

# KAMMA

## Property licensing update

June 2023

The latest schemes and  
property licensing news



[kammadata.com](https://kammadata.com)

# Latest schemes and announcements

## New schemes

### Kensington & Chelsea

What type of licensing?

**Additional**

When will the scheme run?

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

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### Newham

What type of licensing?

**Selective**

When will the scheme run?

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

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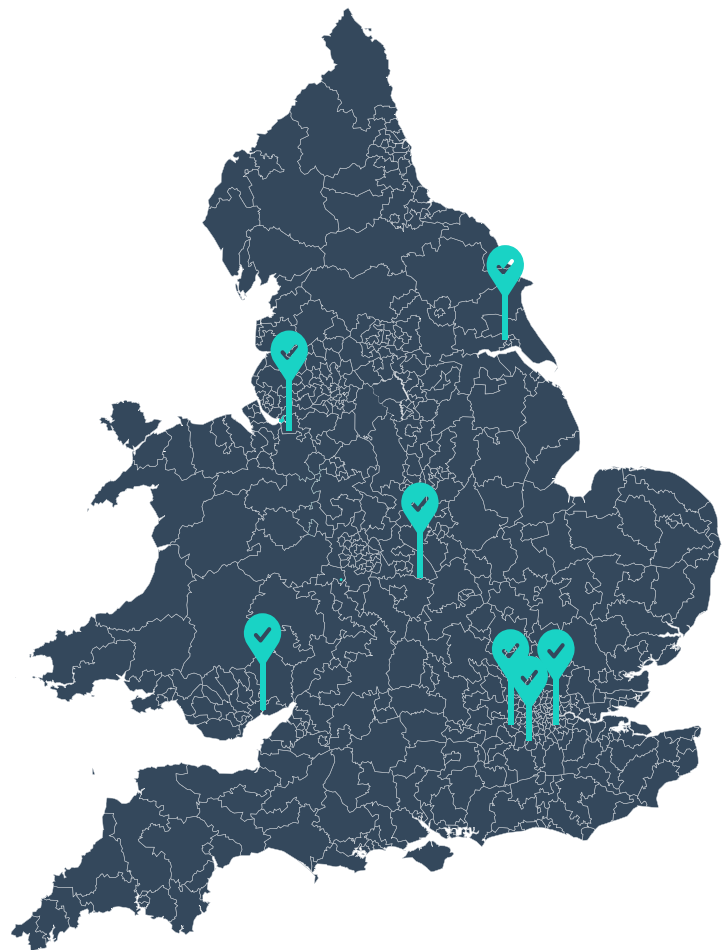
### Birmingham

What type of licensing?

**Selective & Additional**

When will the scheme run?

**5th June 2023 - 4th June 2028**



## Recent announcements

### Manchester

What type of licensing?

**Selective**

When will the scheme run?

**9th August 2023 - 8th August 2028**

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### Worcester

What type of licensing?

**Additional**

When will the scheme run?

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

#### Areas with active consultations:

- Barnet (Selective)
- Exeter (Article 4)
- North Northamptonshire (Article 4)

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

- Bedford (Additional)
- York (Additional)
- Charnwood (Selective)
- Sefton (Selective & 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 2nd June 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 **£8.9 million**.

Camden continues to be London's most active local authority when it comes to enforcement. The total number of cases brought forward by the top three enforcers - Camden, Newham and Waltham Forest - has also surpassed 1000.

# £8,923,295

Total fines imposed across all London boroughs

# £7,086,299

Total fines relating to property licensing and regulations

# £167k

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

# £4,669

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

### May 2023 - Top Rogue Landlord Stories

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

Landlord and letting agency fined nearly £7,000 for ignoring council paperwork

Private landlord fined £5,000 for failure to declare as a property agent

Cambridge landlord is fined £3,500 for unlicensed HMO

### Worried about fines?

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





## Kamma partners with estate agent Foxtons to help the firm double down on their compliance

The partnership will give all of Foxtons' agents access to Kamma's compliance management and checking services, allowing their agents to stay up to date with changing regulations.

