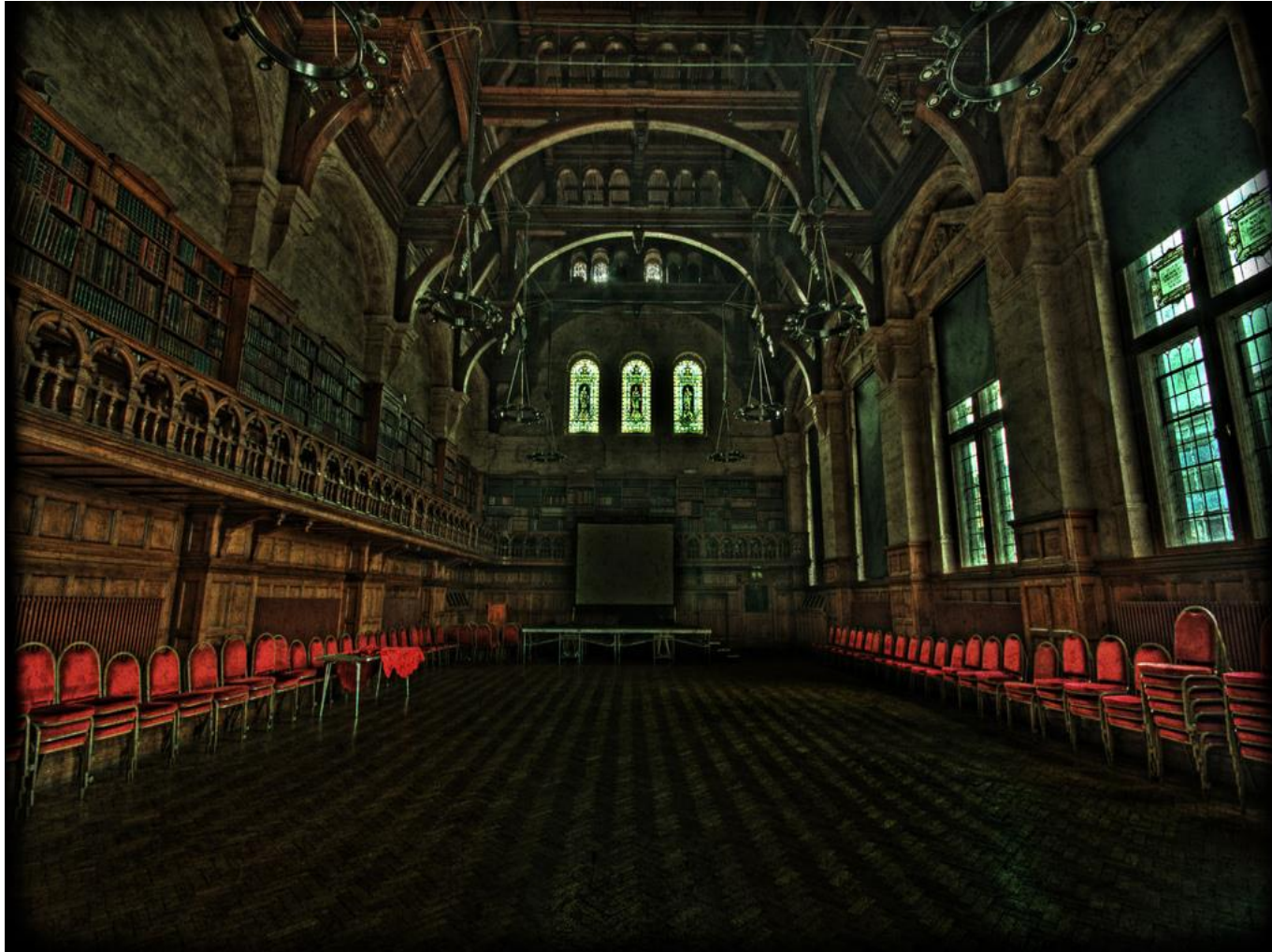


Welcome to the London Borough of Croydon Private Sector Landlords Forum

*run by the PLACE Department
Start 6pm - 10 January 2018*

Braithwaite Hall



Excerpt from Independent.

But time and again one's eye is drawn to the Victorian remnants, particularly the Clocktower which still dominates the centre of Croydon. There is something deeply satisfying about a clock whose bells give forth a throaty and full roar rather than some feeble and apologetic tin-tin. Inside is a brand new and thoroughly efficient modern library and art gallery. Highly admirable, no doubt, but to my mind the real "jewel" is the old reference library of Braithwaite Hall, named after a much-loved Victorian Vicar of Croydon who died at the age of just 44.

