 Do you agree with the council's proposal to introduce a renewed additional HMO licensing scheme from 2021-2026?

(Required)

Please select only one item

Yes No Not sure

If you would like, please explain your answer:

36 If you answered 'no' to the previous question, can you tell us what you think the alternatives should be?

Fees and conditions for the renewed additional HMO licensing scheme

Please see below for details of the proposed fees and conditions for the additional licensing scheme.

These questions are optional.

Details of proposed fees and conditions

Proposed additional HMO licensing fee

The proposed fee is £1,300. This is a flat fee and is a change from the 'per bedroom fee' under the current scheme.

The council is required to split the fee into two payments. The initial part of the fee is charged to cover the processing of the application. If the application for a licence is successful a further fee will be charged before the full licence is issued. This second fee is to cover the cost to the council for enforcement of the licence. The actual split will be determined following the consultation.

Some discounts will apply - See later section 'Proposed Fee Discounts'

Proposed licence conditions for the additional HMO licensing scheme

The council proposes that all licences issued under the new scheme should require landlords to comply with a range of conditions, aimed at ensuring appropriate tenancy levels, standards of tenancy, property conditions and management.

It is proposed that all of the conditions attached to the additional licensing scheme are the same as those attached to the mandatory licensing scheme. There is one exception; the antisocial behaviour condition will not apply as this did not form part of the evidence for the scheme.

In some circumstances, where the council believes there are specific issues for a particular property that are not covered in the licence conditions, extra conditions can be added.

Failure to comply with conditions attached to the licence is a criminal offence and could result in prosecution and, on conviction the court may impose an unlimited fine. Alternatively, the council may impose a financial (Civil) penalty of up to £30,000 for each offence.

It is proposed that all of the conditions attached to the additional licensing scheme are the same as those attached to the mandatory licensing scheme. There is one exception; the anti-social behaviour condition, will not apply as this did not form part of the evidence for the scheme.

In some circumstances, where the council believes there are specific issues for a particular property that are not covered in the licence conditions, extra conditions can be added.

The proposed additional HMO licence conditions can be found [here](#) *<user_uploads/additional-licence-conditions--proposed-.pdf>* .

37 Do you think the proposed fees are reasonable?

Please select only one item

A little too low Reasonable A little too high Much too high Don't know

38 Do you think the proposed additional HMO licence conditions are reasonable?**Proposed conditions**

Additional Licensing: proposed conditions and exemptions

Properties covered by the scheme:

All houses let in multiple occupation in the borough, that are not subject to mandatory licensing under the Housing Act 2004 will require a licence under the proposed additional licensing scheme.

Conditions

- The conditions attached to additional licences will in the main be the same as those attached to mandatory licences, with the exception that the condition relating to Anti-social behaviour will not apply as a general condition. Please see below.
- In some circumstances, where the council believes there are specific issues not covered in the standard conditions for a particular property, additional or more specific conditions will be added.
- There are two types of conditions that can be applied, mandatory conditions must apply as required by Schedule 4 of the Housing Act 2004 and discretionary conditions which the council can set for the management, use, occupation,

Please select only one item

Yes No Not sure

Are there any conditions that should be removed?

Are there any conditions that should be added?

Are there any conditions that are unclear?

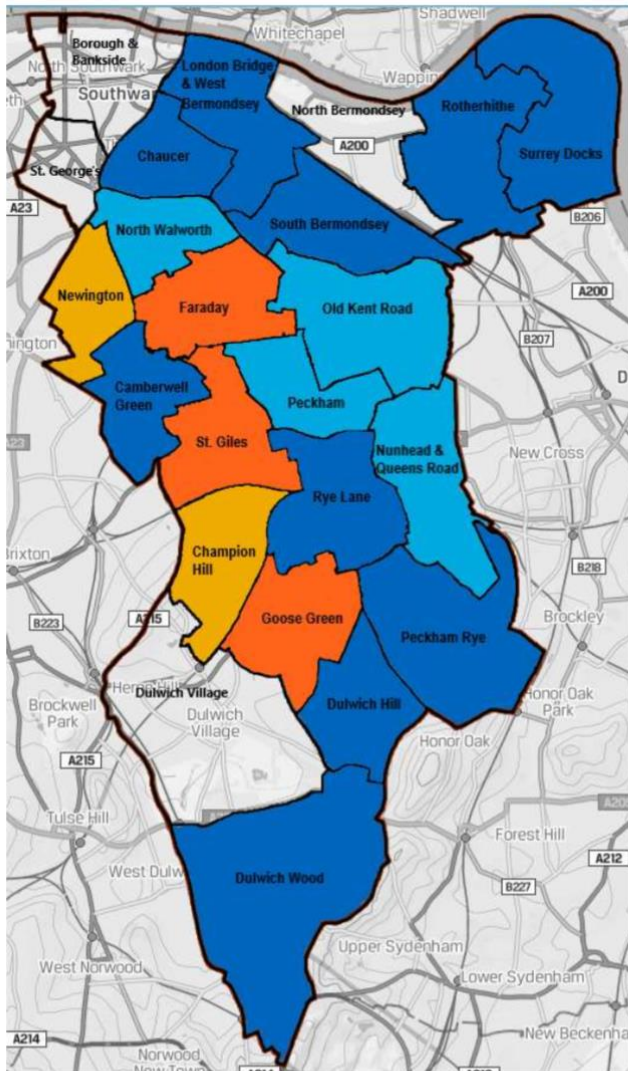
Proposed Selective Licensing Scheme

Southwark's previous selective licensing scheme ran for five years from January 2016 to December 2020. The scheme covered only a few key trunk roads in the borough. The experience of running the scheme has highlighted that the issues in single family dwellings are not limited to the streets covered in this scheme but a much broader range of addresses across the borough.

