

Newham Private Rented Sector E-Bulletin

May 2023

Private Sector Housing Standards

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Message from Councillor Carleene Lee-Phakoe Cabinet Member for Housing Needs, Homelessness and Private Rented Sector

Welcome Newham landlords, licence holders and agents. Firstly, I am thrilled to announce that I am your new Cabinet Member for Housing Needs, Homelessness and the Private Rented Sector.

I am excited to be working with you and understand the important role that private landlords and agents have in ensuring a safe and secure homes for more than half of our Newham residents, who are living in privately rented accommodation.

I am also looking forward to meeting some of you at our Landlord Forum, which will be held on **Wednesday 28th June 2023** between **2-4pm** at the Old Town Hall in Stratford. Further details can be found later in this E-bulletin.

Both our Additional House in Multiple Occupation (HMO) and our Selective licensing schemes have been approved. Property licensing helps to ensure that privately rented properties are well managed. It also helps improve housing standards, tackle anti-social behaviour and keeps our residents safe. It ensures that responsible landlords receive support and creates a level playing field so that responsible landlords are not undercut by unscrupulous or rogue landlords.

I encourage you to make the most of our early bird discount fee of **£400** for the cost of a Selective Licence application (instead of £750). To qualify, you need to submit your Selective Licence application by **14th July 2023**. We will also be offering discounts to Licence Holders who are certified members of a landlord accreditation organisations and have a warmer home rated EPC of A+, A, B or C this could reduce the online application fee down to £300 for the licence. More information on licence fees, discount eligibility and the documentation you will need for your application can be found in our webpage links in the next article in this E-bulletin.

Property Licensing Schemes

Licensing helps us to tackle poor property conditions, deprivation, anti-social behaviour and poor management of properties by some landlords.

Additional HMO Licensing Scheme

Newham's Additional house in multiple occupation (HMO) Licensing scheme came into force on **1st January 2023**. Click [here](#) to see the Designation of an Additional HMO Licensing Notice.

Landlords renting a house or flat in multiple occupation, shared by three or more tenants, living in two or more households must obtain a licence from the council, unless exempt.

The Council has been accepting additional HMO licence renewal applications from the 1st October 2022. If you have still not applied then apply to prevent any enforcement action being taken against you. [Apply for a property licence – Rented property licensing – Newham Council](#)

Selective Licensing Scheme

The Department for Levelling Up Housing and Communities approved Newham's Selective Licensing Designation on housing conditions, significant and persistent anti-social behaviour and high levels of deprivation. The date the new Selective designation scheme starts is **1st June 2023**. Click [here](#) to view the Selective Licensing Scheme Designation Notice.

This means that a landlord or agent renting to one household or two unrelated people need to apply for a selective licence by 1st June 2023. To apply: [Apply for a property licence – Rented property licensing – Newham Council](#)

We encourage landlords and agents to take advantage of our **early bird discount** where a selective licence application fee of **£400** will be charged from **15th May to 14th July 2023**, compared to the full cost of £750. We will also be offering discounts to Licence Holders who are certified members of a landlord accreditation organisations and have a warmer home rated EPC of A+, A, B or C this could reduce the online application fee down to £300 for the licence. More information on licence fees, discount eligibility and the documentation you will need for your application can be located on our webpages: [Licence Fees and Charges – Rented property licensing – Newham Council](#)

Both schemes will operate in 22 out of 24 wards in the borough, with two areas excluded which are Stratford Olympic Park and Royal Victoria wards.

A landlord or manager who fails to obtain a licence can either be prosecuted and receive an unlimited fine and conviction; or receive a civil (financial) penalty notice of up to **£30,000** per offence.

For further information and updates please visit our webpages:

www.newham.gov.uk/propertylicensingconsultation

[Apply for a property licence – Rented property licensing – Newham Council](#)
[Licence Fees and Charges – Rented property licensing – Newham Council](#)



Tenants in arrears

If you have a tenant who is finding it hard to make their rent payments, or is now in arrears, we may provide financial assistance. If we can help sustain a tenancy and avoid a potential eviction please let us know by emailing dutytorefer@newham.gov.uk. In the subject box, please indicate 'TENANT IN ARREARS' and we will make sure the case is prioritised.