Suitably oak-panelled and boasting a tall ceiling complete with a timber hammer-beam roof, Braithwaite Hall also possesses row upon row of leather-bound books which line the walls. Look more closely, however, and the sharp-eyed will spot that these are in fact dummy volumes.

Welcome from the PLACE Department

Thank you for your interest and taking the time to attend

First forum from 2pm.

1. Advice tables are from 3.30pm – 4.00pm
2. Meeting is from 2.00pm – 3.30pm.

Next meeting is Late April / May 2018.

A repeat forum will be held earlier today at 5.30pm.

Housekeeping

No practice fire alarm is planned.

Toilets are back along the corridor towards the library.

Minutes will be available within 2 months on website.

CPD – 2 hours awarded and is available at front desk.

There is no Council photography today.

The forum

If you ask questions – provide name / role and your question will be repeated for the audience.

Alternatively use the advice desk afterwards.

There is no microphone available tonight

Agenda

Chair – Nick Gracie-Langrick – Selective Licensing Housing Manager

1. Nick Gracie-Langrick – welcome and selective licensing update.
2. Minimum Energy Efficiency Standard - John Kolm-Murray,
Principal Policy & Programme Officer from the GLA
3. Malcolm Bell, Energy Officer Croydon Council. Health Homes.
4. Ian Halton – NAPIT electrical safety – common safety breaches
5. Susan O'Neill - the new N5B form (Claim form for property
(accelerated procedure) (assured shorthold tenancy).
6. Update on Rogue landlord database and HMO changes

Forum feedback

We are interested in feedback on the forum, what advice you may need or speakers for future forums.

Speakers not using
microphone

acoustics

Interesting speakers
on interesting topics

Not enough time
for questions

Would like selective
licensing update

Screen not visible
An evening session

Agenda and
minutes on-line

Support with
licencing
requirements

Croydon private rented property licence

Croydon private rented property licence

Landlord information pack

Information for tenants

Public notice selective licensing

Selective landlord licensing consultation

Newsletters and Landlord Forum information

Apply for it



Croydon private rented property licence

Find it



Search the private rented property licence register

Have your say



Check out our latest polls



Private rented property licence register

Check the [register](#) to see if your property is licensed. You can also report unlicensed properties.

As part of its drive to make Croydon a better place to rent,

Can't find what you're looking



Croydon private rented property licence register

🏠 / My Account / Croydon private rented property licence register

Search the register



Search for Croydon landlord property licences and licensing applications by postcode.

Enter postcode

🔍 Search

Tip: If your search does not show the property you are looking for try entering the postcode without a space in it. i.e. try CR02AE as well as CR0 2AE.



Licensed and unlicensed properties

If you would like to report an unlicensed property (one not listed when you search) please complete our anonymous online form using the button

⚠️ Report an Unlicensed Property



Every privately rented home in the borough must apply to the council for a Croydon private rented property licence. This became a legal requirement from 1 October 2015. You can apply online for a [private rented property licence](#).

If you have any questions about the Croydon Private Rented Property Licence scheme please see the [property licensing information on our website](#).

Please note that the postcode on each application was entered by the applicant. Some postcodes do NOT have a space in them, i.e. CR0 2AE was entered as CR02AE. If your search does not show the property you were looking for, please try searching without a space in the postcode you are looking for.

Croydon Private Rental Property Licence (CPRPL): Guidance Pack for CPRPL Applicants:



Landlords have asked for additional support with ensuring that the licensing requirements are met

More support is needed with ensuring compliance with the wide variety of legislation

Something for Croydon landlords.

A booklet to support compliance for the SL inspections

We are looking for 10 landlords to work with to complete this guidance

Croydon Private Rented Selective Licensing Scheme: An Update

*Presented by Nick Gracie-Langrick
September 2017*

Some statistics on the SL scheme – to end November 2017

- Estimated number of licensable addresses – 32,000
- Property application to date – 30,694
- Number of landlords who have applied – c15,000
- Number of licensing inspections from April 2017 – 3205 – approximately 400/m
 - 207 needed enforcement action
 - 337 have licensing condition issues
 - Enforcement notices served 200 annually (approximately)
- Number of new licence application – from April 2017 – 2,006

Pre-forum questions

I would like to see the report and accounts for the scheme. Will the extra income from the conversion of Tower Blocks go towards the licensing scheme?

Not possible to bring this to today's meeting.

There is a change of use from Tower Blocks commercial to residential and these properties will need to be licensed.

What steps are being taken to find landlords who have failed to register (unlicensed addresses).

Area schemes and tower block project.

Data sources from tenancy deposit protection, EPC register, northgate information.