The council is proposing a five-year scheme made up of four designations to be implemented in two phases. There is evidence of poor housing in most wards, which often makes other issues, such as ASB and deprivation, worse. However, the council has been truly selective in proposing the areas for this scheme to ensure that the most severe problems can be dealt with by licensing. Areas with insufficient evidence of problems are not included.

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

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



Detailed description of phases

Phase 1

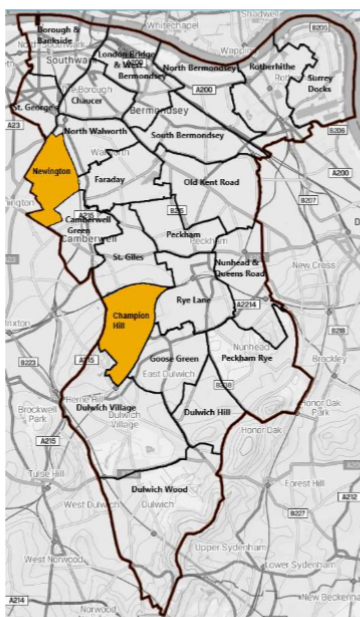
The first phase has two small designations (designations 1 and 2) covering a total of five wards. The size of this phase means it can be agreed locally by the council's cabinet and could be brought in as early as September 2021. This phase allows the council to deal with the worst ASB and poor property conditions as soon as possible.

Phase 1 will act as a pilot to assess the effectiveness of the new ward-based approach to selective licensing, which is a change from the street by street approach used in the last scheme.

PHASE 1: 2021	
Designation 1: Very high, repeat ASB	Designation 2: Poor property conditions
Wards: Newington Champion Hill	Wards: Faraday Goose Green St. Giles

Designation 1

Newington and Champion Hill are the two wards included in this designation. These wards have the highest levels of ASB connected to the private rented sector compared to all other wards in the borough.

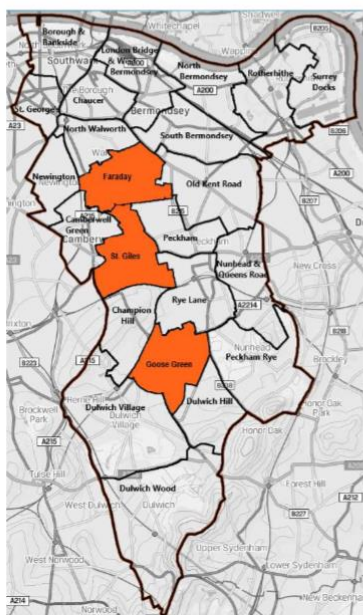


The evidence of very high and persistent ASB for this designation, and how the council will use the scheme to deal with ASB in the area can be found [here](#) <user_uploads/designation-1.pdf> .

Designation 2

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.

The evidence of poor property conditions this designation, and how the council will use the scheme to improve properties in the area can be found [here](#) [<user_uploads/designation-2.pdf>](#) .



Phase 2

Permission for phase 2 (designations 3 & 4) will only be sought if phase 1 is successful. This will be assessed over the first six months of the scheme.

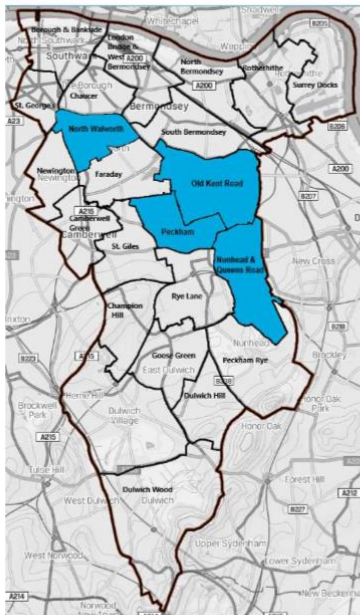
Due to the size of the designations 3 and 4, if they are agreed by Southwark Council Cabinet, they would still need confirmation by the Secretary of State at the Ministry of Housing, Communities and Local Government (MHCLG). If confirmed, they could be introduced in 2022.

PHASE 2: 2022	
Designation 3: Deprivation & poor property conditions	Designation 4: Poor property conditions
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

Designation 3

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.

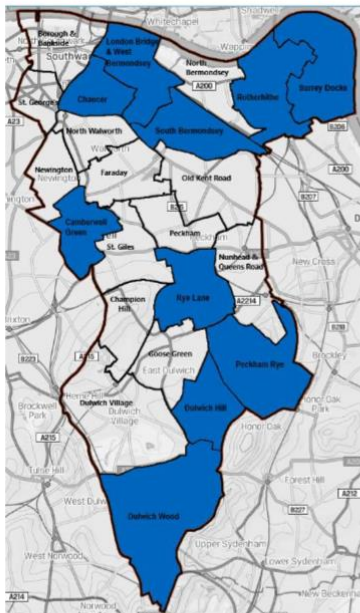
The evidence of deprivation and poor property conditions this designation, and how the council will use the scheme to improve the situation in the area can be found [here](#) [<user_uploads/designation-3.pdf>](#) .



