

January 2026



## Newham Council Private Rented Sector E-Bulletin

**Private Sector Housing Standards**

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**WE ARE NEWHAM.**



### **Message from Councillor Amar Virdee, Deputy Mayor, Cabinet Member for Community Safety, Housing Needs, Homelessness & Private Rented Sector**

As we enter 2026, I want to take this opportunity to thank all our landlords, licence holders, and agents for your continued partnership and commitment to providing safe, quality homes across Newham.

Your efforts make a real difference to our community, and we look forward to working together in the year ahead to further improve housing standards and support local families.

The private rented sector (PRS) plays a vital role in meeting housing needs in Newham and across the UK, particularly where demand is high and social housing is limited. Private landlords provide thousands of homes and play an important role in supporting safe, well-managed housing and good compliance across the sector. Please refer to our article below on 'Increasing Affordable Temporary Accommodation Supply and Tackling Homelessness' to see the initiatives that we are taking.

As part of our commitment to continuous improvement, we have introduced a new 24/7 multilingual housing chatbot. The chatbot provides instant, accessible guidance on key housing requirements and responsibilities, helping landlords and tenants find answers quickly, support compliance, improve communication, and engage more easily with Private Sector Housing Services (PSHS).

Newham currently has around 1 in 20 households in temporary accommodation, one of the highest rates in London. This means there are many local families in urgent need of stable, safe and local homes. If you would like to rent your property to Newham Council, please contact us by emailing [PRSsupply@newham.gov.uk](mailto:PRSsupply@newham.gov.uk) or calling 020 3373 6463. We would love to work with you and have families who can move in immediately. For further details please visit: [www.newham.gov.uk/housing-homes-homelessness/letting-property-us/1](http://www.newham.gov.uk/housing-homes-homelessness/letting-property-us/1)

The Renters' Rights Act 2025 has now become law. The Act will have a significant impact on landlords and tenants, so please become familiar with the changes. For more information, please read the article further down in this bulletin.

We are keen to hear more from Newham landlords and licence holders to keep improving our services. That is why we are hosting a Winter Landlords' Forum on 4 February 2026 at the Old Town Hall in Stratford. To register your interest, please click [RSVP to Landlords' Forum](#).

## Newham Winter Landlords' Forum – 4 February 2026

Newham Council are very interested to hear from landlords and licence holders to understand their views to continuously improve our services.

Newham Council will be hosting a Landlords' Forum in February to focus on preparing you for the Renters Rights Act 2025. Refreshments will be provided.

**When:** Wednesday 4 February 2026

**Time:** 2pm to 4pm

**Where:** Old Town Hall, Stratford, 29 The Broadway, Stratford, London E15 4BQ

**RSVP:** To register, please do so via the Eventbrite link: [RSVP to Landlords' Forum](#)

## Property Licensing Update & Performance Summary

### Property Licensing Update

As part of our ongoing commitment to improving housing standards across Newham, our property licensing schemes for the private rented sector are now in full force across the borough—apart from Stratford Olympic Park and Royal Victoria wards.

If you rent out property in Newham and have not yet applied for a licence, please do so now to avoid enforcement action, unless you have a valid exemption. You can find full details and apply online at our property licensing web page [Apply for a property licence – Rented property licensing – Newham Council](#).

To view our Aims & Objectives of the property licensing scheme and our annual performance, then visit our [performance web page](#).

## Renters' Rights Act 2025 A Brief Landlord's Guide, Part 1

The Renters' Rights Act 2025 has now become law, marking the most significant change in housing legislation in a generation. Landlords must understand its implications and prepare for compliance.

This guide provides an overview of key changes affecting tenancy types and the eviction process. Future editions will cover new enforcement powers for councils, updated Rent Repayment Order rules, and upcoming national measures such as the PRS Database, Landlord Redress Scheme, Awaab's Law, and the Decent Homes Standard.

### **Tenancy Changes**

From **1 May 2026**, all new tenancies will be **Assured Tenancies** on a periodic basis (usually monthly). Fixed-term contracts will no longer be permitted and will be legally unenforceable. Existing Assured Shorthold Tenancies (ASTs) will automatically convert to Assured Tenancies, and landlords must provide tenants with a government-issued transitional leaflet by **31 May 2026**.

