

Item No.	Classification Open	Date: May 23 2005	MEETING NAME Executive
Report title:		Agreement for Approving Two Renewal Areas	
Ward(s) or groups affected:		Livesey, Nunhead, Peckham, The Lane Wards	
From:		Strategic Director of Housing	

PURPOSE

1. Following the in principle decision to declare two new renewal areas officers were required to return with more details specifically covering the costs of work, draft programme of action and current and future consultation. All of these issues are covered in this report.

RECOMMENDATION(S)

2. The Executive agrees to declare two new renewal areas based on the boundaries of priority neighbourhoods 4B East Peckham and 4C Nunhead.
3. The Executive initially agrees that the areas should run from the 3rd July 2005 and end on the 30th July 2010. This initial period is subject to review should resources and/or strategic priorities change.
4. That consideration is given to the future funding requirements of the new renewal areas if declared.

BACKGROUND INFORMATION

5. The Executive agreed on 8th February 2005 to declare in principle two new renewal areas based on the boundaries of priority neighbourhoods 4B East Peckham and 4C Nunhead.

A breakdown of the last census shows the following:

	East Peckham	Nunhead
Total population	13777	12970
Residents 60 or over	2028	2121
Residents aged between 45 and 55	1906	1959
Ethnic group (White British)	4815	6078
Ethnic group (Total Black & Minority Ethnic)	7653	5822
Residents born in UK	8431	9310
Limiting long-term illness	2465	2562
Economically active	4949	4809
Total number of households	5854	5677
Total private sector dwellings	2043	2924
Total public sector dwellings	3818	2753
Percentage of properties in serious disrepair	7.95%	6.4%
Percentage of non-decent properties	29%	30%

6. In Southwark the 2003 Private Housing Condition Survey indicated that there were 66,000 households in the private sector with 22,661 households living in properties that did not meet the Governments Decent Homes standard.
7. The Stock Condition Survey also estimated that there were 8,925 households that could be considered as being vulnerable living in private sector accommodation.
8. Officers have carried out an extensive Neighbourhood Renewal Assessment in Nunhead and East Peckham in order to identify the most appropriate course of action in relation to renewal activities. Nunhead and East Peckham are areas where poor housing conditions coincide with vulnerable households.
9. The underlying plan as laid out in the report dated 1st February 2005 allowed for some activity to take place across the renewal areas and some activities to be targeted within specific zones.
10. The following is a draft list of initiatives which will be available across the renewal areas:
 - a) Housing assistance in the form of loans and grant aid for vulnerable households
 - b) Energy efficiency works
 - c) Security works
 - d) Empty homes initiatives
 - e) Living over the shop initiatives
 - f) Fire safety work in the private rented sector
 - g) Energy efficiency work in the private rented sector
 - h) Targeted environmental improvements
11. The following is a list of the targeted zones as laid out in Appendix 1 (maps of action zones). These zones are as follows:
 - a) **Housing improvement zone**
Covering work around the Government's Best Value Performance Indicators relating to houses unfit for human habitation (BVPI 62) and empty homes (BVPI 64). This would be achieved through housing improvements targeting the worst private sector housing stock where it coincides with some of the poorest residents living in the area.
 - b) **Shopping improvement zone**
General environmental improvement including cleaner, greener and safety initiatives. Focusing on an area where there is a concentration of shops with living accommodation above enabling the Council to bring the accommodation back into use and improving the surrounding environment for shoppers and residents.
 - c) **Home maintenance zone.**
Within this area preventative maintenance work will be promoted. This will enable the Council to work with residents and deliver improvements without providing direct financial assistance.

WIDER CONTEXT

12. Southwark is undergoing considerable changes in terms of physical and social regeneration. There are currently a number of initiatives both large and small, which will need to be properly co-ordinated in order that the maximum impact can be achieved for the residents in the borough.
13. Declaring additional renewal areas will directly support other agreed Council strategies and initiatives.

- a) **The Corporate plan** -The Council has five over arching strategic priorities, of these:

- i) cutting crime and the fear of crime
- ii) improving health of people living in the borough
- iii) making Southwark cleaner and greener
- iv) tackling poverty

would all be addressed in some way by renewal area activities.

