

## Property Licensing Update April 2022

Our review of all the property licensing schemes and news this past quarter



# A word from our CEO



Orla Shields, CEO, Kamma

The first part of the year has been particularly busy for Kamma. We were extremely proud to have launched Property Zero, a free interactive data site that highlights a clear, four step approach to achieving carbon neutrality for UK housing.

We created this site using the country's most advanced EPC-driven dataset, that offers an energy efficiency and emissions profile for every property in the country. More on that on [page 8](#).

The start of the year has also turned out to be a game changer for property licensing. Local authorities all over the UK have started to realise the benefits that licensing can bring both in terms of improving living standards and safer properties. As a result of this we are seeing more schemes than ever before.

As we recently reported, a record breaking 11 new schemes are set to start in the first weeks of April. This means that now in April there will be a total of 113 discretionary licensing schemes in place across the UK's 408 local authorities, more than at any other time in the industry's history ([see page 5](#)).

Once again, the government is also increasing their enforcement efforts when it comes to licensing and safety standards by announcing plans to publicly "name and shame" rogue landlords and to train more Private Rented Sector enforcement officers ([see page 6](#)).

But now as we are entering the second quarter of the year it is not just new licensing schemes that agents need to be wary of. With energy prices soaring and more landlords and tenants struggling to keep up with their energy bills, there is a need for agents to support their landlords to make energy efficiency upgrades to offset the price increase. Earlier this year we estimated that around 2.9 million PRS properties will need to be improved to reach MEES C by 2025 for a **whopping total of £29 billion**. This challenge for landlords creates a new way to provide an improved service for agents, with just a 10% referral fee creating an almost £3bn market for those able to effectively support ([see page 6](#)).

We at Kamma will continue to work hard this year to find new ways in which we can support the property industry including licensing compliance monitoring and green asset scoring.



# Kamma's Partnerships and Integrations

We are proud to support the growth of some of the best names in the industry...



# The State of Property Licensing in Q1 2022

This April **11 new schemes** are being launched by councils all over England & Wales. Below is a selection of the newest & largest schemes you need to be aware of...

**Bristol** | What type of licensing? **Additional and selective licensing** | When will the scheme run? **6th of April 2022 - 5th March 2027**

Bristol's extension of their selective and additional licensing schemes came into force on the 6th of April in a bid to raise Private Rented Sector (PRS) standards.

**Liverpool** | What type of licensing? **Selective licensing** | When will the scheme run? **1st of April 2022 - 31st March 2027**

Liverpool's new selective landlord licensing scheme covers 16 of the city's wards.

**Charnwood** | What type of licensing? **Additional and selective licensing** | When will the scheme run? **1st of April 2022 - 31st March 2027**

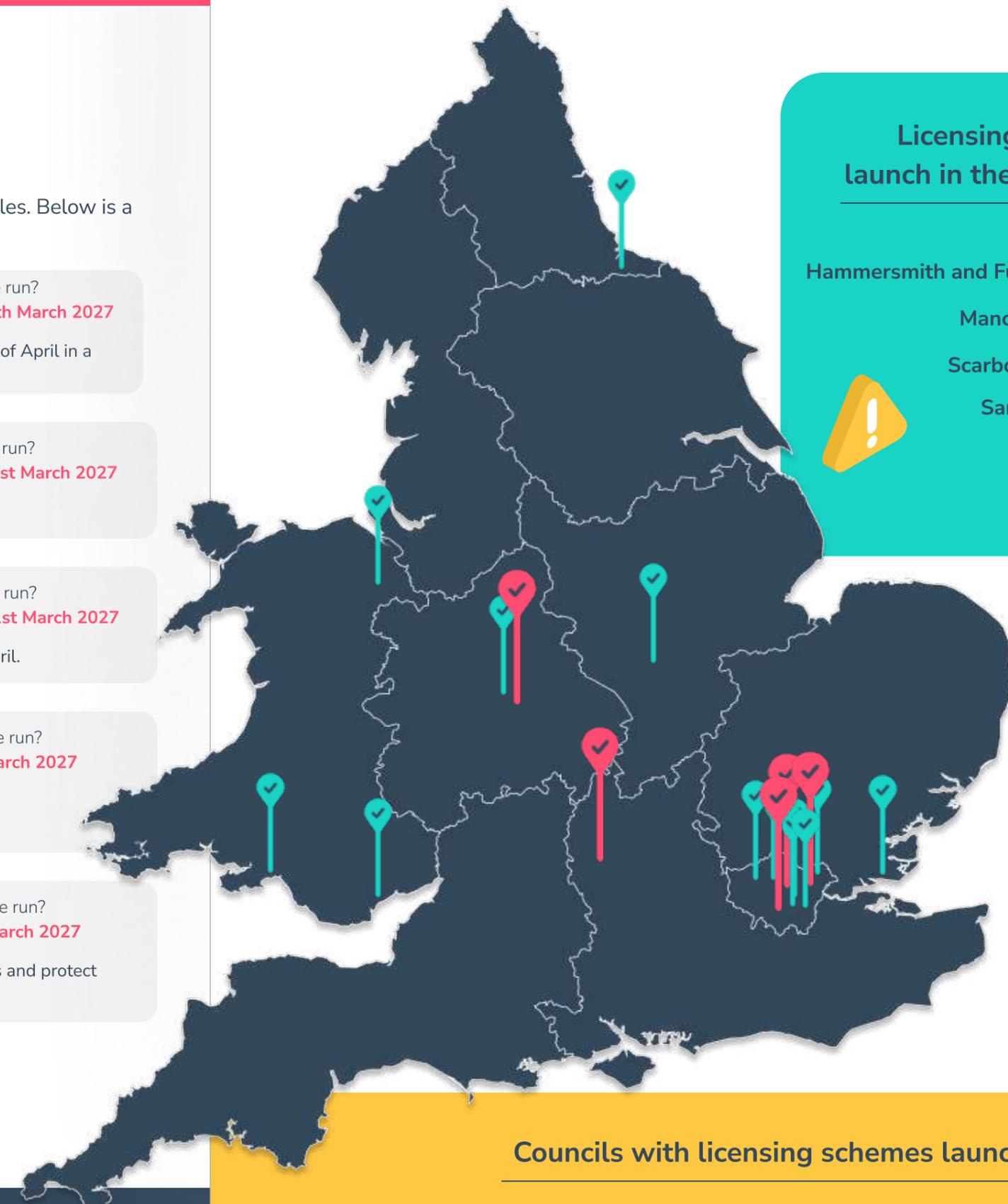
Charnwood council introduced two new licensing schemes for private landlords on the 1st of April.

