

# Croydon Private Rented Property Licensing Scheme

## Consultation

**Croydon Council is consulting on the proposal to introduce a new licensing scheme from October 2020.**

The current Croydon Private Rented Property Licensing Scheme expires on the 30 September 2020. The council believes that a further designation is the best approach to help tackle many of the problems being experienced by the borough's private rented sector and wants to continue to build on much of the good work started.

This approach was first raised in the September newsletter and the October forum meeting. It is important that the council hears your views as part of making a decision. To allow this Croydon Council will be holding a 12 week consultation.

## Consultation Dates

Monday 16 December 2019 to Monday 9 March 2020.

## Further Information

As part of the consultation the council has produced a number of documents to help explain what is proposed. Further information is available by:

- Visiting: [www.croydon.gov.uk/betterplacetorent](http://www.croydon.gov.uk/betterplacetorent)
- Emailing: [CPRPLconsultation@croydon.gov.uk](mailto:CPRPLconsultation@croydon.gov.uk)
- Calling: 0208 760 5476

Paper copies of the consultation documents are available to view at Croydon libraries or by emailing [CPRPLconsultation@croydon.gov.uk](mailto:CPRPLconsultation@croydon.gov.uk)

During the consultation, the council is looking to consult with a wide range of stakeholders; including landlords, letting agents, tenants, businesses, national organisations and all residents.

### **Landlord consultation events**

The next Croydon landlords' forums will form part of the consultation. They will be held in January and February 2020 and will concentrate on the council's proposal to introduce a new licensing scheme.

### **Event dates (2020)**

Monday 20 January 20 6-7.30pm – Braithwaite Hall, Croydon

Tuesday 21 January 9.30-11am – Jurys Inn Hotel, Croydon

Tuesday 21 January 2.00-3.30pm – Jurys Inn Hotel, Croydon

Monday 17 February 10-11.30am – Town Hall, Croydon

Monday 17 February 1-2.30pm – Town Hall, Croydon

At these meetings there will be an opportunity to meet staff from the council and Opinion Research Services, the consultation company appointed by the council.

### **Booking**

To register your interest in attending one of the above five forums, please email [propertylicensing@croydon.gov.uk](mailto:propertylicensing@croydon.gov.uk).

If you are given a time and you then cannot attend please get back to us to cancel and rebook.

### **Slides from October Landlord Forum**

The previous landlords' forum was well attended and the presentations can be found here [forum presentations](#).

## **Changes to the CPRPL property guide and conditions**

The revised 'Private Rented Property Licensing Guide for Rented Properties in Croydon' came into force on 2 December 2019. Since the licensing designation commenced on the 1 October 2015, there have been no changes to the fee structure or licensing

conditions. The changes ensure the guide and conditions are updated in line with several key legislative changes and court judgements. The changes take account of:

- An additional licensing condition imposed by the Smoke and Carbon Monoxide Alarm (England) Regulations 2015;
- Sees the licensing scheme fee structure move from a single upfront payment to include a Part A and Part B payment. The fee amounts have not changed. It is just the process of payment;
- How a person can make an application to the council. Croydon Council has the discretion to issue a licence for houses either let as a single dwelling or with two or more dwellings contained in it. The guide provides further clarification of the council's discretion;
- The Housing and Planning Act 2016 introduced financial penalties as an alternative sanction to the council instituting criminal proceedings in the Magistrates Court for certain offences. The council adopted the financial penalty sanction in May 2017. The current 'Private Rented Property Licensing Guide for Rented Properties in Croydon' was published in 2016. Whilst the Guide warns landlords about the consequences of not licensing a property or failing to comply with licensing conditions, the only sanction set out in the current version of the guide is proceedings in a Magistrates Court. The proposed amended guide informs licence holders of the introduction of financial penalties as an alternative to proceedings in the Magistrates' Court; and
- Changes to the levels of fine are introduced by The Legal Aid, Sentencing and Punishment of Offenders Act 2012 which made the maximum fine (for some offences) allowed in a Magistrates' Courts, unlimited.

The proposed changes to licensing conditions can be found on the council website here:

<https://www.croydon.gov.uk/sites/default/files/Licence%20guide%20and%20conditions%20-%20proposed%20Dec19.pdf>