

Landlords Winter Forum Private Sector Housing Standards Update December 2024

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Housing Standards

Property licensing Team performance
and Renters rights bill key proposals

Private Sector Housing Service- 3 main areas-

1. Property Licensing Team

- Process licences, audits & failure to licence investigations
- Compliance inspections against licence conditions-data driven

2. Enforcement Team

- Disrepair complaints & visits to unlicensed properties
- Formal options of notices, financial penalties & prosecutions
- Managing Agents compliance with consumer protection law:

3. Projects

- **a.Tenancy liaison team:-**sustain tenancies & avoid evictions
- **b.Building safety/cladding-** private blocks enforcement & register
- **c.Empty properties** register-back into use
- **d. Energy Efficiency-** signpost to grants & enforcement

Since 1 January 2023 when the Additional HMO licensing scheme came into force until the 30 September 2024:

30,107

Property Licence Applications received

22,027

Property Licences Issued

85,775

Property Licensing enquires dealt with

1,800

Investigations commenced for failure to licence rental properties in Newham

1,186

Notices Served directly related property standards

15,133

Licensing Compliance inspections completed, to check that all Licence Holders are continuing to meet the obligations of their Property Licence

15%

of all Licensing Compliance inspections have incurred further enforcement action for required improvements to be made

2,295

Enforcement inspections completed when we have received complaints from residents that their landlords are not responding to their issues

3,654

Properties improved in the Private Rented Sector

1,375

Residents have been provided with Tenancy and illegal eviction advice

208

Trading Standard Notices served to Managing Agents operating in Newham for failure to comply with set regulations

18

HHSRS inspections with the LGA Joint Inspection Team (JIT) in High Rise Blocks

12

Improvement notices related to Fire Safety in High Rise Blocks

LBN website info: Performance Summary – Landlord Resources – Newham Council



2023-2028 Property licensing scheme (Cabinet & DLUHC approved)	Aims and objectives of the approved third licensing	PSH Service- Progress update Jan 2023- Dec 2023 for Year 1 of licensing scheme	On track for 23-28 targets?
<u>Objective</u>	<u>How we aim to deliver</u> over 2023-2028 period	Performance indicators and evidence	
<p>1. To continue with an active enforcement programme against criminal and exploitative landlords with targeted outcomes</p>	<ul style="list-style-type: none"> All HMOs will be audited or inspected over the lifetime of the licensing scheme to ensure the quality and safety of rented accommodation and that they meet property licensing requirements and subject to no further lockdown restrictions Using the full range of enforcement powers as set out in our enforcement policy (Appendix 5) to ensure licensing compliance and bring about improvement. This will include the investigation of wrong licence types, failures to licence, HMOs 	<ul style="list-style-type: none"> Over 3,000 additional and mandatory licence applications were processed and issued. Overall, 10,470 PRS properties were inspected, including for compliance (8,824), enforcement (985) or a desktop audit (440). This is an average of 872 each month. This led to 426 enforcement notices and resulted in 109 financial penalty notices, which were served on non-compliant landlords or managing agents and 14 prosecutions were instigated. £335k received in financial penalty income during 2023. The service investigated 554 breach of licensing conditions and served 1,047 warning letters 1,168 licensing investigations commenced for failure to licence rental properties in Newham See reviewed and updated enforcement policy setting out PSH enforcement approach and fines matrix: https://www.newham.gov.uk/downloads/file/6235/enforcement-policy-amended-june-2023 	<p>Yes</p>

