

KΛΜΜΑ

Property licensing update 2022

The latest licensing and property
news from 2022



kammadata.com

A word from Orla



2022 has been another record year for property licensing and enforcement. In total 52 new licensing schemes and consultations were launched this year, that's one every week of the year, and many more are still to come in 2023 ([see page 3](#)).

In August of this year we also reported a £1.5 million increase in fines for rogue landlords and letting agents in the last 12 months ([see page 5](#)). And today, our data shows that over 12% of all £8.1 million in fines have been record in the last 12 months, suggesting a major post-pandemic increase in enforcement from London's local authorities. This indicates that it's never been more important for agents to take action to protect themselves, their landlords and their tenants against fines of non-compliance.

This year we've also seen the return of Michael Gove as housing secretary, and it seems he is likely to shake up the housing market again. We're expecting yet more regulation of the Private Rented Sector (PRS) as he fast-tracks rental reforms that will have an impact on both landlords and tenants ([see page 9](#)).

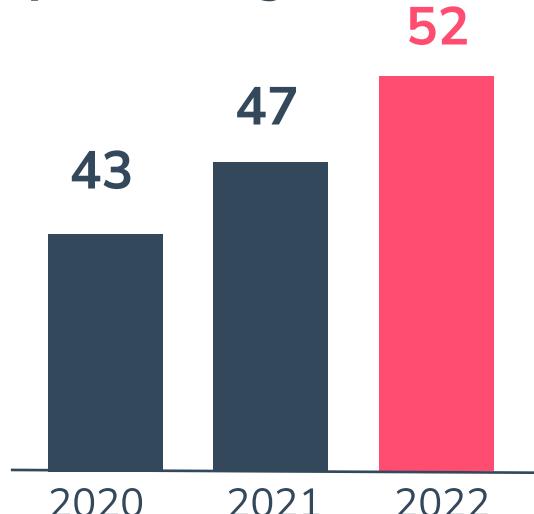
Some other topics that have continued to dominate the industry news this year are energy efficiency, MEES and HMO licensing. So over the past year, we at Kamma have published several 'ultimate guides' for letting agents, including a guide of everything letting agents need to know about MEES (Minimum Energy Efficiency Standards), as well as HMO licensing ([see page 14](#)). We hope this will help agents stay up to date on their regulatory compliance.

2022 has also been a very exciting year for Kamma as we have engaged in a lot of new partnerships with market leaders including Dexters, Belvoir and Knight Frank. As always, we are very proud to be working with these market leaders, and I would like to personally thank all our new and existing partners for working with us and helping us revolutionise compliance in the lettings industry.

We are very excited about what's to come in 2023 and are expecting yet another great year for Kamma as we continue to grow our team and work with our partners to boost agents and landlords compliance efforts. By working closely together with our partners we hope to simplify compliance in the private rented sector.

2022 was a record year for property licensing

52 new licensing schemes and consultations were launched in 2022. That is 5 more, or 10% more, than in 2021.



The State of Property Licensing in 2022

Throughout 2022, **52 new schemes and consultations** were launched by councils all over England & Wales. Below is a selection of the newest & largest schemes you need to be aware of...

