

Croydon Landlord Forum Braithwaite Hall (Croydon Central Library)

Monday 8 November 2021

Booking Essential (spaces per forum – 35)

After a long break, Croydon Council invites you to come along to this landlord and letting agent forum with a chance to meet and hear from important services. (Spaces are limited to 35 people).

Presentations

Three forum and presentations will take place; starting at 10.00am, 12pm and 2.30pm. Please see table below.

	Doors open to forum; from	Presentations start at:	Forum ends and hall empties.
Forum 1	9.30am	10am	11am
Forum 2	11.30am	12pm	1pm
Forum 3	2pm	2.30pm	3.30pm

To register your interest for one of these presentations, please contact the Property Licensing Team at propertylicensing@croydon.gov.uk, by **5pm on Wednesday 3 November 2021**.

In your response, indicate your preferred time in priority; where 1 = first time-slot choice and 3 = third time-slot choice.

Presentations from (final agenda subject to change):

- Welcome from Nick Gracie-Langrick - Croydon Council.
- Karen Gregory - National Residential Landlords Association- legal update
- Susan O'Neil -Croydon Council partnership working and managing tenancies.
- Nick Gracie-Langrick – The review of the private rented sector in Croydon.
- Speakers invited - Croydon Law Centre and Department Work and Pensions

Advice Stalls: Some advice stalls will be available but list is not finalised.

Refreshments: Sorry, but no refreshments will be available at this forum. Please make use of facilities available close to the library building.

Location: Braithwaite Hall is part of the Croydon Town Hall building. To get to the Hall please enter the building through the Croydon Main Library.

Address: Croydon Town Hall, Katharine St, Croydon CR0 1NX

Timings: Please note the timings so that we operate the forum safely.

CALLING ALL LANDLORDS !

- Wanted: 3-bed (minimum) self-contained property**
- **Two years guaranteed rental income.**
 - **Helping to assist resettle a vulnerable refugee family fleeing conflict.**
 - **Benefit from local community support.**

Addiscombe Welcomes Refugees is a not for profit charity working with the Home Office to welcome a refugee family into the local area.

If you have a property or want to find out more, please contact:

 Addiscombe.welcomes.refugees@gmail.com



07711 791729

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Review of next steps with licensing and improving the private rented sector.

In May 2020 Croydon Council decided that a further full borough private rented sector licensing scheme should be introduced in Croydon. On application to the Secretary of State for Housing, Communities and Local Government this application was refused.

On the 16th August 2021 Cabinet at Croydon reviewed this refusal decision and agreed that the Council should again review what options there are to tackle the issues of poor property conditions and associated anti-social behaviour in the boroughs privately rented properties.

This review is underway and more information will be made available at a later date. Some information will be provided at the forum on 8 November 2021.

Recent formal action: prosecution of landlords and letting agents.

Information is provided about two cases that the Council took against private landlords who refused to licence their properties under the previous licensing scheme.

Case 1: Council officers from the Private Sector Housing Team in 2020 called out to a complaint due to a defective boiler. An Investigation found that there was disrepair and the property was not licensed but should be. The landlord refused to carry out the works so the Council carried out the required works under 'Works in Default'. The Council successfully prosecuted the landlord for licensing offences as well as offences relating to compliance and disrepair. Total amount including costs totalled £9,180. Due to the landlord being found guilty of a licensing offence, the Council are now pursuing a Rent Repayment Order which will return paid rent to the Council.

Case 2: Officers from the Private Sector Housing Team took a landlord to court for not licensing their property. The sentence was passed last month at Lavender Hill Magistrates Court and a fine of £15,000 was issued for renting property without a licence. Costs were also awarded to the Council.

Energy Schemes and improving the energy efficiency of your rented property.

The Government is currently consulting on the possibility of raising the minimum energy efficiency standard of rented homes ["MEES"]. At the moment the EPC band is E and this is due to rise to EPC D by 2025 and EPC C by 2030. The Government is reviewing whether to make this more stringent with EPC C by 2025 and for new tenancies, 2028. National guidance for landlords [[LINK](#)].

Landlords should act now, the Private Sector Housing Team are aware that 1415 private rented properties may be operating with an F or G now (open data Department of Business, Energy and Industrial Strategy).

Croydon Council asks for landlords to be aware of this and be prepared.

The Council has developed an online advice page covering energy grants for landlords and support for tenants. To access the advice page please use this [[LINK](#)] Domestic Energy Advice

Croydon Council is pleased to announce that it was successful with a bid for funds to support its work enforcing the MEES. It was one of 59 authorities across the country who were successful with their application. BEIS announcement 22 Oct 2021 [[LINK](#)]. The project will run for 6 months and further information will be on the Croydon Council website soon.

Data collected as part of the recent selective licensing scheme.

The Croydon licensing scheme ran until the end of September 2020. As part of the data management responsibilities Croydon has retained the data to allow it to provide improved services both currently, during the pandemic and with a view to further potential discretionary licensing schemes. As mentioned earlier in this newsletter, the Council is reviewing the options available to it to help improve the conditions in the borough's private rented sector.

Your data helps as it allows the council to keep in contact through these newsletters, the landlord's forums and also website information. If the team was to receive a complaint it is then able to make contact with you quickly to help prevent property conditions or the situation getting worse.

In the next couple of months the Council will again review the data held and what should be kept to support current and future services. If data is held, a further review in late 2022 will then take place.

If you have any views or questions in relation to this please email CPRPLconsultation@croydon.gov.uk .

Croydon Council's privacy notices: [\[LINK\]](#).