

Wandsworth

Property Licensing

Creating a fairer private
rented sector

Consultation
Evidence
Pack



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Glossary

Term	Meaning
Private Rented Sector (PRS)	The portion of housing in the borough that is rented from private landlords.
Privately rented	Homes rented from a private landlord.
Socially rented	Homes rented from the council or a Housing Association.
Selective licensing	A discretionary licensing scheme which requires landlords to have a licence to legally let their property to a family or no more than two unrelated sharers.
Additional Houses in Multiple Occupation (HMO) Licensing	A discretionary licensing scheme which requires landlords to have a licence to legally let eligible HMOs occupied by three or four unrelated persons living in two or more separate households sharing one or more basic amenity, which fall outside the scope of Mandatory HMO licensing
Mandatory Houses in Multiple Occupation (HMO) Licensing	A national scheme which requires landlords to have a licence to legally let eligible HMOs occupied by five or more unrelated persons living in two or more separate households sharing one or more basic amenity
Designation	A geographical area chosen for licensing that meets relevant legal tests
Housing Health and Safety Rating System (HHSRS)	A government prescribed system that rates housing hazards based on their risk to occupiers' health, safety, and welfare
Category 1 hazard (Category 1)	The most serious hazards under the HHSRS, which include immediate risk to a person's health, safety and welfare
Category 2 hazard (Category 2)	Less serious hazards under the HHSRS. Whilst considered less serious they can still be regarded as placing the occupiers' health, safety and welfare at risk.
Statutory notice	A legal document issued by the council that requires the recipient to complete specified actions within a specified timeframe.
Antisocial behaviour (ASB)	Behaviour related to the occupiers of, and/or visitors to, a rented property that causes nuisance, annoyance and irritation to neighbours and the community. Most commonly noise, litter and waste

Term	Meaning
Deprivation	Living on low income and not having the money to pay for some basic requirements.
Indices of Multiple Deprivation	A dataset produced by the government to give a relative value to how deprived an area is, compared to the rest of the country.
Barriers to housing and services	One of the government's measures of deprivation. It combines measures relating to housing affordability, overcrowding and homelessness.
Minimum Energy Efficiency Standard (MEES)	Regulations that set a minimum energy efficiency standard (EPC rating of E) that applies to privately rented properties.
Energy Performance Certificate (EPC)	EPCs rate how energy efficient properties are using grades from A to G (with 'A' the most efficient grade).
Accreditation	Schemes overseen by various organisations, including local authorities and landlord associations, to provide training and encourage good practice by private landlords.

1 Executive Summary

The Private Rented Sector (PRS) makes up 36% of the borough's housing market, one of the highest in London. Yet we know that there are instances of poor conditions across the PRS, with tenants unsure of who they can turn to. This Council is committed to improving the condition and quality of properties in the rental market and create a fair environment for both tenants and responsible landlords, targeting rogue operators and those letting unsuitable properties, driving up standards to the benefit of all.

In order to build on the successes of its current mandatory Houses in Multiple Occupation (HMO) licensing scheme and widen the range of properties that will be eligible for licensing, the council is proposing to introduce two further property licensing schemes.

A selective licensing scheme is proposed for all privately rented homes (excluding HMOs) within seven wards to address the prevalence of poor housing conditions. If approved, this would be introduced in two phases. The phased approach to implementation will allow the council to scale up resources to administer and enforce a larger designation.

The first phase (designation 1) would cover four wards and allow the council to start dealing with some of the worst housing conditions in the borough. As this designation covers less than 20% of the geographical area of Wandsworth and less than 20% of its privately rented housing, it can be approved by the Council's Cabinet. This designation could be implemented in early 2025.

The second phase (designation 2) would cover a total of three wards also on the basis of poor housing conditions. The inclusion of this second designation would bring the total size of the scheme above 20% of both the geographical area and private rented sector within the borough and therefore would need confirmation by the Government's Ministry of Housing, Communities & Local Government (MHCLG), formally known as the Department for Levelling Up, Housing and Communities (DLUHC). If approved, designation 2 could be introduced by late 2025, however this will be dependent upon MHCLG approval.

An additional HMO licensing scheme is also proposed in all wards of the borough. This would apply to all HMOs except those that require a mandatory HMO licence. This scheme would be implemented concurrently with the first phase of the selective scheme. Additional HMO licensing can be approved by the Council's Cabinet and could be implemented in early 2025.

Whether you are a private tenant, landlord, managing or letting agent, resident or business in Wandsworth or a surrounding area, we want to hear your views on the councils' proposals for private property licensing in Wandsworth.

2 Introduction

This consultation document provides information about the scale of problems relating to poor housing conditions and poor property management in Wandsworth's PRS and the evidence to support the council's proposal to introduce new licensing schemes. It also provides a detailed description of the proposed licensing schemes, licence conditions, fees, Gold Standard Charter and scheme objectives.

We want to know your views on our proposals before any final decision is made about the future of private rented property licensing in Wandsworth. We are keen to hear from all those who are likely to be affected by the proposals, including local tenants, landlords, managing agents and members of the community who live, operate businesses or provide services in the proposed designated areas and/or the surrounding areas.

We would encourage you to complete our online survey by visiting:

<https://www.wandsworth.gov.uk/prs>

We shall also be holding a number of forums during the consultation period. If you are interested in attending to share your experiences and views, further details about how to reserve your place will be available at the website above.

The consultation will run for 12 weeks from 22 July 2024 until 14 October 2024.

For further information about the proposed new licensing schemes, assistance with completing the questionnaire or to request a paper copy of the consultation please contact:

- Email: consult@wandsworth.gov.uk
- Telephone: 0208 545 3025
- Post: Wandsworth PRS Consultation, Civic Centre, London Road, Morden SM4 5DX

Once the consultation has closed the council will review the replies. A full consultation report, including the council's response to any alternatives suggested, will be published on the property licensing pages of the web site.

3 The private rented sector in Wandsworth

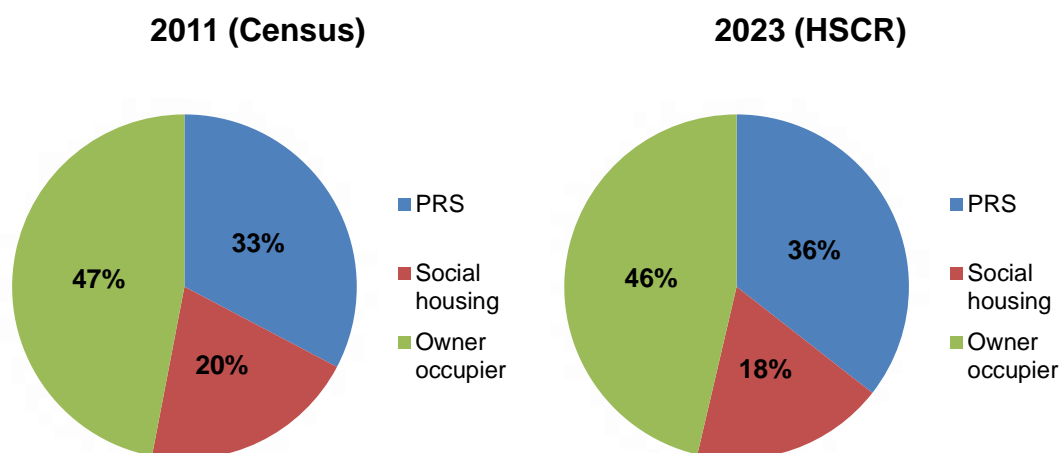
In order to obtain a greater understanding of the PRS in Wandsworth, the council worked with internal and external agencies to review multiple intelligence sources relating to the housing stock in the borough, undertaking analysis to provide estimates of:

- Current levels and breakdown of PRS properties and tenure change over time.
- Levels of serious hazards that might amount to a category 1 hazard (HHSRS).
- Other housing related stressors, including ASB, service demand, population and deprivation linked to the PRS.

The full results are presented within the Housing Stock Conditions Report (HSCR), which is attached as **Appendix 1** however, some key findings from the report are detailed below.

3.1 Housing tenure

Consistent with the long term nationwide and regional trend, the PRS in Wandsworth has grown steadily from 33% in 2011 to 36% in 2023. This represents an 8.9% increase over the last 12 years. There are a total of 152,637 residential dwellings in Wandsworth, 54,279 of which are privately rented.

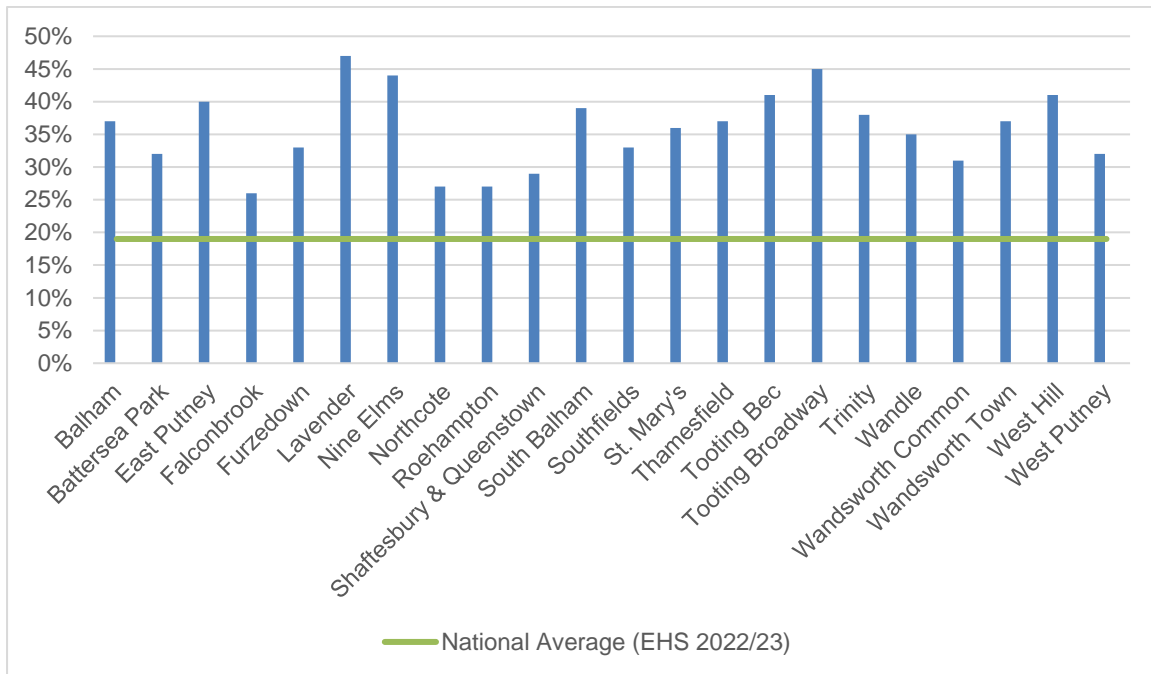


Housing tenure in Wandsworth 2011 & 2023

	2001 (Census) (Households)	2011 (Census) (Households)	2021 (Census) (Households)	2023 (HSCR) (Dwellings)
PRS	28,889	42,673	50,013	54,279
Social housing	26,551	26,516	26,546	27,622
Owner occupier	60,203	61,304	60,838	70,736
Total	115,643	130,493	137,397	152,637

Number of households/dwellings by tenure 2001, 2011, 2021 and 2023

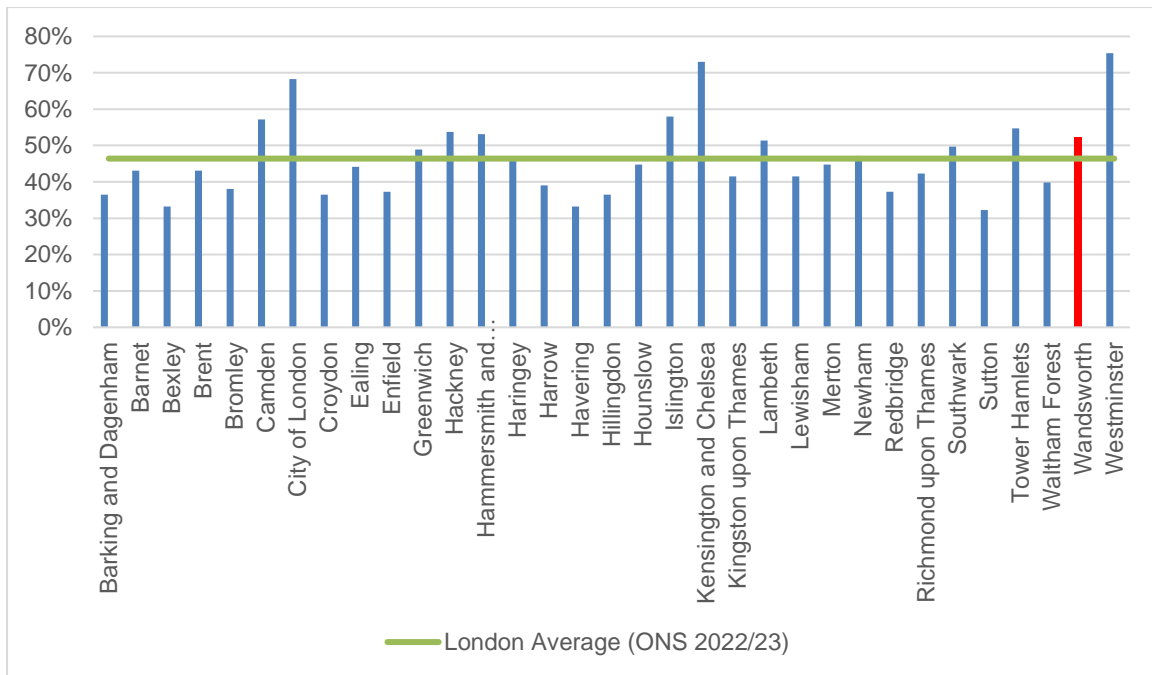
The PRS in Wandsworth is distributed across all 22 wards. The number of PRS properties per ward ranges from 3,355 (Tooting Broadway) to 1,377 (Northcote). The percentage of PRS properties in each ward ranges between a maximum of 47% (Lavender) and a minimum of 26% (Northcote). Therefore, 22 out of 22 Wandsworth wards have a higher percentage PRS than the national average in 2022 (19%). The average rate of PRS across all wards is 36%.



Percentage of PRS dwellings by ward (HSCR 2023)

3.2 Rent and affordability

One of the major changes to the PRS across London over the last 20 years has been the increase in rent. This has resulted in residents not being able to afford and access decent, affordable housing. Wandsworth has above average rents for London, with 52% of median earnings used to pay rent. The London average is 46%.



Median rent as a percentage of London median pay by London borough (ONS 2022/23)

3.3 Deprivation

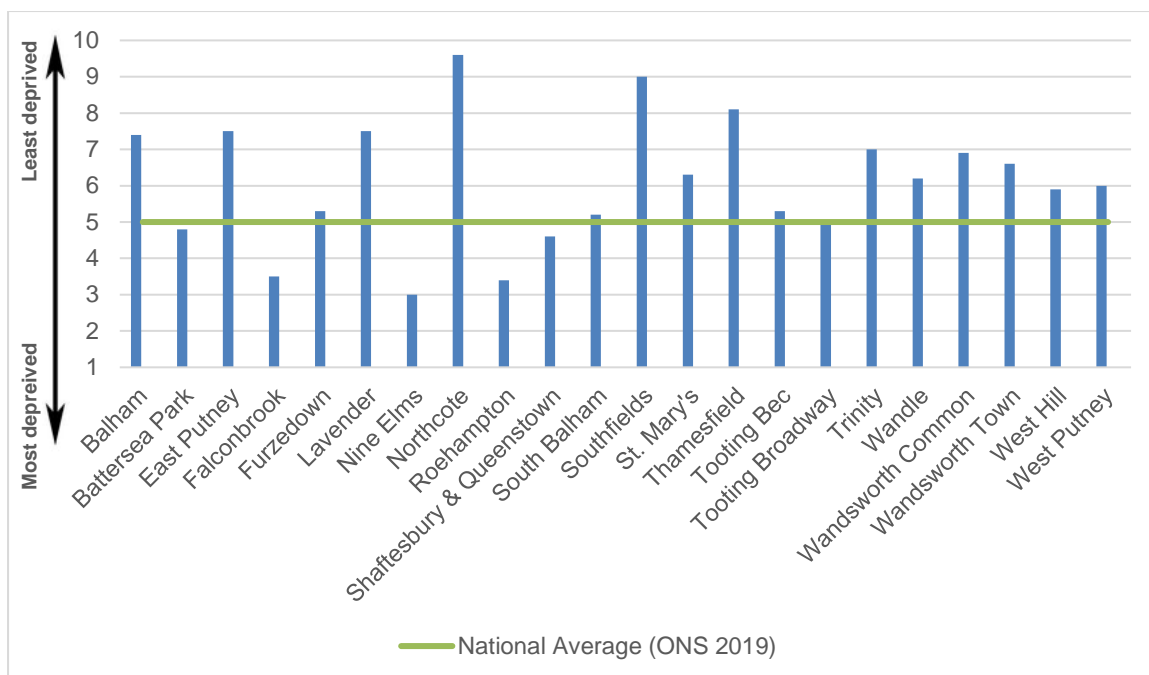
The Indices of Multiple Deprivation (IMD) is a measure of relative deprivation for small areas (Lower Super Output Areas (LSOAs), based on seven domains of deprivation:

- Income
- Employment
- Education
- Health
- Crime
- Living environment
- Barriers to housing and services.

Wandsworth ranks as the 173rd most deprived borough in England out of 317¹.

Wandsworth has a mixture of high and low deprivation wards with 5 of 22 wards having an aggregated IMD ranking below the national average. On this scale, 1 represents the most deprived and 10 represents the least deprived.

¹ [English Indices of Deprivation 2019 \(ONS\)](#)



Average IMD decile by ward (ONS 2019)

3.4 Fuel poverty

Fuel poverty in England is measured using the Low-Income Low Energy Efficiency (LILEE) indicator. Under this indicator, a household is considered to be fuel poor if they are living in a property with a fuel poverty energy efficiency rating of band D or below and when they spend the required amount to heat their home, their disposable income is below the official poverty line.²

In general, fuel poverty relates to households that must spend a high proportion of their household income to keep their home at a reasonable temperature.

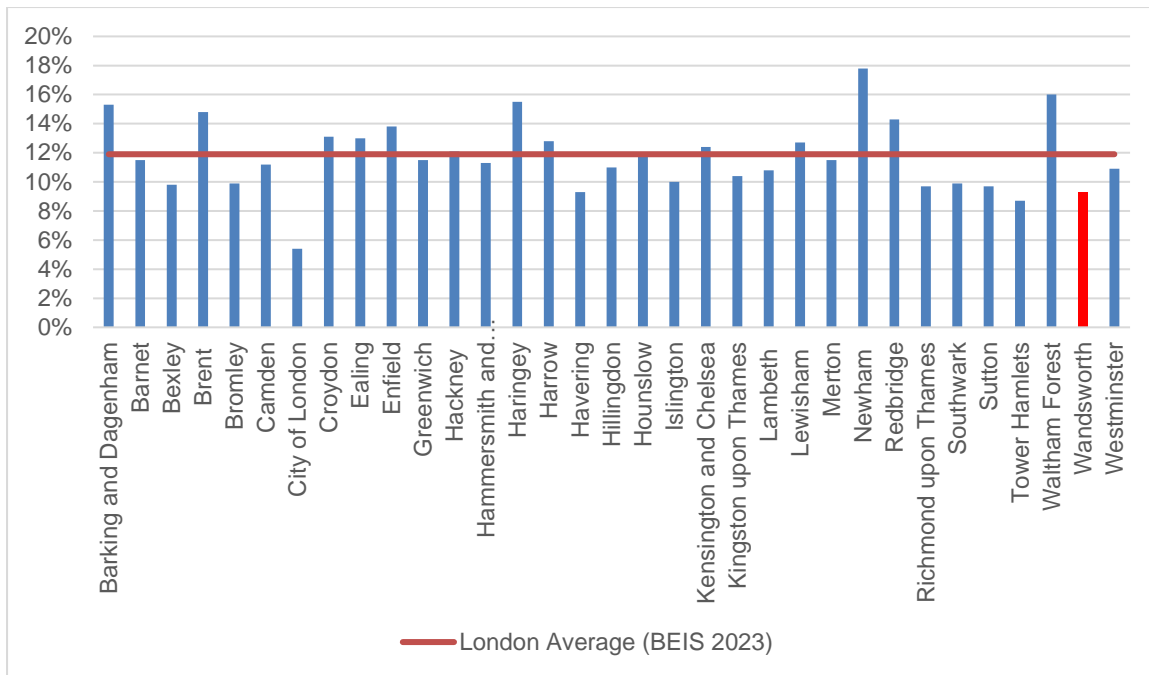
Fuel poverty is affected by three key factors:

- a household's income
- fuel costs
- energy consumption (which in turn is affected by the energy efficiency of the property).

The fuel poverty score produced by the Department for Business, Energy & Industrial Strategy (BEIS) using 2021 data and published in 2023 shows that currently Wandsworth has a slightly lower proportion of households in fuel poverty (9%) than the London average (12%).³ These figures are likely to significantly change at the next point of publishing as a result of the 2022 acute fuel price increases.

² <https://www.gov.uk/government/collections/fuel-poverty-statistics#2022-statistics>

³ Department for Business, Energy & Industrial Strategy 2021 <https://www.gov.uk/government/statistics/sub-regional-fuel-poverty-data-2021>



Percentage of households in fuel poverty by London borough (BEIS 2023)

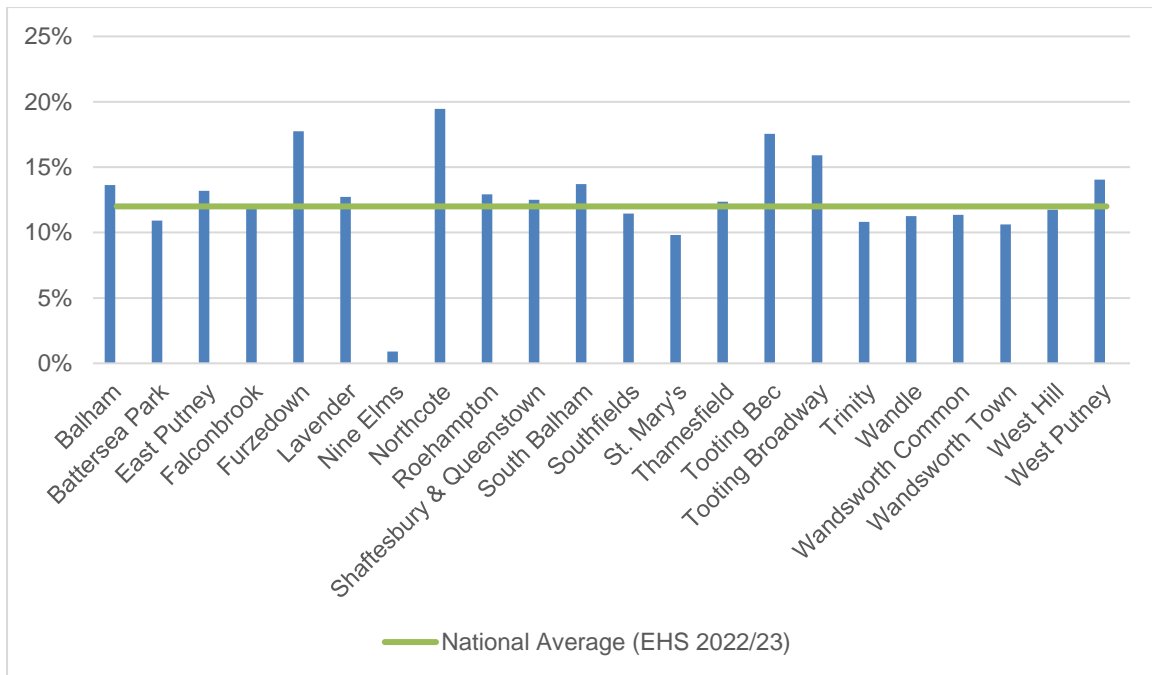
3.5 Housing conditions

The recent review of Wandsworth’s housing stock has provided insights about the presence and distribution of a range of housing factors in the borough⁴, this was developed in partnership with Metastreet Ltd who implemented a stock-modelling approach based on metadata and machine learning to provide insights about the prevalence and distribution of a range of housing factors. This approach has been used by several councils to understand their housing stock and relationships with key social, environmental, and economic stressors.

The main finding was that poor housing conditions are likely to be widespread in the PRS. Under the HHSRS, category 1 hazards are the most serious housing hazards and may result in the immediate risk to a person's health and safety. A significant category 2 hazard, although less serious or less urgent, can still be regarded as placing the occupiers’ health, safety and welfare at risk.

Our evidence shows that category 1 hazards in Wandsworth’s PRS are likely to be distributed across the whole borough, with 6,806 private rented properties (including HMOs) predicted to have at least one category 1 hazard, representing 13% of Wandsworth’s PRS. 13 of 22 wards have predicted rates of category 1 hazards above the national average (12%).

⁴ Housing Stock and Stressors Report, Metastreet, 2023

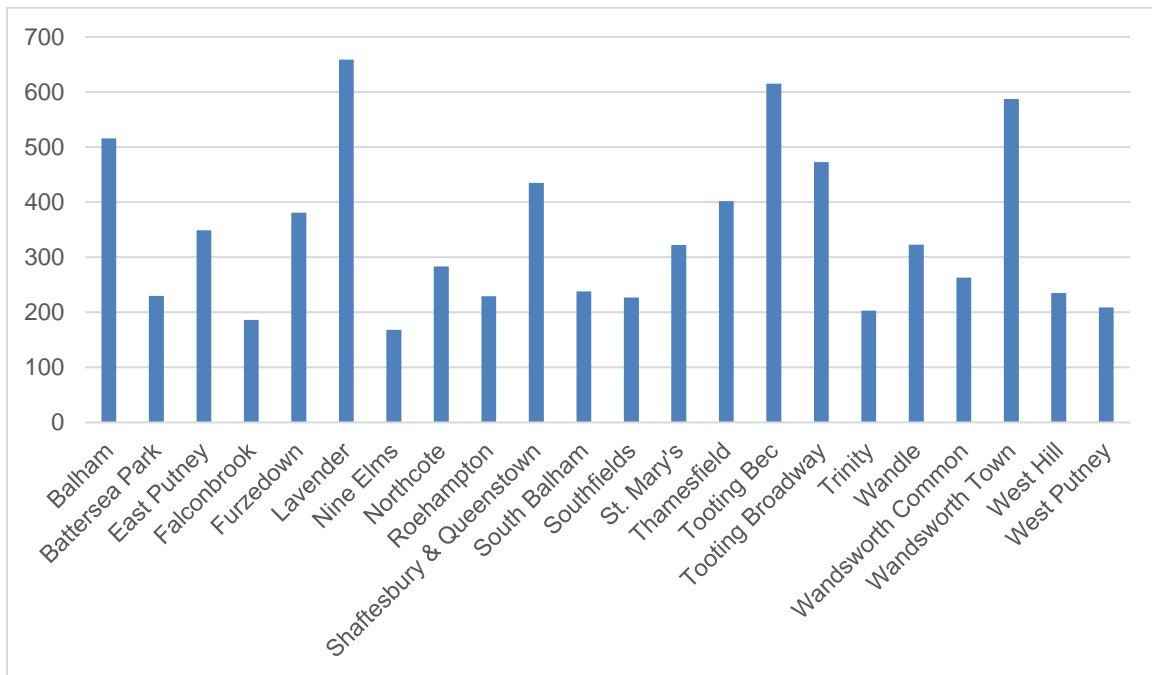


Predicted percentage of PRS properties with category 1 hazards (HSCR 2023)

3.6 Antisocial behaviour

ASB incidents (noise & nuisance) linked to PRS properties includes domestic noise (music, alarms and parties) and other nuisances (smoke, dust and fumes).

ASB (noise and nuisances) is linked to private rented properties across wards in Wandsworth. Over a five-year period (2018-2023), 7,533 ASB incidents have been recorded in the borough. Lavender (659) has the highest levels of ASB.



Number of ASB incidents (noise and nuisances) linked to PRS properties (HSCR 2023)

4 Types of property licensing scheme

4.1 What is property licensing?

Where the relevant legal test is met, property licensing allows the council to regulate private rented properties in their area by issuing a licence to the person responsible for the property, usually the landlord. The aim of such schemes is to improve the private rented market by ensuring that the licence holder is a 'fit and proper' person to hold the licence and that the property is of a decent standard for a landlord to rent out.

Licences come with conditions that relate to the use and management of the property. Some of these conditions are mandated by Government, however the council has scope to add its own conditions that are tailored to dealing with specific problems in the designation relating to the PRS.

The Housing Act 2004 sets out three types of property licensing schemes and prescribes how the council can implement them.

4.2 Mandatory HMO licensing

The Housing Act 2004 introduced mandatory licensing for certain privately rented houses in multiple occupation (HMOs). Generally, these are larger HMO properties occupied by five or more persons living in two or more households, and where those persons share facilities, such as kitchens/bathrooms/WCs. All local authorities in England must operate a mandatory HMO licensing scheme.

For the purpose of this consultation, mandatory HMO licensing is not being considered.

4.3 Additional HMO licensing (discretionary)

The Housing Act 2004 allows local authorities to designate areas as being subject to an additional licensing scheme, in relation to some or all of the houses in multiple occupation (HMOs) in that area, which are not already subject to mandatory HMO licensing, for a period of up to five years. Generally, these are smaller HMO properties occupied by three or four persons living in two or more households, and where those persons share facilities, such as kitchens/bathrooms/WCs.

Additional HMO licensing can also include properties converted into flats known as Section 257 HMOs. These are buildings which have been converted into and consist entirely of self-contained flats where less than two thirds of the flats are owner-occupied, and the conversion into flats did not comply with the appropriate building regulations.

4.4 Selective licensing (discretionary)

A selective licensing scheme for all other privately rented properties and not just HMOs can be implemented in selected or 'designated' areas for a period of up to five years. A selective licensing designation can only be made if the designated area has a high proportion of properties in the PRS and is experiencing one or more of the following criteria:

- low housing demand

- a significant and persistent problem caused by ASB
- high levels of crime
- poor housing conditions
- high levels of migration or deprivation.

5 What are the benefits of property licensing schemes?

Property licensing schemes offers benefits to landlords, tenants, the wider community and the council. These include the following:

Benefits to tenants

- Through conditions that accompany any granted licence, licence holders are required to proactively manage and maintain their rented homes.
- Licensing improves the standard of private rented properties. This makes properties safer for tenants who occupy them.
- Licensing allows a local authority to adopt a much more proactive approach to tackling poor housing conditions and raising standards in private rented housing.
- Licensing encourages good practices – if a landlord is not able to demonstrate that they comply with fire, gas and electrical safety conditions, a licence will not be granted.
- Many people who are vulnerable, disabled and living on low incomes rely on private renting. Licensing helps the council to protect as many tenants living in private renting as possible.
- Through increased communication about licensing, tenants not only become more aware of their rights and responsibilities, but also gain an improved understanding and greater access to council services that can support them.

Benefits to landlords

- Licensing encourages landlords to proactively manage their properties and to take reasonable action to address problems.
- The council will work with landlords to help support them and build their professionalism.
- Licensing enables the council to create a 'level playing field' for responsible landlords by taking a much more robust approach to the minority of 'rogue' landlords who fail to invest in their properties.
- Providing transparent and consistent regulation within the PRS market to ensure rogue or non-compliant landlords cannot undercut responsible ones.

Benefits to the community

- Poorly managed privately rented properties have a negative impact on many neighbourhoods. Licensing will increase the number of landlords managing their properties effectively, including the enforcement of tenancy conditions to combat neighbourhood nuisance caused by their tenants or people visiting their properties.
- Reducing ASB will make areas safer, more desirable and healthier places to live.
- There is a connection between HMOs and poor waste management. All property licences contain a condition that the holder must provide adequately sized bins and sufficient recycling containers for the occupiers.
- When an HMO is overcrowded, this is often linked to an increase in noise complaints. Through licensing the council is able to limit the number of occupants in a property, reducing overcrowding and the likelihood of noise nuisance.
- Licensing increases the council's ability to uncover empty properties and encourage their use back into the housing market.

Benefits to the council

- Licensing enables the council to target support and information for both tenants and landlords more effectively.
- Licensing provides opportunity for easier engagement with landlords, managing agents, lettings agents, and others involved in the sector.
- Licensing creates improved data, enabling an intelligence led approach to enforcement.
- Licensing increases the council's ability to uncover previously unknown HMOs, some of which will fall under mandatory licensing.

6 Property licensing schemes in Wandsworth

6.1 Mandatory HMO licensing

Under Part 2 of the Housing 2004 Act, HMOs falling within a prescribed, statutory description must be licensed in order that they can legally be let. Most HMOs occupied by five or more persons forming two or more households, who share amenities such as kitchens or bathrooms, fall within the scope of mandatory HMO licensing. This is a national scheme which all local authorities across England must enforce.

6.2 Improvements in poor property conditions

Since 2006, Wandsworth Council has operated a mandatory HMO licensing scheme, under which 783 properties have been licensed. This scheme has enabled the council to proactively address problems within such properties in Wandsworth.

The mandatory scheme, and particularly the five-person threshold associated with it, does, however, bring with it market responses; including some landlords opting to reduce occupancy levels below the threshold of five people to avoid HMO licensing and the increased scrutiny it delivers.

HMOs across the country are known to contain higher elements of risk, linked to key elements such as inadequate fire detection and protection. Fire risks are found to rise with increased occupancy, multiple ignition sources, vulnerable occupants, poor construction and lack of fire prevention measures. HMO licensing helps to ensure that properties are not overcrowded and are free of serious hazards, including fire safety.

Through the mandatory licensing scheme, the council has been able to improve basic standards, often in the most dangerous housing at the bottom end of the housing market, where some of the most vulnerable people in society live. All licences have conditions attached which must be complied with, allowing the council to regulate the PRS, improve housing conditions, and foster better management standards.

In particular, we have been able to impose a level of 'self-regulation' in the PRS, as landlords will not be granted a licence unless they are able to demonstrate at the time of application that they are a 'fit and proper' person to be the licence holder and also that the property complies with fire, gas and electrical safety conditions.

Licensing requires landlords to proactively manage their properties and take reasonable action to rectify any identified problems to ensure compliance with licence conditions.

Between 2018 and 2023, Wandsworth's Private Sector Housing Team served more than 250 statutory notices against HMOs, encompassing the full scope of Housing and Environmental Health legislation. This has resulted in much-needed improvements in HMOs and in raising housing standards across the borough for the benefit of many tenants.

The council has seen a steady increase in the number of service requests made by private sector housing tenants reporting disrepair issues. There was a spike in the number of service requests during the pandemic in 2020/21, which fell slightly in

2021/22 but has increased in 2022/23. This trend is detailed in the table below:

Financial year	Number of service requests received
2017/18	449
2018/19	535
2019/20	672
2020/21	927
2021/22	742
2022/23	999

Disrepair service requests received by year

The council deploys available resource to tackle such reports and (by way of further context) undertook the following actions in 2022/23:

- 171 preliminary improvement notices served for compliance with standards following an inspection;
- 95 formal notices served for compliance with standards following an inspection;
- 9 Fixed Penalty Notices (FPNs) served.

The above actions have resulted in serious hazards (Category 1) in 191 private-sector dwellings being identified and removed.

6.3 Reduction in antisocial behaviour

Poorly managed privately rented properties have a negative impact on many neighbourhoods. In particular, high levels of noise complaints and accumulations of rubbish can be linked to the failure of private landlords to manage their properties and tenancies effectively.

Poor waste management and fly tipping are linked to the PRS, particularly within HMOs. All HMO licences contain a condition that the licence holder must provide adequately sized bins and sufficient recycling containers for the occupiers. They must also display a notice for the occupiers of the property indicating the day of the week when rubbish and recycling is collected. Through partnership working and sharing of intelligence, we continue to educate both landlords and tenants on their responsibilities in terms of waste disposal.

When a property is overcrowded, this is often linked to an increase in noise complaints. Through licensing, we have been able to limit the number of occupants in a property, reducing overcrowding and the likelihood of noise nuisance.

We have seen, through licensing, a notable increase in landlords managing their properties more effectively in order to ensure they do not breach licence conditions. This includes the enforcement of tenancy rules to prevent ASB by tenants or their visitors.

6.4 Working with and supporting good landlords and agents

We recognise that the majority of landlords in the borough are both responsible and cooperative. We have taken a more educational approach seeking to work with landlords and bring about compliance through informal means.

We have particularly encouraged landlords to become accredited to increase their professionalism in managing their properties. Through accreditation, landlords are able to achieve a level of knowledge and competence before letting a home, which is key to raising standards in the PRS. As of 2024, Wandsworth had 1389 landlords accredited to the London Landlords Accreditation Scheme (LLAS).

Detailed guidance for landlords on their legal obligations and responsibilities has been produced and made available online.

Through the licensing schemes, a database of more than 750 landlords and agents operating in Wandsworth has been compiled, supporting better communication and engagement with the sector.

6.5 Supporting private rented sector tenants

In promoting tenants' rights and responsibilities, tenants' awareness of the minimum standards to be expected in rented accommodation can dramatically be increased. Tenants have been encouraged to report landlords who have not licensed their properties or who do not comply with licensing conditions. Since introduction of the mandatory scheme in 2006, the council has received approximately 6500 service requests from tenants in the PRS, resulting in significant interventions and property improvements.

It is clear from running the mandatory HMO licensing scheme that licensing allows the council to work proactively with landlords and tenants. Licensing provides clear conditions for landlords to comply with, promotes an improvement in property conditions and enables ASB to be minimalised through better, more effective management. Licence conditions can be enforced against much more effectively and quickly than using other powers available to the council, such as Part 1 of the Housing Act (2004). Formal action under Part 1 is generally a slow process, with appeals allowed for most types of notices, which can significantly delay the time period for compliance. Whilst the mandatory HMO scheme has enabled the council to begin to make some progress in raising standards in the PRS, there is still much more to do.

Case study: Two bedroom ground floor maisonette with serious housing hazards

Background

The Private Sector Housing team received a complaint from a family reporting disrepair in their privately rented property. This included damp and mouldy walls, a water leak in the kitchen ceiling and a pest infestation throughout the property. These problems had been reported to their landlord, yet no action had been taken. The living conditions were so poor that the mother had been hospitalised for asthma. She was now extremely concerned for the safety of her three children aged 13, 11 and 2 as she was aware that young children were particularly vulnerable to damp and mould.

Hazards identified

On inspection, council officers identified serious hazards throughout the property including fire safety, damp, mould and a pest infestation. The kitchen was also found to be in severe disrepair. As a result of the damp and mould, one bedroom and the living room were unusable and the family were cramped into the second bedroom, causing overcrowding.



Licensing status

The property was not an HMO therefore did not meet any legislative licensing criteria. The property was not licensable.

Council action

The landlord was served with two statutory notices requiring specified remedial works to be carried out to address the poor condition of the property, remediate hazards identified and treat the rodent infestation. Further action can only be taken against the landlord if the notices are not complied with.



As the property was not licensable the poor management issues could not be tackled. As the 'fit and proper person' criteria do not apply, there is nothing in law preventing the landlord from continuing to manage such properties in this way, and profiting from the rental income received.

The proposed selective licensing scheme would bring this type of property within licensing controls (in the designated area).

7 Proposals for a selective licensing scheme

The PRS in Wandsworth is affected by various housing issues. 13 out of 22 wards have poor housing conditions, which are worsened by other issues such as ASB, poverty, high rents, fuel poverty and homelessness.

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 a single household (e.g., a family) or two unrelated sharers (e.g., two friends living together) would need to have a licence to be legally let.

We are therefore proposing, subject to consultation, to introduce a selective licensing scheme that, if approved will come into force in two phases, with each phase running for five years.

The first proposed phase (designation 1) covers a total of four wards. Subject to consideration of the responses in the consultation process, the council is keen to address the serious problems of poor property conditions in the four wards of Furzedown, Tooting Bec, Tooting Broadway and South Balham as soon as reasonably practicable. These four wards are experiencing high levels of poor property conditions in the borough. The size of this designation, which affects less than 20% of the geographical area of Wandsworth and less than 20% of its privately rented housing, means it can be agreed locally by the Council's Cabinet and could be implemented in early 2025.

