

# Property licensing update September 2022

The latest schemes and  
property licensing news



# Latest schemes and announcements

## Schemes starting in and around September

### East Staffordshire

What type of licensing?

**Selective**

When will the scheme run?

**12th Sept 2022 - 11th Sept 2027**

### Greenwich

What type of licensing?

**Selective**

When will the scheme run?

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

### Leicester

What type of licensing?

**Selective**

When will the scheme run?

**10th Oct 2022 - 9th Oct 2027**

### Barnet

What type of licensing?

**Additional**

When will the scheme run?

**27th Oct 2022 - 26th Oct 2027**

## Recent announcements

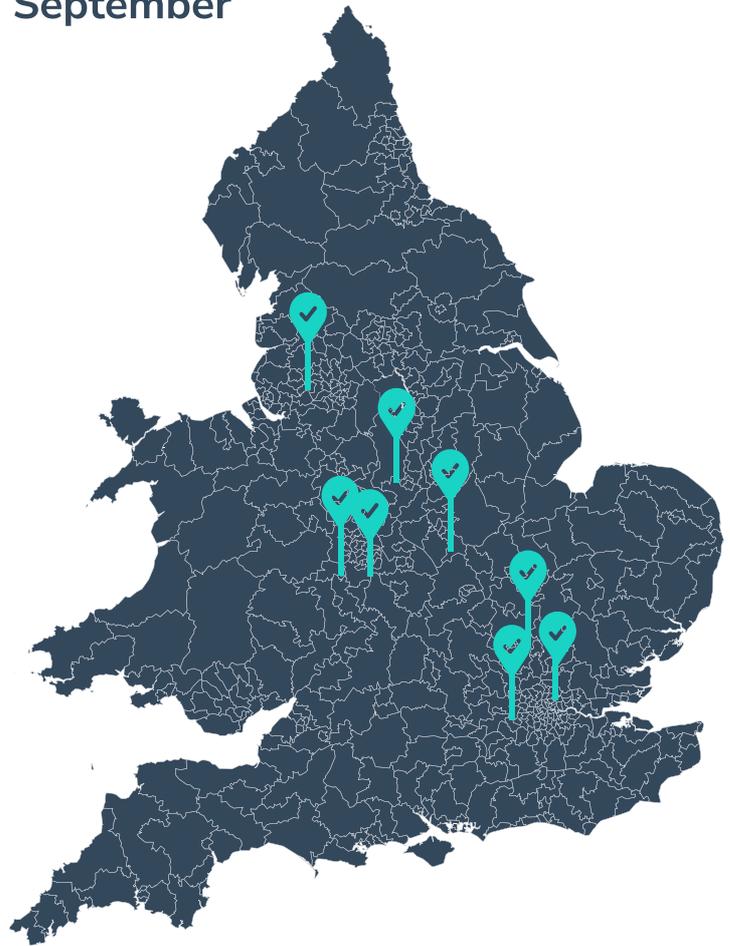
### Gedling

What type of licensing?

**Selective**

When will the scheme run?

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



### Areas with active consultations:

- Nottingham
- Birmingham

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

- Walsall
- Oxford
- Burnley

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 20th of September 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. This summer we have seen a sharp increase in fines handed out to rogue landlords and agents, with the total in London now exceeding **£8 million**.

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

## £8,035,344

Total fines imposed across all London boroughs

## £6,250,000

Total fines relating to property licensing and regulations

## £167k

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

## £4,684

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

### August 2022 - Top Rogue Landlord Stories

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

Coventry  
Landlord banned from renting out property

Landlord hit with huge fine totalling £23,000

Bournemouth landlord slapped with fine relating to gas safety at four separate properties

### Worried about fines?

[Click here](#) to learn more about how Kamma can help you passively protect your business from risk of fines

# The Letting Agent's Guide To The Renters Reform Bill

It has been hailed as the biggest shakeup of the rented sector for 30 years, and there's no doubt that the government's latest white paper, 'A Fairer Private Rented Sector', will do just that. But how will it affect letting agents? The answer is that it will have a tremendous impact on letting agents as well as landlords and tenants all over the country.

