

KAMMA

# Property licensing update

## September 2021

The latest schemes and property  
licensing news



[kammadata.com](http://kammadata.com)

# Latest schemes & announcements

## September 2021

### Schemes starting soon

#### Enfield

What type of licensing?

**Selective**

When will the scheme run?

**1st Sep 2021 - 31st Aug 2026**

#### Harrow

What type of licensing?

**Selective**

When will the scheme run?

**2nd Sep 2021 - 1st Sep 2026**

#### Tower Hamlets

What type of licensing?

**Selective**

When will the scheme run?

**1st Oct 2021 - 30th Sep 2026**

### Recent announcements

#### Barnet

What type of licensing?

**Additional & Selective consultation**

When will the consultation run?

**5th Aug 2021 - 28th Oct 2021**

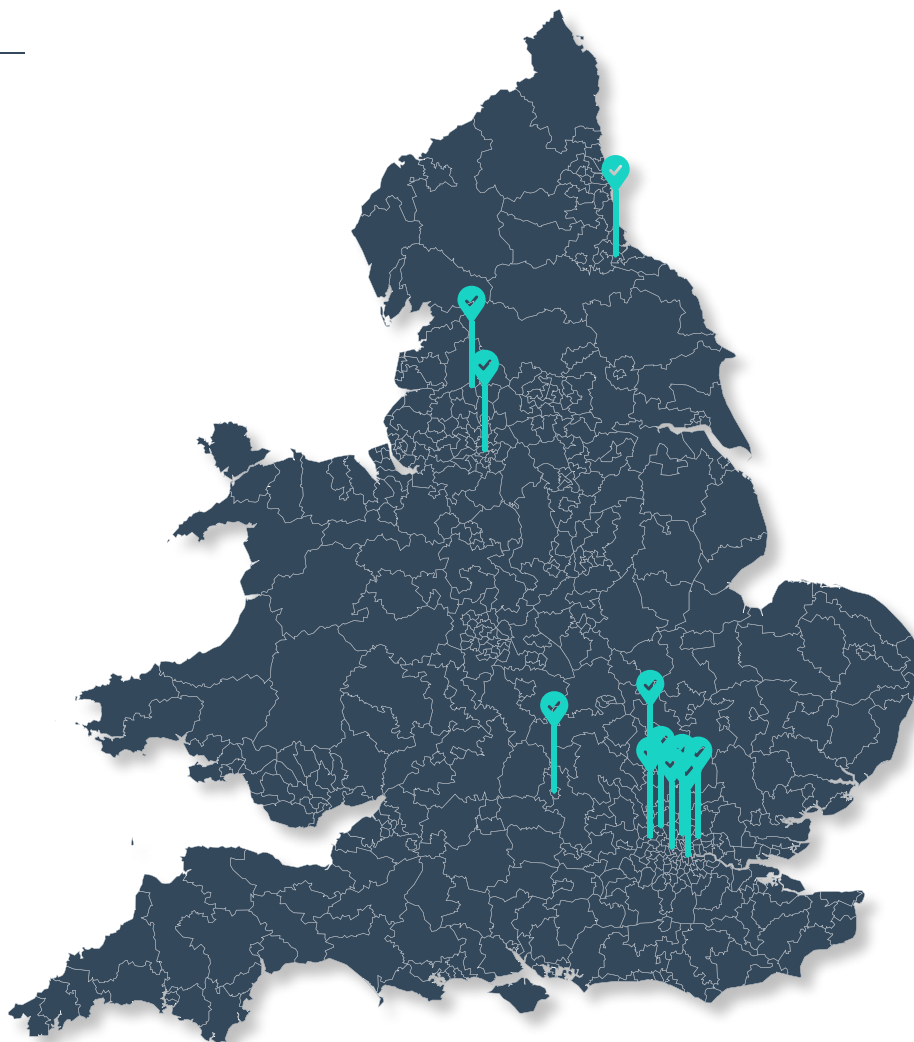
#### Burnley

What type of licensing?

**Selective consultation**

When will the consultation run?

**9th Aug 2021 - 24th Oct 2021**



#### Other areas with active consultations:

- Haringey (ends 5th Sep 2021)
- Luton (ends 22nd Oct 2021)

#### Councils with schemes that started in the last 3 months:

- Westminster
- Harrow
- Salford
- Middlesbrough
- Oxford

**Has property licensing just been introduced in your area?**

Read our guide "**5 ways agents can win when a property licence scheme is launched**" to learn more about thriving in a highly regulated market.

[Download now >](#)

# Rogue Landlord Tracker

## The latest fines and top stories

### London Enforcement Tracker

\*data correct as of 27th August 2021

The Mayor of London's office opened access to the rogue landlord and agent database, allowing individuals to search for enforcement action in the capital. We track and aggregate this dataset to discover enforcement trends. Since our last report in August, we have seen a jump in fines of almost **£160,000** across all London boroughs.

