



Croydon private rented property licence update

Newsletter November 2016

Update on the scheme

Licensing in Croydon continues to grow strongly with over 27,000 applications now received. Officers from the selective licensing and housing team are out visiting licensed properties, and pursuing landlords who should have licensed their property but have not.

Waste and recycling services

We need every resident to take pride in Croydon by recycling as much of their waste as possible. As a landlord in Croydon, you play a vital role in helping us achieve this. So, to help, we have pulled together a [factsheet to support with any waste or recycling queries you or your tenants may have](#).

December 2016 landlord forum

The second meeting of our landlord forum is on Thursday 15 December 3-5pm. The agenda will include:

- The new Housing and Planning Act (including banning orders and penalty fines)
- Update on the CPRPL scheme
- Smart meters in the rented sector
- Penalty Charges under the Smoke and Carbon Monoxide Alarm (England and Wales) Regulations 2015
- Issuing tenancies correctly
- Q & A session

Our landlord forum welcomes landlords, managing agents and tenants. Please visit www.croydon.gov.uk/betterplacetorent for the draft terms of reference, which set out the scope of the forum. If you are interested in joining, email the team at propertylicensing@croydon.gov.uk

Landlord information pack

To help landlords and agents in their property management responsibilities, we now have a landlord information pack on our website at www.croydon.gov.uk/betterplacetorent

The pack follows the format of the inspections carried out by our officers, helping you to prepare for inspections.



We are interested to hear what additional information or tools landlords and agents would benefit from being included in the pack. If you have any ideas, please get in touch by emailing them to propertylicensing@croydon.gov.uk

The Minimum Energy Efficiency Standard (MEES)

Since April 2016, tenants have the right to ask for consent to install energy improvements in the property they rent, and landlords cannot unreasonably refuse.

As part of our CPRPL inspections, officers ask to see an Energy Performance Certificate and whether the property achieves a rating of E. The Government proposes that a Fixed Penalty notice can be issued, from 1 April 2018, to a landlord if a property is not meeting the MEES and has not applied for an exemption.

More information about this is available in the 'Tenants' rights guidance' document from [www.gov.uk](https://www.gov.uk/government/publications/tenants-energy-efficiency-improvements-provisions-guidance-for-domestic-landlords-and-tenants) <https://www.gov.uk/government/publications/tenants-energy-efficiency-improvements-provisions-guidance-for-domestic-landlords-and-tenants>

Smart meters in the private rented sector

Every home in Britain will be offered a smart meter by their energy supplier, at no extra cost, by 2020. Smart meters provide gas and electricity readings directly to suppliers, meaning an end to estimated billing. They also show people how much they are using in pounds and pence, via a hand-held in-home display.

Croydon Council, in partnership with Future Climate, are running a project to communicate with HMO tenants, landlords and agents about smart meters. The residents of shared houses should not miss out on the new smart meter technology, and the financial, comfort and environmental benefits it can bring. Other partners include Smart Energy GB in Communities, HMO network and the Chartered Institute of Environmental Health.

More information will be given at our landlord forum, or you can visit: <http://futureclimate.org.uk/smart-meters/>

Making right to rent checks

Since 1 February 2016, a new requirement for private landlords has been in place, to check the immigration status of prospective tenants and lodgers before they move in, to avoid liability for a civil penalty.

Croydon Council works with the Home Office to provide information to landlords and enforce compliance. It is also a CPRPL condition to make the checks and retain the paperwork. More information on 'right to rent' is available within our online landlord pack or from [www.gov.uk](https://www.gov.uk/check-tenant-right-to-rent-documents) <https://www.gov.uk/check-tenant-right-to-rent-documents>



Refunds

Please note that licences are non-refundable. We will only issue a refund if:

- you have made a duplicate application
- you made an application for an exempted property by mistake.

Refunds will not be issued if:

- we refuse your application
- you withdraw your application
- we revoke (take away) your licence
- you are refused planning permission for a non-mandatory licence.

Please note that if you cancel your licence before it expires, a refund will not be issued for any remaining time.

Selling up?

If you are selling a licenced property, please let our admin team know, so we can update our records removing your responsibilities regarding the property propertylicensing@croydon.gov.uk

Letting services and initiatives for private landlords and agents

Due to an increasing demand for accommodation and a shortage of social housing in the borough, we need landlords and agents within the M25, including Kent and Sussex to work with us as part of our housing solutions strategy.

We can provide a seamless lettings service to accommodate your needs free of charge, offer a range of generous monetary incentives, deposit bonds and all legal documentation such as tenancy agreements.

More information is available on our website: www.croydon.gov.uk/housing-initiatives or call us on 020 8726 6789.

Future newsletters

We'd love to hear your ideas for future updates in this newsletter. Please send them to propertylicensing@croydon.gov.uk