

KAMMA

Q1 Property licensing update

April 2024

The latest schemes and
property licensing news



kammadata.com

A word from Orla



Orla Shields, CEO, Kamma

Earlier this year we predicted that 2024 was set to outpace 2023's tally of 32 new schemes. This increase in licensing measures hasn't let up, with a **30% rise** in new schemes for 2024 far compared to this time last year ([see page 3](#)).

As more schemes are introduced, their complexity continues to evolve. **One third** of selective licensing schemes implemented in the past year have been **targeted on street level** ([see page 3](#)). This granularity indicates a more targeted approach to enforcement, highlighting the need for landlords and agents to be increasingly vigilant and informed about the specific requirements and implications for their properties.

Furthermore, the enforcement landscape in London has seen substantial developments, **with fines exceeding £10 million** ([see page 7](#)), according to Kamma's rogue landlord tracker based on the Mayor of London's database. This increase in enforcement activity across the capital, along with successful measures such as the **76 prosecutions in Redbridge** from their last selective scheme ([see page 8](#)), illustrates a clear trend towards more stringent enforcement and the significant consequences for non-compliance.

As we look ahead, the landscape for 2024 continues to evolve, with the promise of more new schemes ([see page 5](#)) and the likelihood of further enforcement action. For landlords and agents, this environment underscores the critical importance of staying informed and proactive in managing compliance obligations.

Kamma remains dedicated to providing the insights and guidance needed to navigate this complex regulatory framework, supporting our clients in maintaining compliance and successfully managing their property portfolios in this increasingly regulated landscape.



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



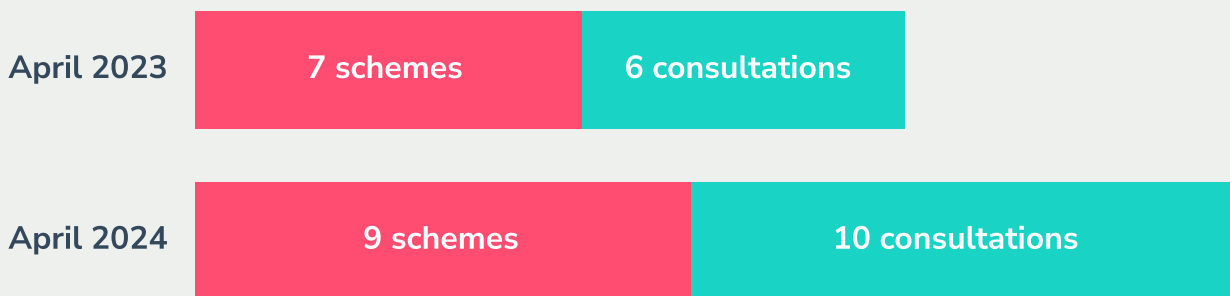
Licensing in numbers: 2024 so far

2024 has over **30%** more licensing measures in place so far compared to this time last year. This means that 2024 is well on track to beat 2023's record of 32 new schemes. We've also seen that **58%** of the schemes launched in the past 12 months have been selective. **One third** of these schemes have targeted properties on a street level.

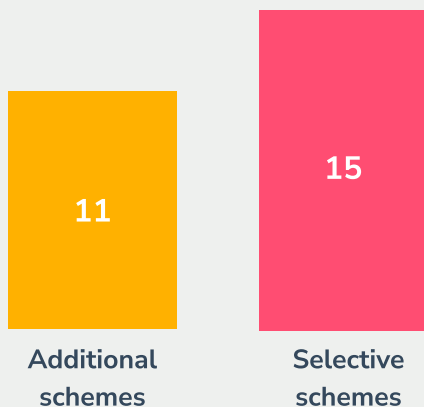
9 new licensing schemes have launched so far this year

There are **8** confirmed future schemes and **4** active consultations

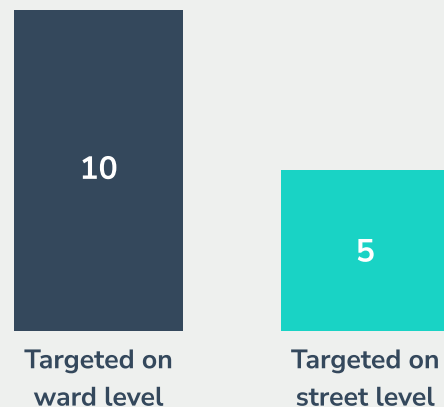
New schemes and consultations launched - Jan to Apr 2023 vs Jan to Apr 2024:



Types of schemes launched in the past 12 months:



Complexity of selective schemes over the past 12 months:



2024 is on track to be a record breaking year for new schemes

As of the 4th April, **8 new schemes** have been launched by councils all over England & Wales in 2024. Below is an overview of the newest & largest schemes you need to be aware of...