**£6,661,599**

Total fines imposed across all London boroughs

**£5,076,555**

Total fines relating to property licensing and regulations

**£167k**

Largest single fine against an agent for failing to comply with regulations

**£4,420**

Average amount for fines imposed on agents for all types of offences

#### Top 10 London Local Authorities - highest level of enforcement

1st	Camden
2nd	Newham
3rd	Southwark
4th	Waltham Forest
5th	Brent
6th	Westminster
7th	Greenwich
8th	Tower Hamlets
9th	Havering
10th	Barking and Dagenham

### August 2021 - Top Rogue Landlord Stories

London landlord fined over £21,000 for unlicensed and overcrowded property

Landlord and property company fined over £17,000

Swindon landlord stung with heavy fines after failing to comply with local licensing requirements

[Read our full monthly round-up >](#)

#### Worried about fines?

**Click here** to learn more about how Kamma can help you passively protect your business from risk of fines



# Compliance Matters

## Your latest property news and options

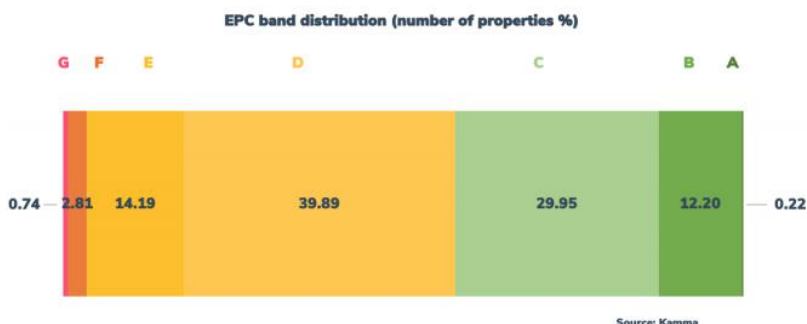
### A MEESake waiting to happen

**Passing on the cost of the Bill: New government policy could hand landlords a £29 billion energy efficiency cost, little support, and easy ways to avoid it**

The path to Net Zero for UK property demands a switch to renewable sources and a substantial increase in energy efficiency. As many properties as possible need to achieve an EPC rating of A by 2050 and yet, based on the latest available EPC data, just 0.21% do so. With urgent action required, earlier this year the BEIS proposed an interim target: to increase the Minimum Energy Efficiency Standard (MEES) of rental properties from a rating of E, to a C in England and Wales. Last month we saw the first reading of the Bill, which would enact this proposal into law, pass through parliament.

The latest EPC data, analysed by Kamma highlights that, with 58% of registered properties at grade D or below, this represents a huge financial investment for the Private Rented Sector (PRS). With 2.9 million homes needing to improve, and an estimated average cost of £9,872 per home, landlords need to invest an estimated **£29 billion to achieve this target**, and to do so against an accelerated timetable.

Yet with a long list of exemptions available any policy could be rendered functionally useless before it's even passed into law. With a high cost of action and a higher cost of inaction, a nuanced and sophisticated approach is required. Either loopholes need to be closed and funding routes identified, or a phased timetable should be introduced that targets lower hanging fruit as a first priority.



### Energy efficiency in conservation areas

One of the first challenges to solve is in conservation areas, where some local authorities are much more aggressive in protecting the style of home rather than its emissions. One example of this that recently made headlines in the media, is a **buy-to-let landlord in Portsmouth**. With an expected MEES of EPC Band C to be introduced by the end of 2025, the landlord proactively installed new triple-glazed windows to improve the property's energy efficiency and yet was later served with a council order to remove the new windows due to conservation regulations in the area.

The property's EPC grade will drop from band C to band E when the single-glazed windows are reinstalled, leaving him with huge costs, and concerns that he will not be allowed to lease the property under the government's new MEES regulations.



Clear, consistent policy is needed at both the central and local government level. Yet with few rental properties currently within conservation areas, the overall impact on the path to Net Zero could be limited. It's the more expansive PRS exemptions policy that could cause more of a problem to both landlords and green campaigners alike.

[Read the full story here >](#)

JOIN OUR FREE WEBINAR

Wed 1 September 11:00am

KAMMA

# A bumper September for lettings

*Using regulatory expertise to turn risk into revenue*



with David Cox  
*Legal and Compliance Director*  
**rightmove**



and Peter Panayi  
*Commercial Director*  
**Kamma**

[Register Now](#)

## Have you signed up yet?

There's not long left to save your spot. We are thrilled to be hosting a **very special free webinar** this month with Rightmove's David Cox and Kamma's Peter Panayi.

This will be a great chance to listen in on a fantastic discussion on how agents can stay on top of ever-changing regulations and use their expertise to win more customers.

### The topics covered in this webinar include:

- 1 The latest regulatory changes and property licensing trends affecting the market
- 2 How agents use regulatory expertise to drive growth in lettings
- 3 How you can generate passive revenue through property licensing applications

[Click here to register now](#)

If you can't attend live, [register now](#) to receive a free recording after the event.

Get in touch now  
to turn risk to  
revenue



## About Kamma

Kamma puts companies back in control of their compliance through data-driven technology solutions. They mine unstructured legislative information and harness AI to de-risk markets, deliver operational efficiencies, protect reputations and open up new revenue opportunities

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