

Private Sector Housing & Licensing- Landlord forum

Housekeeping

- **Please put yourself on mute when not speaking.** This will avoid background noise and feedback.
- **The meeting is being recorded.** The recording may be made available online.
- **If you wish to ask a question in person please use the 'raise hand' function.** *(This is on the right of the tool bar in the centre of your screen)* The Chair will then call on you to unmute, switch on your camera and ask your question in person.
- **If you wish to ask a question without using your microphone please use the 'chat' function.** *(This is on the far right of the tool bar in the centre of your screen).* You can type your question there, please note all participants will be able to see the question.

Future Updates

- All Presentations given tonight will be available on the website within the next few days.
- The website will be updated regularly over the next few months – it is advisable to check the website for any updates.
- Newsletters will be sent out with any significant updates.



Agenda

- Licensing update
- Capital Letters
- Yasmin Hussain – Accommodation procurement
- Derrick Williams – Setting the standard
- Marie Modeste – Energy Efficiency
- Jonathon Joseph – Eviction ban

There will be time for a brief Q & A after each presentation. Please wait until the end of the presentation before raising your hand. Any questions should be general and not specific to your individual application/property

Licensing Update

	Mandatory HMO	Additional	Selective
Applications received	480	887	17315
Licences Issued	95	120	6969
In Consultation	68	105	1372



Inspections HMO's

- All HMO's are required to be inspected prior to the licence being issued
- This includes Mandatory and Additional HMO's
- Inspections have been delayed due to the pandemic and the lockdowns
- We are now back into full business as usual and have a robust inspection programme in place
- If you have made an application but your licence hasn't been issued you can still issue a S21, it will be valid.

Inspections

- Now the lockdown has lifted we have commenced all inspections both proactive and reactive
- Officers will wear a mask on the visit and have their own hand gel, they will ask a standard set of questions on the door with regards to symptoms or is anyone self isolating.
- If you are expecting a visit and you are aware that your tenants are unwell please notify the team as soon as you can.
- Over 1200 inspections since April 2020 despite the three lockdowns.

Licence Conditions

- Check your licence for the conditions that you are bound by so you are aware of what these are.
- There are significant fines for non-compliance, although the Council will work with licence holders in the first instance, fines will be issued for repeat offenders or those landlords that do not work with us to rectify any issues.
- There are a number of conditions that any licence holder is bound by.
- The conditions are different depending on the licence type.
- They can be viewed on the website
<https://www.walthamforest.gov.uk/content/property-licensing>

Definition of a household

- The legislation is clear on the definition of a household.
- They are members of the same family
- Those persons married, or civil partners or live together as if they were a married couple or civil partners

- The legislation goes onto to state
- A “couple” means two persons
- “relative” means parent, grandparent, child, grandchild, brother, sister, uncle, aunt, nephew, niece and cousin

- The full legislation can be found here <https://www.legislation.gov.uk/ukpga/2004/34/section/258>

Definition of a household

- We have been asked questions with regards to different types of relationships and if they can be considered a single household, these include, asexual aromantic households and polyamorous households.
- We have sought legal advice and the view is that the definition of a single household and relationships are defined in statute, therefore local authorities are obligated to follow those statutory provisions.
- The legislative provision and the intention behind those provisions are to protect tenants and ensure that landlords comply with licensing and planning regulations.

Information for landlords/tenants

- Reminder that a landlord guide is available on the website and is a really useful document. There is also one for tenants.
- Fire fact sheet has been completed and sets out the fire requirements as per property type. Will be available on the website once it has been sense checked/finalised.

Communication

We will continue to communicate with landlords in a variety of ways including the following:

- Regular Landlord forums
- E-newsletter
- Website – regular updates.
- Landlords must ensure that they keep up to date of legislation changes via the website/NRLA independent legal advice.



Contact us.

<https://www.walthamforest.gov.uk/content/property-licensing>

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