Haringey

What type of licensing?
Selective licensing

When will the scheme run?
17th Nov 2022 - 16th Nov 2027

Barnet

What type of licensing?
Additional licensing

When will the scheme run?
27th Oct 2022 - 26th Oct 2027

Leicester

What type of licensing?
Selective licensing

When will the scheme run?
10th Oct 2022 - 9th Oct 2027

Oldham

What type of licensing?
Selective licensing

When will the scheme run?
4th Jul 2022 - 3rd Jul 2027

Manchester

What type of licensing?
Selective

When will the scheme run?
1st May 2022 - 30th Apr 2027

Lewisham

What type of licensing?
Additional

When will the scheme run?
5th Apr 2022 - 4th Apr 2027

Bristol

What type of licensing?
Additional and Selective

When will the scheme run?
6th Apr 2022 - 5th Apr 2027

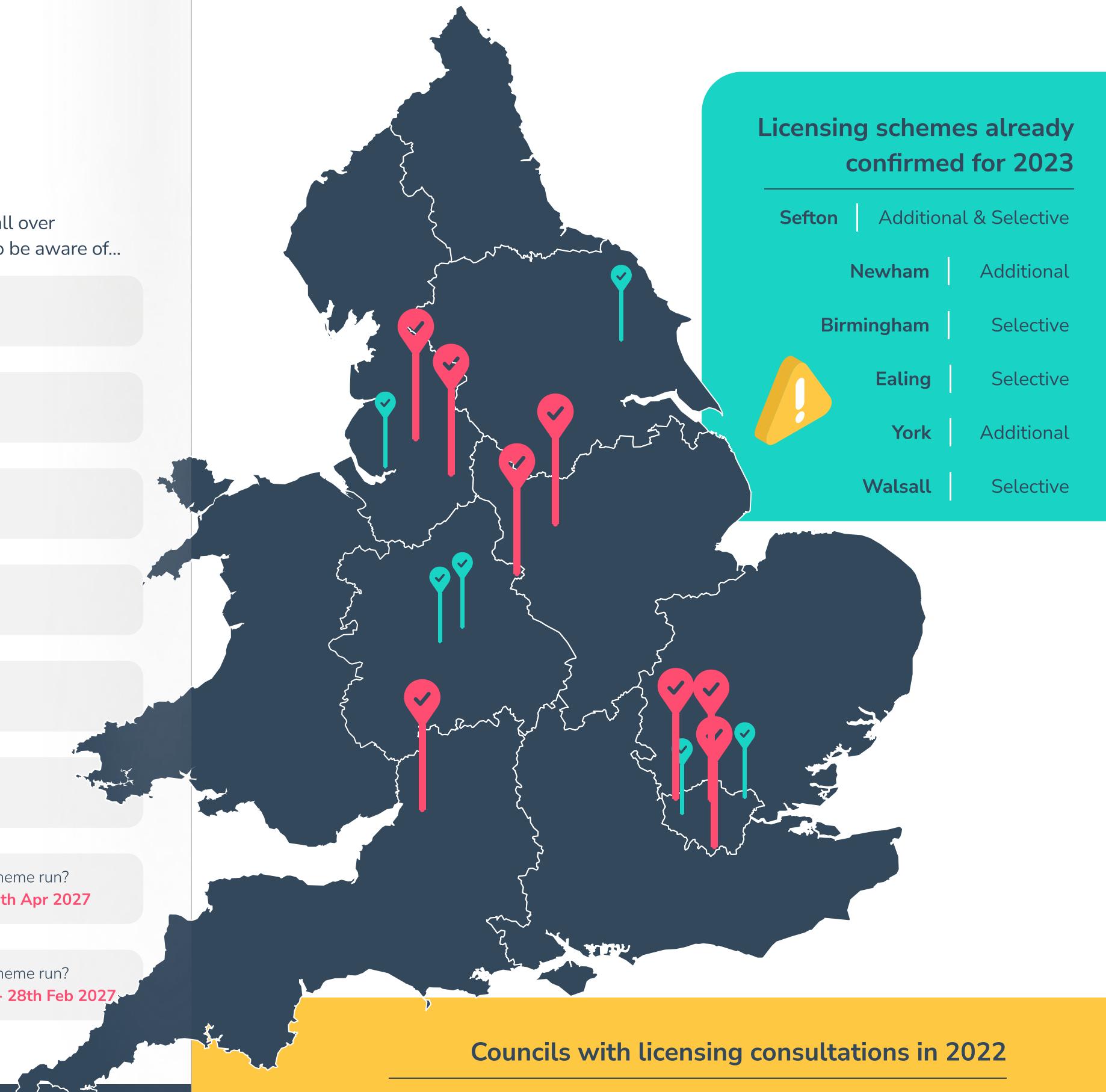
Southwark

What type of licensing?
Additional and Selective

When will the scheme run?
1st March 2022 - 28th Feb 2027

Has property licensing just been introduced in your area?

[FIND OUT HOW WE CAN HELP](#)



Record year for fines for landlords and agents

Total fines for rogue landlords and letting agents has crossed the £8.1 million mark

Kamma has recently reported that total fines for rogue landlords and letting agents has crossed the £8.1 million mark for the first time. This represents a total increase of over £300,000 in the last four months.

