

WE ARE NEWHAM

Newham Private Rented Sector E-Bulletin

November 2023

Private Sector Housing Standards

Email: Propertylicensing@newham.gov.uk

Phone: 020 3373 1950



Message from Darren Levy, Director of Housing

Thank you to everyone that attended our Landlord Forum held at the Old Town Hall in Stratford in June. It was a great turn out from our landlord community and I'm grateful for everyone who shared their issues and concerns in regards to the private rented sector.

Our property licensing schemes are now in force and helping us to continue to tackle poor property conditions, deprivation and anti-social behaviour. Please apply for a licence, if you haven't already done so, to avoid any enforcement action being taken against you. For further details about the schemes and how to apply for a licence, please read the next article.

As I'm sure you're all aware, London continues to face an unprecedented housing shortage and Newham is no exception. We have thousands of local families in need of a place to call home and your properties could make a real difference to their lives. If you have a property and are interested in renting it to us, please get in touch by emailing PRSupply@newham.gov.uk or calling 020 3373 6463.

Property Licensing Schemes in force

Both the Additional House in Multiple Occupation (HMO) and Selective licensing schemes are now in force. Both schemes are operating in 22 out of 24 wards in the borough, with two excluded areas; Stratford Olympic Park and Royal Victoria wards.

Mandatory HMO licencing operates in all wards of the borough.

Our Environmental Health Officers and Private Sector Housing Officers have started carrying out enforcement visits and are finding unlicensed and unsafe properties. If you have still not applied, then do so today to prevent any enforcement action being taken against you. [Apply for a property licence – Rented property licensing – Newham Council](#)

A landlord or manager who fails to obtain a licence can either be prosecuted and receive **an unlimited fine and conviction**; or receive a civil (financial) penalty notice of up to **£30,000** per offence.

Licensing helps us to tackle poor property conditions, deprivation, anti-social behaviour and poor management of properties by some landlords.

For more information on licence fees, discount eligibility and the documentation you will need for your application please visit our webpages below:

[Licence Fees and Charges – Rented property licensing – Newham Council](#)

[Property licensing consultation – Newham Council](#)

[Apply for a property licence – Rented property licensing – Newham Council](#)



Tenants in arrears

If you have a tenant who is finding it hard to make their rent payments, or is now in arrears, we may be able to provide financial assistance. If we can help sustain a tenancy and avoid a potential eviction please let us know by emailing dutytorefer@newham.gov.uk. In the subject box, please indicate 'TENANT IN ARREARS' and we will make sure the case is prioritised.



PSHS Update

Private Sector Housing Standards (PSHS) have been very busy accepting and processing licensing applications and enquiries over the past few months.

Since 1 January 2023, when the Additional HMO licensing scheme came into force, our Property Licensing Team have:

- Received over **25,000** property licence applications;
- Issued over **5,200** licences; and
- Dealt with over **39,400** licensing enquires

Our Compliance Team have visited over **6,800** properties to check compliance with licence conditions since 1 January 2023.

Firm that delayed removing flammable cladding ordered to pay £60,000

Chaplair Ltd given £30,000 fine and told to pay £30,000 costs for delay in cladding removal after successful prosecution by Newham Council

A firm which delayed removing dangerous cladding from a residential building in Newham has been ordered to pay more than £60,000 in fines and costs.

During a hearing at Westminster Magistrates Court yesterday (Tuesday 31 October), Chaplair Ltd was fined £30,000 and ordered to pay costs of £30,000 along with a £190 victim surcharge for failing to meet a deadline to remove dangerous cladding from its Lumiere building at 544 Romford Road, London E7.

It comes after Newham Council became the first local authority to use its powers under the Housing Act 2004 to [successfully prosecute a building owner for delays in dealing with flammable cladding](#).

Imposing the fine, Deputy Chief Magistrate Tan Ikram, at City of London Magistrates Court, said that the cladding on the Lumiere building was highly dangerous and that Chaplair Ltd had not taken the risk it posed seriously enough. He acknowledged that the failure came in the wake of “evolving” government policy and at a difficult time as the country emerged from the Covid pandemic.

For further details, see: [Firm that delayed removing flammable cladding ordered to pay £60,000 – Newham Council](#)



Image above: Lumiere building, Romford Road, Manor Park E7.

London Landlord Accreditation Scheme (LLAS) Annual Conference and Training Day on 29 Feb 2024

LLAS & Partners will be hosting its **Annual Virtual Conference and Training Day** on **Thursday 29 Feb 2024, from 10am to 2:30pm.**

The day will bring you up-to-date with what the future holds for the Private Rented Sector, and presentations will be from the industry experts on current & future reform of the PRS, including:

- Rentals Reform Bill update
- General Legal update including
 - Courts and Tribunals
 - Compliance, and robust enforcement
 - Dispute resolution
 - End of arbitrary rent review clauses
 - Introduction of a PRS ombudsman
 - Ban on no DSS & no children adverts
 - Decent Homes Standard
 - EPCs Update
- Property Licensing update
- HMO Management, law & Practice, Rent Repayment Orders
- How to save on Property Tax
- Damp & mould
- Extended Expert Panel Session to answer all your questions, so prepare your questions in advance & email them to LLAS.
- Accredited landlords & agents earn **10 CPD points** for their participation.

To book your place or for more information please visit: [London Landlords Accreditation Scheme](#)



Tell Us

Tell us about the issues you are facing as a landlord and what Newham Council can do to help.

To participate in these discussions email Transformation.Directorate@newham.gov.uk and provide us with your name, by the end of November 2023. Put 'RSVP Participate' as the subject. Please note that this mailbox is only for registering participation interest and is not monitored.