**Luton** | What type of licensing? **Additional and selective licensing** | When will the scheme run? **1st of April - 31st March 2027**

The Luton Borough Council introduced a Selective Licensing Scheme on the 1st of April, requiring all privately rented accommodation within the South ward to have a property licence.

**Ealing** | What type of licensing? **Additional and selective licensing** | When will the scheme run? **1st of April - 31st March 2027**

Ealing council just introduce both selective and additional licensing in April to improve standards and protect vulnerable tenants in the area.



### Licensing schemes set to launch in the coming months

Hammersmith and Fullham	Selective
Manchester	Selective
Scarborough	Selective
Sandwell	Selective

\*data correct as of 31 March 2022

Has property licensing just been introduced in your area?

[FIND OUT HOW WE CAN HELP](#)

### Councils with licensing schemes launched last year

CARDIFF	HAVERING	ISLINGTON	TOWER HAMLETS
SWANSEA	SOUTHEND-ON-SEA*	MIDDLESBROUGH	ENFIELD
			HARROW

\*This scheme was due to start on 1st Dec but has been delayed until further notice

# Don't be an April fool. Record month for property licensing schemes

Last year we reported that a new property licensing scheme or consultation was launched, on average, every 8 days across the country, with data suggesting a continued push in licensing and enforcement into 2022. Local councils all over the country are starting to realise the benefits that licensing can bring both in terms of improving living standards and improve living standards. As a result, we are seeing more regulation and schemes than ever before in the Private Rented Sector (PRS). To put it into numbers, nine new schemes have already been launched in the first months of the year, with three of those starting this month in March.

Yet this coming April agents and landlords are in for an even bigger challenge with a record breaking 11 new schemes being introduced across seven different local authorities. This is the highest number of schemes we've seen introduced in a single calendar month since records began. In total, 113 discretionary licensing schemes will be in place across the UK's 408 local authorities, more than at any other time in the industry's history

This makes April a critical period for landlords and agents. The last time more than seven schemes were introduced was in October 2018. Since then, there has not been a month with more than six new schemes, in fact there are only four instances where more than five new schemes have started in the same month.

The key date to remember is the first of April when eight new schemes are set to launch. Here it is important for agents and landlords who wish to avoid fines to stay on top of the new schemes, even on an individual basis, as rules may differ in different councils. Kamma is the only company that has the technology that can automatically monitor the UK's entire licensing landscape, and individual schemes, and have done so since 2017.

Number of new schemes introduced per calendar month		
Year	Month	Number of new schemes
2022	April	11
2018	October	8
2018	March	8
2016	January	8
2019	April	6
2014	April	5
2014	July	5
2015	October	5
2016	July	5

**£7,379,504**

Total fines imposed across all London boroughs

**£5,620,000**

Total fines relating to property licensing and regulations

**£167k**

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

**£4,449**

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

\*data correct as of 31 March 2022

## Top 10 London Local Authorities - highest level of enforcement (by total fines issued)

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

# The Biggest Fines and Stories of Q1 2022

## Landlord in Barking fined over £60,000 for illegally converting an HMO

Rogue landlord fined over £64,000 for illegally converting an HMO and then ignoring a planning enforcement notice. In addition to his £15,000 fine and costs of over £12,000, the landlord was faced with a £37,000 Confiscation Order under the Proceeds of Crime Act – representing the criminal benefit made from renting the property out.

