

Property licensing update October 2022

The latest schemes and
property licensing news



Latest schemes and announcements

Schemes starting in and around October

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

Gedling

What type of licensing?

Selective

When will the scheme run?

1st Nov 2022 - 31st Oct 2027

Brent

What type of licensing?

Article 4

When will it start?

1st Nov 2022

Recent announcements

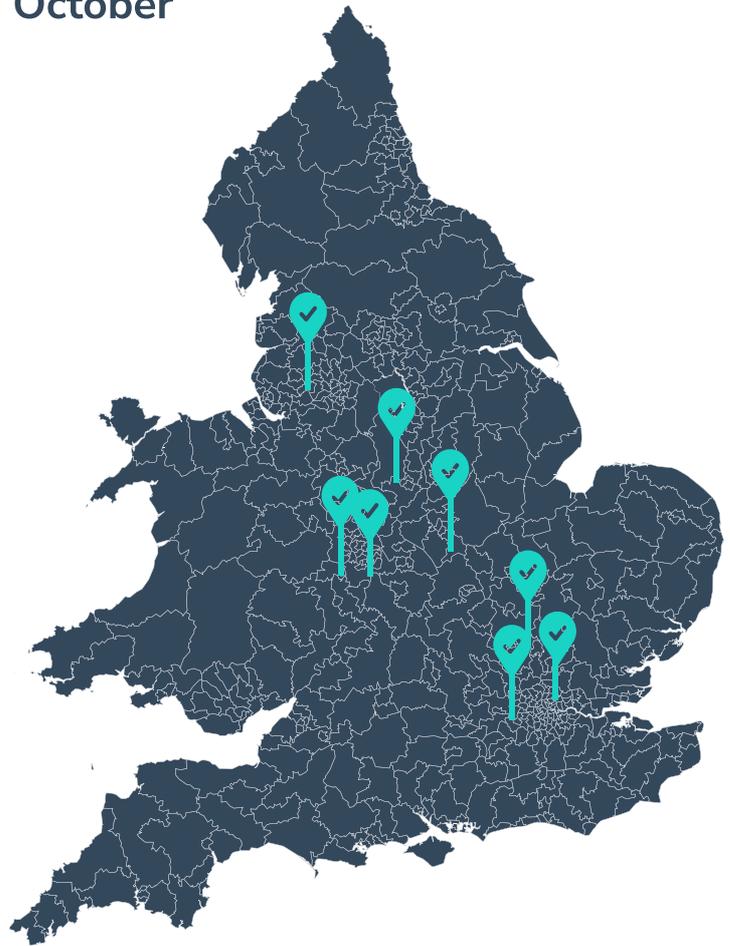
Haringey

What type of licensing?

Selective

When will it start?

17th Nov 2022 - 16th Nov 2027



Areas with active consultations:

- Dudley
- Coventry

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 3rd of October 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 just under **£8.1 million**.

Kamma's data shows that **Camden continues to be the most active local authority in London when it comes to enforcement**. However, Waltham Forest has recently surpassed Southwark in terms of enforcement levels.

£8,072,945

Total fines imposed across all London boroughs

£6,290,000

Total fines relating to property licensing and regulations

£167k

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

£4,688

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 | Waltham Forest |
| 4th | Southwark |
| 5th | Brent |
| 6th | Westminster |
| 7th | Greenwich |
| 8th | Tower Hamlets |
| 9th | Havering |
| 10th | Lewisham |

Sept 2022 - Top Rogue Landlord Stories

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

Management company to refund £84K rent to tenants in unlicensed accommodation

Landlord fined almost £18,000 for unlicensed HMO

Landlord in Sheffield prosecuted for failing to provide information about rented building

Worried about fines?

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

MEES An Ultimate Guide for Letting Agents

The Minimum Energy Efficiency Standard (MEES) Regulations set a minimum energy efficiency level for domestic private rented properties. The regulations were first announced in 2015 and came into effect in 2018, forcing landlords to make energy efficiency and emissions performance improvements to their properties.

Despite some progress, the housing sector continues to be one of the slowest to decarbonise and currently produces 22 percent of the country's emissions. Resultantly, a follow-up Bill is progressing through Parliament that will set and enforce stricter MEES.