Kamma is the only company to track the Mayor of London's Rogue Landlord and Agent Checker in order to deliver analysis of enforcement trends across the capital. In August this year, Kamma reported that the fines for letting agents and landlords increased by more than one and a half million pounds to a total of more than £8.1 million. Now in just under a year, the total fines for letting agents and landlords have increased by over a million pounds to £8,157,745 at the beginning of December 2022.

Since the start of this year, Kamma has reported an average increase of around £90,000 in fines every month. This year, Camden council has been topping the council enforcement list in terms of number of cases brought forward, followed closely by Newham and Waltham Forest. Yet, the London Borough of Hammersmith and Fulham now has highest average of fines at £19,800, followed by Hillingdon with an average of £13,500, and Hackney with £11,250.

Letting agents and landlords stand to face fines of up to £30,000 for non compliance if they fail to comply with safety and licensing regulations. They may also face additional fines of up to £5,000 per property for non compliance with MEES regulations.

[Read the recent press release on this story >](#)



£8,157,745

Total fines imposed across all London boroughs

£6,324,901

Total fines relating to property licensing and regulations

£167k

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

£4,688

Average fine imposed on agents for all types of offences

Top 10 London Local Authorities - highest level of enforcement (by total fines issued)

- | Rank | Authority |
|------|----------------|
| 1st | Camden |
| 2nd | Newham |
| 3rd | Waltham Forest |
| 4th | Southwark |
| 5th | Brent |
| 6th | Greenwich |
| 7th | Westminster |
| 8th | Tower Hamlets |
| 9th | Havering |
| 10th | Lewisham |

The Biggest Fines and Stories of 2022

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

A London landlord has been fined and ordered to pay a confiscation order for ignoring planning rules. The landlord's flats failed to meet minimum floor space requirements, with one building judged to be 'poor quality accommodation.' Magistrates ordered the landlord to pay a confiscation order of £251,582 as well as Waltham Forest council's legal fees of £29,725, after he was found guilty of having failed to comply with a Planning Enforcement notice dating back to 2013. The landlord was also handed a fine of £16,000 reduced to £12,000 in recognition of a guilty plea. With the penalty based on income generated by the landlord's unauthorised property portfolio, the Judge gave him three months to pay or face 30 months in prison, remarking that his offending "undermines the entire system of planning control".

[Click here for the full story](#)

Other Top Stories

May, 2022

NEWS

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

[read more >](#)

March, 2022

NEWS

Rogue landlord couple fined £27,000 for letting out hazardous HMO

[read more >](#)

February, 2022

NEWS

Ilford landlord faced with £60,000 fine for a series of ten housing violations

[read more >](#)

