

June 2025



## Newham Council Private Rented Sector E-Bulletin

**Private Sector Housing Standards**  
Email: [Propertylicensing@newham.gov.uk](mailto:Propertylicensing@newham.gov.uk) Phone: 020 3373 1950

**WE ARE NEWHAM.**



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

Welcome Newham Landlords, Licence Holders and Agents.

There are big changes proposed for both landlords and tenants with The Renters' Rights Bill. The bill is currently going through Parliament and may become law by this summer. The bill will have a large impact on landlords and tenants, so please become familiar with the changes. For more information, please read the article further down in this bulletin.

Newham has a number of families that need urgent accommodation due to the national housing crisis. If you would like to rent your property to Newham Council, then please contact us by emailing [PRSupply@newham.gov.uk](mailto:PRSupply@newham.gov.uk) or phone us on 020 3373 6463. We would love to work with you and have local families who can move in immediately.

We are keen to hear more from Newham landlords and license holders to keep improving our services. That's why we are hosting a Landlords' Forum on 8 July at the Old Town Hall in Stratford. To register your interest please click [RSVP to Landlords' Forum](#).

The Council has some great information and support for Landlords online so I encourage you all to visit: [Landlords/Property Owners – Newham Council](#) for further information and advice.

We have also included some waste and recycling guidance for landlords and agents that we know you will find helpful. See the article at the end of the bulletin and visit [Recycling, waste and bin collections – Newham Council](#).

## Property Licensing Update

### Property Licensing Update: Keeping Newham Homes Safe and Compliant

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—with the exception of Stratford Olympic Park and Royal Victoria wards.

These licensing schemes are essential tools in our work to tackle poor property conditions, deprivation, and anti-social behaviour, and we're grateful to the many landlords and managing agents who are supporting this effort. Since the launch of our new schemes, we have received and processed over 32,000 licence applications—a positive step forward for safer, better-managed rental homes.

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](#).

### What's Happening Now?

Our Property Licensing Team continues to review applications and monitor compliance, including:

- Mandatory and Additional HMO licensing
- Reviews of landlord portfolios and properties of concern
- Investigations into potential licence breaches
- Referrals relating to anti-social behaviour

As we move into the second year of our Selective Licensing designation, we will be intensifying investigations into unlicensed properties. A programme of enforcement is in place to ensure all rental properties are operating within the law.

### A Reminder on Licence Expiry

Please check the expiry date on your current licence, which is noted on your official notice. As the scheme progresses, licence totals may fluctuate as renewals become due. Staying on top of your renewal dates is essential to remaining compliant.

Thank you once again to all our landlords and agents working with us to raise housing standards across Newham.

## Performance Summary

Private Sector Housing Standards (PSHS) have been very busy carrying out enforcement work during our third licensing scheme.

To view our Aims, Objectives and our Performance Summary then visit our [performance web page](#).

## Licence Fee Scam Alert : Protect Yourself from Fraud

We want to alert all landlords and managing agents to a licence fee scam currently targeting property owners around the country.

Fraudsters are calling landlords, claiming that their property licence fees are overdue, and instructing them to make immediate payments. These scammers often request payments to be made into 'Revolut' or similar personal accounts, which are not connected to the Council.

### How We Take Payments

Legitimate payments for licence fees are primarily made online through your My Newham account after submitting your application. In some instances, you may be asked to pay a fine or fee by invoice or BACs transfer—but only after being contacted directly by a member of our team, both by telephone and email, with the official Newham Council bank account details.

If You're Unsure—Check Before You Pay

If you receive a suspicious call:

- Do not provide any payment or personal details.
- Ask for the caller's name and contact number.
- Call Newham Council directly on 020 8430 2000 (Monday to Friday, 9am–5pm) and request to speak to the person who contacted you.

Your security is important to us. Please remain vigilant and always verify before making any payments.



## Council prosecutes Landlord for unsafe and unlicensed property.

**Newham Council has successfully prosecuted a landlord after discovering severe safety hazards and a failure to license a property on Allhallows Road, Canning Town.**

Following an inspection on 4 April 2023, an Environmental Health Officer uncovered dangerous living conditions in the two-storey house occupied by a mother and her four children.

The inspection found multiple hazards and deficiencies in the property, including rotten timber window frames with plastic Perspex sheeting replacing glass in some areas; several electrical sockets were loose, exposing wiring, and there was no fire detection system. Additionally, leaks were present in both the bathroom and kitchen, and the water cylinder was not working, depriving the household of hot water. The family had suffered by living in these conditions for at least two years, leaving them to endure excessively cold indoor temperatures and significant safety risks that affected their health.