- b) The **Community strategy** has six key aims and five of these could be addressed in part by renewal area activities. They are:

- i) Stable and inclusive communities
- ii) a safe place to live and work
- iii) a quality environment
- iv) a thriving and sustainable economy
- v) a healthier and caring borough.

- c) The **Neighbourhood Renewal strategy** has key themes and objectives, which can be complemented by renewal area activities. The ones where renewal areas could have a direct impact are:

- i) Community involvement and social cohesion
- ii) environmental housing and community safety
- iii) health and wellbeing, employment and enterprise
- iv) Improving information and neighbourhood and area co-ordination.

- d) **The Sub Regional context** - From 2004 local authorities have been encouraged to work across borough boundaries and have been able to bid for funds on a sub regional basis. The South East London Strategy provides a framework and action plan to deliver housing services across South East London.

The sub region includes: Bexley, Bromley, Greenwich, Lewisham and Southwark. The strategic objectives include promoting quality homes in the private sector and creating sustainable communities. Some of the funds from this source could be targeted at any new renewal areas that are declared.

- e) **Peckham action area.** The Regeneration Department has issued Supplementary planning guidance in relation to the Peckham Action Area. The Peckham Action Area is a designated zone which enables

the council to give an overview in relation to future development issues. This area covers part of Nunhead priority neighbourhood and part of East Peckham priority neighbourhood.

The supplementary planning guidance provides an overall vision for this area along with design guidance and information relating to possible development sites. Any renewal area activity would be designed to enhance and support this key initiative in the development of Peckham.

f) **Regulatory Reform Order (Housing Assistance) Order 2002.**

The Regulatory Reform Order came into force on the 18th July 2002, this order relates to private sector housing conditions particularly focusing on local authorities duties and roles in relation to elderly and vulnerable owner occupiers. As a result of this order the Executive agreed a new renewal policy in July 2003 which was amended in February 2005. This is designed to provide a safety net for poor and vulnerable home owners as well as providing means tested loans and maintenance advice and support for other home owners in targeted areas.

Any new renewal area will assist us in meeting key performance indicators . The BVPI's which are directly affected are BVPI 62, 63 and 64.

g) **Decent Homes**

Work in the new renewal areas will complement that on the private sector PSA target which is currently set at ensuring that 75% of vulnerable households live in decent accommodation by 2020. The current baseline figure in Southwark is 61%, requiring an increase of roughly 1% per annum.

h) **Equalities Impact Assessment (EIA)**

A full EIA of the Strategy and Regeneration division of the Housing Department is currently underway. This comprises three strands one of which is the Housing Grants and Loans policy.

This will concentrate on the practical delivery of the new service including issues of access to the new services provided by the Council.

Census data confirms that East Peckham and Nunhead are amongst the most ethnically diverse areas of the borough and that they contain large numbers of people with limiting long term illness including disabilities. Renewal schemes such as loans, grants , and street renewal will be targeted on vulnerable households and will have a positive impact on equalities issues and the councils' antipoverty agenda.

Targeted consultation has taken place with BME households and people with disabilities this included telephone interviews and questionnaires.

As the new areas develop there will be a yearly EIA of planned activity in East Peckham and Nunhead and monitoring will ensure that all sections of the community are able to benefit from the many forms of assistance that are available.

DECIDING ON AN AREA

14. Southwark carried out a private sector stock condition survey in 2003. This survey identified that the Peckham and Camberwell constituencies had the highest levels of private sector households living in non-decent accommodation (8,339 SHCS).
15. Southwark Alliance has carried out a considerable amount of work in setting up priority neighbourhoods and collating evidence of deprivation and needs across the borough. As well as carrying out this work they have produced local action plans which have targeted priority neighbourhoods East Peckham and Nunhead for specific action.
16. Any renewal area targeting East Peckham and Nunhead priority neighbourhoods would build on the good work already carried out by Peckham Programme, that has been set up as part of the neighbourhood renewal agenda, as well as concentrating resources on some of the poorest and most vulnerable households currently residing in the private sector. These programmes along with the Peckham Action Area and the estate regeneration work currently being programmed by the Housing Department would result in a considerable multi-agency programme looking at private sector and public sector properties as well as wider regeneration and environmental issues.
17. The proposals in this report reflect the data collected and analysed during the NRA process.