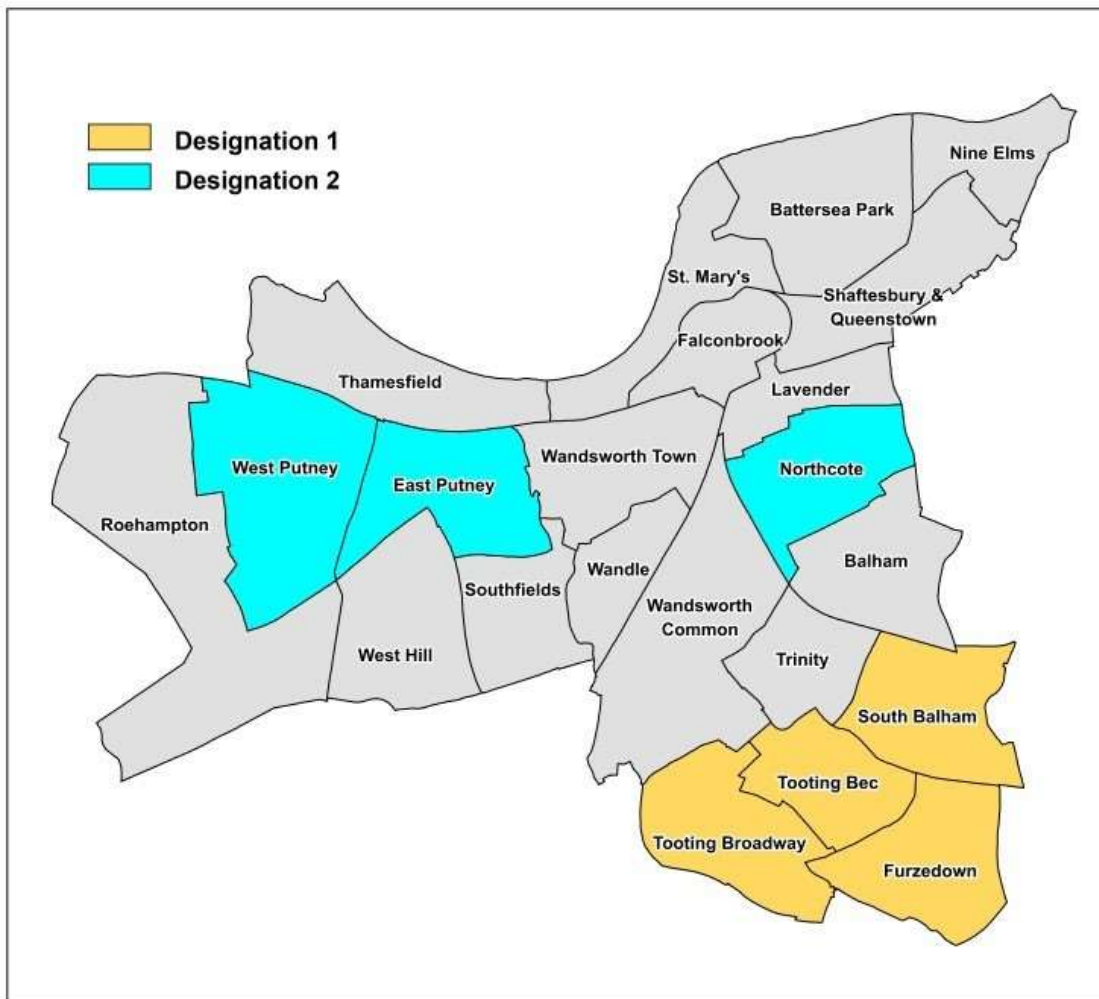
The Cabinet decision on whether to designate other areas in the second phase, as set out below, will be brought to a subsequent Cabinet to give further consideration to the larger designation, as well as giving time to scale up resources and systems to administer and enforce a larger designation.

The second phase (designation 2) covers a further three wards. The inclusion of these three wards would mean that the total size of the selective licensing designations would affect more than 20% of the geographical area of Wandsworth and more than 20% of its privately rented housing. This means that if agreed by Wandsworth Council, this designation would need confirmation by MHCLG. If approved, designation 2 could be introduced in late 2025.

PHASE 1: designation 1	PHASE 2: designation 2
Furzedown South Balham Tooting Bec Tooting Broadway	East Putney West Putney Northcote

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

7.1 Map of the proposed selective licensing scheme



Map of all selective designations

7.2 Phase 1 – Designation 1: poor property conditions

7.2.1 Which areas are included in this designation?

The following four wards proposed for this designation are:

Furzedown	Tooting Bec
Tooting Broadway	South Balham

These wards have high levels of properties within the PRS and poor property conditions above the national average as well as represent a geographically coherent area within the southern part of the borough.



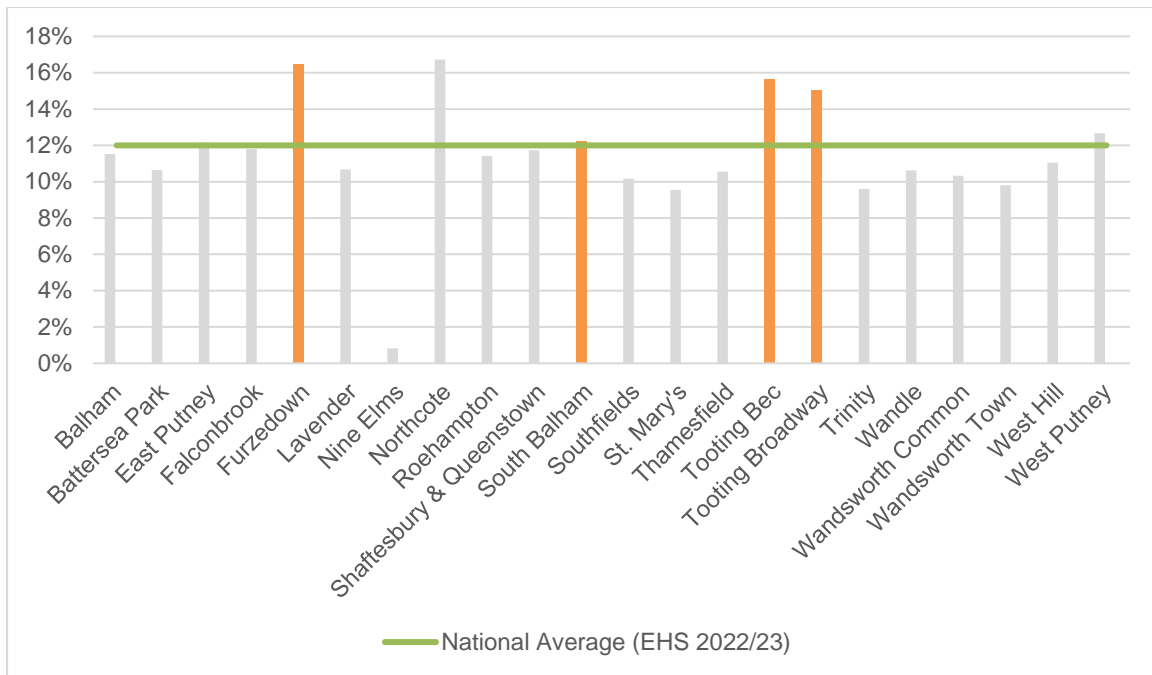
Map of designation 1

7.2.2 What is the evidence of poor property conditions in this designation?

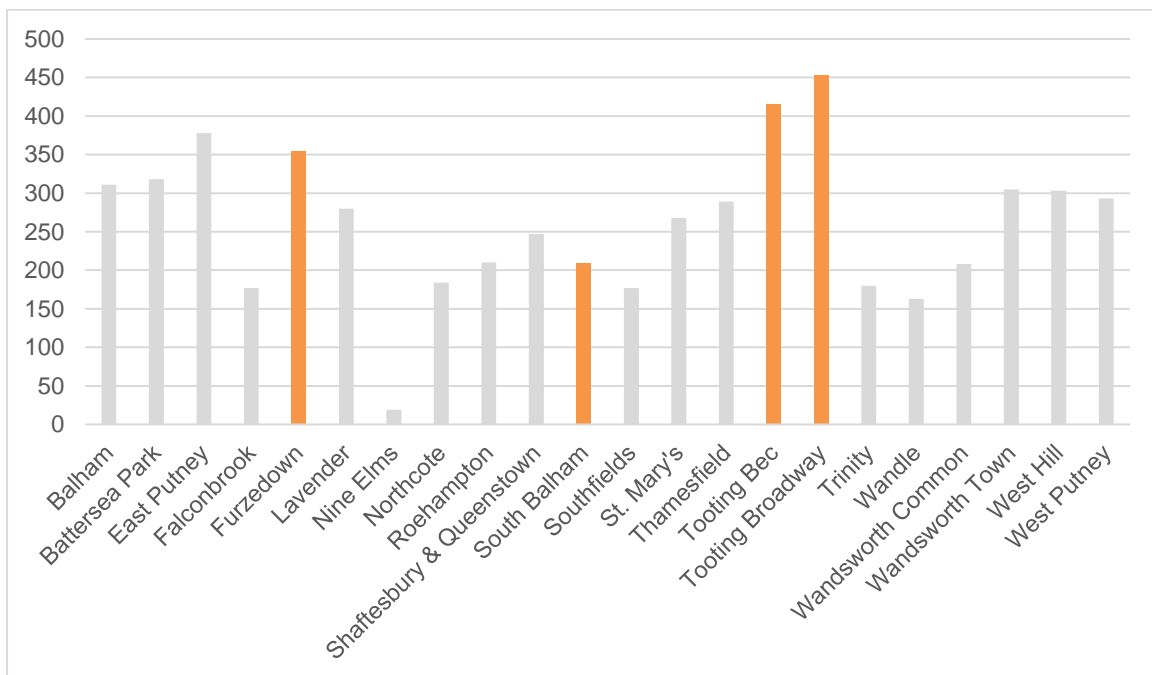
Our evidence shows that in the four wards within this designation, the proportion of PRS properties (excluding HMOs) with category 1 hazards is predicted to be higher than the national average of 12%: Furzedown (16.5%), Tooting Bec (15.6%), Tooting Broadway (15%) and South Balham (12.2%).

Overall, in these four wards, 1,433 PRS properties (excluding HMOs) are predicted to have at least one category 1 hazard.

It is also highly likely that these properties will also have at least one category 2 hazard. A significant number of these properties would need to be inspected to accurately identify and assess the presence of category 1 or 2 hazards.

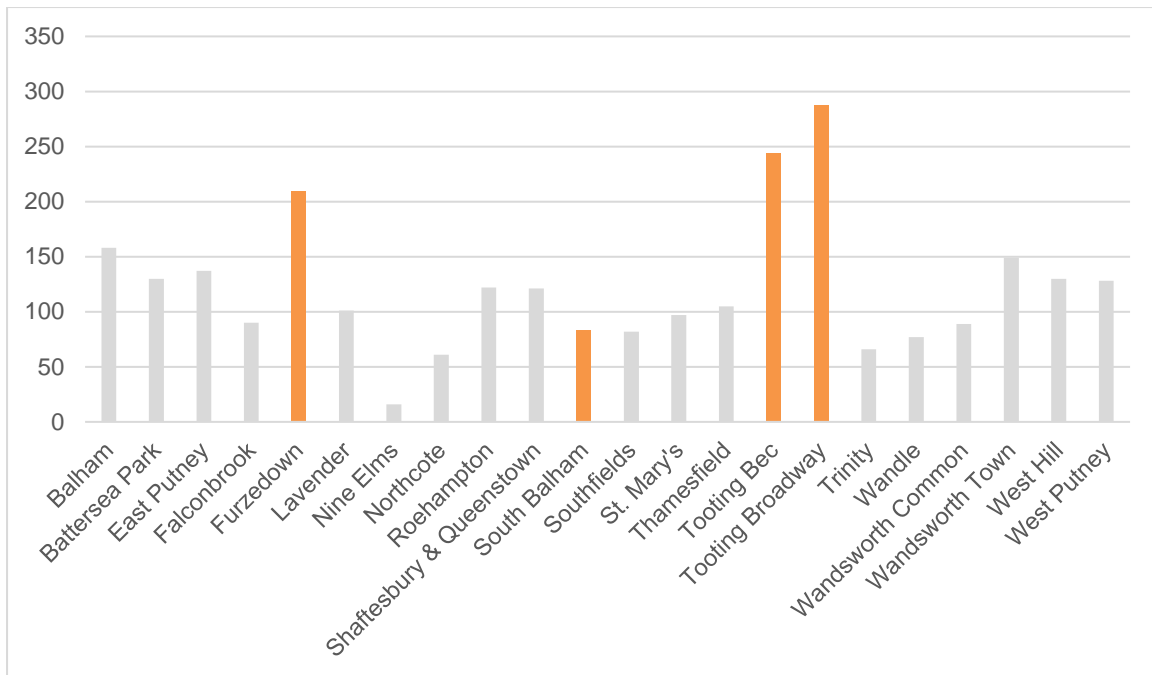


Predicted percentage of PRS properties (Excl. HMOs) with category 1 hazards by ward (HSCR 2023)



Predicted number of PRS properties (Excl. HMOs) with category 1 hazards by ward (HSCR 2023)

Complaints made by PRS tenants and others to the council about poor property conditions and inadequate property management are a direct indicator of the poor quality within the PRS. Wandsworth received 823 complaints from PRS tenants (excluding HMO tenants) in these four wards over a five-year period (2018-2023). Tooting Broadway (287) & Tooting Bec (244) had the highest levels of complaints.



Complaints linked to PRS properties (Excl. HMOs) by ward (HSCR 2023)

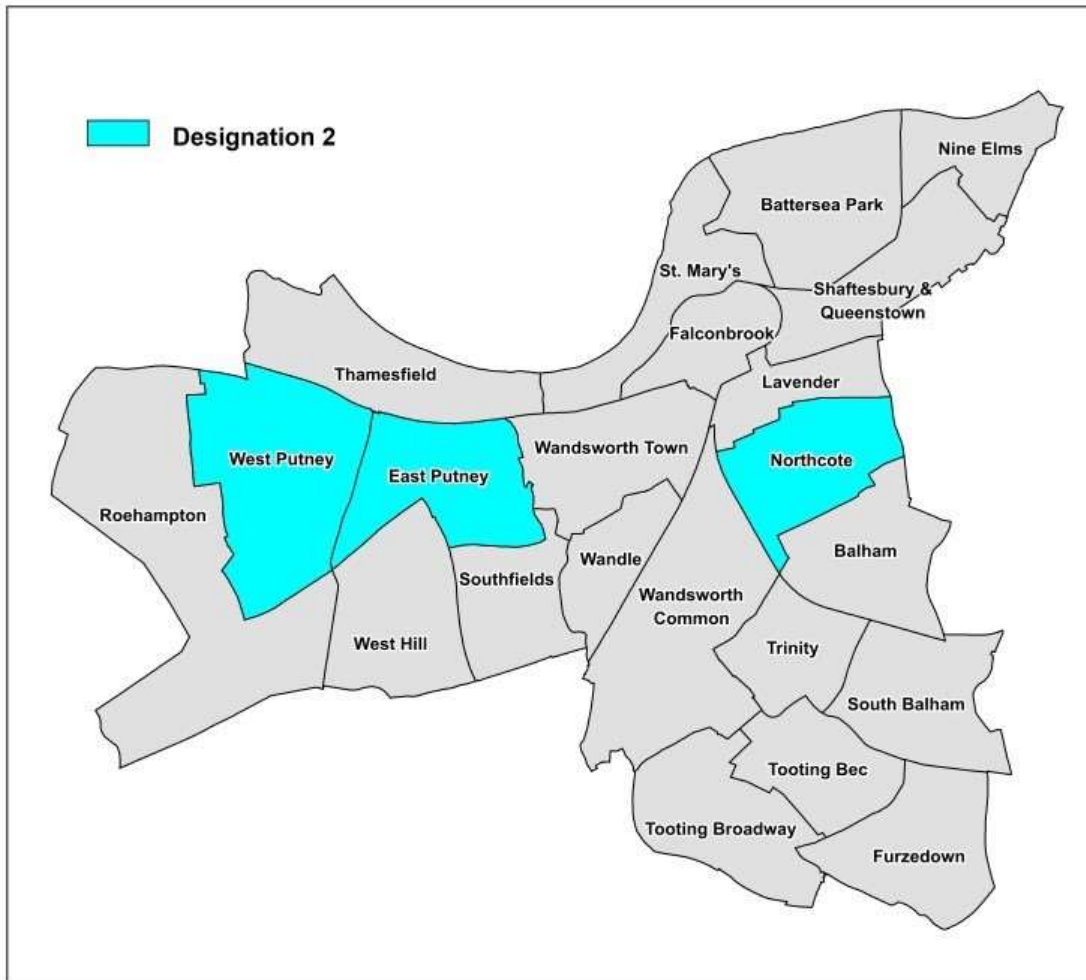
7.3 Phase 2 – Designation 2

7.3.1 Which areas are included in this designation?

The following three wards proposed for this designation are:

- East Putney
- West Putney
- Northcote

These wards have a high proportion of properties in the PRS and high levels of poor property conditions above the national average.



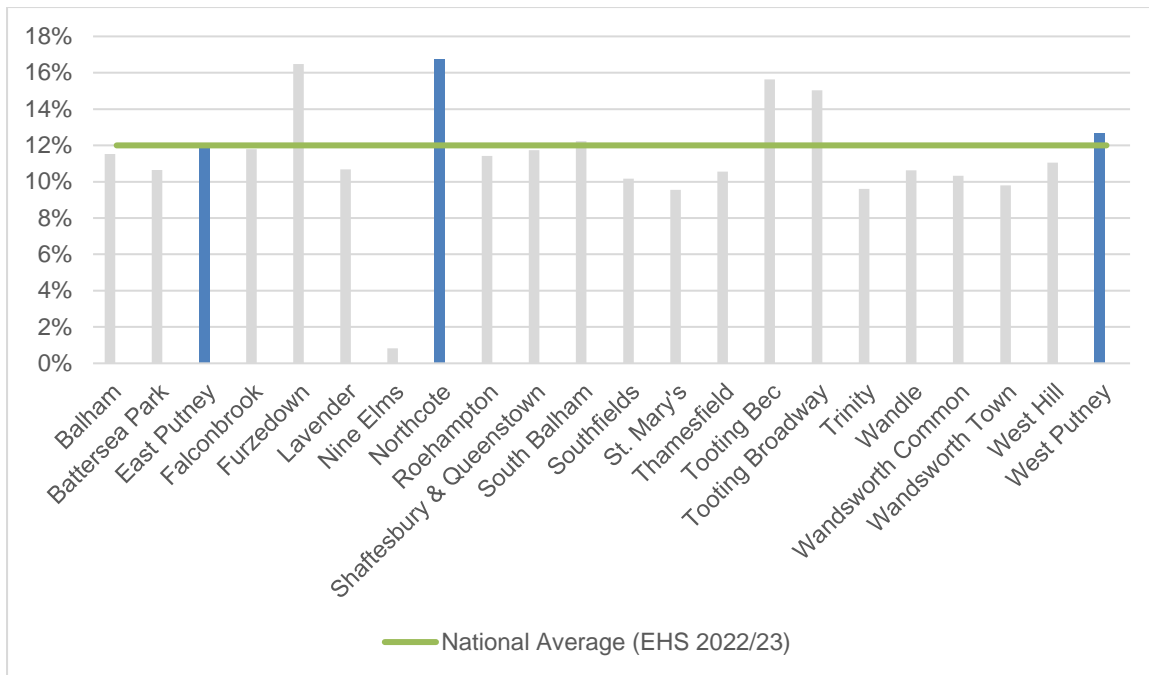
Map of designation 2

7.3.2 What is the evidence of poor property conditions in this designation?

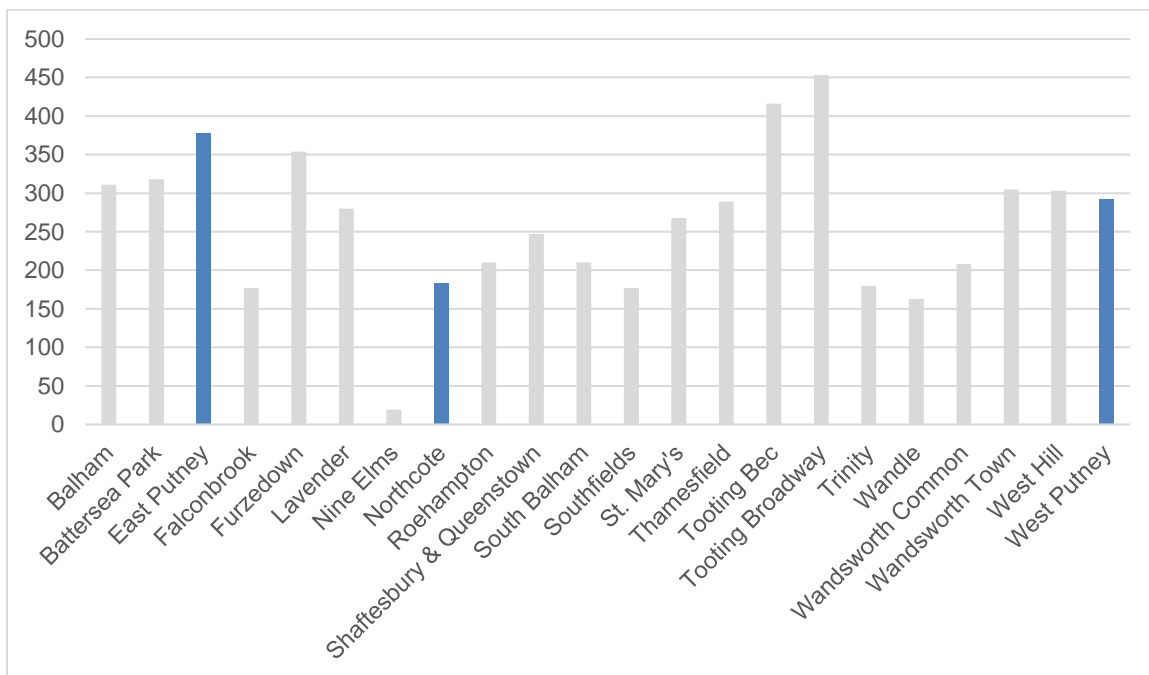
Our evidence shows that in the three wards within this designation, the proportion of PRS properties (excluding HMOs) with category 1 hazards is predicted to be higher than the national average of 12%: East Putney (12.1%), West Putney (12.7%) and Northcote (16.7%).

Overall, in these three wards, 855 PRS properties (excluding HMOs) are predicted to have at least one category 1 hazard.

It is also highly likely that these properties will also have at least one category 2 hazard. A significant number of these properties would need to be inspected to accurately identify and assess the presence of category 1 or 2 hazards.

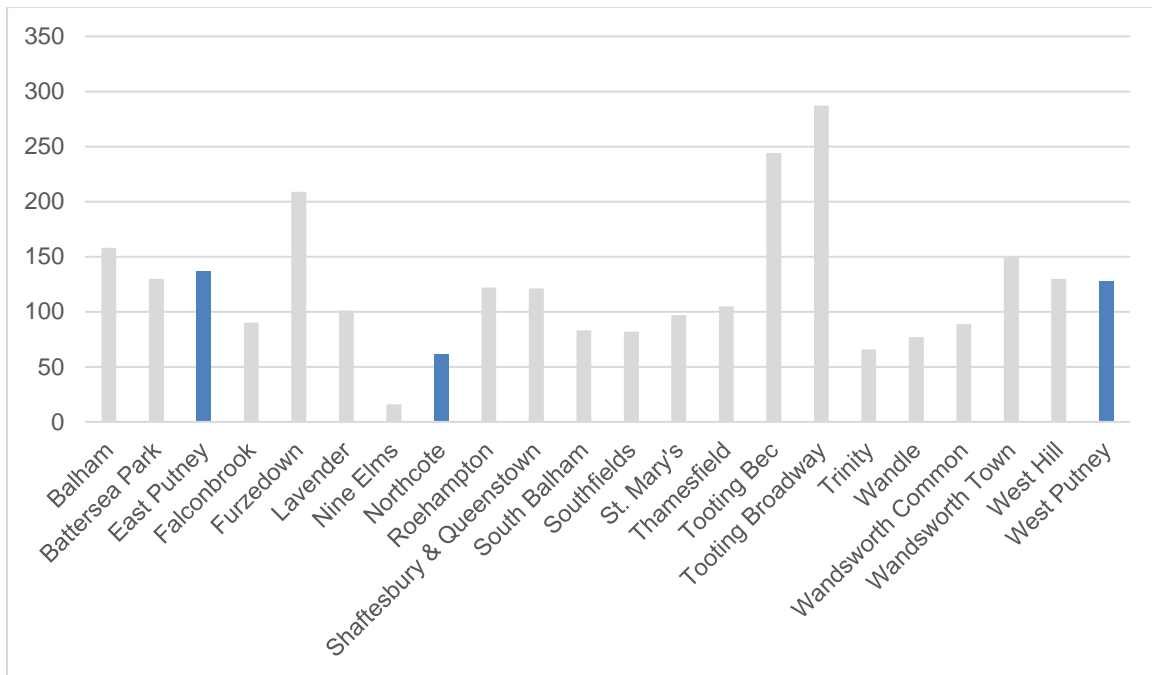


Predicted percentage of PRS properties (Excl. HMOs) with category 1 hazards by ward (HSCR 2023)



Predicted number of PRS properties (Excl. HMOs) with category 1 hazards by ward (HSCR 2023)

Complaints made by PRS tenants and others to the council about poor property conditions and inadequate property management are a direct indicator of the poor quality within the PRS. Wandsworth received 326 complaints from PRS tenants (excluding HMO tenants) in these three wards over a five-year period (2018-2023). East Putney (137) & West Putney (128) had the highest levels of complaints within this designation.



Complaints linked to PRS properties (Excl. HMOs) by ward (HSCR 2023)

7.4 Other factors impacting poor property conditions

7.4.1 Damp and mould

Damp and mould is one of 29 hazards assessed under the HHSRS. The HHSRS is a tool used to assess risks in residential properties. Hazards assessed at the most dangerous level using issued Government guidance are classified as 'category 1'. All other assessable hazards that are judged to be significantly worse than average are 'category 2' hazards. Local authorities have a duty under the Act to take enforcement action on category 1 hazards and a power to take enforcement action on category 2 hazards.

Damp and mould primarily affect the airways and lungs, but they can also affect the eyes and skin. The respiratory effects of damp and mould can cause serious illness and, in the most severe cases, death. The presence of damp and mould can also affect tenants' mental health. This could be due to worries about the health impacts of damp and mould, unpleasant living conditions and destruction of property and belongings, among other concerns.

Everyone is vulnerable to the health impacts of damp and mould, but people with certain health conditions, children and older adults are at greater risk of more severe health impacts. In 2022, the media reported widely on poor conditions caused by damp and mould in social and private rented housing. This was primarily prompted by highlighting the tragic case of two-year-old Awaab Ishak who died in 2020 due to prolonged exposure to mould in his home.

Certain groups are more likely than others to live in homes with damp and mould⁵. This includes:

⁵ [Understanding and addressing the health risks of damp and mould in the home](https://www.gov.uk/guidance/understanding-and-addressing-the-health-risks-of-damp-and-mould-in-the-home) GOV.UK (www.gov.uk)

- people with a long-term illness
- people who struggle to heat their homes and/or are experiencing fuel poverty
- people on low incomes
- people with disabilities
- people from ethnic minority backgrounds;
- people living in temporary accommodation.

7.4.2 Overcrowding

Overcrowding is a secondary impact of housing unaffordability. A household is classified as overcrowded if it has fewer bedrooms than it needs to avoid undesirable sharing, based on the age, sex and relationship of household members. 8% of privately rented households within Wandsworth are overcrowded. This is slightly lower than the London average of 15%⁶.

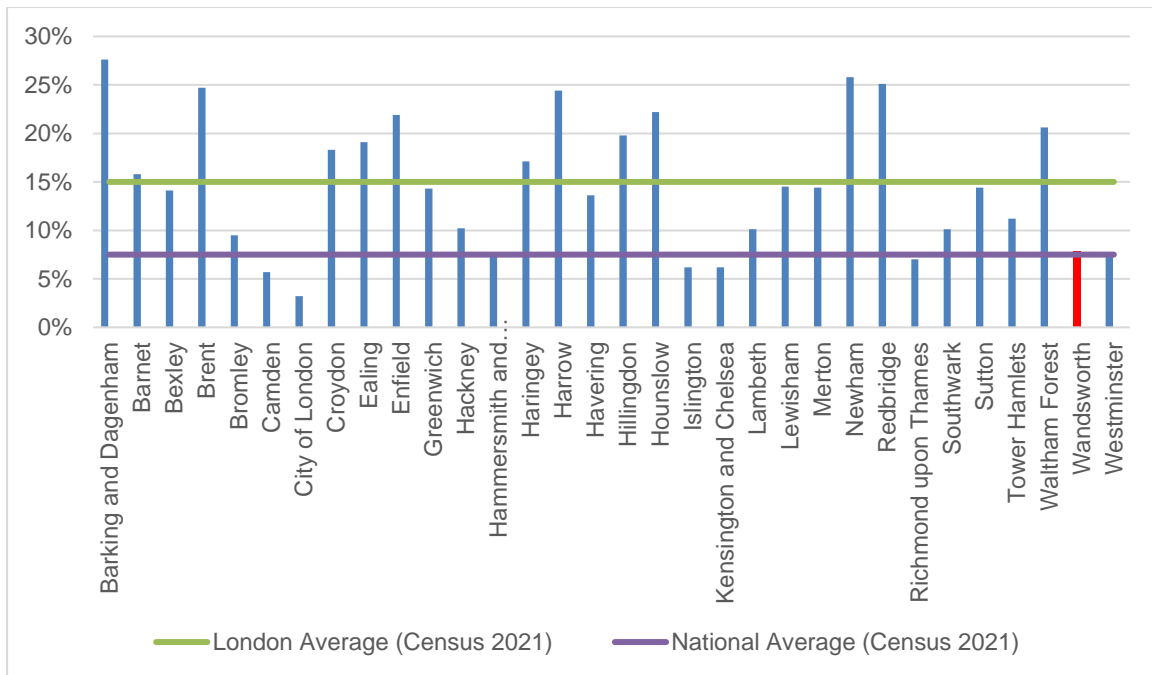
Overcrowding exacerbates hazards such as damp and mould due to the increased laundry and cooking activities required to cater to more people in a confined space. Insulation and ventilation cannot generally cope with the extra demand. The HHSRS states that ‘crowded conditions can result in a moisture burden above that which the dwelling is designed to safely deal with, and this can be a cause of condensation and high humidities, giving rise to associated health risk’⁷.

Evidence indicates that poor housing conditions and overcrowding negatively affect physical and mental health and can also have a major impact on educational achievement. For example, children’s education may be affected by overcrowding directly, through a lack of space for homework, as well as indirectly because of school absences caused by illness⁸.

⁶ Census 2021

⁷ [HHSRS Guidance](#)

⁸ [The impact of bad housing on children’s lives \(Shelter\)](#)



Percentage of overcrowded PRS properties by London borough (Census 2021)

7.4.3 Fuel poverty

Whilst energy prices in the UK are no longer near the extreme highs seen in late 2022 and early 2023, energy prices still remain high and unaffordable for many. With growing pressure on household finances because of increasing energy costs and wider concerns about the cost of living, there are reports that households are choosing between “heating or eating” over the winter months.

7.4.4 Minimum Energy Efficiency Standard (MEES)

An EPC rating is an assessment of a property’s energy efficiency. It is primarily used by buyers or renters of residential properties to assess the energy costs associated with heating a house or flat. The rating is from A to G. A indicates a highly efficient property; G indicates low efficiency.

Under the current Minimum Energy Efficiency Standard (MEES), properties must have an Energy Performance Certificate (EPC) rating of E and above before they can be let out. Currently in Wandsworth, 1% of the PRS have an F and G rating, which means approximately 489 PRS properties are likely to fail the MEES statutory requirement⁹.

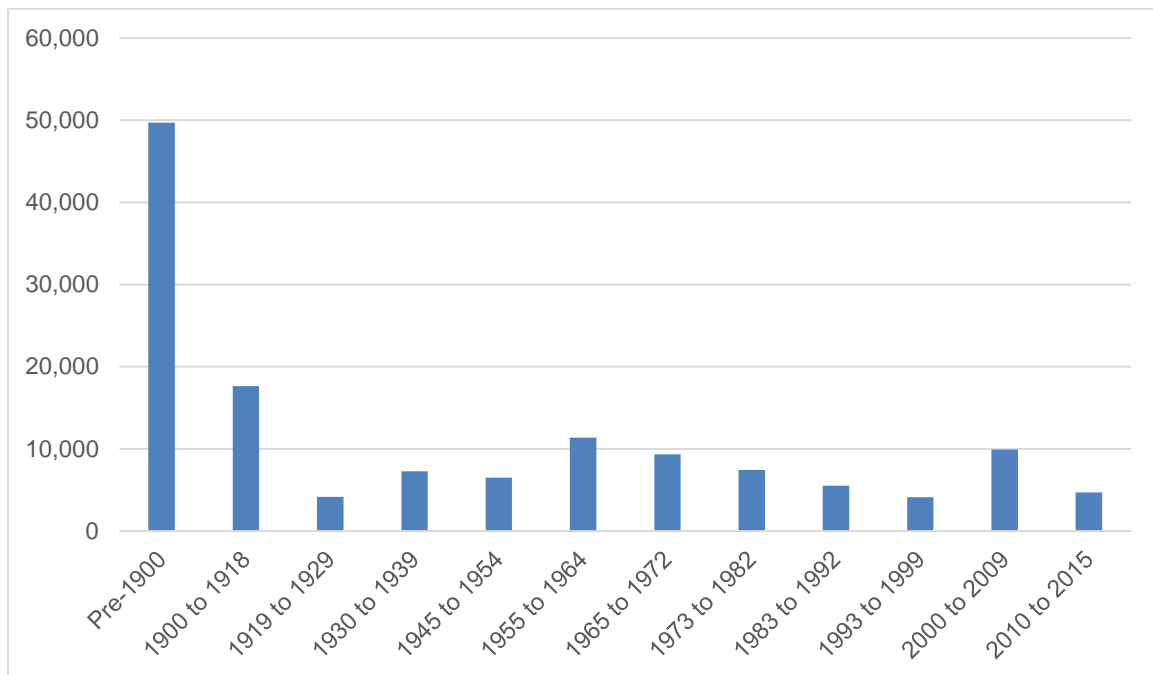
The statistical evidence shows that there is a continuous relationship between indoor temperature and vulnerability to cold-related deaths¹⁰. The colder the dwelling, the greater the risk. The percentage rise in deaths in winter is greater in dwellings with low energy efficiency ratings. Therefore, the F and G properties present a serious risk to the occupants’ health, particularly if over the age of 65.

It is notable that there is a gradient of risk with age of the property, the risk being greatest in dwellings built before 1850, and lowest in the more energy efficient dwellings built after 1980. Wandsworth has a high level of residential properties built

⁹ Housing Stock Condition and Stressors Report (Metastreet 2023)

¹⁰ [Housing Health and Safety Rating System](#)

pre-1900. Wards with many older properties tend to have more hazards such as excess cold, fire & electrical issues, damp and mould¹¹.



Age profile of housing stock for all tenures (VOA 2019)

¹¹ [Dwellings by Property Build Period and Type \(VOA 2015\)](#)

8 Proposals for an additional HMO licensing scheme

The evidence base demonstrates that the criteria for a boroughwide additional licensing scheme is met in that a significant proportion of the borough's HMOs are being poorly managed and are giving rise, or are likely to give rise, to problems affecting their occupiers or members of the public.

Whilst we have made good progress in identifying and improving mandatory HMOs, there is more to be done as our evidence shows that a significant proportion of HMOs in the borough are being managed ineffectively, proven by the cumulative presence of serious housing hazards and/or significant and persistent ASB.

We are therefore proposing to introduce an additional HMO licensing scheme that will apply to all wards in the borough. Subject to consultation and approval, the scheme will come into force in early 2025 and last for five years.

An additional HMO licence will be required for properties that are:

- HMOs rented to three or more occupiers in two or more households that share (or lack) toilet, washing and cooking facilities.
- This excludes HMOs that require a mandatory HMO licence.
- This includes multiple-occupied flats in purpose-built blocks (with over two flats) where more than three people live in the flat.

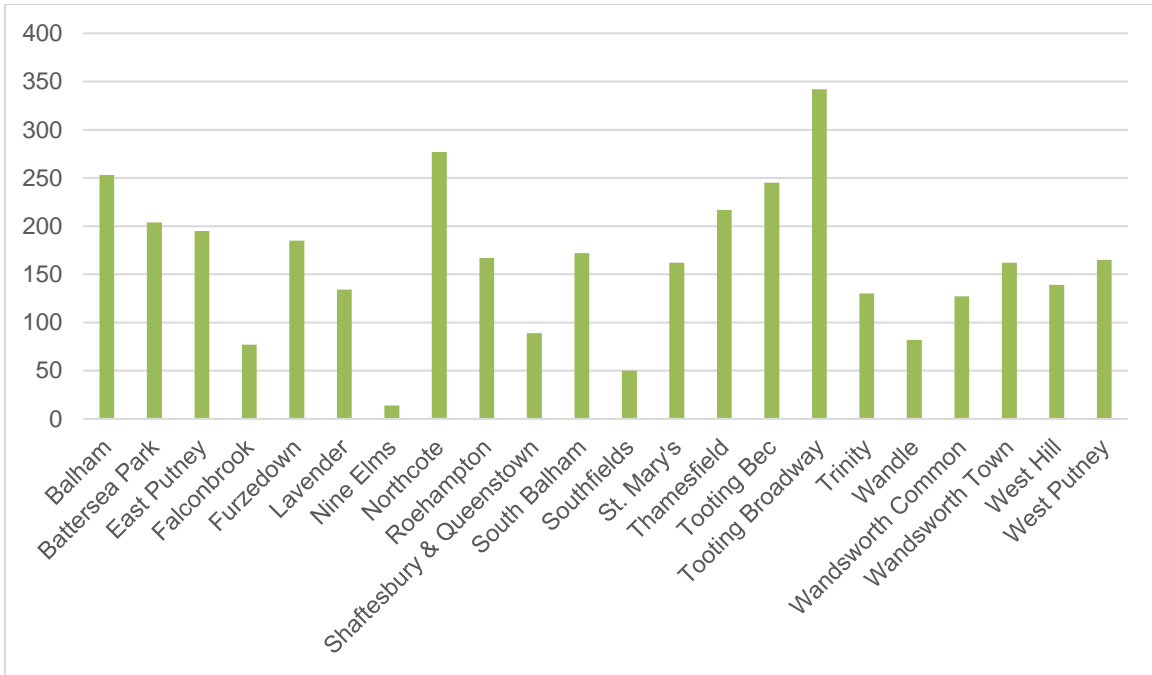
There are some types of buildings which are exempt from HMO licensing by law. These include buildings controlled by public sector bodies (for example, housing associations), some buildings occupied by students, and some owner-occupied buildings. A full list of exemptions can be found at [Housing Act 2004 \(legislation.gov.uk\)](https://legislation.gov.uk)

The proposed additional HMO scheme will not apply to certain converted flats or blocks, known as Section 257 HMOs. However if a converted block falls within the selective licensing designation, each individual flat within the block will require its own selective licence, unless it is otherwise exempt.

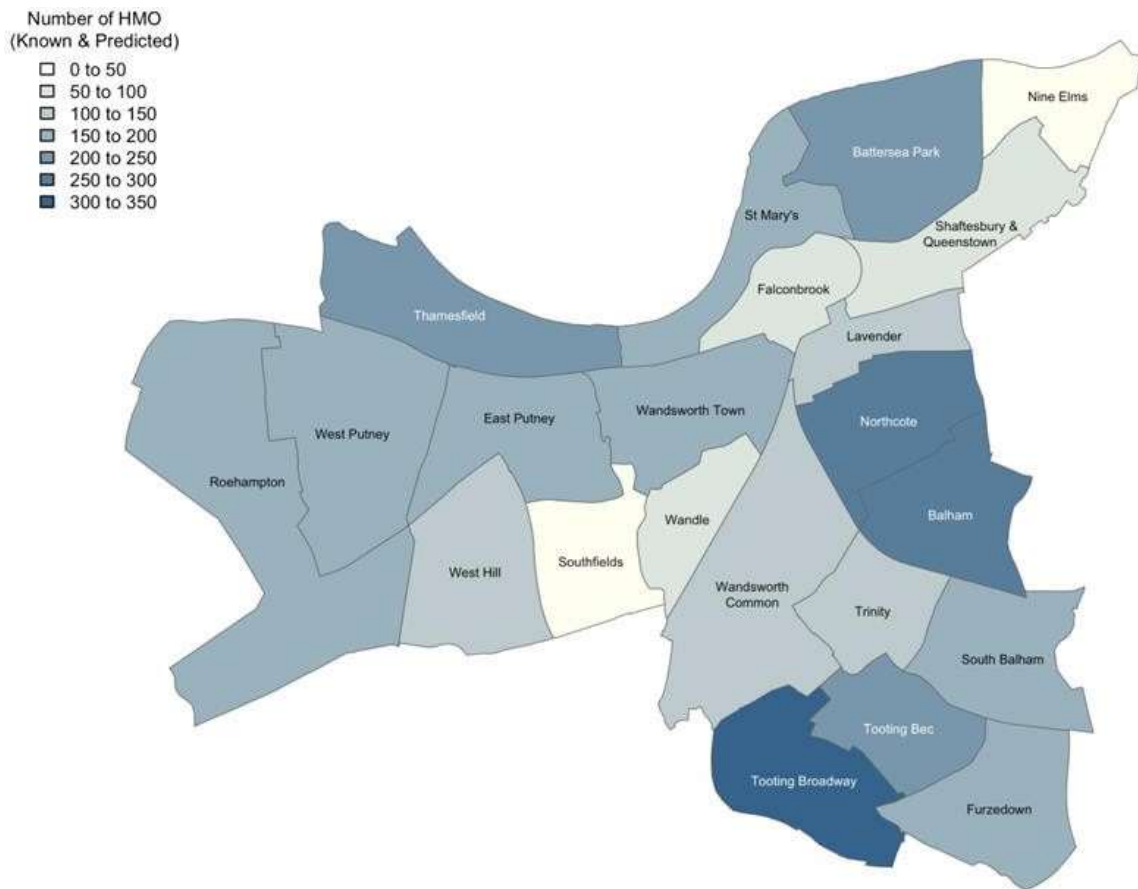
8.1 What is the evidence to support the council's proposals to implement an additional HMO scheme?

8.1.1 Numbers and type of HMO as a subset of the private rented sector

Wandsworth has 3,588 HMOs (known and predicted) distributed across all 22 wards.



