

KAMMA

Annual Property Licensing Report

January 2024

The latest schemes and property
licensing news



kammadata.com

A word from Orla



Orla Shields, CEO, Kamma

2023 has been another landmark year for licensing and enforcement. A record breaking **32** new schemes were launched last year, a figure that hits nearly **50** when considering active consultations.

The beginning of 2023 saw a commitment from the government for increased enforcement and a crackdown on rogue landlords - our data shows that this has certainly been delivered. With the total fines of the year hitting an unprecedented **£9.87 million** in 2023, 2024 will see fines reach over the £10m mark. (see page 7).

The state of enforcement in London is unlike anything we've seen in the past, with over **87%** of London boroughs with an active scheme or consultation in place (see page 5). With so many more schemes for London in the wood-works, it will be more important than ever this year for landlords and agent to keep a keen eye on increasing regulations.

In the face of growing enforcement, 2023 has been an exciting year for Kamma as we formed new partnerships with leading estate agents such as JLL, Knight Frank and Foxtons, and integrated our services with Goodlord's CRM . We also saw a **74% increase** in licensing guidance offered from 2022 (see page 9). As always, we are very proud to be working with market leaders that help us revolutionise compliance in the lettings industry.

2024 already promises plenty of new schemes around the corner, (see page 4) and if 2023 is anything to go by, this year will be another landslide year for fines and enforcement. Landlords and agents will have to be more diligent than ever in 2024, and Kamma is here to help.



Kamma's service has streamlined our operations and freed up time to focus on growing our core business and continue servicing clients to the very highest standards.

Emma Deeny, Agency Development Director, JLL



The State of Property Licensing

In 2023, **32 new schemes** were launched by councils all over England & Wales, with plenty more to come in 2024. Below is an overview of the newest & largest schemes you need to be aware of...

Nottingham

What type of licensing?
Additional

When will the scheme run?
1st Jan 2024 - 31st Dec 2028

Greenwich

What type of licensing?
Additional

When will the scheme run?
1st Jan 2024 - 31st Dec 2028

Islington

What type of licensing?
Selective

When will the scheme run?
1st Jan 2024 - 31st Dec 2028

Nottingham

What type of licensing?
Selective

When will the scheme run?
1st Dec 2023 - 30th Nov 2028

Redbridge

What type of licensing?
Selective

When will the scheme run?
1st Nov 2023 - 31st Oct 2028

Southwark

What type of licensing?
Selective

When will the scheme run?
1st Nov 2023 - 31st Aug 2028

Merton

What type of licensing?
Additional & Selective

When will the scheme run?
24th Sep 2023 - 23rd Sep 2028



The Kamma platform is simple to use and has put us back in control of our licensing, allowing us to protect our customers, without the headache.