CONSULTATION AND STAKEHOLDER INVOLVEMENT

18. The Housing Scrutiny sub-committee met over several months to discuss the Bellenden Renewal Area. A detailed report with clear recommendations has been produced and is also on the Executive Agenda. Officers have taken account of the comments of the sub-committee in working up proposals for the new areas. The key issue identified was that of poor communication and in order to improve upon this it is proposed that Housing and the Peckham Programme combine resources in this area in order to deliver a communications strategy that satisfies residents. Following the scrutiny report into the Bellenden Renewal Area it has been agreed that two additional Renewal Officers will be appointed to assist with carrying out works within any newly agreed renewal areas. This will increase the number of staff dealing specifically with renewal area activities to four.

19. As part of the neighbourhood renewal assessment consultation work was carried out by Peckham Programme on behalf of Southwark Alliance in East Peckham and Nunhead. The Regeneration Department as part of the Community Plan consultation carried out work with residents in East Peckham and Nunhead which provides alongside Peckham Programme work a detailed and current baseline showing residents views.
20. This enabled the Renewal Team to look specifically at areas not covered in detail by these two other sections. As a result a social questionnaire, property questionnaire, crime mapping survey, and an anti-social behaviour questionnaire were produced. Six hundred and thirty seven questionnaires were returned and this information along with information from Peckham Programme and the Community Plan Consultation was used to inform the report which was agreed by the Executive on 8th February 2005.

Since that date the following additional consultation has taken place:

- a) Shop owners questionnaire
- b) Face to face interviews with traders
- c) Telephone interviews (BME households)
- d) Telephone interviews (people with disabilities)
- e) Telephone surveys general
- f) Questionnaires specifically on home improvement zones
- g) Questionnaires specifically on maintenance improvement zones
- h) An advertisement in Southwark News and in Southwark Weekender (delivered free of charge across Southwark)
- i) Consultation meeting with key partners relating to crime and disorder issues (including the police and probation service)
- j) Consultation meeting with key partners relating to sustainability and energy efficiency issues
- k) Briefing meeting with Nunhead Community Forum
- l) Briefing meeting with the Astbury Road Residents Group.
- m) Meeting with the chair of Tenants Forums
- n) Widespread consultation with internal partners including Environmental Health, Regeneration and Peckham Programme,

RESULTS OF CONSULTATION

21. The NRA includes all the detailed comments made by residents and organisations within East Peckham and Nunhead that were received as part of this exercise. However, brief summaries of residents' views are as follows:
22. Telephone surveys showed that over 52% of Nunhead residents were concerned about street lighting whereas 75% of residents in East Peckham highlighted this as an area of major concern. Street lighting improvements have been prioritised in the proposed year one programme as a result.
23. The telephone survey also demonstrated that residents overwhelmingly felt that a renewal area would be a positive thing with the greatest impact on properties in the area coming from the renewal of doors, windows, external decorations and new front walls.

24. Residents groups in Nunhead had a desire for a greater level of neighbourhood governance. There was a general feeling that they had the skills and structure to make local decisions on local issues. The groups in Nunhead welcomed the prospect of renewal area status however, the issue of information and participation in the decision making once a renewal area had been confirmed were issues which they hoped would be addressed at the beginning of the scheme. There was an overwhelming concern for the poorer homeowners, elderly homeowners and the vulnerable living in the area and a wish that we prioritise schemes affecting these groups. The council tenants' representatives welcomed the prospect of having a renewal area, particularly welcoming additional expenditure on environmental improvements. There was a wish to involve young people in any environmental improvements around estates and a desire that work is co-ordinated with existing programmes of estate improvements currently underway. Some of the representatives on the smaller estates expressed the desire for the authority to use the fact that environmental improvement monies may be made available to encourage more tenants to get involved. There was some concern raised regarding a lack of events being proposed as it was felt that a number of community events could kick-start community involvement.
25. Residents groups in East Peckham were excited about the prospect of renewal area status partly due to the fact that some of them feel the area to be a "forgotten" part of the borough. They welcomed the opportunity to shape their environment and hope that the decision making in regards to environmental improvements would be devolved down to neighbourhood level. Their concerns related to definitions of neighbourhoods, there was no desire to attend meetings looking at the whole of East Peckham when in general people's concerns were about their immediate neighbourhood which extended to six or seven roads close to their homes.
26. In summary residents generally welcome the prospects of renewal area status. However, residents have stressed the importance of agreeing a clear communication strategy as well as devolving decision making as far down as it is feasible to do so. There appears to be some agreement that we should draw up upon confirmation of renewal area status a draft protocol that can be discussed and agreed by stakeholders and that sets out what local people can expect with regards to information and decision making. As part of the consultation exercise an advertorial , in the form of a letter, was published in Southwark News on 21.04.05 and in Southwark Weekender on 22.04.05. This letter outlined the proposed scheme. Responses received have been overwhelmingly positive with residents clearly excited by the project. These responses are included as Appendix 2 to this report.
27. The Renewal Team has also commissioned a report from SAVO looking at community groups within East Peckham and Nunhead. This report identified that there were currently 73 groups carrying out work across both areas. Currently Peckham Programme has built up important links with many of these organisations and as a result it will not be necessary for us to create new structures for consultation. The approach will be to build on and support existing groups in their development allowing them and their service users to have input into specific renewal projects. Peckham Programme will continue to co-ordinate the Community Development Role within these areas utilising their existing Community Development Staff.

