
From:

Property Licensing - Croydon Council

Subject:

Croydon private rented property license update – May 2018

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www.croydon.gov.uk

Croydon private rented property license update

Changes to licensing of houses in multiple occupation (HMOs)

National changes are being made to HMO licensing from October 2018, extending mandatory HMO licensing to include all HMOs with five or more people, formed of two or more households, sharing one or more basic amenity, such as a bathroom and/or kitchen, regardless of the number of storeys. For HMOs that will become mandatory under changes, national guidance will be issued about transition schemes and room sizes, for which we will keep you updated.

Changes in fees associated with serving Housing Act 2004 statutory notices

The Council's first step when dealing with hazards in properties is usually an informal approach. If this is unsuccessful, then the Council serves statutory notices, for which there is a financial charge. The council has increased its charges from £400 to £450 for each household, per Housing Act notice served from 1 April 2018. In addition, another £100 will be charged per hazard category presented; up to a maximum of £1000 per property.

Landlords' Forums

Croydon is running another three landlords' forums. The first forum will be held on Tuesday 12th June 18 registration and refreshments from 4:30 pm. The further two forums will be on Friday 20 July 2018 starting at 10:00am, and again at 1:30pm.

Please register your interest with the Property Licensing Team propertylicensing@croydon.gov.uk. Priority will be given to landlords and agents who have missed attending a previous forum.

The agenda for Tuesday 12 June is:

- Update on Selective Licensing Scheme.
- Caroline Beech – Croydon Council Social Letting Agency.
- Changes to Mandatory HMO licensing criteria – October 2018.
- Annette Lewis, Rent Officer. Regional Valuation Unit South. Valuation Office Agency (VOA)
- London Fire Brigade (invited not confirmed)

For general help and advice for landlords and tenants, please go to the private sector housing licensing pages, Better Place to Rent on the Council website;

<https://www.croydon.gov.uk/housing/privatehousing/croydon-private-rented-property-licence/croydon-private-rented-property-licence>

London Landlord Accreditation Scheme

Like a number of other local authorities, Croydon hosts accredited landlords training. Details of the courses and how to book can be found here:

<https://www.londonlandlords.org.uk/courses/>.

The next courses held in Croydon are on 13 June, 10 September and 22 November 2018.

Croydon has various schemes that landlords might want to make use of:

1 Croydon Housing Initiatives

Provide a seamless lettings service to accommodate landlords needs free of charge, offer a range of generous monetary incentives, deposit bonds and all legal documentation such as tenancy agreements. Schemes include:

- Croybond scheme
- Guaranteed rent scheme
- Private sector leasing scheme
- Croylease scheme
- Housing association leasing scheme

For further information email landlords@croydon.gov.uk, phone 020 8726 6789 or visit the website

<https://www.croydon.gov.uk/housing/privatehousing/housing-initiatives/letting-services-and-initiatives>.

The Housing Initiatives Team will be exhibiting at the Croydon Property show on Saturday 29th September 2018. You can visit them at Stand 8 at the Croydon Property Show taking place at Croydon Park Hotel.

2 Croydon Lettings

Croydon Lettings is Gateway and Welfare's new social lettings agency. Their aim is to provide both tenants and landlords with an upfront support service to match the needs of both landlord and resident, for a successful letting in the private rented sector. This will include:

- Making sure the rent is affordable,
- Delivering pre-tenancy training (where required) to ensure the resident knows their responsibilities as a tenant.

- Not putting a resident forward for a tenancy until we know they are ready.
- Supporting a resident to pay their rent in advance and deposit.

If you are a private landlord and you are interested in renting your property through Croydon Lettings contact them via croydonlettings@croydon.gov.uk or call one of the team directly on 07523 504 519.

New rentals now illegal on properties with low energy performance certificates

Since April 2018 all new lets are required to have a minimum Energy Performance Certificate (EPC) rating of an E or above, unless the property is exempt. If a property does not meet a rating of E, the landlord will be prohibited from granting new tenancies.

From April 2020 all privately rented properties will be required to have a minimum EPC rating of an E or above, unless the property is exempt. Where local authorities are satisfied that there has been a breach of the regulations they may serve a notice on the landlord imposing financial penalties of up to £5,000.

Further information can be found at

<https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents>

Financial penalties issued against landlords

The following financial penalties have been issued to non-compliant landlords:

- Mr Raymond Brock £6,000 for failure to licence a South Croydon property.

- Mrs Carlene Grant £2,000 for failure to comply with an improvement notice for a property in Thornton Heath.
- Ms Anne M Nabawanga £32,000 for failure to licence 7 properties in Thornton Heath.

Banning Orders

In April 2018 Banning Orders introduced under the Housing and Planning Act 2016 commenced. Information on landlords and letting agents who have been issued with Banning Orders will be listed on a Government database (not public).

Banning Orders can be issued following conviction of a number of offences, including:-

- illegally evicting or harassing a tenant
- using violence to enter a property
- failing to comply with an Improvement Notice or Prohibition Order
- failing to adhere to HMO rules of management regulations
- providing false or misleading information
- failing to adhere to an overcrowding notice

Banning orders will prevent landlords or agents from earning income from lettings or work from property management.

Greater London Authority Rogue Landlord Database

This database was launched by the Mayor of London in December 2017; see the database at <https://www.london.gov.uk/rogue-landlord-checker>

The Homelessness Reduction Act 2017

The Homelessness Reduction Act ('the Act') came into force in April 2018. The Act modifies and extends existing homelessness

protection in a number of key ways placing additional duties on public bodies:

- Improved advice and information about homelessness and the prevention of homelessness.
- Extension of the period 'threatened with homelessness' from 28 to 56 days.
- Introducing new duties to prevent and relieve homelessness for all eligible people, regardless of priority need and intentionality.
- Introducing assessments and personalised housing plans, setting out the actions housing authorities and individuals will take to secure accommodation.
- Encouraging public bodies to work together to prevent and relieve homelessness through a duty to refer.

Further information can be found in factsheets issued by the Ministry of Housing, Communities & Local Government:

<https://www.gov.uk/government/publications/homelessness-reduction-bill-policy-factsheets>

Regards

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