

KAMMA

# Property licensing update

## June 2022

The latest schemes and property  
licensing news



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

# Rogue Landlord Tracker

## The latest fines and top stories

### London Enforcement Tracker

\*data correct as of 10th of June 2022

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 May, we have seen a sharp increase in fines handed out to rogue landlords and agents, with the total in London now hitting **£7,700,449**.

Kamma's data shows that **Camden is the most active local authority in London when it comes to enforcement**. For example, this month a letting agency in the inner London area of Camden, whose sole director was recently made the subject of an anti-social behaviour injunction and banning order, has been ordered to pay **£80,000 plus legal costs**

**£7,700,449**

Total fines imposed across all London boroughs

**£5,930,000**

Total fines relating to property licensing and regulations

**£167k**

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

**£4,545**

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
7th	Westminster
8th	Tower Hamlets
9th	Havering
10th	Lewisham

### May 2022 - Top Rogue Landlord Stories

Massive fine of £268,000 to rogue landlord in Southwark

Property company fined £20,000 for failing to carry out safety improvements

Rogue landlord handed a 30-month banning order

[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



# Latest schemes and announcements



## Schemes starting soon

### Sandwell

What type of licensing?

**Additional**

When will the scheme run?

**1st July 2022 - 30th June 2027**

### Oldham

What type of licensing?

**Selective**

When will the scheme run?

**4th July 2022 - 3rd July 2027**

### Burnley

What type of licensing?

**Selective**

When will the scheme run?

**21st July 2022 - 20th July 2027**

## Recent announcements

### Oxford

What type of licensing?

**Selective**

When will the scheme run?