AIMS AND OBJECTIVES

28. The key aims and objectives of the new renewal areas will be:
- a) To increase the number of vulnerable households in the private sector living in decent accommodation.
 - b) Assisting homeowners who wish to maintain or make decent their homes to do so by way of advice, loans and grants
 - c) To increase the energy efficiency of private sector dwellings in the context of raising awareness and understandings of the benefits of sustainable development.
 - d) To provide practical crime prevention/reduction measures in support of existing Council initiatives on criminal behaviour, nuisance behaviour and hate crimes. The overall aim will be to seek to reduce crime and the fear of crime within the area.
 - e) To seek an overall improvement in every aspect of the environment of the area including open space, traffic, paving, lighting etc. leading to a quality environment for all.
 - f) To seek to stimulate economic regeneration by improving existing shopping areas in order to create a sustainable economic improvement.
 - g) To assist with creating a healthy prosperous community where local involvement in delivering schemes can capitalise upon the existing strong sense of community spirit.
 - h) Encourage residents to be involved in neighbourhood decision making.

OPTION GENERATION DEVELOPMENT AND APPRAISAL

29. As part of the neighbourhood renewal assessment, officers were required to examine a number of options and their costs relating to both East Peckham and Nunhead. The options, which officers were required to consider by the Renewal Area Assessment Guidance 2004, were as follows:

Option 1: demolition without rebuilding
Option 2: demolition with rebuilding
Option 3: renovation to just fit standard
Option 4: renovation to 30-year life standard
Option 5: group regeneration by work package.

30. The costs of each of these options, which refer to all stock, are set out below. It should be noted that the guidance requires the consideration of options involving major demolition, which is not applicable in the London and Southwark context. This is due to the high price of land and property in the south east which makes compulsory purchase action financially prohibitive. Consequently Options 1 and 2 are not viable for the councils' purposes.

31. It should also be noted that the costs outlined necessarily reflect the costs of improving/repairing all disrepair within the areas, when in fact the council only intends to prioritise the worst properties occupied by vulnerable households. This strategy can be achieved with a lower level of resources.

Nunhead:

Option 1: demolition without rebuilding	- £1.3b
Option 2: demolition with rebuilding	- £801m
Option 3: renovation to just fit standard	- £27m
Option 4: renovation to 30-year life standard	- £67m
Option 5: group regeneration by work package	- £51m

East Peckham:

Option 1: demolition without rebuilding	- £1.4 b
Option 2: demolition with rebuilding	- £801m
Option 3: renovation to just fit standard	- £32m
Option 4: renovation to 30-year life standard-	£66m
Option 5: group regeneration by work package	- £50m

OPTION SELECTION

32. Clearly home owners have a responsibility for carrying out renovation and maintenance work to their own homes and it is not realistic for the authority to subsidise high income home owners. Vulnerable low-income households are prioritised.
33. It is important however, that the authority does seek to intervene in areas where the fabric of the housing stock is deteriorating and there are large numbers of vulnerable and elderly residents. With no intervention these properties will continue to decline ultimately leading to the need for clearance.
34. The result of the council providing leadership in tackling the worst properties is that it will act as a stimulus and encourage private sector investment.
35. Consequently assistance will be targeted upon those that need it most. An example of this approach is the new policy on Street Renewal agreed by the Executive in February 2005. Under this scheme comprehensive repair will only be available to vulnerable households with those on higher incomes receiving a basic scheme including the replacement of garden walls, supplemented by brick-cleaning , where this is necessary to generate visual and strategic impact.
36. This approach is consistent with the existing renewal policy as agreed by the Executive in February 2005.

