

Landlord Forum 16th September 2026

Q&A Session Feedback

Private Rented Sector (PRS) Database

We are aware that several landlords raised concerns at the recent Landlords Forum regarding the proposed Government PRS Database, particularly in relation to potential duplication with Newham's existing property licensing schemes. However, registration by landlords and of relevant rented properties will be a mandatory national requirement under the Government's proposals.

The information contained in this document reflects the position known at the date of publication and is based on information available from the Government, including the announcement available at: <https://www.gov.uk/government/news/stronger-protections-and-greater-confidence-for-renters>

Information relating to the Private Rented Sector (PRS) Database is based on current Government announcements, consultation documents, and published proposals. Details may be subject to change as further legislation, regulations, guidance, and implementation arrangements are developed and confirmed.

Q: I already have a Newham property licence. Why do I need to register again?

Whilst some of the information required may overlap, Newham's property licensing schemes and the PRS Database are separate legal requirements that serve different purposes.

Newham's property licensing schemes regulate specified privately rented properties within the borough and help ensure that landlords meet their legal obligations in relation to the management and condition of those properties.

The PRS Database is intended to operate as a national register of landlords and privately rented properties across England, providing a central source of information for tenants, landlords and regulators.

Holding a Newham property licence will not remove the requirement to register on the PRS Database, where applicable. Equally, registration on the PRS Database will not remove the requirement to obtain a property licence where one is required under

Newham's licensing schemes. Landlords must comply with both requirements where they apply.

Q: When will I have to register?

The current London rollout date is expected to be the 15th of July 2027, with landlords expected to register by the 14th of October 2027.

These dates are based on the current implementation timetable and may be subject to change.

Q: What information will I have to provide?

The information currently expected to be required includes:

- Landlord name, date of birth and contact details.
- Property address
- Property type and ownership details
- Details of any superior landlord, managing agent or property manager
- Number of bedrooms
- Whether the property is currently let
- Number of occupants and households
- Whether the property is furnished
- Licensing status
- Safety information and documentation, including:
 - Gas Safety Certificate
 - Electrical Installation Condition Report (EICR)
 - Energy Performance Certificate (EPC)

The final requirements will be confirmed by Government regulations.

Q: Will the PRS Database replace Newham's property licensing schemes?

No.

If your property requires a licence under Newham's Mandatory HMO, Additional HMO or Selective Licensing Schemes, you will still need to comply with those requirements. The PRS Database is intended to operate alongside existing licensing schemes, not replace them.

Q: Will Newham be able to see the information I put on the PRS Database?

The Government has indicated that local authorities will have access to relevant information on the database to support enforcement and regulatory activity.

This information may assist in identifying properties that may require licensing or further investigation. Further details regarding data access and information sharing arrangements are expected before implementation.

Q: Do I have to register now?

No.

The current London rollout date is the 15th of July 2027, with registration currently expected by the 14th of October 2027.

Newham property Landlords do not need to register currently.

Q: How much will it cost?

The information presented at the Landlord Forum indicates that registration is expected to cost £65 per property per year.

Q: What happens if I do not register?

Registration is intended to be mandatory.

Any landlord who has not registered their property or properties by the proposed implementation date of the 14th of October 2027 may be subject to a financial penalty of up to £7,000.

In addition, landlords may be subject to a financial penalty of up to £40,000 where they provide false or misleading information in relation to an entry made on the database, or where a continuing or repeat breach of the relevant requirements has occurred.

Landlords should ensure that all information submitted to the PRS Database is accurate, complete and kept up to date in accordance with any statutory requirements.

The Government has also indicated that compliance with database requirements may be linked to a landlord's ability to use certain possession grounds.

Q: So, what is the actual difference between a Newham property licence and the PRS Database?

Newham Property Licence

- Local requirement administered by Newham Council currently covering 22/24 wards within LB Newham.
- Regulates certain privately rented properties within designated areas of the borough, helping to address issues associated with poor property conditions, anti-social behaviour, overcrowding, and deprivation.
- Includes licence conditions and compliance requirements.
- Focuses on property management and standards.

PRS Database

- National requirement across England and will apply to all wards within LB Newham.
- Registers landlords and privately rented properties.
- Intended to improve transparency and support enforcement activity.
- Does not replace local licensing schemes.

Whilst some information may overlap, the two systems serve different purposes.

Key Takeaway

We understand why some landlords may view the PRS Database as a duplication of information already provided through Newham's licensing schemes. However, the two systems serve different purposes. Newham's licensing schemes regulate properties locally, whilst the PRS Database is intended to create a national register of landlords and privately rented properties across England.

Council Tax

We are aware that some landlords advised they had experienced difficulties getting through to the Council regarding Council Tax enquiries. This feedback has been shared with the relevant service area. In the meantime, landlords are encouraged to use the Council's online self-service portal wherever possible to raise enquiries, report changes in circumstances and request information relating to their Council Tax account.

Council Tax liability, exemptions and premiums depend on the individual circumstances of each property. Landlords should contact Newham Council directly for advice specific to their situation.

Q: My property is empty, but I am still being charged Council Tax. Why?