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<u>Case Reference No</u>	<u>Enforcement Type</u>	<u>Enforcement Action Date</u>	<u>Offence</u>	<u>Property Address (Town/City)</u>	<u>Property Address (Postal Code)</u>	<u>Fines (£) - (£0 can denote grouped fines, appeals and or a spent term)</u>
22/01177/HOLAGI		07/03/2023	Non-display certificate on website	Manor Park	E12 6QN	£5,000.00
22/01177/HOLAGI		07/03/2023	CRA breaches on Portal OpenRent No CMP info	Manor Park	E12 6QN	£5,000.00
22/26663/HOLAGI		12/04/2023	Non-membership CMP	Manor Park	E12 6SA	£0.00
22/26663/HOLAGI		12/04/2023	CRA breaches no CMP and redress info in office	Manor Park	E12 6SA	£0.00
22/26661/HOLAGI		12/04/2023	Non-membership CMP	Manor Park	E12 6SA	£0.00
22/26661/HOLAGI		12/04/2023	CRA breaches all aspects on website	Manor Park	E12 6SA	£0.00
22/26661/HOLAGI		12/04/2023	CRA breaches no CMP and redress info in office	Manor Park	E12 6SA	£0.00
22/34847/HOLAGI		12/04/2023	CRA breach on website - LL fees + VAT	Plaistow	E13 0QS	£1,000.00
22/34847/HOLAGI		12/04/2023	Non-display certificate on website	Plaistow	E13 0QS	£2,500.00
22/34847/HOLAGI		12/04/2023	CRA breach in office no landlord fees	Plaistow	E13 0QS	£2,500.00
22/39392/HOLAGI		12/04/2023	Non-display certificate on website	Forest Gate	E7 8DR	£2,000.00
22/39392/HOLAGI		12/04/2023	CRA breach in office no landlord fees	Forest Gate	E7 8DR	£2,000.00
22/39403/HOLAGI		12/04/2023	Non-display certificate on website	Manor Park	E12 5AF	£3,000.00
22/39403/HOLAGI		12/04/2023	CRA breach on website no LL fees	Manor Park	E12 5AF	£3,000.00
22/39403/HOLAGI		12/04/2023	CRA breach in office no landlord fees	Manor Park	E12 5AF	£3,000.00
23/00273/HOLAGI		12/04/2023	CRA breach on website no LL fees	East Ham	E6 1ER	£4,000.00
23/00272/HOLAGI		12/04/2023	Non-display certificate on website	East Ham	E6 1ER	£4,000.00
23/00272/HOLAGI		12/04/2023	CRA breach on website no LL fees or CMP details	East Ham	E6 1ER	£4,000.00
23/00272/HOLAGI		12/04/2023	CRA breach in office no landlord fees	East Ham	E6 1ER	£4,000.00
3565-20230418	CIVIL_PENALTY_HPA2016	18/04/2023	Financial penalties for certain housing offences in England - Housing Act 2004 - Section 249A p. 1	East Ham	E6 1ES	£7,500.00
3566-20230418	CIVIL_PENALTY_HPA2016	18/04/2023	Financial penalties for certain housing offences in England - Housing Act 2004 - Section 249A p. 1	East Ham	E6 1ES	£7,500.00
3566-20230418	CIVIL_PENALTY_HPA2016	18/04/2023	Financial penalties for certain housing offences in England - Housing Act 2004 - Section 249A p. 1	East Ham	E6 1ES	£7,500.00
3564-20230418	CIVIL_PENALTY_HPA2016	18/04/2023	Financial penalties for certain housing offences in England - Housing Act 2004 - Section 249A p. 1	Stratford	E15 2NZ	£2,500.00
3567-20230427	CIVIL_PENALTY_HPA2016	27/04/2023	Financial penalties for certain housing offences in England - Housing Act 2004 - Section 249A p. 1	Manor Park	E12 6LB	£1,000.00
3567-20230427	CIVIL_PENALTY_HPA2016	27/04/2023	Financial penalties for certain housing offences in England - Housing Act 2004 - Section 249A p. 1	Manor Park	E12 6LB	£1,000.00

Renters Rights Bill-key measures proposed



[Banning Section 21 evictions](#)

[Replacing fixed-term assured tenancies with periodic tenancies](#)

[Introducing a landlord ombudsman](#)

[Extending Awaab's law to private rentals](#)

[Extending the Decent Homes Standard to private rentals](#)

[Limiting rent increases](#)

[Introducing a Private Rented Sector Database](#)

[Giving tenants the right to keep pets](#)

[Banning rental property bidding wars](#)

[Ending blanket bans on tenants on benefits or with children](#)

[Strengthening local authority enforcement](#)

[Strengthening Rent Repayment Orders](#)