



# Private Housing Standards SADLA update

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# Today we'll look at...

- National updates/issues
- Local issues
  - Update on Selective Licensing on London/Abbeydale/Chesterfield Roads
  - HMO expansion – door knocking
  - Grenfell
  - Enforcement update
  - Landlord awards 2019

# National updates



- HMO expansion
  - 5 people or more (any number of floors now)
- Homes (fitness for human habitation) Act 2018 (Private Member's Bill)
- All landlords to belong to a Redress Scheme (not agents)
- Report about Selective Licensing <https://www.corecities.com/publications/cities-need-more-powers-licence-private-landlords-and-protect-communities>

# National updates...2



- Local Government Authority appointed a panel to help Councils with Grenfell work
- HHSRS guidance has now been revised – cladding is a Cat 1
- Other legislation may be amended too

# Remember these?..



- Selective Licensing approved on 20 June 2018
- London, Abbeydale and Chesterfield Roads (LAC)
- ‘Live’ on 1 November 2018
- 397 applications so far
- 177 2<sup>nd</sup> payments
- First full licence to be issued this Friday

# HMO expansion...



- HMOs with 5 people across ANY floors became licensable in Oct 2018
- Ran this as a project
- Expected up to 1,000 new applications
- Actually received - 140
- Why is that?
- Door knocking to find the absent ones!

# Post Grenfell work




- Liaising with the LGA to get help from their panel
- Appointing a consultant to develop a 'register' of high rise (the Government one isn't accurate!)
- Assessing build, management, evacuation arrangements etc
- Challenge to work to similar objectives as Fire Authority (they'll be saying the same about us)
- More work with Planning early on

# Enforcement figures this year



- Focussing on Civil Penalties
- 36 served since April 2018
- 2 prosecutions recently under Protection from Eviction Act, 1 lock change, 1 physical ejection. Both pleaded guilty at first opportunity.
  - 1) £3,364 in fines and costs
  - 2) £949 but Court took account of LL already having paid £3,000 in civil costs & tenant having been reinstated
- Still serving Notices on agents for not being part of Redress scheme





This year's awards are  
Thursday 12 September  
2019



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We support you – so please  
support us

Awards ceremony/dinner

Variety of categories

Put yourself forward – ask  
your tenants to do the same

We are flexible on categories  
so make a suggestion!



Thank you for listening  
Any questions?