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Croydon Landlord Newsletter (September 2020)

Coronavirus (COVID-19)

Due to the current pandemic and the need to communicate important updates, including legal responsibilities, this newsletter has gone to all licence holders.

Current selective licensing scheme ending 30th September 2020

The current Council property licensing scheme (CPRPL) designation ends on 30th September 2020. Since the spilt fee has been introduced, licence applicants have been contacted to make the Part B of their payment to ensure they have a valid application and the licence can be issued. If licensing payments are not made in full, the property is considered unlicensed and will not be eligible for discounted licensing fees should a new licensing scheme go ahead.

Landlord licensing data

The current scheme closes on the 30th September 2020 and over 37,500 applications have been received for private rented properties over the

duration of the designation. As applications can be made up until the last day the Selective Licensing Team will continue to process those over the next month to ensure all duly made applications are processed. The scheme data can then be managed to ensure satisfactory closure.

At this stage the council does not know if it has been successful with the application to Government for a new borough wide scheme. The proposed start date is the 1st February 2021 but this will depend on the date of the decision. As we are in a state of transition the council proposes to retain the selective licensing data for a period of up to 12 months before a further review.

The selective licensing data includes information from the licensing application, the property inspection, unlicensed property investigations and information collated in relation to documents and forms. The Council is proposing to retain the data collected because of a statutory obligation. There are a number of reasons, including some statutory reasons why the council feels that the retention of the data is in the best interests of the public and these include:

- To be able to continue to communicate with landlords.
- To continue to maintain and improve local housing conditions
- To identify non-compliance with CPRPL 2015 with a view to the new scheme.
- To ensure those properties now needing a mandatory HMO licence apply
- To allow management of the reduced fee eligibility for CPRPL 2020.
- To evidence tenant rent repayment order applications which can be made within 12 months of the end of the scheme.
- To evidence incorrectly served section 21 eviction notices.

If you have any views on this proposal please do not hesitate to contact the Private Sector Housing Team using the licensing scheme email CPRPLconsultation@croydon.gov.uk or phone on 020 8760 5476.

New selective licensing scheme

Central government is considering Croydon's proposal for a new selective licensing scheme. Further information can be found at [Croydon private rented property licence](#). Once the current scheme expires on 30th September 2020, there will be no selective licensing scheme to apply to, however mandatory houses in multiple occupation licensing remains an ongoing requirement (see below). Croydon Council will be widely advertising the new scheme if approved.

Calling all landlords of HMOs (houses in multiple occupation) currently with selective licences

On 1st October 2018 the requirement was introduced that all HMOs with five or more people, irrespective of the number of storeys, must have a mandatory HMO licence. As some HMOs already had a selective licence, it was agreed that the licences would be valid until the expiry of the selective licensing scheme on 30th September 2020. Now the scheme is ending, HMOs with five or more people, which previously had a selective licence must apply for a MANDATORY HMO licence. Landlords who need to do this should have received an email on 8th June 2020 advising them to apply for their MANDATORY HMO licence before their Croydon Private Rented Property Licence expires. More information about HMO licensing can be found at [.HMO licence](#) or contact hmo@croydon.gov.uk

Smaller HMOs of 3 or 4 people do not need a Mandatory HMO licence, but a selective licence, if the new scheme as detailed above is approved. Smaller HMOs must also meet the council's HMO standards with regards to fire safety, amenities and room sizes, irrespective of whether they require a licence. Please keep up to date with information from the council about changes to property licensing.

Green Homes Grant

On Wednesday 30th September 2020, the government will launch its Green Homes Grant scheme of grant funding for energy improvements to homes, such as insulation or renewable heating systems. Landlords can apply for vouchers of up to £5k for works per property. The voucher will cover 2/3 of the cost of the work, and the landlord must contribute 1/3. Unlike most other grant schemes, any landlord can apply for any property which needs improvements, irrespective of whether the tenants are receiving benefits or are on a low income [Green Homes Grant](#).

Information on additional schemes and advice can be found at [Domestic energy advice](#).

Contact us for further enquiries - propertylicensing@croydon.gov.uk



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