Work with London Fire Brigade.

Working with wider Council Departments such as Planning, Building Control and Public Protection.

We are aware of a large number of unlicensed properties.

Newham Council, who run a similar scheme handed their data on landlords to the Inland Revenue who discovered that 50% of the registered landlords were not known to the HMRC. Do you have similar data for the Croydon scheme?

The team has shared landlord information with HMRC. I do not have any data back, and the information as shared with Newham may not be forthcoming.

The number of successful discoveries and prosecution of non-registered landlords and to also include in which borough wards these were successful.

Option of simple caution, financial penalty or prosecution. (slides)

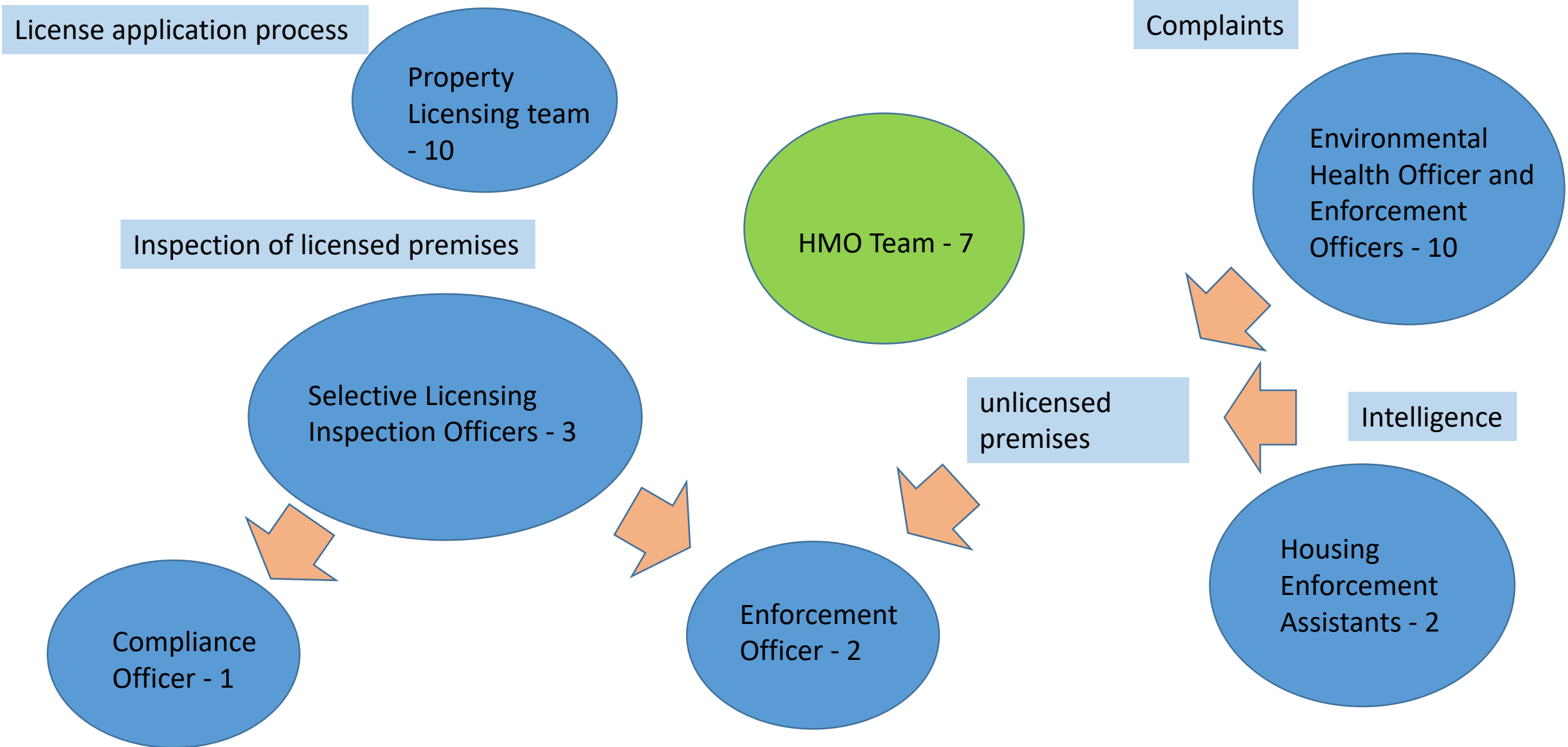
One notice of intention of serve a financial penalty has been issued.

Why is it called Selective Landlord Licensing when in fact it is a blanket coverage of the entire borough.