Key requirements:

- A written tenancy agreement is mandatory; failure may result in penalties of up to **£7,000**.
- Deposit protection rules remain unchanged.
- Rent must be stated upfront; landlords cannot accept higher offers.
- Discrimination against tenants with children or those receiving housing benefits is prohibited.
- Tenants may request to keep pets; refusals must be based on valid reasons.
- Non-compliance may lead to financial penalties.

### **Rent Increases**

Rent can only be increased **once per year** and must follow the **Form 4A (Section 13)** process. Tenants can challenge increases through the Property Tribunal.

### **Eviction Process**

The Act abolishes **Section 21 “no-fault” evictions**. From **1 May 2026**, landlords must use **Section 8 notices** citing valid grounds for possession. Compliance with all legal requirements—such as property licensing, deposit protection, and safety certificates—is essential, as errors will prevent cases from proceeding. Tenants may end a tenancy with **two months' notice**.

### **Government Guidance**

The Government have prepared several guidance notes for landlords and agents covering the wide range of issues covered in this article. We would strongly encourage you to read the overview guidance and then make your way through the other guides as and when you will need to refer to them. If you bookmark the following link will make it easy to refer to the guidance whenever you need to.

For detailed guidance, visit: [Renting out your property: guidance for landlords and letting agents - Guidance - GOV.UK](https://www.gov.uk/government/publications/renting-out-your-property-guidance-for-landlords-and-letting-agents)

## Increasing Affordable Temporary Accommodation Supply and Tackling Homelessness in Newham

The [Cabinet Report \(23 October 2025\) Increasing Affordable Temporary Accommodation Supply and Tackling Homelessness in Newham](#) confirmed that there were circa 7,500

households in temporary accommodation (TA) in mid-2025, including many with children. TA accounts for circa £100m of the borough's £115m medium-term funding gap (July 2025 Finance Review). These challenges mean that forecasts (produced in March 2025) show that there will be a continued increase in temporary accommodation numbers. This forecast predicts households in TA will reach over 8k by the end of October 2026.

The combined impact of increased demand for rented supply across London, Landlords exiting the market, tax changes, interest rate increases, alongside heightened competition from neighbouring authorities and the Home Office, is making it ever more difficult for Newham to source affordable TA. A major factor in the increase in the number of households needing to access TA is that they are being priced out of the private rented market. In 2023 rents have increased by 14% in LB Newham (Savills' Research). In the ten years from 2012 to 2022, the borough has seen median monthly rents jump from £850 to £1,250, a 40% increase. Essentially the council is now being charged market rent and above for property used for TA. The impact of the lack of supply is that the Council is becoming increasingly reliant on nightly charged rates for bed & breakfast and serviced apartments for a growing proportion of households, which is not only financially unsustainable for the council, but non-compliant with our responsibilities.

### Current Initiatives - Homelessness Response Programme (PSH support (in bold))

Homelessness Response programme was initiated in November 2022 to take a One Council approach to the coordination and delivery of actions identified in the [Homelessness and Rough Sleeping Strategy 2021-2026](#). The objectives are:

- Slowing Demand - Improving prevention of homelessness- **Use of TLOs to support sustaining PRS tenancies**
- Reducing the cost of TA - **SLA funding of contract and compliance inspection @ £332k/yr**
- Increasing Discharging Main Housing Duty - accelerating supply of Permanent Affordable Housing
- Mitigating the decrease in affordable residential supply
- Improving standards for the increasing numbers in TA- **Nightly paid accommodation requires licensing under our current PLS to check accommodation safety & intelligence sharing**
- Improving the quality of Newham's rental properties – **Large-scale Property Licensing Scheme for 40k properties as outlined-**

The initiatives included:

- TA Move-On and Support Project: Recruitment of new Support Officers and a redesigned service model helping households transition from TA into long-term housing, using data-led approaches and tailored support.
- TA National Pilot Participation: Newham is trialling the OneView data platform to identify and support households at risk of homelessness, with early results informing future service design.
- AI and Automation: Property sourcing tools and a redesigned homelessness application form are streamlining processes, freeing up staff capacity, and improving prevention efforts.
- Enhanced HPAS Delivery: Expanded face-to-face services and joint working with Our Newham to improve early intervention and access to support.