Enforcement Action

Private Sector Housing Standards have been very busy carrying out a large number of enforcement work during the previous licensing scheme (since 2018).

Whilst the majority of Newham landlords, licence holders and agents are responsible by providing safe and secure homes for our Newham residents living in privately rented properties, there are still some unscrupulous landlords who provide poor housing conditions and management for tenants.

Enforcement action is taken by the Council to ensure that any unscrupulous or rogue landlords do not benefit in providing unsafe or hazardous homes to tenants living in privately rented properties. Enforcement action is a necessary tool to ensure that non-compliant landlords carry out improvements to their properties to make them safe for tenants as well as acting as a deterrent for other unscrupulous, non-compliant landlords.

Since 2018 Private Sector Housing Standards have carried out the following:

- Our Property Licensing Team have:
 - Issued over **43,870** licences;
 - Completed over **13,100** property licencing documents audits; and
 - Dealt with over **127,700** licensing enquires!!
- Our Compliance Team have visited over **17,000** properties to check compliance with licence conditions.
- Our Private Sector Housing & Environmental Health Officers have:
 - Carried out over **2620** inspections;
 - Issued over **340** Financial/Civil Penalty Notices against landlords, agents and licence holders who have failed to comply with the Housing Act 2004;
 - Issued over **2730** Notices relating to poor housing standards;
Note that if a Notice or Order are served under the Housing Act 2004 then the landlord/agent will be charged a fee of **£750**. This allows the Council to recover their costs of serving and preparing the Notice or Order.
- Our Trading Standards Officer has:
 - Issued **49** final financial penalty notices against letting agents who have not complied with the law. Some fines have been issued for the maximum of **£30,000**.

Landlord found guilty and ordered to pay over £13,000

On 6th April 2023, the Magistrates Court found Mr Salinder Singh Minhas, the landlord of a property in Elsenham Road, Manor Park E12 guilty for failing to comply with an Improvement Notice that was served on him. He was fined £7,500, ordered to pay £5,402.66 costs and £119 victim surcharge (a total of **£13,021.66**).

The property in Elsenham Road, Manor Park, London, E12 was inspected in June 2021 after the Council received a complaint regarding disrepair. During the inspection, a number of category 1 & 2 hazards were found under the Housing Act 2004, Housing Health and Safety Rating System, including Excess Cold, Damp and Mould Growth, Domestic Hygiene, Pests and Refuse and Excess Heat. Consequently, an Improvement Notice under Sections 11 and 12 of Housing Act 2004 was served on the landlord, Mr Minhas.

The property was revisited in March 2022 to check compliance with the Improvement Notice however as none of the works required on the Notice were carried out, the Council commenced prosecution proceedings.



Left photo: shows dampness and mould growth with a large hole in the rear wall of the bathroom.



Right photo: shows large gaps around the window which tenants are having to try to fill using plastic bags.

Landlord receives £20,000 fine for an unlicensed property and an Emergency Prohibition Order

A privately rented property in Durham Road, Manor Park, E12 came to the Council's attention via a very distressed friend of the couple that were living in the rented house.

An inspection of the property found that it was occupied by an elderly vulnerable couple, aged 77 and 81, with various health conditions. The experienced Environmental Health Officer was shocked by the terrible conditions that she found in the property, as it had been seriously neglected for a number of years resulting in numerous severe hazards found. Most notably, there was an established tree growing through the whole rear and back addition of the property. It had obviously been there for some time and had pushed part of the first floor back addition brickwork away, leaving a large hole in the bedroom, not only exposing the tenants to the elements, but leaving the property structurally unstable.

Other issues found in the property included:

- No working boiler, leaving these vulnerable tenants with no hot water or heating for over 11 years;
- No working lights, leaving the elderly tenants very vulnerable to trips and falls;
- No fire protection, including no smoke or heat alarms; and
- The property was unlicensed, and the landlord had not ever applied for a licence, including in the previous scheme.

As multiple serious hazards were found in the property an Emergency Prohibition Order was made, under the Housing Act 2004, Housing Health and Safety Rating System (HHSRS), as it was unsafe for the tenants to remain in the property.

A financial (civil) penalty notice was served on the landlord, Dr Chanan Singh Sidhu, for **£20,000** for failing to licence the property.