FINANCIAL IMPLICATIONS AND OUTPUTS

37. It is anticipated that the resources for any new renewal area would be met from existing resources earmarked from the current housing renewal budget. However, this budget is agreed on a year by year basis and as a result this financial programme is subject to change.

38. The current financial projections over the five year life of both renewal areas would be:
- Year 1 - Housing and Environmental Improvement £1.200m
 Year 2 - Housing and Environmental Improvement £3.325m
 Year 3 - Housing and Environmental Improvement £3.325m
 Year 4 - Housing and Environmental Improvement £3.325m
 Year 5 - Housing and Environmental Improvement £3.325m
39. The total amount to be spent across East Peckham and Nunhead would be estimated at £14.5m over five years. These figures include environmental improvements, street renewal programmes, and assistance via loans and grants for the elderly and vulnerable.
40. This spend would deliver over the 5 year life of the two renewal areas:
- a) 300 completed loans and grants for housing repairs (costing an estimated £2.8m)
 b) 160 completed full Street Renewal jobs targeting low income households (costing an estimated £3.2m)
 c) A range of environmental improvements that will be the subject of detailed consultation as the areas develop (utilising the remaining £8.5m over five years)
41. The total estimated expenditure would be allocated to each renewal area based on further consultation with strategic partners and stakeholders. This is because it is difficult to assess the take up of loans and grants in both areas. Nunhead has a high proportion of elderly homeowners and traditionally processing applications have taken longer for this client group. It is anticipated however, that 60% of the resources at the end of five years will be spent in East Peckham.

DRAFT WORK PLAN YEAR 1

42. Year 1 Work plan – if agreed the following list of activities would form the draft work plan for the Renewal Team in the first year (July 2005-July 2006). These activities are based upon the results of the consultation undertaken and cover both East Peckham and Nunhead.

Activities	Description	Financial implications
Energy Efficiency/sustainability works	Setting up "Eco Watch" groups in order to deliver neighbourhood energy efficiency and sustainability projects.	Minimal year 1 costs.
Security works	Setting up neighbourhood watch schemes in order to deliver packages of crime prevention and security works.	Minimal year 1 costs.
Programme of	Promoting Southwark	Estimated spend in first

loans and Grants for owner occupiers	Small Works grants, Southwark Home Repair grant & Southwark Home Repair Loans in order to address unfit / non-decent properties as well as addressing supporting people issues.	year is £250k.
“Streets Ahead” street renewal /group regeneration scheme consultation exercise	Consultation to take place with groups of residents in identified streets in order to agree the proposed first scheme. Likely to be in Nunhead.	Consultant fees in relation to first scheme. Scheme to start at the beginning of financial year 2006/7.
Shopping improvement studies	Set up internal and external working group in order to deliver shopping improvements	Budget for feasibility study, consultation and the production of drawings. Works to commence financial year 2006/7.
Lighting	A programme of lighting improvements in both East Peckham and Nunhead	Provisional budget of up to £900k set aside for year 1. This may be revised following consultation.
Pavements	Consultation on programme of work for 06/07	No spend anticipated for year 1. Consultation to inform future years programmes.
Traffic visibility	Accident reduction measures only	£50k provisionally allocated in support of traffic divisions ongoing programme of accident reduction work.
Community events	More consultation required	More work required before budget can be set.
Consult and implement a communications/promotion plan	More consultation required	More work required before budget can be set.
Promote empty homes and living over the shops programme	Working with owners to bring empty properties back into use with the assistance of housing associations or small grants / loans.	Survey work has identified a number of empty properties in East Peckham and Nunhead and these will be targeted for action.
Programme of intervention in private rented sector (fire safety)	Dedicated environmental health officer looking at a range of environmental issues within East Peckham and Nunhead.	Currently exploring with Public Protection the draft targets and budgets.