Charlotte Dowey, Head of Operations, MakeUrMove



Schemes and consultations to look out for in coming months



New Scheme



New Consultation



WARWICK | Additional
18th Jan 2024 - 17th Jan 2029

LUTON | Additional & Selective
5th Feb 2024 - 4th Feb 2029

PETERBOROUGH | Selective
11th Mar 2024 - 10th Mar 2029

WIRRAL | Selective
1st Apr 2024 - 31st Mar 2029

BRENT | Selective
1st Apr 2024 - 31st Mar 2029

Councils with licensing consultations starting soon

BURNLEY

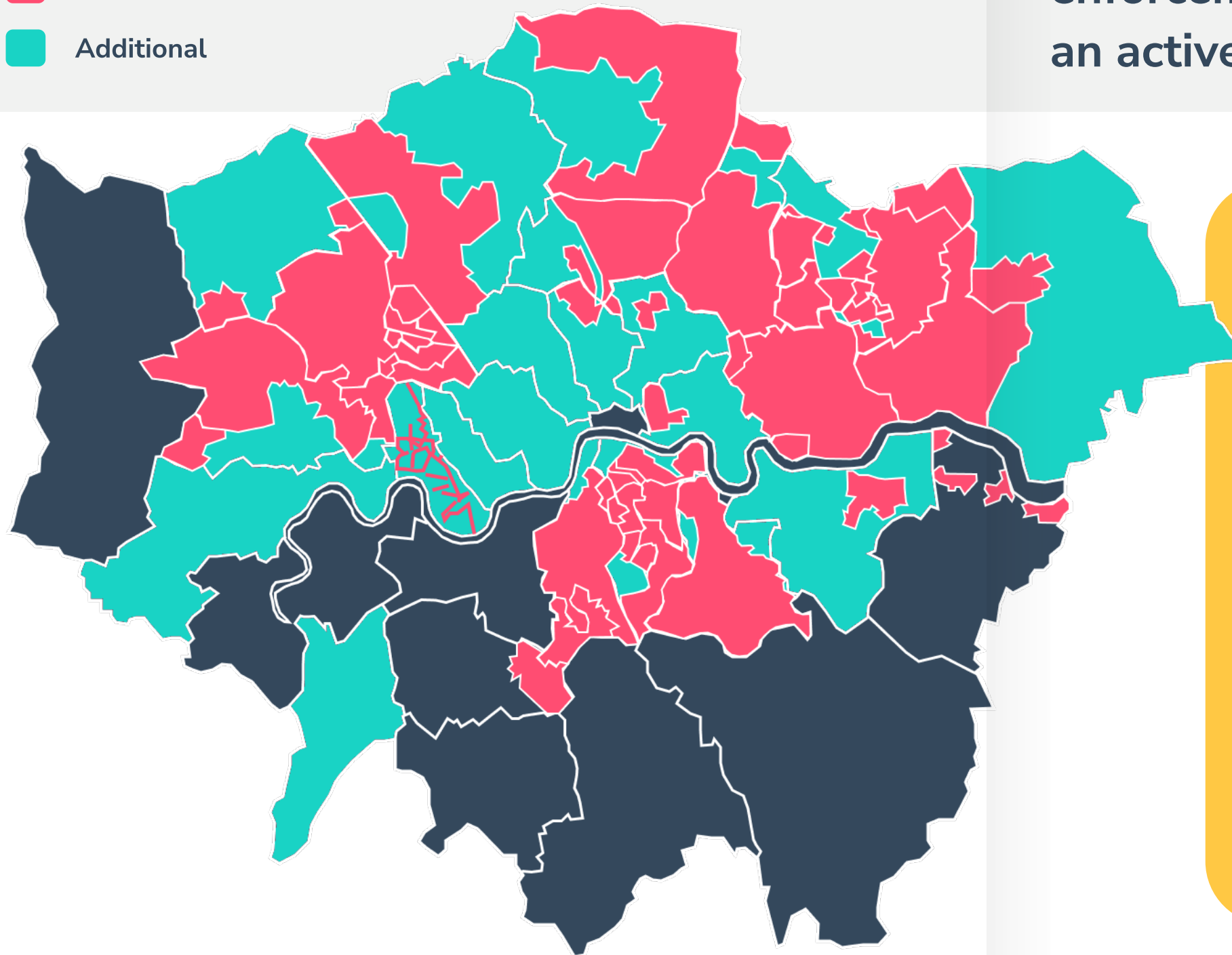
BRIGHTON & HOVE

BLACKPOOL

STOCKTON-ON-TEES

- Mandatory
- Selective
- Additional

2023 saw London reach new heights of enforcement: **87%** of boroughs now have an active scheme or consultation



London's biggest schemes:

Southwark:

2 new selective licensing schemes launched in 2023, with 5 additional/selective schemes in practice

Redbridge:

1 additional and 1 selective scheme launched in 2023, with another selective scheme due to start in April 2024

Brent:

1 new selective licensing scheme launched in 2023, and 1 selective scheme due to start in April 2024

Upcoming London schemes and consultations

Redbridge

Haringey

Lambeth

Barnet

Luton

Tower Hamlets

Lewisham

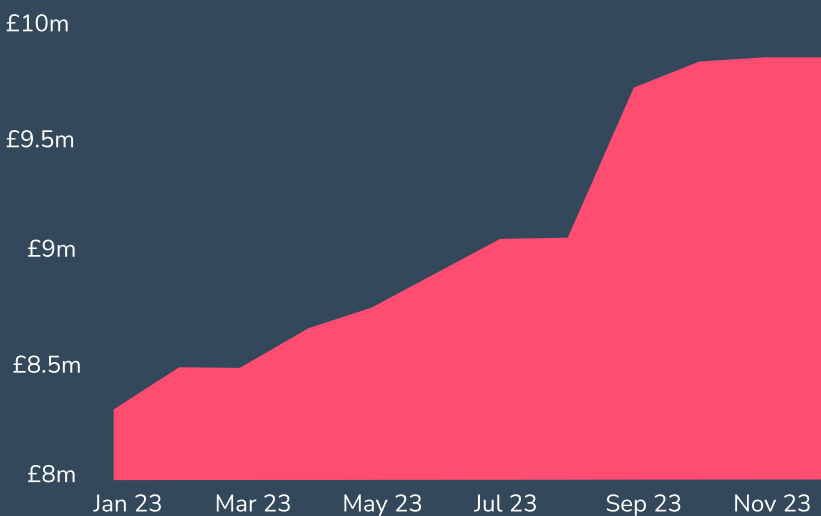
Greenwich

Record breaking fines for 2023

Total fines for rogue landlords and letting agents has crossed the £9.8 million mark

Kamma has recently reported that total fines for rogue landlords and letting agents has crossed the £9.8 million mark for the first time. This represents a total increase of over £1.5 million from the beginning of 2023.

