

## **Consultation Document.**

### **A summary**

#### **Croydon Private Rented Property Licensing Scheme. [CPRPL 2020]**

In 2015, Croydon Council introduced a borough-wide scheme intended to address issues around poor property conditions and anti-social behaviour in the borough's private rental sector. This scheme required all private landlords to apply for a licence for their rental properties and has been a key part of the Council's efforts to ensure that residents are offered a choice of safe, quality and well managed accommodation. This current Croydon Private Rented Property Licensing Scheme [CPRPL 2015] will end in September 2020, after which, unless another scheme is introduced, the majority of landlords would no longer need to be licensed.

Having reviewed the current scheme and other evidence, Croydon Council believes that CPRPL 2015 has improved its ability to identify poor landlords and deal effectively with poor property conditions and poorly managed homes. The Council is now considering introducing a new selective licensing scheme, starting in Autumn 2020, covering privately rented homes in all or most of the borough. The Council believes that landlord licensing is an important part of its overall strategy to deal with issues of private rented property condition, anti-social behaviour and property deprivation, and that without selective licensing, the progress and improvements made so far might not continue.

This consultation document puts forward the case for introducing a new Selective Licensing Scheme; [CPRPL 2020] and proposes different options for how this might work. Croydon Council wants to hear from you, whether you are a tenant, resident, landlord, property agent, business or other stakeholder, to understand your views on the proposals and any potential impacts.

The consultation will run for 12 weeks, from the 16th December 2019 until Monday March 9th 2020. Opinion Research Services (ORS), an independent research company, has been appointed to manage the questionnaire responses and other consultation feedback. ORS will go on to produce an independent report for the Council to consider before a decision is made about whether to make an application for a new licensing scheme to the Government for approval.

**CONSULTATION PERIOD: December 16<sup>th</sup> to March 9<sup>th</sup> 2020.**

**Your views are welcomed, please find time to take part.**

## **STEPS IN THE PROCESS.**

Step 1: Private renting sectors review.  
An indepth review of the problems associated with private renting in the Borough of Croydon



Step 2: An options appraisal.  
The different approaches the Council can take to deal with private rented sector issues are appraised.



Step 3: A decision.  
The Council determine which option is best  
**DECISION: a renewal of the Property Licensing Scheme has been determined the the prefered approach.**



Step 4: Out to Consultation.  
The Council seeks the views of the public on the licensing options.



Step 5: Consultation responses reviewed  
After an indepth analysis of the consultation reponses, the Council decides the best approach to deal with private renting issues



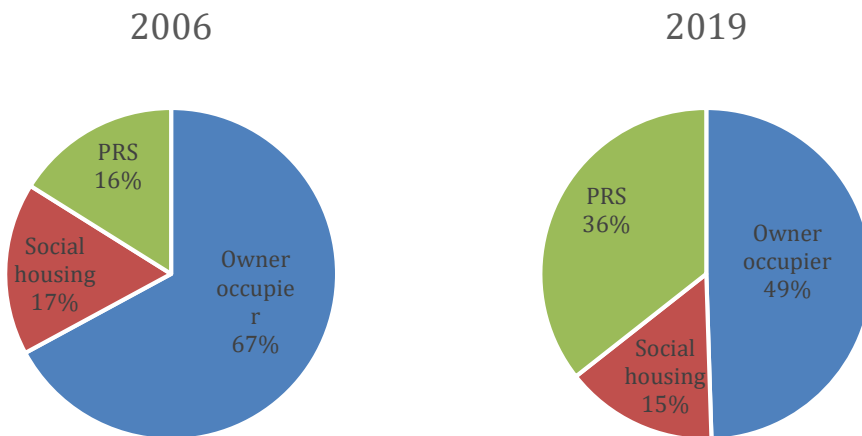
Step 6: Application to Government.  
If the Council determine a renewal of the property licensing scheme is the best way forward an application is made to the Government.

**PRIVATE RENTING IN CROYDON.**

Over the last two decades, levels of private renting in Croydon and London have risen dramatically. The private rented sector (PRS) grew in Croydon by 69% between 2001 and 2011 and again by a similar amount to 2019.