September, 2022

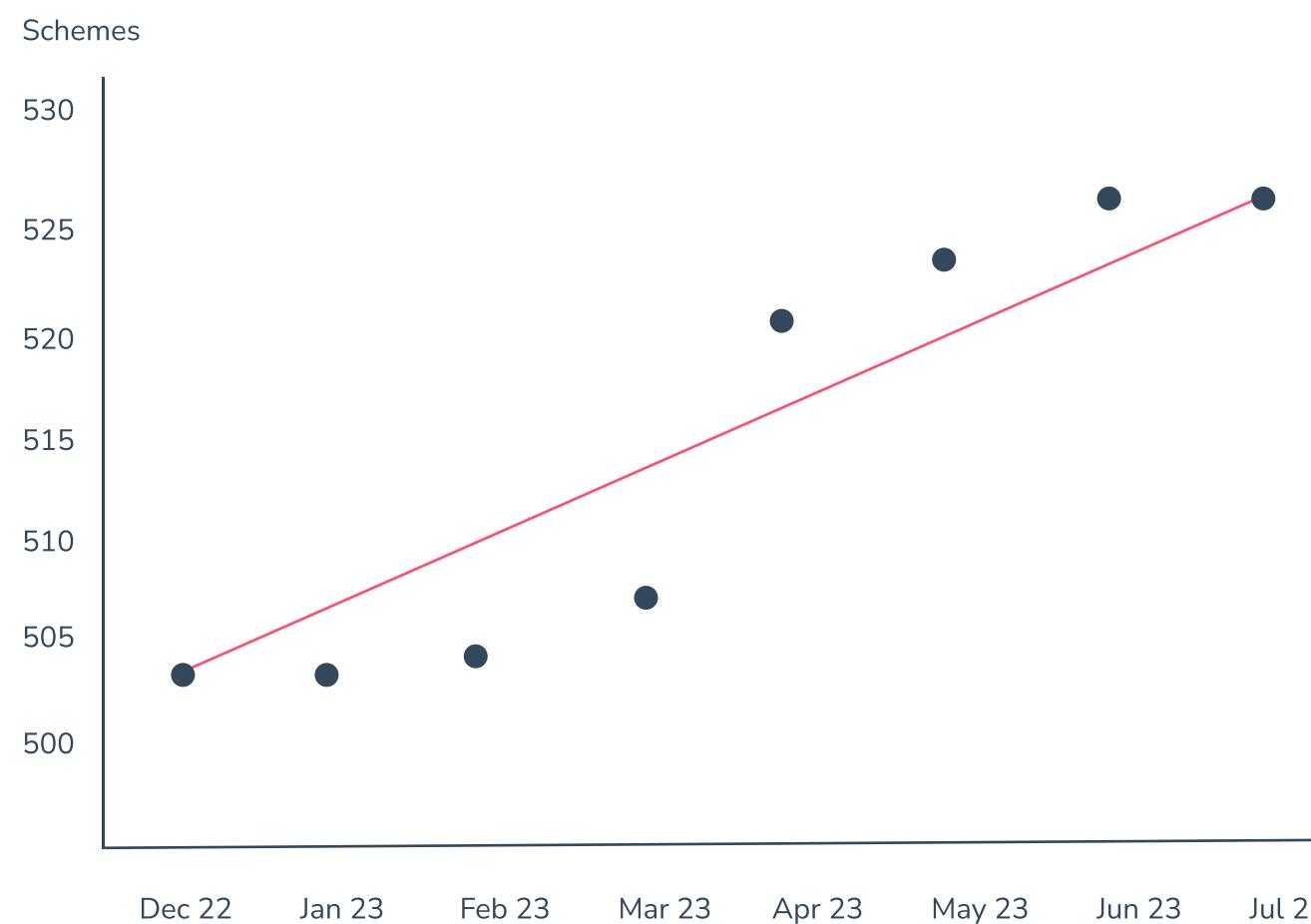
NEWS

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

[read more >](#)

A snapshot of licensing in 2023

Based on the number of active schemes, those planned to start or in consultation, Kamma predicts that by July 2023 over 525 schemes will be live, an all time high with around 20 more active schemes compared to December 2022.



Kamma's software has made my work so much easier

I've been using Kamma for 2 years now. I manage a large portfolio of HMOs in London and the software has made my work so much easier compared to any software I have used. It's easy to set up and use, and the customer support is very good. Highly recommended.

Aneta Gromala, Senior Property Manager HMO at Chestertons



Kamma In The News

FORGET expensive green upgrades – fix the affordable basics first, landlords are told

Published 25th January 2022

[Read more >](#)

As covered by:



Energy bills: New price cap will put more than a quarter of households into fuel poverty - which areas will be worst affected?

Published 3rd February 2022

[Read more >](#)

As covered by:



Kamma to hold net zero webinar with Natwest and Aldermore

Published 23rd February 2022

[Read more >](#)

As covered by:



Landlords warned over record number of new licensing schemes launching in April

Published 11th March 2022

[Read more >](#)

As covered by:



Belvoir and Kamma agree new commercial partnership

Published 16th March 2022

[Read more >](#)

As covered by:



Fines for rogue landlords and letting agents up £1.5mn

Published 9th August 2022

[Read more >](#)

As covered by:



What agents can expect from property licensing in 2023

2022 was a big year for PRS regulation. Here's why 2023 could be even bigger.

2022 has been another record breaking year for property licensing, enforcement, and fines. In total 52 new licensing schemes and consultations were launched this year – that's more than one every week, and many more are still to come in 2023.

Kamma's Rogue Landlord Tracker shows that enforcement has crept up in recent years, with fines in London having crossed the £8.1 million mark for the first time. Here's why we expect fines to continue rising in 2023.

