

Landlord Forum

25 June 2025

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|------|--|--|
| 2pm | Welcome and Private Sector Housing Service update | Darren Wilsher |
| 2:15 | Renters' Rights Bill overview | Theresa Wallace, Lettings Industry Council |
| 3:15 | What to look out for when choosing a letting agent | Jane Aird / Tara Carter |
| 3:25 | Proposed changes to energy efficiency requirements | Janet Wade |
| 3.35 | Camden's HMO licence scheme renewal | Ian Pringle |
| | Q&A session | |



Private rented sector

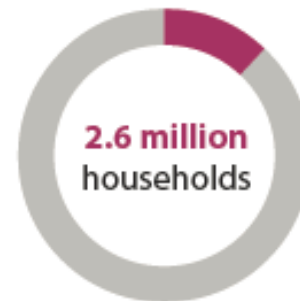
- Second largest tenure in England
- More than doubled in size over last 20 years

20%

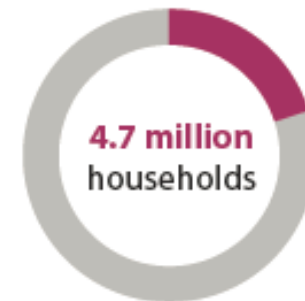
of households live in the **private rented sector**, up from **12%** in 2006-07 and **10%** in 1996-97



in 1996-97



in 2006-07



in 2016-17

- **Camden** – **36%** of households (33,286) in private rented sector (London 30%)
 - » 34% social housing tenants

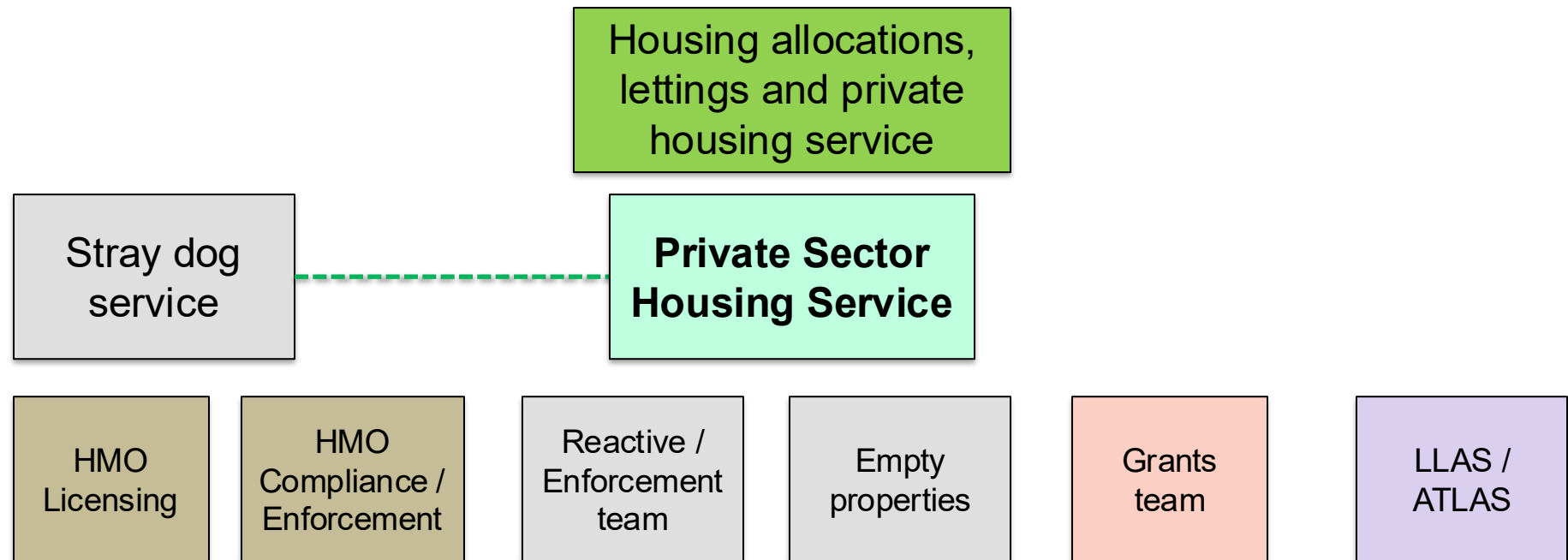
Private Sector Housing Service Objectives