The regulatory changes will have an immediate impact on letting agents and the Private Rented Sector (PRS). Under the new regulations, 2.9 million homes will require improvements at an average cost of £9,872, equalling a total bill of £29 billion. Action must be taken now by letting agents to ensure that sufficient improvements have been made in time and within means.

This ultimate guide will serve as an introduction to MEES, how they've changed, and what it means for letting agents.



When were MEES introduced?

The Government first mentioned its intention to introduce minimum energy efficiency requirements as part of the Energy Act 2011. However, it wasn't until 1st April 2018 that MEES were enacted into law and it became mandatory for both residential and commercial property managers in England and Wales to ensure that their properties met the minimum standards outlined in The Energy Efficiency (Private Rented Property) Regulations 2015.

What is the difference between existing and future MEES?

The updated MEES regulations currently awaiting final approval by Parliament are set to raise efficiency standards. Over the next decade, a series of milestones will track this progress.

Currently, only around 3 percent of residential properties in England and Wales are under MEES (EPC E). However, when MEES changes to C, Kamma has estimated that 58 percent of private rented sector properties will become non-compliant with MEES if not further action is taken.

There are two main drivers of higher standards:

1. To carry out the Government's Net Zero strategy: By 2050, the UK must have net-zero greenhouse gas emissions. To do so, 30 million homes, which contribute to 22 percent of the country's emissions, need to be decarbonised. 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 requiring regulatory incentives to mobilise.
2. To eliminate fuel poverty: Inefficient homes paired with high fuel bills means more people falling into fuel poverty. Action is even more urgent as the number of households expected to fall into fuel poverty this winter reaches nearly 12 million as a result of the energy price cap increase. Some top-down provisions have been made to stem the tide. Part of the Governments' fuel poverty strategy, Sustainable Warmth, includes a grant scheme designed to get as many fuel poor homes as possible to a Band C. However, more action on the ground is needed.

[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

£1.5 billion to improve energy efficiency and slash bills

29th of September 2022

Around 130,000 low-income households across England could see bills slashed by around £400 to £700 a year as their homes receive energy efficiency upgrades through the government's latest Help to Heat funding.

Up to £1.5 billion is being made available through the Social Housing Decarbonisation Fund and Home Upgrade Grant schemes, allowing social housing providers and local authorities to submit bids for funding to upgrade the properties of around 130,000 low-income and social households.

[Read more](#)

- Government funding of up to £1.5 billion will see around 130,000 social housing and low-income properties in England upgraded
- Upgrades will help households save around £400 to £700 a year on their energy bills at current prices and funding could support around 19,000 green energy sector jobs
- Funding follows government's direct and decisive intervention ahead of 1 October to reduce energy bills for households and businesses

Energy bills support factsheet

In September the government announced the following immediate, short-term action to support households. For the most part, this will operate in the same way for households across the whole of the UK



£150 of this £1,000 a year saving will be delivered by temporarily suspending environmental and social costs (including green levies) from being passed onto consumer bills.



The £400 Energy Bills Support Scheme, will be paid, in Great Britain, in 6 monthly instalments from October.



The most vulnerable UK households will also continue to receive £1,200 of support provided in instalments over the year, through discounts to Council Tax and Cost of Living payments for those in receipt of certain benefits.



Households who are unable to benefit from the full extent of the Energy Bills Support Scheme and/or Energy Price Guarantee scheme (for example, households not on standard gas / electricity contracts) will receive equivalent support.

Kamma believes that the energy bill support that aims to support most of the country, could be better spent on improving the energy efficiency of those most at risk. Analysis run by Kamma shows that this would prevent **over three million of the poorest households from falling into fuel poverty, cutting the total in half.**

[Read more](#)

Visit the site at
kammadata.com

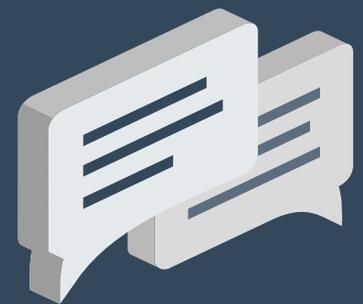
Speak to the team:
hello@kammadata.com

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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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