



Lewisham

HMO licensing in Catford South

Rhona Brown

Head of Private Sector Housing and Home Improvement



What is an HMO? two or more households, sharing at least one basic amenity (e.g. bathroom or kitchen)

Ward	Other	Owner Occupier	Private Rented	Social Rented	Grand Total	Mandatory HMOs	Additional HMOs	Apps	Total HMOs (Inc. Apps)	HMOs as % of all tenure types	HMOs as % of PRS	% Private Rented	% Social Rented	% Owner Occupied	Rank % HMO	Rank % HMO/ PRS	Rank % PRS	Rank % Social	Rank % Owner Occupied
Bellingham	80	1299	940	2042	4361	24	1	3	28	0.6%	3.0%	21.6%	46.8%	29.8%	17	16	16	1	15
Blackheath	137	2920	2345	2134	7536	18	40	34	92	1.2%	3.9%	31.1%	28.3%	38.7%	11	12	6	8	12
Brockley	156	3277	3234	2486	9153	52	53	124	229	2.5%	7.1%	35.3%	27.2%	35.8%	3	7	2	10	13
Catford South	69	3646	1292	1017	6024	85	6	29	120	2.0%	9.3%	21.4%	16.9%	60.5%	6	1	17	18	1
Crofton Park	73	3548	1576	1007	6204	33	39	65	137	2.2%	8.7%	25.4%	16.2%	57.2%	5	4	11	19	2
Deptford	103	1451	1723	2774	6051	36	49	71	156	2.6%	9.1%	28.5%	45.8%	24.0%	1	2	7	2	17
Downham	59	3082	1319	2710	7170	19	3	7	29	0.4%	2.2%	18.4%	37.8%	43.0%	19	18	19	5	10
Evelyn	257	1378	1930	2407	5972	57	9	34	100	1.7%	5.2%	32.3%	40.3%	23.1%	8	10	3	3	19
Forest Hill	76	3145	1644	1542	6407	13	16	20	49	0.8%	3.0%	25.7%	24.1%	49.1%	15	15	10	14	7
Grove Park	87	3143	1286	1629	6145	20	4	5	29	0.5%	2.3%	20.9%	26.5%	51.1%	18	17	18	11	5
Hither Green	112	3620	2219	1893	7844	94	7	29	130	1.7%	5.9%	28.3%	24.1%	46.1%	9	8	8	13	8
Ladywell	40	2302	1031	1284	4657	27	13	36	76	1.6%	7.4%	22.1%	27.6%	49.4%	10	6	14	9	6
Lee Green	51	3294	1524	1276	6145	25	13	21	59	1.0%	3.9%	24.8%	20.8%	53.6%	12	13	12	17	3
Lewisham Central	183	1114	2011	920	4228	12	6	19	37	0.9%	1.8%	47.6%	21.8%	26.3%	14	19	1	16	16
New Cross Gate	210	1113	1476	1845	4644	24	30	63	117	2.5%	7.9%	31.8%	39.7%	24.0%	2	5	5	4	18
Perry Vale	89	4126	1819	1829	7863	37	10	26	73	0.9%	4.0%	23.1%	23.3%	52.5%	13	11	13	15	4
Rushey Green	120	3380	2655	2190	8345	79	29	40	148	1.8%	5.6%	31.8%	26.2%	40.5%	7	9	4	12	11
Sydenham	63	2992	1491	2329	6875	18	14	18	50	0.7%	3.4%	21.7%	33.9%	43.5%	16	14	15	7	9
Telegraph Hill	158	2396	1775	2431	6760	36	20	101	157	2.3%	8.8%	26.3%	36.0%	35.4%	4	3	9	6	14

What proportion of properties in Catford South are HMOs?

Licensing

The Housing Act, 2004 requires a HMO to be licensed where it is:

- Is occupied by more than 5 people that form more than one household (Mandatory licensing)

It also allows councils to introduce *discretionary* licensing of the following types of properties:

- All HMOs (as defined by the act) – additional licensing
- All privately rented properties – selective licensing

Lewisham:

- Borough-wide additional licensing of all HMOs – introduced April 2022
- PROPOSED - Selective licensing to cover ~90 per cent of the borough (Telegraph Hill and Blackheath excluded) – approved by Mayor and Cabinet, awaiting SoS approval

Progress:

License type	Licenses issued	Applications received	Total
Mandatory	829	250	1,079
Additional	388	574	962
Total	1,217	824	2,041 – 120 in CS

HMO licensing – what is it, and how can it help?

Benefits of licensing:

- Places proactive responsibility on landlords to declare, and ensure properties meet standards
- Provides income to fund administration and enforcement
- Allows the council to set out minimum property conditions and management standards
- Address issues like overcrowding, rubbish in front gardens, broken fences, property safety (including fire safety), and require landlords to **take steps to manage** antisocial behaviour.

What it doesn't do:

- Cover party wall agreements
- Affect proposed development
- Addressing alleged ASB directly – this is for landlords, or in serious cases, the police

In extreme cases we can and do prohibit properties and revoke licenses...but...

What does licensing do?

2,800 households in temporary accommodation

~1,000 social housing lets per year

The housing crisis is getting worse

Our top priority is to raise standards and work with landlords to prevent and reduce homelessness



Homelessness

Your information is valuable to us.
If you have concerns, please get in touch:

PSHE@Lewisham.gov.uk

020 8314 6420

<https://lewisham.gov.uk/organizations/private-sector-housing-enforcement>



Lewisham