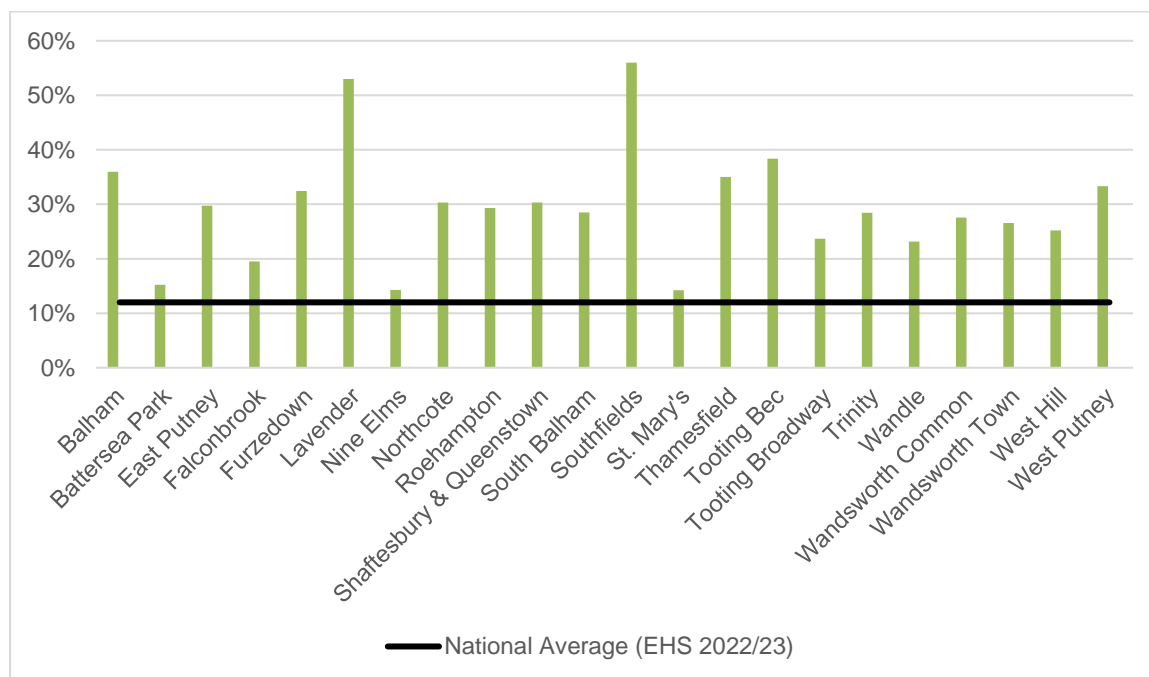
Number of HMOs by ward (HSCR 2023)



Map of distribution of HMOs by ward (HSCR 2023)

8.1.2 HMOs & housing conditions

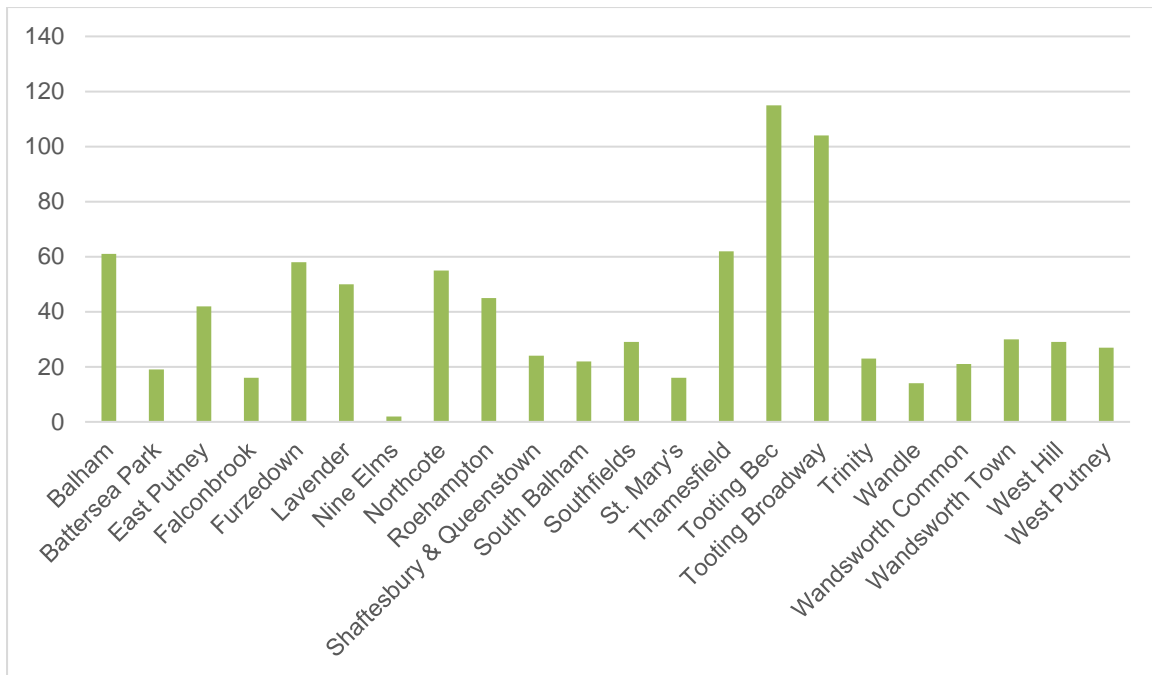
Poor housing conditions are prevalent in Wandsworth’s HMOs. The evidence shows that 1,063 HMOs in Wandsworth are predicted to have serious hazards (category 1). This represents nearly 30% of all HMOs in Wandsworth and is more than double the national average of 12%¹².



Predicted percentage of HMOs with category 1 hazards by ward (HSCR 2023)

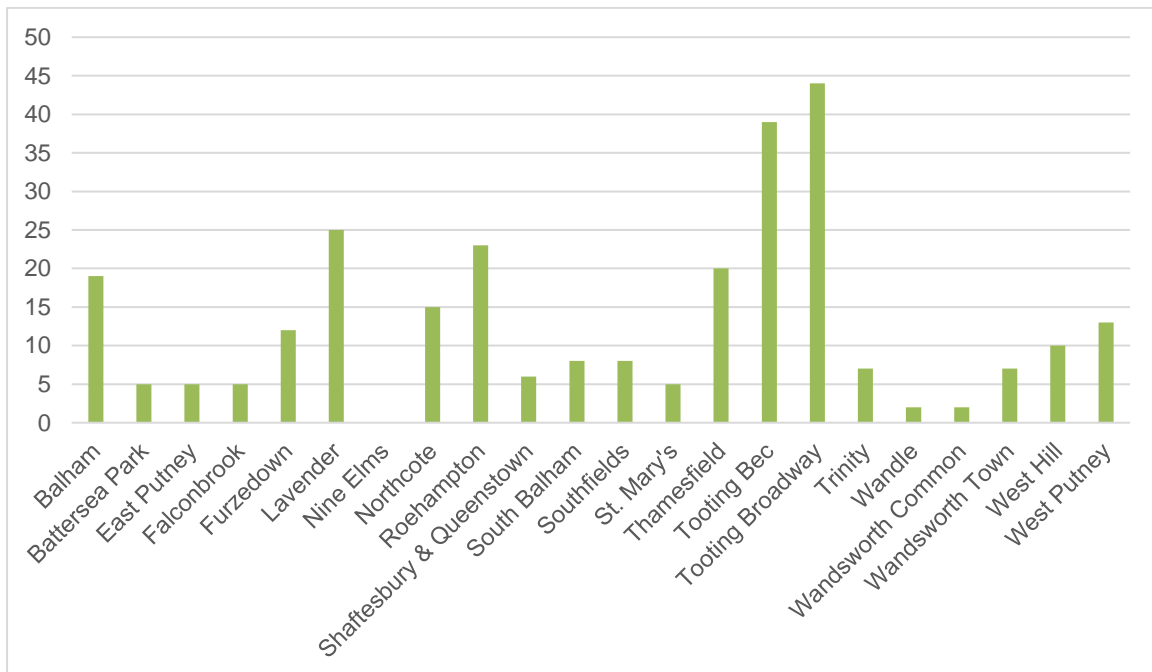
Complaints made by tenants and others to Wandsworth Council about poor property conditions and inadequate property management are a direct indicator of low quality and poorly managed HMOs. Wandsworth received 1,774 complaints linked to HMOs over five years (2018-2023). HMOs with complaints linked to them are distributed across all wards, with Tooting Bec (115) and Tooting Broadway (104) having the highest levels.

¹² [English Housing Survey 2022/23 Chapter 4: Dwelling condition](#)



Complaints linked to HMOs by ward (HSCR 2023)

Responding to complaints in HMOs has required a significant number of council interventions, representing a drain on council resources. Over a five-year period (2018-2023), the council has issued HMOs with 280 housing and statutory housing and public health notices. Tooting Broadway (44) and Tooting Bec (39) required the most statutory notices on HMOs.

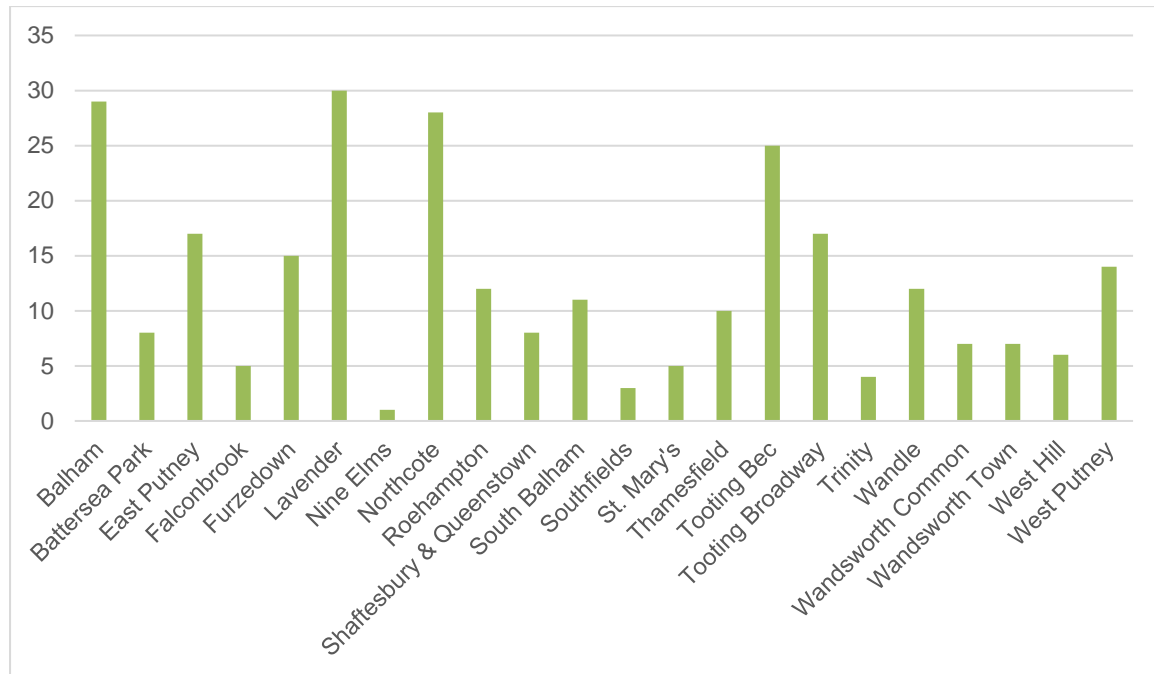


HMO statutory housing and public health notices served by ward (HSCR 2023)

8.1.3 HMOs & ASB

ASB linked to HMOs is distributed across all wards. Over a five-year period, 1,449 ASB incidents (noise and nuisances) have been linked to HMOs in Wandsworth.

Repeat incidences of ASB (two or more ASB investigations linked to one dwelling) in HMOs indicate that some landlords are failing to take appropriate action to address issues of ASB when it first occurs and is a direct indicator of poor management. Repeat ASB in HMOs is evident across all wards in Wandsworth with 274 HMOs having repeat ASB linked to them.



HMOs with two or more ASB incidents by ward (HSCR 2023)

The evidence demonstrates a link between HMOs and poor housing conditions, poor management and ASB. As the PRS continues to grow, with an increasing use of multi-occupied properties, more residents are negatively impacted by these conditions.

Poorly managed HMOs not only place extra demands on the council, but they also create problems for their tenants and the surrounding community. It is vital that all HMOs meet an adequate standard, are effectively managed and offer a safe home to their occupants.

By introducing an additional HMO licensing scheme, the council will be able to regulate HMOs that do not already require a mandatory licence. This will enable us to continue improving conditions in this important sector and tackle the identified problems.

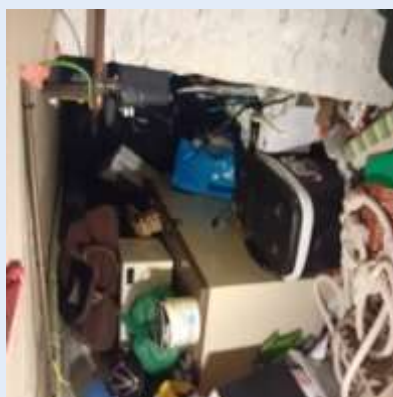
Case Study: Fire safety hazards uncovered in unlicensed HMO

Background

The Private Sector Housing team received a complaint from a tenant about disrepair in their rented property, concerns about the landlord's conduct, and suspicions that the property was being used as a House in Multiple Occupation (HMO).

Council action

On inspection, council officers discovered that the property was occupied by six unrelated individuals, each paying an average monthly rent of £630 to the landlord. A rear garden outbuilding was also being used as residential sleeping accommodation. The property met the criteria for being a mandatory HMO but was not licensed, and category 1 and 2 fire safety hazards were identified throughout the property.



Outcome

The council served a Housing Act 2004 Improvement notice on the owner of the property. This required specified remedial works to be carried out to address the poor condition of the property and remediate hazards identified. A Prohibition Order was also served preventing the garden outbuilding from being used as sleeping accommodation.

At the same time, the council pursued a licence application from the landlord. Interviews under caution led to the landlord being served with a Fixed Penalty Notice, a fine of £10,000 for operating an unlicensed HMO. The landlord's details will also be added to the national rogue landlord database, a public record of landlords who have breached housing legislation.

We shall robustly enforce against any landlords who fail to obtain a licence, who deliberately fail to comply with licensing conditions, or whose properties present serious housing hazards.

9 Addressing poor conditions and management standards through licensing

These selective and additional HMO licensing designations would allow the council to bring about a significant improvement to property conditions and property management in the area during the life of the scheme, reducing incidences of serious housing hazards and ASB within the borough.

As demonstrated, our evidence shows that a high proportion of PRS properties in the proposed selective licensing designation area are predicted to have unacceptably high levels of category 1 and 2 hazards. The council believes it is necessary to inspect a large number of these properties to accurately identify the type and severity of category 1 or 2 hazards present. If any hazards are found, the council will take the required enforcement actions to rectify them.

Our evidence also shows that a high proportion of additional HMOs in the borough are being managed ineffectively, proven by the cumulative presence of serious housing hazards and significant and persistent ASB.

Through these licensing regimes and the granting of licences, standard licence conditions would be imposed that require licence holders to manage their properties proactively and to take reasonable action to address any identified problems.

We will ensure that properties identified as 'high risk' are prioritised for inspection by officers to check for hazards and compliance with the licence conditions. This will allow the council to take enforcement action (under Part 1 of the Housing Act), where necessary, to improve conditions.

The licensing inspection regime will also enable us to identify tenants on low incomes who are living in homes with an E, F or G EPC rating and those who may be affected by fuel poverty. Tenants will be referred to the appropriate services to ensure they receive the available support and landlords will be advised accordingly. For those whose properties fall below the legal requirement and who ignore the advice and support of the council, the Private Sector Housing team will work with Trading Standards (currently responsible for enforcement of The Domestic Minimum Energy Efficiency Standard (MEES) Regulations) to bring them into compliance.

Licensing also gives the council further powers to reduce ASB in the PRS. Without licensing, the council are only able to take action against tenants for ASB, as opposed to licensing, which places a duty on landlords to manage ASB in their properties as well. Landlords will receive guidance and advice on managing tenants involved in ASB, particularly in cases of serious ASB requiring formal court action.

The council will expect property management issues identified during an inspection to be resolved within a reasonable period, depending on the severity of the issue. improvement notices, overcrowding notices and prohibition orders are formal notices that may be issued to bring about improvements in properties. Landlords who fail to license their properties could also receive a civil penalty or may be prosecuted.

We will also continue to collaborate with the local police, the London Fire Brigade, UK Border Agency and other council departments to identify properties that need improvement.

The council will proactively work with landlords to address poor housing conditions

and poor property management. This will help to ensure that landlords comply with the licence conditions in the borough. We will also provide information and guidance on managing properties via the council's web site and through forums (either in person or online).

We will use licensing to empower tenants by educating them on the standards that they should expect from their rented accommodation, their rights and how to access council services that can support them if needed.

10 Proposed licensing scheme conditions

The conditions that the council proposes to include in licences granted under the selective and additional HMO licensing schemes can be seen in **Appendix 2** and **Appendix 3** and the documents downloadable from the consultation web page.

Each set of the proposed licence conditions includes, for ease of reference, both mandatory conditions that the council is obliged to include under statute, and discretionary conditions that we propose to include in licences granted in Wandsworth.

As part of the consultation process, respondents are able to give us their views about the proposed discretionary conditions for the selective and additional licensing schemes.

Please note, the proposed licence conditions for both schemes represent the conditions that the council would normally impose in respect of a licence granted on application for a selective or additional licence. However, the council may impose alternative (bespoke) conditions, where necessary and appropriate, on an individual case basis.

11 Gold Standard Charter

As part of the holistic view of the PRS, the council is also planning to implement a Gold Standard Charter. This is a voluntary scheme designed to recognise and reward landlords and managing agents in the PRS who consistently deliver excellent service to their tenants. The scheme is open to all landlords and managing agents letting properties in Wandsworth's PRS.

The aim of the Gold Standard is to inspire a higher level of service across the PRS by setting a benchmark for excellence. By meeting the standards required by the Gold Standard, landlords and managing agents not only demonstrate their commitment to their tenants but also set a positive example for others in the sector.

Eligibility for the scheme requires that landlords and/or managing agents meet all minimum legal requirements, licence conditions, and additional requirements. These requirements are divided into three key areas: the landlord standard, the property standard and the tenancy standard.

Successful applicants who meet the Gold Standard criteria will also receive a 40% discount on Part B property licensing fees, in addition to the £100 discount for licence holders that are members of an accredited landlord scheme, as set out in the Wandsworth fees & charges schedule **Appendix 4**.

Further details about the Gold Standard Charter and the eligibility criteria are set out in the Gold Standard Charter **Appendix 5**.

12 Proposed licensing scheme fees

12.1 Fee proposal

Licence applicants will be required to pay a fee for each property that needs a licence. The proposed selective licence fee is £850 per property and the proposed additional HMO licence fee is £1450 per property. We are also proposing a number of discounts outlined below.

Further information is available in the proposed schedule of fees, charges and discounts, attached as **Appendix 4**. These fees form part of the consultation, and the council welcomes any views on them.

12.2 Fee split

By law, the fee must be levied in two parts.

Part A will be payable on submission of the application and will cover the cost of processing and the administration in determining the eligibility of the application. Should the application be refused or rejected by the council or withdrawn by the applicant this first Part A payment will not be refunded.

Part B will be payable once the application has been assessed and the decision is made to grant the licence. This will cover the administration, management, and enforcement of the licensing functions for the scheme.

In the event that we decide to refuse a licence application, only the Part A fee will be payable.

12.3 Fee amounts

Type of licence	Part A fee	Part B fee	Total fee
Selective	£510	£340	£850
Additional HMO	£870	£580	£1450

12.4 Fee discounts

Nature of discount	Amount (Selective)	Amount (Additional)
Early bird	£153 (30%) off Part A	£261 (30%) off Part A
Multi-dwelling	£100 off Part A	£100 off Part A
EPC rating	£100 off Part B	£100 off Part B
Gold Standard	£136 (40%) off Part B	£232 (40%) off Part B
Accredited landlord	£100 off Part B	£100 off Part B

12.5 How we calculated the fees

The proposed fees have been calculated on the basis that the schemes will be cost-neutral to the council and will not generate a profit. Licence fees cover our costs of administering the schemes and meeting the scheme objectives that are set out below. A significant proportion of the licence fee income will meet the necessary staffing costs to deliver the scheme outcomes, but the fees will also meet other running costs, such as IT expenditure, with appropriate allowances made for inflationary increases during the life of the scheme.

The proposed fees are underpinned by assumptions about the level of income the fees will generate, based upon the number of properties that we expect to be licensed during the life of the schemes and the numbers of those properties that we expect to be eligible to discounts.

12.6 Fee comparisons

The table below show how the proposed fees and discounts compare with the advertised fee structures for other London boroughs with similar schemes.

Local authority	Selective fee	Additional HMO fee
Lewisham	£640	£1,000 - £2,500
Merton	£692	£1,450 - £1,550
Newham	£750	£1,250
Wandsworth	£850*	£1,450*
Redbridge	£860	£1,698 - £1,800
Waltham Forest	£895	£1,200
Southwark	£900	£1,300
Lambeth	£923*	£1,518**

* Proposed fee

** Based on a three-bedroom HMO

13 Selective and additional licensing exemptions

Selective licensing applies to all privately rented properties within the designations unless they are licensable HMOs or exempt by law. Such exemptions include tenancies granted by public bodies (for example housing associations), holiday homes and some business tenancies. A full list of exemptions for Selective Licensing can be found at [The Selective Licensing of Houses \(Specified Exemptions\) \(England\) Order 2006 \(legislation.gov.uk\)](#)

Schedule 14 of the Housing Act provides an exemption from HMO licensing law for some types of buildings. These include buildings controlled by public sector bodies (for example, housing associations), some buildings occupied by students, and some owner-occupied buildings. A full list of exemptions can be found at [Housing Act 2004 \(https://shorturl.at/v8hfa\)](https://shorturl.at/v8hfa)

14 Alternatives to licensing

We have considered other courses of action, or alternatives to the licensing proposals. But we do not believe that they provide as effective means of tackling poor housing conditions and repeat ASB in the borough.

Alternative measure	Strengths	Weaknesses
Use of Part 1 Housing Act 2004 enforcement powers [HHSRS] and Public Health powers	<p>Following an investigation, formal statutory notices can be served that require improvements to be carried out to a property.</p> <p>Councils can carry out work in default if a notice is not complied with.</p> <p>Landlords risk being prosecuted if they do not comply with the notice, or the council can impose a civil penalty on the person responsible.</p>	<p>The powers do not place any obligation on landlords to be proactive in improving conditions. Formal action is generally slow, with appeal provisions against most types of notices served, which can significantly delay the time period for compliance.</p> <p>Work in default can be effective but it is expensive and time-consuming to the council, with the risk that not all costs are recovered.</p> <p>Successful prosecutions and civil penalties do not in themselves secure improvements in property conditions and the council's costs in pursuing legal action are often not met in full.</p>
Rely on prosecutions and civil penalties for housing offences	<p>Provides landlords with a disincentive to keep properties in poor conditions.</p>	<p>These powers do not place any obligation on landlords to be proactive in improving conditions. Successful prosecutions, or the imposition of civil penalties, do not in themselves secure improvements in property conditions. The absence of licensing significantly reduces the scope of the council to impose civil penalties in respect of identified housing breaches.</p>
Wider promotion of voluntary accreditation schemes to facilitate improvement in management practices and	<p>For those landlords who take part, accreditation can increase their knowledge and competence and their ability to effectively manage</p>	<p>This requires voluntary landlord engagement, and rogue operators are unlikely to attend/engage in such schemes.</p>

standards	a property.	
Improvement grants to improve sub-standard properties	Grants subsidise improvement works, improving standards and giving benefits for landlords and tenants.	<p>Generally, there are few grants available, and the council has very limited scope to offer grants through successful external funding bids. In the most part, grant awards would fund improvements that the landlord should be carrying out to meet their legal obligations.</p> <p>Any grant scheme would be discretionary and would rely on voluntary landlord engagement.</p>
ASB powers	Formal notices can be served at addresses identified as having ASB issues. This can resolve ASB at the particular address.	<p>Action would generally be taken against the tenant in occupation. The powers do not place any obligations on landlords to be proactive in managing their properties to prevent or reduce the likelihood of ASB occurring.</p>

15 Proposed scheme objectives

Licensing is part of a broader, coordinated approach to help improve privately rented properties in Wandsworth. In general terms, we propose to use selective and additional licensing to continue to improve property conditions within the borough, tackle ASB and keep our residents safe. We are committed to improving property conditions and management standards in the PRS, so that it contains good quality accommodation, helps us to achieve sustainable communities and continues to contribute positively to the local economy.

The objectives of our proposed schemes are outlined below:

Objective	Outcome
<p>1. Create a fairer private rented sector</p>	<ul style="list-style-type: none"> • Private rented tenants are protected through the creation of an enhanced proactive and reactive service to ensure homes are healthy and safe by reducing housing hazards and disrepair. • Greater protection of vulnerable groups who are often occupiers of poorly managed and maintained privately rented accommodation. • Irresponsible landlords are held to account. • Landlords who fail to get a licence for a property or who are unwilling to effectively manage their property will face council action including fines or prosecution. • Responsible landlords at risk of being undercut by non-compliant or rogue landlords are supported.
<p>2. Increase tenant awareness of their rights and minimum standards to be expected in rented accommodation</p>	<ul style="list-style-type: none"> • Improving poor housing standards will in turn improve the health, safety and welfare of tenants in the PRS. • Renters know their rights and responsibilities and have greater awareness of and access to council services that can support them. • Tenants will see economic benefits such as reduced heating costs, bringing them out of fuel poverty. • Officers to provide tenants with information and sign posting to support their housing and wider needs. • Improved tenants' support through work with third parties. • Information for tenants on the local licensing

		<p>scheme advertised and third-party support for tenants made available.</p> <ul style="list-style-type: none"> • Dedicated tenants' advice section created on website. • Improved engagement of tenants and landlords in the PRS.
3.	Improve housing conditions, property management standards and compliance rates	<ul style="list-style-type: none"> • Landlords actively manage their properties or risk enforcement action. • Licence conditions robustly enforced and complied with. • Poor housing conditions are improved with serious hazards resolved (including issues such as damp and mould) • PRS properties meet a minimum E EPC rating (unless an exemption applies). • All HMOs are properly regulated, meeting basic safety standards and let in accordance with relevant space/amenity (overcrowding) standards. • The council will gain increased knowledge of the PRS in the borough. This will enable targeted enforcement and support for landlords. • Absentee or unfit landlords required to employ an agent to actively manage their properties to ensure compliance. • Prevention of overcrowding through better management of property occupancy. • Irresponsible landlords will be forced to improve their properties or risk enforcement action.
4.	Improve engagement between the council and private sector landlords.	<ul style="list-style-type: none"> • Greater number of landlords become accredited improving the professionalism of landlords in the PRS. • Engagement with landlords improved. • Landlords are kept informed of latest legislation and good practice. • Responsible landlords will become more involved in council licensing schemes and receive information and support.

16 Licensing and wider council strategies

Property licensing is an effective tool in improving conditions for private renters and forms an integral part of the council's overarching housing strategy. In addition, licensing can support the delivery of several broader council priorities that recognise the impact of poor-quality housing and ASB in residents' lives.

16.1 Wandsworth Corporate Plan 2022-2026

The Corporate Plan sets out the council's vision and identifies three overarching objectives:

1. A fairer Wandsworth
2. A compassionate Wandsworth
3. A more sustainable Wandsworth

'A fairer Wandsworth' details the council's intentions in relation to the PRS. In particular, the commitment to introducing a landlord licensing scheme to ensure that there are fewer rogue landlords and higher standards in the PRS.

16.2 Housing and Homelessness Strategy 2023-2028

The council's strategy for housing and homelessness is set out in five themes:

1. Delivering for our council tenants and leaseholders
2. Building more homes
3. Improving standards for private renters
4. Tackling homelessness and rough sleeping
5. Supporting residents with additional needs

The council recognises that private housing plays a key role in meeting housing demand and providing good quality homes for residents. However, to improve and maintain conditions in the PRS, the council must consider the use of all the tools it has available.

Private rented property licensing schemes are a vital part of this approach which can increase the intelligence available of conditions in the PRS in turn supported by a stronger legislative framework to help deal with issues such as poor property conditions.

16.3 Homelessness

A key theme of the Housing and Homelessness Strategy is to 'tackle homelessness and rough sleeping'. Homelessness presents a significant challenge for all London local authorities and the number of homeless households in Wandsworth continues to rise, year on year. In contrast the number of private landlords offering their properties for let to households in need of temporary accommodation has significantly decreased. The shortage of affordable homes locally and nationally is a driving cause of homelessness.

Although the PRS provides a challenge, it also offers an opportunity in preventing and resolving homelessness. Dedicated housing officers work with residents' partner

agencies and landlords to maintain and support residents into long term settled accommodation in the PRS.

Private rented property licensing schemes will provide an opportunity to work with local landlords to improve standards and drive-up conditions in the PRS and increase the supply of much needed stable family homes. Licensing schemes will also enable us to offer greater protection to tenants in the PRS by reducing the prospect of unlawful evictions, which in turn helps to both avoid and reduce homelessness in the borough.

16.4 Empty Homes Programme

As part of the Housing Strategy, the council has made the commitment to tackle long term empty properties bringing them back into use as affordable housing via the use of grant funding.

Tackling empty properties has the benefit of providing much needed homes in the borough and improving neighbourhoods where homes may otherwise lay derelict. The Empty Homes Programme aims to encourage homeowners to return empty homes into use and utilise them as affordable temporary accommodation.

Bringing empty properties up to standard and back into use as decent liveable homes is complementary to the objectives of the proposed licensing schemes.

16.5 Climate Emergency Action Plan 2024

The council declared a Climate Emergency in 2019 and developed the Wandsworth Environment and Sustainability Strategy (WESS) that serves as a road map to reach our target. We have also developed an action plan detailing specific actions we will take to reduce carbon emissions in the borough.

It is recognised that the council only has direct control over 3% of carbon emissions, so we need to drive behavioural change and put systems in place to cut emissions across the borough and prepare for climate change. A key action is to deliver energy efficiency for those on low income or in poor energy efficiency in homes. This includes launching a programme of energy efficiency improvement for private rented households.

Private rented property licensing schemes will enable the council to identify tenants on low incomes who are living in homes with an E, F or G EPC rating and those who may be affected by fuel poverty. We are also proposing to offer a discount of £100 against the full licence fee in respect to properties that have an EPC rating of B or above. Private rented property licensing schemes will contribute to achieving Wandsworth's climate change vision by enforcing energy efficiency standards in the PRS, helping to reduce the overall energy consumption and carbon emissions of the borough.

16.6 Antisocial Behaviour

The Wandsworth Community Safety Partnership (CSP) brings together local authorities and organisations to prevent and reduce crime in our borough. The main objective of the partnership is to make Wandsworth a safe place to live, work, learn and visit – for all. The partnership decides on local priorities for tackling crime and antisocial behaviour in Wandsworth and develops plans and strategies in response.

To tackle ASB problems, we have made it conditional on all private landlords who hold property licences to prevent and combat ASB associated with properties they manage. Private rented property licensing schemes will enable the council to encourage landlords to work with their tenants to reduce ASB. Information and support will be available both online and through forums.

17 Further information

The Public Sector Equality Duty (PSED), Section 149 of the Equality Act 2010 requires the council to have “due regard” to its equality aims when exercising its public functions. Wandsworth Council believe that an Equality Impact Needs Assessments (EINA) is the best method to demonstrate compliance with the PSED. An Equality Impact Needs Assessments was carried out as part of these proposals. The results of the EINA are attached as **Appendix 6**.

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Appendix 2	Selective Licensing Scheme Conditions
Appendix 3	Additional HMO Licensing Scheme Conditions
Appendix 4	Schedule of Proposed Fees, Charges and Discounts
Appendix 5	Gold Standard Charter
Appendix 6	Equality Impact Needs Assessments

London Borough of Wandsworth

Private Rented Sector: Housing Stock Condition and Stressors Report

July 2023



Executive Summary

Metastreet were commissioned by the London Borough of Wandsworth to review housing stock in the borough and assess housing stressors related to key tenures, particularly the private rented sector.

The detailed housing stock information provided in this report will facilitate the development and delivery of Wandsworth's housing strategy and enable a targeted approach to tackling poor housing.

The main aim of this review was to investigate and provide accurate estimates of:

- Current levels of private rental sector (PRS) properties and tenure change over time.
- Levels of serious hazards that might amount to a Category 1 and high scoring Category 2, HHSRS hazard (HHSRS).
- Other housing related stressors, including antisocial behaviour (ASB), service demand, population and deprivation linked to the PRS.
- Assist the council to make policy decisions, including the possible introduction of property licensing schemes under Part 2 and Part 3 of Housing Act 2004.

Metastreet has developed a stock-modelling approach based on metadata and machine learning to provide insights about the prevalence and distribution of a range of housing factors. This approach has been used by several councils to understand their housing stock and relationships with key social, environmental, and economic stressors.

The models are developed using unique property reference numbers (UPRN), which provide detailed analysis at the property level.

Data records used to form the foundation of this report include:

Council tax	Electoral register	Other council interventions records	Tenancy deposit data
Housing benefit	Private housing complaints and interventions records	ASB complaints and interventions records	Energy Performance data

Key Findings

- Wandsworth has a total of 152,637 residential dwellings, 54,279 of which are PRS, 70,736 are owner occupied and 27,622 are socially rented.
- Wandsworth's PRS is now calculated to be 35.6% of housing stock, this compares to 32.7% of households in 2011 (42,673).
- The PRS in Wandsworth is distributed across all 22 wards.
- The number of PRS per ward ranges from 3,355 (Tooting Broadway) to 1,377 (Northcote).
- 22 out of 22 Wandsworth wards have a higher percentage PRS than the national average in 2022 (19%).
- 5 of 22 Wandsworth wards have aggregated IMD rankings below the national average.
- All but two wards are worse than the National average (5) for Barriers to Housing and Services decile measure.
- Homelessness returns to government in 2022 (July – September 2022) for Wandsworth show it accepted 357 households as being homeless, below the London average (410).
- Wandsworth has above average rents for London, with 53% of median earnings used to pay median rents.
- There are 6,806 PRS dwellings in Wandsworth that are predicted to have a serious home hazard (Category 1, HHSRS).
- Wandsworth received 3,546 complaints from tenants over a 5-year period (2018-2023).
- 0.9% (418) of PRS properties have an F and G rating, extrapolated to the entire PRS, 489 PRS properties are likely to fail the MEES statutory requirement.
- Wandsworth PRS properties (13.9 incidents per 100 properties) are significantly more likely to have an ASB incident compared to owner occupied properties (2.9 incidents per 100 properties) and social housing (7.4 incidents per 100 properties).
- HMOs (PRS subset) have a significantly higher rate than other tenures (40.4 incidents per 100 properties).
- Over a 5-year period (2018-2023), 7,533 ASB incidents have been recorded.
- ASB incidents (noise & nuisance) linked to PRS properties includes domestic noise (music, alarms, and parties) and other nuisances (smoke, dust, and fumes). All incidents have been directly linked to a PRS property.
- Wandsworth has 3,588 HMOs distributed across the whole borough.

- Analysis shows that 1,063 of 3,588 shared amenities HMOs (s254) in Wandsworth are predicted to have serious hazards (Category 1, HHSRS).
- The council received 1,774 complaints from private tenants linked to all HMOs over 5 years.
- Over a 5-year period 1,449 ASB incidents (noise and nuisances) have been linked to all HMOs in Wandsworth.
- 274 HMO properties across 22 wards have been subject to 2 or more ASB investigations.

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Introduction & Study Objectives

Metastreet were commissioned by the London Borough of Wandsworth to review its housing stock with a focus on the following key areas:

- Residential property tenure changes
- Housing profile
- Distribution of the PRS
- Condition of housing stock in the PRS
- Housing related stressors, including Anti-Social Behaviour (ASB), service demand, population change and deprivation
- Houses in Multiple Occupation (HMO) and related stressors

The report provides the council with the evidence base for developing housing policy and service interventions. The report also seeks to help satisfy the council's responsibility to review its housing stock as set out under Part 1, Section 3 of the Housing Act 2004.

The second section of the report details the findings of the stock and tenure modelling, including an introduction to the methodology. A combination of Wandsworth's data warehouse, machine learning and modelling techniques have been used to pinpoint tenure and predict property conditions within its PRS housing stock. An advanced property level data warehouse has been used to facilitate the analysis.

For the purposes of this review, it was decided that a ward-level summary is the most appropriate basis to assess housing conditions across Wandsworth, built up from property level data.

Four separate predictive tenure models (Ti) have been developed as part of this project which are unique to Wandsworth, they include:

- Private rented sector (PRS)
- Owner occupiers
- PRS housing hazards (Category 1, HHSRS)
- Houses in Multiple Occupation (HMO)

The appendices to the report contain a summary of the data and a more detailed report methodology.

1 London Borough of Wandsworth Overview

Wandsworth is a borough of Inner London and covers an area of 34.3km². The borough borders the London Borough of Lambeth to the east, the London Borough of Merton and the Royal Borough of Kingston upon Thames to the south, the London Borough of Richmond upon Thames to the west, and to the north (across the River Thames) three boroughs, namely the London Borough of Hammersmith and Fulham, the Royal Borough of Kensington and Chelsea and the City of Westminster.¹

1.1 Population

The Office of National Statistics (ONS) household population estimate for Wandsworth as of 2021 was 327,500. This makes Wandsworth the 8th most populous London borough (Figure 1)².

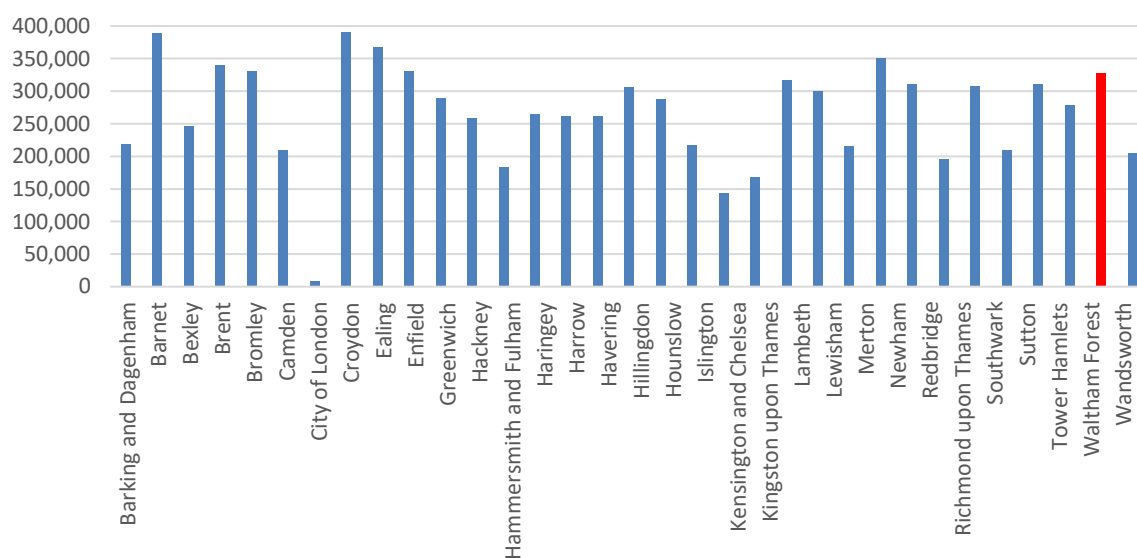


Figure 1. Population estimates by London boroughs (Source: Census 2021).

¹ Wikipedia, July 2023, https://en.wikipedia.org/wiki/London_Borough_of_Wandsworth

² Office for National Statistics – Census 2021,

<https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationestimates/bulletins/populationandhouseholdestimatesenglandandwales/census2021>

1.2 Deprivation

The Indices of Multiple Deprivation 2019 (IMD2019) provide a set of relative measures of deprivation for LSOAs (Lower-layer Super Output Areas) across England, based on seven domains of deprivation³.

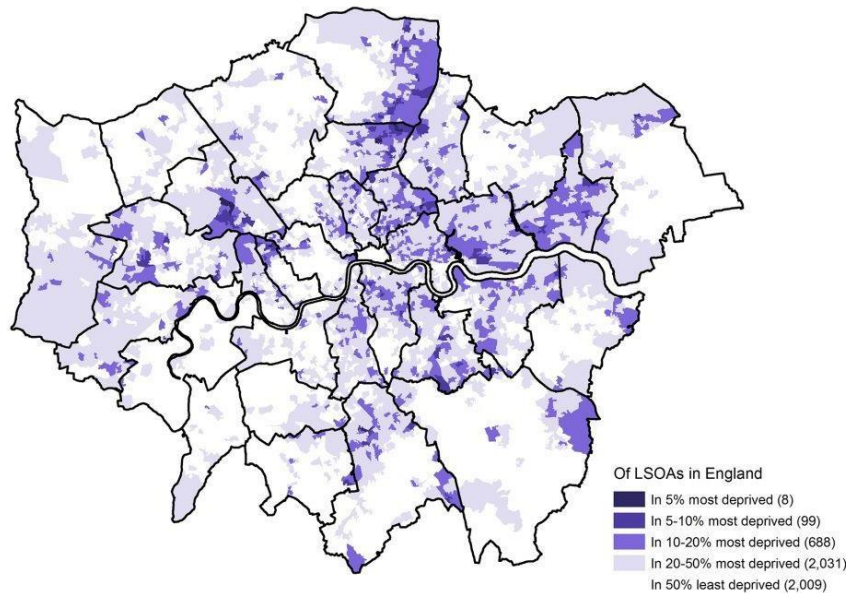


Figure 2. Distribution of deprivation across London (Source: London Datastore 2019).