Designation 4

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.

The evidence of poor property conditions this designation, and how the council will use the scheme to improve properties in the area can be found [here](#) <user_uploads/designation-4.pdf> .



39 Do you agree with the council's proposal to introduce a new selective licensing scheme?

(Required)

Please select only one item

Yes No Not sure

If you would like, please explain your answer

40 If you answered 'no' to the previous question, can you tell us what you think the alternatives should be?

Proposed fees and conditions for the selective licensing scheme

Please see below for details of the proposed fees and conditions for the selective licensing scheme.

These questions are optional.

Details of proposed fees and conditions

Proposed selective licensing fee

The proposed selective licence fee is £900.

The council is required to split the fee into two payments. The initial part of the fee is charged to cover the processing of the application. If the application for a licence is successful, a further fee will be charged before the full licence is issued. This second fee is to cover the cost to the council for enforcement of the licence.

What the actual split will be determined following the consultation. Some discounts will apply – see the section in this survey on proposed fee discounts.

Proposed licence conditions for the selective licensing scheme

There are two types of conditions that can be applied to a selective licensing scheme: those required by the Housing Act 2004, and those that the council can decide to add (discretionary) depending on the local situation and requirements. The discretionary conditions are part of the consultation and the council can decide on these in order to deal with the management, use, occupation, condition and some of the contents of the property, such as a carbon monoxide detectors, carpets and electrical appliances.

As the four proposed selective licensing designations are based on different criteria, the discretionary conditions are tailored to tackle the conditions relating to the criteria in each area. For example, designation 1 is based on ASB and there are specific proposed licence conditions relating to ASB.

The proposed selective licence conditions for each designation can be found here:

1. **Proposed selective licence conditions for designation 1** <user_uploads/licence-conditions-designation-1--proposed-.pdf>
2. **Proposed selective licence conditions for designation 2** <user_uploads/licence-conditions-designation-2--proposed-.pdf>
3. **Proposed selective licence conditions for designation 3** <user_uploads/licence-conditions-designation-3--proposed-.pdf>
4. **Proposed selective licence conditions for designation 4** <user_uploads/designation-4-1.pdf>

In some circumstances, for a particular property, where the council believes there are specific issues not being covered by the discretionary conditions, additional or more specific conditions can be added.

Failure to comply with conditions attached to the licence is a criminal offence and could result in prosecution and, on conviction the court may impose an unlimited fine. Alternatively, the Council may impose a financial (Civil) penalty of up to £30,000 for each offence.

41 Do you think the proposed fees are reasonable?

Please select only one item

- A little too low Reasonable A little too high Much too high Don't know

42 Do you think the proposed licence conditions for designations 1-4 are reasonable?

Please select only one item

Yes No Not sure

Are there any conditions that should be removed?

Are there any conditions that should be added?

Are there any conditions that are unclear?

Selective licence exemptions

There are a number of exemptions to the selective licensing scheme - please see details below.

This question is optional.

Exemptions

There are a number of exemptions to the selective licensing scheme, including:-

- a. properties licensable as an HMOs under mandatory or the proposed additional HMO licensing;
- b. properties let by a local authority or a Registered Provider (RP), traditionally known as a not-for-profit Housing Association;
- c. properties already subject to a management order or empty dwelling management order;
- d. properties subject to a temporary exemption notice.
- e. owners who reside in property they own as their main residence (owner-occupiers).
- f. holiday lets; and tenancies under a long lease and business tenancies.
- g. Any building which is occupied principally for the purposes of a religious community whose principal occupation is prayer, contemplation, education or the relief of suffering.
- h. Student accommodation directly managed by educational institutions, e.g. halls of residence.
- i. properties managed by a charity registered under the Charities Act 2011 and which:-
 1. is a night shelter, or
 2. consists of temporary accommodation for persons suffering or recovering from drug or alcohol abuse or a mental disorder.

43 Are there any other exemptions that you think should apply?

Proposed fee discounts

We are proposing a number of discounts to our licensing fees. Please see details below.

This question is optional.

Fee discounts

Early bird discount

A 30% early bird discount will be applied to the proposed selective and additional schemes, which will operate for a period of 3 months from the point each scheme starts.

Discount for Gold Standard Charter members

A discount of 50% will be offered on the second part of the fee (Part B: enforcement element) for all licensing schemes where the landlord and/or managing agent has signed up to the council's **Gold Standard Charter** <user_uploads/gold-standard-charter-1.pdf> .

For additional licensing this is likely to be £195 discount.

For selective licensing this is likely to be £135 discount.

Discount for Platinum Standard Charter members

A further discount of 50% on the second part of the fee (enforcement element) for all licensing schemes, is available where the landlord and/or managing agent, as well as being signed up to the Council's Gold Standard Charter has also signed up to the Platinum Standard Criteria and their property has been accepted onto the Council's Finder's Fee scheme (or subsequent iterations). This means that when combined with the Gold Standard Charter Discount the second part of the fee (enforcement element) will be free of charge.