- Prevention Outcomes: Since 2021, Newham has become one of London's top-performing boroughs for homelessness prevention, supported by a new training academy and upstream intervention team. **Joint working of TLOs with HPAS officers**
- Improved Decision-Making: A significant reduction in full homelessness acceptances, from 91% to 56%, reflects stronger, more timely decisions and reduced reliance on TA.
- Residential Supply Expansion: 369 units have been acquired, with an additional 194 secured for social rent. Feasibility work is underway on 15 sites to deliver a further 106 units.



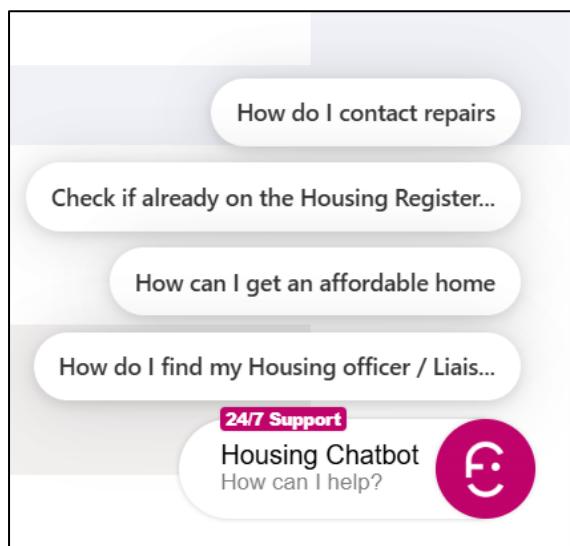
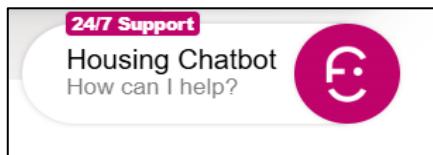
## New 24/7 Housing Chatbot & Listen & Translate Features on Newham's website

To make it easier for landlords and tenants to get answers and access to documents, we have introduced a new 24/7 housing chatbot.

The chatbot lets you:

- Send housing or landlord enquiries anytime, day or night
- Get quick answers on licensing, standards, and rent questions
- Save time and make it easier to deal with PSHS

Look for this symbol in the bottom right of the webpage at: [Housing, homes and homelessness – Newham Council](#).



## **Listen and Translate Features on website**

All our webpages now include Listen and Translate tools, allowing content to be read aloud or translated into your preferred language. This helps ensure everyone can easily access the guidance they need.

These features improve accessibility for visually impaired residents and those with additional reading needs. This includes a read-aloud function, a picture dictionary to support users who find reading difficult, and a screen mask that highlights sections of the webpage in colour to make text easier to follow.



## Waste & recycling guidance for Landlords & Agents

### Bulky Waste Collections

Newham Council provides a landlord “bulky” waste collection service, for larger items of household waste, which you can use. Details of the types of waste that can be removed as well as how to book collections can be found using this link: [Bulky waste collections – Bulky household waste collections – Newham Council](#). Alternatively, you can take bulky waste items such as beds/bases, furniture, fridges, freezers, or TVs etc, to the Jenkins Lane Reuse and Recycling Centre :[Jenkins Lane re-use and recycling centre – Newham Council](#).

We are working tirelessly to make Newham’s streets and parks cleaner and greener by reducing waste and tackling illegal dumping across the borough. Residents are encouraged to get involved — by reporting fly-tipping and fly-tippers through the free Love Newham app as well as [joining local community clean-ups](#).

### Recycling in Newham

We collect recycling every week to help residents bin less and recycle more. For more information, including items that can now be recycled, please visit [Recycling, waste and bin collections – Newham Council](#).

Please remind your tenants to use their bins correctly, including presenting them by their gates, not on the highway, on collection day. If they live in areas with timed waste collections, to present their waste only at the [designated times](#). Not following the correct procedures can lead to littered streets and could result in a fine.



### Food Waste

We recently introduced weekly food waste recycling collections for around 10% of the borough, covering both street-level properties and flats. The new service is being rolled out in three phases and will be completed by Spring 2027. By recycling food waste, residents can help cut carbon emissions, save money, and tackle the climate emergency. Please encourage your tenants to use their food waste caddies correctly, keep them clean and secure, and present them on the right collection day so we can all contribute to a greener Newham.

You can read some answers to frequent questions here [Food Waste Collection FAQs – Introducing Weekly Food Waste Recycling Collection – In Three Phases – Newham Council](#)

## Council obtains Banning Order against rogue landlord

Newham Council has successfully obtained a **Banning Order** against a landlord who repeatedly ignored housing laws, putting tenants' health and safety at serious risk.