The darker shades are the most deprived areas. Wandsworth ranks as the 173rd (rank of average rank) most deprived borough in England out of 317.

To produce the ward level data, LSOA have been matched to new wards using an Open Geoportal Portal lookup table⁴. Average IMD 2019 decile aggregated at ward level reveals a clear picture (Figure 5). 1.0 on the graph represents the most deprived 10% areas and 5.0 represents 50% most deprived.

5 of 22 Wandsworth wards have aggregated IMD rankings below the national average. Nine Elms (3.0) has the poorest IMD 2019 ranking, and Northcote (9.6) has the highest (Figure 3 & Map 1).

³ ONS2019 <https://www.gov.uk/government/statistics/english-indices-of-deprivation-2019>,

⁴ ONS2019 http://geoportal.statistics.gov.uk/datasets/8c05b84af48f4d25a2be35f1d984b883_0/data

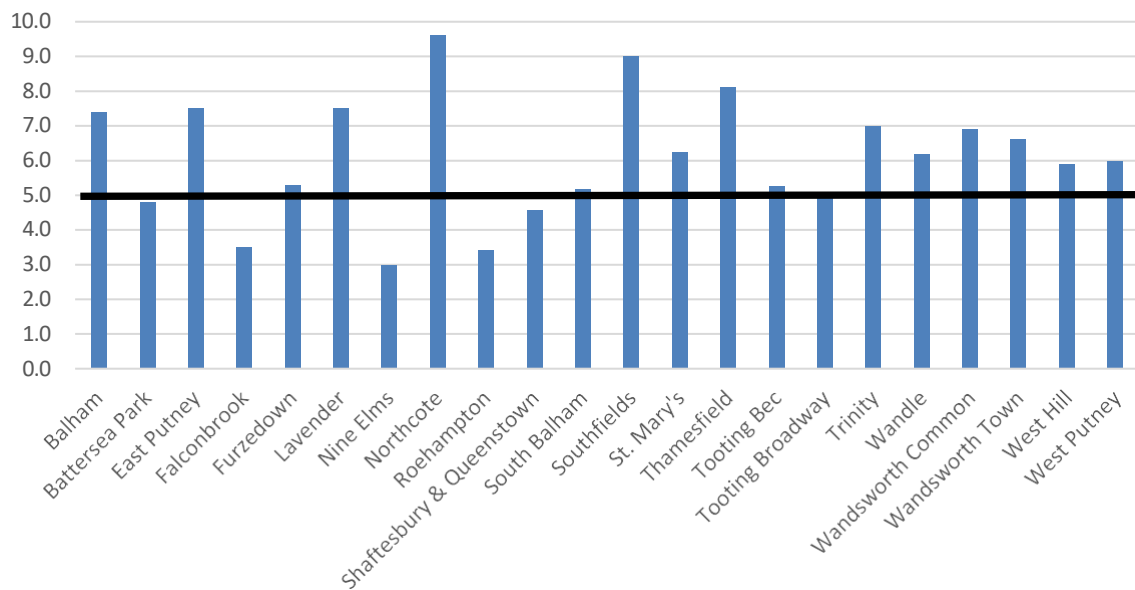
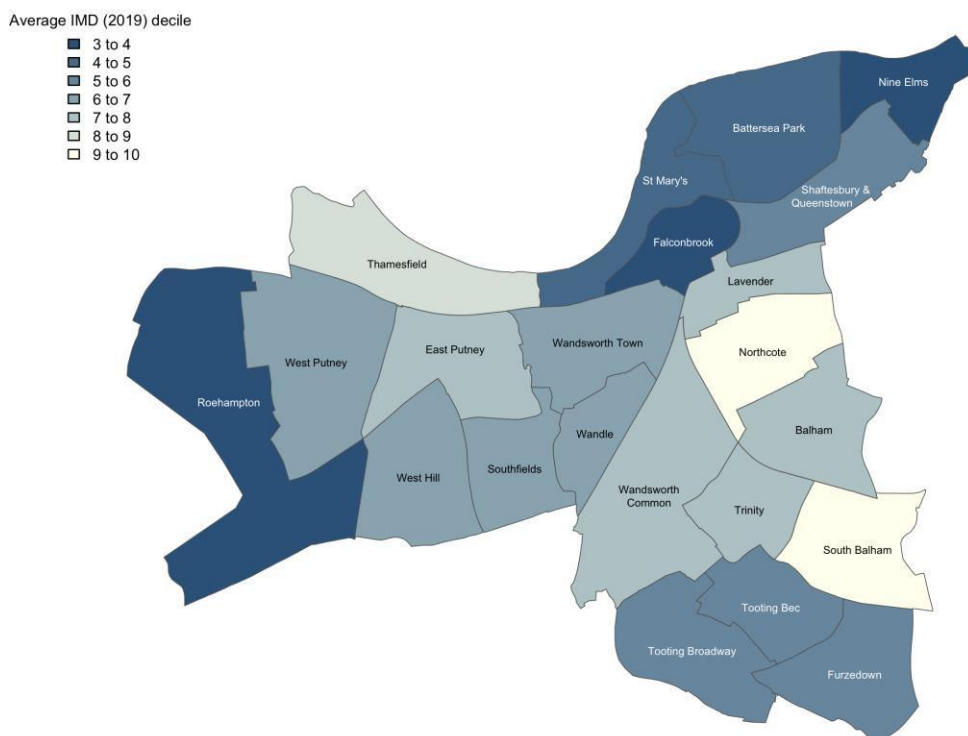


Figure 3. Average IMD (2019) decile by ward (Source: IMD 2019). Horizontal line shows the national average (5)



Map 1. Distribution of Average IMD (2019) decile by ward (Source: Ti 2023, Map by Metastreet).

Wandsworth faces significant challenges relating to barriers to housing and services (IMD 2019), it is nationally ranked 39 (rank of average rank) of 317 councils. All but two wards are worse than the National average (5) for Barriers to Housing and Services decile measure (Figure 4 & Map 2). The barriers to housing domain include indicators such as overcrowding, homelessness and housing affordability.

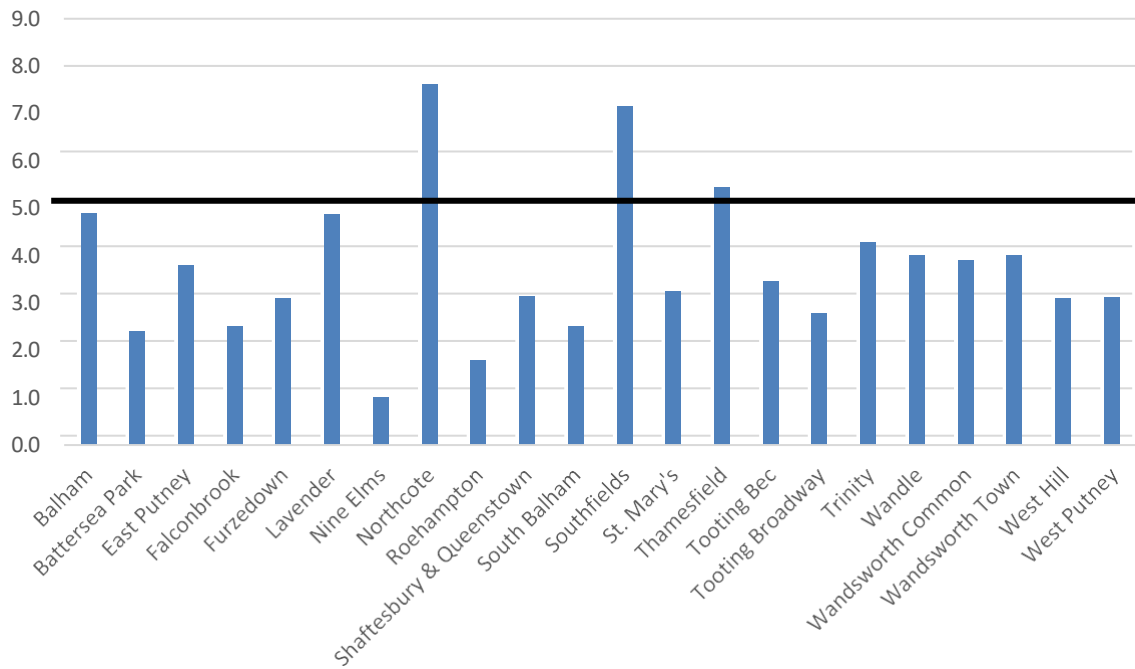
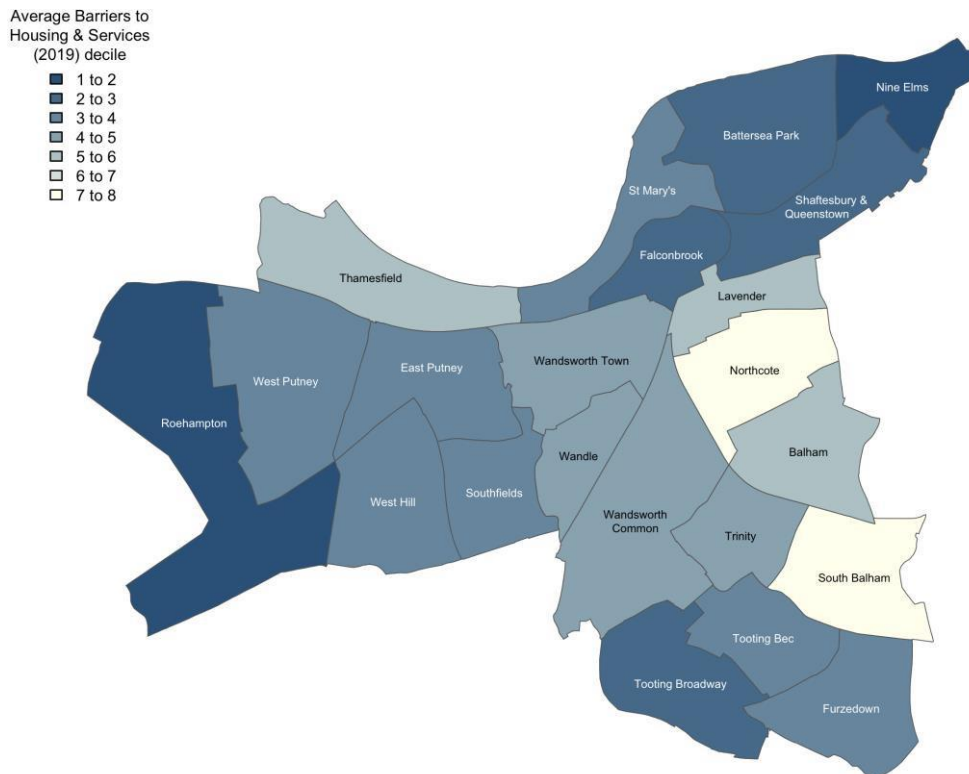


Figure 4. Average barriers to housing and services decile by ward (IMD 2019). Horizontal line shows the national average (5).



Map 2. Distribution of Average Barriers to Housing & Services decile (IMD 2019) by ward (Source: ONS 2019, Map by Metastreet).

1.3 Fuel Poverty

Fuel poverty is defined by the Warm Homes and Energy Conservation Act. A household is considered to be fuel poor if they have required fuel costs that are above average (the national median level); and were they to spend that amount, they would be left with a residual income below the official poverty line.

The fuel poverty score was produced by the Department for Business, Energy & Industrial Strategy using 2019 data and published in 2021. Over the next 12 months these figures are likely to change significantly because of acute fuel price increases during much of 2022/23. Notwithstanding this, Wandsworth has a slightly lower proportion in fuel poverty (13.2%) than the national average (13.8%) (Figure 5) ⁵.

⁵ Department for Business, Energy & Industrial Strategy 2021 <https://www.gov.uk/government/statistics/sub-regional-fuel-poverty-data-2021>

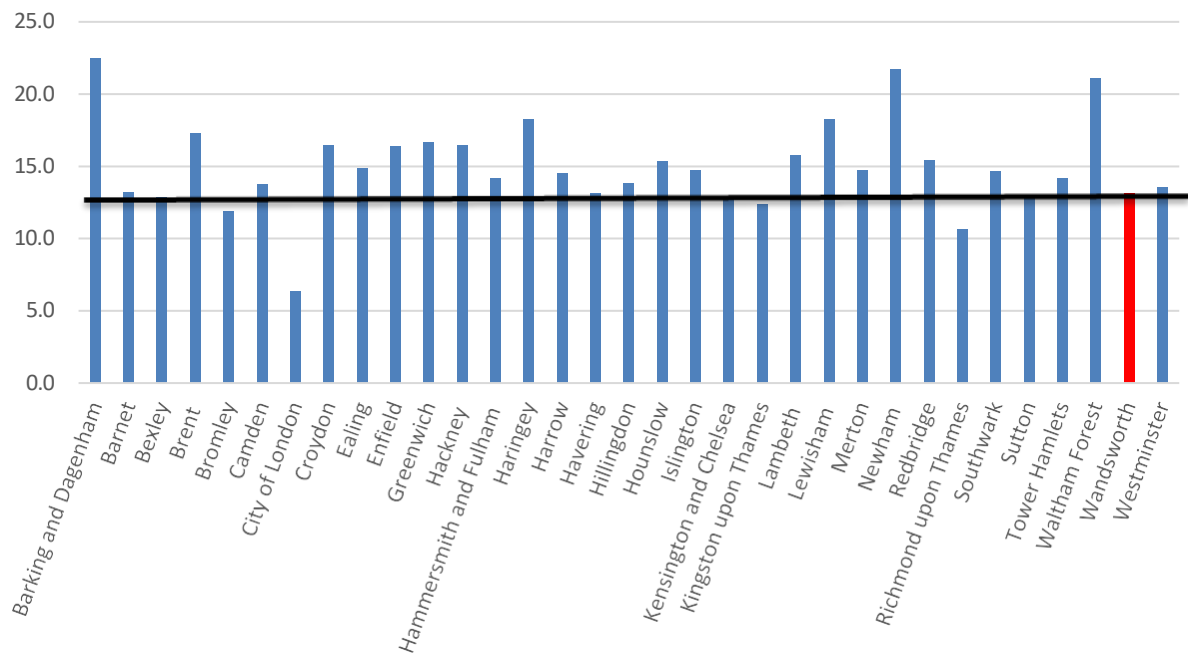


Figure 5. Proportion of households in fuel poverty (%) by London boroughs (BEIS 2021). Horizontal line shows England average (13.8%).

1.4 Possession Order Rates

Wandsworth has the 19th highest number of landlord possession claims in London, with 173 in 2022/23 Q4 (Figure 6). The average number of claims for London boroughs during this period was 212.⁶

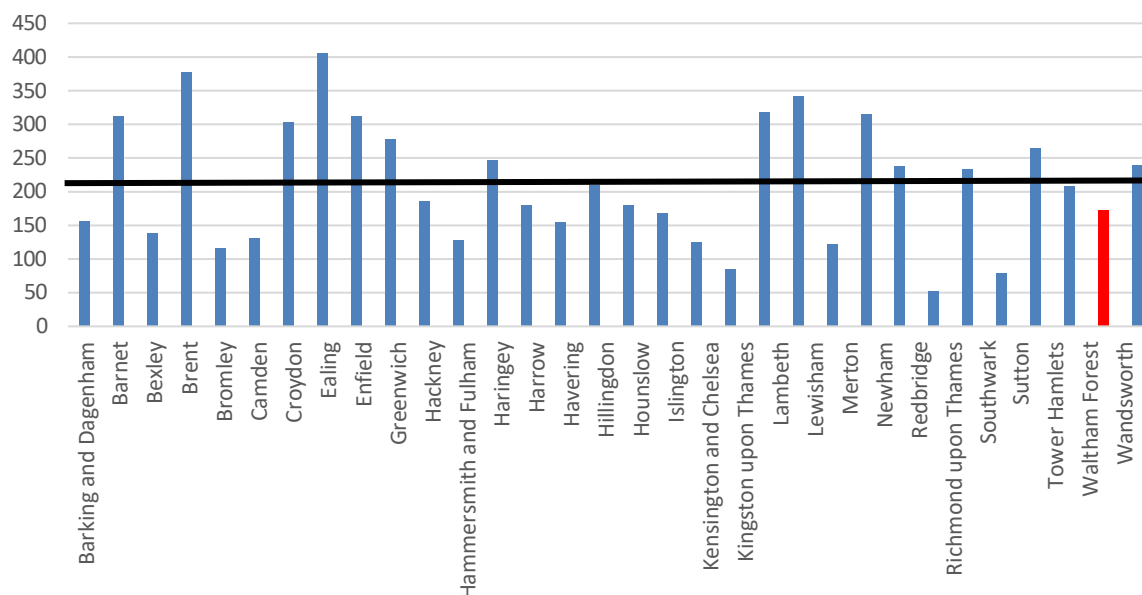


Figure 6. Number of possession claims issued by landlords (2022/23 Q4) for All London Boroughs (excl City) (MOJ 2023) Horizontal black line shows London average (212).

1.5 Homelessness

Statutory homelessness acceptance includes those who the local authority has determined are legally entitled to housing assistance. To be accepted as statutorily homeless by the local authority you must be found legally and unintentionally homeless, be eligible for assistance and in priority need.

The extent and nature of homelessness duties owed by different boroughs varies significantly. Homelessness returns to government in 2022 (July – September 2022) for Wandsworth show it accepted 357 households as being homeless, below the London average (410) (Figure 7)⁷.

⁶ MOJ Possession claims by local authority (2023) https://ginform.local.gov.uk/reports/lgastandard?mod-area=E09000023&mod-group=AllBoroughInRegion_London&mod-metric=3497&mod-period=4&mod-type=namedComparisonGroup&mod-groupType=namedComparisonGroup

⁷ DLUHC & MHCL, Homelessness (2023), <https://www.gov.uk/government/statistical-data-sets/live-tables-on-homelessness>

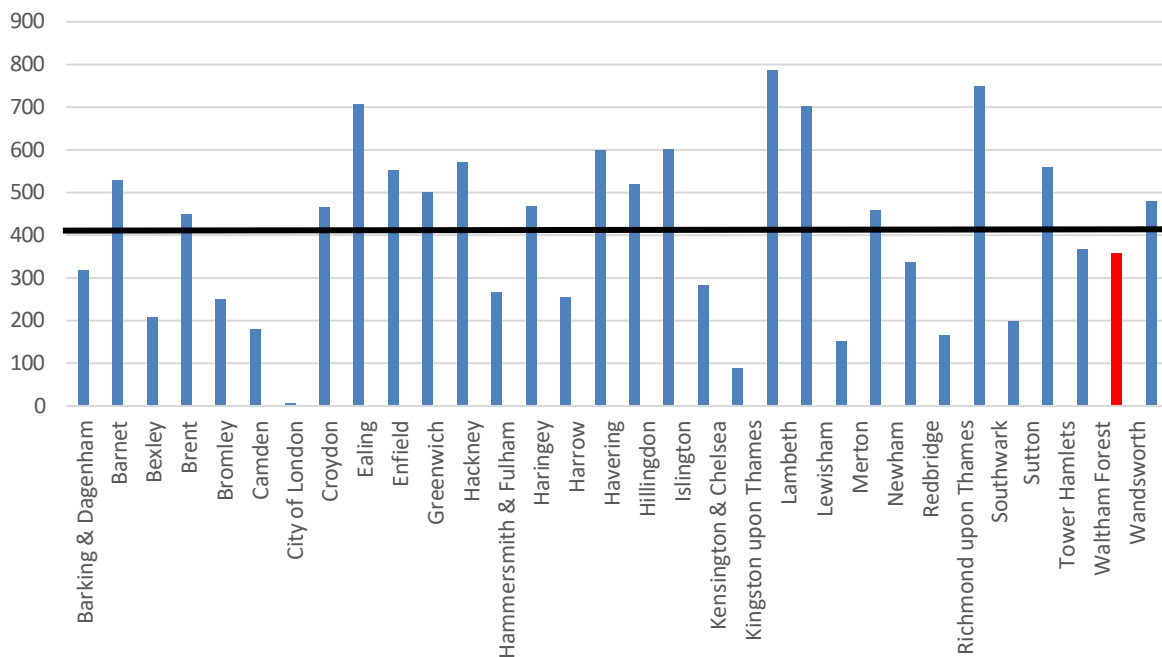


Figure 7. Households owed a prevention or relief duty by London boroughs (July – September 2022)
Horizontal black line shows London average (410).

1.6 Rents and Affordability

Competition amongst renters is intense and this has helped drive rents up nationally⁸. Private rents vary by region and borough. We have looked at median rent as a percentage of London median pay between October 2021 to September 2022. Wandsworth has above average rents for London, with 53% of median earnings used to pay median rents (Figure 8). The London average is 45%.⁹ This makes Wandsworth the equal 5th highest London borough for private rents.

⁸ BBC renting article (2023), <https://www.bbc.co.uk/news/business-66246223>

⁹ Trust for London (2022), <https://trustforlondon.org.uk/data/rent-affordability-borough/>

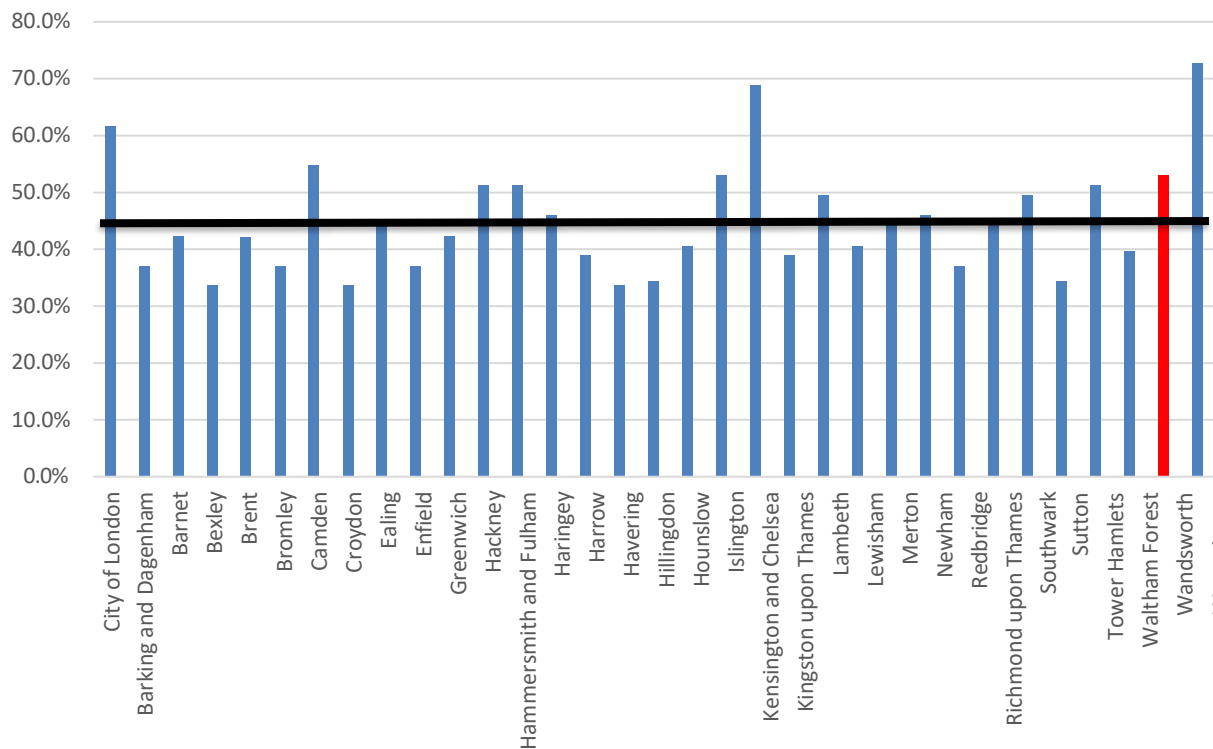


Figure 8. Median rent as a percentage of London median pay by London borough (2021/22)
 (Source: TFL 2022). Horizontal black line shows London average (45%).

1.7 Residential Property Crime (Burglary)

Between April 2021 and March 2022, 1,534 burglaries were reported to the Metropolitan Police across London, averaging (mean) 47.9 per London borough. 63 burglaries were reported in Wandsworth for the same period¹⁰. Wandsworth has the 5th highest number of burglaries in London (Figure 9).

¹⁰ MPS crime data 2022 <https://data.london.gov.uk/dataset/mps-crime-data-dashboard--previous-crime-categories-data>

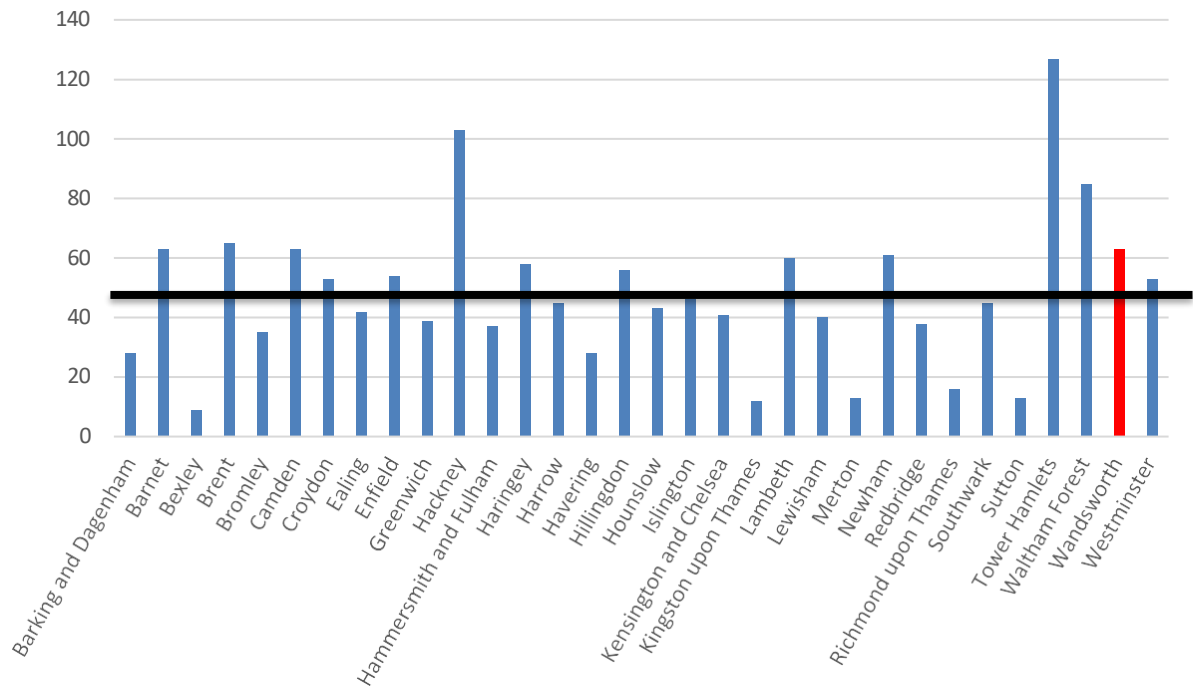


Figure 9. Distribution of reported residential burglary in London boroughs - Metropolitan Police (April 2021-March 2022) Horizontal black line shows London average (47.9).

2 Results of housing stock and stressor modelling

2.1 Methodology

Tenure Intelligence (Ti) uses council held data and publicly available data to identify tenure and analyse property stressors, including property conditions and ASB.

Data trends at the property level are analysed using mathematical algorithms to help predict the tenure of individual properties using factors such as occupant transience and housing benefit data. Metastreet have worked with the council to create a residential property data warehouse. This has included linking millions of cells of council and externally held data to 152,637 dwellings using unique property reference numbers (UPRN).

Machine learning is used to make predictions for each tenure and property condition based on a sample of known tenures and outcomes. Results are analysed to produce a summary of housing stock, predictions of Category 1, HHSRS hazards and other stressors. To achieve the maximum accuracy, unique models are built for each local housing authority area, incorporating individual borough data, and using known local outcomes to train predictive models.

Once the data warehouse was created, statistical modelling was used to determine tenure using the methodology outlined below.

Different combinations of risk factors were systematically analysed for their predictive power in terms of key outcomes. Risk factors that duplicate other risk factors but were weaker in their predictive effect were systematically eliminated. Risk factors that were not statistically significant were also excluded through the same process of elimination.

For each UPRN a risk score was calculated using logistic regression. The selected risk factors have a better or worse than evens chance of being predictive.

Several unique predictive models have been created for Wandsworth as part of this project. These models are utilised in conjunction with known data to execute a decision tree analysis that allocates properties to their known or most probable tenure.

Upon allocation, a testing and calibration process is conducted to ensure consistency and accuracy. This involves comparing the allocations to the latest Census tenure outcomes at a ward level. The calibration process gives priority to owner-occupied housing, followed by social housing, and is instrumental in maintaining the correct allocations into the PRS group.

It should be acknowledged that the described approach can never achieve 100% accuracy, as all statistical models have inherent limitations. Appendix 2 contains a more detailed explanation of the methodology employed, including the selection of specific factors for the creation of customized predictive models for this project.

2.2 Results - Private Rented Sector

2.2.1 PRS Population and Distribution

Wandsworth has a total of 152,637 residential dwellings as of July 2023. 54,279 of which are PRS, 70,736 are owner occupied and 27,622 are socially rented (Figure 10).

Based on tenure modelling (2023), Wandsworth's PRS is now calculated to be 35.6% (54,279) of all housing stock (Figure 10). The 2021 Census reports the PRS in Wandsworth to be 36.4% (50,013 households). The percentage difference between Ti and Census 2021 is marginal, however the difference between the census household count and Ti dwelling count is 4,266. Potential reasons for the difference include missing and transient residents, including student households (national & international) and migrant worker households as a result of the March 2021 government-imposed coronavirus lockdown measures ¹¹. Furthermore, non-cooperation and inaccurate reporting by landlords and occupants of rented properties may also play a part as well as language barriers ¹². Further details of the differences between the Census 2021 and Ti 2023 results can be found in Appendix 2.

The private rented sector (PRS) in Wandsworth has grown steadily since 2011. Based on tenure modelling, Wandsworth's PRS is now calculated to be 35.6% of housing stock (Figure 10 & Map 3), this compares to 32.7% of households in 2011 (42,673). This represents an 8.9% increase over the last 12 years (Figure 10).

Census tenure data is based on reported households, while Ti data is based on all known dwellings within a local authority area. It's important to note that some dwellings house multiple households.

¹¹Timeline of UK government coronavirus lockdowns and restrictions, <https://www.instituteforgovernment.org.uk/data-visualisation/timeline-coronavirus-lockdowns>

¹²Timeline of UK government coronavirus lockdowns and restrictions, <https://beta.londoncouncils.gov.uk/index.php/news/2022/london-census-figures-must-be-treated-extreme-caution-boroughs-warn#:~:text=Responding%20to%20the%20publication%20of,services%20if%20not%20adjusted%20for>

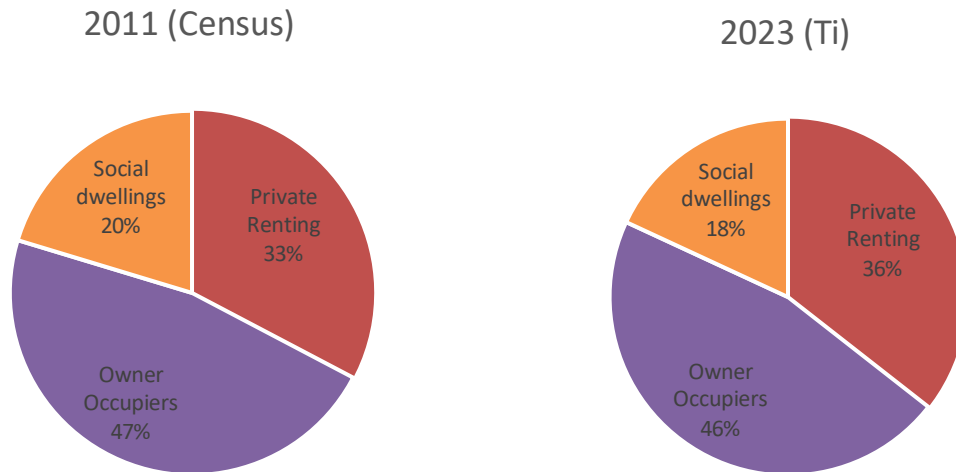


Figure 10. Tenure profile 2011 & 2023 (Source: ONS & Metastreet Ti model).

This increase is part of a nationwide and regional trend. The PRS in the UK has grown from 9.4% of housing stock in 2000¹³. It is now the second largest housing tenure in England, with a growing number of households renting from a population of around 1.5 million private landlords¹⁴.

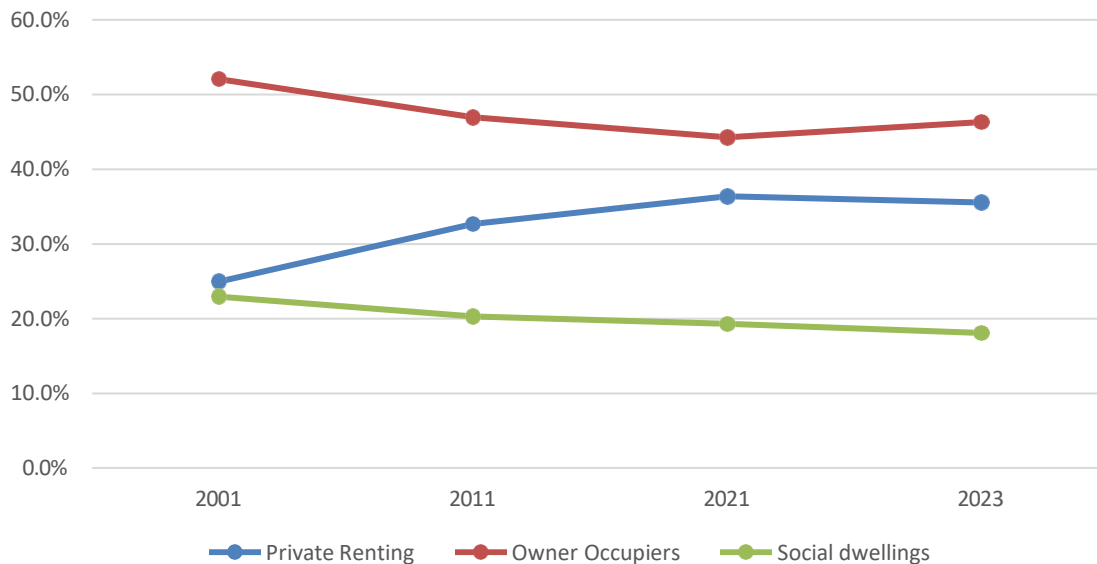


Figure 11. Housing tenure change, 2011 & 2021 & 2023 (Source: ONS & Metastreet).

¹³ The profile of UK private landlords Scanlon K & Woodhead C CML research. LSE London. December 2017 www.cml.org.uk

¹⁴ Landlord Licensing. Interim report-overview of the incidence and cost of HMO & discretionary schemes in England. February 2015. www.landlords.org.uk

Tenure	2023 (Ti) (Dwellings)	2021 (Census) (Households)	2011 (Census) (Households)	2001 (Census) (Households)
Private Renting	54,279	50,013	42,673	28,889
Owner Occupiers	70,736	60,838	61,304	60,203
Social dwellings	27,622	26,546	26,516	26,551
Total	152,637	137,397	130,493	115,643

Table 1. Number of households/dwellings by tenure 2001, 2011 & 2023 s by ward (Source: ONS & Ti 2023).

The PRS in Wandsworth is distributed across all 22 wards (Figure 12 & Map 3). The number of PRS per ward ranges from 3,355 (Tooting Broadway) to 1,377 (Northcote).

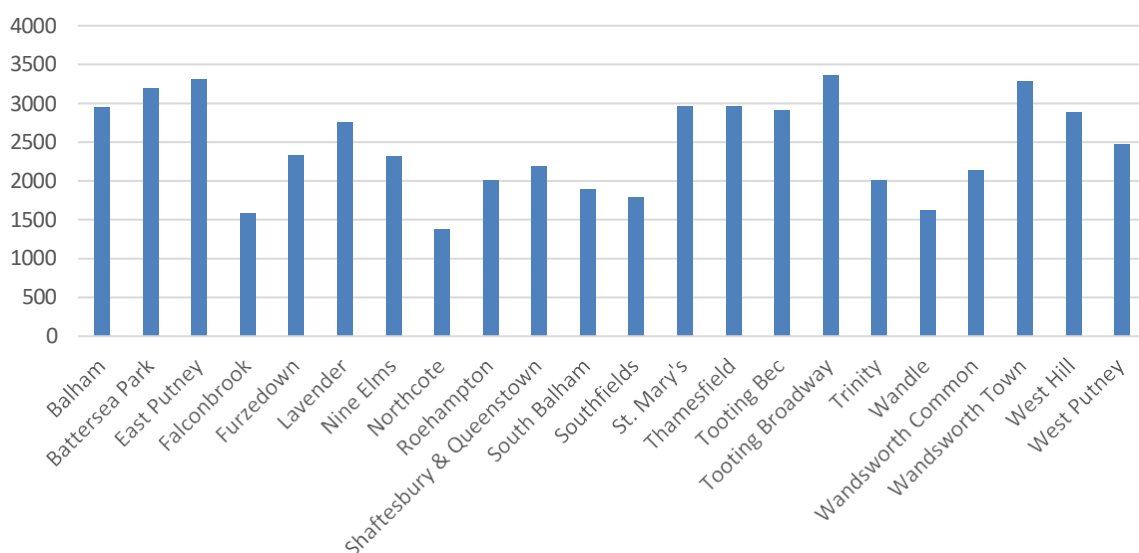
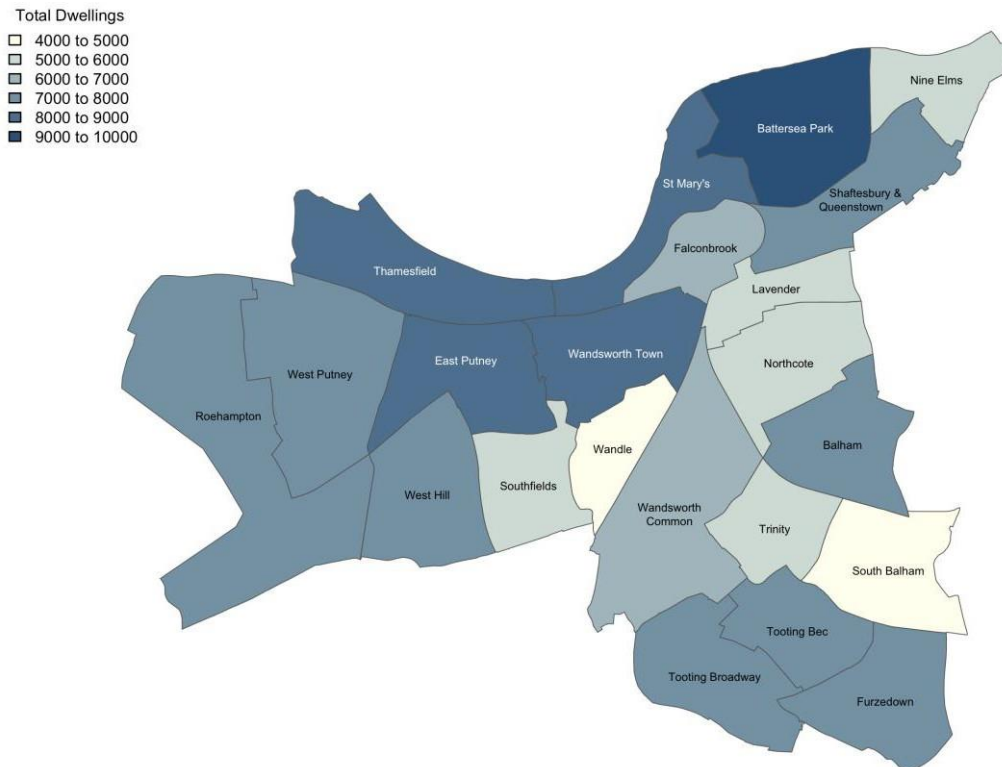


Figure 12. Number of PRS dwellings by ward (Source: Ti 2023).



Map 3. Distribution of PRS dwellings by ward (Source: Ti 2023).

The percentage of PRS properties in each ward ranges between 46.2% (Lavender) and 27% (Northcote) (Figure 13 & Map 4). Therefore, 22 out of 22 Wandsworth wards have a higher percentage PRS than the national average in 2022 (19%)¹⁵.

