

KAMMA

Property licensing update

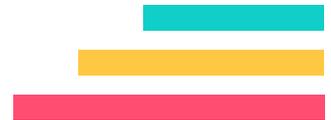
July 2022

The latest schemes and property
licensing news



kammadata.com

Latest schemes and announcements



Schemes starting soon

Burnley

What type of licensing?

Selective

When will the scheme run?

21st July 2022 - 20th July 2027

Oxford

What type of licensing?

Selective

When will the scheme run?

1st Sept 2022 - 31st Aug 2027

Walsall

What type of licensing?

Additional

When will the scheme run?

1st Sept 2022 - 31st August 2027

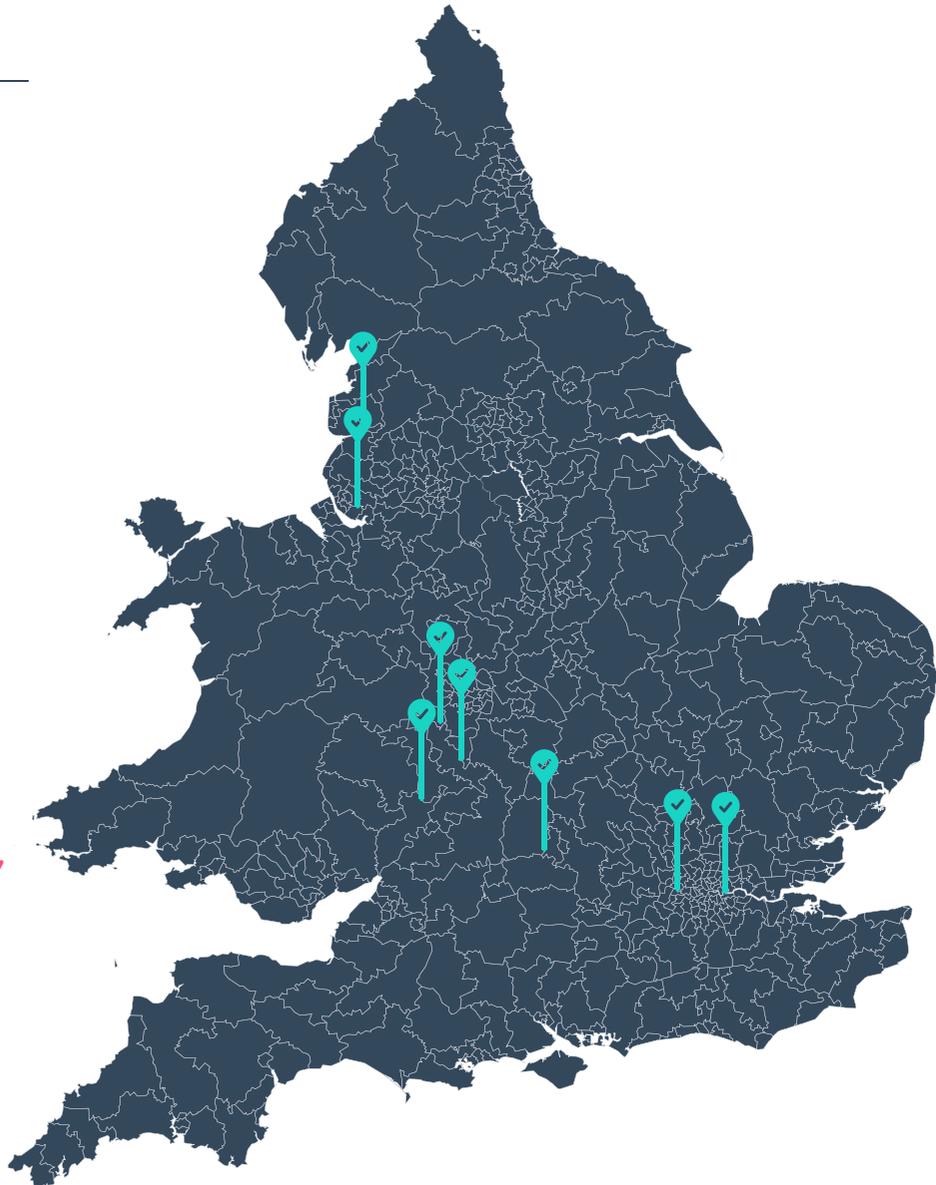
East Staffordshire

What type of licensing?