For additional licensing this is likely to be £390 discount.

For selective licensing this is likely to be £270 discount.

Discount for joining the Council's Social Lettings Agency

There will be no charge for all licensing schemes, where the landlord and/or managing agent, as well as being signed up to the Council's Gold Standard Charter, has also signed up to the Platinum Standard Criteria and their property has been accepted onto the Council's Social Lettings Agency (or subsequent iterations).

44 Do you think the proposed discounts to the licence fees are reasonable?

Please select only one item

Yes No Not sure

Are there any discounts that should be removed?

Are there additional discounts that could be considered?

Equalities questions

45 Equalities questions

Completing this section is optional.

To make sure we are providing fair services to all of Southwark's diverse communities, it is important that we ask you a few questions about yourself. You are under no obligation to provide the information requested, but it would help us greatly if you did. The information will be used to help us plan services that meet the needs of all users. Your responses will be kept confidential and any information published will be made anonymous. The information will be used in a statistical format only.

Age

Please select only one item

- Under 16
 16 - 17
 18 - 24
 25 - 34
 35 - 44
 45 - 54
 55 - 64
 65 - 74
 75 - 84
 85 - 94
 95+

What do you consider to be your ethnic background?

Please select only one item

- White British
 White Irish
 White English
 White Scottish
 White Welsh
 White Northern Irish
 Other European
 Other White (please specify if you wish)
 Black British
 Black Caribbean
 Nigerian
 Ghanaian
 Sierra Leonean
 Somali
 Other African
 Other Black (please specify if you wish)
 Asian British
 Indian
 Bengali
 Chinese
 Pakistani
 Vietnamese
 Filipino
 Any other Asian (please specify if you wish)
 Mixed white/Black Caribbean
 Mixed White Black African
 Mixed White/Asian
 Other Mixed background (please specify if you wish)
 Latin American
 Gypsy, Roma or Irish Traveller
 Other ethnic background (please specify if you wish)

Please specify further if you wish:

Are you disabled?

Please select only one item

- Yes
 No
 Prefer not to say

Please tick the box or boxes below that best describe the nature of your impairment(s):

Please select all that apply

- Hearing / Vision (e.g. deaf, partially deaf or hard of hearing; blind or partial sight)
 Physical / Mobility (e.g. wheelchair user, arthritis, multiple sclerosis etc.)
 Mental health (lasting more than a year. e.g. severe depression, schizophrenia etc.)
 Learning disability (e.g. dyslexia, dyspraxia etc.)

Long-term illness or health condition (e.g. Cancer, HIV, Diabetes, Chronic Heart disease, Rheumatoid Arthritis, Chronic Asthma)

- Other
 Prefer not to say

What is your sex as recorded at birth?

Please select only one item

- Male
 Female
 Other (please specify if you wish)
 Prefer not to say

Please specify further if you wish

Is your Gender Identity the same as the sex you were recorded at birth?

Please select only one item

- Yes
 No
 Prefer not to say

If no, how would you define your gender? Please specify if you wish

What is your sexual orientation

Please select only one item

- Heterosexual/straight Lesbian/Gay woman Gay man Bi-sexual
 Other (please specify if you wish) Prefer not to say

Please specify further if you wish

What is your religion or belief?

Please select only one item

- Christian Sikh Hindu Muslim Jewish Buddhist No religion Prefer not to say
 Other (please specify if you wish)

Please specify further if you wish

46 Did you find this consultation clear and easy to complete?

Please select only one item

- Very easy Easy Not sure Unclear Very unclear

If you wish, please explain

47 Would you be interested in being notified about future surveys and consultations in any of the following areas? (we would add your email address to a specific mailing list - you could request that your name be removed at any time by writing to community.engagement@southwark.gov.uk)

Please select all that apply

- Housing and regeneration Health and social care Transport and Highways Culture
 Sport and Leisure Parks Crime and policing Communities Schools Employment
 Youth services Funding Engagement

Please make sure you have provided an email address if you wish to be added to our mailing lists.

Communications Visuals

Visuals on the Southwark Council website

The screenshot shows the top navigation bar of the Southwark Council website. It includes the Southwark Council logo, a search bar, and links for 'Sign in' and 'All services'. The breadcrumb trail reads: Home / Finding a new home / Advice for people renting privately. Below the navigation are two promotional banners. The first banner, titled 'Book your COVID-19 vaccination now if you're eligible', features the 'KEEP SOUTHWARK SAFE' logo and text stating that eligible individuals (aged 40 or over by 1 July 2021) can book their vaccination. The second banner, titled 'Consultation on private rented property licensing', features a 'Let's talk' sign graphic and asks for help to improve private rented homes in Southwark. Below the banners is the main article content, which includes a list of FAQs, a definition of private rented property, and a 'Contact us' section with a button for 'Contact Tenancy relations services' and a telephone number (0207 525 4113). A 'Listen' button is also visible in the top right corner of the article area.

This screenshot shows a similar view of the Southwark Council website, but with the 'Finding a new home' section expanded. The navigation and promotional banners are identical to the previous screenshot. Below the banners, the heading 'Finding a new home' is centered. Underneath, the section 'In this section' contains a grid of eight teal buttons, each representing a different service: 'Advice about homelessness', 'Help someone sleeping rough', 'COVID-19 housing advice for tenants', 'About the Housing Solutions service', 'Looking for a home', 'Advice for people renting privately', 'Financial support for people renting', and 'Temporary accommodation'.

