

Croydon Landlord Newsletter (February 2021)

Council Cabinet adopts Determining the Penalty Policy

The council adopted a new set of policies with regard to the private rented sector on the 1st February 2021 following a decision at the Cabinet meeting on the 18th January 2021.

Previous policies which have been superseded are:

Houses in multiple occupation mandatory licensing fee structure,
Houses in multiple occupation mandatory licensing property licence conditions,

Smoke and Carbon Monoxide Alarm (England) Regulations 2015 –
Statement of Principles and Determining the Penalty and Banding the Offence.

The new policies cover the below legislation, which sets out the various duties of landlords and agents and the powers of local authorities, including the issuing of fines. The legislation covers matters including requirements to join client money protection schemes, to provide electrical installation reports, smoke alarms and to ensure minimum energy efficiency for rented properties. Further details will be published in subsequent newsletters.

Client Money Protection Schemes for Property Agents (Requirement to Belong to a Scheme) Regulations 2019

Consumer Rights Act 2015

Criminal Law Act 1977

Electrical Safety Standards in the Private Rented Sector (England) Regulations 2020

Energy Efficiency (Private Rented Property) (England and Wales) Regulations 2015

Energy Efficiency (Private Rented Property) (England and Wales) (Amendment) Regulations 2019

Housing Act 2004

Housing and Planning Act 2016

Housing and Planning Act 2016 (Banning Order Offences) Regulations 2017

Management of Houses in Multiple Occupation (England) Regulations 2006
Protection from Eviction Act 1977
Redress Schemes for Letting Agency Work and Property Management
Work (Requirement to belong to a scheme) (England) Order 2014
Smoke and Carbon Monoxide Alarm (England) Regulations 2015
Tenant Fees Act 2019

Landlord forum dates (provisional)

We are planning to run a series of short online, London Borough of Croydon Landlord Forums. These are scheduled for three dates and will last for one hour, with some time for attendees to ask questions.

Numbers will be limited to 20 per forum so places are limited. If you would like to attend, please go to our [Eventbrite](#) page and register online. You will receive further details to the event after your registration is confirmed.

These sessions are being run by the Private Sector Housing Team and Councillor Jane Avis, Cabinet Member for Homes and Gateway, will be in attendance to welcome you.

DATES

24th February 2021 at 11.15am.

8th March 2021 at 14.15pm.

11th March 2021 at 18.15pm.

With these forums we are looking to obtain your feedback on current issues in the private rented sector and your views on whether these events will be of benefit to you in the future.

April 2021 - Electrical safety

From April 2021 existing tenancies will require electrical installation condition reports. Any new tenancy from July 2020 should already have a report. Further information can be found at [electrical safety](#).

How to Rent Guide - updated version now available

The How to Rent guidance has recently been updated and can be found at [How to Rent](#).

This guide is for people who are renting a home privately under an assured shorthold tenancy, either direct from a landlord or through a letting agency.

The landlord, or the letting agent, should give the current version of this guide to the tenant when a new assured shorthold tenancy starts. There is no requirement for a landlord to provide the document again if the assured shorthold tenancy is renewed, unless the document has been updated.

Prosecution for failure to comply with a prohibition notice

Landlord Anthony Roy Roe was ordered to pay over £9,400 by Magistrates for continuing to rent a former basement bank vault following prosecution by [Croydon Council](#).

The accommodation was found to be dangerous and to contain category 1 hazards relating to fire safety, lighting and excess heat, having a lack of both natural light and natural ventilation. A prohibition notice was served, preventing the use of the accommodation yet it continued to be occupied.

Green Homes Grant Scheme for Landlords

The Green Homes Grant Scheme deadline for works to be completed has been extended to 31st March 2022.

For this grant, the landlord makes the application and eligibility is not based on the tenant's financial position. Further information can be found at [Green Homes Grant](#)

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



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