¹⁵ EHS Headline 2021-2022, <https://www.gov.uk/government/statistics/english-housing-survey-2021-to-2022-headline-report/english-housing-survey-2021-to-2022-headline-report#section-2-housing-stock>

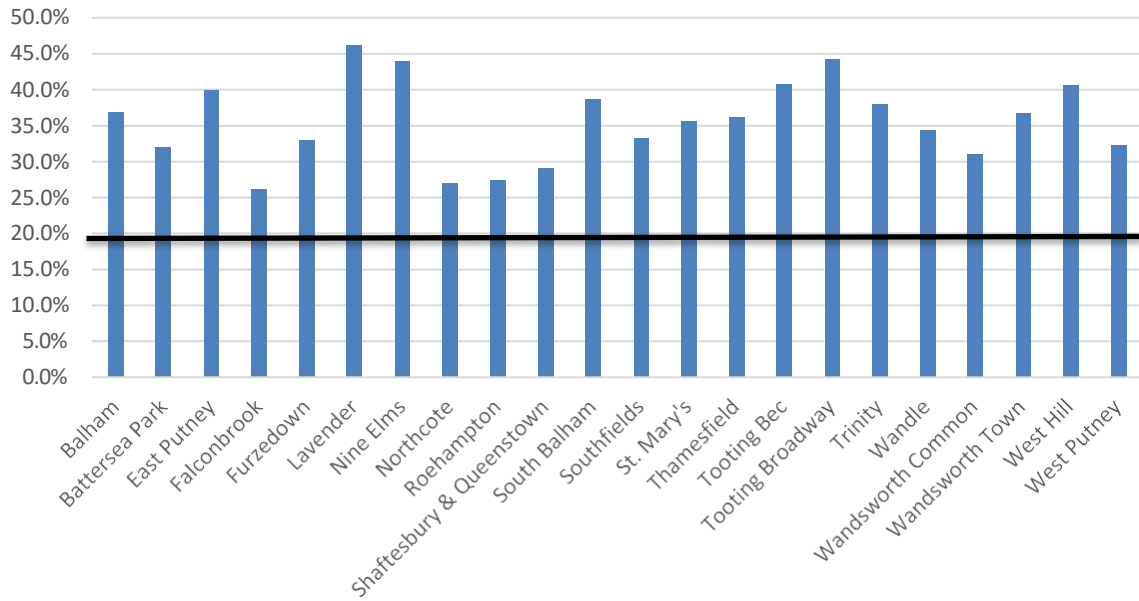


Figure 13. Percentage of PRS dwellings by ward (Source Ti 2023). Horizontal black line shows national average 2022 (19%)

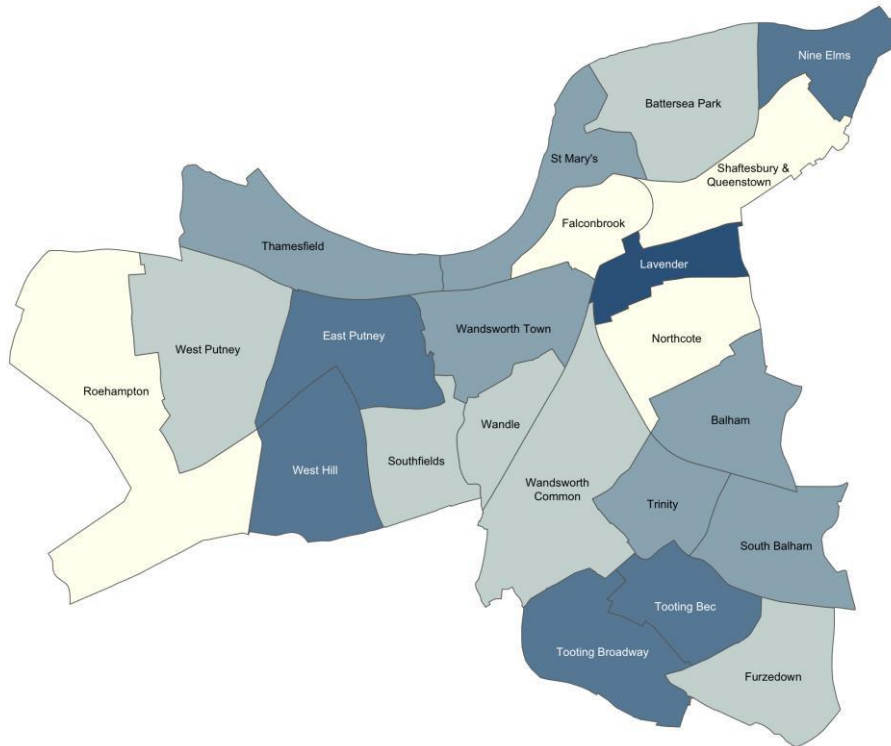
Table 2 shows the total PRS in each ward and the percentage PRS compared to the total housing stock.

Wards	PRS (predicted)	% PRS
Balham	2,951	36.9%
Battersea Park	3,194	32.0%
East Putney	3,307	39.9%
Falconbrook	1,578	26.2%
Furzedown	2,333	32.9%
Lavender	2,757	46.2%
Nine Elms	2,322	44.0%
Northcote	1,377	27.0%
Roehampton	2,006	27.4%
Shaftesbury & Queenstown	2,193	29.1%
South Balham	1,888	38.7%
Southfields	1,791	33.3%
St. Mary's	2,967	35.6%
Thamesfield	2,956	36.2%
Tooting Bec	2,906	40.8%
Tooting Broadway	3,355	44.2%
Trinity	2,004	38.0%
Wandle	1,617	34.4%
Wandsworth Common	2,142	31.0%
Wandsworth Town	3,277	36.8%
West Hill	2,880	40.6%
West Putney	2,478	32.3%
Grand Total	54279	35.6%

Table 2. Number and percentage of PRS properties by ward (Source Ti 2023).

PRS properties are distributed across the borough (Map 4).

Percent PRS
 □ 25 to 30
 ■ 30 to 35
 ■ 35 to 40
 ■ 40 to 45
 ■ 45 to 50



Map 4. PRS properties as percentage of dwellings in Wandsworth (Source: Ti 2023, map by Metastreet).

Housing conditions are affected by the level of maintenance and quality of repair, the age of the property, thermal efficiency, and type of construction. Category 1 HHSRS hazards have a physiological or psychological impact on the occupant and may result in medical treatment.¹⁶

In 2022, 14% of private rented dwellings in England had at least one Category 1, HHSRS hazard; this was a higher proportion than the average for the total housing stock (11%)¹⁷. It is notable that there is a gradient of risk with age of the property, the risk being greatest in dwellings built before 1850, and lowest in the more energy efficient dwellings built after 1980¹⁸. Therefore, a council’s property age profile can have an impact on housing conditions. Wandsworth has a high proportion of residential properties built pre-1900 (34.3%) (Figure 14)¹⁹.

¹⁶ Housing Health and Rating System, Operation Guidance, 2006, https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/15810/142631.pdf

¹⁷ EHS Headline 2021-2022, <https://www.gov.uk/government/statistics/english-housing-survey-2021-to-2022-headline-report/english-housing-survey-2021-to-2022-headline-report#section-2-housing-stock>

¹⁸ Housing Health and Rating System, Operation Guidance, 2006, https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/15810/142631.pdf

¹⁹ London data store, VOA <https://data.london.gov.uk/dataset/property-build-period-lsoa>

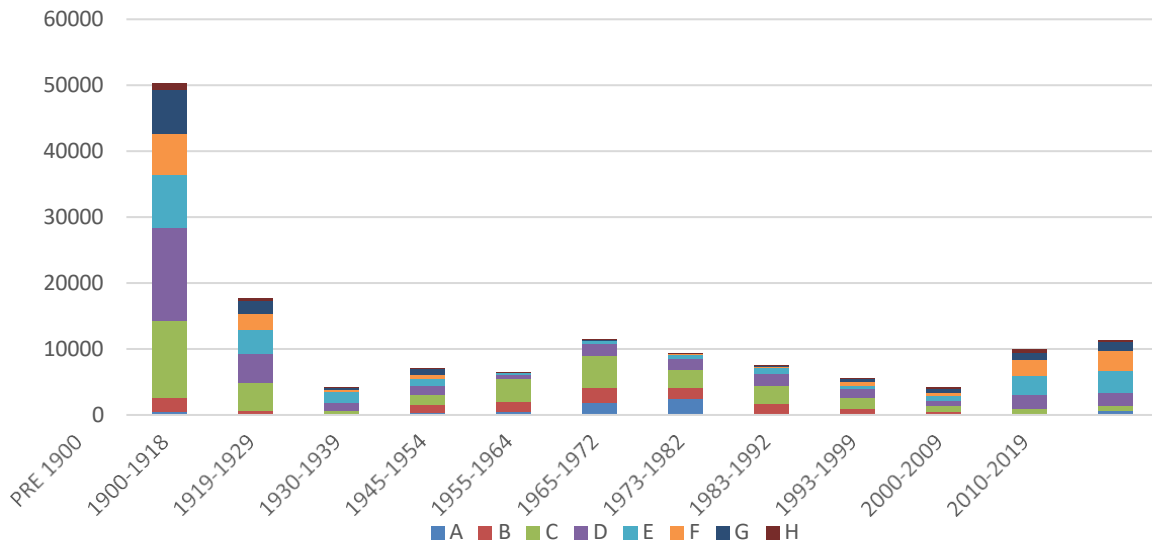


Figure 14. Age profile of housing stock (number of dwellings) for all tenures (Source: VOA 2019).

A borough’s property type profile offers an indication of housing density, construction type and other social economic indicators. The most common property type flats/maisonette (70%), while bungalows are the least common property type (0.1%) (Figure 15).

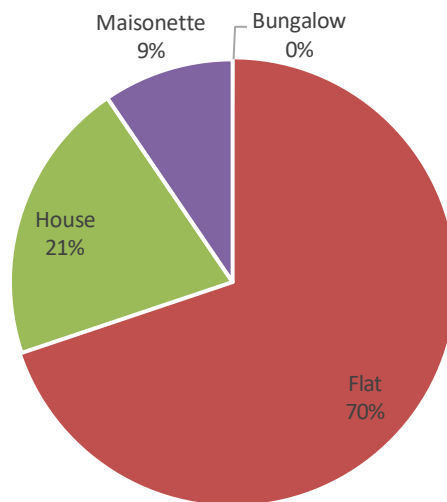


Figure 15. PRS property type as a percent of total housing stock (Source: Ti 2023).

2.2.2 PRS & Housing conditions

Using a sample of properties that are known to have at least one serious housing hazard (Category 1), it is possible to predict the number of PRS dwellings which are likely to have at least one serious hazard across the borough (Figure 16). As home hazards are dynamic and the HHSRS scoring system is complex, it is likely that the model will also detect a minority of high-scoring Category 2 hazards.

There are **6,806** PRS dwellings in Wandsworth that are predicted to have a serious home hazard (Category 1, HHSRS). PRS properties with serious hazards are distributed across the borough (Figure 16 & Map 5). Tooting Bec (534) has the highest number and Nine Elms (21) has the lowest number of dwellings with at least one Category 1, HHSRS hazards.

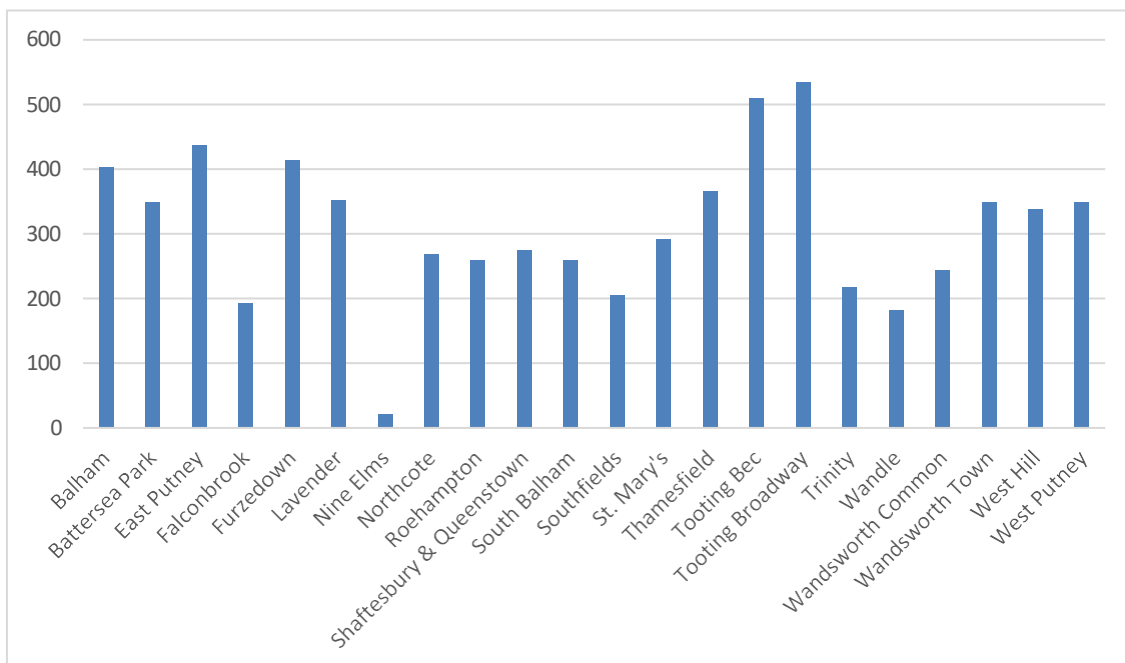


Figure 16. Predicted number of Category 1, HHSRS hazards by ward (Source: Ti 2023).

Category 1, HHSRS hazards in the PRS are distributed across the whole borough. Concentrations of properties with serious hazards can be found in the southern wards (Map 5).

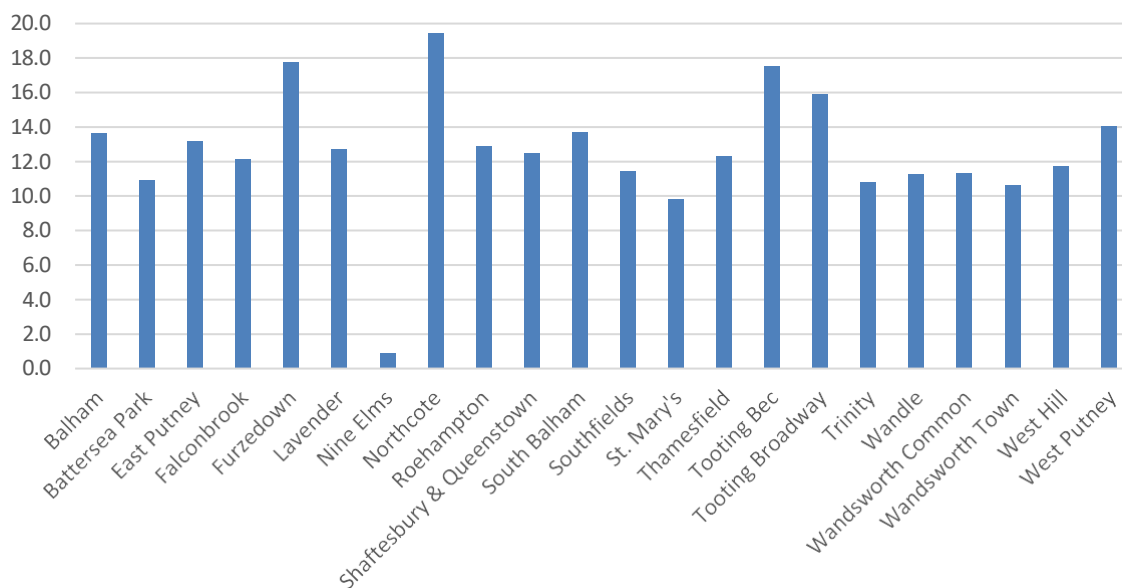


Figure 17. Rates per 100 PRS properties of predicted Category 1, HHSRS hazards by ward (Source: Ti 2023). Horizontal black line shows national average 2022 (14 per 100) ²⁰

Complaints made by PRS tenants and others to the council about poor property conditions and inadequate property management are a direct indicator of low quality PRS. Wandsworth received **3,546** complaints from tenants over a 5-year period (2018-2023) (Figure 18). Tooting Broadway (391) & Tooting Bec (359) have the highest levels of complaints.

²⁰ EHS Headline 2021-2022, <https://www.gov.uk/government/statistics/english-housing-survey-2021-to-2022-headline-report/english-housing-survey-2021-to-2022-headline-report#section-2-housing-stock>

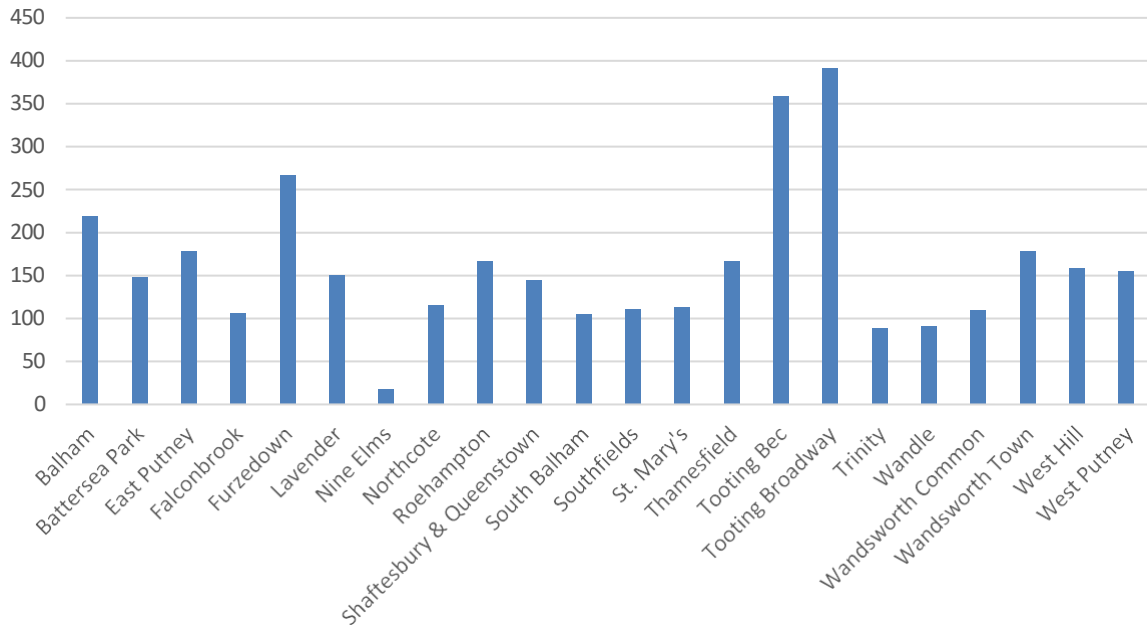
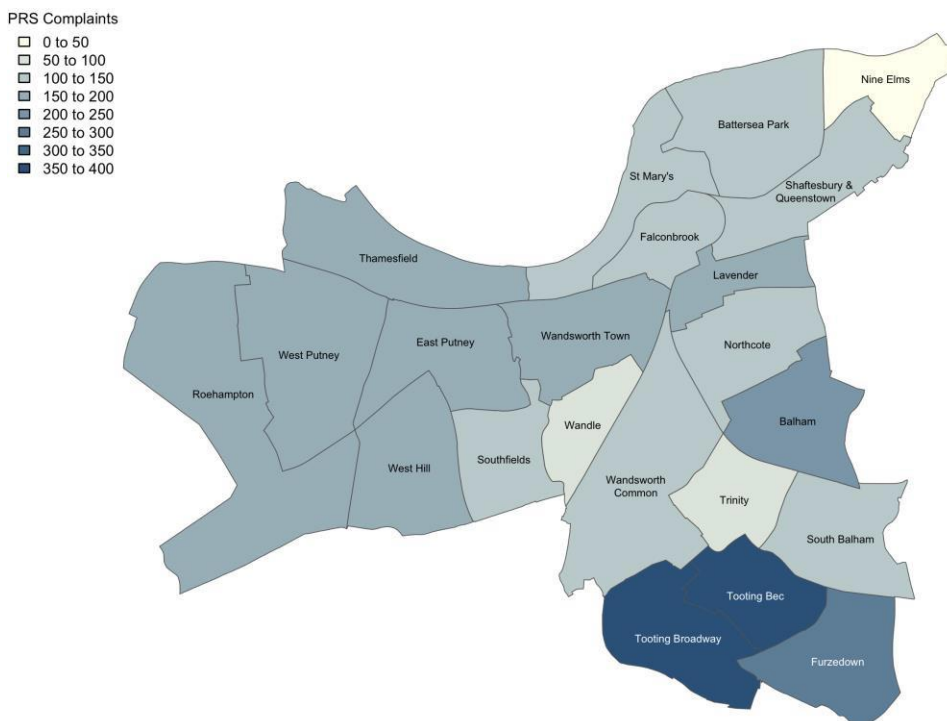


Figure 18. PRS complaints made by private tenants and others to the Council (2018-2023) (Source Ti 2023)

PRS complaints made by private tenants and others are distributed across the whole borough. Concentrations of properties with serious hazards can be found in the southern wards (Map 6)



Map 6. Distribution of PRS complaints made by private tenants and others to the Council (Source: Ti 2023, map by Metastreet).

An EPC rating is an assessment of a property's energy efficiency. It's primarily used by buyers or renters of residential properties to assess the energy costs associated with heating a house or flat. The rating is from A to G. A indicates a highly efficient property, G indicates low efficiency.

The energy efficiency of a dwelling depends on the thermal insulation of the structure, on the fuel type, and the size and design of the means of heating and ventilation. Any disrepair or dampness to the dwelling and any disrepair to the heating system may affect their efficiency. The exposure and orientation of the dwelling are also relevant.

As part of this project 49,090 EPC ratings were matched to PRS properties (Figure 19). All figures have been modelled from this group.

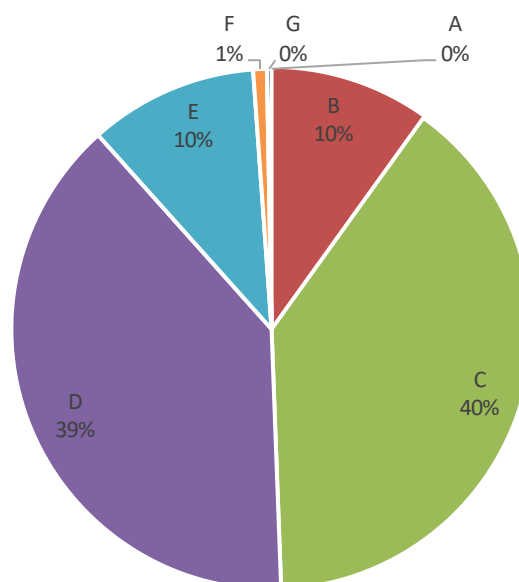


Figure 19. Distribution of Energy Performance Certificate ratings in PRS (Rating A-G) (Source: Ti 2023).

The Minimum Energy Efficiency Standard (MEES) came into force in England and Wales on 1 April 2018. The regulation applies to PRS properties and mandates that all dwellings must have an EPC rating of E and above to be compliant. It has been calculated using the matched addresses that 11.6% (5,701) of PRS properties in Wandsworth have an E, F, or G EPC rating. 0.9% (418) of PRS

properties have an F and G rating (Figure 19 and 20). Extrapolated to the entire PRS, 489 PRS properties are likely to fail the MEES statutory requirement.

The statistical evidence shows that there is a continuous relationship between indoor temperature and vulnerability to cold-related death. The colder the dwelling, the greater the risk. The percentage rise in deaths in winter is greater in dwellings with low energy efficiency ratings. There is a gradient of risk with age of the property, the risk being greatest in dwellings built before 1850, and lowest in the more energy efficient dwellings built after 1980. Therefore, E, F, and G rated properties present a serious risk to the occupants' health, particularly if over the age of 65.

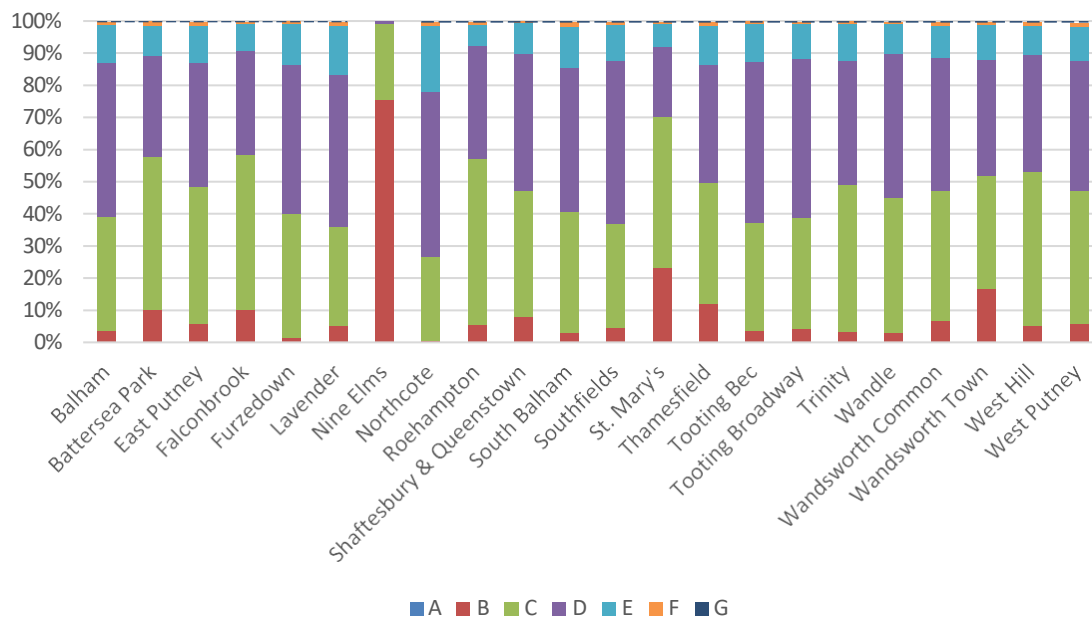


Figure 20. Distribution of Energy Performance Certificate ratings in PRS (Rating A-G) by ward (Source: Ti 2023).

2.2.3 PRS enforcement and regulation interventions

Wandsworth uses a range of statutory housing and public health notices to address poor housing standards in the PRS. Interventions can be a result of a complaint being made by a tenant about their accommodation or as a result of a proactive inspection. Over a 5-year period (2018-23) Wandsworth served **727** housing and public health notices (Figure 21).

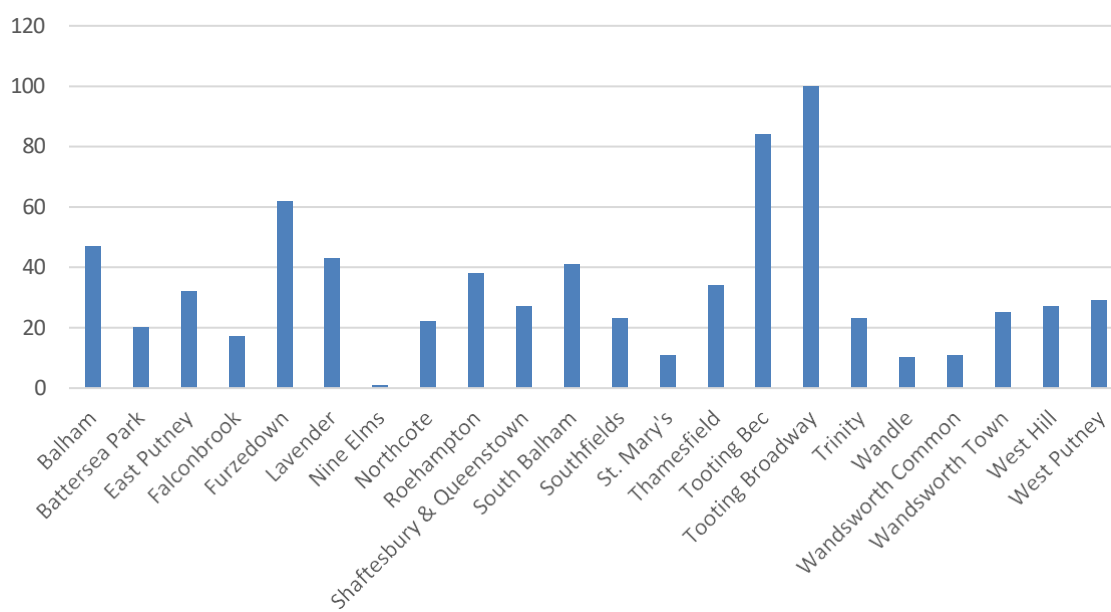


Figure 21. Statutory housing and public health notices served by ward (Source: Ti 2023).

2.2.4 Anti-Social Behaviour (PRS)

The number of ASB investigations, including domestic noise and other nuisances recorded by the council are shown below. ASB investigations relate to a relatively narrow range of ASB types. ASB records relate to domestic ASB reports that have been recorded against residential premises. For example, ASB incidents investigated on a street corner that cannot be linked to a residential property have been excluded from the study.

ASB incidents (specifically domestic noise and other nuisances between April 2018 – March 2023) for key tenure types have been analysed and compared (Figure 22). PRS properties (13.9 incidents per 100 properties) are significantly more likely to have an ASB incident compared to owner occupied properties (2.9 incidents per 100 properties) and social housing (7.4 incidents per 100 properties) (Figure 21). HMOs (PRS subset) have a significantly higher rate than other tenures (40.4 incidents per 100 properties).

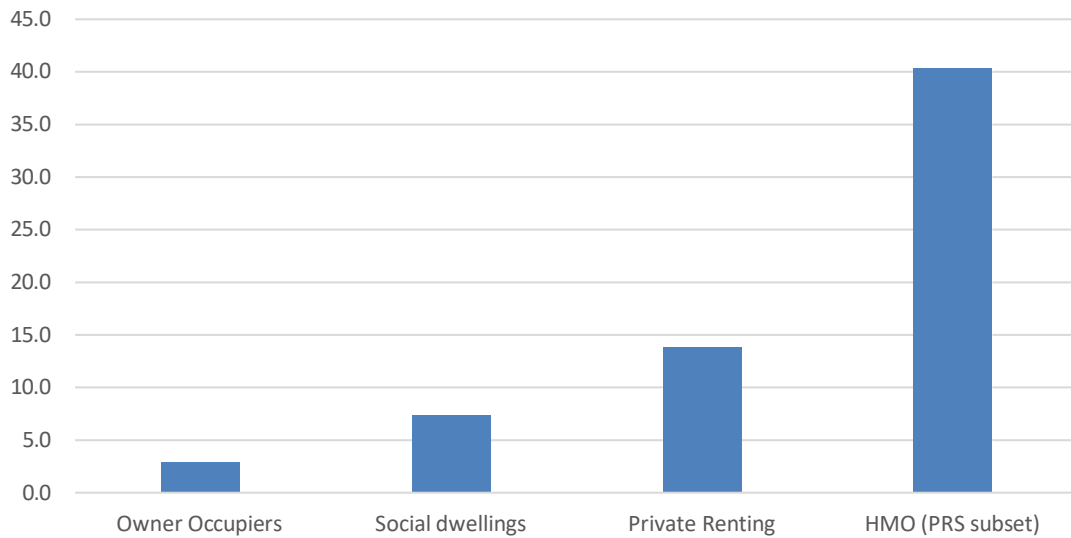


Figure 22. ASB incidents (domestic noise records) by tenure (Source: Ti 2023).

ASB incidents (noise & nuisance) linked to PRS properties includes domestic noise (music, alarms, and parties) and other nuisances (smoke, dust, and fumes). All incidents have been directly linked to a PRS property (Figure 23).

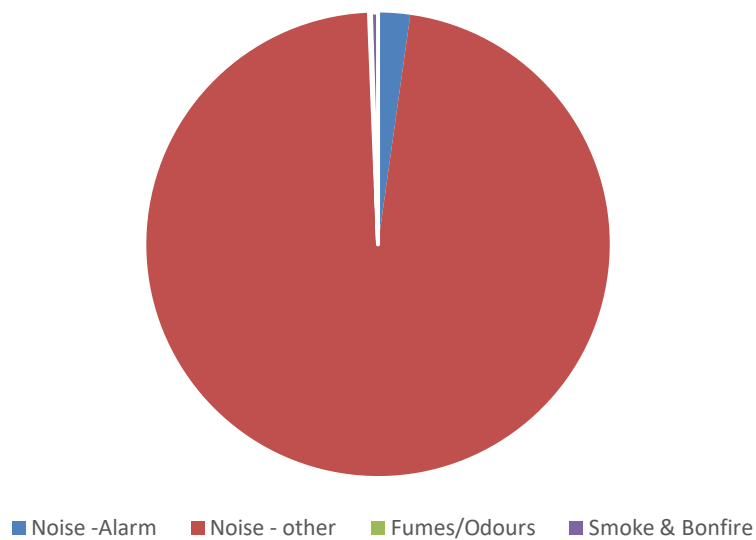


Figure 23. Types of ASB linked to PRS properties (Source: Ti 2023).

There is a significant level of ASB (Noise & nuisances) linked to private rented properties across wards in Wandsworth (Figure 24 & Map 7). Over a 5-year period (2018-2023), **7,533** ASB incidents have been recorded. Lavender (659) has the highest levels of ASB.

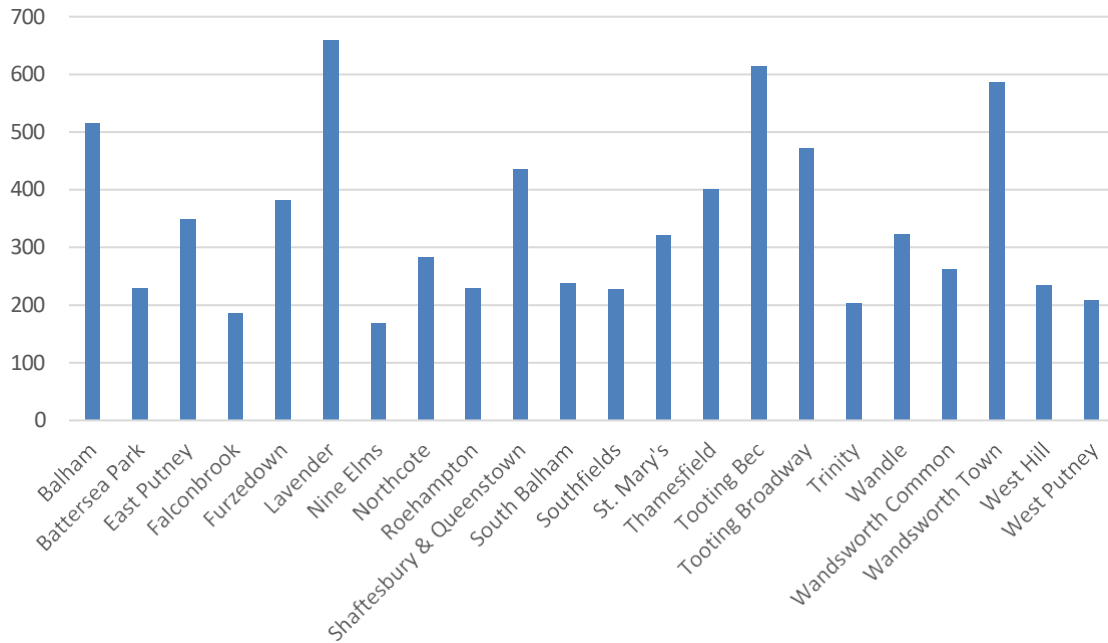
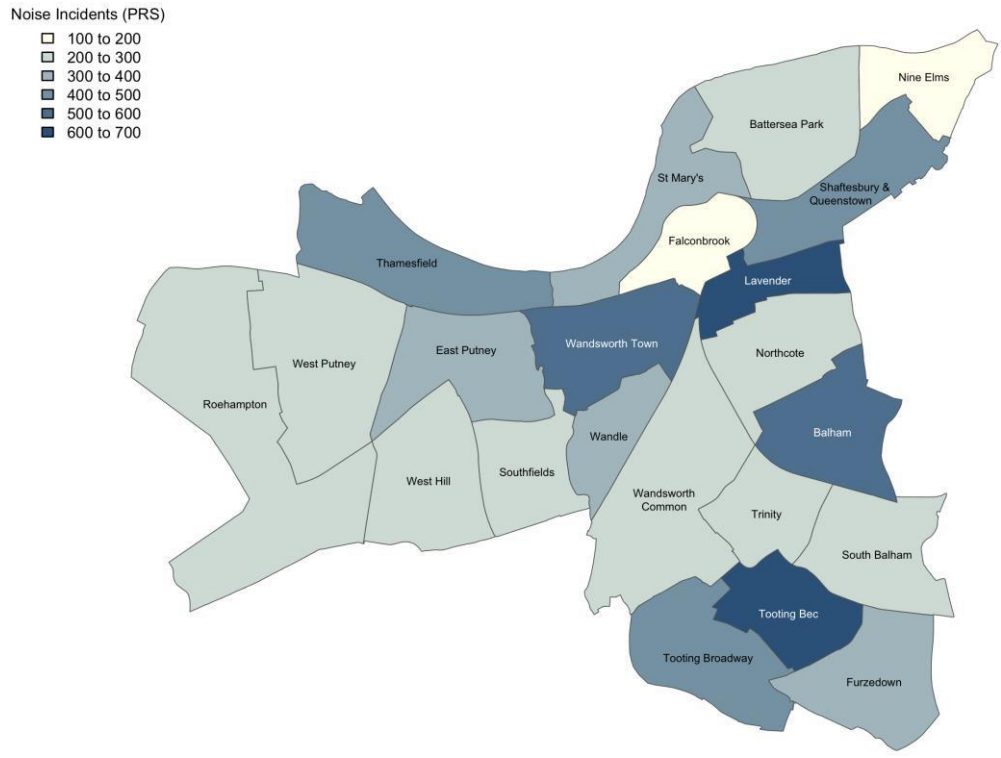


Figure 24. Number of ASB incidents (noise and nuisances) linked to PRS by ward (Source Ti 2023).



Map 7. Distribution of ASB incidents linked to PRS properties (Source: Ti 2023, Map by Metastreet).

Understanding the prevalence and distribution of dwellings that have been subject to repeat noise or ASB incidents can reveal a picture of persistent ASB issues. Wandsworth has numerous PRS properties in all wards that have had two or more ASB and/or noise incidents over a five-year period (2018-2023). Lavender has the highest number of dwellings with repeat ASB incidents (124) (Figure 25).

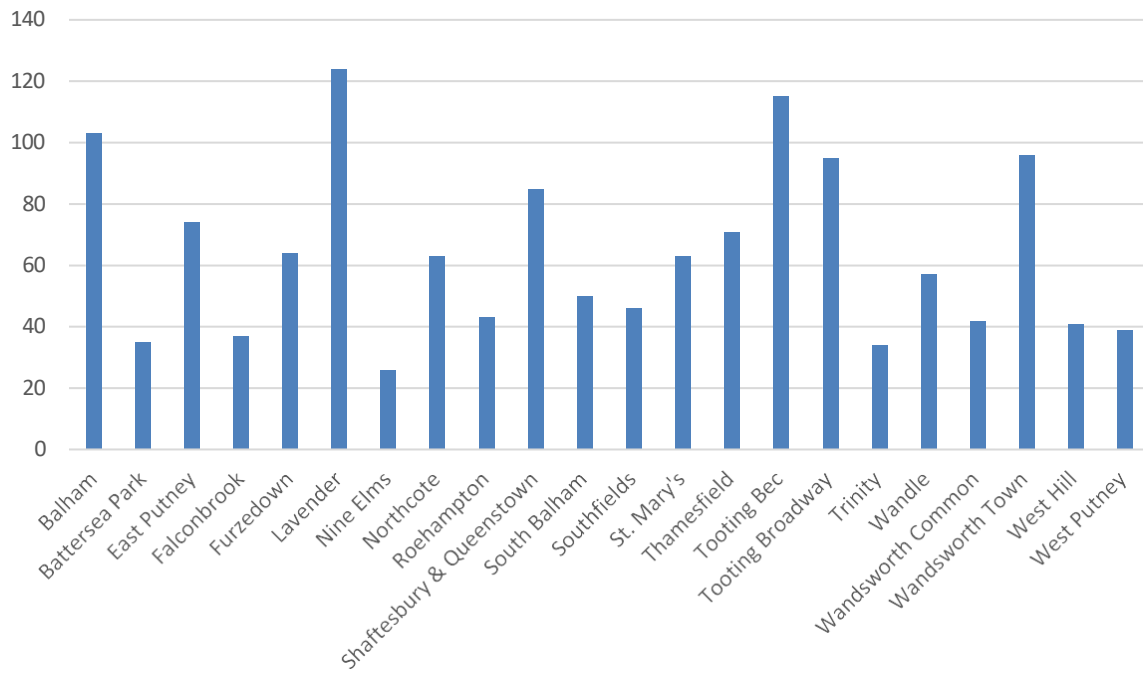


Figure 25. Number of dwellings with repeat (2 or more) ASB incidents (noise & nuisances) linked to PRS properties (Source Ti 2023).

2.3 Results - Houses in Multiple Occupation

HMOs identified as part of this study are houses/flat where tenants share basic amenities (“s254 HMOs”) The Housing Act 2004 defines HMOs as a “dwelling of 3 or more persons not forming a single household”. Shared amenities HMO (s254) are categorised as a building/flat in which is occupied by two or more household and 3 or more persons that share basic amenity, such as bathroom, toilet, or cooking facilities. This type of rented property typically represents the cheapest rental accommodation; rented by room with the sharing of amenities (usually kitchen/bathroom).

2.3.1 Population and distribution

The total number of known and predicted HMOs (s254) across 22 wards is **3,588** properties (Figure 26).