The landlord's negligence allowed the property to fall into serious disrepair. The landlord was renting the property illegally, without a property licence, whilst collecting the rent in cash from the vulnerable tenants, without maintaining the property to even the most basic standard.

The condition of the outside the property did not reflect the awful, unsafe conditions within, so it may have gone undetected for longer had we not received the plea for help from the family friend. Having a property licence would have ensured that the licence holder/landlord complied with certain conditions of their licence and would have made the Council aware of this property sooner.



Photos above show the hole in the wall from the tree, exposing the tenants to the elements and making the structure unsafe and unstable.

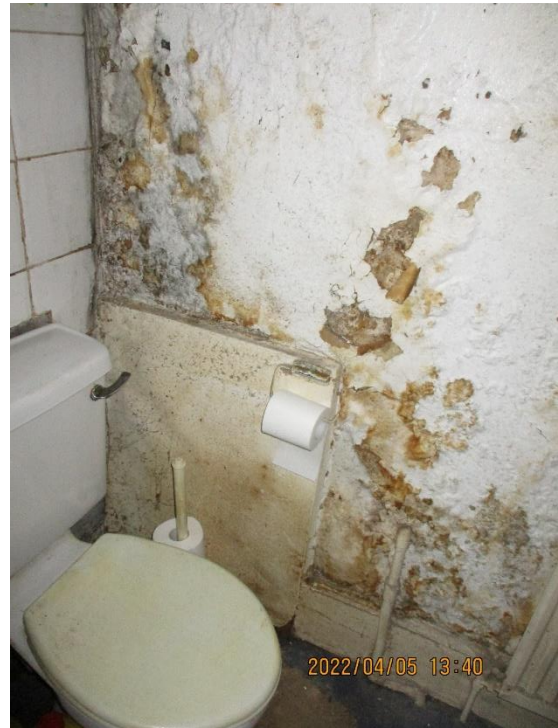


Photo above left: shows collapsed ceiling from ground floor rear room.

Photo above right: shows dampness on wall and saturated floor in WC compartment.

Newham's Landlord Forum- Wednesday 28th June 2023

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

Richard Blanco from the National Residential Landlords Association (NRLA) and Newham Council will be hosting a Landlords' Forum in June.

Refreshments will be provided.

When: Wednesday 28th June 2023

Time: 2pm to 4pm

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

RSVP: by emailing propertylicensing@newham.gov.uk. Please put the subject title as 'RSVP to Landlord forum'.

For more information please visit: [Regional Landlord Meetings | NRLA](#)





WE ARE STAYING WARM.



Stay warm in Newham Are you struggling to heat your home?

Newham Council has teamed up with the Cadent Foundation and the Renewal Programme to bring Groundwork's Green Doctors support to Newham Residents (subject to eligibility)

Support Available:

- Help understanding your energy bill
- Help applying for grants and funding to improve your property
- Home visits and free small measures installed (draft proofing strips)

How to access support?

Apply online for a call to check what support is available for you -
<https://groundwork.my.salesforce-sites.com/staywarminnewham>

This form can also be completed on behalf of someone else, with their permission

Contact Groundwork:

03003653005

In-Person Support:

The Green Doctors will also be available at Renewal Programme – 395 High Street North, E12 6PG from 11 am-1 pm every Tuesday!

Contact the Renewal Programme:

Info@renewalprogramme.org.uk
02084716954

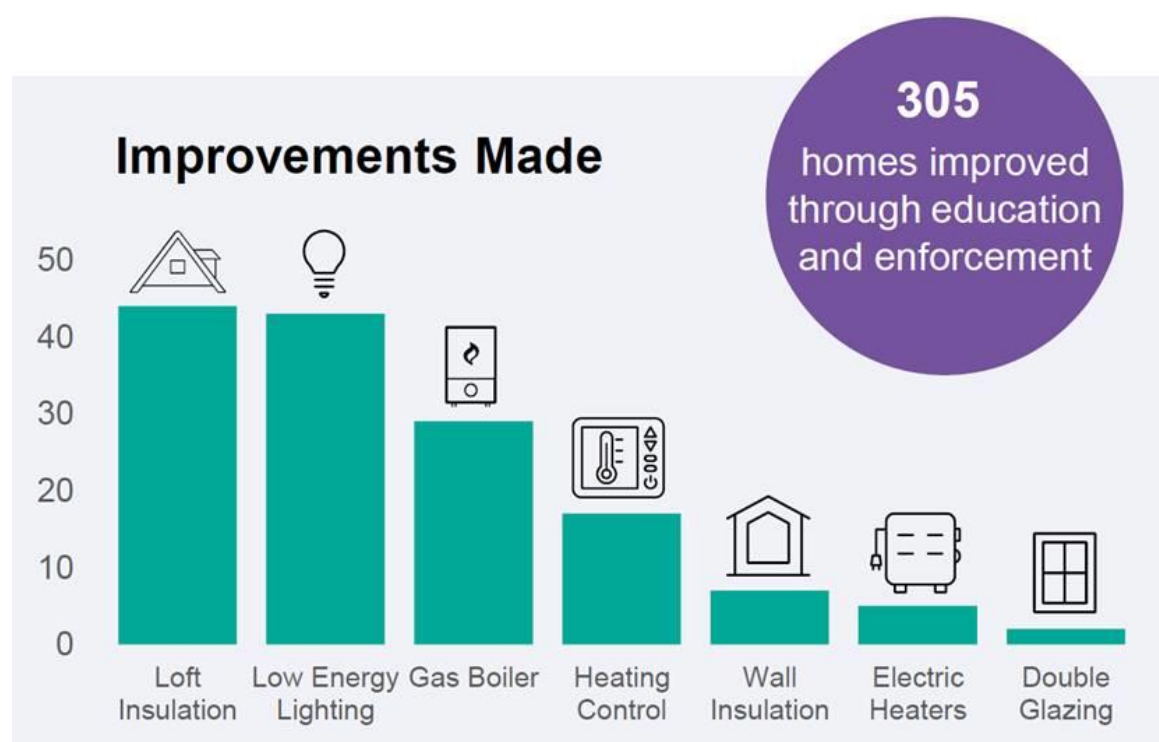


Enforcement of Minimum Energy Efficiency Standards (MEES)

The Minimum Energy Efficiency Standards [MEES regulations](#) make it **unlawful** to let a privately rented property with an energy performance certificate (EPC) rating below E, subject to various exemptions, which must be registered online.

Newham Council's Energy Efficiency Team within Private Sector Housing Standards have been busy enforcing these standards. So far, this has led to 305 properties being improved to an EPC of E or higher.

The most common improvements are shown in the graph below.

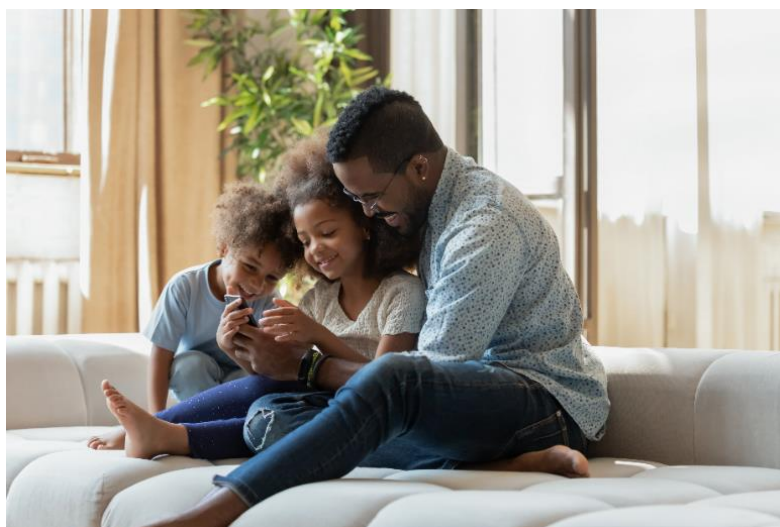


For more information on the Minimum Energy Efficiency Standards and support available to improve your property please visit: [Minimum Energy Efficiency Standards \(MEES\) – Newham Council](#) and [Energy Company Obligation \(ECO\) – Energy and sustainability – Newham Council](#)

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 or phone us on 020 3373 1149.** We have local families who can move in immediately.

For further details please visit: www.newham.gov.uk/housing-homes-homelessness/letting-property-us/1



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