Brent

What type of licensing?

Selective

When will the scheme run?

1st Apr 2024- 31st Mar 2020

Tower Hamlets

What type of licensing?

Additional

When will the scheme run?

1st Apr 2024 - 31st Mar 2029

Wirral

What type of licensing?

Selective

When will the scheme run?

1st Apr 2024 - 31st Mar 2029

Peterborough

What type of licensing?

Selective

When will the scheme run?

11th Mar 2024 - 10th Mar 2029

Luton

What type of licensing?

Additional & Selective

When will the scheme run?

5th Feb 2024 - 4th Feb 2029

Warwick

What type of licensing?

Additional

When will the scheme run?

18th Jan 2024 - 17th Jan 2029



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

 **Make
UrMove**

Upcoming schemes and consultations

9 new licensing schemes have launched so far this year

Tower Hamlets, Wirral, and Brent have all launched schemes earlier this month (see page)

Starting later this month:

Redbridge

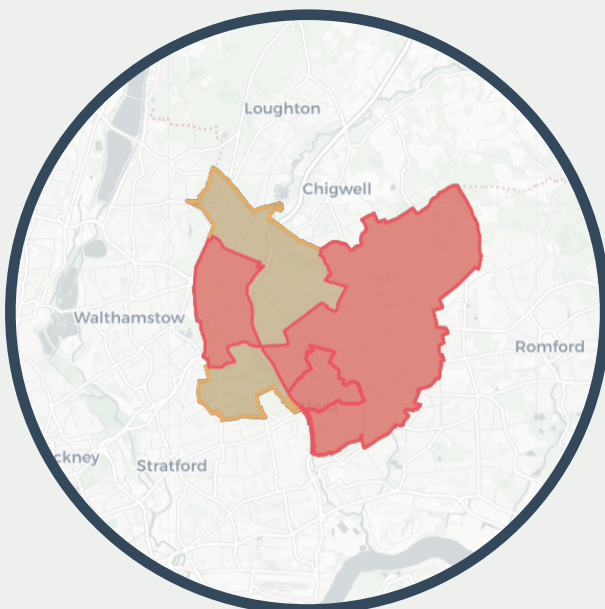
What type of licensing?

Selective

When will the scheme run?

8th April 2024 - 7th April 2029

Redbridge Scheme map:



 Additional

 Selective

Source: Kamma | [Leaflet](#) | [OSM](#) | [Carto](#)

Schemes set to start soon:

Islington

What type of licensing?

Selective

When will the scheme run?

20th May 2024 - 19th May 2029

North Yorkshire

What type of licensing?

Selective

When will the scheme run?

1st June 2024 - 31st May 2029

Haringey

What type of licensing?

Selective

When will the scheme run?

17th June 2024 - 16th June 2029

Brighton & Hove

What type of licensing?

Selective

When will the scheme run?

1st July 2024 - 30th June 2029

2024 Schemes and consultations map:



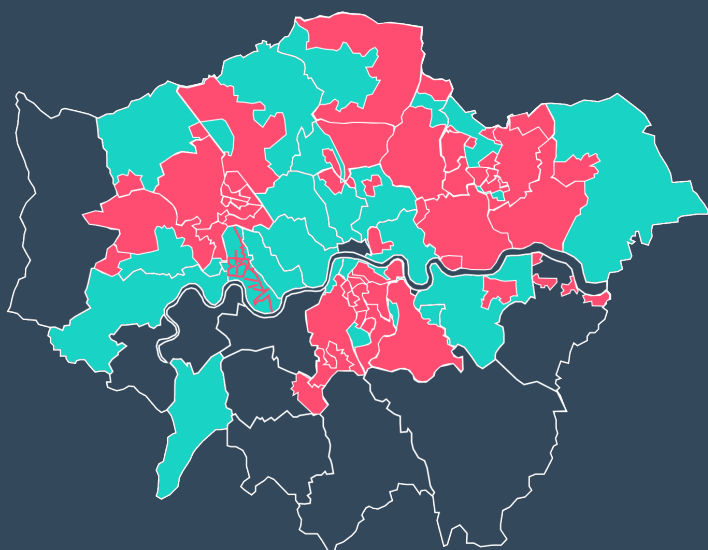
Active consultations:

Bexley - North Lincolnshire - Barking and Dagenham - Coventry

Total fines for rogue landlords exceed £10m

Our analysis of the rogue landlord database for London reveals total fines for the capital of:

£10,261,636.58



Biggest penalty in 2024 so far:

Camden Council -

£350,000

[Read more](#)

Biggest licensing fine in 2024 so far:

Haringey Council -

£15,000

[Read more](#)

Source: Kamma | Mayor of London

£10,261,636.58

Total fines imposed across all London boroughs

£7,767,019

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. Since the start of 2024, fines for London have increased by **£377,213**

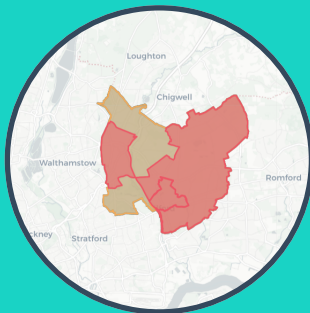
Fines saw a record breaking 19% increase from January to December last year. This is a higher rate than the 13% increase from January to December in 2022 - upcoming regulation changes and increased enforcement will likely only make fines grow at an even faster rate in 2024.

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

London Licensing enforcement: A deeper look

Redbridge

With an upcoming scheme later this month, Redbridge have achieved significant enforcement activity since the introduction of licensing:



12,128 inspections

552 penalties issued

3,074 notices served

76 prosecutions

Source: Redbridge Council

Tower Hamlets

Since the introduction of licensing in the borough, Tower Hamlets have prosecuted rogue landlords to the sum of:



£812,940 in rent repayment orders for unlicensed properties

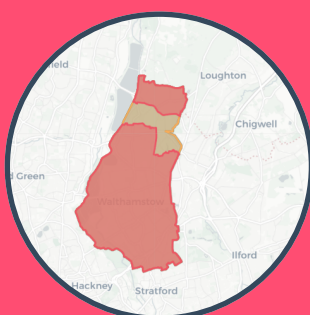
£431,851 in financial penalties for the borough's selective scheme

Source: Tower Hamlets Council

Did you know?

Waltham Forest has seen a

275% increase in prosecution since the introduction of licensing measures



Source: Waltham Forest Council

Across the UK: 2024's biggest rogue landlord fines so far outside of London

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

Northampton

£31,757

Ignoring prohibition orders

[Read more](#)

Telford

£10,000

Failure to meet licensing regulations

[Read more](#)

Dacorum

£45,306

Operating illegal unlicensed HMOs

[Read more](#)

Bath

£12,266

Unauthorised work on a listed building

[Read more](#)

Watford

£10,451

Failure to remove mould from child's bedroom

[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

Reagan Bradley, Operations Director

Paramount

Property licensing solved

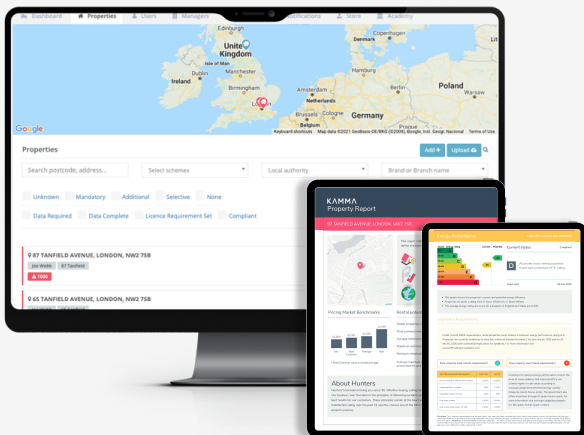
No matter what size your portfolio, Kamma's unique tools are designed to help your agency turn risk into revenue

- 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

[BOOK A DEMO NOW](#)