

KAMMA

# Property licensing update

## October 2021

The latest schemes and property  
licensing news



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

# Latest schemes & announcements

## October 2021

### Schemes starting soon

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#### Tower Hamlets

What type of licensing?

**Selective licensing**

When will the scheme run?

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

#### Southend-on-Sea

What type of licensing?

**Selective licensing**

When will the scheme run?

**1st Dec 2021 - 30th Nov 2026**

#### Lambeth

What type of licensing?

**Additional licensing**

When will the scheme run?

**9th Dec 2021 - 8th Dec 2026**

### HMO Article 4 directions

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#### Cheshire East

What is being introduced?

**Article 4 direction to control HMOs**

When will it come into force?

**1st November 2021**

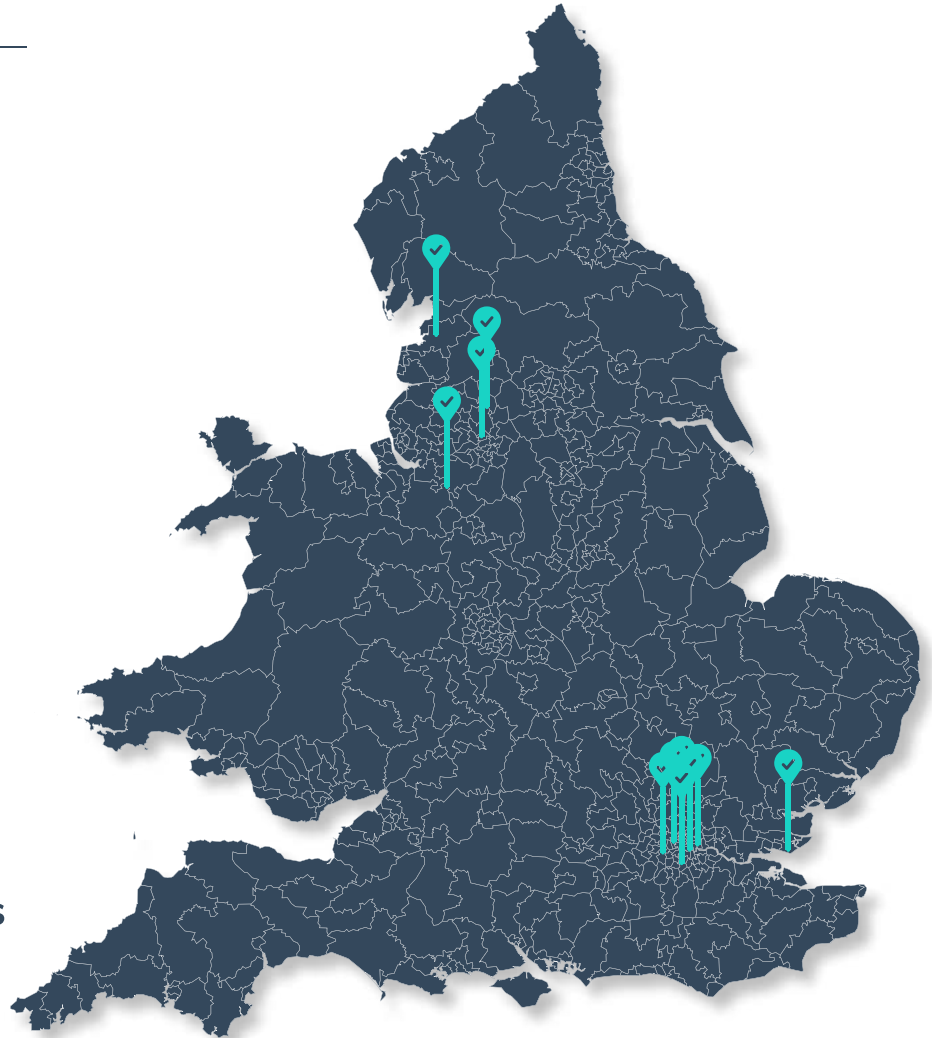
#### Lancaster

What is being introduced?

**Article 4 direction to control HMOs**

When will it come into force?

**10th November 2021**



#### Other areas with active consultations:

- Burnley (ends 24th Oct 2021)
- Barnet (ends 28th Oct 2021)

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

- Salford
- Westminster
- Enfield
- Harrow

**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 September 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 September, we have seen a jump in fines of over **£75,000** across all London boroughs.