Browser: southwark.gov.uk

Southwark Council southwark.gov.uk


Search this site

Sign in

All services


Home / Housing

Listen



Book your COVID-19 vaccination now if you're eligible X

If you will be aged 40 or over by 1 July 2021, or you're in another eligible category, you can [book your vaccination now](#).



Consultation on private rented property licensing X

Help us improve private rented homes in Southwark. [Complete our consultation](#)

Housing

Quick links in this section



Make a payment



Report a repair



Set up a rent direct debit



View my account

Browser: southwark.gov.uk

Southwark Council southwark.gov.uk


Search this site

Sign in

All services


Home / Noise and antisocial behaviour

Listen



Book your COVID-19 vaccination now if you're eligible X

If you will be aged 40 or over by 1 July 2021, or you're in another eligible category, you can [book your vaccination now](#).



Consultation on private rented property licensing X

Help us improve private rented homes in Southwark. [Complete our consultation](#)

Noise and antisocial behaviour

If you feel that you are being disturbed at any time, you should contact the Noise & Nuisance Team via the Environmental Call Centre on 0207 525 5777. The Noise Rapid Response operation times are as follows: 7.00 am Friday through to 2.30 am Tuesday, and then 7.00am through to 2.30am the following morning on Tuesday, Wednesday & Thursday. If the nuisance can then be witnessed by an authorised officer, the appropriate action will be taken by us.

Quick links in this section



Report a noise problem



Apply to carry out construction work out of hours

London Property Licensing website

londonpropertylicensing.co.uk

Office Ho... Email - Marie Willi... Southwark PRLC Re... Southwark PRLC Re... Calendar - Marie Wi... Redesignation - All... 2021 Private Rente... Pest control - Sout... London Property LL...

Additional and Selective licensing consultation underway in Southwark

Have your say on a proposed additional licensing scheme for landlords in Southwark - consultation open until 28 June 2021

[find out more](#)

Landlord Suppliers Directory

We help you to find the goods and services you need in the London area.

[Find out more](#)

Sign up for our free newsletter

Receive all the latest news and events direct to your inbox every couple of weeks.

[Find out more](#)

Licence Application Handling Service

Analysis and opinion

We invite leading experts and

Help us improve private rented homes in Southwark

Complete our consultation

[Let's talk](#)

londonpropertylicensing.co.uk

Office Ho... Email - Marie Willi... Southwark PRLC Re... Southwark PRLC Re... Calendar - Marie Wi... Redesignation - All... 2021 Private Rente... Pest control - Sout... Events | London Pr...

MAKING SENSE OF LONDON PROPERTY LICENSING

LONDON PROPERTY LICENSING

[SELECT BOROUGH](#) [RESOURCES](#) [NEWS & EVENTS](#) [SERVICES](#)

Search

Latest Events

For all the latest events about property licensing and the regulation of the private rented sector in London, [Contact us](#) to discuss having your event listed here.

18/12/2020 Lambeth Council

Lambeth HMO Licensing Consultation - 18 December 2020 to 12 March 2021

[read](#)

15/02/2021 Southwark Council

Southwark Additional & Selective Licensing Consultation - 15 February to 28 June 2021

[read](#)

18/03/2021 Southwark Council

Southwark Property Licensing Consultation Landlord Forum - 18 March 2021

[read](#)

11/05/2021 Southwark Council

Southwark Property Licensing Consultation Landlord Forum - 11 May 2021

[read](#)

Receive regular news updates from London Property Licensing

[Subscribe now](#)

Helping people to get safe drinking water for the first time

[Water for Kids](#)

londonpropertylicensing.co.uk

London Borough of Southwark

If you need help understanding the property licensing rules in Southwark you have come to the right place! We are experts in housing regulation and have produced this free guide to help you understand the council's property licensing schemes.

If you find that you need a licence for your rented property our support doesn't end there. Our Landlord Suppliers Directory ([view here](#)) lists companies that offer a licence application handling service. You can also find companies offering a wide range of other goods and services to help you manage your property portfolio and achieve compliance.

To help set the scene, the London Borough of Southwark is in South London covering an area of 11 square miles. It is bordered by the boroughs of Lambeth to the west, Croydon and Bromley to the south, Lewisham to the east and with the River Thames to the north. According to the 2011 Census about 24% of the housing stock was privately rented which is marginally below the London average of 25% (1 in 4).

> Do I need a licence to rent out my property?

> How much does a licence cost?

> How do I apply for a licence?

> Are there any standards I need to comply with?

> How many properties has the Council licensed?

> Are there lots of unlicensed properties still out there?

> What happens if I don't get a licence?

> Does the Council take much housing enforcement action?

At a Glance

Licence Overview

Mandatory HMO licensing scheme applies borough wide. The additional and selective licensing schemes ended on 31 December 2020.

A consultation on proposals for new additional and selective licensing schemes is taking place from 15 February to 28 June 2021.

More Information

Contacting the Council

Tel: 020 7525 3114
 Email: ce@southwark.gov.uk
 Weblink: [Southwark property licensing](#)

Help us improve private rented homes in Southwark
 Complete our consultation
 Let's

Other website visuals

Letting Agent Today

lettingagenttoday.co.uk

By using this website, you agree to our [use of cookies](#) to enhance your experience.