The Court found that the sentence fairly reflects his disregard of the enforcement notice for the property, and that he had bought the property as a vehicle to generate income and subsequently illegally converted it into an HMO.

[Click here for the full story](#)



## Other Top Stories

February, 2022

### NEWS

**Iford landlord faced with £60,000 fine for a series of ten housing violations**

[read more >](#)

February, 2022

### NEWS

**Landlord faced with £57,000 in fines for running an unlicensed HMO**

[read more >](#)

January, 2022

### NEWS

**Landlord and property investor found guilty of a string of HMO housing offences**

[read more >](#)

March, 2022

### NEWS

**Rogue landlord couple fined £27,000 for letting out hazardous HMO**

[read more >](#)

# Protect. Pitch. Grow.

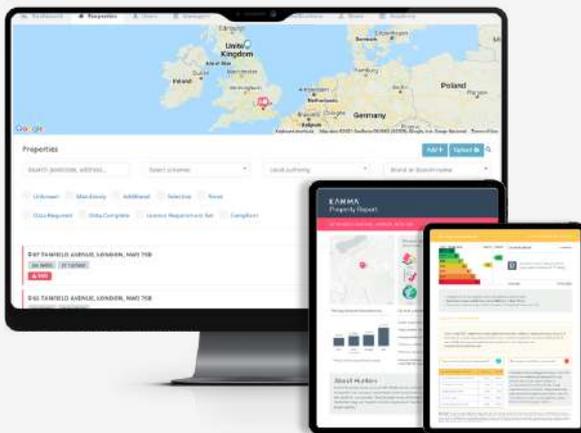
No matter what size your portfolio, Kamma's unique tools are designed to help your agency turn risk into revenue.

- Automatically stay updated on any new licensing schemes affecting your portfolio
- Protect yourself from damaging council fines and Rent Repayment Orders
- Use data to win portfolio tenders and achieve step growth in your agency
- Produce beautiful property reports and impress landlords
- Introduce a hassle-free application service and generate revenue

[BOOK A DEMO NOW >](#)



Kamma's products delivers everything you need to grow your business...



### Kamma Manager - 24/7 compliance guardian

Automate your compliance to stay actively informed of any changes and licence application or tender opportunities.

### Kamma Reporter - Deal winning reports

Run instant licensing checks and produce compliance reports to boost your conversion rates and win instructions.

### Kamma Applications - Zero-hassle revenue

Kamma makes it easy to generate regular revenue through a licence application service for your landlords.

[FIND OUT MORE ABOUT OUR PRODUCTS](#)

We are proud to support the growth of some of the best names in the industry...



Visit the site at  
[kammadata.com](http://kammadata.com)

Speak to the team:  
[hello@kammadata.com](mailto:hello@kammadata.com)

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# The £3 billion opportunity



## Agents can offer an improved, differentiated service, whilst tapping into a £3bn opportunity

- Kamma estimated that around 2.9 million PRS properties will need to be improved to reach MEES C by 2025 for a whopping total of £29 billion.
- This challenge for landlords creates a new way to provide an improved service for agents, with just a 10% referral fee creating a £2.9bn market for those able to effectively support.
- By providing advice and support on the best improvements and a trusted service with a guarantee of delivery (or at least more recourse should things go wrong), agents can both offer an improved, differentiated service, whilst tapping into an almost £3bn opportunity.

### The challenge

The UK residential property sector of around 30 million homes contributes to 22% of the country's emissions. Bringing this number down will prove challenging as British homes lose heat up to three times faster than those across Europe. Moreover, 80% of the houses that will be occupied in 2050 have already been built, with most requiring significant upgrades to achieve the required energy efficiency standards. Retrofitting the vast majority of UK homes with fabric first upgrades, energy-efficient appliances and low-carbon heating systems is a major and costly challenge that must be addressed in order to reach Net Zero by 2050. However, considering the scale of this problem, there's a growing concern that government grants and large scale retrofitting projects won't be enough, putting landlords under immense pressure to fund improvements themselves.

[Read the full story here >](#)

### Other Kamma Climate Stories

#### 4 steps to Net Zero for the UK Housing Sector

As a world-leading geospatial technology company and creator of the country's most advanced dataset on residential carbon emissions, we at Kamma have charted the legislative journey to Net Zero in 2050 by identifying a 4-step framework:

- Energy Efficient Devices
- Efficient Homes
- Decarbonisation of Electricity
- Decarbonisation of Heating

With our extensive reporting, we hope to create an easily consumed and understandable narrative to engage and mobilise the country toward Net Zero. Collectively, we can all be a part of this journey, and by raising the level of awareness and debate, we ensure a swifter and more efficient path to carbon neutrality for UK homes.

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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