**£6,738,099**

Total fines imposed across all London boroughs

**£5,121,555**

Total fines relating to property licensing and regulations

**£167k**

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

**£4,425**

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	Greenwich	↑ 1 position change on last month
7th	Westminster	↓ 1
8th	Tower Hamlets	
9th	Havering	
10th	Lewisham	↑ 1

### September 2021 - Top Rogue Landlord Stories

£30,000 record fine handed out to a landlord for managing an unlicensed property

Letting agent faces a 3 year jail sentence for defrauding tenants and landlords

Landlord in Liverpool fined £7,000 for failing to carry out safety and 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 licensing news

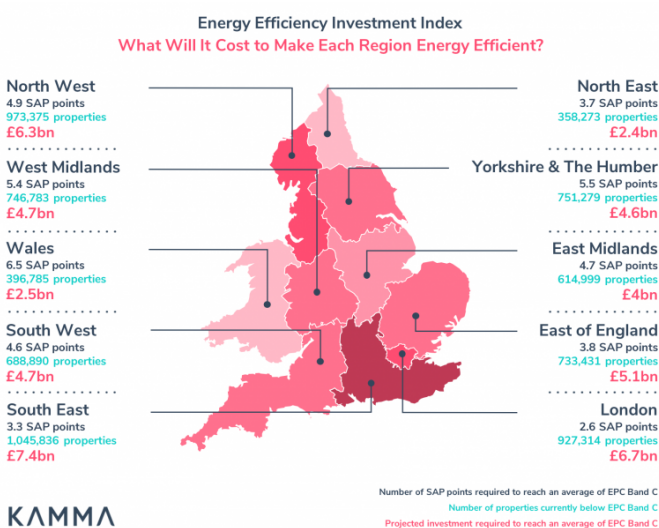
### 2026 could be the toughest year on record for letting agents

The UK residential property sector contributes to 22% of all UK emissions. With COP26 just a few weeks away, there is a huge amount in the legislative pipeline designed to tackle this problem. Earlier this year the government passed the first reading of the Minimum Energy Efficiency of Buildings Bill that, once passed into law, will affect millions of landlords and agents across the country.

As has been reported several times over the bill will increase MEES (Minimum Energy Efficiency Standards) to EPC C in 2025 for new lets, and 2028 for all lets. What's often overlooked is that this change would come into effect on 31st December 2025. It is therefore 2026 which could prove to be an extremely testing year for landlords who have not made enough progress with their energy efficiency improvements. Lack of preparation could mean long void periods and even a shutting out from the rental market for landlords who choose to not foot the bill. It is now in the preceding years that landlords will need to ensure they have already made sufficient improvements if they wish to start a new tenancy in 2026. So what should agents be doing differently to prepare for this change?

#### 1. Understand the scale of the challenge

When MEES changes to C, around 58% of the private rented sector will no longer be allowed to let. In a previous report, Kamma estimated that around 2.9 million homes will need to be improved, with an estimated average cost of £9,872 per home. Given this, we know that many landlords will struggle to finance the improvements before 2026. For example, this month a survey by the Mortgage Works revealed that more than a third of all landlord respondents said they were not confident they will be able to bring their properties to the required EPC standard. This will also have a dramatic impact on letting agents who could face the loss of almost 60% of their inventory, or continue to let those properties and risk thousand pound fines for non-compliance.



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#### 2. Look at the problem through a regional lens

However, it is not that simple to say 60% of all agents' properties will no longer be eligible to let, in fact there are great regional differences in energy efficiency, which national regulation often overlooks. This is exactly what is happening here. Kamma's analysis of the EPC register shows there is a higher proportion of energy inefficient properties in the North than in the South. Yet, the energy efficiency regulations are the same across the country, leaving the North with the biggest retrofit bill to pay and agents far more likely to be affected by the tightened regulations.

[Read the full story here >](#)

WATCH OUR LATEST WEBINAR

# 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

[Watch now](#)

## Did you catch out latest webinar with David Cox?

On the 3rd September, the Kamma team met with **Rightmove's David Cox** to discuss the record growth in lettings, an equally steep rise in regulation, and how agents can use this to their advantage: helping their landlords to navigate complexity, demonstrating expertise and winning more instructions.

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 watch the recording](#)

# Kamma - Property licensing solved. Updates and announcements

## Latest Kamma News and Announcements

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### Thousands of landlords offered property license checking service

The UK's largest membership organisation for private landlords, the National Residential Landlords Association (NRLA), has reached a partnership agreement with Kamma to assist their members with regulatory compliance.

This partnership will offer all the NRLA's 90,000 plus members access to instant and accurate licensing information. All NRLA members can now take advantage of the NRLA Licensing Support Service, allowing them free access to Kamma's Licensing 365 platform. This system will give users the opportunity to receive 24/7 data-driven licensing compliance monitoring from Kamma.

Visit the [NRLA's site](#) to learn more

## 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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[kammadata.com](https://kammadata.com)

Speak to the team:  
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