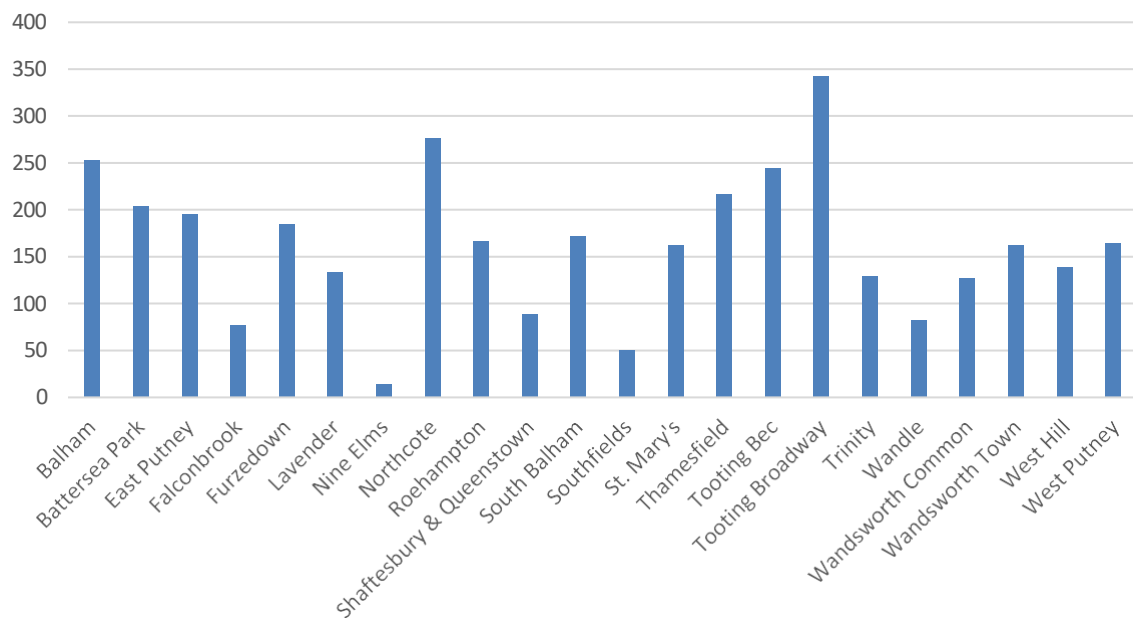
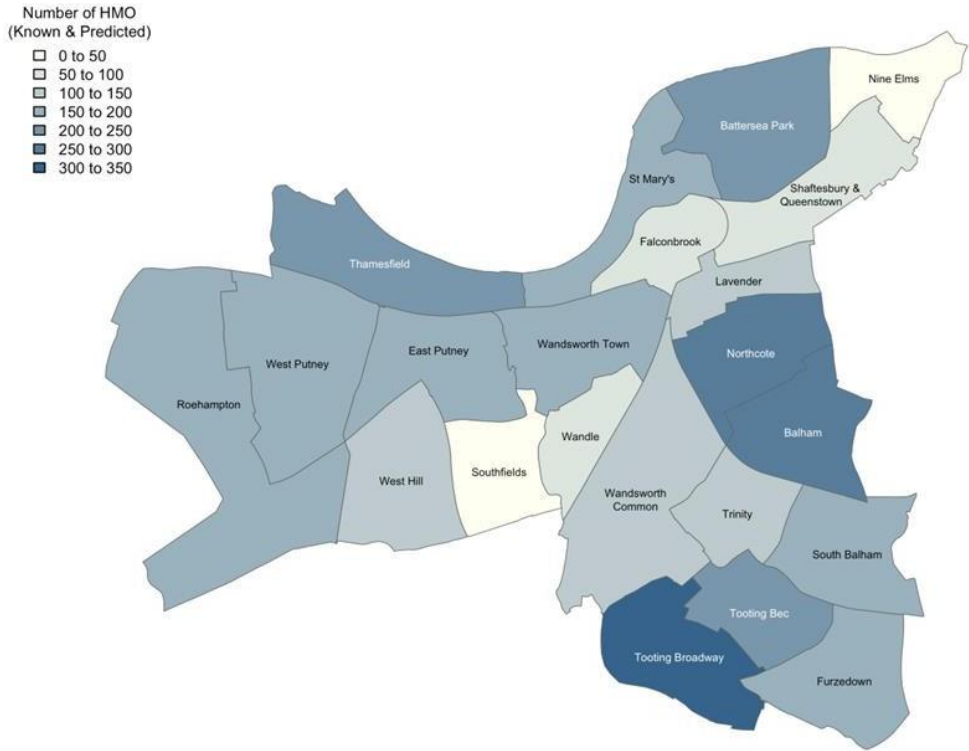


Figure 26. Number of shared amenities HMOs (s254) by ward (Source Ti 2023).

HMOs are distributed across the whole borough (Map 8).



Map 8: Distribution of shared amenities HMOs (s254) by ward (Source Ti 2023, map by Metastreet)

From the known and predicted HMO total (3,588), 783 known HMO have been licenced under the mandatory licensing regime. Tooting Broadway has the highest concentration of licensed HMOs (93).

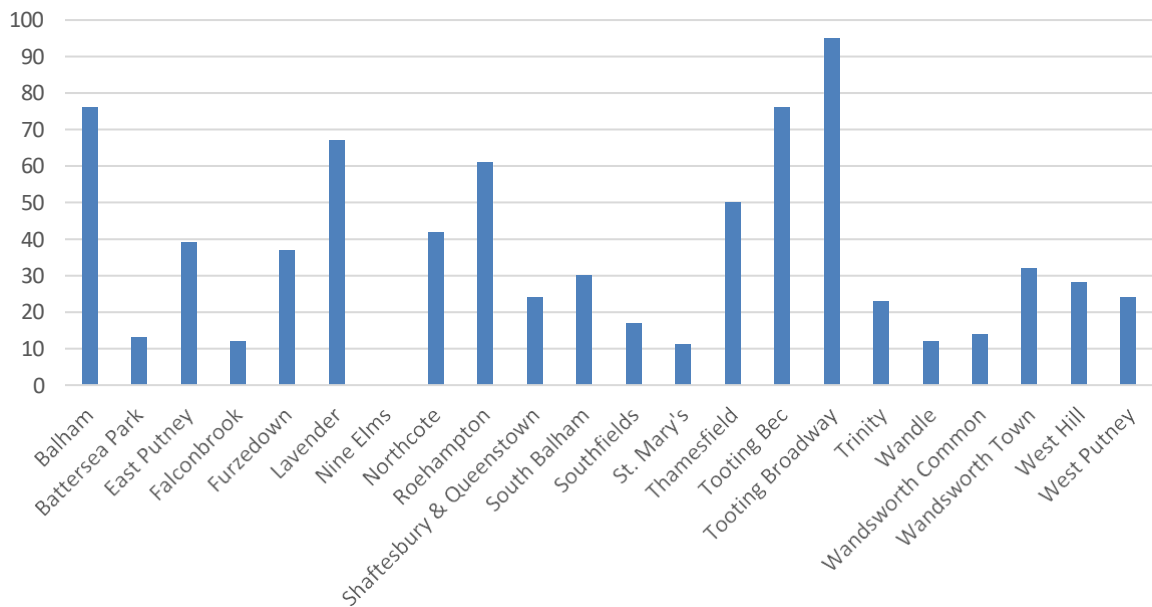
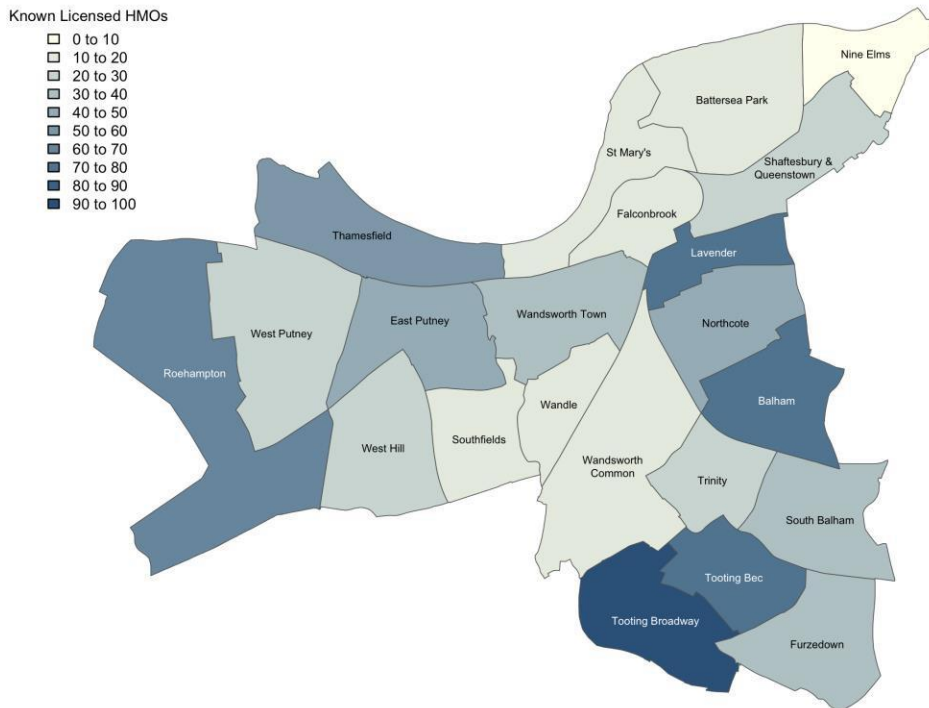


Figure 27. Number of shared amenities HMOs (s254) by ward (Source Ti 2023).

Licensed HMOs are distributed across the whole borough (Map 9).



Map 9: Distribution of licensed HMOs (mandatory) by ward (Source Ti 2023, map by Metastreet)

2.3.2 HMO & Housing conditions

Analysis shows that 1,063 of 3,588 shared amenities HMOs (s254) in Wandsworth are predicted to have serious hazards (Category 1, HHSRS). The number of Category 1 hazards is highest in in Tooting Bec (94) (Figure 28). All wards have HMOs with Category 1 hazards.

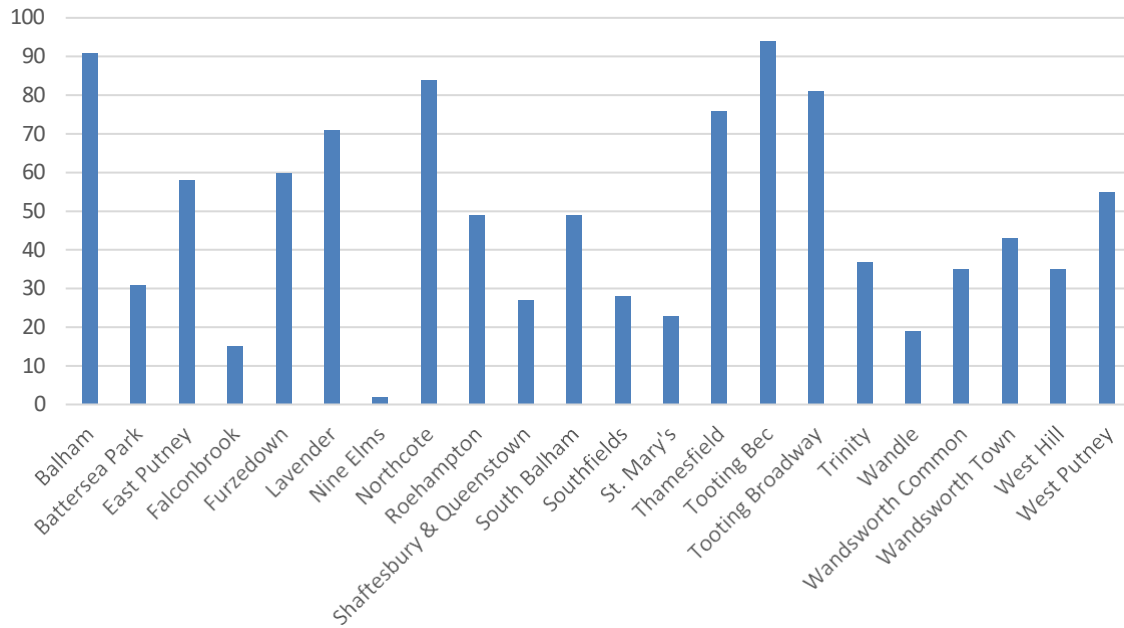
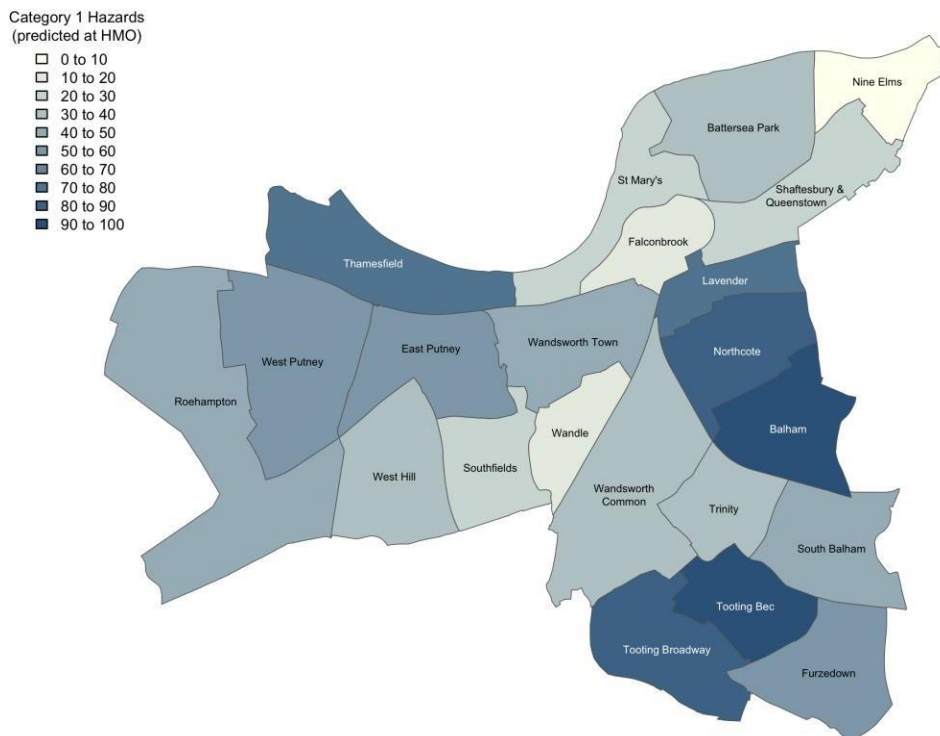


Figure 28. Number of HMO (s254) with Category 1 hazards by ward (Source Ti 2023).

HMOs with Category 1 hazards are distributed across the whole borough (Map 10).



Map 10: Distribution of HMOs (s254) with Category 1 hazards (Source Ti 2023, map by Metastreet)

The council has received **864** complaints from private tenants linked to all HMOs over 5 years (2018-2023). Complaints are distributed across all wards, Tooting Bec (115) and Tooting Broadway (104) have the highest levels (Figure 29).

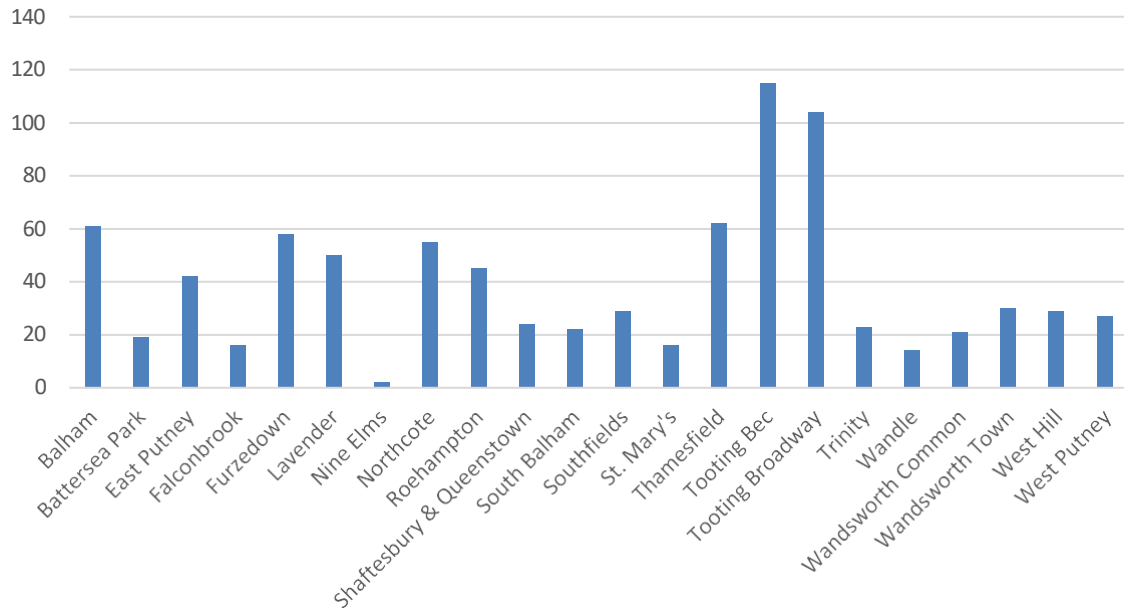
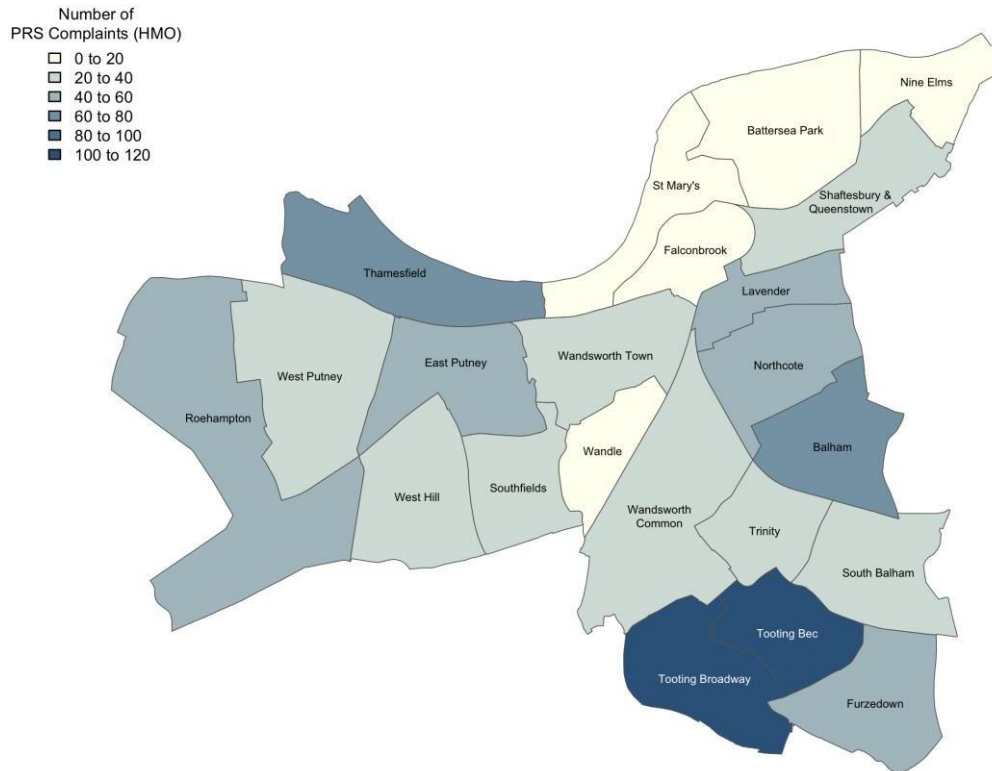


Figure 29. HMOs complaints made by private tenants and others by ward (Source Ti 2023).

HMO complaints made by private tenants and others across the whole borough with concentrations in southern wards (Map 11).



Map 11: Distribution of HMOs complaints made by private tenants and others (Source Ti 2023, map by Metastreet)

2.3.3 HMO enforcement and regulation interventions

Wandsworth uses a range of statutory housing and public health notices to address poor housing standards in HMOs. Over a 5-year period (2018-23) Wandsworth served 280 housing and public health notices on HMOs (Figure 30).

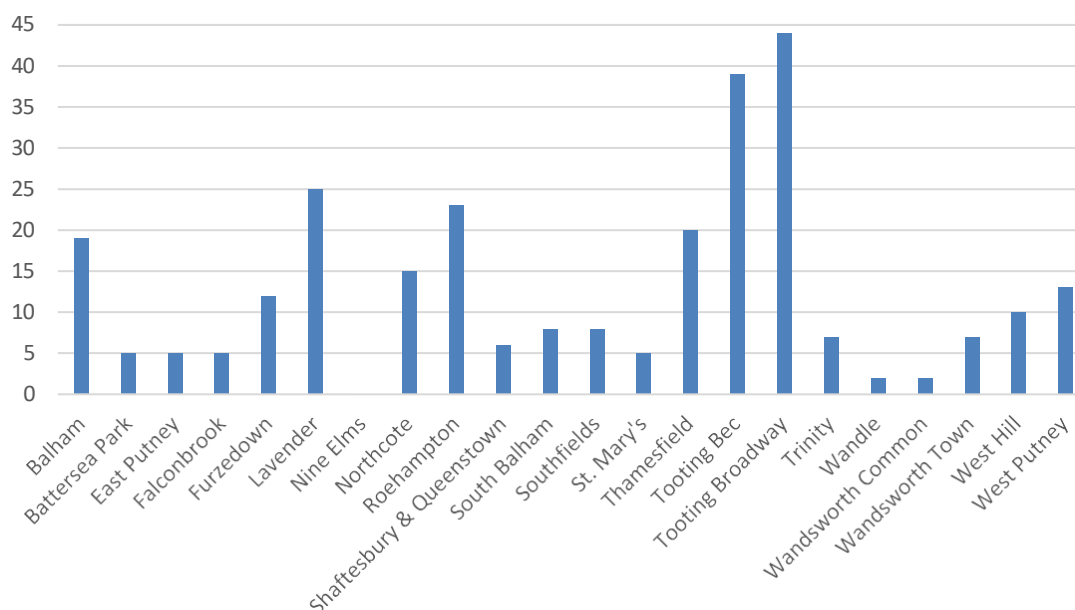


Figure 30. HMO Statutory housing and public health notices served by ward (Source: TfL 2023).

2.3.4 HMO & Anti-Social Behaviour

Over a 5-year period **1,449** ASB incidents (noise and nuisances) have been linked to all HMOs in Wandsworth.

Figure 31 shows the number of ASB incidents associated with all HMO premises (commercial and ASB incidents not linked to residential premises are excluded from these figures). ASB linked to HMOs is distributed across all wards. The wards with the highest recorded ASB incidents linked to HMOs is Lavender (158) and Tooting Bec (146).

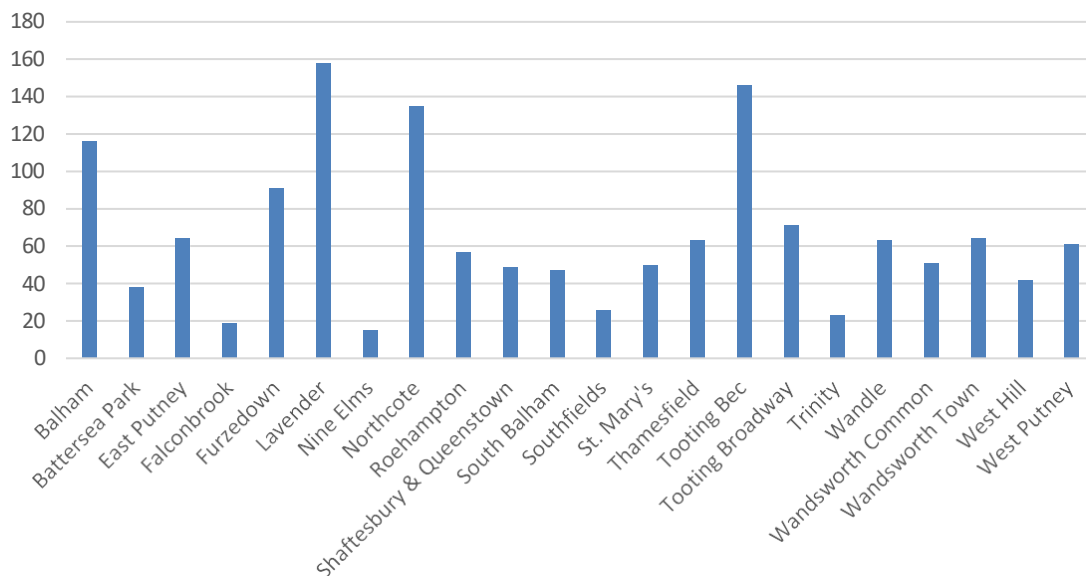
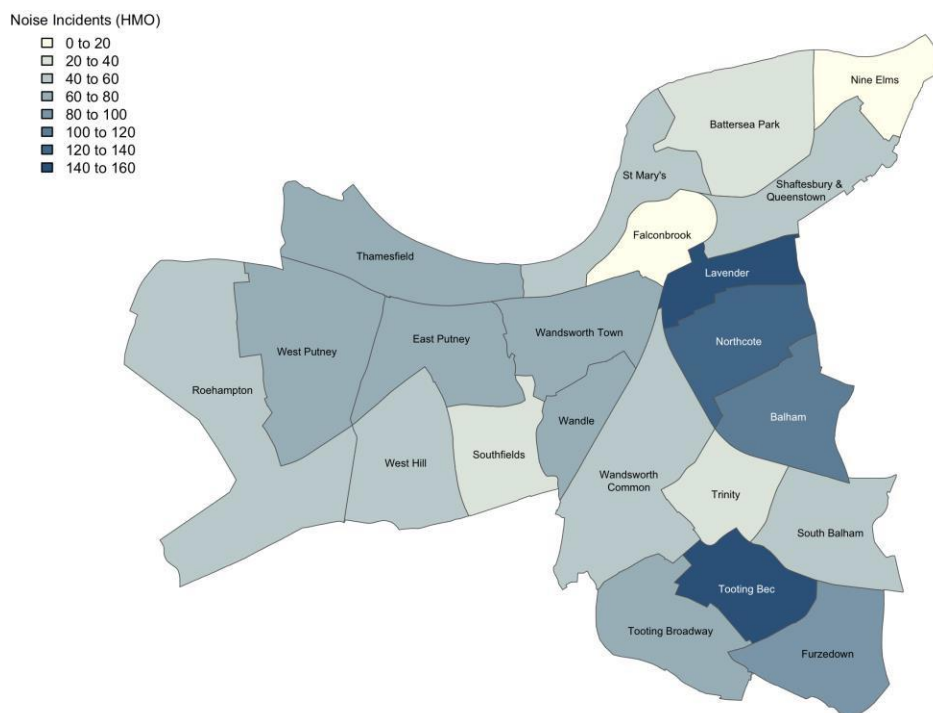


Figure 31. Number of ASB incidents linked to all HMOs by ward (Source Ti 2023).

Elevated levels of ASB can be an indicator of poor property management. HMO properties often have higher levels of transience which can result in higher waste production and ASB by tenants. HMOs with ASB can be found across the borough (Map 9)



Map 12: Distribution of all HMOs with ASB (Source Ti 2023, map by Metastreet)

Over a 5-year period (2018-2023), 274 HMO properties across 22 wards have been subject to 2 or more ASB investigations (Figure 32).

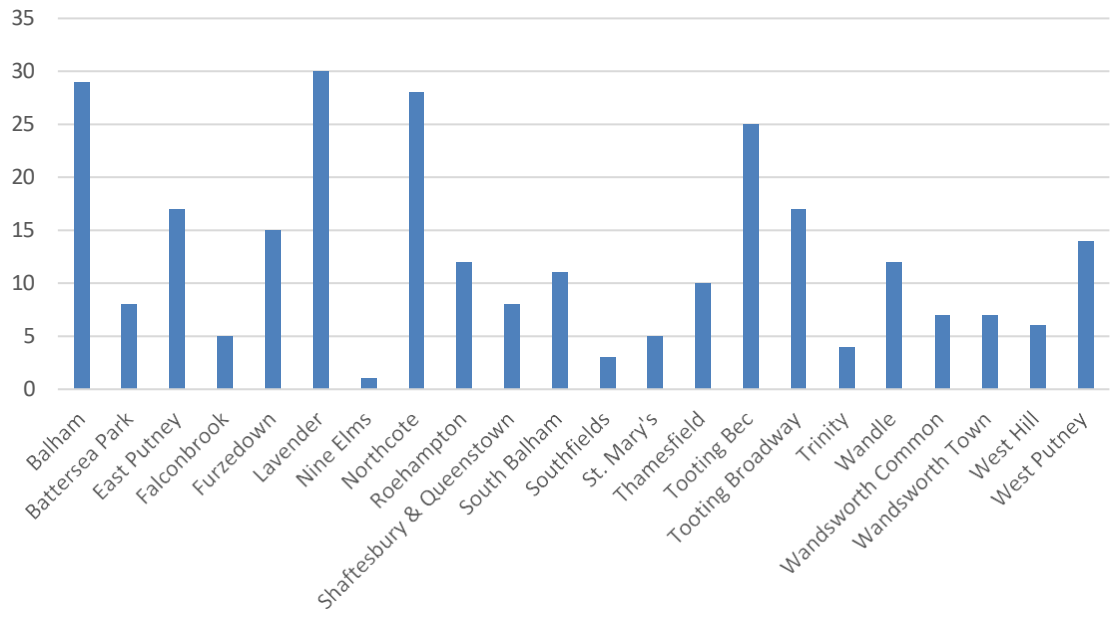


Figure 32. Two or more ASB incidents linked to HMOs by ward (Source TI 2021).

3 Conclusions

PRS summary

Wandsworth has a total of 152,637 residential dwellings as of July 2023. 54,279 of which are PRS, 70,736 are owner occupied and 27,622 are socially rented (Figure 12).

The private rented sector (PRS) in Wandsworth has grown steadily since 2011. Based on tenure modelling, Wandsworth's PRS is now calculated to be 35.6% of housing stock (Figure 12 & Map 3), this compares to 32.7% of households in 2011 (42,673). This represents an 8.9% increase over the last 12 years (Figure 10).

The PRS in Wandsworth is distributed across all 22 wards (Figure 12 & Map 3). The number of PRS per ward ranges from 3,355 (Tooting Broadway) to 1,377 (Northcote). The percentage of PRS properties in each ward ranges between 46.2% (Lavender) and 27% (Northcote) (Figure 13 & Map 4). Therefore, 22 out of 22 Wandsworth wards have a higher percentage PRS than the national average in 2022 (19%).

5 of 22 Wandsworth wards have aggregated IMD rankings below the national average. Nine Elms (3.0) has the poorest IMD 2019 ranking, and North Cote (9.6) has the highest (Figure 3 & Map 1).

Wandsworth faces significant challenges relating to barriers to housing and services (IMD 2019), it is nationally ranked 39 (rank of average rank) of 317 councils. All but two wards are worse than the National average (5) for Barriers to Housing and Services decile measure (Figure 4 & Map 2).

Wandsworth has a slightly lower proportion in fuel poverty (13.2%) than the national average (13.8%) (Figure 5). Homelessness returns to government in 2022 (July – September 2022) for Wandsworth show it accepted 357 households as being homeless, below the London average (410) (Figure 7). 63 burglaries were reported in Wandsworth between April 2021 and March 2022. Wandsworth has the 5th highest number of burglaries in London (Figure 9).

Wandsworth has above average rents for London, with 53% of median earnings used to pay median rents (Figure 8). The London average is 45%. This makes Wandsworth the equal 5th highest London borough for private rents.

There are 6,806 PRS dwellings in Wandsworth that are predicted to have a serious home hazard (Category 1, HHSRS). PRS properties with serious hazards are distributed across the borough (Figure

16 & Map 5). Tooting Bec (534) has the highest number and Nine Elms (21) has the lowest number of dwellings with at least one Category 1, HHSRS hazards.

Wandsworth received 3,546 complaints from tenants over a 5-year period (2018-2023) (Figure 18). Tooting Broadway (391) & Tooting Bec (359) have the highest levels of complaints. PRS complaints made by private tenants and others are distributed across the whole borough. Concentrations of properties with serious hazards can be found in the southern wards (Map 6). Over a 5-year period (2018-23) Wandsworth served 727 housing and public health notices (Figure 21).

It has been calculated using the matched addresses that 11.6% (5,701) of PRS properties in Wandsworth have an E, F, and G EPC rating. 0.9% (418) of PRS properties have an F and G rating (Figure 19 and 20). Extrapolated to the entire PRS, 489 PRS properties are likely to fail the MEES statutory requirement.

Wandsworth PRS properties (13.9 incidents per 100 properties) are significantly more likely to have an ASB incident compared to owner occupied properties (2.9 incidents per 100 properties) and social housing (7.4 incidents per 100 properties) (Figure 21). HMOs (PRS subset) have a significantly higher rate than other tenures (40.4 incidents per 100 properties).

There is a significant level of ASB (noise & nuisances) linked to private rented properties across wards in Wandsworth (Figure 24 & Map 7). Over a 5-year period (2018-2023), 7,533 ASB incidents have been recorded. Lavender (659) has the highest levels of ASB. ASB incidents (noise & nuisance) linked to PRS properties includes domestic noise (music, alarms, and parties) and other nuisances (smoke, dust, and fumes). All incidents have been directly linked to a PRS property (Figure 23).

HMO summary

The total number of known and predicted HMOs (s254) across 22 wards is 3,588 properties (Figure 26). HMOs are distributed across the whole borough (Map 8). From the known and predicted HMO total (3,588), 783 known HMOs have been licensed under the mandatory licensing regime. Tooting Broadway has the highest concentration of licensed HMOs (93).

Analysis shows that 1,063 of 3,588 shared amenities HMOs (s254) in Wandsworth are predicted to have serious hazards (Category 1, HHSRS). The number of Category 1 hazards is highest in Tooting Bec (94) (Figure 28). HMOs with Category 1 hazards are distributed across the whole borough (Map 10).

The council has received 1,774 complaints from private tenants linked to all HMOs over 5 years (2018-2023). Complaints are distributed across all wards, Tooting Bec (115) and Tooting Broadway

(104) have the highest levels (Figure 29). HMO complaints made by private tenants and others across the whole borough with concentrations in southern wards (Map 11).

Wandsworth uses a range of statutory housing and public health notices to address poor housing standards in HMOs. Over a 5-year period (2018-23) Wandsworth served 280 housing and public health notices on HMOs (Figure 30).

Over a 5-year period 1,449 ASB incidents (noise and nuisances) have been linked to all HMOs in Wandsworth. ASB linked to HMOs is distributed across all wards. The wards with the highest recorded ASB incidents linked to HMOs is Lavender (158) and Tooting Bec (146) (Figure 31 & Map 9). 274 HMO properties across 22 wards have been subject to 2 or more ASB investigations (Figure 32).

Appendix 1 – Ward summaries

Wards	PRS (predicted)	% PRS	Dwellings with at least 1 Category 1 hazard, HHSRS) (predicted)	ASB incidents (noise & nuisances)
Balham	2951	36.9%	402	516
Battersea Park	3194	32.0%	349	230
East Putney	3307	39.9%	436	349
Falconbrook	1578	26.2%	192	186
Furzedown	2333	32.9%	414	381
Lavender	2757	46.2%	351	659
Nine Elms	2322	44.0%	21	168
Northcote	1377	27.0%	268	283
Roehampton	2006	27.4%	259	229
Shaftesbury & Queenstown	2193	29.1%	274	435
South Balham	1888	38.7%	259	238
Southfields	1791	33.3%	205	227
St. Mary's	2967	35.6%	291	322
Thamesfield	2956	36.2%	365	402
Tooting Bec	2906	40.8%	510	615
Tooting Broadway	3355	44.2%	534	473
Trinity	2004	38.0%	217	203
Wandle	1617	34.4%	182	323
Wandsworth Common	2142	31.0%	243	263
Wandsworth Town	3277	36.8%	348	587
West Hill	2880	40.6%	338	235
West Putney	2478	32.3%	348	209
Grand Total	54279	35.6%	6806	7533

Table 3. PRS ward summary overview (Source TfL 2023).

Wards	HMO (known & predicted)	Dwellings with at least 1 Category 1 hazard, HHSRS) (predicted)	ASB incidents (noise & nuisances)
Balham	253	91	116
Battersea Park	204	31	38
East Putney	195	58	64
Falconbrook	77	15	19
Furzedown	185	60	91
Lavender	134	71	158
Nine Elms	14	2	15
Northcote	277	84	135

Roehampton	167	49	57
Shaftesbury & Queenstown	89	27	49
South Balham	172	49	47
Southfields	50	28	26
St. Mary's	162	23	50
Thamesfield	217	76	63
Tooting Bec	245	94	146
Tooting Broadway	342	81	71
Trinity	130	37	23
Wandle	82	19	63
Wandsworth Common	127	35	51
Wandsworth Town	162	43	64
West Hill	139	35	42
West Putney	165	55	61
Grand Total	3588	1063	1449

Table 4. HMO ward summary overview (Source Ti 2023).

Appendix 2 - Tenure Intelligence (Ti) – stock modelling methodology

This Appendix explains at a summary level Metastreet’s Tenure Intelligence (Ti) methodology (Figure 33).

Ti uses a wide range of data to spot trends at the property level. Machine learning is used in combination with expert housing knowledge to accurately predict a defined outcome at the property level.

Council and external data have been assembled as set out in Metastreet’s data specification to create a property data warehouse.

Machine learning is used to make predictions of defined outcomes for each residential property, using known data provided by Wandsworth Council.

Results are analysed by skilled practitioners to produce a summary of housing stock, predictions of levels of property hazards and other property stressors. The results of the analysis can be found in the report findings chapter.

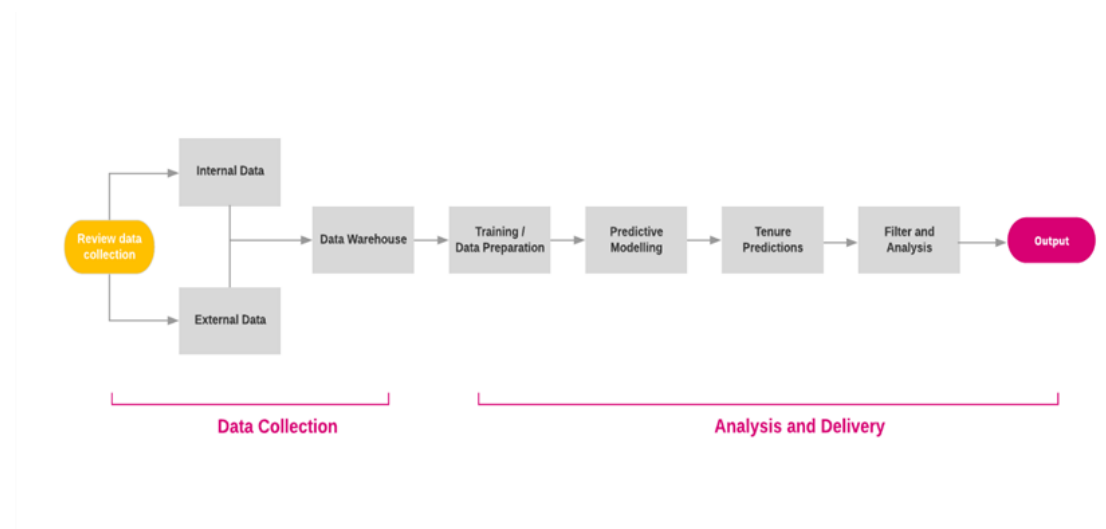


Figure 33. Summary of Metastreet Tenure Intelligence methodology.

Methodology

Metastreet has worked with Wandsworth Council to create a residential property data warehouse based on a detailed specification. This has included linking approximately 8 million cells of data to 152,637 unique property references, including council and externally sourced data. All longitudinal

council held data is 5 consecutive years, from April 2018 – March 2023. More contemporary stressor data has been used for ASB and service data.

Once the property data warehouse was created, the Ti model was used to predict tenure and stock condition using the methodology outlined below.

Machine learning was utilised to develop predictive models using training data provided by the council. Predictive models were tested against all residential properties to calculate risk scores for each outcome. Scores were integrated back into the property data warehouse for analysis.

Many combinations of risk factors were systematically analysed for their predictive power using logistic regression. Risk factors that duplicated other risk factors but were weaker in their predictive effect were eliminated. Risk factors with low data volume or higher error are also eliminated. Risk factors that were not statistically significant are excluded through the same processes of elimination. The top 5 risk factors for each model have the strongest predictive combination.

Four predictive models have been developed as part of this project. Each model is unique to Wandsworth, they include:

- Owner occupiers
- Private rented sector (PRS)
- PRS housing hazards

Using a D^2 constant calculation it is possible to measure the theoretical quality of the model fit to the training data sample. This calculation has been completed for each model. The D^2 is a measure of “predictive capacity”, with higher values indicating a better model.

Based on the modelling each residential property is allocated a probability score between 0-1. A probability score of 0 indicates a strong likelihood that the property tenure type is *not* present, whilst a score of 1 indicates a strong likelihood the tenure type *is* present.

Predictive scores are used in combination to sort, organise and allocate each property to one of the categories described above. Practitioner skill and experience with the data and subject matter is used to achieve the most accurate tenure split.

Upon allocation of tenures, a testing and calibration process is conducted to ensure consistency and accuracy. This involves comparing the allocations to the latest Government Census tenure outcomes

at a ward level. The calibration process gives priority to owner-occupied housing, followed by social housing, and is instrumental in maintaining the plausibility of allocations of records to the PRS.

It should be acknowledged that the described approach can never achieve 100% accuracy, as all statistical models have inherent limitations. Predictive analytics has become a powerful tool for council services to gain insights from their data and make informed decisions about their intervention. However, it also has some limitations that should be considered, including:

- **Data quality:** Predictive analytics relies heavily on the quality of data. If the data used for analysis is incomplete or inaccurate, the predictions made may not be as accurate as possible.
- **Overfitting:** Predictive models can be overfitted to the data, which means that they perform well on the data they were trained on, but do not translate well to new test data
- **Limited to historical data:** our predictive models are based on historical data (typically last 5 years), which means they are limited to predicting future events based on what has happened in the past. If there are significant changes in the future, the predictions made may not be as accurate.