LettingAgentTODAY ESTAS OFFICIAL MEDIA PARTNER apropos

SEARCH GO STAY CONNECTED! f in GET THE LATEST NEWS SIGN UP TO OUR FREE Daily Newsletter SIGN IN

ESTATE AGENT TODAY LETTING AGENT TODAY LANDLORD TODAY PROPERTY INVESTOR TODAY

News Features Guides & Tips NEW Trade Directory Archive Advertise with us

INSTANT TENANT REFERENCING IS ALWAYS FREE Canopy

A MARKET FIRST

- ✓ Missed rent until vacant possession or for up to 15 months, whichever comes first
- ✓ Legal expenses cover for up to £100,000
- ✓ If a tenant defends the action, your claim will still be paid until it's resolved

HomeLet BOOK A DEMO

< PREVIOUS ARTICLE London council says licensing needed as third of homes privately rented NEXT ARTICLE >

BREAKING NEWS
 23 March 2021
 1058 Reads 0 Comments

By Graham Norwood

PROPERTY COMMENTATOR
 MULTI-AWARD-WINNING JOURNALIST

- Property Commentator of the Year
- Overall Property Journalist of the Year
- Property Trade Magazine Journalist of the Year

Oil and SMS

SEARCH ARTICLES BY KEYWORD GO

Free up time to actually be an agent, with Alto property software

Find out more alto

Join the future apropos

The council says it's taken significant action to tackle poor standards since the

Newspapers

Our East End

Help us with our plans to improve private renting in Southwark

Southwark Council want to transform private rented homes, to ensure all residents have access to safe, secure and good quality accommodation.

It's important that our plans for new licensing schemes work for everyone. If you own, rent or manage property in Southwark, we want to hear from you.

Complete the online survey and share your views at:
www.southwark.gov.uk/propertylicensing2021

To request a paper copy of the survey, email:
propertylicensing@southwark.gov.uk

Or telephone 020 7525 5140

Southwark Council
SOUTHWARK.GOV.UK

South London Press

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Southwark Council
SOUTHWARK.GOV.UK

Bus advertisements



Help us with our plans to improve private renting

We want to transform private rented homes, to ensure all residents have access to safe, secure and good quality accommodation.

It's important that our plans for new licensing schemes work for everyone. That's why we want to hear from all residents, landlords and business owners across the borough.

Complete the online survey and share your views at: www.southwark.gov.uk/propertylicensing2021

To request a paper copy of the survey, email: propertylicensing@southwark.gov.uk

Or telephone 020 7525 5140



@tb_southwark facebook.com/southwarkcouncil



Need to know...

Southwark is the borough that never stops, even during lockdown. There are still plenty of things going on and we've rounded up some of the best news from across the borough this season.

For news and events follow us on social media or find out more at southwark.gov.uk/news

- Follow us on Facebook [facebook.com/southwarkcouncil](https://www.facebook.com/southwarkcouncil)
- Follow us on Twitter @tb_southwark
- Follow us on Instagram [instagram.com/southwarkcouncil](https://www.instagram.com/southwarkcouncil)

Career-focused adult learning courses now available online



We are running a variety of courses online, ideal if you're self-isolating or prefer distance learning, and are looking for career-focused learning to help you find work, find a better job, study at a higher level or to go to university.

We offer free ESOL (subject to conditions), free English and maths Functional Skills from Entry 1 to Level 2 and Computing Skills at Entry 2 and Entry 3.

We also have a number of CACHE courses available, from beginners to Level 1 and 2. CACHE courses prepare you to work in either a childcare or school setting and include Diplomas for early years practitioners. Certificate in supporting teaching and learning in schools. Preparing to work in schools, and Paediatric First Aid. Courses are also run in Food Safety and Hygiene.

Please see work-related courses and the Basic Skills section of our web page: www.southwark.gov.uk/schools-and-education/adult-learning or call 07394410750 or 07394410748 for more information.

4 | southwark.gov.uk

A new café-kiosk for north Bermondsey

The council has begun work on a new café-kiosk, set within a lush garden courtyard on Holyrood Street. Flanked by a stunning green wall, the kiosk will be run by MalFatti Projects and The Connection, a social enterprise which works with homeless people. The project will enhance this small street, tucked away behind London Bridge station, and will help draw visitors to north Bermondsey and the emerging Low Line.

We are pleased to be working in partnership with local Business Improvement Districts Team London Bridge, The Blue Bermondsey and Better Bankside to deliver the scheme. The project is part of a wider Low Line vision and is jointly funded by the Mayor's Good Growth Fund, Team London Bridge and the council.

The café-kiosk will open later this spring; see www.southwark.gov.uk/holyrood

Southwark Council's plans to strengthen protections for private renters

The council's ambitions to support and protect residents who rent their homes privately are underway with plans for new private rented property licensing schemes across the borough. Your feedback and suggestions can be given by sending the supporting documents and completing a short survey at www.southwark.gov.uk/propertylicensing2021

Paper copies can also be requested by emailing propertylicensing@southwark.gov.uk or leaving a message at 020 7525 5140.