Despite enforcement notices being issued under the Housing Act, the Environmental Protection Act, the Building Act, and the Public Health Act, none of these Notices were complied with. The landlord, Mr. Jude Kankpang Takon of Twickenham, failed to remedy the unsafe and hazardous conditions. As a result, the Council prosecuted him at Thames Magistrates' Court, where he pleaded guilty to five offences, including non-compliance with all of enforcement notices and failing to license the property. He was fined £10,461, with additional costs and victim surcharge bringing the total penalty to £15,805.

Newham Council believes that no family should have to endure such deplorable living conditions and the council will take firm action against landlords who fail to provide safe and legal accommodation for their tenants.



*Image above: Ground floor rear kitchen showing casement window with Perspex glazing*



*Image above: Ground floor front lounge socket which was loose*

## Have you seen the information on our website?

Are you aware that the Council's website has a number of pages dedicated to landlords to provide advice and support?

Visit [Landlords/Property Owners – Newham Council](#) which will take you to a number of other pages and links that may be useful to you, including our Landlord Resources page: [Support and Information for Landlords – Landlord Resources – Newham Council](#) and [Apply for a property licence – Rented property licensing – Newham Council](#).



## Letting your property to us

If you have a property to let, and you would like to rent it to Newham Council, then please contact us by [emailing PRSSupply@newham.gov.uk](mailto:PRSSupply@newham.gov.uk) or **phone us on 020 3373 6463**. We have local families who can move in immediately.

If you let your property with us, we pay you £200 to reserve the property.

There are no hidden fees or commission charges. We can offer our accredited landlords:

- Up to £4,000 in addition to a Rent Guarantee insurance \*

Property size	PRS Offer from 1 September 2021	PRS Offer from 1 September 2021
	12 Month AST	24 month AST
Studio	£500 plus Rent/Damage Guarantee Insurance	£1000 Rent/Damage Guarantee Insurance
1 bedroom	£1,000 plus Rent/Damage Guarantee Insurance	£2,000 Rent/Damage Guarantee Insurance
2 bedrooms	£2500 plus Rent/Damage Guarantee Insurance	£4,000 plus Rent/Damage Guarantee Insurance
3 bedrooms	£2,500 plus Rent/Damage Guarantee Insurance	£4,000 plus Rent/Damage Guarantee Insurance
4 or more bedrooms	£3,000 plus Rent/Damage Guarantee Insurance	£3,000 plus Rent/Damage Guarantee Insurance

*\*Insurance policy purchased is for first 12 months via Help2Rent, Help2Rent Policy terms and conditions apply.*

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)

## Renters' Rights Bill Update

The Renters' Rights Bill is currently going through Parliament and is in the Report Stage in the House of Lords. This stage involves a detailed examination of the bill.

To view the proposed changes, please read the article in our November 2024 E-bulletin, which can be viewed on our webpage here: [e-bulletin-nov24-final-version](#). There may be several changes made before it becomes law.

The proposals will have a large impact on landlords and tenants, as well as for councils who will be tasked with enforcing new regulations alongside existing law.

Landlords will need to become familiar with these new rules when they come into effect, possibly by October 2025 or January 2026. The council will provide more briefings and updates as further changes are announced as well as working to hold regular Landlords Fora.

You are also encouraged to find out more about these forthcoming changes that will directly affect you and your landlord business. The following Government Guidance is a useful place to start: [Guide to the Renters' Rights Bill - GOV.UK](#)



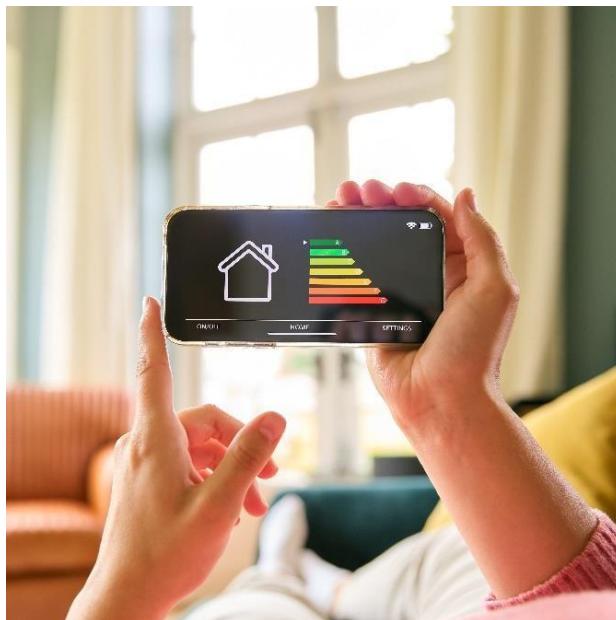
## University of Warwick Landlord Research