Enforcement funding

A report by the Department for Levelling Up, Housing and Communities (DLUHC) in mid-2022 found 140 councils to be in favour of all forms of PRS licensing, citing the value of being able to inspect, enforce, and set clear standards on the matter. They did, however, also express concerns about persistent non-compliance and their capacity to monitor without sufficient funding available.

In response, the government has recently awarded £14 million to seven regions in the UK. This aims to 'crack down on rogue landlords and test new approaches to driving up standards', says Housing Secretary Michael Gove.

The funding includes, but is not limited to, the following:

- £2.3 million for Greater Manchester councils to increase the use of fines against rogue landlords.
- £1.14 million for Cornwall to create a database of private rented accommodation in the area and record standards to target better enforcement action.
- £1.21 million for Derbyshire councils to crack down on poor quality rented homes.
- £678,000 for Leeds to use behavioural science to change culture among landlords, improving knowledge and skills.

With increased powers and funding in 2023, councils can prioritise tackling poor quality PRS properties, helping to build understanding of what it takes to get all PRS properties up to the proposed Decent Homes Standard.

Greater Manchester will receive £2.3m to increase the use of fines against rogue landlords

The government is launching a £1m public information campaign educating tenants on their rights

A 10% rise in electricity prices is associated with a 0.6% rise in deaths across Europe

23% of occupied homes in the private rented sector did not meet the Decent Homes Standard

Media coverage

Rent Repayment Orders (RROs) are attracting media attention, including from major mainstream publications such as the Telegraph and The Sun. This means that tenants are getting clued up about what they can do to protect themselves against poor living conditions.

The government is also launching a £1 million public information campaign early next year to educate tenants about their rights. As awareness grows throughout 2023, more landlords and agents will be called out for malpractice, inevitably leading to a rise in fines.

Reforms ramp up

Since returning to office as Secretary of State at DLUHC, Michael Gove hasn't been short of critical issues in need of immediate action. Near to the top of the list of concerns is how and when to push forward with major reforms in the PRS to improve tenant safety and living conditions.

Having released the Renters Reform Bill, promises of a 'fairer' PRS looked like they were beginning to materialise. However, recent and increasingly frequent news of dire living conditions, in some cases leading to deaths, has shone an unfortunate spotlight on the need to protect vulnerable households from poor living conditions.

Government reports state that there are around 320,000 renters in England living with persistent mould and condensation problems, which is estimated to cost the NHS £340m a year. The most recent English Housing Survey also found that 23% of occupied homes in the private rented sector did not meet the Decent Homes Standard. This is higher than the proportion of owner occupied (14%) and social rented homes (11%).

The calls for stricter action are beginning to amplify, making it likely that 2023 will be a big year for cracking down on poor living conditions. "We're going to be bringing forward more legislation to improve the position of people in the private rented sector... We will bring forward legislation that will give them better protection. It will come in the next calendar year, so 2023" - Michael Gove, Housing Secretary.

The Levelling Up and Private Rented Sector White Papers set out how the government plans to introduce a new, stronger, legally binding Decent Homes Standard in the PRS. Having already consulted on the standard, quick progression is a priority with improvements likely to occur in the lowest performing areas from the start 2023.

Energy efficiency measures

The war in Ukraine, rising energy costs, and the risks of climate change are all combining to put even more financial pressure on renters. According to an Economist model, just a 10% rise in electricity prices is associated with a 0.6% rise in deaths across Europe. With many of the most vulnerable households choosing between eating and heating, and with fuel poverty in the UK almost doubling from the end of 2021 to today, additional measures are needed to protect Britons against the cold.

The first line of defence is energy efficiency. Over the last 10 years, the social housing sector has more than halved the number of people in fuel poverty, falling from 40% to 19%, while the PRS has reduced by only a third from 37% to 25%.

Irrespective of tenure, these figures need to fall further, and fast. The stricter Minimum Energy Efficiency Standards (MEES), which are likely to be approved in 2023, will require all new private rentals to be Energy Efficiency Rating (EER) C by the end of 2025, and all rentals by the end of 2028. All other homes need to be EER C by 2035 where practical, affordable, and cost effective.