If a property is empty, the owner will normally remain liable for Council Tax. Newham Council advises that an empty property can attract increased charges over time through the Empty Homes Premium.

According to the Council's published guidance:

- A 100% premium may apply once a property has been empty for one year.
- A 200% premium may apply after five years.
- A 300% premium may apply after ten years.

Newham also notes that some exemptions may apply depending on the circumstances.

Further information:

- Newham Empty Properties guidance: <https://www.newham.gov.uk/landlords-newham/empty-properties>
- What if I leave my property empty? <https://www.newham.gov.uk/landlords-newham/empty-properties/3>

Q: Are there any Council Tax exemptions or discounts for empty properties?

Potential exemptions, exceptions, and discounts may be available depending on the specific circumstances, such as probate, major works, or other qualifying situations. Landlords should contact the Council Tax team directly to discuss their individual case.

Further information:

- [Properties exempt from council tax – Council Tax discounts and exemptions – Newham Council](#)

Q: How do I contact Newham Council regarding Council Tax for an empty property?

Landlords can contact Newham Council through the Council's online Council Tax customer service portal:

Contact Newham Council: [Council tax – Newham Council](#)

The Council's online services are the quickest way to submit a query or request assistance regarding Council Tax liability, billing, exemptions, discounts, or changes in property occupation.

[Council Tax for landlords and agents – Newham Council](#)

Q: My property is empty between tenancies. Is there any support available?

Newham Council's Empty Properties Team provides information and support to owners of vacant homes and encourages owners to bring properties back into use as quickly as possible. The Council highlights that leaving properties empty can lead to increased costs, including Council Tax premiums, loss of rental income, and potential issues such as vandalism, fly-tipping and unauthorised occupation.

Further information:

- [Empty Properties – Newham Council](#)
- [What if I leave my property empty? – Empty Properties – Newham Council](#)
- <https://www.newham.gov.uk/landlords-newham/empty-properties>

Planning and HMOs

Before converting a residential property to an HMO, particularly while the property is vacant, landlords should check whether planning permission is required under Newham's Article 4 Direction. Planning and licensing requirements operate separately, and compliance with one does not remove the need to comply with the other.

Q: I am considering renting out my property as an HMO. Do I need planning permission?

Landlords should seek planning advice before letting a property as a House in Multiple Occupation (HMO), particularly where the property is currently vacant and before occupation arrangements are put in place.

Newham has an Article 4 Direction for HMOs, which removes certain permitted development rights and means that planning permission may be required for a change of use from a family dwellinghouse (Use Class C3) to a small HMO (Use Class C4).

[Article 4 Directions – Planning policy and the Local Plan – Newham Council](#)

[Homes in multiple occupancy Article 4 Direction](#)

Further information:

- [Planning policy and the Local Plan – Planning policy and the Local Plan – Newham Council](#)

Q: When should I seek planning advice?

Where a property is vacant, landlords are encouraged to seek planning advice as early as possible. This can help identify any planning requirements before tenants move in and avoid potential enforcement issues or delays later.

[Planning, development and conservation – Newham Council](#)

[How to contact us - Planning, building control and local land charges – Newham Council](#)

Q: Does a property licence mean that planning permission is not required?

No. Property licensing and planning are separate regulatory regimes. Obtaining or applying for a property licence does not remove the need to obtain any required planning consent. Landlords should ensure both planning and licensing requirements are met where applicable.

[Additional and Mandatory HMO Licensing – Rented property licensing – Newham Council](#)

Newham's Temporary Accommodation

We are aware that some landlords reported difficulties obtaining a response after expressing an interest in providing accommodation. We have passed this feedback to the relevant service area and would encourage landlords to re-submit their details using the contact routes above.

Q: I am interested in providing my property for temporary accommodation. Who do I contact?

Newham relies on the private rented sector to help meet housing demand and provide accommodation for residents in housing need.

Landlords interested in offering accommodation to the Council can find further information here:

- [Letting your property to us – Newham Council](#)
- HPASPRSTeam@newham.gov.uk

Q: I previously contacted the Council about providing a property but did not receive a response. What should I do?

If you have previously made an enquiry and have not received a response, we would encourage you to contact the team again using the email address above.

To help the team assess your enquiry as quickly as possible, please provide:

- Property address
- Property size and type
- Anticipated availability date
- Location
- Your name and contact details.

This will assist the team in directing your enquiry and determining whether the property may be suitable for Newham's accommodation requirements.

Thank You

We hope you found the Landlord Forum and this Q&A document helpful.

If you have any further questions regarding property licensing, landlord responsibilities or the topics covered during the forum, please visit our website:

Newham Property Licensing

<https://www.newham.gov.uk/landlords-newham/rented-property-licensing>

We welcome suggestions for future Landlord Forum topics and speakers. If there is a particular subject you would like us to cover, or a speaker you would like us to invite, please contact the Property Licensing Team at:

propertylicensing@newham.gov.uk

Your feedback helps us ensure future forums address the issues that matter most to landlords operating within the borough.

We look forward to working with you and hope to see you at a future Landlord Forum.