Despite the aforementioned limitations, the most effective approach to attain accurate tenure predictions is a continuous process of model development and field testing. The occurrence of errors is mitigated by employing comprehensive post-analysis filtering and field validation methods. The model's "effectiveness" can be measured by the D^2 value. Ultimately, field trials conducted by the private housing service are the true evaluation of the predictive model's performance.

The following tables include detail of each selected risk factors for each model. Results of the null hypothesis test are also presented as shown by the $Pr(>Chi)$ results. Values of <0.05 are generally considered to be statistically significant. All the models show values much smaller, indicating much stronger significance.

Owner occupier model

The owner occupier model shows each of the 5 model terms to be statistically significant, with the overall model showing a “predictive capacity” of around 81% (Table 5).

Table 5. Owner occupier predictive factors.

Risk factors selected	Pr(>Chi)*
Elector.Count	7.521e-09
EPC.tenure.1	2.2e-16
Current.Occ.Period.No.Of.Occs	2.2e-16
Ben.type	2.2e-16
CT.active.days	2.2e-16
Training data, n= 2933	
D ² test = 0.81**	

* Pr(>Chi) = Probability value/null hypothesis test, ** D² test = Measure of model fit

PRS predictive model

The PRS model shows that each of the 5 model terms is statistically significant, with the overall model having a “predictive capacity” of around 84% (Table 6).

Table 6. PRS predictive factors.

Risk factors selected	Pr(>Chi)
Current.Occ.Period.No.Of.Occs	2.2e-16
CT.active.days	2.2e-16
Nr.ben	2.2e-16
Noise	2.2e-16
Liability.Order	0.0136369
Training data, n= 2,939	
D ² test = 0.84	

HMO (House in Multiple Occupation) model

This model predicts the likelihood that a UPRN will be a HMO (Table 7). Each of the 5 model terms is statistically significant and the overall model has a “predictive capacity” of around 73%.

Table 7. HMO predictive factors.

Risk factors selected	Pr(>Chi)
Noise	2.2e-16
PRS.complaints	2.2e-16
NUMBER_HABITABLE_ROOMS	2.2e-16
TOTAL_FLOOR_AREA	2.2e-16
HMO.ctax.flag	5.243e-07
Training data, n= 1129	
D ² test = 0.73	

Category 1 and high scoring Category 2, HHSRS (HHSRS) hazards model

For the training data, a variety of properties were sampled, all of which were subject to action by the local housing authority in response to serious hazards, including poor housing conditions. Specifically, this included properties that had received Housing Act 2004 Notices to address Category 1 hazards identified by the HHSRS. As home hazards and the HHSRS scoring system are complex, it is likely that the model will also detect a minority of high-scoring Category 2 hazards. The results of the model indicate that each of the model's terms is statistically significant, and the overall model has a "predictive capacity" of approximately 71%, (

Table 8).

Table 8. Category 1, HHSRS (HHSRS) hazard predictive factors.

Risk factors selected	Pr (>Chi)
CURRENT_ENERGY_EFFICIENCY	2.2e-16

Noise	6.421e-07
PRS.complaints	2.2e-16
Nr.ben	0.0103477
PRS.Notices	2.2e-16
Training data, n= 762	
D ² test = 0.71	

Census 2021 data comparison

Table 9. Ti dwelling data (2023) compared to Census 2021 household data.

Ti Calibration	Ti Owner Dcs	Owner Dcs (Census)	Difference	Ti PRS	PRS (Census)	Difference	Ti Social	Social (Census)	Difference	Ti Total	Census Total	Difference
Batham	4220	3742	478	2951	2808	143	816	882	-66	7517	7432	85
Battersea Park	4070	2955	1115	3194	3077	117	2714	2472	242	9949	8504	1445
East Putney	4144	3572	572	3307	3175	132	829	735	94	8235	7482	753
Falconbrook	1857	1295	562	1578	1474	104	2594	2273	321	6002	5042	960
Furzedown	3434	3362	72	2333	2165	168	1320	1323	-3	7044	6850	194
Lavender	2689	2419	270	2757	2743	14	623	721	-98	5912	5883	29
Nine Elms	2947	853	2094	2322	1647	675	11	319	-308	5274	2819	2455
Northcote	3891	2877	1014	1377	1349	28	331	381	-50	5069	4607	462
Roehampton	2153	2038	115	2006	1741	265	3169	2916	253	7310	6695	615
Shaftesbury & Queenstown	2435	2044	391	2193	2069	124	2899	2546	353	7442	6659	783
South Balham	2267	1921	346	1888	1656	232	721	839	-118	4821	4426	395
Southfields	3212	3109	103	1791	1720	71	382	363	19	5376	5192	184
St Mary's (Wandsworth)	4285	2954	1331	2967	2879	88	1093	1067	26	8306	6900	1406
Thamesfield	4569	3970	599	2956	2851	105	639	620	19	8068	7441	627
Tooting Bec	3109	3164	-55	2906	2466	440	1108	1016	92	7067	6646	421
Tooting Broadway	3027	2664	363	3355	3238	117	1210	1056	154	7523	6958	565
Trinity (Wandsworth)	2757	2509	248	2004	1900	104	512	517	-5	5244	4926	318
Wandic (Wandsworth)	2324	2060	264	1617	1534	83	765	770	-5	4656	4364	292
Wandsworth Common	3868	3493	375	2142	1914	228	910	1117	-207	6905	6524	381
Wandsworth Town	3940	3476	464	3277	3228	49	1698	1595	103	8856	8299	557
West Hill (Wandsworth)	2497	2748	-251	2880	2284	596	1721	1571	150	7081	6603	478
West Putney	3641	3613	28	2478	2085	393	1557	1447	110	7664	7145	519
Grand Total	70736	60838	9898	54279	50013	4266	27622	26546	1076	151721	137397	14324

Version, Draft July 2023

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Wandsworth

Property Licensing

Creating a fairer private
rented sector

Selective Licensing Scheme Conditions

Appendix 2



NOTES

1. In these licence conditions:
 - “*House*” refers to the building or part of a building, which is licensed under Part 3 of the Housing Act 2004 (The Act).
 - “*Authority*” refers to the local housing authority, namely the London Borough of Wandsworth.
 - “*Licence Holder*” refers to: (a) the person to whom the Authority has granted this licence; and (b) from the date of his or her consent, any other person who agrees to comply with the licence restrictions and obligations that follow;
2. The following are standard conditions that will be attached to each licence. 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.

The person to whom this licence is granted is responsible for ensuring compliance with its conditions at all times and remains so whether or not another person has also agreed to be bound by them.

In accordance with the Housing Act 2004, section 90 and Schedule 4 there are two types of conditions that a licence can include:

- 1 *Mandatory conditions* are required by law and must be included in a licence. These **mandatory conditions are in bold** and do not form part of the consultation
- 2 *Discretionary conditions* are those which the council can apply for regulating the management, use and occupation of the house. The proposed discretionary conditions do form part of the consultation and respondents are able to give us their views on these.

1. Permitted Occupation

- 1.1 **The maximum occupancy for this property is one household OR two people in two households.**

2. Tenancy Agreement

The Licence Holder must;

- 2.1 **Provide to all the occupiers of the house, a written statement of the terms on which they occupy the property e.g. a tenancy or licence agreement.**
- 2.2 The tenancy agreement/licence must include a clause about not causing nuisance and anti-social behaviour and include provisions for bringing the tenancy/licence to an end for parties causing anti-social behaviour, through the proper legal process.
- 2.3 Provide to the Authority within 7 days of the request, a copy of the written, signed statement of the terms on which the tenants occupy the property.
- 2.4 Protect any deposit taken under an assured shorthold tenancy by placing it in a statutory tenancy deposit scheme within 30 calendar days from the day the deposit is received and must provide the tenant with details of how their deposit has been protected within the same 30-day period. This information must be provided to the Authority within 7 days of the request.
- 2.5 Information provided to the tenant must include the following:
 - The name and address of landlord.
 - The name and address of the Licence Holder or managing agent.
 - A contact address and daytime telephone number
 - An emergency telephone number
 - A copy of the Selective Landlord licence including the conditions.

3. References

The Licence Holder must;

- 3.1 **Ensure that references are demanded for each person who wishes to occupy the house.**
- 3.2 Retain references for the term of this licence. The reference must allow the Licence Holder to make an informed decision regarding their suitability to occupy the property before the tenancy commences. References should include details of previous and recent housing history.
- 3.3 Provide to the Authority within 7 days of the request, a copy of the referencing taken for each tenant occupying the property.

4. Tenancy Management

The Licence Holder must;

- 4.1 Ensure that only they or the named agent (that the Licence Holder has notified to the Council) creates new tenancies or licences to occupy this property whilst this licence is in force. Copies of any new written terms of tenancies or licences must be provided to the Council within 28 days of the request.
- 4.2 On commencement of a new tenancy provide the following prescribed information to their tenant:
- A copy of this licence (or display a copy within a communal area of the property).
 - Energy performance certificate (The rating of the EPC must meet the current version of the Minimum Energy Efficiency Standards Regulations at the time of letting unless exempt)
 - A valid gas safety certificate
 - A copy of the Government “How to rent: the checklist for renting in England”.
- 4.3 Ensure that when rent or licence fees are collected or received in cash from the occupiers, a written rent receipt must be given to the occupiers within 7 days of receiving the rent. (This can be an email or written invoice confirming to the tenant the date and amount paid). Copies of the rent receipts and records must be provided to the Authority within 7 days of the request.
- 4.4 Ensure that occupants of the house receive written notice about how they should deal with repair and maintenance issues and with emergencies, should they arise. Copies of the written notice must be provided to the Authority within 7 days of the request.
- 4.5 Ensure that they or anyone acting on their behalf (e.g. a managing agent or contractor) give the tenant or occupier at least 24 hours' written notice of their intention to enter the house and specify the reasons why entry is required. The exception to this is when it would not be reasonable to give such notice and access is urgent, for example in an emergency.

5. Gas Safety

If gas is supplied to the property the Licence Holder must;

- 5.1 **Produce to the local housing authority, annually for inspection, a gas safety certificate obtained in respect of the house within the last 12 months.**
- 5.2 Gas safety certificates must be provided to the Authority within 7 days of the request. The gas safety certificate must relate to the whole gas installation and include all gas appliances. It must demonstrate that all appliances have been serviced and safety checked within the previous twelve months. Any defects noted on the certificate must be promptly rectified.

- 5.3 Provide a copy of the current valid gas safety certificate to all tenants or occupiers at the beginning of their tenancy/occupancy and within 28 days of all subsequent annual gas safety checks during the term of occupation. A written record that this has been provided must be kept and provided to the Authority within 7 days of the request.

6. Electrical Safety

The Licence Holder must;

- 6.1 **Keep electrical appliances made available by them in the house in a safe condition.**
- 6.2 The Licence Holder shall ensure that any electrical appliances supplied by the licence holder, (e.g. fridges, kettles, lawn mowers, hedge trimmers, etc.) in the property are in proper working order and safe for continued use.
- 6.3 **Provide to the Authority, within 7 days on demand, with a declaration by them as to the safety of such appliances.**
- 6.4 Ensure electrical appliances provided are tested by a qualified contractor on an annual basis with records kept for at least five years. Copies of all maintenance records and PAT must be provided to the Authority, within 14 days of the request.
- 6.5 **Ensure that every electrical installation in the house is in proper working order and safe for continued use and provide to the Authority, within 7 days on demand, with a declaration as to the safety of such installations. For the purpose of this condition ‘Electrical installation’ has the meaning given in regulation 2(1) of the Building Regulations 2010**
- 6.6 Only qualified electrical contractors are to be permitted to carry out inspections of electrical installations and appliances or remedial works.
- 6.7 Any necessary remedial works identified by such contractors shall be undertaken within a reasonable time period. The Licence Holder must, within 14 days of inspection, provide the Council with a copy of such inspection reports. The Licence Holder shall inform the Council upon completion of such works.

7. Smoke Alarms

The Licence Holder must;

- 7.1 **Ensure that a smoke alarm is installed on each storey of the house on which there is a room used wholly or partly as living accommodation**

(including a bathroom, lavatory, hall or landing). For the purpose of this condition a bathroom or lavatory is to be treated as a room used as living accommodation.

- 7.2 **Ensure each installed smoke alarm is kept in proper working order.**
- 7.3 **Provide to the Authority, within 7 days on demand, with a declaration by them as to the condition and positioning of any smoke alarm.**
- 7.4 Ensure that at the start of every tenancy all smoke alarms are tested and are in proper working order.

8. Carbon Monoxide Alarms

The Licence Holder must;

- 1.1. **Ensure that a carbon monoxide alarm is installed in any room that is used wholly or partly as living accommodation and contains a fixed combustion appliance other than a gas cooker. For the purpose of this condition 'room' includes a hall or landing and a bathroom or lavatory is to be treated as a room used as living accommodation.**
- 1.2. **Ensure that each Carbon Monoxide alarm is kept in proper working order.**
- 1.3. **Provide to the Authority, within 7 days on demand, with a declaration by them as to the condition and positioning of any carbon monoxide alarm.**
- 8.4 Ensure that at the start of every tenancy all carbon monoxide alarms are tested and are in proper working order.

9. Access to Utility Meters

The Licence Holder must;

- 9.1 Ensure that all tenants can access and obtain readings of the utility meters (gas, electricity and water, as applicable) for the property at reasonable times (no less than the delivery frequency of the utility bills) during the course of the tenancy and a final reading at the termination of the tenancy.

10. Furniture

The Licence Holder must;

- 10.1 **Keep any furniture that is made available in the house in a safe condition.**
- 10.2 **Provide to the Authority, within 7 days on demand, with a declaration by them as to the safety of such furniture.**

- 10.3 All upholstered furniture and mattresses supplied by the Licence Holder shall comply with the requirements of The Furniture and Furnishings (Fire) (Safety) Regulations 1988.

11. Antisocial Behaviour (ASB)

The Licence Holder must;

- 11.1 Take all reasonable and practicable steps to prevent or reduce antisocial behaviour by persons occupying or visiting the house.
- 11.2 Make clear to the tenant with verbal and written warnings as appropriate that further instances of anti-social behaviour will not be tolerated.
- 11.3 Where antisocial behaviour is sustained and regular, and where appropriate, utilise the clauses of any written agreement under which the tenant occupies the property to legally end the tenancy. Evidence of such must be available to the Authority upon request.
- 11.4 Work in partnership with the Authority and Police where appropriate to prevent or reduce antisocial behaviour. This includes all persons occupying or visiting the house and where necessary follow guidance provided by the Authority or Police.
- 11.5 Where tenants and/or their visitors have been found to have used the property for illegal or immoral purposes, the Licence Holder must take reasonable and practical steps including informing the Private Sector Housing Team and Police. Evidence of such action must be available to the Authority upon request.
- 11.6 Where the Licence Holder is specifically invited, they shall attend any case conferences or multi agency meetings arranged by the Authority or the Police to reduce or prevent ASB / illegal or immoral activity in relation to their tenant and visitors to the property.

For the purpose of conditions 11.1 to 11.6 anti-social behaviour is taken to comprise behaviour by the occupants of the house and/or their visitors, which causes alarm, harassment or distress to other occupants of the house, to lawful visitors to the house or to persons residing in or lawfully visiting the neighbouring area of the house.

12. Management of the Property

The Licence Holder must;

- 12.1 Ensure no person who has previously applied for a property licence in respect of the property and has either:
- a) been found not to be a Fit and Proper person, or
 - b) been made subject to a Banning Order under the Housing and Planning Act 2016
- to have control or management of the property, or to carry out or arrange any repair, improvement, or other building works at the property.
- 12.2 Ensure that inspections of the house are carried out at least every six (6) months to identify any problems relating to the management, use and occupation of the house. Records of such inspections shall be kept for the duration of this licence. As a minimum requirement the records must contain a log of who carried out the inspection, date and time of inspection and issues found, and action(s) taken.
- 12.3 Provide to the Authority within 7 days of the request, a copy of the inspection record.
- 12.4 Ensure the property is adequately managed and have satisfactory maintenance arrangements in place. All repairs, improvement works or treatments to the property or any installations, facilities, or equipment within it are to be carried out by competent and reputable persons, whether they are employed directly by the Licence Holder, an agent/employee of the Licence Holder, or by the landlord (if different). Works must be completed to a reasonable standard. Copies of receipts and/or invoices for any such works must be provided to the Authority within 7 days of the request.
- 12.5 Ensure that the internal structure of the house is maintained in good repair and that any fixtures and fittings and appliances made available are maintained in good repair and working order.
- 12.6 Ensure, as far as is reasonably practicable, that the exterior of the property (including any boundary walls, gates, and yards) is maintained in reasonable decorative order and in a good state of repair, that the exterior is free from graffiti and fly posters, and that gardens are maintained and kept reasonably clean and tidy.

13. Pest Control

The Licence Holder must;

- 13.1 Ensure that regular checks are carried out to ensure that the house is free from pest infestation. Where the Licence Holder becomes aware of a pest problem or infestation at the house they shall, within 7 days, take steps to ensure that a treatment program is carried out to eradicate the pest infestation.
- 13.2 Records shall be kept of such treatment programs and copies of these must be provided to the Authority within 7 days of request.

14. Waste Disposal

The Licence Holder must;

- 14.1 Ensure at the start of any new tenancy occupiers are provided with the following information on Waste and Recycling, in writing:
 - The collection days for refuse and recycling for the property
 - Details on what they can and cannot recycle
 - How they may dispose of bulky waste
 - General waste guidance from the Council's website
- 14.2 A copy of the information provided to the occupiers must be kept for 5 years and provided to the Council within 7 days of request.
- 14.3 The Licence Holder must provide the tenants with adequate facilities for the disposal of refuse and recycling. The Licence Holder must ensure that there are suitable and appropriate receptacles for the storage of household refuse and recycling between collections, so that bags or loose refuse and recycling are not stored outside the property.
- 14.4 Where the standard local authority waste collection schemes do not suffice, the Licence Holder must arrange for private collections of waste from the property.
- 14.5 The Licence Holder shall carry out regular checks, at least every six months, to ensure that the common parts, gardens and yards are free from waste, which could provide harbourage for pests and/or is a nuisance and/or is detrimental to the local amenities, other than waste stored in appropriate receptacles for the storage of household refuse and recycling; and that waste such as old furniture, bedding, rubbish or refuse from the property is not left outside the property or in its vicinity.
- 14.6 The Licence Holder must ensure that no old furniture, bedding, rubbish or refuse is taken and left from the property to outside the property or private land.
- 14.7 The Licence Holder must ensure that any type of waste which the Council does not routinely collect such as hazardous waste is disposed of in a safe and lawful manner.
- 14.8 If the Licence Holder becomes aware that the occupiers of the property or their visitors are not using the waste disposal facilities provided and/or leaving waste outside the property or in its vicinity (for example old furniture, mattresses), they must write a warning letter to the occupiers within 7 days advising them to remove the items immediately. A copy must be kept and must be provided to the Council within 7 days of request.

15. Material changes of circumstance

The Licence Holder must;

- 15.1. Notify the Authority, within 14 days of any material change in circumstances and, within 14 days of becoming aware of them, of any known and material change in the circumstances of any person managing or involved in the management of the house that may require the licence to be varied, revoked or require a fit and proper person check to be made, including:
- a. Details of any unspent convictions not previously disclosed to the Authority that may be relevant to the Licence Holder or the property manager or the status of either of them as a 'fit and proper person', including in particular a conviction in respect of any offence involving fraud or dishonesty, violence, drugs or any offence listed in Schedule 3 to the Sexual Offences Act 2003.
 - b. Details of any finding by a court or tribunal against the Licence Holder and/or the property manager that he or she has practised unlawful discrimination.
 - c. Details of any contravention on the part of the Licence Holder or property manager relating to housing, public health, environmental health, or landlord and tenant law, which has led to civil or criminal proceedings and a judgment or finding being made against him or her.
 - d. Information about any property the Licence Holder or property manager owns or manages, or has owned or managed:
 - which has been made subject to a control order under section 379 of the Housing Act 1985, in the five years preceding the date of the application; or
 - which has been the subject of any enforcement action described under Part 1 sections 5(2) or 7(2) of the Housing Act 2004, concerning Category 1 and Category 2 housing condition hazards; or
 - in relation to which a local housing authority has either refused to grant a licence under Part 2 or 3 of the Act or has revoked a licence.
 - which has been the subject of an interim or final management order under the Housing Act 2004.
 - e. A change of property ownership.
 - f. A change of address or contact details, including country of residency.
 - g. A change of manager or management arrangements, a signed copy of the new managing agent contract must be submitted within 14 days of instructing the new agent.

- h. Any proposed changes to the house, including its layout, that would affect the licence or licence conditions.
 - i. Any proposed changes to the house, including its occupancy, that would affect the licence or licence conditions (e.g. Occupation under a Home Office Contract, or Conversion to House in Multiple Occupation)
- 15.2 This licence remains in force even if the premise is no longer a licensable property unless a valid application is made for the licence to be revoked under section 93 Housing Act 2004.

16. General Condition

The Licence Holder must;

- 16.1 Take all reasonable steps to arrange for access, to be granted to Authority officers when requested, at any reasonable time. They must not impede Authority officers in carrying out their statutory duties including inspecting, surveying and investigating the house to ensure compliance with licence conditions and any other relevant legislation.
- 16.2 Provide to the Authority, within 7 days of the request, full details of all occupiers of the house.

The terms of these conditions are unique to this property and cannot be applied to any other property

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Additional HMO Licensing Scheme Conditions

Appendix 3



NOTES

1. In these licence conditions:
 - “*HMO*” refers to the building or part of a building, which is licensed under Part 2 of the Housing Act 2004 (The Act).
 - “*Authority*” refers to the local housing authority, namely the London Borough of Wandsworth.
 - “*Licence Holder*” refers to: (a) the person to whom the Authority has granted this licence; and (b) from the date of his or her consent, any other person who agrees to comply with the licence restrictions and obligations that follow;
2. The following are standard conditions that will be attached to each licence. 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.

The person to whom this licence is granted is responsible for ensuring compliance with its conditions at all times and remains so whether or not another person has also agreed to be bound by them.

In accordance with the Housing Act 2004, section 67 and Schedule 4 there are two types of conditions that a licence can include:

- 1 ***Mandatory conditions*** are required by law and must be included in a licence. These **mandatory conditions are in bold** and do not form part of the consultation
- 2 ***Discretionary conditions*** are those which the council can apply for regulating the management, use and occupation of the HMO and its condition and contents. The proposed discretionary conditions do form part of the consultation and respondents are able to give us their views on these.

1. Permitted Occupation

1.1 The maximum occupancy for this house in multiple occupation (HMO) is **X** people in **X** households.

Floor	Room	Size - m ²	People	Households
Ground				
First				
Second				

1.2 A new resident must not be permitted to occupy the HMO or any part of the HMO if that occupation exceeds the maximum numbers of persons and households specified in the licence. A new resident means a person who was not an occupier of the HMO and/or the specific room at the date of the issue of the licence.

1.3 The licence holder will be required to ensure that the numbers of households and/or persons residing in the HMO do not exceed the maximum numbers specified in the licence. The table above outlines the number of people and households allowed per room. These numbers will relate to the amenities that are, or can be, provided and/or to the size and layout of the units of accommodation available.

1.4 If numbers exceed the specified maximum levels at the time of licence issue, the licence holder will be expected to ensure that the numbers are reduced at the earliest opportunity. Existing tenancies must be allowed to run their full tenancy term, unless agreed with tenant/s, an earlier termination that complies with the correct statutory procedure.

1.5 For the purposes of this licence, any occupier is regarded as one person, regardless of age.

1.6 Licensed properties must comply with Wandsworth Amenity Standards for HMOs within 12 months of the licence being granted and for the duration of the licence.

2. Minimum Space Standards

2.1 The licence holder must ensure that:

- a) the floor area of any room in the HMO used as sleeping accommodation by one person aged over 10 years is not less than 6.51 square metres;
- b) the floor area of any room in the HMO used as sleeping accommodation by two persons aged over 10 years is not less than 10.22 square metres;
- c) the floor area of any room in the HMO used as sleeping accommodation by one person aged under 10 years is not less than 4.64 square metres;
- d) any room in the HMO with a floor area of less than 4.64 square metres is not used as sleeping accommodation.

The room floor areas referenced in this condition are nationally prescribed minimum standards. The Council may impose higher standards in an HMO in accordance with its locally adopted HMO guidance under the HMO Standards and regulations at: [HMO standards and regulations - Wandsworth Borough Council](#)

2.2 The licence holder must ensure that:

- a) where any room in the HMO is used as sleeping accommodation by persons aged over 10 years only, it is not used as such by more than the maximum number of persons aged over 10 years specified in the licence;
- b) where any room in the HMO is used as sleeping accommodation by persons aged under 10 years only, it is not used as such by more than the maximum number of persons aged under 10 years specified in the licence;
- c) where any room in the HMO is used as sleeping accommodation by persons aged over 10 years and persons aged under 10 years, it is not used as such by more than the maximum number of persons aged over 10 years specified in the licence and the maximum number of persons aged under 10 years so specified.

The maximum number of persons who may occupy the HMO and the maximum number of persons who may occupy each room are specified in the licence documentation. Both elements of these occupancy requirements must be met; please note that the (overall) maximum number of persons permitted to occupy the HMO may be lower than the sum of the total numbers of persons allowed to occupy the HMO on a room by room basis.

2.3 In the event that the Council has notified the licence holder of a breach of licence condition 2.1 or 2.2 above, the licence holder must ensure that all necessary steps are taken to remedy the breach within a specified period, not exceeding 18 months from the date of notification of that breach.

2.4 The licence holder must ensure that the Council is notified of any room in the HMO with a floor area of less than 4.64 square metres.

For the purposes of conditions 2.1 – 2.4 above:

- a) A reference to a number of persons using a room in an HMO as sleeping accommodation does not include a person doing so as a visitor of an occupier of the HMO (as defined in section 262 Housing Act 2004).*
- b) A room is used as sleeping accommodation if it is normally used as a bedroom, whether or not it is also used for other purposes.*
- c) Any part of the floor area of a room in relation to which the height of the ceiling is less than 1.5 metres is not to be taken into account in determining the floor area of that room for the purposes of this paragraph.*
- d) The conditions do not apply to an HMO which is managed by a charity registered under the Charities Act 2011 and which is a night shelter, or consists of temporary accommodation for persons suffering or recovering from drug or alcohol abuse or a mental disorder.*

3. Tenancy Agreement

The Licence Holder must;

3.1 Provide to all the occupiers of the HMO, a written statement of the terms on which they occupy the property e.g. a tenancy or licence agreement.

3.2 The tenancy agreement/licence must include a clause about not causing nuisance and anti-social behaviour and include provisions for bringing the tenancy/licence to an end for parties causing anti-social behaviour, through the proper legal process.

3.3 Provide to the Authority within 7 days of the request, a copy of the written, signed statement of the terms on which the tenants occupy the property.

3.4 Protect any deposit taken under an assured shorthold tenancy by placing it in a statutory tenancy deposit scheme within 30 calendar days from the day the deposit is received and must provide the tenant with details of how their deposit has been protected within the same 30-day period. This information must be provided to the Authority within 7 days of the request.

3.5 Information provided to the tenant must include the following:

- The name and address of landlord
- The name and address of the Licence Holder or managing agent
- A contact address and daytime telephone number
- An emergency telephone number

4. References

The Licence Holder must;

- 4.1 Ensure that references are demanded for each person who wishes to occupy the HMO.
- 4.2 Retain references for the term of this licence. The reference must allow the Licence Holder to make an informed decision regarding their suitability to occupy the property before the tenancy commences. References should include details of previous and recent housing history.
- 4.3 Provide to the Authority within 7 days of the request, a copy of the referencing taken for each tenant occupying the property.

5. Tenancy Management

The Licence Holder must;

- 5.1 Ensure that only they or the named agent (that the Licence Holder has notified to the Council) creates new tenancies or licences to occupy this property whilst this licence is in force. Copies of any new written terms of tenancies or licences must be provided to the Council within 28 days of the request.
- 5.2 On commencement of a new tenancy provide the following prescribed information to their tenant:
 - Energy performance certificate (The rating of the EPC must meet the current version of the Minimum Energy Efficiency Standards Regulations at the time of letting unless exempt)
 - A valid gas safety certificate
 - A copy of the Government “How to rent: the checklist for renting in England”.
- 5.3 Ensure that when rent or licence fees are collected or received in cash from the occupiers, a written rent receipt must be given to the occupiers within 7 days of receiving the rent. (This can be an email or written invoice confirming to the tenant the date and amount paid). Copies of the rent receipts and records must be provided to the Authority within 7 days of the request.
- 5.4 Ensure that occupants of the HMO receive written notice about how they should deal with repair and maintenance issues and with emergencies, should they arise. Copies of the written notice must be provided to the Authority within 7 days of the request.
- 5.5 Ensure that they or anyone acting on their behalf (e.g. a managing agent or contractor) give the tenant or occupier at least 24 hours' written notice of their

intention to enter the HMO and specify the reasons why entry is required. The exception to this is when it would not be reasonable to give such notice and access is urgent, for example in an emergency.

6. Documents to be displayed

The Licence Holder must;

- 6.1 Display the following information in a prominent position in the common parts of the HMO:
- a) A copy of the licence and these conditions, particularly highlighting the occupancy limits: and
 - b) A notice with the name, address, daytime telephone number and emergency contact number of the licence holder or managing agent.

7. Gas Safety

If gas is supplied to the property the Licence Holder must;

- 7.1 **Produce to the local housing authority, annually for inspection, a gas safety certificate obtained in respect of the HMO within the last 12 months.**
- 7.2 Gas safety certificates must be provided to the Authority within 7 days of the request. The gas safety certificate must relate to the whole gas installation and include all gas appliances. It must demonstrate that all appliances have been serviced and safety checked within the previous twelve months. Any defects noted on the certificate must be promptly rectified.
- 7.3 Provide a copy of the current valid gas safety certificate to all tenants or occupiers at the beginning of their tenancy/occupancy and within 28 days of all subsequent annual gas safety checks during the term of occupation. A written record that this has been provided must be kept and provided to the Authority within 7 days of the request.

8. Electrical Safety

The Licence Holder must;

- 8.1 **Keep electrical appliances made available by them in the HMO in a safe condition.**
- 8.2 The Licence Holder shall ensure that any electrical appliances supplied by the licence holder, (e.g. fridges, kettles, lawn mowers, hedge trimmers, etc.) in the HMO are in proper working order and safe for continued use.

- 8.3 **Provide to the Authority, within 7 days on demand, with a declaration by them as to the safety of such appliances.**
- 8.4 Ensure electrical appliances provided are tested by a qualified contractor on an annual basis with records kept for at least five years. Copies of all maintenance records and PAT must be provided to the Authority, within 14 days of the request.
- 8.5 **Ensure that every electrical installation in the HMO is in proper working order and safe for continued use and provide to the Authority, within 7 days on demand, with a declaration as to the safety of such installations. For the purpose of this condition ‘Electrical installation’ has the meaning given in regulation 2(1) of the Building Regulations 2010**
- 8.6 Only qualified Electrical contractors are to be permitted to carry out inspections of electrical installations and appliances or remedial works.
- 8.7 Any necessary remedial works identified by such contractors shall be undertaken within a reasonable time period. The Licence Holder must, within 14 days of inspection, provide the Council with a copy of such inspection reports. The Licence Holder shall inform the Council upon completion of such works.

9. Smoke Alarms

The Licence Holder must;

- 9.1 **Ensure that a smoke alarm is installed on each storey of the HMO on which there is a room used wholly or partly as living accommodation (including a bathroom, lavatory, hall or landing). For the purpose of this condition a bathroom or lavatory is to be treated as a room used as living accommodation.**
- 9.2 **Ensure each installed smoke alarm is kept in proper working order.**
- 9.3 **Provide to the Authority, within 7 days on demand, with a declaration by them as to the condition and positioning of any smoke alarm.**
- 9.4 Ensure that at the start of every tenancy all smoke alarms are tested and are in proper working order.

10. Carbon Monoxide Alarms

The Licence Holder must;

- 10.1 **Ensure that a carbon monoxide alarm is installed in any room that is used wholly or partly as living accommodation and contains a fixed combustion appliance other than a gas cooker. For the purpose of this**

condition 'room' includes a hall or landing and a bathroom or lavatory is to be treated as a room used as living accommodation.

- 10.2 **Ensure that each Carbon Monoxide alarm is kept in proper working order.**
- 10.3 **Provide to the Authority, within 7 days on demand, with a declaration by them as to the condition and positioning of any carbon monoxide alarm.**
- 10.4 Ensure that at the start of every tenancy all carbon monoxide alarms are tested and are in proper working order.

11. Fire Safety

- 11.1 The licence holder or manager shall make a suitable and sufficient assessment of the risks to which occupants or visitors to the HMO are exposed for the purpose of identifying the general fire precautions required at the HMO. Reference should be made to a qualified fire safety engineer where necessary. The licence holder shall supply a copy of the risk assessment to the Council within 14 days of a written request.
- 11.2 Reference shall be made to the LACoRs Fire Guidance available on the council website, to ensure the correct fire precautions are installed at the property appropriate to the size and occupation of the property. Reference shall be made to a qualified fire safety engineer for advice where required under BS 5839-6:2019+A1:2020.
https://www.wandsworth.gov.uk/media/1300/lacors_national_fire_safety_guidance_2008.pdf
- 11.3 Fire precautions and equipment must be maintained in proper working order. Appropriate records of such maintenance, such as current certificates, are to be kept and produced to the Council on demand as evidence of such maintenance. Any defects noted on certification must be promptly rectified.
- 11.4 At the start of each tenancy, occupants must be given appropriate fire safety advice regarding the means of escape in case of fire and other fire precautions. In particular, the importance of keeping fire doors closed and keeping the escape route clear.

12. Flats in Multiple Occupation (FMO) in a block of flats

- 12.1 The licence holder shall ensure the tenants of the Flat in Multiple Occupation (FMO) are informed in writing of the fire safety arrangements in place within the block, being, but not restricted to:
 - Evacuation arrangements, e.g. an all-out or stay-put policy.

- The safest route to safety from the FMO.
- The designated fire assembly area.
- Fire Drill arrangements (if any).
- Fire Warden and/or waking watch arrangements (where provided).
- The nearest manual call point (where provided).
- Reference shall be made to the LACoRs Fire Guidance available on our website (link above)

13. Access to Utility Meters

The Licence Holder must;

- 13.1 Ensure that all tenants can access and obtain readings of the utility meters (gas, electricity and water, as applicable) for the property at reasonable times (no less than the delivery frequency of the utility bills) during the course of the tenancy and a final reading at the termination of the tenancy.

14. Furniture

The Licence Holder must;

- 14.1 **Keep any furniture that is made available in the HMO in a safe condition.**
- 14.2 **Provide to the Authority, within 7 days on demand, with a declaration by them as to the safety of such furniture.**
- 14.3 All upholstered furniture and mattresses supplied by the Licence Holder shall comply with the requirements of The Furniture and Furnishings (Fire) (Safety) Regulations 1988.

15. Antisocial Behaviour (ASB)

The Licence Holder must;

- 15.1 Take all reasonable and practicable steps to prevent or reduce antisocial behaviour by persons occupying or visiting the HMO.
- 15.2 Make clear to the tenant with verbal and written warnings as appropriate that further instances of anti-social behaviour will not be tolerated.
- 15.3 Where antisocial behaviour is sustained and regular, and where appropriate, utilise the clauses of any written agreement under which the tenant occupies the property to legally end the tenancy. Evidence of such must be available to the Authority upon request.

- 15.4 Work in partnership with the Authority and Police where appropriate to prevent or reduce antisocial behaviour. This includes all persons occupying or visiting the HMO and where necessary follow guidance provided by the Authority or Police.
- 15.5 Where tenants and/or their visitors have been found to have used the property for illegal or immoral purposes, the Licence Holder must take reasonable and practical steps including informing the Private Sector Housing Team and Police. Evidence of such action must be available to the Authority upon request.
- 15.6 Where the Licence Holder is specifically invited, they shall attend any case conferences or multi agency meetings arranged by the Authority or the Police to reduce or prevent ASB / illegal or immoral activity in relation to their tenant and visitors to the property.

For the purpose of conditions 15.1 to 15.6 anti-social behaviour is taken to comprise behaviour by the occupants of the HMO and/or their visitors, which causes alarm, harassment or distress to other occupants of the HMO, to lawful visitors to the HMO or to persons residing in or lawfully visiting the neighbouring area of the HMO.

16. Management of the Property

The Licence Holder must;

- 16.1 Ensure no person who has previously applied for a property licence in respect of the property and has either:
- a) been found not to be a Fit and Proper person, or
 - b) been made subject to a Banning Order under the Housing and Planning Act 2016
- to have control or management of the property, or to carry out or arrange any repair, improvement, or other building works at the property.
- 16.2 Ensure that inspections of the HMO are carried out at least every three months to identify any problems relating to the management, use and occupation of the HMO and its condition and contents. Records of such inspections shall be kept for the duration of this licence. As a minimum requirement the records must contain a log of who carried out the inspection, date and time of inspection and issues found, and action(s) taken.
- 16.3 Provide to the Authority within 7 days of the request, a copy of the inspection record.
- 16.4 Ensure the property is adequately managed and have satisfactory maintenance arrangements in place. All repairs, improvement works or treatments to the property or any installations, facilities, or equipment within it are to be carried out by competent and reputable persons, whether they are

employed directly by the Licence Holder, an agent/employee of the Licence Holder, or by the landlord (if different). Works must be completed to a reasonable standard. Copies of receipts and/or invoices for any such works must be provided to the Authority within 7 days of the request.

- 16.5 Ensure that the internal structure of the HMO is maintained in good repair and that any fixtures and fittings and appliances made available are maintained in good repair and working order.
- 16.6 Ensure, as far as is reasonably practicable, that the exterior of the property (including any boundary walls, gates, and yards) is maintained in reasonable decorative order and in a good state of repair, that the exterior is free from graffiti and fly posters, and that gardens are maintained and kept reasonably clean and tidy.

17. Pest Control

The Licence Holder must;

- 17.1 Ensure that regular checks are carried out to ensure that the HMO is free from pest infestation. Where the Licence Holder becomes aware of a pest problem or infestation at the HMO they shall, within 7 days, take steps to ensure that a treatment program is carried out to eradicate the pest infestation.
- 17.2 Records shall be kept of such treatment programs and copies of these must be provided to the Authority within 7 days of request.

18. Waste Disposal

The Licence Holder must;

- 18.1 Ensure at the start of any new tenancy occupiers are provided with the following information on Waste and Recycling, in writing:
- The collection days for refuse and recycling for the property
 - Details on what they can and cannot recycle
 - How they may dispose of bulky waste
 - General waste guidance from the Council's website
- 18.2 A copy of the information provided to the occupiers must be kept for 5 years and provided to the Council within 7 days of request.
- 18.3 **The Licence Holder must provide the tenants with adequate facilities for the disposal of refuse and recycling. The Licence Holder must ensure that there are suitable and appropriate receptacles for the storage of household refuse and recycling between collections, so that bags or loose refuse and recycling are not stored outside the property.**

- 18.4 Where the standard local authority waste collection schemes do not suffice, the Licence Holder must arrange for private collections of waste from the property.
- 18.5 The Licence Holder shall carry out regular checks, at least every three months, to ensure that the common parts, gardens and yards are free from waste, which could provide harbourage for pests and/or is a nuisance and/or is detrimental to the local amenities, other than waste stored in appropriate receptacles for the storage of household refuse and recycling; and that waste such as old furniture, bedding, rubbish or refuse from the property is not left outside the property or in its vicinity.
- 18.6 The Licence Holder must ensure that no old furniture, bedding, rubbish or refuse is taken and left from the property to outside the property or private land.
- 18.7 The Licence Holder must ensure that any type of waste which the Council does not routinely collect such as hazardous waste is disposed of in a safe and lawful manner.
- 18.8 If the Licence Holder becomes aware that the occupiers of the property or their visitors are not using the waste disposal facilities provided and/or leaving waste outside the property or in its vicinity (for example old furniture, mattresses), they must write a warning letter to the occupiers within 7 days advising them to remove the items immediately. A copy must be kept and must be provided to the Council within 7 days of request.

19. Standard of Accommodation

The Licence Holder must;

- 19.1 Have regard to Standards and Guidance for Houses in Multiple Occupation published by the Council.
- 19.2 Keep in repair and proper working order:
- the structure and exterior (including drains, gutters and external pipes)
 - the installations for the supply of water, gas and electricity and for sanitation (including basins, sinks, baths and toilets)
 - the installations for space heating and heating water.
- 19.3 Ensure that there are no deficiencies at the start of a tenancy which would make the premises not reasonably suitable for occupation, and if any deficiencies arise during the period of a tenancy remedial action must be taken by the landlord as soon as is practicable.
- 19.4 Take reasonable steps to prevent smoking in the common parts of the HMO.