Earlier this year, Kamma reported that licensing changes on average every eight days across the UK. In fact, almost 20% of all local authorities in England have at least some form of discretionary licensing scheme in place, including addition and selective. Kamma's data shows that over 65% (21) of all London councils have one or more discretionary licensing schemes in place. Yet it's not always straightforward to determine what schemes affect which properties.

### Complying with licensing regulations is an ongoing burden that agents must deal with to avoid fines.

The fines for rogue landlords and agents have now hit £8.9 million with average agent fines of £4,669 just in London, but thanks to the new partnership with Kamma, Foxtons will be much more protected from the recent fines seen in the capital. This partnership marks a great step forward in Kamma's ambition to solve property licensing for all letting agents, removing complexity, and freeing up time to focus on core business and revenue drivers.

This innovative partnership has been formed to remove compliance for letting agent professionals, and to provide their business with new ways to stand out from the competition. The partnership between Kamma and Foxtons will allow Foxtons to continue to build out its internal compliance system with the support of Kamma's data and expertise.

### Fran Giltinan, Managing Director - Property Management & Customer Experience, Foxtons:

*"We are thrilled to partner with Kamma and have access to their compliance management and analysis services. As the regulatory landscape continues to change, it's essential that we stay ahead of the curve and continue to protect our Landlord's assets. This partnership will give our agents the support they need to continue providing exceptional service to our clients while remaining compliant with the latest regulations."*

## 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.





# Government's Renters (Reform) Bill promises to deliver 'fairer private rented sector for tenants and landlords'

Last month, the Secretary of State for DLUHC, Michael Gove, pushed forward with the controversial Renters (Reform) Bill, promising a 'once in a generation' overhaul of housing laws.

The key details, summarised to the right, aim to strengthen the rights of tenants while also protect responsible and punish rogue landlords.

The governments' white paper, first published in 2022, included many of the policy proposals that are now likely to be confirmed by parliament. The Bill, however, does exclude a 'Decent Homes Standard' that extends to the private rented sector (PRS) (it currently only applies to social housing). There is an ongoing consultation on this matter.

## What's included?

### 1. Section 21 'no fault' evictions abolished

Abolishing Section 21 means landlords can only repossess their properties under 'reasonable circumstances', enabling renters to challenge landlords without fear of losing their home.

In the absence of Section 21, it is expected that Section 8 will be strengthened to grant landlord further powers to end a tenancy agreement early if, for example, repeated serious arrears, to sell the property, or to rent to family or friends, which apply after the tenant has lived in the property for at least six months.

### 2. Property portal proposed

The government is planning to test a new online portal to help landlords understand and demonstrate compliance with their legal requirements.

### 3. Periodic tenancies standardised

All Assured Shorthold Tenancies are proposed to be moved onto a single system of periodic tenancies where tenancies will be rolling by every month without a specified end date.

### 4. Notice period for rent reviews doubled

Landlords can only increase rent once per year and must provide a notice at least two months prior.

### 5. Tenant pet rights extended

Tenants can ask for pets and the landlord cannot withhold consent without good reason, but the tenant must provide pet insurance.

### 6. New ombudsman established

A new government-backed redress scheme covering all privately rented properties, which may have the powers to force landlords to issue an apology, provide information, take remedial action, and/or pay compensation of up to £25,000

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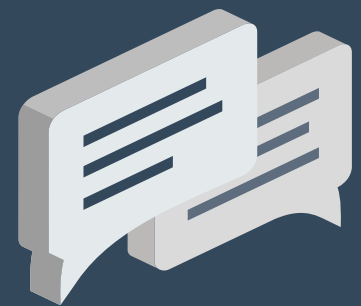
## Partnerships and integrations



urbanspaces



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

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

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