

<p><b>Croydon Borough Council.</b></p>	<p><b>CROYDON</b> www.croydon.gov.uk</p>
<p>Private Sector Housing Landlords Forum 15 December 2016</p>	

### Minutes.

Croydon Private Rented Landlord Forum.  
Room F10 Croydon Town Hall, 3pm, Thursday 15th December 2017.

#### **1. Welcome to Landlord forum.**

Attendees were welcomed to the forum by Nick Gracie-Langrick

#### **2. Update on the CPRPL scheme** by Nick Gracie-Langrick

The Croydon Private Rented Property Licensing Scheme (CPRPL) started on the 1st October 2015 and has now been running for about 14 months. The scheme was introduced under Part 3 of the Housing Act 2004 which enables local authorities to set up selective licensing schemes to help improve management and standards in the rented sector.

In the first 12 months 27,560 property applications had been made which is 86% of the target total. 23,500 of these licence applications had been received during the early bird discounted fee period which has now closed.

Further CPRPL licensing updates will be available at future forums.

#### **3. A summary of the Housing and Planning Act 2016** by Nick Gracie-Langrick

The new powers relating to a financial penalty and extended rent repayment order come into force on April 6 2017 under the Housing and Planning Act 2016. Commencement is after the issuing of statutory guidance.

The Government also aims to introduce landlord banning orders from October 2017. The breach a banning order will be a new offence.

A financial penalty (FP) is available as an alternative to taking a prosecution. A FP can be issued to a landlord who commits one of the following offences; failure to comply with an improvement notice; not licencing a HMO or CPRPL property, a breach of licence conditions; non-compliance with an overcrowding notice for HMO;

non-compliance with the HMO Management Regulations and the new offence of a breach of Banning Order.

A Financial Penalty (FP) can be set at up to a maximum of £30,000.

Rent Repayment Orders (RRO) were introduced by the Housing Act 2004 to cover situations where the landlord of a property had been convicted of failing to licence a property that was required to be licensed. RROs have been included within the Housing and Planning Act 2016 and have been extended to cover a much wider range of offences (no conviction required) including; the failure to comply with an Improvement Notice or Prohibition Order; not licensing a HMO or CPRPL property; the breach of a banning order; using violence to secure entry to a property under section 6 of the Criminal Law Act 1977; and the illegal eviction or harassment of the occupiers of a property under section 1 of the Protection from Eviction Act 1977

A tenant or a Local Authority can individually apply to a First Tier tribunal for a RRO award for an award of up to 12 months' rent.

Croydon Council are aiming to start using these powers soon after the commencement date.

#### **4. Smart meters in the rented sector, fuel poverty in HMOs.** – presented by Andy Deacon from Future Climate.

A presentation is available. This covered a recent fuel poverty in HMOs research project and the continual roll out of smart meters across the country.

The aim of smart meters is to put owners more in control of their bills and to ensure the bills are more accurate with live readings available. Smart meters are available for tenant who are on a pre payment scheme.

#### **5. Penalty Charges under the Smoke and Carbon Monoxide Alarm (England and Wales) Regulations 2015.**

The new legislation and proposed penalty charge structure was covered.

#### **6. 10 legal points you probably didn't know about being a landlord–** presented by Ben Reeve from Tenancy Service Croydon Council

A discussion over the rights and wrongs of managing a tenancy.

The next forum meeting is on **Thursday 6<sup>th</sup> April from 3pm-4.30pm**  
Meeting closed by 5pm.

**Further Information.** If you have any questions you are welcome to contact the Property Licensing team on 020 8726 6103, Monday to Friday between 9am – 4pm or Email: [propertylicensing@croydon.gov.uk](mailto:propertylicensing@croydon.gov.uk)