

London Borough of Lewisham

Licensing Scheme Objectives

Objectives

Our citizens have been telling us that they want to live in homes that are safe and secure, on estates and streets that are well maintained and presentable, and in a thriving communities free from crime and antisocial behaviour. The Council's strategy sets a vision for providing our citizens the opportunity to live their best life, protecting the individual identities of our neighbourhoods and making Lewisham a place our citizens love to live in. Better and safer housing conditions are a key component of this vision and we propose the borough-wide licensing scheme will aim to:

- Improve property conditions and management standards in the PRS,
- Reduce antisocial behaviour (ASB), and,
- Tackle crime

Improving property conditions and management standards

Ensure that all licensable properties in the borough conform to [Lewisham's licensing standards](#).

- All HMOs will be inspected prior to determining a licence application.
- All private rented properties covered by the selective scheme will be inspected at least once during the duration of the licence.
- The housing directorate will use data analytics and risk modelling tools to identify unlicensed properties.

Achieve less than 10% repeat complaints on housing standards through a combination of informal and formal actions, including:

- Incentivising landlord accreditations through schemes that promote a professional standard of property management
- Landlord training on licence conditions and standards will be made available independently and in partnership with the London Landlord Accreditation Scheme
- Use of the data analytics and risk modelling tools to support the identification of properties that are likely to be operating unlawfully or are likely to be high risk, especially HMOs
- Serving of notices and orders under relevant legislation e.g. Housing Act 2004 and other Public Health related legislations
- Undertaking joint enforcement with our statutory partners
- Engaging and upskilling tenants through regular and comprehensive tenant outreach programs to ensure all our citizens who are renting their homes are aware of their rights as well as their own responsibilities

Tackling ASB in the PRS Sector

Achieve less than 15% instances of repeat ASB linked to licensed properties over the life of the scheme. This will be delivered through:

- tenant and landlords outreach programs and training,
- joint enforcement with partners such as such as Crime Enforcement and Regulation, Planning, Building Control, Adult and Children's/young people's social services, Community Mental Health, the Fire Brigade and others

Tackling crime in the designated areas

Achieve less than 10% instances of repeat crime linked to licensed properties over the life of the scheme, through:

- tenant and landlords outreach programs and training,
- joint enforcement with partners such as CER and the Police