20. Material changes of circumstance

The Licence Holder must;

- 20.1 Notify the Authority, within 14 days of any material change in circumstances and, within 14 days of becoming aware of them, of any known and material change in the circumstances of any person managing or involved in the management of the HMO that may require the licence to be varied, revoked or require a fit and proper person check to be made, including:
- a. Details of any unspent convictions not previously disclosed to the Authority that may be relevant to the Licence Holder or the property manager or the status of either of them as a 'fit and proper person', including in particular a conviction in respect of any offence involving fraud or dishonesty, violence, drugs or any offence listed in Schedule 3 to the Sexual Offences Act 2003.
 - b. Details of any finding by a court or tribunal against the Licence Holder and/or the property manager that he or she has practised unlawful discrimination.
 - c. Details of any contravention on the part of the Licence Holder or property manager relating to housing, public health, environmental health, or landlord and tenant law, which has led to civil or criminal proceedings and a judgment or finding being made against him or her.
 - d. Information about any property the Licence Holder or property manager owns or manages, or has owned or managed:
 - which has been made subject to a control order under section 379 of the Housing Act 1985, in the five years preceding the date of the application; or
 - which has been the subject of any enforcement action described under Part 1 sections 5(2) or 7(2) of the Housing Act 2004, concerning Category 1 and Category 2 housing condition hazards; or
 - in relation to which a local housing authority has either refused to grant a licence under Part 2 or 3 of the Act or has revoked a licence.
 - which has been the subject of an interim or final management order under the Housing Act 2004.
 - e. A change of property ownership.
 - f. A change of address or contact details, including country of residency.
 - g. A change of manager or management arrangements, a signed copy of the new managing agent contract must be submitted within 14 days of instructing the new agent.
 - h. Any proposed changes to the HMO, including its layout, that would affect the licence or licence conditions.

- i. Any proposed changes to the HMO, including its occupancy, that would affect the licence or licence conditions (e.g. Occupation under a Home Office Contract, or Conversion to House in Multiple Occupation)
- 20.2 This licence remains in force even if the premise is no longer a licensable property unless a valid application is made for the licence to be revoked under section 93 Housing Act 2004.

21. General Conditions

The Licence Holder must;

- 21.1 Take all reasonable steps to arrange for access to the HMO, to be granted to Authority officers when requested, at any reasonable time. They must not impede Authority officers in carrying out their statutory duties including inspecting, surveying and investigating the HMO to ensure compliance with licence conditions and any other relevant legislation.
- 21.2 Provide to the Authority, within 7 days of the request, the following particulars as may be specified in the notice with respect to the occupancy of the HMO:
 - a) The names and numbers of individuals and households in occupation specifying the rooms they occupy within the HMO.
 - b) The names and number of individuals in each household.

The terms of these conditions are unique to this property and cannot be applied to any other property

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Schedule of Proposed Fees, Charges and Discounts

Appendix 4



1. Payment of Fees

- 1.1. The licence fee is payable in two parts.
- 1.2. Part A will be payable on submission of the application and will cover the cost of processing and the administration in determining the eligibility of the application. Should the application be refused or rejected by the council or withdrawn by the applicant this first Part A payment will not be refunded.
- 1.3. Part B will be payable once the application has been assessed and the decision is made to grant the licence. This will cover the administration, management, and enforcement of the licensing functions for the scheme.
- 1.4. The final licence will not be issued until the full fee has been paid.

2. License Fees

Licence Type	Part A	Part B	Total Fee
Selective	£510	£340	£850
Additional HMO	£870	£580	£1,450

3. Discounts

Nature of discount	Amount (Selective)	Amount (Additional)
Early Bird	£153 (30%) off Part A	£261 (30%) off Part A
EPC	£100 off Part B	£100 off Part B
Accredited landlord	£100 off Part B	£100 off Part B
Gold Standard	£136 (40%) off Part B	£232 (40%) off Part B
Multi-dwelling	£100 off Part A	£100 off Part A

3.1. The table below shows discounts and their effect on the total **selective** licence fee payable.

Selective Licence Discount	Description	Discount	Part A	Part B	Total payment after discount
Early Bird	Discount for applications made in the Early Bird period (six months before the launch of the schemes and three months after).	£153 (off Part A)	£357	£340	£697
EPC	Properties must have an EPC rating of B or above	£100 (off Part B)	£510	£240	£750
Accredited Landlord	Landlords accredited or members of specified schemes (Refer to 3.3 below)	£100 (off Part B)	£510	£240	£750
Gold Standard	Applicable where landlord meets the Gold Standard criteria (Refer to Appendix 5)	£136 (off Part B)	£510	£204	£714
Multi-dwelling	Applicable where multiple properties are: <ul style="list-style-type: none"> a. In common ownership and management control. b. Contiguous with each other in the same block or building. c. All applications made at the same time. 	£100 (off Part A) Part A fee will be payable at the full rate for the first flat. Discount will be applied in respect of applications relating to the 2nd, 3rd properties etc.	£410	£340	£750

3.2. The table below shows discounts and their effect on the total **additional HMO** licence fee payable.

Additional HMO Licence Discount	Description	Discount	Part A	Part B	Total payment after discount
Early Bird	Discount for applications made in the Early Bird period (six months before the launch of the schemes and three months after).	£261 (off Part A)	£609	£580	£1189
EPC	Properties must have an EPC rating of B or above	£100 (off Part B)	£870	£480	£1350
Accredited Landlord	Landlords accredited or members of specified schemes (Refer to 3.3 below)	£100 (off Part B)	£870	£480	£1350
Gold Standard	Applicable where landlord meets the Gold Standard criteria (Refer to Appendix 5)	£232 (off Part B)	£870	£348	£1218
Multi-dwelling	Applicable where multiple properties are: <ul style="list-style-type: none"> a. In common ownership and management control. b. Contiguous with each other in the same block or building c. All applications made at the same time. 	£100 (off Part A) Part A fee will be payable at the full rate for the first flat. Discount will be applied in respect of applications relating to the 2nd, 3rd properties etc.	£410	£340	£750

3.3. Accredited Landlords

If you are **accredited** under one of the following schemes, you may be entitled to a £100 discount (from Part B payment):

- London Landlord Accreditation Scheme (LLAS)
- National Residential Landlords Association (NRLA)
- UK Association of Letting Agents (UKALA)

If you are a **member** of one of the following schemes, you may be entitled to a £100 discount (from Part B payment):

- Association of Residential Letting Agents (ARLA)
- Royal Institution of Chartered Surveyors (RICS)
- Safeagent

3.4. Refer to **Appendix 5** for Gold Standard Criteria

3.5. Discounts will be determined on receipt of full application and all supporting documents.

3.6. Discounts **will not** be applicable where the council has:

- made two requests for additional supporting documents, or
- served a warning letter for failure to license the property.

3.7. Refer to **Section 6** for 'Discounts Applied - Practical Examples'

4. Licence Variation Fees

Action	Applicable Fee
Change of licence holder's address	None
Change of manager's address	None
Change/appointment of manager (unless they are also the licence holder)	None
Change of name (marriage/divorce/deed poll)	None
Change in amenities	None
Reduction in the number of maximum occupiers and/or households for licensing purposes	None

5. Other Fees and Charges

Action	Applicable Fee
Change of Licence Holder	New application fee
Revocation of licence	None
Application to licence following revocation of licence	New application fee
Application refused or rejected by the council	Part A payment
Application withdrawn by the applicant	Part A payment
Temporary Exemption Notice (TEN) made by the council	None
Application received following the expiry of a Temporary Exemption Notice (TEN) made by the council	New application fee

6. Discounts Applied: Practical Examples

The examples below illustrate the calculation of the total amount payable after discounts are applied, using a selective licence fee of **£850 (£510 for Part A; £340 for Part B)**.

The same principles will apply when calculating the total Additional HMO licence fee after any discounts have been applied.

Key	Nature of discount	Amount (Selective)	Amount (Additional)
EB	Early Bird	£153 (30%) off Part A	£261 (30%) off Part A
EPC	EPC	£100 off Part B	£100 off Part B
ACLL	Accredited landlord	£100 off Part B	£100 off Part B
GS	Gold Standard	£136 (40%) off Part B	£232 (40%) off Part B
MD	Multi-dwelling	£100 off Part A	£100 off Part A

6.1. Scenario A

An Early Bird discount is applicable for applications in the Early Bird period. This is the period six months before the launch of the schemes and three months after.

Scenario A	Property	Discount	Part A	Part B	Total Fee
Landlord applies in Early Bird period and has one property.	1	Part A reduced by £153 (£153 EB)	£357	£340	£697
		Total	£357	£340	£697

6.2. Scenario B

Applicants may also apply for EPC, accredited landlord and Gold Standard Charter discounts where applicable. Refer to Scenario B below.

Scenario B	Property	Discount	Part A	Part B	Total Fee
Landlord applies in Early Bird period, is accredited, and also meets the Gold Standard. The landlord has three properties. Each property is in a different part of the designated area.	1	Part A reduced by £153 (£153 EB) Part B reduced by £236 (£100 ACLL) + (£136 GS)	£357	£104	£461
	2	Part A reduced by £153 (£153 EB) Part B reduced by £236 (£100 ACLL) + (£136 GS)	£357	£104	£461
Properties 1 and 2 have an EPC rating of D. Property 3 has an EPC rating of B.	3	Part A reduced by £153 (£153 EB) Part B reduced by £336 (£100 ACLL) + (£136 GS) + (£100 EPC)	£357	£4	£361
		Total	£1,071	£212	£1,283

6.3. Scenario C

Applicants may also apply for a multi-dwelling discount where multiple properties in the same building are owned and under the control of the same person. A multi dwelling discount will be applied in respect of applications relating to the 2nd, 3rd properties etc.

Scenario C	Property	Discount	Part A	Part B	Total Fee
Landlord applies in Early Bird period, is accredited, and also meets the Gold Standard. The landlord has four flats in a building converted into self-contained flats. Properties 1 and 2 have and EPC rating of D. Properties 3 and 4 have an EPC rating of B.	1	Part A reduced by £153 (£153 EB) Part B reduced by £236 (£100 ACLL) + (£136 GS)	£357	£104	£461
	2	Part A reduced by £253 (£153 EB + £100 MD) Part B reduced by £236 (£100 ACLL) + (£136 GS)	£257	£104	£361
	3	Part A reduced by £253 (£153 EB + £100 MD) Part B reduced by £336 (£100 ACLL) + (£136 GS) + (£100 EPC)	£257	£4	£261
	4	Part A reduced by £253 (£153 EB + £100 MD) Part B reduced by £336 (£100 ACLL) + (£136 GS) + (£100 EPC)	£257	£4	£261
		Total	£1,128	£216	£1,344

Wandsworth

Property Licensing

Creating a fairer private
rented sector

Gold
Standard
Charter

Appendix 5



1. Background

- 1.1 The Gold Standard is a voluntary scheme aimed at landlords and managing agents in the private rented sector. The aim of the scheme is to reward those landlords and managing agents providing an excellent service to tenants. It is expected that the scheme will encourage others to improve their own service to meet the standards required by the Gold Standard.

2. Eligibility

- 2.1 The voluntary scheme is open to applications by all landlords and managing agents letting properties in the private rented sector. To be considered eligible for the scheme the landlord and/or managing agent must meet all minimum legal requirements, licence conditions as well as additional requirements described below. The requirements comprise of three aspects including: the landlord standard, the property standard, and the tenancy standard.

3. Applications

- 3.1 Applications to the Gold Standard will be made online and free of charge. Once an application is made, the council will process the application by carrying out appropriate desktop checks such as confirming ownership, fit and proper person test (as per Housing Act 2004), confirming accreditation, certification etc.
- 3.2 Once desktop checks have been completed an inspection of the property will be arranged with the applicant to assess the condition of the property.
- 3.3 If approved the applicant will be invited to sign up as a Gold Standard member, agree to the terms and conditions (set out below) and receive a copy of their agreement. The successful applicant will also receive a 40% discount on Part B property licensing fees, in addition to the £100 discount for licence holders that are members of an accredited landlord scheme, as set out below and in Wandsworth fees & charges schedule. Successful applicants will be added to the Gold Standard membership list on the Council's website. Part A fees will still be applicable as they are charged for the cost of processing a licence application.
- 3.4 Part B fees are required to cover the cost, to the council, of enforcing the licence. A 40% discount on Part B fees is granted to Gold Standard members as the council considers that enforcement required will be significantly less than other landlords and managing agents.
- 3.5 The Gold Standard will be available to all properties that are required to be licensed under the council's property licensing schemes. Checks may be carried out alongside an application for a property licence.

4. Membership

- 4.1 Gold Standard membership is set for a period of 5 years and the scheme will be reviewed at the end of year 2 to assess its effectiveness, uptake and whether any changes are required to improve the scheme.
- 4.2 Gold Standard members that are found to be no longer eligible for the scheme during their membership period may have their membership revoked. For example, this may occur where it is discovered that a Gold Standard member no longer meets the fit and proper person test.
- 4.3 If a Gold Standard member has their membership revoked, then the council may recover any discount of Part B fees at a pro rata basis.

5. Promotion

- 5.1 A register of landlords signed up to the Gold Standard will be made available to members of the public online and updated regularly.
- 5.2 The Council will promote the Gold Standard through digital media including on its website as well as landlord's forums, accreditation schemes, promotional materials and through stakeholders.

6. Benefits

- 6.1 Gold Standard members will receive a 40% discount on Part B licensing fees (enforcement part).
- 6.2 Gold Standard members will be listed on the Council website, promoting landlords exceeding minimum standards and enabling tenants to select Gold Standard members properties. Promotional materials will also be provided for landlords to highlight their membership to the standard.
- 6.3 By complying with the Gold Standard landlords will be able to offer longer term tenancies ensuring security to tenants and fewer periods of no rental income.
- 6.4 Tenants will be able to select a length of tenancy agreement to suit their requirements and live in a safe, clean, secure home that meets the Decent Home Standard.
- 6.5 Gold Standard members will receive regular invitations to Landlord's forums and receive invitations to other landlord events including consultations.

7. The Gold Standard eligibility criteria

- 7.1 There are three aspects to the Gold Standard:
 - a. The landlord/managing agent standard - considering the eligibility of the landlord or managing agent themselves
 - b. The tenancy standard – considering the types of tenancies offered along with clauses included in the tenancy and
 - c. The property standard - considering the standard of the property itself.

8. The Landlord/Managing Agent Standard

8.1 The landlord/managing agent standard has the following requirements:

- a) Must meet the fit and proper person criteria (as defined in the Housing Act 2004)
- b) Have a valid property licence
- c) Comply with licensing conditions set out in the property licence
- d) Have continued compliance with maximum occupancy conditions set on the licence
- e) Current and valid membership of an approved accreditation scheme
- f) Signed up to a deposit/redress scheme (if deposits taken)
- g) In possession of a landlord insurance
- h) Willing to accept tenants in receipt of benefits
- i) Agree to not use section 21 but will only seek eviction for a breach of tenancy contract (section 8 Housing Act 1988)
- j) Provide an opportunity for the tenant to carry out a joint inventory inspection and walkthrough at the start and end of the tenancy.

8.2 Approved accreditation schemes include:

- London Landlord Accreditation Scheme (LLAS)
- National Residential Landlords Association (NRLA)
- UK Association of Letting Agents (UKALA)
- ARLA PropertyMark
- Royal Institution of Chartered Surveyors (RICS)
- Safeagent

9. The Tenancy Standard

9.1 The tenancy standard requires that tenancies must include:

- a) A written rental agreement: this must always be provided before the tenant occupies the property and must include the following:
 - The rent and key terms.
 - Frequency of payment.
 - The period of tenancy or licence
 - Information regarding the deposit and how the deposit is protected.
 - A clear description of which party is responsible for paying; council tax, utility bills, phone, broadband, satellite TV or other media services and any other regular charges known to affect the letting.
 - An explanation of how any rent increases will be imposed including a statement making clear what notice the landlord must give the tenant before the rent increase will take effect.
 - The period of notice required and how the letting will be terminated.
 - Include an Anti-social behaviour clause which would effectively aid legal termination of a tenancy, should the tenant be proved to be behaving repeatedly in an anti-social way.
- b) A smoke free home agreement. This would protect the landlord's property and help reduce incidences of fire from smoking. It would also help to prevent false alarms from smoke detectors.
- c) A cleaning contract with a suitable contractor to clean the common parts of the building/HMO regularly.

- d) A schedule of conditions and/or inventory appropriate to the property concerned.
- e) A copy of the contract and associated paperwork should be kept by the landlord and a copy given to the tenant. The agreement must be signed and dated by both parties.
- f) Third Parties: in the letting of flats and other dwellings where the landlord does not control the whole building, this standard requires that the landlord takes all reasonable steps to ensure that the duties falling on parties outside the letting agreement, for example management companies, are discharged properly, in a timely fashion and that the landlord will pay service and other charges when requested.
- g) Copies of all relevant certificates for the property, which must be given to the tenant every time a new certificate is issued (in compliance with relevant legislation).
- h) Contact details for the landlord/agent/manager given to tenants with a written procedure for reporting disrepairs with timescales for responses from the agent/landlord depending on severity of the problem (i.e. urgent issues such as leaks or items that could be considered to be dangerous, to be dealt with within 24 hours or 3 working days depending on the severity of the problem. These include, but are not limited to, the failure of core facilities in the property such as the provision of heating, hot water, broken windows and doors, electrical problems. Other issues should be dealt with as soon as possible but no later than within 14 days, unless agreed in writing with the private sector housing team.
- i) Reasonable notice of access: except in case of an emergency, landlords should give the tenant at least 24 hours' notice, in writing or by the residents preferred means and stating reasons when access to the property is required by the landlord, contractor or agent.
- j) Information supplied by the council re council services and waste collections etc.
- k) Provide security of tenure by giving the tenant the choice of a fixed term tenancy of up to five years for security, or a 'periodic tenancy' for flexibility after the initial six or twelve months of the tenancy has ended successfully.

10. The Property Standard

10.1 The property standard requires that properties must:

- a) Have adequate fire protection to meet LACORS Fire Standard (and a Fire Safety Risk Assessment for Houses in Multiple Occupation (HMO))
- b) Have appropriate waste storage arrangements
- c) Be free from category 1 hazards (No imminent risks to health, safety and welfare within the dwelling)
- d) Be free from significant category 2 hazards (No medium-term risks to health,

safety and welfare within the dwelling)

- e) Have a gas service and repair contract (when there are gas appliances in the property)
- f) Have reasonably modern facilities and services meeting Decent Home Standard
- g) Provide a reasonable degree of thermal comfort i.e. EPC certificate with a rating of C and above and have adequate heating in all rooms i.e. capable of achieving temperatures of between 18 and 21°C if the outside temperature is -1°C, without unreasonably high fuel costs. (This may necessitate works to improve the energy efficiency rating of the property.)
- h) Have valid gas safety certificates
- i) Have valid fire alarm test certificates
- j) Have adequate security measures installed i.e. sound and secure windows, frames and glazing with locks. External doors must be sound and secure with adequate locks to comply with BS 3621.
- k) If previous occupants have not surrendered keys to the property entrance door, or to the doors of dwellings within an HMO, the licence holder must ensure that the relevant locks are changed, before new occupants move in
- l) Be in a good state of decoration at the beginning of the tenancy with clean floor coverings throughout.
- m) Have appliances provided that are in a good state of repair and clean with appropriate certificates for gas appliances and PAT testing for electrical appliances.

Wandsworth

Property Licensing

Creating a fairer private
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Equality Impact Needs Assessment

Appendix 6



SSA EQUALITY IMPACT AND NEEDS ANALYSIS

Directorate	Environment & Community Service
Service Area	Regulatory Services Partnership
Service/policy/function being assessed	Private Sector Housing – Property Licensing
Which borough (s) does the service/policy apply to	Wandsworth
Staff involved in developing this EINA	Roy Fielding
Date approved by Directorate Equality Group (if applicable)	
Date approved by Policy and Review Manager All EINAs must be signed off by the Policy and Review Manager	
Date submitted to Directors' Board	

1. Summary

Please summarise the key findings of the EINA.

This EINA has been carried out to provide support for a 12-week consultation, commencing 15 July 2024 on proposals to introduce discretionary property licensing in Wandsworth under the Housing Act 2004. The EINA outlines the findings of the 2021 Census data, English Housing Survey data and Wandsworth Housing Stock Condition Survey to provide granularity on the composition of the Private Rented Sector in Wandsworth in terms of equality and diversity. It is expected that the proposals will help to create a fairer private rented sector in Wandsworth.

Background

In September 2022, Housing Committee agreed to the recommendations in Paper 22-257 outlining proposals to carry out a feasibility study into discretionary property licensing. The council recognises that although most landlords are responsible, there is a minority of rogue landlord who are found to not comply with relevant legal provisions, for example, renting properties with safety issues and overcrowding.

Subject to consultation, the introduction of discretionary licensing would enable Wandsworth to continue to improve living standards in the private rented sector by both supporting responsible landlords further through the setting of clear standards and providing enhanced support, whilst simultaneously targeting rogue landlords who may be exploiting tenants by providing substandard accommodation, thus helping to create a more level playing field for all rental providers and tenants.

In September 2023, Housing Committee paper 23-278 provided an update on the outcome of the feasibility study, which included an independent Housing Stock Condition Report. The Housing Stock Condition Report provided estimates of the size of the private rented sector (PRS) in Wandsworth and tenure change over time, the estimated level of serious hazards existing in privately rented properties and other housing related stressors such as anti-social behaviour, service demand, population and deprivation linked to PRS.

The results of the study found that it would be appropriate for the Council to develop and consult on the introduction of additional and selective discretionary licensing schemes.

The introduction of discretionary licensing will enable the Council to improve standards across the PRS and ensure that poor landlords are held to account and good landlords are supported without being unfairly penalised. Discretionary licensing will provide greater opportunity for the Council to be proactive in risk-based inspections and increase the support offered to both landlords and tenants.

Recommendations were approved by Housing Committee and the consultation on Council proposals for a borough-wide additional licensing scheme with a smaller seven ward Selective licensing scheme for properties in the PRS will be consulted upon for 12 weeks from 15 July 2024.

Fees and Charges associated with discretionary licensing have been calculated to be cost neutral to the Council, the consultation will include details on potential incentives in the form of discounts for a variety of elements including proposals on a Gold Standard, which is expected to incentivise and recognise landlords providing a service that goes beyond the minimum standards prescribed in legislation. To be considered eligible for the Gold Standard scheme the landlord and/or managing agent must meet all minimum legal requirements, licence conditions as well as additional requirements comprising of three aspects including: the landlord standard, the property standard and the tenancy standard. Details are provided in the consultation pack.

The results of the consultation will be presented to Housing Committee in January 2025 with recommendations following feedback from stakeholders and interested parties.

2. Evidence gathering and engagement

a. What evidence has been used for this assessment? For example, national data, local data via DataRich or DataWand

Evidence	Source
National data	Census 2021 (ONS)
National (England) housing data	English Housing Survey 2021 to 2022: private rented sector - GOV.UK (www.gov.uk)
National housing data	Government EPC register
Local housing data - Size and spread of Private Rented Sector (PRS) in Wandsworth	Tenure Intelligence (Ti) carried out as part of Housing Stock Condition Survey (July 2023)
Local housing data – stock condition	Housing Stock Condition Survey (July 2023)
Borough PRS tenants’ complaints submitted to the Council	Regulatory Services Partnership data
National disability data	Disability Rights UK

b. Who have you engaged and consulted with as part of your assessment?

In preparation for the consultation we have worked with colleagues in the Consultation Team, Comms Team, and with the company that will be conducting the construction (Cadence Innova).

Individuals/Groups	Consultation/Engagement results	Date	What changed as a result of the consultation
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<p>Consultation for 12 weeks to commence on 15 July available via Wandsworth website. The Consultation will be evidence-based, hosted on the Wandsworth website with a consultation pack outlining the findings of the feasibility study with proposals on the introduction of discretionary licensing in the borough. Feedback and opinions are being sought far and wide from as many people and organisations as possible who have an interest or personal experiences on the private rented sector (PRS) in Wandsworth.</p>	<p>TBC</p>	<p>TBC</p>	<p>TBC</p>
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3. Analysis of need

Protected group	Findings																	
<p>Age</p>	<table border="1" data-bbox="448 1200 1501 1563"> <thead> <tr> <th data-bbox="448 1200 975 1279">Age</th> <th data-bbox="975 1200 1501 1279">Percentage of residents by age group</th> </tr> </thead> <tbody> <tr> <td data-bbox="448 1279 975 1323">65 years and over</td> <td data-bbox="975 1279 1501 1323">9.5%</td> </tr> <tr> <td data-bbox="448 1323 975 1368">50 to 64 years</td> <td data-bbox="975 1323 1501 1368">14.4%</td> </tr> <tr> <td data-bbox="448 1368 975 1413">35 to 49 years</td> <td data-bbox="975 1368 1501 1413">22.8%</td> </tr> <tr> <td data-bbox="448 1413 975 1458">25 to 34 years</td> <td data-bbox="975 1413 1501 1458">26.3%</td> </tr> <tr> <td data-bbox="448 1458 975 1503">20 to 24 years</td> <td data-bbox="975 1458 1501 1503">7.3%</td> </tr> <tr> <td data-bbox="448 1503 975 1547">16 to 19 years</td> <td data-bbox="975 1503 1501 1547">3.2%</td> </tr> <tr> <td data-bbox="448 1547 975 1592">15 years and under</td> <td data-bbox="975 1547 1501 1592">16.5%</td> </tr> </tbody> </table> <p data-bbox="448 1608 1501 1682">Since the 2011 census the average age in Wandsworth increased by one year from 32 to 33 years of age.</p> <p data-bbox="448 1720 1501 1794">The number of people aged 50 to 64 years rose by just over 11,000, whilst the number of residents aged 4 years and under fell by around 3000.</p> <p data-bbox="448 1832 1501 1906">Wandsworth had a lower average (median) age than London in 2021 (35 years) and a lower than average (median) age than England (40 years).</p> <p data-bbox="448 1944 1501 2018">English Housing Survey data indicates that private renters tend to be younger than social renters and owner occupiers.</p>		Age	Percentage of residents by age group	65 years and over	9.5%	50 to 64 years	14.4%	35 to 49 years	22.8%	25 to 34 years	26.3%	20 to 24 years	7.3%	16 to 19 years	3.2%	15 years and under	16.5%
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20 to 24 years	7.3%																	
16 to 19 years	3.2%																	
15 years and under	16.5%																	

	<p>The most common age group within the private rented sector was found to be those aged 25 to 34, which made up a third (33%) of private renters, compared to 26.3% of the general population being aged 25 to 34 years. While the proportion of private renters decreased with each age band, the opposite trend was seen for owner occupiers.</p> <p>Source – Census 2021 (ONS) English Housing Survey 2021/22</p>				
<p>Disability</p>	<p>Census 2021 data indicates 11.4% of Wandsworth residents identified as being disabled. This figure is slightly lower than the London average of 14.2% and the national average of 24%. National data indicates that around 18.8% of disabled people live in the PRS.</p> <p>Census 2021 deep dive: disability and deprivation in London Trust for London https://www.disabilityrightsuk.org/housing</p>				
<p>Sex</p>	<p>Census 2021 data:</p> <table border="1" data-bbox="443 896 1147 1016"> <thead> <tr> <th data-bbox="443 896 746 976">Male % of population</th> <th data-bbox="746 896 1147 976">Female % of population</th> </tr> </thead> <tbody> <tr> <td data-bbox="443 976 746 1016">47% (155,200)</td> <td data-bbox="746 976 1147 1016">53% (172,300)</td> </tr> </tbody> </table> <p>English Housing Survey (EHS) data found that nationally 57% of those in the private rented sector are men.</p> <p>Source - Census 2021 (ONS)</p> <p>DataWand – Population Explorer English Housing Survey 2021/22</p>	Male % of population	Female % of population	47% (155,200)	53% (172,300)
Male % of population	Female % of population				
47% (155,200)	53% (172,300)				
<p>Gender reassignment</p>	<p>Census 2021 data reported that a total of 1,690 (0.62%) Wandsworth residents indicated that the gender they identified with was different to their sex as registered at birth, with 713 (0.26%) stating their gender identity was different to that of birth but did not provide a written response to what they identified with.</p> <p>Of the 1,690 residents who indicated that the gender they identified with was different to their sex as registered at birth, there was an even split between males and females. 3 in 5 of those reporting a change were aged under 44 years of age. Locally, 347 identified as trans woman and 304 identified as trans man; the proportions were lower to that of London but higher than England. 182 Wandsworth residents identified as non-binary.</p> <p>Source - Census 2021 (ONS) PowerPoint Presentation (datawand.info)</p>				
<p>Marriage and civil partnership</p>	<p>Census 2021 data</p>				

	<table border="1"> <tr> <td>Never married and never registered a civil partnership</td> <td>55.8%</td> </tr> <tr> <td>Married or in a registered civil partnership</td> <td>33%</td> </tr> <tr> <td>Divorced or civil partnership dissolved</td> <td>6.4%</td> </tr> <tr> <td>Widowed or surviving civil partnership partner</td> <td>3%</td> </tr> <tr> <td>Separated, but still legal married or still legally in a civil partnership</td> <td>1.8%</td> </tr> </table>	Never married and never registered a civil partnership	55.8%	Married or in a registered civil partnership	33%	Divorced or civil partnership dissolved	6.4%	Widowed or surviving civil partnership partner	3%	Separated, but still legal married or still legally in a civil partnership	1.8%
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Divorced or civil partnership dissolved	6.4%										
Widowed or surviving civil partnership partner	3%										
Separated, but still legal married or still legally in a civil partnership	1.8%										
<p>Pregnancy and maternity</p>	<p>The ONS birth characteristics dataset shows that in 2022 there were a total of 3812 live births in Wandsworth. The live birth rate was 11.6 per 1,000 population in the borough which is predicted to remain stable over the next ten years.</p> <p>Birth characteristics - Office for National Statistics (ons.gov.uk)</p>										
<p>Race/ethnicity</p>	<p>32.2% of the borough's population (105,456 residents) are of Black, Asian and Minority Ethnic background.</p> <p>The ethnic group profile of the borough is as follows:</p> <ul style="list-style-type: none"> • Asian/Asian British 11.7% • Black/African/Caribbean/Black British 10.1% • Mixed/multiple ethnic groups 6.3% • Other ethnic groups 4.1% • White 67.8% <p>The Asian population is higher around Tooting, West Hill North, Roehampton and Furzedown. Almost 60% of Asian residents are under 40 years of age.</p> <p>The Black population is higher around Falconbrook, Shaftesbury & Queenstown, Battersea Park and Furzedown.</p> <p>The White ethnic group is higher in Northcote, Thamesfield, Lavender and Southfields</p> <p>EHS data indicates that although those who privately rent were found to be predominantly white (77%), the PRS also had the highest proportion of ethnic minorities relative to other tenures (23%, compared to 19% among social renters, and 8% among owner occupiers).</p> <p>Source - Census 2021 (ONS) PowerPoint Presentation (datawand.info)</p>										

<p>Religion and belief, including non belief</p>	<p>Less than half (42.6%) the borough is Christian. It is still the largest religion in Wandsworth, but has reduced by -10.4% since 2011 (53%). This proportion is higher than Inner London (38%) and London (40.7%), but lower than England (46.3%).</p> <p>One in three (36.2%) of Wandsworth residents reported No Religion, an increase of 9.2% since 2011. This proportion is lower than Inner London (31.7%) and London (27.1%) and similar to England (36.7%).</p> <p>Islam is the second largest religion in the borough (9.9%) as it was in 2011 and the number of Muslim residents has increased by 31.4% since 2011. This increase is higher than Inner London (+20.8%) and London (+30.2%) and lower than England (+42.9%).</p> <p>Source - Census 2021 (ONS) PowerPoint Presentation (datawand.info)</p>																														
<p>Sexual orientation</p>	<p>Census 2021</p> <table border="1" data-bbox="448 909 1505 1518"> <thead> <tr> <th></th> <th>Wandsworth</th> <th>Inner London</th> <th>London</th> <th>England</th> </tr> </thead> <tbody> <tr> <td>Straight or Heterosexual</td> <td>86.5% (n=236,553)</td> <td>83.5%</td> <td>86.2%</td> <td>89.4%</td> </tr> <tr> <td>Not answered</td> <td>8.3% (n=22,821)</td> <td>10.1%</td> <td>9.5%</td> <td>7.5%</td> </tr> <tr> <td>Gay or Lesbian</td> <td>3.0% (n=8,342)</td> <td>3.6%</td> <td>2.2%</td> <td>1.5%</td> </tr> <tr> <td>Bisexual</td> <td>1.7% (n=4,762)</td> <td>2.2%</td> <td>1.5%</td> <td>1.3%</td> </tr> <tr> <td>All other sexual orientations</td> <td>0.4% (n=1,080)</td> <td>0.7%</td> <td>0.5%</td> <td>0.3%</td> </tr> </tbody> </table> <p>Census 2021 data indicated that 14,148 (5.2%) of 16+ year olds were either gay/lesbian, bisexual or any other sexual orientation. This was lower than Inner London (6.4%) and higher than England (3.2%) and London (4.3%).</p> <p>In Wandsworth, males were more likely to identify as LGB+ with the majority aged between 25-44 years (higher proportion aged 24-34 years old). In females, the majority of LGB+ were more likely to be aged between 16-34 years (higher proportion aged 25-34 years old).</p> <p>Source - Census 2021 (ONS) PowerPoint Presentation (datawand.info)</p>		Wandsworth	Inner London	London	England	Straight or Heterosexual	86.5% (n=236,553)	83.5%	86.2%	89.4%	Not answered	8.3% (n=22,821)	10.1%	9.5%	7.5%	Gay or Lesbian	3.0% (n=8,342)	3.6%	2.2%	1.5%	Bisexual	1.7% (n=4,762)	2.2%	1.5%	1.3%	All other sexual orientations	0.4% (n=1,080)	0.7%	0.5%	0.3%
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<p>Across groups i.e older LGBT service users or Black, Asian & Minority Ethnic young men.</p>	<p>Sexual orientation was a voluntary question in the 2021 Census and in Wandsworth 2.5% of 65 to 74-year-olds identified as LGB+ whereas 1.4% of respondents aged 75 and over identified as LGB+. 10.5% of respondents aged 65 to 74 years old did not answer the question and 12.4% of respondents aged over 75 did not answer the question.</p> <p>In terms of gender identity, 90.6% of respondents in Wandsworth aged over 65 indicated that they identified as the same sex as registered at birth. 8.8% did not answer the question and 0.5% identified as a different sex than registered at birth.</p> <p>Source - Census 2021 (ONS) DataWand – Population Explorer</p>
<p>Socio-economic status (to be treated as a protected characteristic under Section 1 of the Equality Act 2010) Include the following groups:</p> <ul style="list-style-type: none"> • Deprivation (measured by the 2019 English Indices of Deprivation) • Low-income groups & employment • Carers • Care experienced people • Single parents • Health inequalities • Refugee status 	<p>The Indices of Multiple Deprivation 2019 (IMD2019) indicates that Wandsworth ranks as the 173rd most deprived borough in England out of 317.</p> <p>5 of 22 Wandsworth wards have aggregated IMD rankings below the national average.</p> <p>Wandsworth faces significant challenges relating to barriers to housing and services, nationally it is ranked 39th most deprived borough out of 317 English local authority districts. All but three wards are worse than the national average for barriers to housing and services decile measure. The barriers to housing domain includes indicators such as overcrowding, homelessness and housing affordability.</p> <p>Wandsworth has a lower proportion of households in fuel poverty (9%) than the London average (12%)</p> <p>Wandsworth has the 19th highest number of landlord possession claims in London, with 173 in 2022/23 Q4. The average number of claims for London boroughs during this period was 212.</p> <p>Source: Housing Stock Condition Survey (July 2023) 23-278 Appendix A Housing Stressor Report.pdf (wandsworth.gov.uk) English indices of deprivation 2019 - GOV.UK (www.gov.uk)</p>

Data gaps

Data gap(s)	How will this be addressed?
<p>Council would like to receive feedback on proposals for the introduction of discretionary licensing and a Gold Standard Charter from interested parties and stakeholders including tenants, landlords, managing agents, charities and service providers.</p>	<p>12-week consultation from 15th July 2024</p>
<p>Number of people in the PRS identifying as a different Gender to that stated at birth</p>	<p>Will encourage responses to the Consultation and monitor responses to the questionnaire.</p>

4. Impact

Protected group	Positive	Negative
<p>Age</p>	<p>The private rented sector (PRS) forms over 35% of the overall housing stock in Wandsworth and is therefore likely to encompass tenants of all ages.</p> <p>EHS data indicates that this is likely to include young people renting as an alternative to home ownership, including families with young children.</p> <p>Everyone is vulnerable to the health impacts of damp and mould, but people with certain health conditions, children and older adults are at greater risk of more severe health impacts. In 2022, the media reported widely on poor conditions caused by damp and mould in social and private rented housing.</p> <p>Additional licensing applies to smaller HMOs not covered by the existing mandatory scheme, which are often used as a form of cheaper bedsit type accommodation including student accommodation. Overall, it is expected that the impact of the proposals in the private rented sector is going to be positive as it will help ensure that the quality of accommodation that tenants are accessing is good and that the landlord or agent, they are renting from is fit and proper.</p> <p>We have no data as to the age of landlords in Wandsworth, but the proposal will affect any landlord or letting agent equally regardless of their age and we do not anticipate a disproportionate impact based on this protected characteristic.</p>	<p>No negative impact is anticipated as a result of the introduction of the selective licensing scheme, however the impact of the trial will be monitored and evaluated. If this finds evidence of a negative impact, the necessary appropriate mitigations will be put in place.</p>
<p>Disability</p>	<p>Additional and Selective licensing would not be able to take into</p>	

	<p>consideration a tenant’s disability or needs associated with their disability when applying standards. The effect of licensing overall however would be positive for households with disabled occupants in improving overall housing conditions.</p> <p>We have no data as to how many landlords in Wandsworth have disabilities, but the proposal will affect any landlord or letting agent equally and we do not anticipate a disproportionate impact based on this protected characteristic.</p>	
Sex	<p>The outcome of licensing is to improve standards within the PRS, and so tenants of any sex are likely to be positively impacted.</p> <p>We have no data as to the sex of landlords in Wandsworth, but the proposal will affect any landlord or letting agent equally regardless of their sex and we do not anticipate a disproportionate impact based on this protected characteristic.</p>	
Gender reassignment	<p>We have no data as to tenants, landlords or letting agents in Wandsworth identifying as gender different but the proposal will affect any landlord or letting agent equally regardless of their identified gender and we do not anticipate a disproportionate impact based on this protected characteristic.</p>	
Marriage and civil partnership	<p>The outcome of licensing is to improve standards within the PRS, and so tenants of any marital status are likely to be positively impacted. EHS data indicates that the most common composition for private renters were one-person households (34%).</p>	

	<p>We have no data as to the marital status of landlord or agents in Wandsworth, but the proposal will affect any landlord or letting agent equally and we do not anticipate a disproportionate impact.</p>	
<p>Pregnancy and maternity</p>	<p>There is a strong link between poor living standards and health so it is expected that the proposals will have a positive effect on both maternity and pregnancy through improving housing standards for residents.</p> <p>We have no data as to the maternity/pregnancy status of landlords or agents in Wandsworth, but the proposal will affect any landlord or letting agent equally and we do not anticipate a disproportionate impact.</p>	
<p>Race/ethnicity</p>	<p>The seven proposed Selective licensing wards are: Tooting Bec, Tooting Broadway, Furzedown, Northcote, South Balham, East Putney & West Putney.</p> <p>Tooting & Furzedown are listed above as having a higher proportion of people from Asian and Black backgrounds in Wandsworth. The outcome of licensing is to improve standards within the PRS, and so tenants of any race/ethnicity are likely to be positively impacted. Proposals include the introduction of selective licensing in Tooting Bec, Tooting Broadway and Furzedown to address the serious problems of poor property conditions in these wards as outlined in feasibility study and evidence pack. Given that these areas are listed as having a higher proportion of people from Asian and Black backgrounds, it is expected that these changes will have</p>	

	<p>a positive impact on these communities.</p> <p>We have no data as to the ethnicity of landlords in Wandsworth, but the proposals will affect any landlord or letting agent equally regardless of their ethnicity and we do not anticipate a disproportionate impact based on this protected characteristic.</p>	
<p>Religion and belief, including non belief</p>	<p>Licensing will improve the condition of private rented housing and will therefore have a positive impact for all households.</p> <p>We have no data as to the faith of landlords in Wandsworth, but the proposal will affect any landlord or letting agent equally regardless of their faith and we do not anticipate a disproportionate impact based on this protected characteristic.</p>	
<p>Sexual orientation</p>	<p>The outcome of licensing is to improve standards within the PRS, and so tenants of any sexual orientation are likely to be positively impacted.</p> <p>We have no data as to the sexual orientation of landlords in Wandsworth, but the proposals will affect any landlord or letting agent equally and we do not anticipate a disproportionate impact based on this protected characteristic.</p>	
<p>Socio-economic status (to be treated as a protected characteristic under Section 1 of the Equality Act 2010) Include the following groups:</p> <ul style="list-style-type: none"> • Deprivation (measured by the 	<p>These groups are all likely to be over-represented as tenants in the PRS and are therefore all likely to be positively impacted by the proposal’s aim to improve housing standards.</p> <p>Additional HMO licensing will cover properties housing multiple households such as shared houses, bedsit and studio accommodation,</p>	

<p>2019 English Indices of Deprivation)</p> <ul style="list-style-type: none"> • Low-income groups & employment • Carers • Care experienced people • Single parents • Health inequalities • Refugee status 	<p>which tend to be more affordable forms of accommodation and therefore more accessible to people who are more likely to be on low incomes, refugee status, deprived backgrounds or lower socio-economic status.</p> <p>Therefore, the impact of this proposal on the PRS is going to be positive as it will help ensure that the quality of accommodation such groups are accessing is safe, suitable and that the landlord they are renting from is fit and proper.</p>	
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5. Actions to advance equality, diversity and inclusion

Action	Lead Officer	Deadline
Full consultation to be undertaken for 12 weeks from 22 July 2024. Findings and outcome to be reported back to Housing Committee in January 2025.		14 October 2024
Please add the action committed to in the data gap section		

6. Further Consultation (optional section – complete as appropriate)

Consultation planned	Date of consultation
Property Licensing Consultation	22 July 2024