In the May 2024 edition of the E-Bulletin we highlighted a piece of research that could be useful for landlords. We would like to highlight this project again as the researchers are open to any landlord who may still be interested in participating. Since the original article was sent out there has been a change of Government, who have different policy goals for the private rented sector. For example a recent consultation seeks views on how to extend energy efficiency regulations – see [Improving the energy performance of privately rented homes: 2025 update - GOV.UK](#). The current energy efficiency regulations, known as MEES regulations, require rented properties to have a minimum EPC rating of E, or hold a valid exemption on the Exemption Register. The current consultation proposes raising this to a minimum EPC rating of C, and so the need to get rented properties more energy efficient may soon be mandatory.

As a reminder the University of Warwick is carrying out research into landlords and the barriers for getting energy efficiency improvements carried out to their properties. They hope to provide tailored advice for landlords on how to access various grants or funding to allow landlords to upgrade and future proof their properties, which in turn will result in lower fuel bills for tenants and contribute to lowering CO2 emissions as part of the UK Government's goal for net zero by 2050.

Better insulated and heated properties can also help deal with condensation and mould issues and help prevent excess cold hazards. A well-insulated property can also better cope with heatwaves in summers, which are getting more frequent. Tenant satisfaction is also likely to be higher in an improved warm home.

In order to help the University of Warwick, you can find participant information and consent forms asking if landlords wish to participate in the study [at this link](#). Your consent is completely optional but if you wish to take part in then there is a simple form to complete and return. Participation remains voluntary and you can withdraw at any time.



## Newham Landlords' Forum – 8 July 2025

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 July. Refreshments will be provided.

**When:** Tuesday 8 July 2025

**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](#)



## Report any concerns about your letting or managing agent

Private Sector Housing Standards have a Trading Standards Officer working within the team who carries out thorough investigations into non-compliant letting agents. If you have a concern about an agent based in Newham, then please report it via email to: [privatehousing@newham.gov.uk](mailto:privatehousing@newham.gov.uk).

For more information, please see: [Letting Agent Information – Newham Council](#)



## Waste & recycling guidance for Landlords & Agents

### Waste Responsibilities for Landlords – Keeping Your Property & Area Clean

As a private landlord or letting agent, you play an essential role in keeping Newham's neighbourhoods clean, safe and pleasant for all. Waste, litter and recycling are among the most common issues reported to the council—and they often start right outside residential properties.

Whether you manage a single flat or a portfolio of houses in multiple occupation (HMOs), here's what you need to know about your responsibilities when it comes to bins, collections and recycling.

#### Your Waste Responsibilities as a Landlord

As part of maintaining a well-managed property, landlords are expected to:

- **Ensure appropriate waste and recycling bins are provided**

Each property must have enough capacity for general waste and recycling. This is especially important for HMOs or multi-occupancy buildings where weekly volumes can be much higher.

- **Provide clear waste and recycling guidance to residents**

All properties in Newham should have access to:

- **Orange lidded bins** for recycling (paper, cardboard, cans, plastic bottles, glass bottles, aerosols etc.)
- **Green lidded bins** for general waste

- **Help tenants follow bin collection rules**

Bins should be presented at the edge of the property by 6am on collection day, and not left out afterwards. Waste should be completely contained, with the bin lid shut. Ongoing issues can lead to enforcement action, so early education is key.

For more information, please visit: [Guide on presenting your bins – Be Bin Day Ready – Newham Council](#)

## Correct Presentation of Waste



## Bin collections changes for houses and houses split into flats

From 10 June 2024, the way that we collect bins in Newham will change for all residents in houses or houses split in to flats.

These changes will help waste collection crews work in a more efficient way and will also help us to increase our recycling rates. To communicate these changes to our residents, every house and house split into flats has received a printed leaflet which summaries the changes, and a bin hanger which informs the resident of their new collection day.

As a landlord, you must ensure that your tenants are aware of the following bin collection changes:

- New collection days
- Boundary collections – residents must now place their bins at the edge of the property ready for collection
- Assisted collections are available for those that may need support in moving their bins
- No side waste will be collected
- Bin lids must be shut



For more information, please visit [Be Bin Day Ready – Changes to waste and recycling collection services – Be Bin Day Ready – Newham Council](#)

### Bulky Waste guidance:

We pick up large unwanted household items such as furniture, fridges, freezers or TVs direct from the door.



