

May 2024



# Newham Council Private Rented Sector E-Bulletin

Private Sector Housing Standards

Email: [Propertylicensing@newham.gov.uk](mailto:Propertylicensing@newham.gov.uk) Phone: 020 3373 1950

**WE ARE NEWHAM.**



## Message from Darren Levy, Director of Housing

Welcome Newham Landlords, Licence Holders and Agents.

I'm delighted to announce that Newham's Private Rented Sector Licensing Schemes have been shortlisted for a LGC Award in the Housing Category, which will be decided on 12 June.

We're also excited to be working with a number of landlords in the borough who are renting their properties to us. These properties are making a huge difference to local people's lives. As you are aware, there is a housing shortage in London and Newham need your properties to help us deal with this housing crisis. If you have a property and are interested in renting it to us, please get in touch by emailing [PRSsupply@newham.gov.uk](mailto:PRSsupply@newham.gov.uk) or calling 020 3373 6463.

We are keen to hear more from Newham landlords and license holders to keep improving our services and offers. That's why Newham Council and the National Residential Landlords Association (NRLA) are hosting a Landlord Forum on 14 May at the Old Town Hall in Stratford. To register your interest please email [propertylicensing@newham.gov.uk](mailto:propertylicensing@newham.gov.uk) with the subject title 'RSVP to Landlord forum'.

## Property Licensing Update

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 visit [the property licensing web page](#).

Thank you to our landlords and managing agents who have submitted their property licence applications. You may have already received a draft or final licence from us. However, we are still validating and processing many applications so if you are yet to hear from us regarding your application submission, you do not need to take any further action until we contact you again. We apologise for the delay whilst processing the applications received.

Since the commencement of our new property licensing schemes we have received over 27,000 applications to validate and process accordingly, and unfortunately we are therefore witnessing some delay in processing these applications.

It may be a number of weeks before we contact you further as this new scheme continues to be established. Please be assured however, that whilst your application is at the first stage with us you are regarded as compliant with the property licensing scheme. The approval process for the property licence will be in two stages. You will initially receive a draft licence and have an opportunity to make any representations to Newham should you contest any of the terms, before we issue the final licence.

You should ensure that your tenants are aware that you have made an application and they should be given a copy of the final licence once this has been issued to you.



## Performance Summary

Private Sector Housing Standards (PSHS) have been very busy carrying out enforcement work during this first year of our third licensing scheme.

To view our Aims, Objectives and our Performance Summary then visit our [performance web page](#).

## Newham's Landlord Forum – Tuesday 14 May 2024

Newham Council are very interested to hear from landlords and licence holders to understand their views to continuously improve our services

Richard Blanco from the National Residential Landlords Association (NRLA) and Newham Council will be hosting a Landlords' Forum in May.

Refreshments will be provided.

**When:** Tuesday 14 May 2024

**Time:** 2pm to 4pm

**Where:** Old Town Hall, Stratford, 29 The Broadway, Stratford, London E15 4BQ

**RSVP:** by 10 May by emailing [propertylicensing@newham.gov.uk](mailto:propertylicensing@newham.gov.uk). Please put the subject title as 'RSVP to Landlord forum'.

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



## Free Energy Efficiency Improvements

### Free Energy Efficiency Improvements to improve your property and keep your tenant warmer.

If your property has an EPC rating of E, F or G (you can check your EPC here <https://www.gov.uk/find-energy-certificate>) you could be eligible for fully funded improvement works such as insulation (loft, wall, floor), new heaters, air source heat pump and more...

If you wish to apply or get more information regarding ECO4 contact Repowering London at [futurefithomes@repowering.org.uk](mailto:futurefithomes@repowering.org.uk) or call 020 3674 7519. The friendly team will walk you through the whole process.



## Calling local installers

To increase the number of properties we are improving and support local contractors, we are looking to recruit installers based in Newham/ East London.

If you know of any contractors that you think might be interested, then please direct them to our website for more information [Energy Company Obligation \(ECO\) – Energy and sustainability – Newham Council](#) or get them to email us at: [EPC@newham.gov.uk](mailto:EPC@newham.gov.uk) if they believe they would be a good fit.

As well as improving the quality and value of your property and giving your tenants warmer homes, the ECO4 scheme and schemes like this all help toward our borough climate targets and ensure a just transition for all residents. If you would like to find out more about Newham's transition to a Just and sustainable future. Sign up to receive our Climate Action Newsletter - [Climate Action Newsletter \(cmadvantage.co.uk\)](http://cmadvantage.co.uk)

## Warwick University Landlord Research

The University of Warwick will soon be carrying out research into landlords and the barriers for getting energy efficiency improvements carried out to their properties. They hope to provide tailored advice for landlords on how to access various grants or funding to allow landlords to upgrade and future proof their properties, which in turn will result in lower fuel bills for tenants and contribute to lowering CO<sup>2</sup> emissions as part of the UK Government's goal for net zero by 2050.