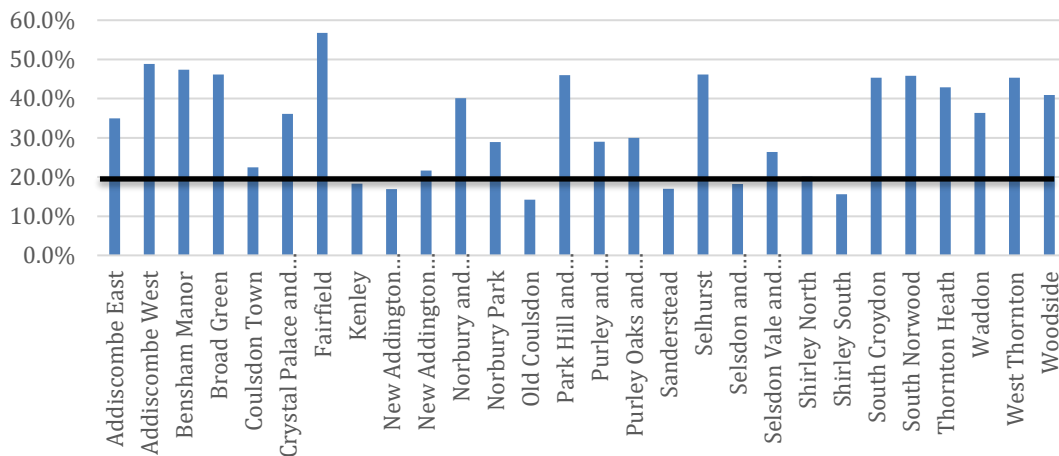
Croydon now has the highest number of private rented properties of any London borough and is likely to have more private renters than any borough in England. Research indicates there are 58,585 private rented properties in Croydon, equating to 35.6% of the borough’s total housing stock of 164,378.

Nationally, in 2018, 19% of households are in the private rented sector; in London 26%. The Mayor of London estimates that the size of the PRS will grow to 40% by 2025. Using this estimate, in 2025, the PRS could be formed of near to 50% of all Croydon households.



**DISTRIBUTION OF THE PRIVATE RENTED SECTOR ACROSS CROYDON**

The private rented sector (PRS) in Croydon is distributed across all 28 wards. The number of PRS per ward ranges from 4,792 (Fairfield) to 570 (Old Coulsdon). The %PRS distribution across the 28 Croydon wards is below, with the black line indicating the national average at 19%.



Name of Croydon Ward	Number of Dwellings	% dwellings in PRS	% Cat 1's in PRS	Average Deprivation Decile	ASB inc / 1000 PRS address	INCLUSION IN LICENSING OPTION		
						1	2	3
Addiscombe East	5,126	34.9%	23.2%	6.143	247.5	✓	✓	✓
Addiscombe West	7,138	48.9%	20.0%	4.778	224.2	✓	✓	✓
Bensham Manor	6,595	47.4%	28.3%	3.818	289.3	✓	✓	✓
Broad Green	7,879	46.2%	22.4%	3	250.7	✓	✓	✓
Coulsdon Town	5,712	22.4%	24.5%	7.714	371.6	✓	✓	✓
Crystal Palace & Upper Norwood	7,921	36.1%	21.1%	4.667	255.9	✓	✓	✓
Fairfield	8,444	56.8%	13.4%	2.6	140.7	✓	✓	✓
Kenley	4,128	18.3%	31.0%	7.429	412.5	P	✓	✓
New Addington North	3,882	16.9%	23.9%	2.143	407.0	P	✓	✓
New Addington South	4,481	21.6%	24.9%	2.429	358.1	✓	✓	✓
Norbury & Pollards Hill	4,988	40.1%	24.9%	4.857	255.2	✓	✓	✓
Norbury Park	3,774	28.9%	32.1%	5.6	353.5	✓	✓	✓
Old Coulsdon	4,001	14.2%	33.9%	6.857	480.7	P	✓	✓
Park Hill & Whitgift	2,616	45.9%	15.3%	7.667	162.2	✓	✓	✓
Purley & Woodcote	6,934	29.0%	25.6%	6.7	310.3	✓	✓	✓
Purley Oaks & Riddlesdown	4,305	30.0%	22.1%	7.667	243.2	✓	✓	✓
Sanderstead	6,078	17.0%	28.6%	8.778	385.7	P	✓	✓
Selhurst	5,468	46.2%	27.2%	2.167	290.3	✓	✓	✓
Selsdon & Addington Village	4,011	18.2%	33.9%	6.429	466.5	P	✓	✓
Selsdon Vale & Forestdale	4,273	26.4%	16.1%	7	213.1	✓	✓	✓
Shirley North	6,186	20.1%	22.0%	6.222	371.2	✓	✓	✓
Shirley South	4,098	15.6%	32.8%	6.667	404.4	P	✓	✓
South Croydon	8,209	45.3%	21.8%	5.6	184.5	✓	✓	✓
South Norwood	7,942	45.8%	24.7%	3.2	242.9	✓	✓	✓
Thornton Heath	7,643	42.9%	30.9%	3.5	358.8	✓	✓	✓
Waddon	7,840	36.4%	21.0%	3.5	224.2	✓	✓	✓
West Thornton	7,010	45.3%	28.0%	3.545	249.8	✓	✓	✓
Woodside	7,527	40.9%	24.8%	3.6	308.7	✓	✓	✓