Changes to Windrush Compensation Scheme

The Windrush Compensation Scheme was launched in April 2019 to compensate members of the Windrush generation and their families for the losses and impacts they have suffered as a result of not being able to demonstrate their lawful immigration status.

Following feedback from the Windrush Cross-Government Working Group, members of the Windrush generation, community leaders and those affected, the government is making improvements to the scheme including raising the minimum award to £10,000 and raising the maximum award to £100,000.

They are also making changes to the rules in the Loss of Access to Employment category including removing the 12-month cap on payments in all circumstances. For full details visit the www.windrush.campaign.gov.uk

BUSINESS FRIENDLY SOUTHWARK

Spring 2021

After a difficult winter, many local businesses will be looking forward to opening up again this spring. We are here to help shops, bars, markets and events re-open safely, as and when restrictions lift, avoiding local outbreaks, while the vaccine rollout continues this year. As ever, we will be supporting Southwark businesses all the way.



RECOVER FASTER WITH SPECIALIST HELP

At the London Business Hub (www.businesshub.london) entrepreneurs can find specialist business support and advice covering the impacts of COVID-19 as well as support for growth and recovery. The Federation of Small Businesses website (www.fsb.org.uk) also provides up to date news and advice for small businesses during the pandemic.

If you are thinking about starting a new business, you can get 12 hours of free support from our small business champion through Startups in London Libraries, contact us at startups@southwark.gov.uk to find out more. If you have a tech-based business idea, the One Tech programme supports founders from under-represented groups to get their tech businesses off the ground. Sign up at www.stride.london/projects/onetech

REBUILD YOUR TEAM LOCALLY

As business grows, employing local talent can boost retention, build strong teams and diversify your workforce. Southwark Works offers free local recruitment support to employers large and small. Visit www.southwarkworks.com/information-for-employers to contact the team.

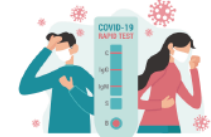
If you are looking to create new jobs, apprenticeships or internships suitable for 18 to 25 year olds, you can work with our Next Step initiative to promote opportunities to local young people looking to get started on their career path. We can also advise on grants available to businesses to create new jobs and internships. Visit www.southwark.gov.uk/nextstep or email us at SouthwarkBusinessDesk@southwark.gov.uk to find out more.

STAY UP TO DATE WITH THE LATEST ADVICE

For the latest guidance on the local regulations for businesses, advice on how to keep staff and customers safe and all the resources on offer to support your business, go to www.southwark.gov.uk/coronavirus and follow the links to the business pages. You can also email us at SouthwarkBusinessDesk@southwark.gov.uk and ask to join our mailing list for regular updates.

ACCESS RAPID TESTING FOR YOUR STAFF

Fast lateral flow tests are available to Southwark businesses to test staff regularly who do not have symptoms, which can help pick up infections before they spread. Tests are free and available at the Danitola Taylor centre in Peckham and next to London Bridge station locations. To find your local testing centre visit www.maps.test-and-trace.nhs.uk. Find out more about rapid testing at www.southwark.gov.uk/coronavirus



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Southwark Heritage Centre and Walworth Library



A new heritage centre for Southwark, combined with a new library, will open soon on Walworth Road. This brand new council facility built as part of the regeneration of Elephant and Castle, will combine a new local library for Walworth with a new heritage centre for the borough, telling the story of Southwark, past and present.

The centre will include 50,000 new books, 13 public computers and 22 study spaces. There will be two spaces for exhibitions, meetings, events and activities and more than 300 artworks and artefacts on display including items from the Cuming Collection.

Find out more about the new heritage centre and library at www.southwark.gov.uk/ehc&wl

Census 2021 is in full swing in Southwark

Households across Southwark will soon be asked to take part in the national survey of housing and the population. Information from the digital-first census will help decide how services are planned and funded in your local area.

Census 2021 letters, with your unique access codes, have all gone out and responses are already coming in.

Operating in line with the Government's latest COVID-19 guidance, field officers will be deployed across the country to contact those who have not responded. They will offer help and advice to those who need it. They will also remind people that their census response is required by law.

To complete your census, and find out how you can get help, visit: census.gov.uk or call 0800 141 2021.

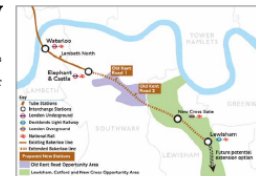
census2021

Back the Bakerloo campaign celebrates latest victory

In December 2020, Ministers approved Transport for London's plan to proceed with statutory safeguarding of the route for the Bakerloo Line extension - running from Elephant & Castle to Lewisham. Once confirmed, this will protect the land required for the tunnels, alongside new stations along the Old Kent Road, at New Cross Gate and Lewisham, as well as key operational infrastructure and construction sites.

Southwark Council has been leading the campaign to extend the Bakerloo Line for several years - a project that will deliver thousands of affordable homes for Southwark residents and support tens of thousands of jobs across the capital.

Respondents to the 2019 public consultation on the extension showed overwhelming public support for the scheme but we need your backing to help secure the future for this vital project for our borough. Visit www.backthebakerloo.org.uk to show your support. You can also spread this news on social media using #BackTheBakerloo.



Virtual surgeries with your local councillors

Councillors are now running monthly surgeries for residents in their wards via Zoom.