Better insulated and heated properties can also help deal with condensation and mould issues and help prevent excess cold hazards. A well-insulated property can also better cope with heatwaves in summers, which are getting more frequent. Tenant satisfaction is also likely to be higher in an improved warm home.

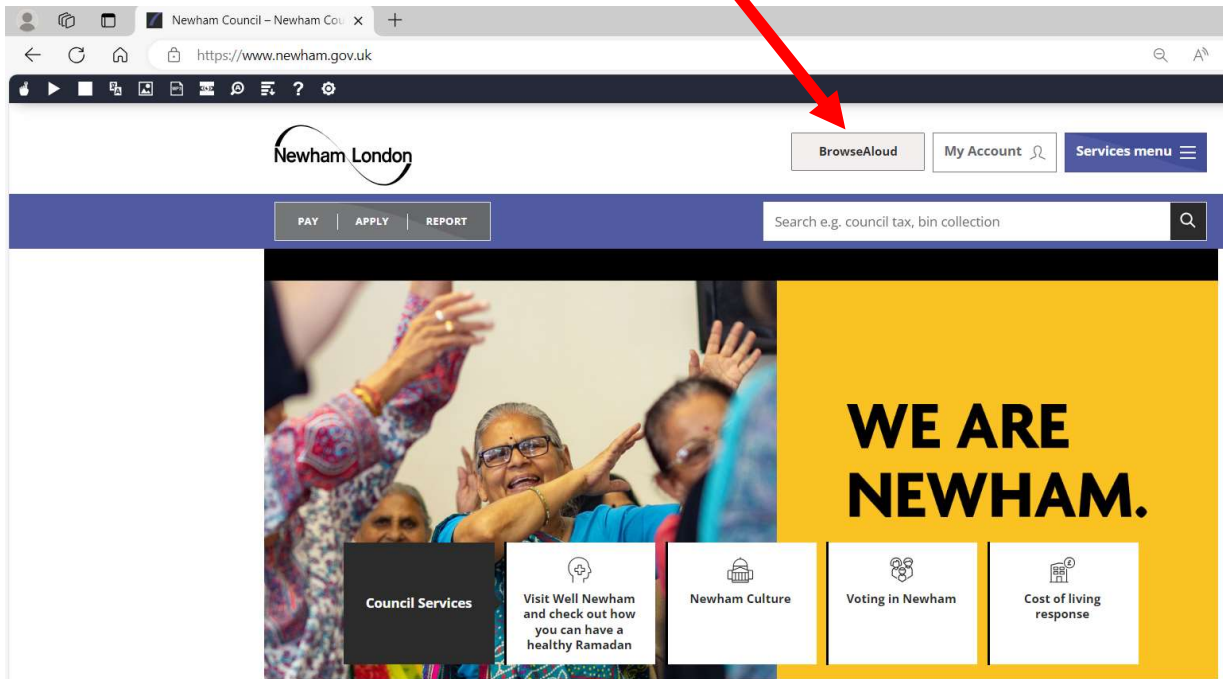
In order to help the University of Warwick, Newham Council will be sending participant information and consent letters out to landlords asking if they wish to participate in the study. Your consent is completely optional but if you wish to take part in then there is a simple form to complete and return. Participation remains voluntary and you can withdraw at any time.

For more information please contact the Energy Efficiency Team at: [EPC@newham.gov.uk](mailto:EPC@newham.gov.uk).