In April 2024, the Council prosecuted J S Properties (London) Limited and its Director, Mr Mehesh Radia, for failing to comply with five separate Improvement Notices. As this was not their first breach, the Council escalated their enforcement action by applying to the First-tier Tribunal (Property Chamber) for a Banning Order against both the company and the Director.

On 26 November 2025, the Tribunal agreed and issued the Banning Order, which prohibits them from:

1. Letting housing in England
2. Engaging in English letting agency work
3. Engaging in English property management work
4. Carrying out two or more of the above activities

Additionally, Mr Radia is banned from involvement in any corporate body undertaking these activities. He cannot act as an officer or participate in its management, directly or indirectly.

The Banning Order takes effect on 26 February 2026 and will remain in force for five years.



*Image on left: Improvement Notices were served for several flats in the above property which was previously used as a public house. The building contains 10 self-contained flats.*

## Council wins case after owner fails to deal with sewage complaints

The Council has successfully prosecuted an owner, at Thames Magistrates Court, after they repeatedly failed to address serious sewage problems at a property on Elkington Road, Plaistow E13.

On 4 November 2025, Brisbane Holding Ltd pleaded guilty and were fined £15,000, after multiple violations of the Building Act 1984 and the New Roads and Street Works Act 1991.

The Council became involved after receiving complaints from multiple neighbours about foul smells and fly infestations coming from the property. The property, which includes nine flats and sits adjacent to a school, posed significant health risks to residents and the wider community.

The foul smells and sewage issues were caused by inadequate drainage and a lack of connection to the public sewer. Despite a Building Act notice being served and requiring urgent remedial works, the owner failed to comply. Attempts by the owner were made to fix the issue but as they were illegal caused additional sewage to overflow onto the street. The Highways Team then intervened, and a permit for proper drainage was eventually obtained—but only after prolonged breaches.



*Image: Sewage was pooling in the streets and footpath causing a significant health risk to the residents and the community.*



*Images above show sewage pooling around the property at Elkington Road, Plaistow E13.*

## **Council wins appeal against landlord for failing to licence his property**

Newham Council successfully defended its enforcement action after a landlord failed to obtain a property licence for a home in Neville Road, Forest Gate, E7.

In May 2024, Council officers inspected the property and confirmed it was rented and occupied by a single family. As the landlord had committed an offence under the Housing Act 2004, the Council issued a Notice of Intention to impose a £5,000 penalty.

Although the landlord later applied for a property licence, the Selective Licensing Scheme had been in force since 1 June 2023, so the Council proceeded to issue the final Civil / Financial Penalty Notice.

The landlord appealed the penalty to the First-tier Tribunal (Property Chamber). Mediation between the Landlord and Council was unsuccessful, so the case proceeded to a full hearing. The First-tier Tribunal upheld the Council's decision, dismissing the landlord's appeal.

The landlord must now pay £5,000, and their name will be added to the Rogue Landlord Database.

## Warning on dangers of DIY pest control treatments from abroad

A reminder for landlords to always use an authorised pest control company for safe chemical treatments to eradicate pests whilst tenants are occupying a property.

See a neighbouring council advice released on bedbug treatments:

[https://www.towerhamlets.gov.uk/lgnl/environment\\_and\\_waste/pest\\_control/Pest-control-products-important-buying-advice.aspx](https://www.towerhamlets.gov.uk/lgnl/environment_and_waste/pest_control/Pest-control-products-important-buying-advice.aspx)

### As landlords you can:

- Speak to your tenants to highlight the dangers of using hazardous DIY chemicals often purchased abroad and unregulated.
- Instruct your tenants to alert you when they have a pest control issue so can be dealt with by an authorised pest control company and eradicated safely.
- Read and forward on the report to your tenants about the tragic death of a 11-year-old child in a neighbouring local authority and lessons learnt from the coroner's inquiry <https://www.bbc.co.uk/news/articles/cxx2ed443jko>

London Network Pest Control Services provide a reasonable flat fee cost for PRS landlords which includes unlimited visits for pest control treatments to ensure eradication and more details see: [Charges – Pest control – Newham Council](#).

A reminder that Rat Service treatments inside homes are free for all Newham Residents through this service.



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