



Croydon private rented property licence update

Newsletter January 2017

Landlord forum – Wednesday 10 January 2018

As a member of the Croydon Private Rented Property Licence Scheme, we would like to invite you to our next landlord forum on **Wednesday 10 January 2018**.

Due to high demand for places, there will be two sessions:

Afternoon: 2pm – 3.45pm

Evening: 5.30pm – 7.30pm

This forum provides a great opportunity to hear the latest in landlord good practice and updates on legal changes which may impact your landlord duties. The agenda will include:

1. An update on selective licensing in Croydon
2. Minimum Energy Efficiency Standard – presented by John Kolm-Murray, Principal Policy & Programme Officer from the Greater London Authority
3. Electrical safety – common safety breaches
4. The new N5B form - claim form for property, accelerated procedure/assured shorthold tenancy
5. Fire safety - risk assessments, fire safety provisions and emergency evacuation plans – presented by Jon Robbins, London Fire Brigade
6. Update on rogue landlord database and other government changes

There will also be a number of advice tables at each session for information on:

- Housing initiatives
- Housing options and advice
- Selective licensing team - enforcement and administration
- 'JustBe' and health MOT
- London Fire Brigade
- Trading standards

To register your attendance please email propertylicensing@croydon.gov.uk or call 020 8726 6103 (available Monday to Friday, 9am - 4pm) stating your preferred time (afternoon or evening forum) by **Monday 8 January 2018**.

We will confirm your place and further details by email. Please note, spaces are limited.

Our landlord forum welcomes landlords and managing agents. Please visit www.croydon.gov.uk/betterplacetorent for the draft terms of reference, which set out the scope of the forum.

Agents: please forward this invitation onto your clients.



Newham's private rented selective licencing scheme renewed

The London Borough of Newham has been given the green light by the Department of Communities and Local Government to renew its borough-wide selective licensing for private landlords, with the exception of new housing in the Queen Elizabeth Olympic Park.

[Read more about this.](#)

New definition of mandatory House in Multiple Occupation (HMO)

Changes may be coming to the definition of a mandatory HMO removing the three or more stories requirement. This would mean HMOs with five or more occupants, forming two or more households, would require mandatory HMO licences.

[Read more about this.](#)

Area action weeks

The majority of area action weeks have been completed. Area action weeks are dedicated to a specified area of the borough when a team of housing enforcement and neighbourhood safety officers visit properties to;

- inspect licensed properties,
- identify unlicensed properties, and
- address local issues with anti-social behaviour and flytipping.

Figures from the area action weeks are being collated and we will provide updates at the forum and next newsletter.

Fire safety

As a landlord, you have a legal duty to keep your property safe from fire and to ensure there is a log that details the fire safety provisions within the property. Properties with common ways need a fire risk assessment organised by the person responsible.

An emergency evacuation plan for residents must also be developed to ensure they know what to do in the event of a fire.

The London Fire Brigade website has lots of tools and advice for helping with this:

<http://www.london-fire.gov.uk/landlords-or-housing-providers-know-the-plan.asp>