**KEY STATISTICS SUMMARY OF PROPOSED LICENSING OPTIONS**

## MORE INFORMATION ABOUT THE TABLE OF STATISTICS

**Number of Dwellings** – this is the number of residential dwellings in a ward.

**% dwellings in PRS** – this is the number of private rented dwellings as a proportion of the total number of dwellings in that ward

**% Cat 1's in PRS** – this indicates what proportion of private rented dwellings in that ward have at least one category 1 hazard in it. A category 1 hazard is a serious hazard likely to have an impact on an occupant.

**Average Deprivation Decile** – The Office of National Statistics rank deprivation. Deprivation ranges from the most deprived 10% to the least deprived 10%. The lower the number the more deprived. At 6.13 – this ward is in the 60%-70% of most deprived wards in the country.

**ASB incidents / 1000 PRS addresses** – The number of investigated incidents of ASB per 1,000 PRS dwelling over a 4 year period to April 2019.

**Wards inclusion in an option** -The last three columns indicate whether the licensing scheme option includes; the full ward ✓ or a part of the ward P

## THE COUNCIL PROPOSES THREE LICENSING RENEWAL OPTIONS

As per step 2, the Council have considered alternative options to tackling the issues relating to the private rented sector and information about these can be read in more detail in the consultation report.

Option Number	Area covered by the proposed Licensing Scheme.	Primary condition for licensing
One	a part-borough scheme (22 wards and 16 further lower super output areas split)	Property condition, anti-social behaviour and deprivation
Two	A full-borough scheme (28 wards)	Property condition.
Three	A full-borough scheme (28 wards) (split as 22 wards and 6 wards)	Property condition and anti-social behaviour.

## REASONS AVAILABLE FOR INTRODUCING PROPERTY LICENSING

An application to the Government must demonstrate that the proposed area or designation must meet one or more of the conditions laid down in legislation; a primary condition. When a scheme is implemented it is not limited to talking the primary condition alone which include:

1. Anti-social behaviour
2. Poor property conditions
3. High levels of migration
4. High levels of deprivation
5. High levels of crime

## THE PROPOSED FEE STRUCTURE

<b><u>Proposed Licence fee structure</u></b> <b>(per dwelling)</b>	<b>Total Fee</b>	<b>Part A</b>	<b>Part B</b>
<b>Single dwelling licence</b> <b>(new application)</b>	£350.00	£185.50	£164.50
<b>Single dwelling licence</b> <b>(standard fee)</b>	£750.00	£397.50	£352.50
<b>Multi-let application</b> <b>(&gt;1 dwelling) (new application)</b>	£300.00	£159.00	£141.00
<b>Multi-let application</b> <b>(&gt;1 dwelling) (standard fee)</b>	£650.00	£344.50	£305.50

An application can be made to the Council for either a single dwelling or a multi-let property licence that can be granted for 5 years. An additional £50 charge will be levied to support an applicant with his/her application

Reduced fee opportunities:

**New application-** the applicant can to receive a discounted fee for new applications for dwellings previously licenced with CPRPL 2015 (application to be made within first three months prior to a new scheme commencing); OR

**First letting discount-** a discount for an applicant of newly rented dwellings (by construction or dwellings being rented for first time) (with an application within one month of tenancy commencement).

**Almhouses-** The fee for an Almshouse is £30

## RESPONDING TO THE CONSULTATION

The council encourages you to take part with the forthcoming consultation; at events or by using the questionnaire. The council seeks your views about:

- Our objectives in relation to private rented accommodation in Croydon;
- Our proposal to continue with private landlord licensing from 2020;
- The proposed options, licence conditions and fees; and
- Any alternatives that you think we should consider which could include the council doing nothing.

## INFORMATION

**This document is intended as a summary document only, that provides and outline and some key information. The council has produced a Consultation Guide which covers the proposals in more detail.**

- [www.croydon.gov.uk/betterplacetorent](http://www.croydon.gov.uk/betterplacetorent) CPRPL consultation [LINK](#).
- [CPRPLconsultation@croydon.gov.uk](mailto:CPRPLconsultation@croydon.gov.uk)
- Telephone: 0208 760 5476 (with ANSWERPHONE)
- Hard copies of the consultation documents are available on request.