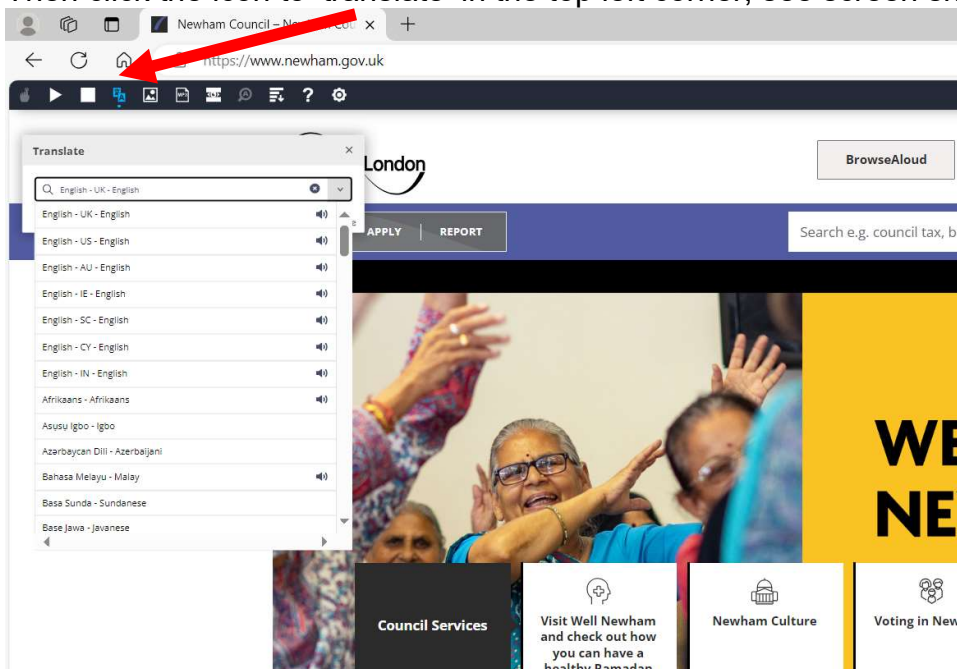


## Website translation service

Are you aware of our 'Browse Aloud' option on our website which allows you to translate our website into a number of different languages? Simply go to any page on our website at [Newham Council – Newham Council](https://www.newham.gov.uk) and click the 'BrowseAloud' option at the top right, see screenshot below:



Then click the icon to 'translate' in the top left corner, see screen shot below:



Then the information on our website is automatically translated for you.

## Illegal evictions and harassment

Illegal eviction is a criminal offence!

The Council takes illegal evictions very seriously and any person or persons convicted of illegal eviction or harassment may be liable for an unlimited fine and /or up to 2 years' imprisonment.

The Council can also apply to the First Tier Property Tribunal for a Banning Order against the landlord/agent. The Banning Order would prevent the Landlord/agent from renting out any residential accommodation, engaging in letting agency work and engaging in any property management work. It would also prevent the Landlord/agent from holding any property licences.

Even if you are not prosecuted your tenant/s can apply to the First Tier Property Tribunal for a Rent Repayment Order (RRO). The Tribunal can make you pay up to 12 months' rent to the tenants if they award the RRO. Tenants can also take their own civil action and the County Courts can grant an injunction against you, as a Landlord, to stop the eviction and harassment. The Courts can also award costs and damages to the tenant which you would be liable to pay.

The only way to evict your tenants is via the correct legal process. For more information then please refer to: [Private renting for tenants: evictions in England: Rules your landlord must follow - GOV.UK \(www.gov.uk\)](#) or [Possession and eviction - Shelter England](#).



## Tribunal increases fine after owner and agent appeal penalty notice

A property in Station Road, Forest Gate, E7 was visited by a Private Sector Housing Standards (PSHS) Compliance Officer in August 2022. The Officer found that the property was being rented as a house in multiple occupation (HMO), despite only having a Selective Licence, which was suitable for one family.

Letters were sent to the agent and licence holder, who was also the owner, informing them that they had an incorrect property licence. As the correct licence was not applied for, unannounced visits were carried out in November and December 2022 by Private Sector Housing Officers who confirmed that the property was being rented by three or more unrelated people, who were sharing amenities, such as the bathroom and kitchen.

The visits found that despite the basement having no windows and no smoke alarms or detection it was still being used for sleeping purposes. There were also several disrepair issues in the property and the property was generally very dirty.

A Prohibition Order was made for the basement which prevented it from being used for sleeping and living purposes, because of the lack of natural lighting and smoke alarms. The other disrepair issues were dealt with by the owner.

Financial (civil) penalty notices were issued against the owner, for £2,500, and the agent, for £7,500, for failing to licence a HMO. Both the agent and the owner appealed the financial penalty notices and the First-Tier Tribunal upheld the Council's decision and dismissed the appeals. The First-Tier Tribunal increased the penalty amount for the agent to £10,000 as they found that the penalty amount set by Newham was too low.



*Image above: Basement room without any smoke alarms, windows or natural lighting.*



## 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](mailto: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](http://www.newham.gov.uk/housing-homes-homelessness/letting-property-us/1)



*Copyright © 2024 Newham Council, All rights reserved.*

### **Our mailing address is:**

Newham Council, Private Sector Housing Standards  
Newham Dockside, 1<sup>st</sup> Floor,  
1000 Dockside Road  
London E16 2QU  
United Kingdom  
PH: 020 3373 1950

Email: [Propertylicensing@newham.gov.uk](mailto:Propertylicensing@newham.gov.uk)

[Add us to your address book](#)

Want to change how you receive these emails?  
You can [update your preferences](#) or [unsubscribe from this list](#)

