

Property licensing update

March 2023

The latest schemes and
property licensing news



Latest schemes and announcements

New schemes

Sefton

What type of licensing?

Selective & Additional

When is the scheme running?

1st Mar 2023 - 29th Feb 2028

York

What type of licensing?

Additional

When will the scheme run?

1st Apr 2023 - 31st Mar 2028

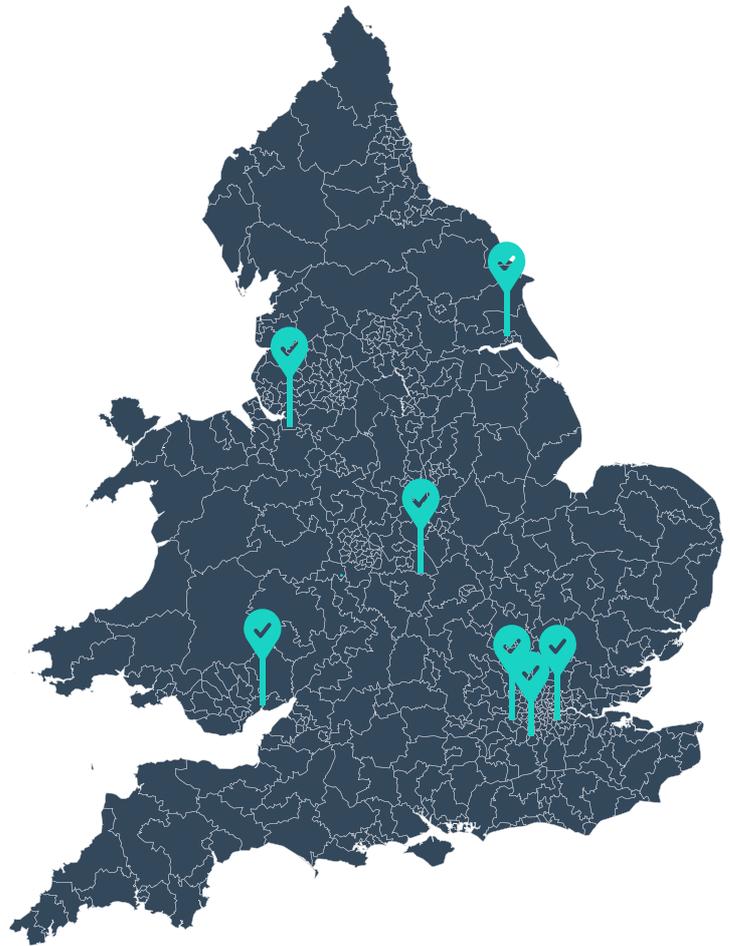
Charnwood

What type of licensing?

Selective & Additional

When will the schemes run?

1st Apr 2023 - 31st Mar 2028



Recent announcements

Kensington & Chelsea

What type of licensing?

Additional

When will the scheme run?

1st June 2023 - 31st May 2028

Areas with active consultations:

- Tower Hamlets
- Greenwich
- Warwick

Councils with schemes that started in the last 3 months:

- Cardiff
- Ealing
- Newham
- 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 27th February 2023

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 **£8.5 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.

£8,549,295

Total fines imposed across all London boroughs

£6,750,000

Total fines relating to property licensing and regulations

£167k

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

£4,640

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

Feb 2023 - Top Rogue Landlord Stories

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

Estate agency in North London fined £35,000 for leasing a property without a licence

Landlord company face second non-compliance penalty fine

Landlord fined almost £14,000 for failing to maintain proper safety standards

Worried about fines?

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

Discretionary licensing: will the trend continue?

Kamma's recent analysis found that almost 20% of England's local authorities now at least one discretionary licensing scheme in place.

At the end of 2022, Kamma reported that a total of 52 new schemes and consultations were launched in the last year, which is five more than in 2021 and almost 10 more than in 2020.

The trend is set to continue this year. Based on the number of active, upcoming and finishing schemes and consultations, Kamma predicts that by July this year a total of 525 mandatory and discretionary schemes will be live; an all time high with around 20 more active schemes compared to today.



Where are most schemes located?

In England, 65 (or 19.5%) of all local authorities now have one or more discretionary licensing schemes in place, whilst Wales only operates additional schemes, and Scotland does not operate any discretionary schemes.

More schemes are being extended and renewed than ever before

The majority of discretionary licensing schemes are in place for a five-year period before they are consulted on for renewal or, in an increasingly rare case, terminated.

Kamma's data shows that more and more schemes that are coming to an end are already confirmed or under consultation to be extended. For example, Nottingham City Council is seeking comments on proposals to introduce a new five-year Additional HMO Licensing Scheme for Houses in Multiple Occupation (HMO). The current scheme will soon come to an end and the council is now looking to consult on a new citywide scheme, which would run for a further five years from January 2024 if approved. **Sefton council** is another example of a council that is extending their additional and selective licensing schemes this March and for the coming five years.

What is the effect of the upward trend in licensing and enforcement?

The increasing number of schemes and resultant enforcement has also had an impact on the level of fines for rogue letting agents and landlords. Total fines has now passed the £8.5 million mark for the first time ever.

One example of a local authority that has really stepped up its enforcement is Tower Hamlets. Letting agents in the borough have faced fines of over £430,000 for illegal fees and failing to belong to a redress scheme in the last six years. In fact, Kamma's data shows that Tower Hamlet is the eighth top enforcing council in London and has brought a total of over 60 cases forward.

[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

Social housing managers must be qualified under new laws to protect residents

26th February 2023

Social housing managers must gain professional qualifications under new rules to protect residents and raise standards in the sector, Housing Secretary Michael Gove announced.

Around 25,000 managers across the sector will now be required to have the appropriate level housing management qualification.

[Read more](#)

Social housing managers must gain professional qualifications under new rules to protect residents and raise standards in the sector

- Latest government action to drive up standards and improve the lives of social housing residents
- Professional qualifications to be made mandatory for social housing managers, ensuring residents receive a high-quality service and rapidly professionalise the sector
- Part of the Social Housing (Regulations) Bill which will give Regulator tough new powers to hold landlords to account

Council tax valuation of Houses in Multiple Occupation (HMOs): consultation

17th February 2023

This consultation seeks views on the way that Homes in Multiple Occupation (HMOs) in England are valued for council tax, and on proposed changes to that process to ensure that HMOs are banded as one property and have one council tax band, other than in exceptional circumstances.

Key points

- Council tax valuation of HMOs. The scope of the consultation does not extend to other types of shared accommodation.
- These proposals relate to England only.

[Read more](#)

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

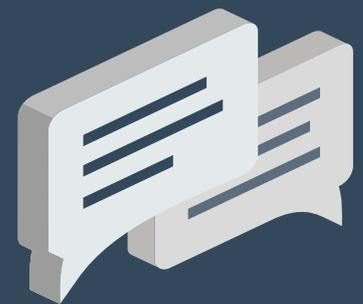
Speak to the team:
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to turn risk into
revenue



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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