Additional

When will the scheme run?

12th Sept 2022 - 11th Sept 2027



Recent announcements

Greenwich

What type of licensing?

Selective

When will the scheme run?

1st Oct 2022 - 30th Sept 2027

Areas with active consultations:

- Sefton
- Birmingham

Councils with schemes that started in the last 3 months:

- Sandwell
- Oldham
- Hammersmith and Fulham

Has property licensing just been introduced in your area?

[FIND OUT HOW WE CAN HELP](#)

Rogue Landlord Tracker

The latest fines and top stories

London Enforcement Tracker

*data correct as of 11th of July 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 June, we have seen a sharp increase in fines handed out to rogue landlords and agents, with the total in London now hitting **£7,772,344**.

Kamma's data shows that **Camden continues to be the most active local authority in London when it comes to enforcement.**

£7,772,344

Total fines imposed across all London boroughs

£5,990,000

Total fines relating to property licensing and regulations

£167k

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

£4,537

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

June 2022 - Top Rogue Landlord Stories

Rogue landlord who rented out flats without hot water or lighting hit with £20,000 fine

Two agents fined over £3,000 and ordered to pay more than £6,000 in costs to South Tyneside council

Landlord fined over £5,000 for letting unlicensed HMO in Somerset

[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



Room sizes: the forgotten regulation that can dramatically impact rental yield

In 2018 the government introduced minimum room sizes for HMO properties to increase standards in the quickly growing private rented sector (PRS) and thereby protect the 2.8 million citizens that were living in homes unfit for the 21st century. This has had a tremendous impact on letting agents and landlords across the country who are having to keep track of yet another set of regulations in an already highly regulated sector – ultimately putting them at greater risk of fines and rent repayment orders. This is a particular challenge as room size data is not stored centrally and is changeable. Landlord renovations can change the layout of a house, making floor plans out of date. So how can you manage this complex problem? Read on for more.



What room sizes are acceptable for HMO properties?

Whilst it seems like a simple question, it actually has no simple answer, in fact assessing the suitability of bedroom sizes can be one of the most challenging aspects of HMO licensing. In order to obtain a licence, all rooms in an HMO must exceed a minimum size and can only have a certain number of people occupying a certain room. So, what this means in practice is that if an HMO has four rooms (excluding kitchen, bathrooms and living room) but one of the rooms is smaller than the minimum bedroom size, only three tenants are allowed to lease the property, reducing the expected yield (and likely return on investment) by 25%.

To put some numbers to it, under the Licensing of Houses in Multiple Occupation (Mandatory Conditions of Licences) (England) Regulations 2018, the minimum bedroom sizes are:

- 4.64m² for a child under 10 years old
- 6.51m² for one person over 10 years old
- 10.22m² for two people over 10 years old

These minimum sizes do not apply to licences approved before 1 October 2018, or to HMOs that do not require a licence. Most discretionary licensing schemes run for five years before they end or, in most cases, are renewed. So whilst the properties that had approved licences in 2018 did not have to meet minimum room requirements, after 2023, this will no longer be the case. Agents and landlords should take room sizes into account before leasing any property, in order to avoid being impacted by changing licensing regulations.

[Read the full story here >](#)

Want to know how much of your portfolio is unlicensed?

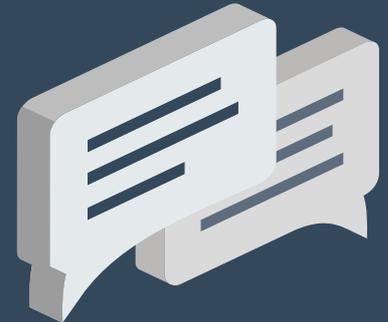
Property regulations are diverse, complex, and ever changing. We leverage data and tech to quickly provide lenders with clear and reliable answers. [Click here](#) to learn more.



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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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