

KAMMA

Property licensing update

August 2023

The latest schemes and
property licensing news



kammadata.com

Latest schemes and announcements

Starting this month

Brent

What type of licensing?

Selective

When will the scheme run?

1st August 2023 - 31st July 2028

Manchester

What type of licensing?

Selective

When will the scheme run?

9th August 2023 - 8th August 2028

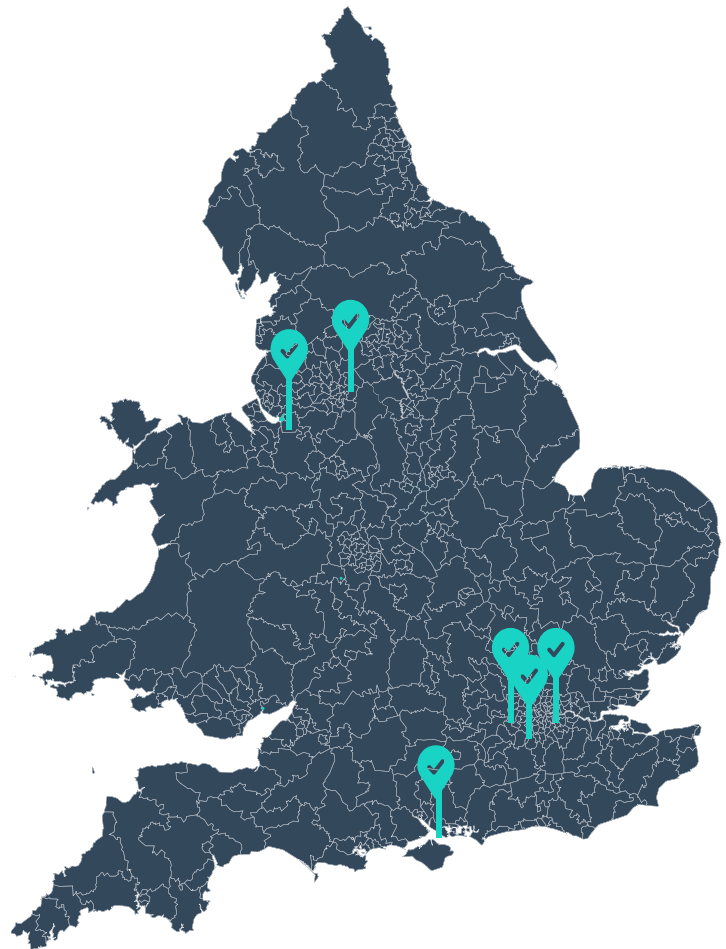
Blackburn with Darwen

What type of regulation?

Article 4

When will the direction start?

9th August 2023



Recent announcements

Luton

What type of licensing?

Selective

When will the scheme run?

30th October 2023 - 29th October 2028

Islington

What type of licensing?

Selective

When will the scheme run?

1st January 2024 - 31st December 2028

Areas with active consultations:

- Wirral (Selective)
- Lancaster (Selective & Additional)
- Arun (Additional)

Councils with schemes that started in the last 3 months:

- Middlesbrough (Selective)
- Walsall (Additional)
- Birmingham (Additional & Selective)

Has property licensing just been introduced in your area?

[Find out how we can help](#)

Rogue Landlord Tracker

The latest fines and top stories

Fines continue to climb past £9 million

data correct as of 4th August 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 for London to discover enforcement trends. Fines continue to climb past the **£9 million** milestone first reported last month,

Lewisham has joined the leaderboard for London's top enforcers, replacing Barking and Dagenham as the tenth on the list. The borough has now brought forward half a century of cases, with more likely in the future when the proposed additional licensing scheme is designated.



£9,073,177

Total fines imposed across all London boroughs

£7,178,524

Total fines relating to property licensing and regulations

£167k

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

£4,677

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

Worried about fines?

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



August's Top Rogue Landlord Stories

Enforcement is on the rise throughout the UK. Rogue landlords and lettings have even received fines for failing to comply with mandatory licensing requirements, which have applied to large HMOs since 2006. Successful bids from tenants for rent repayment orders (RROs) are also reported more regularly, giving property managers yet another reason to check their licensing compliance.

Local authority

Sum of penalty against landlord or letting agent

Reason for the penalty

Mansfield

£17,000

Leased without mandatory HMO licence and suspected overcrowding

[Read more](#)

Cardiff

£68,000

Substandard living conditions and delayed maintenance

[Read more](#)

Cambridge

£3,500

Leased without a mandatory HMO licence

[Read more](#)

Kingston

£29,000 RRO

Leased without a mandatory HMO licensing

[Read more](#)

Camden

£20,160

Not complying with the additional HMO licensing scheme standards

[Read more](#)

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[Find out how we can help](#)



JLL

Kamma partners with JLL to resolve challenge of ever-changing licensing regulation

As fines in London continue to climb above £9 million, agents need to stay ahead of new regulation. This partnership equips JLL agents with the tools to navigate market complexity and avoid fines

[Read more](#)

More MEEs direction from government on energy efficiency

[Government urged to slow down enforcement of EPC regulations, warns Housing Secretary](#)

Housing Secretary Michael Gove has called for a more gradual approach to enforcing Energy Performance Certificate (EPC) rules on landlords. Gove believes the proposed 2028 deadline for new EPC regulations demands too much, too quickly from landlords. The regulations would require landlords to ensure their rental properties achieve a minimum EPC rating of C within five years or face significant fines.

[Green home upgrades command price premiums, but complete transformation may take decades](#)

On the contrary, a report by Rightmove states that sellers who improve their homes from an EPC rating of F to C can expect a substantial price premium of £55,786 on top of local house price growth. Similarly, upgrading from E to C could yield £26,603, and from D to C, £11,157. However, achieving nationwide EPC C or higher ratings for all homes for sale and rent could take up to 43 years. Rightmove suggests stamp duty rebates and other incentives to encourage green improvements and educate buyers, while landlords are looking for clearer EPC legislation before making energy-efficient upgrades.

While the methodology behind the Rightmove report must be analysed further, it nonetheless gives an initial indication of how the market, and in particular property prices, will be shaped by energy efficiency improvements on homes. A complete transition to decarbonise may take decades, but ultimately is necessary to meet Net Zero, putting even more urgency on landlords and agents to begin retrofit work earlier rather than later. Regulation creates urgency and should not be softened, as suggested by Gove.

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.



KAMMA

Partnerships and integrations



BELVOIR!

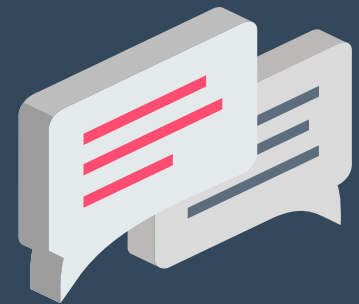


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revenue



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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