How the service works:

- If you're a Newham resident, you can have your bulky waste collected for £30.
- If you're a Landlord or Managing Agent, you can have bulky waste collected from a property for £30 with an additional cost of £12 per item.
- We'll take up to six items per collection. If you have more than 6 items, you will need to book a second collection.
- We aim to collect your items in five working days.
- We may collect your items at different times using different vehicles, for example fridges and upholstered furniture are collected separately to enable us to dispose of them correctly.

You can find out more on what we can and can't collect via our Bulky Waste collection webpage, here: [Find out more about bulky waste collections](#)

## Residents can take their unwanted items and excess waste to Jenkins Lane Reuse and Recycling Centre for free

Newham residents who do not want to pay for the convenience of a bulky waste collection, can take their unwanted items to Jenkins Lane Reuse and Recycling Centre for free. Residents can take a variety of items to Jenkins Lane including excess waste such as general household rubbish.

Opening hours are 7.30am – 5.45pm, Monday to Sunday.

Jenkins Lane Reuse and Recycling Centre

Jenkins Lane

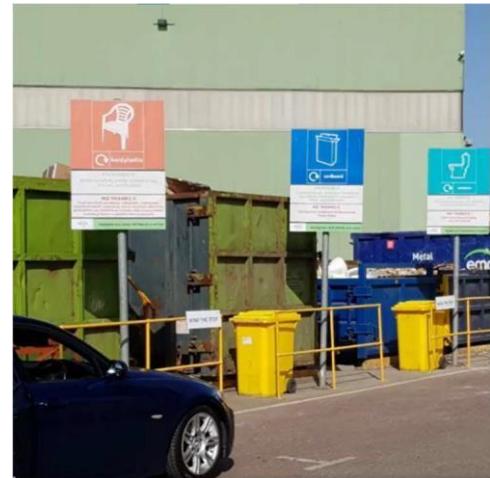
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Access via Jenkins Lane

We advise all residents to prepare for their visit by reading the Jenkins Lane 'Rules of use' as well as the list of restricted items.

[Find out more about Jenkins Lane](#)



## Newham Council's Green and Garden Waste Collection Service

As of 1 March 2025, Newham Council has implemented a chargeable green and garden waste collection service, offering residents two options:



### Yearly Subscription:

- Cost: £40 per year.
- Booking: One collection every two weeks; each collection must be booked in advance.
- Collection Limit: Up to six black plastic bags per collection.
- Renewal: Annual renewal required.

### Pay-per-Collection:

- Cost: £5 per collection.
- Booking: One collection per week; each collection must be booked in advance.
- Collection Limit: Up to six black plastic bags per collection.

### Service Details:

- **Collection Schedule:** The service operates on weekdays only, from 1 March to 31 October.
- **Collection Timeframe:** The council aims to complete collections within five working days of booking.
- **Bag Guidelines:** Waste must be contained in securely tied black plastic bags. Ensure bags are placed in your front garden or, if unavailable, next to your rubbish bin without obstructing paths or pavements.

## Important Considerations:

- Do not leave green and garden waste bags on pavements.
- Ensure waste is placed out only after booking a collection.
- If waste is not placed out in time for collection, it will not be collected, and a new booking will be required.

For detailed information and to book a collection, please visit Newham Council's official page: [Green and Garden Waste Collections – Green and Garden Waste Collection Services – Newham Council](#)

## Recycling in Newham

We make it easy for residents to sort their waste items into the right bins and recycle.

- Recycling for homes at Street Level

If your property is at street level and it has a front garden, residents should have two bins – an orange lid bin for recycling and a green lid bin for household rubbish.

- Recycling for flats and estates

If your property is in a block of flats or on a housing estate, then residents can use large shared bins. The orange lid bin is for recycling and the green lid bin for household rubbish.

What can residents can recycle?



[Find out more about recycling in Newham](#)

**Stay Informed. Stay Compliant.**

By working together, we can reduce waste issues, improve the quality of life for tenants, and help make Newham a cleaner, greener borough for everyone.

## USEFUL LINKS

- Bin collection days: [Check my bin day](#)
- What goes in each bin: [Recycling guide](#)
- Bulky waste collections: [Book online](#)
- Report fly-tipping: [Love Newham](#)

## Property Licence Conditions regarding Waste and Recycling

Your property licence conditions outline your responsibilities as a Licence Holder regarding waste and recycling for the property. Failure to comply with these conditions may result in the Council taking legal action against you. This could lead to a financial penalty (or fine) of up to £30,000 per breach or a criminal prosecution with an unlimited fine.

Please review your property licence ensure you are familiar with these conditions.



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