

# KAMMA

## Property licensing update

December 2023

The latest schemes and  
property licensing news



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

# Latest schemes and announcements

## Starting soon

### Nottingham

What type of licensing?

**Selective**

When will the scheme run?

**1st December 2023 - 30th November 2028**

### Nottingham

What type of licensing?

**Additional**

When will the scheme run?

**1st January 2024 - 31st December 2028**

### Islington

What type of licensing?

**Selective**

When will the scheme run?

**1st January 2024 - 31st December 2028**

### Greenwich

What type of licensing?

**Selective**

When will the scheme run?

**1st January 2024 - 31st December 2028**

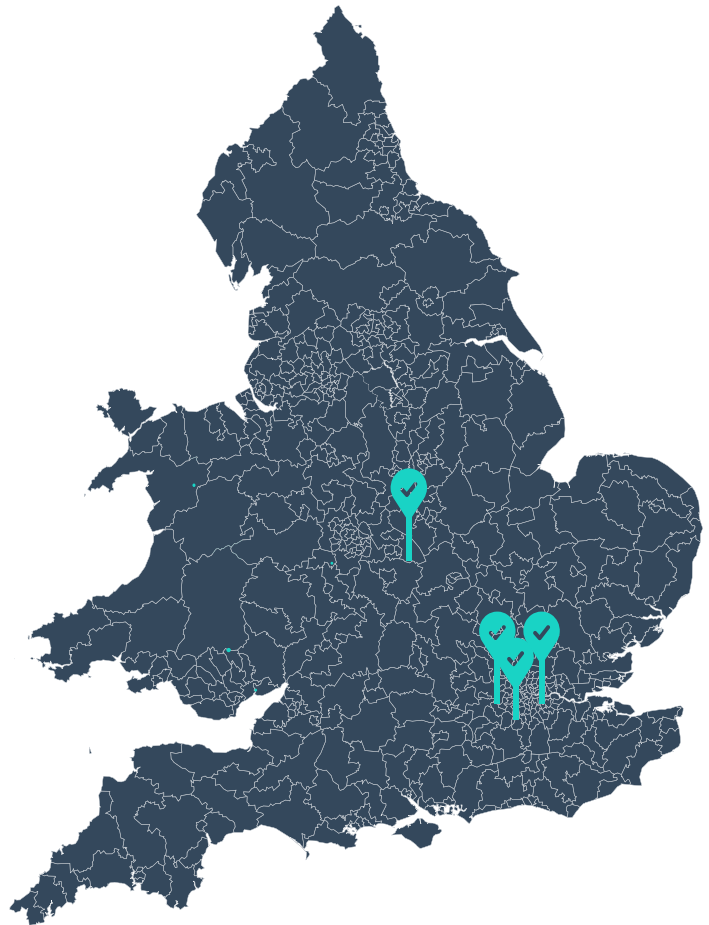
### Warwick

What type of licensing?

**Selective**

When will the scheme run?

**18th January 2024 - 17th January 2029**



### Active consultations

- Haringey (Additional)
- Stockton-on-Tees (Selective)
- Blackpool (Selective)
- Brighton and Hove (Additional and Selective)

### Started last month

- Southwark (Selective)
- Redbridge (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

## The threat of £10m fines looms for the new year

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. The highlights are shown below, with a focus on the rising total number of fines levied against poor practice

### Who is being prosecuted?

1,252  
landlords

849  
agents



# £9,872,455

Total fines imposed across all London boroughs

## £7,752,019

Total fines relating to property licensing and regulations

## £167k

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

## £4,794

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



# November's Top Rogue Landlord Stories

## Landlord in Kensington fined nearly half £1 million for hazardous HMO

A rogue landlord and his company were fined £480,000 for letting out a hazardous, damp-ridden 22-bedroom HMO on Hyde Park Gate.

The case, initiated by Kensington & Chelsea Council following a tenant complaint in 2020, revealed severe safety breaches including fire hazards, damp conditions, and lack of proper licensing.

## Landlord fined £93,000 in Southampton for illegal property extensions

A landlord from Christchurch was fined £93,000 by Southampton Crown Court for illegal property extensions.

The landlord breached planning enforcement notices by unlawfully renting out a property without appropriate planning permission.

## Stoke-on-Trent landlord fined £11,800 for failing to meet licensing requirements

Stoke-on-Trent City Council fined a landlord £11,800 for operating a HMO without a licence.

The property was in poor condition, with bathrooms failing to meet minimum standards, and evidence of a fly infestation and waste accumulation.

[See the full monthly round up here](#)

# Goodlord and Kamma announce major new partnership to combat rising risk of agent fines

Goodlord has announced its newest integration with Kamma in a keynote that unveiled a string of new product features, integrations and partnerships.



With over £9.8 million in fines reported in London and frequent legislative changes, this partnership aims to protect agents from the complexities of compliance.

Kamma's services on Goodlord will allow agents to see which properties require which type of licence, the expiry date on current licences (which typically expire after 2-5 years), and all the key information associated with individual licences. This integration is being rolled out to all Goodlord customers at no extra cost.