	Post co-ordinated through the Environmental Protection Section.	
Programme of intervention in private rented sector (energy efficiency)	The worst energy efficiency ratings are found in the private rented sector. This programme will target landlords and encourage them by the means of small grants to make their properties energy efficient.	Currently exploring with Public Protection the draft targets and budgets.

MONITORING AND EVALUATION

43. An annual report will also be produced for the Community Councils allowing residents to have their say on activities that have taken place over the last 12 months. It is recognised that an essential part of long term success has to be a consistent and effective communications strategy.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

FINANCE CONCURRENT

44. Capital Implications

On the 17th February 2005, Executive approved a capital allocation of £3 million for Housing Renewal in 2005/2006. In addition, £500k HRA capital resources have been set-aside for energy conservation and Group Repair relating to council owned properties. The total available resources (excluding carry forward) is now £3.5 million. The projected costs of the new renewal areas outlined in paragraph 37 can therefore be met from within this allocation.

Bids for capital resources were submitted for 2006/2007 and 2007/2008. However, Executive in prioritising bids, decided to approve the capital allocation for Housing Renewal for 1 year only i.e. 2005/2006. The Housing Renewal policy assumes a programme of works for up to 5 years to meet key objectives, particularly in designated renewal areas. The fact that capital resources are confirmed annually means that no commitments can be made past the current financial year which, impacts on the planning process and consequently affects the ability to put together a cohesive investment programme.

The success of the renewal programme is dependent on capital resources being available in future years, it is therefore important that these issues are taken into account when capital bids are considered for 2006/2007 and future years.

45. Revenue Implications

The Housing Renewal base budget contains provision for 4 renewal officers and associated costs. There are therefore, no revenue implications arising from this report.

LEGAL IMPLICATIONS

46. The Borough Solicitor's office have been consulted upon the report and have indicated that there are no specific issues arising from it which require a concurrent.

COMMENTS OF THE STRATEGIC DIRECTOR OF ENVIRONMENT AND LEISURE

47. The Strategic Director of Environment and Leisure welcomes the proposed implementation of two new renewal areas in East Peckham and Nunhead. The team works alongside the Private Housing Renewal Team by carrying out programmed and reactive enforcement activity to improve standards in private sector housing. The team has an important role in the private rented sector where it regulates standards ensuring fitness for habitation in rented single family accommodation and houses in multiple occupation (HMOs)
48. The team takes a risk based approach to its enforcement activity particularly when dealing with HMOs which present a 5-10 times greater risk of death from fire to residents than single family homes. The downside of this approach is that a 'pepper pot' pattern of intervention does not result in a significant area improvement. The opportunity to focus some of our intervention resources in a defined area of need is therefore welcomed.

WIDER CONTEXT

49. The priorities of the Public Health and Residential Unit are aligned with that of the Housing Renewal Team in contributing towards the following Corporate Strategies:
50. **Tackling poverty** – HMOs provide accommodation to some of the most socially excluded members of society including people for whom English is not their first language, young unemployed adults, ex offenders and people with drug and alcohol problems. They provide affordable accommodation to people who may not qualify for social housing.
51. **Making Southwark cleaner and greener** – the team's reactive service tackles rubbish dumping, pest and other nuisances from private land or property. A landlord grant is proposed whereby payment for fire protection works will be conditional on energy efficiency measures being implemented.
52. **Improving the health of the borough** – The team tackles unsafe and unhealthy housing. Nationally damp, thermally inefficient and inadequately fire protected housing contributes to 60 000 premature deaths in England and Wales annually.

53. The PSA target to reduce the number of vulnerable people living in non-decent housing is also contributed to by the team. One of the determinates for Decent Homes is that the property meets the 'current statutory minimum standard'. The action carried out by the group in making premises fit therefore contributes towards making homes 'Decent'.

CHOICE OF AREA

54. The proposed areas contain a large proportion of private sector housing and the team already finds a sizeable amount of its enforcement activity takes place here. For example our database indicates that there are 309 HMOs in the Livesey and Nunhead wards.
55. In terms of reactive work received by the Public Health and Residential Unit, Nunhead ward generated the highest number of service requests of all of the wards. The Lane created the second largest number while Livesey ward created the fifth highest number of service requests.