While these dates seem far away, landlords and letting agents must begin work now, or risk leaving it too late to find the skilled labour required to retrofit at scale, potentially allowing their properties to fall into non-compliance with MEES regulations.



[Read the full article on our website >](#)

KΛΜΜΑ

Protect. Pitch. Grow.

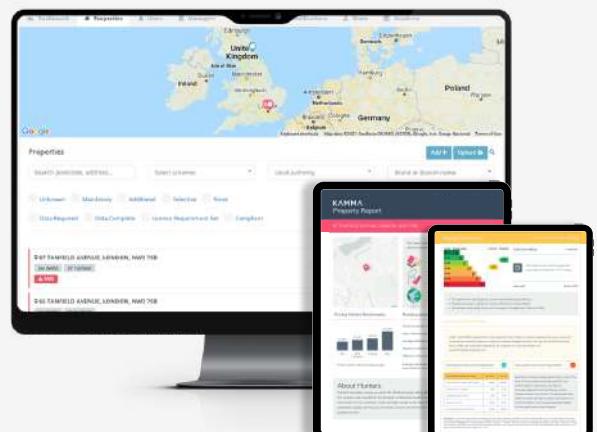
No matter what size your portfolio, Kamma's unique tools are designed to help your agency turn risk into revenue

- Automatically stay updated on any new licensing schemes affecting your portfolio
- Protect yourself from damaging council fines and Rent Repayment Orders
- Use data to win portfolio tenders and achieve step growth in your agency
- Produce beautiful property reports and impress landlords
- Introduce a hassle-free application service and generate revenue

[BOOK A DEMO NOW >](#)



Kamma's products delivers everything you need to grow your business...



[FIND OUT MORE ABOUT OUR PRODUCTS](#)

Kamma Manager - 24/7 compliance guardian

Automate your compliance to stay actively informed of any changes and licence application or tender opportunities

Kamma Reporter - Deal winning reports

Run instant licensing checks and produce compliance reports to boost your conversion rates and win instructions

Kamma Applications - Zero-hassle revenue

Kamma makes it easy to generate regular revenue through a licence application service for your landlords

We are proud to support the growth of some of the best names in the industry...



Visit the site at
kammadata.com

Speak to the team:
hello@kammadata.com

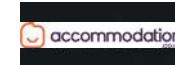
[BOOK A DEMO NOW](#)

Kamma's Partnerships and Integrations

We're proud to support the growth of some of the best names in the industry...



urbanspaces



BELVOIR!



COMPLYLEX™



Still want more?

Kamma's Recent Publications

A summary of Kamma's key insights, guides, and sector commentary published in 2022

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.



[Read more](#)

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.

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.



[Read more](#)

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.



Ultimate guides for letting agents

A summary of Kamma's ultimate guides for letting agents published in 2022

Minimum Energy Efficiency Standards (MEES): An Ultimate Guide for Letting Agents

An introduction to MEES, how they've changed, and what it means for letting agents

The 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.

[Read more](#)

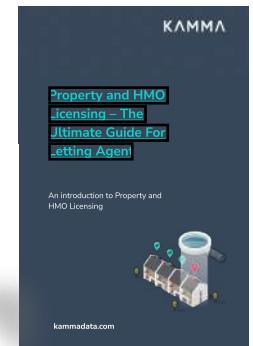


Property and HMO Licensing – The Ultimate Guide For Letting Agents

The government believes there are around 500,000 HMOs (house in multiple occupation) in the UK, yet Kamma has tracked licences (mandatory and additional) for almost 800,000 HMOs and 200,000 selective licences across 285 local authorities.

With even the government unsure of the size and scale of the sector, we believe it's time for an ultimate guide for letting agents.

Property licensing is not as straightforward as one might think (or hope), and although licensing has been around since 2006 there is still a lot of confusion around the definition of an HMO, which local authorities run discretionary schemes, what properties need a licence and who is responsible for obtaining it.



In this ultimate guide, we look at everything from what constitutes an HMO to types and trends in enforcement and how agents can use this complexity to provide greater value to their landlord customers.

[Read more](#)

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.

Visit the site at
kammadata.com

Speak to the team:
hello@kammadata.com

[Book a demo](#)