

Croydon Landlord Newsletter (August 2020)

This newsletter is being resent as the first version was not received by all licence holders and has an updated deadline to participate in the University College London (UCL) research project.

Coronavirus (COVID-19)

Due to the current pandemic and the need to communicate important updates, including legal responsibilities, this newsletter has gone to all licence holders

New selective licensing application submitted

On 20 July 2020 Croydon submitted their proposal for a new selective licensing scheme to central government for consideration. Further information can be found at [Croydon private rented property licence](#). Should a new scheme be accepted, then this will be communicated in a subsequent newsletter.

Calling all landlords of HMOs (houses in multiple occupation) currently with selective licences

HMOs for five or more persons – Landlords who current have a Croydon Private Rented Property selective licence for a HMO with five or more people should have received an email on 8th June 2020 advising them to apply for their MANDATORY HMO licence before their Croydon Private Rented Property Licence expires. For more information about HMO licensing can be found at [HMO licence](#) or contact hmo@croydon.gov.uk

Smaller HMOs of 3 or 4 people do not need a Mandatory HMO licence, but a selective licence. Please keep up to date with information from the council about changes to property licensing.

£2bn Green Homes Upgrade Grants

The Chancellor Rishi Sunak recently announced £2bn green stimulus package, to enable homes to receive energy saving upgrades between September 2020 and March 2021. Full details are yet to be announced, but landlords are expected to be able to claim up to £5,000 to cover two thirds of the cost of any works, or up to £10,000 for fully funded works where the tenant is on benefit or a low income. Insulation works are likely to be a mandatory requirement as part of the package, but other upgrades including heating and possibly window upgrades may also be on the list. Vouchers are expected to be available through the Croydon Council's partnership with Happy Energy Solutions, alongside further grants of up to £4,000 through the Mayor's Warmer Homes scheme.

Landlords interested in either of these grants can apply via the website [Warmer Homes](#), ensuring that they have their tenant's permission to share their data as part of the application process.

Electrical installation checks for new tenancies now required

The Electrical Safety Standards in the Private Rented Sector (England) Regulations 2020 will require electrical installation inspections every 5 years. It is now in force for new tenancies and from 1st April 2021, for all existing tenancies.

For landlords that already have an Electrical Installation Condition Report dated within the last 5 years, there is no need to renew this until the 5-year period is over [check recommended re-test date]. However, if not, the Council recommend to landlords starting early and arranging an inspection ahead of the change.

Right to Rent checks for EEA citizens

Landlords have a duty to prevent illegal migrants from accessing the private rented sector and they do this by carrying out simple document checks. These checks must be carried out on all prospective tenants, including EEA and British citizens, in order to avoid discrimination. The current system of

right to rent checks will not change for EEA citizens until 30 June 2021. This means;

You are not required to determine whether an individual has settled or pre-settled status;

You will not be required to determine if they arrive in the UK before or after 31st December 2020;

EEA citizens can continue to demonstrate their right to rent by producing their passport or national identity card until 30 June 2021;

There is no requirement to carry out retrospective checks on existing tenants.

Further advice on right to rent checks after 30 June 2021 will be provided in due course. More information on checking EEA citizens' right to rent can be found on GOV.UK Landlords: [immigration right to rent checks](#).

Covid-19 Temporary adjusted right to rent checks

The temporary adjustments to right to rent checks due to Covid-19 remain in place. However, you can still carry out a full check as set out in the [Code of Practice](#), if it is safe for you and your tenant to do so. You can keep up to date with any changes by visiting [Coronavirus \(Covid-19\): Landlord right to rent checks](#). You can also [sign up](#) to receive updates about the Right to Rent Scheme on GOV.UK.

Invitation to take part in a University College London (UCL) research project on Private Landlords who let properties in Croydon

Like the rest of England, Croydon has seen a significant increase in the size of its private rented sector over the last 20 years. Much of recent academic research has focused on the impact of this growth on tenants, with much less research focused on Private Landlords.

One of the aims of this research is to redress this balance, and this is an invitation to all Private Landlords to take part in a postgraduate research project into identifying the factors that influence Landlords in their choice of location of their rental properties. Information collected will be used to inform in Sean Fitzsimons' postgraduate dissertation as to whether Private

Landlord location choices are reshaping neighbourhoods in the borough of Croydon.

Two ways to take part in this research project

1) One to one Online Interview.

Please email sean.fitzsimons.18@ucl.ac.uk if you are willing to be interviewed online for between 20 to 25 minutes via Zoom in regard this research project.

2) Online Questionnaire:

To take part click [HERE](#). The survey should take around 10 to 15 minutes to complete. You have until midnight Sunday 23rd August 2020 to take part. If you have any further questions, please contact Sean Fitzsimons, sean.fitzsimons.18@ucl.ac.uk.

Privacy Statement from Sean Fitzsimons: Any responses will be used for analysis for my research project and for my postgraduate (MSc) dissertation and any subsequent publication in an academic journal or other types of publication, unless formally agreed. In no case will it be possible to identify you, either from any quotations or any other information provided. Your details or responses will not be passed on to Croydon Council or any other organisation. No other use of your responses will be made without your written permission, and no use will be made of them by anyone but myself.

Contact us for further enquiries - propertylicensing@croydon.gov.uk



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