Part 3 of the Housing Act 2004 covers - SELECTIVE LICENSING OF OTHER RESIDENTIAL ACCDN. section 80; Designation of selective licensing areas.

(1) A local housing authority may designate either— (a) the area of their district, or (b) an area in their district, as subject to selective licensing

8. The number of additional staff employed since Licensing was introduced.



Mayor Rogue Landlord Tracker

The Mayor of London's new Rogue Landlord and Agent Checker – the first such database in the country - ‘names and shames’ landlords and lettings agents who have been successfully prosecuted or have faced civil enforcement action for housing offences.

Mayor Sir Steve Bullock, London Councils’ Executive member for Housing, said: “The GLA’s Rogue Landlord and Agent Checker is powered by data from the boroughs and will give people who rent their homes access to information on whether their prospective landlord or letting agent has breached housing rules.

“By 2025 it is thought that 40 per cent of Londoners will be renters. As the market for rental accommodation grows, it is ever more important to crack down on rogue landlords and letting agents to protect people from unnecessary costs and sub-standard living conditions.”

Mayor to rogue landlords and letting agents: ‘There's nowhere to hide’

19 December 2017

- **Sadiq fulfils manifesto promise to launch Rogue Landlord and Agent Checker – London’s first online ‘name and shame’ database to help private renters**
- **More than 600,000 renters can now check dodgy landlords and letting agents as records from the first 10 boroughs go live**
- **Mayor calls on government to follow his lead with a publicly accessible national database**

more than 600,000 renters can now check rogue landlords and agents in their area – equivalent to 25 per cent of all renters living across the city.

LINK: <https://www.london.gov.uk/press-releases/mayoral/mayor-launches-rogue-landlord-and-agent-checker>

[Home](#) / [What we do](#) / [Housing and land](#) / [Planning](#) / [Green infrastructure & urban](#)

It also includes information from the London Fire Brigade and the three consumer redress schemes about landlords and agents across the whole of London.

1. Records will only stay on the system for a limited time
2. Only landlords and agents who've been fined or convicted of a **relevant housing offence** will appear
3. If a landlord or agent looks like they've received a £0 fine, it may be because they were convicted of multiple offences at once and the Judge issued a combined fine. The fine will therefore display against the first conviction only

Report a rogue landlord or agent

Determining the Proposed Level of Financial Penalty

The Council has adopted a five-stage process for determining the level of penalty for any relevant offence. Only one Financial Penalty under this section may be imposed on a person in respect of the same conduct.

Stage 1: Banding the offence.

- Culpability of the offender; and
- The level of harm that the offence has had.

Stage 2: Amending the penalty band based on aggravating factors.

Stage 3: Amending the penalty band based on mitigating factors.

Stage 4: A Penalty Review. To review the penalty to ensure it is proportionate,

Stage 5: Totality Principle. A consideration of whether the enforcement action is against one or multiple offences.

Penalty band	Band 1				Band 2				Band 3				Band 4			
Penalty Score	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Financial Penalty	£250	£500	£750	£1000	£2,000	£4,000	£6,000	£8,000	£10,000	£12,000	£15,000	£18,000	£20,000	£23,000	£26,000	£30,000

Recent legislative change announcements

The proposed changes to HMO licensing, introduction of minimum room sizes, and other measures are to be introduced in 2018:

<https://www.gov.uk/government/news/rogue-landlords-put-on-notice-as-government-announces-tough-new-powers>

<https://www.theguardian.com/money/2017/dec/28/government-crackdown-rogue-landlords>

Wider definition of Mandatory HMO licensing.

Ministers are to seek approval from parliament to widen the criteria for landlords in England, who need to secure a licence when renting out a “house in multiple occupation” (HMO). There are about 500,000 HMOs in England, and national mandatory licensing applies only to properties that are three or more storeys high.

This is to be changed so that many flats and one- and two-storey properties would be subject to licensing, provided they are occupied by at least five people from two or more households. The move will affect about 160,000 houses.

Bedrooms in HMOs (to prevent overcrowding) used for sleeping by one adult would have to be no smaller than 6.51 sq metres (70 sq ft), by two adults no smaller than 10.22 sq metres. Rooms slept in by children aged 10 or younger would have to be at least 4.64 sq ms in size. Councils to use licensing requirements to enforce.

Database of Rogue Landlords.

Government has also set out details of criminal offences which could result in convicted landlords being banned.

April 2018. Someone convicted of offences such as burglary and stalking can be added to the database of rogue landlords and be barred from renting properties.

The Housing and Planning Act 2016 (Banning Order Offences) Regulations 2017

<https://www.legislation.gov.uk/ukdsi/2017/978011162224/regulation>

Any questions?

January 2017