We Make Camden

- Everyone should have a place they call home.
- Camden has enough decent, safe, warm and family-friendly housing to support our communities
- Improve standards within the private rented sector – statutory duty under Housing Act 2004
 - Housing Health and Safety Rating Scheme (HHSRS)
 - Mandatory and additional licensing of Houses in Multiple Occupation (HMO)



Service structure



Reactive / Enforcement team

- Reactive complaint response
- Housing disrepair and public health
- High rise enforcement work
- Empty homes

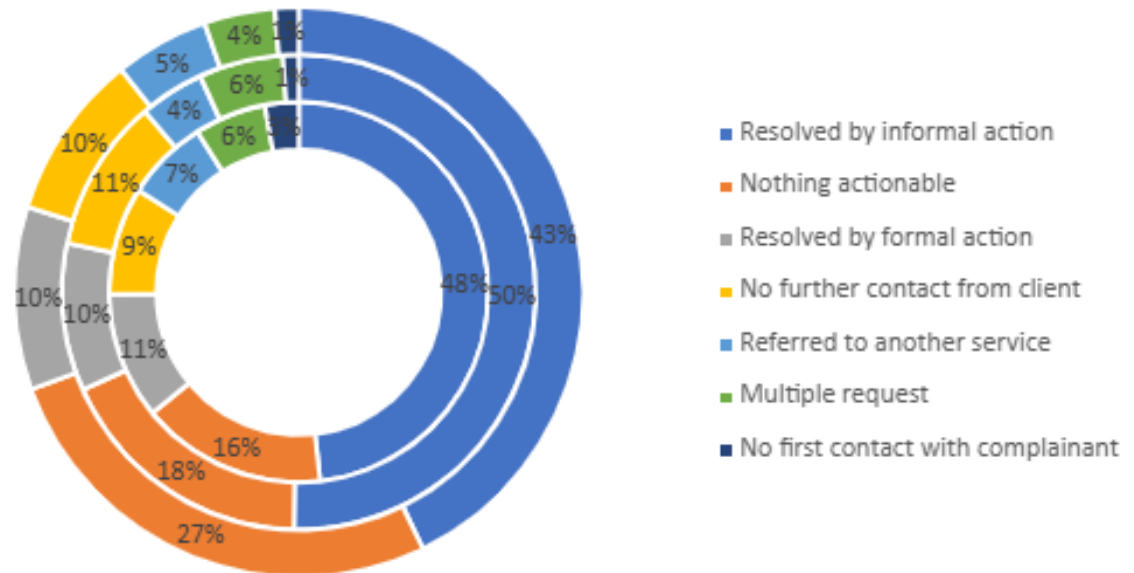
15% non-decent

7% Cat 1 hazard

700 complaints per year

- Camden website
- Camden Private Renters
- GLA Rogue Landlord
- Contact Camden

Enforcement - Case outcomes



HMO Licensing

- Proactive scheme to ensure that HMOs within Camden meet minimum standards.
- Important to any such scheme is compliance inspections and enforcement
- Need to ensure level playing field for landlords:
- 23 Civil Penalty Notices issued for failure to licence
- Working with Department for Work and Pensions to access Universal Credit data for Rent Repayment Orders
- 192 compliance inspections were completed last year. These are mid-term inspections to ensure that licence conditions are being complied with and that any prescribed works have been completed. Targeted at higher risk HMOs at present.



Current work

- Preparing for the Renters' Rights Bill
 - Understanding impact on all services within the council as well as landlords and tenants
 - New reporting requirements (50 performance indicators)
 - Decent Homes Standards
- New additional HMO licensing designation proposed to start December 2025
- Section 257 project

Any questions?