

# Property licensing update

May 2023

The latest schemes and  
property licensing news



# Latest schemes and announcements

## New schemes

### Bedford

What type of licensing?

**Additional**

When will the scheme run?

**21st May 2023 - 20th May 2028**

### Kensington & Chelsea

What type of licensing?

**Additional**

When will the scheme run?

**1st June 2023 - 31st May 2028**

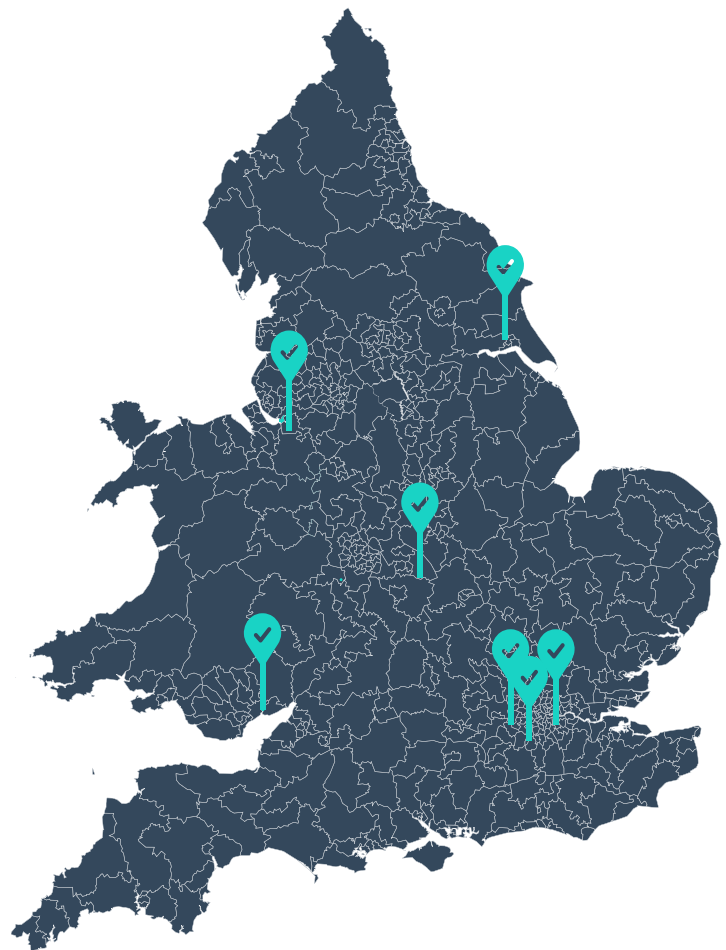
### Newham

What type of licensing?

**Selective**

When will the scheme run?

**1st June 2023 - 31st May 2028**



## Recent announcements

### Brent

What type of licensing?

**Selective**

When will the scheme run?

**1st August 2023 - 31st July 2028**

### Worcester

What type of licensing?

**Additional**

When will the scheme run?

**1st September 2023 - 31st August 2028**

### Areas with active consultations:

- Nottingham (Additional)
- Peterborough (Article 4)

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

- York (Additional)
- Charnwood (Selective)
- Sefton (Selective & Additional)
- Cardiff (Additional)

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 28th April 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 just over **£8.7 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.

## £8,764,495

Total fines imposed across all London boroughs

## £6,950,000

Total fines relating to property licensing and regulations

## £167k

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

## £4,676

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	Barking and Dagenham

### April 2023 - Top Rogue Landlord Stories

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

Landlord fined over £115,000!

Private landlord fined £10,000 for putting tenants' lives in danger

Agency fined for illegal HMO letting

### Worried about fines?

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

# No HMO licence for asylum seekers

The UK government has published plans to remove the obligation for landlords to get a House in Multiple Occupation (HMO) licence if they are providing accommodation to vulnerable asylum seekers.

Housing and refugee charities have criticised this move as an "assault on human rights", as HMO licences are the primary way authorities ensure homes filled with large numbers of people do not become a major fire risk.

They are normally required for all private rented properties that house five or more people from multiple households.



## A regulatory minefield

By removing this licence requirement, landlords can offer asylum accommodation without having to wait for an inspection to be completed. It will also make it easier for them to claim public cash for doing so.

However, this move has raised concerns that it legalises the use of accommodation for asylum seekers that would otherwise be deemed unfit for habitation. Campaigners fear that asylum seekers could be housed in hazardous homes that are not fit for human habitation.

The government currently houses tens of thousands of asylum seekers in a network of B&Bs, social housing, and privately rented homes while their applications for asylum are processed. Often, asylum seekers are left in this accommodation for years, and concerns have repeatedly been raised about the quality of the accommodation used to house vulnerable asylum seekers and their families.

The Home Office denied claims that the proposed change in the law would lower housing standards for asylum seekers, arguing that it has contracts with private companies supplying housing for asylum seekers, and that these companies have "rigorous" standards. However, they could not say how they would ensure these standards are met in the absence of council licensing and inspections.

The proposed Houses in Multiple Occupation (Asylum-Seeker Accommodation) Regulations is a statutory instrument and will not be voted on or scrutinised by Parliament in the way other newly proposed legislation would be. This move has further raised concerns about the UK government's treatment of migrants and asylum seekers, and many are calling it a "shameful example of this government's sustained assault on the human rights of people who are seeking safety in the UK".

## Want to know how much of your portfolio is unlicensed?

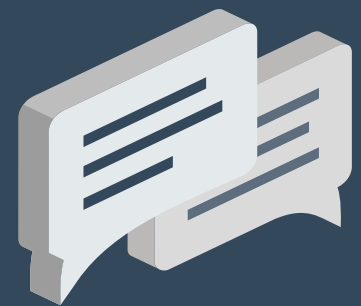
Property regulations are diverse, complex, and ever changing. We leverage data and tech to quickly provide lenders with clear and reliable answers. [Click here](#) to learn more.



## Partnerships and integrations



Get in touch now  
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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