Don't miss this opportunity to influence change in Newham.



Newham's Landlord Forum - June 2023

Richard Blanco from the National Residential Landlords Association (NRLA) and Newham Council hosted a Landlords' Forum on 28 June 2023 at the Old Town Hall in Stratford.

If you were unable to attend the forum then you can view the presentations via our website: [Landlord Forums – Newham Council](#)

For more information please visit: [Regional Landlord Meetings | NRLA](#)

If you would like to attend the forums in the future then please register your interest via email: propertylicensing@newham.gov.uk. Please put the subject title as 'Landlord Forum'.

NRLA
NATIONAL RESIDENTIAL
LANDLORDS ASSOCIATION

ECO4 Grant

Providing potentially FREE Insulation and Heating Upgrades to Landlords' properties with low income or venerable tenants.

What is ECO4?

Energy Company Obligation (ECO) is a scheme offering energy-saving improvements to eligible households (EPC E,F,G). There are a number of different eligibility routes, more information can be found on our website or our delivery partner [IZ Energy](#) will happily explain this in more detail.

What Work is Covered?

- External Wall Insulation
- Solar Panels
- Cavity Wall Insulation
- Air Source Heat Pumps

More information:

- [Energy Company Obligation \(ECO\) – Energy and sustainability – Newham Council](#) including an application form
- IZ Energy's Website [IZ Energy – Creating a carbon free future](#)
- Calling IZ Energy on 0208594117
- Emailing the Energy Efficiency Team at EPC@newham.gov.uk



HOME IMPROVEMENT GRANT



To help owners and private landlords bring homes back into use by contributing towards the cost of essential repairs such as upgrading electrical wiring, damp proof work, provision of heating or replacing gutters etc.

This grant can be used to improve the Energy Efficiency of properties, to meet the current and upcoming Minimum Energy Efficiency Standards. Energy Efficiency improvements such as external wall insulation, loft insulation, heating updates, and low carbon technologies, improve the comfort of the tenants and can increase the value of the property.

Read more about Energy Efficiency on our website
www.newham.gov.uk/public-health-safety/energy

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Who can apply for the grant?

Owner-occupiers and private landlords can apply for this grant subject to the following conditions:

- The applicant must have an owner's interest in the property
- Must be a residential property that has been empty for at least 3 months. This period can include the works period as well.
- Must be at least 2 bedrooms and located within Newham
- You will allow the Council to nominate tenants for at least 2 years
- If the property is sold within the nomination period then you will be liable to repay the grant

How much grant can I apply for?

Home owners and private landlords can apply for a grant up to a maximum of £15,000 depending on the size of the property and length of nomination period.

The grant is funded by Government grants so the tenants will be recently arrived who have recently fled war and have settled in Newham.

How does it work?

The grant is awarded for structural/repair works/energy efficiency improvements and/or labour. Owners and private landlords must submit an application and have received approval in writing before starting the works. An officer from the DLO Voids Team will need to inspect the property to confirm the works have been completed.

What conditions apply if my application is successful?

There are a number of conditions that apply in respect of the award of an Home Improvement Grant.

These include:

- The property must meet the Government's decent homes standard and be occupied before payment of the grant can be made.
- Works must be completed and the property occupied within 12 months of the grant being approved.
- Only one grant per dwelling is allowed and the property has to be re-occupied before the grant is paid.
- The landlord must become a member of the Newham Council Licensing Scheme on completion of the works. As per the grant conditions the Council will cover the cost of the application fee for the Selective licence.

Do I have to pay it back?

No, this is not a loan but if you sell the property within the nomination period then you will be asked to refund the grant payment.

How do I apply for an Home Improvement Grant?

Application form is available from emailing the contact detailed below. So please email us today to complete the form so we are able to assess whether you are likely to be eligible for our grant.

Contact

Should you require any further information please do not hesitate to contact:

Welcome Newham

Telephone: 020 3373 3222

Email: welcome.newham@newham.gov.uk



Empty Property Grant

Newham Council is pleased to announce the launch of an Empty Property pilot scheme that is funded to support Ukrainians into private rented accommodation.

The Empty Property Grant scheme provides grant funding to landlords of empty properties that need substantial repairs or improvements to make them fit for human habitation.

The property would have to be empty for at least three months at the time of application to be eligible. In return, the property will be presented to the Council for first nomination rights for a minimum of two years to rent out at the Local Housing Allowance 2022 rate.

If interested please contact us by emailing: Welcome.newham@newham.gov.uk or phoning us on 020 3373 3222.

For more information please visit: [Home Improvement Grant – Support for asylum seekers and refugees – Newham Council](#)



Letting your property to us

If you have a property to let, and you would like to rent it to Newham Council, then please contact us by **emailing** PRSSupply@newham.gov.uk or **phone us on 020 3373 6463**. We have local families who can move in immediately.

For further details please visit: www.newham.gov.uk/housing-homes-homelessness/letting-property-us/1

New Bulky Waste Collection Service for Landlords

Join the hundreds of landlords using our new **Bulky Waste Collection service for Landlords**

In July, Newham introduced a hassle-free way for Landlords to legally dispose of their bulky waste items.

Collections can be booked online and items will normally be collected within 5 working days.

There is an attendance cost of £22 and a cost of £10 per item booked for collection.

Visit the Bulky Waste Collection page on the council website - [Bulky waste collections – Bulky household waste collections – Newham Council](#)

NEW BULKY WASTE COLLECTION SERVICE FOR LANDLORDS



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