**1st Sept 2022 - 31st Aug 2027**

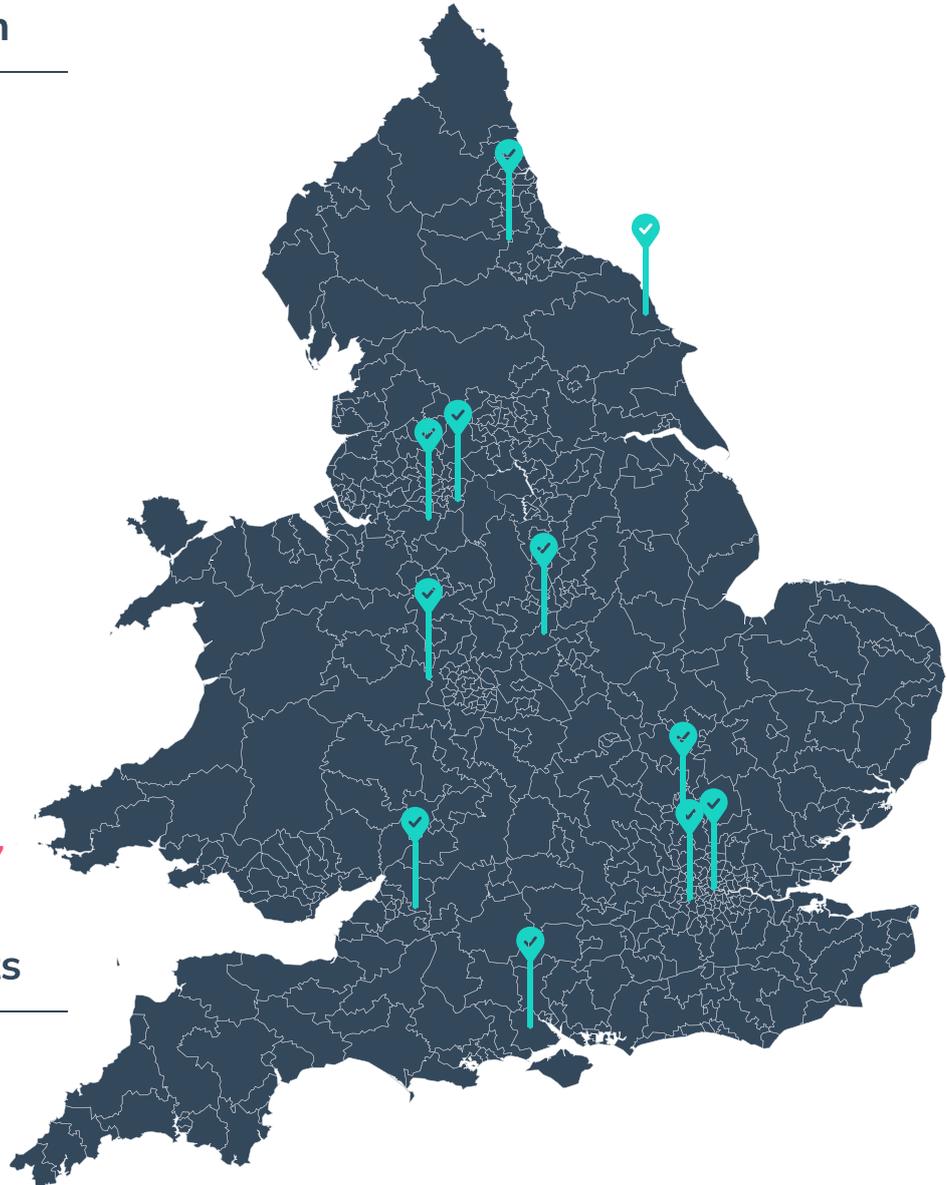
### Greenwich

What type of licensing?

**Selective**

When will the scheme run?

**1st Oct 2022 - 30th Sept 2027**



### Areas with active consultations:

- Sefton
- Bromley

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

- Hammersmith and Fulham
- Bristol
- Liverpool

Has property licensing just been introduced in your area?

[FIND OUT HOW WE CAN HELP](#)

# Everything agents need to know about property licensing

Property licensing continues to be a massive pain point for landlords and property managers, maybe unsurprisingly so considering the uncertainty around who needs a licence, and who is responsible for obtaining it.

## What properties need a licence?

Many people still believe licensing only applies to large HMOs such as student house-shares, but this is not the case. In fact, any property with three or more people, two of whom are unrelated (for example two friends and one of their partners) that shares facilities is an HMO - which usually requires a licence in an Additional Licensing scheme. In a similar way, in areas subject to Selective Licensing, all private landlords must obtain a licence, regardless of the number of tenants in the property.



In April 11 new discretionary licensing schemes were launched from Ealing to Liverpool, including 4 additional and 5 selective schemes. As of June 2022, there are over 118 active licensing schemes across the UK, with an additional three starting in the next month. But the schemes vary greatly between councils, and it's therefore not surprising that many landlords and agents get unwittingly caught out and slapped with fines or worse still, [rent repayment orders \(RROs\)](#).

Many local authorities also operate multiple schemes at once adding layers of complexity for landlords and agents - especially ones with portfolios spanning different councils. Most landlords depend on their letting agents to support their licensing needs, and rightfully so as letting agents actually shares the landlord's legal obligation to obtain the correct licence for the properties they manage. Yet this is often unknown, or overlooked by many agents and landlords.

## Discretionary licensing: who is responsible for obtaining a licence?

Licensing application processes and costs differ between local authorities and depend on the size of the property, and whether it is an HMO or not - but it averages around £400-1,000 per property. Whilst the conditions and cost vary greatly between councils, what's common for all licensing schemes is that it is the landlord's as well as the managing agent's legal obligation to obtain the correct licence. Even if a letting agent's terms of business state that they don't take on the responsibility for licensing, the Housing Act 2004 places responsibility for licensing a property on anyone who meets the statutory definition of person having control or person managing the property. Failing to do so could result in heavy-handed penalties and rent repayment orders.

[Read the full story here >](#)

## Want to know how much of your portfolio is unlicensed?

Property regulations are diverse, complex, and ever changing. We leverage data and tech to quickly provide lenders with clear and reliable answers. [Click here](#) to learn more.

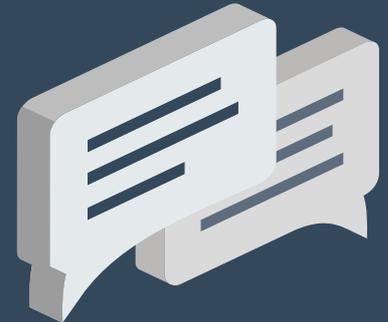


## Partnerships and integrations

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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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