

# Property licensing update November 2022

The latest schemes and  
property licensing news



# Latest schemes and announcements

## Schemes starting in and around November

### 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**

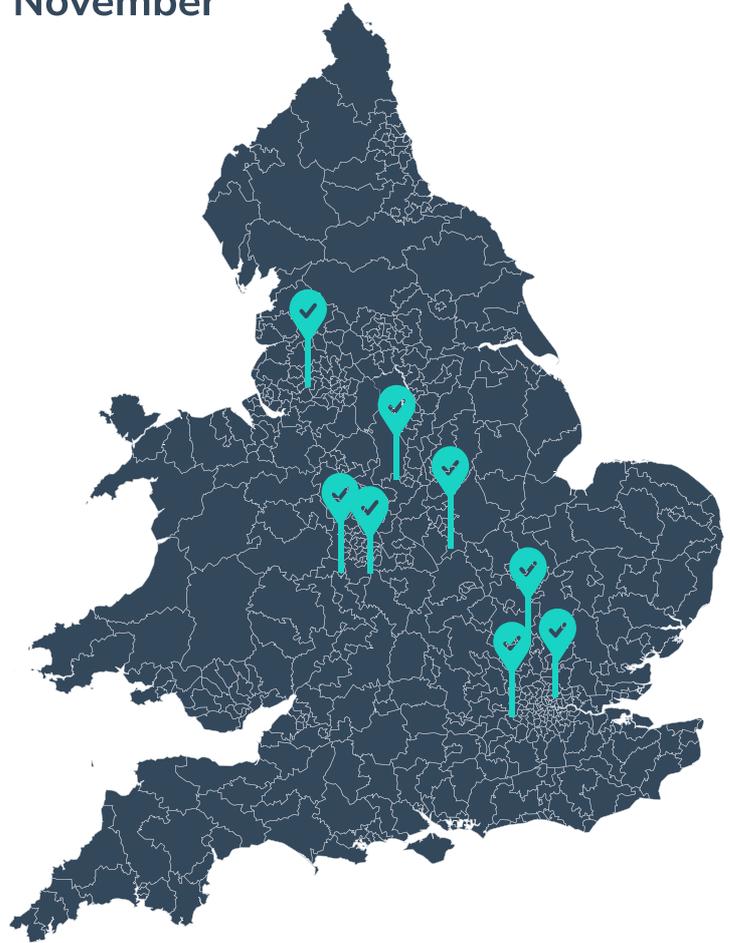
### Haringey

What type of licensing?

**Selective**

When will the scheme run?

**17th Nov 2022 - 16th Nov 2027**



## Recent announcements

### Ealing

What type of licensing?

**Selective**

When will it start?

**3rd Jan 2023 - 2nd Jan 2028**

#### Areas with active consultations:

- Coventry (Article 4)
- Manchester (Selective)

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

- Barnet
- Leicester

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 7th November 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. Earlier this year we saw a sharp increase in fines handed out to rogue landlords and agents, with the total in London now totalling just over **£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.

## £8,106,945

Total fines imposed across all London boroughs

## £6,320,000

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

### Oct 2022 - Top Rogue Landlord Stories

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

Landlord to pay £291,000 or face jail over poor quality accommodation

Landlord fined £24,000 after leasing illegal HMO that was dangerous tenants had to leave immediately

Rogue landlord fined over £12,000 for leasing overcrowded house

### Worried about fines?

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

# What can letting agents expect from the return of Gove?

October has seen the return of Michael Gove as the UK's housing secretary and the industry's response has been mixed. After previously being fired by then-PM Boris Johnson, Gove was again named as housing secretary this October and is the fourth since the start of the year. His return is likely to shake up the housing market again and bring more regulations to the Private Rented Sector (PRS) as he fast-tracks rental reforms that will have an impact on both landlords and tenants.

**So what were some of his key policies and what do we know about his new plans for the PRS?**



## Abolishing section 21

Over the past two years, the ban on Section 21 evictions was promised by ministers as part of a wider set of reforms to the PRS. These were intended to be published once the immediate pressures of responding to COVID-19 had ceased. Gove repeated these promises when he first took up his role as housing secretary and the department finally started to make progress when the Renters' Reform White Paper was published earlier this year.

As Gove is reappointed, we can expect him to continue with his plans to reform the PRS. Gove intends to abolish Section 21 'no fault' evictions and replace assured shorthold tenancies with periodic tenancies. Whilst there has been no announcement about whether the new administration will continue with the Renters' Reform Bill, the industry is expecting more reform and regulations to the PRS, so landlords and agents should keep an ear out for updates and brace for changes.

## 'Name and shame' rogue landlords and agents

Earlier this year the government and Gove announced that, as a part of its ongoing mission to reform the Private Rented Sector, ministers are now set to 'name and shame' failing landlords both on the government website and social media channels. The government will disclose poor practice by landlords, findings by the Housing Ombudsman of severe maladministration, and judgements by the Regulator of Social Housing that consumer standards have been breached.

The Secretary of State will also, where appropriate, contact landlords to understand how they are taking steps to address the findings in less severe cases before publishing it online. With the return of Gove, we can expect a continuation of the 'name and shame' tactic, which means that landlords and agents in the UK have yet another reason for keeping on top of regulatory compliance and licensing requirements.

## Levelling up reforms

When he last held the levelling up post, Gove was responsible for a raft of policy proposals intended to address regional economic disparities, reform the PRS, and toughen up building safety laws. The so-called Levelling Up reforms appear to be back under Gove and are likely to take centre stage in the department.

[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

## Michael Gove reappointed as housing secretary

26th October 2022

October has seen the return of Michael Gove as the UK's housing secretary which has received a mixed response from the industry.

Landlords are calling on Michael Gove to get the planned Rental Reform Bill right for both landlords and tenants.

The call comes after Gove was reinstated as the Levelling Up, Housing and Communities secretary by the new Prime Minister, Rishi Sunak.

[Read more](#)

### Moving forward on plans to abolish Section 21

Gove had unveiled plans for the abolition of Section 21 'no fault' evictions and for assured shorthold tenancies to be replaced with periodic tenancies.

While there has been no announcement yet about whether the new administration will continue with the Renters' Reform Bill, the National Residential Landlords Association says Gove should focus on the country's landlords.

## Energy bills support factsheet

October 2022

Earlier this autumn 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.



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](https://kammadata.com)

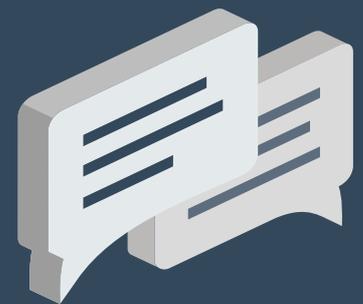
Speak to the team:  
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## Partnerships and integrations



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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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