The government says that it aims to reset the relationship between tenants and landlords, and it will do this by:

- Abolishing Section 21 – so-called 'no fault' evictions
- Creating a new mandatory Ombudsman
- Outlawing landlords refusing to rent to tenants on benefits or families
- Needing good grounds to reject a tenant's request to have pets
- Creating a new property portal for tenants and landlords
- Reforming the eviction grounds for possession



## Prospect of an exodus of landlords from the sector

The government says removing Section 21 will deliver greater security for tenants and retain the flexibility that the private rented accommodation offers. Currently, a landlord can only serve a Section 21 notice to tenants to evict them with no stated 'reason' on a rolling periodic tenancy or when their fixed-term tenancy ends. Instead, the proposed change aims to strike a balance between the rights of tenants and the rights of landlords.

Yet, there's a real possibility that removing the 'no fault' Section 21 eviction process as part of the Renters Reform Bill will cause landlords being driven away from the sector. So perhaps the biggest concern for letting agents is the prospect of an exodus of landlords from the private rented sector (PRS) because they fear they may struggle to take possession of their property.

## The impact of abolishing Section 21

Under the new law, Section 21 evictions will be abolished, and tenancy structures will be simplified. This will see all tenants with an assured tenancy, or an assured shorthold tenancy, moving onto a system of periodic tenancies. We will get into this in more detail below, but a periodic tenancy is simply a tenancy referring to a specific period, such as weekly, monthly or yearly. According to the government, tenants will have to give two months' notice under the new system. The landlord will have this time to find replacements and avert a void period when no rent is paid. The new rules will see landlords only being able to evict their tenants in reasonable circumstances - and these will be defined in law to support tenants, so they don't have to endure an unwanted move.

## Moving to periodic tenancies

The government is proposing moving to a single system of periodic tenancies to reduce costs associated with renewing tenancies on a yearly basis for landlords. The biggest change with moving to periodic tenancies will be felt by letting agents and landlords with student properties. The government says that their reform will give students the same opportunity of challenging poor standards and enjoy living in a secure home as others in the PRS do. However, purpose-built student accommodation (PBSA) will be exempt from this law.

[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.



# Regulatory updates in the PRS

## 'A Decent Homes Standard in the private rented sector: consultation' has recently begun

2nd of September 2022

Earlier this year the government published 'A fairer private rented sector' – a landmark white paper for the private rented sector – which sets out this government's commitment to introduce a legally binding Decent Homes Standard to the private rented sector for the first time. This will improve parity with the social rented sector where there has been a decent homes standard in place since 2001.

[Read more](#)

The proposed new legislation for landlords to ensure all PRS properties meet the so called 'Decent Homes Standard' will significantly help raise standards in the sector, but will come at a high cost for many landlords. Especially for landlords with older and more energy inefficient properties who will most likely be the hardest hit - and be left with the biggest bill to pay!

This consultation closes at 11:45pm on 14 October 2022

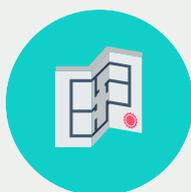
## Naming and shaming failing landlords

11 August 2022

As was reported earlier this year, the Department for Levelling Up, Housing and Communities has been highlighting poor practice by landlords on its social media platforms. This includes published findings by the Housing Ombudsman of severe maladministration, and judgements of the Regulator of Social Housing that consumer standards have been breached.



Thames Valley Housing Association, published 3 August 2022



Clarion, published 26 July 2022



Birmingham City Council, published 19 July 2022



Shepherds Bush Housing, published 6 July 2022

Since the 'naming and shaming policy paper' was first announced, the government has continued to add landlords who have had severe maladministration findings from the Housing Ombudsman to their list. The above are just a few examples listed on the government's website and social media. For more information on rogue landlords and agents, please see [page 3](#).

[Read more](#)

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

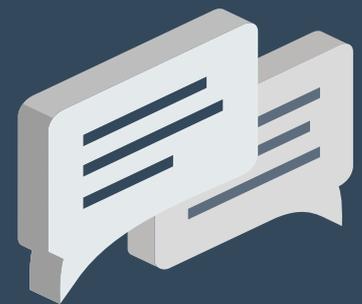
Speak to the team: [hello@kammadata.com](mailto:hello@kammadata.com)

[Book a demo now](#)

## Partnerships and integrations



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to turn risk into  
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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