INTERVENTION STRATEGY

56. The team would propose to take a proactive approach to improving fire safety in the private rented sector in the renewal areas. This would be achieved through the use of street surveys to identify HMOs and other sub-standard private sector housing. The Owners of HMOs would then, if necessary, be served with Enforcement Notices, initially under the Housing Act 1985 requiring fire safety and other improvements to bring them up to standard. It is anticipated that grant aid may be linked to this enforcement activity and be conditional on expedient compliance with notices.
57. This type of survey and enforcement work is resource intensive and would result in a reduction in enforcement activity in other areas unless additional resources are found.
58. The Housing Act 2004 substantially changes the powers and duties available to the team for intervening in private sector housing. The current fitness standard is being scrapped and replaced with the Housing Health and Safety Rating System. This new system allows us to assess the hazards in a house, rate the likelihood of each hazard occurring and the consequences to the occupier. A hazard rating score is produced which gives us either a power or a duty to take action. The system enables us to deal with a much wider range of issues including energy efficiency and thermal insulation.
59. Current powers to deal with HMOs are also removed and replaced with a licensing system. Mandatory licensing will only apply to HMOs of 3 or more stories with 5 or more tenants. This is only likely to apply to a small proportion of HMOs in the proposed areas perhaps 20-30. Authorities may apply to license smaller HMOs however it is likely that we would want to concentrate on licensing the larger mandatory premises first. The definition of HMO is also changing with the result that some 'shared' house which we do not treat as HMOs will fall within the definition while many houses converted into flats which we currently classify as HMOs will be removed. The effects of these changes is impossible to quantify at this stage as the full details and guidance on HMO Licensing has not yet been published.

COMMENTS OF THE STRATEGIC DIRECTOR OF REGENERATION

60. Proposals for the two housing renewal programmes for East Peckham and Nunhead are welcomed. A framework for the coordination of the housing renewal is set out in below. This is in line with new arrangements for the management of regeneration/renewal areas and priority neighbourhoods in the borough to ensure the maximum value of public sector resources. This relates specifically to the responsibility of Area Managers to (i) ensure the effective delivery of council services/programmes, (ii) promote greater community engagement/governance via Community Councils etc and (iii) provide effective coordination with other neighbourhood renewal type activities in East Peckham and Nunhead.

<p>Responsibilities of Peckham Area Manager/Peckham Programme</p>	<ul style="list-style-type: none"> ▪ Advise on project development/implementation ▪ Lead on coordination/interface with Peckham and Peckham Rye and Nunhead Community Council ▪ Jointly responsible for community involvement plan ▪ Jointly responsible for management of community relations/consultation ▪ Jointly responsible for preparation/management of Communication plan
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REASONS FOR LATENESS

61. As agreed at the Executive Meeting on the 8th February 2005 there was an extensive consultation programme that needed to be completed for inclusion in this report prior to it being finalised.

REASONS FOR URGENCY

62. The conclusions and recommendations arising from the Housing Scrutiny Sub-Committee's examination of the Bellenden Renewal Area are considered elsewhere on the agenda and it would be sensible to consider these recommendations in tandem since they relate directly to the Sub-Committee's findings.

Background Papers	Held At	Contact
<i>Executive Report – In Principle Decision re Declaration of one or more new renewal areas.</i>	<i>Constitutional Teamt – Town Hall</i>	<i>Everton Roberts 020 7525 7221</i>

APPENDICES

Appendices number	Title of appendix
1	Map Showing Renewal Area
2	Responses received to advert in Southwark News 21/04/2005 and Southwark Weekender 22/04/2005

Audit Trail

Lead Officer	<i>Keith Broxup – Strategic Director of Housing</i>	
Report Author	<i>Pat O'Reilly</i>	
Version	<i>Final</i>	
Dated	<i>17th May 2005</i>	
Key Decision?	Yes	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / EXECUTIVE MEMBER		
Officer Title	Comments Sought	Comments included
Borough Solicitor & Secretary	Yes	No
Chief Finance Officer	Yes	Yes
<i>List other Officers here</i>		
Executive Member	Yes/No	Yes/No
Date final report sent to Constitutional Support Services		