This collaboration, announced by Goodlord CEO William Reeve, will ease the compliance burden for agents, ensuring they meet all licensing requirements efficiently.

This new integration with Goodlord will remove the time burden of compliance for agents, giving them complete transparency and their landlords' landlords assurance that all licensing requirements are being met.

[See the full announcement](#)

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

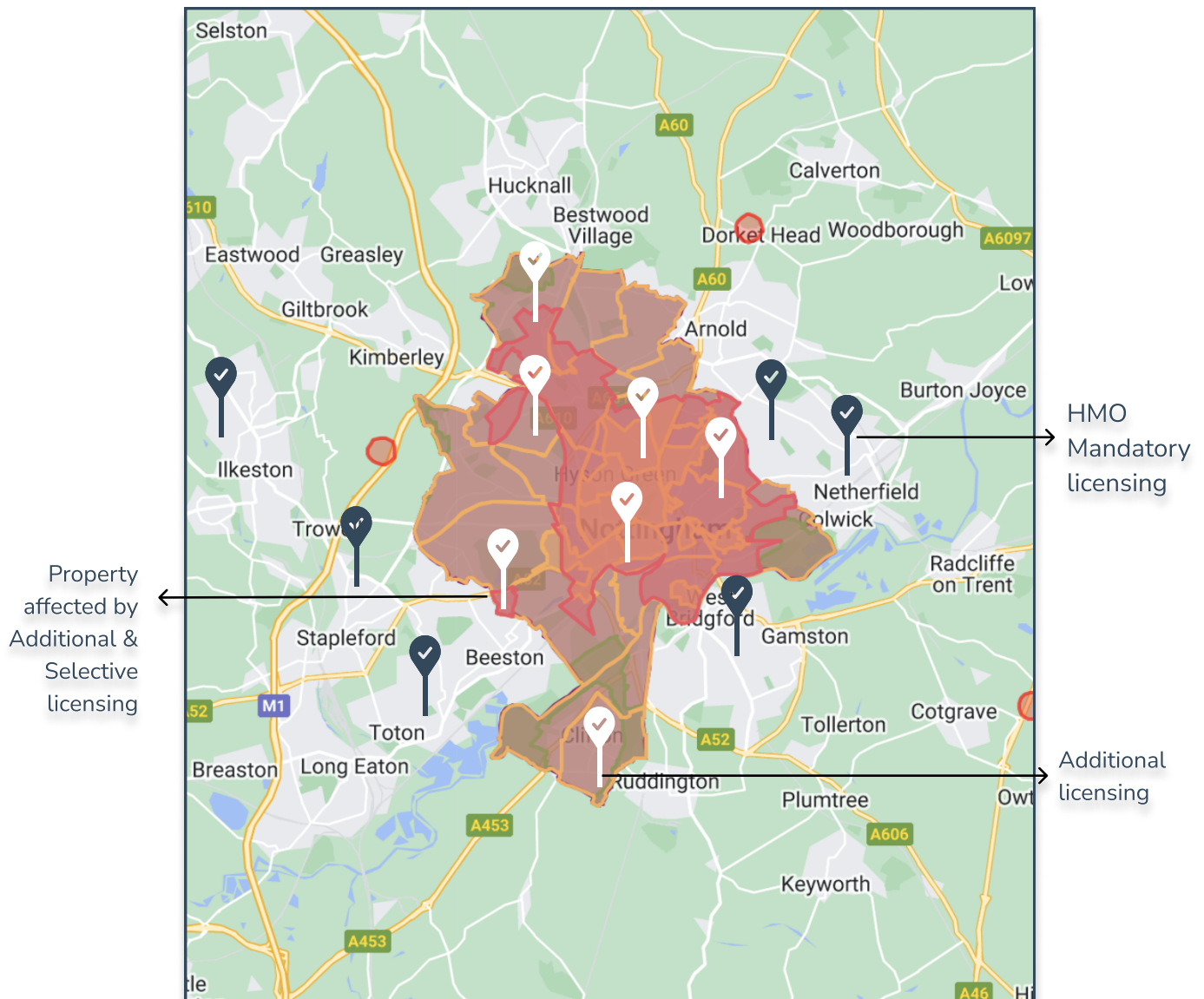
Property regulations are diverse, complex, and ever changing. We leverage data and tech to quickly provide lenders with clear and reliable answers. [Click here](#) to learn more.



# Nottingham is launching two discretionary licensing schemes over the next month

Selective 1 December 2023

Additional 1 January 2024



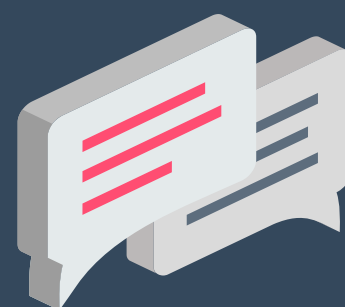
## What are the implications of letting an unlicensed property?

1. Tenants can file for a Rent Repayment Order (RRO) of up to 12-months rent
2. Tenants cannot be evicted under section 21
3. Unlikely to pass a fit and proper person assessment following a successful prosecution
4. A civil penalty of up to £30,000 can be issued

# 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

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

Speak to the team  
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