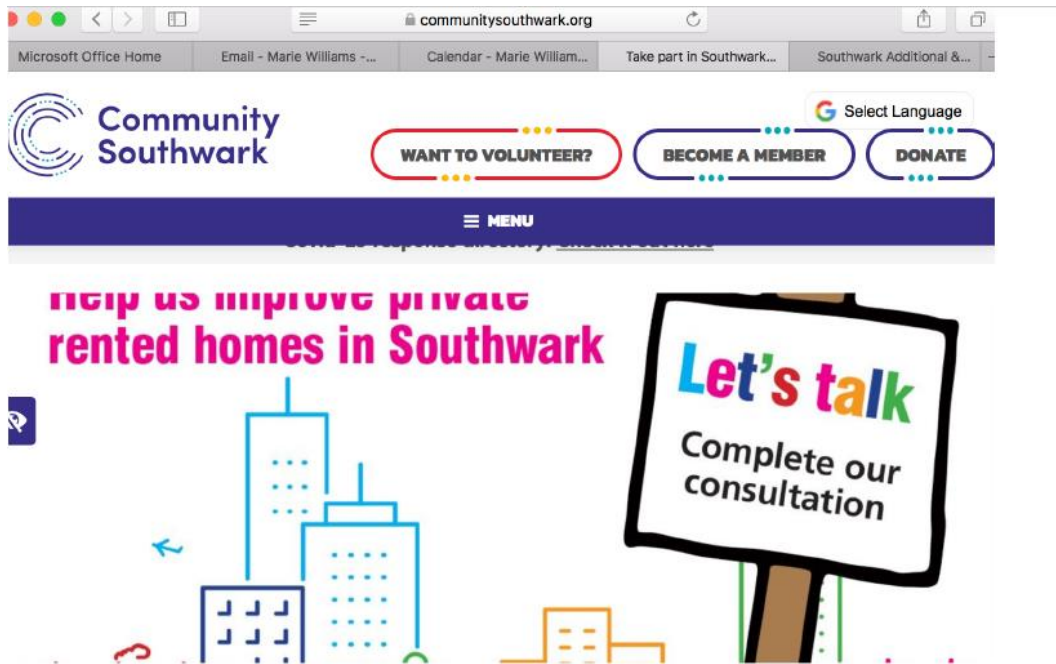
Days and times of monthly virtual surgeries for each ward can be found at www.southwark.gov.uk/council-and-democracy/councillors-and-mps-and-our-councillors

In order to book a virtual surgery appointment with your local councillors, please email them in advance of the surgery to request an appointment (email addresses can be found on the council website via the web address above). Your councillors will send you the log-in details for the Zoom surgery.

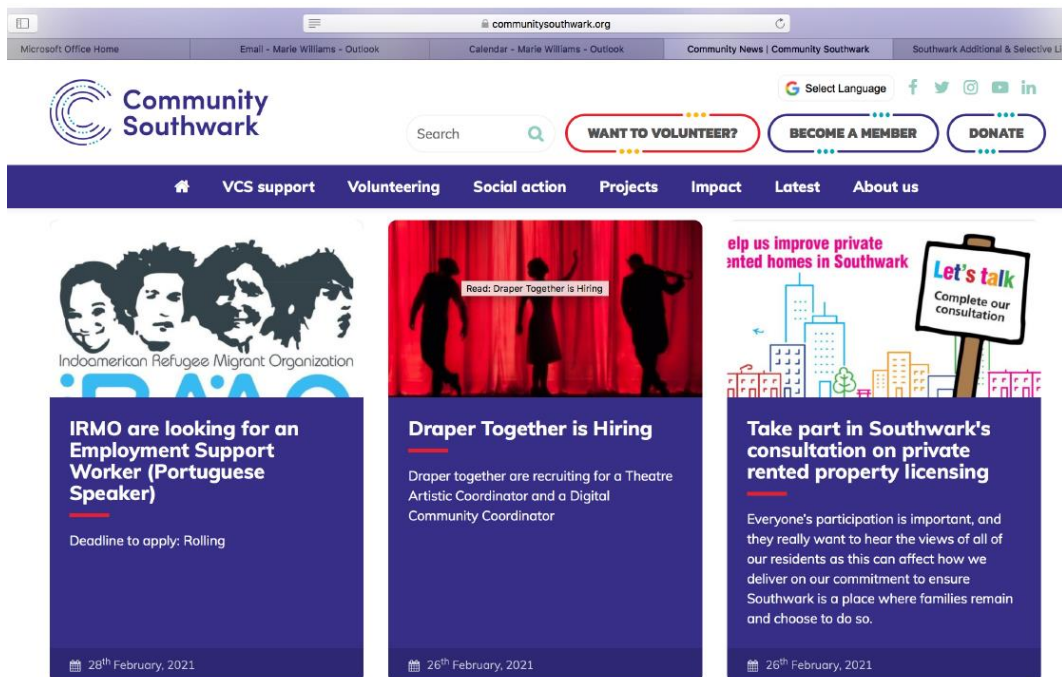
Surgeries are an important opportunity for residents to talk through a range of issues (e.g. related to housing, social care, the local area) with their local councillor and help us keep residents safe and healthy, especially during these difficult times. Surgeries are normally in person but the pandemic has meant we have had to explore alternative options to ensure residents can still meet with councillors.

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Community Southwark



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