Total fines for rogue landlords across the year



SOURCE: Kamma, Mayor of London

16% increase

in fines from January to December

£669,028

Highest surge in fines in one month (August to September)

£127,545

Until total fines hit £10 million

£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 fine imposed on agents for all types of offences

Kamma is the only company to track the Mayor of London's Rogue Landlord and Agent Checker in order to deliver analysis of enforcement trends across the capital. In just the past year, the total fines for letting agents and landlords have increased by £1,567,509 - from £8,304,946 in January to £9,872,455 in December 2023.

Fines saw a record breaking 19% increase from January to December in 2023. This is a higher rate than the 13% increase from January to December in 2022 - upcoming regulation changes and increased enforcement will likely only make fines grow at an even faster rate in 2024.

With plenty of fines in the backlog waiting to be reported, we'll likely see total fines hit the £10 million mark within the first few months of 2024 as new schemes and regulations are being introduced at an unprecedented rate - if the looming £10 million figure indicates anything, it's that having licensing regulations in order for HMO's is more important than ever for 2024..

2023'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

Northamptonshire

£115,000

Lack of HMO licensing and defects across portfolio

[Read more](#)

Cardiff

£68,000

Substandard living conditions and delayed maintenance

[Read more](#)

Norfolk

£40,000

Failure to respond to improvement notice

[Read more](#)

Essex

£175,000

'Squalid' living conditions and no maintenance

[Read more](#)

Southwark

£52,000

Illegal extension and crammed rooms

[Read more](#)



Kamma has helped to transform this complicated area of risk into a simple process where all properties are continuously monitored for any licensing requirements

Paramount

KAMMA Wrapped 2023

Kamma offered
licensing guidance to

268,656

properties in 2023

74%

increase in licensing
guidance offered since
2022

Some 2023 Kamma highlights include:

Going live across the entire Foxton's
network with a hugely successful API
partnership

Supporting over 60 Belvoir branches
nationwide with discretionary licensing
guidance

New partnerships in 2023



Knight Frank and Kamma partner to support agents and remove the burden of compliance for agents

[Read more](#)



Foxtons beefs up compliance with Kamma's tech

[Read more](#)



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

[Read more](#)



Kamma partners with Reapit as 9/10 London boroughs now contain unique property licensing regulations

[Read more](#)



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

[Read more](#)

Protect. Pitch. Grow.

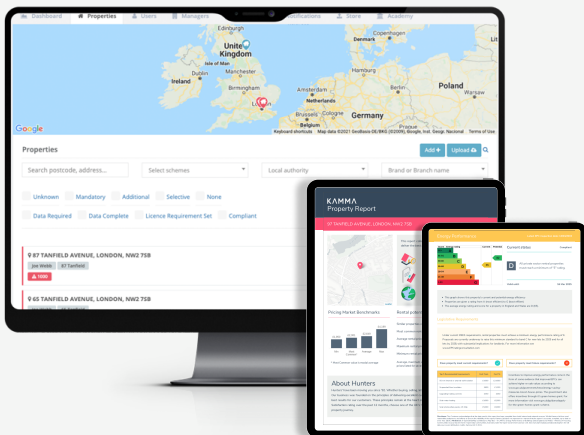
No matter what size your portfolio, Kamma's unique tools are designed to help your agency turn risk into revenue

- Automatically stay updated on any new licensing schemes affecting your portfolio
- Protect yourself from damaging council fines and Rent Repayment Orders
- Use data to win portfolio tenders and achieve step growth in your agency
- Produce beautiful property reports and impress landlords
- Introduce a hassle-free application service and generate revenue



[BOOK A DEMO NOW >](#)

Kamma's products delivers everything you need to grow your business...



Kamma Manager - 24/7 compliance guardian

Automate your compliance to stay actively informed of any changes and licence application or tender opportunities

Kamma Reporter - Deal winning reports

Run instant licensing checks and produce compliance reports to boost your conversion rates and win instructions

Kamma Applications - Zero-hassle revenue

Kamma makes it easy to generate regular revenue through a licence application service for your landlords

[FIND OUT MORE ABOUT OUR PRODUCTS](#)

We are proud to support the growth of some of the best names in the industry...



Visit the site at
kammadata.com

Speak to the team:
hello@kammadata.com

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