



**Croydon Private Rented Property Licence 2020 [CPRPL 2020]  
CPRPL 2020 Objectives.**

The following are the objectives for the new licensing scheme with details of outcomes and outputs. The objectives relate to the period the designation(s) is in force.

**1. Provide regular reporting of progress with the new scheme against objectives**

To monitor performance and provide an update against objectives to be posted regularly on the council's property licencing webpage.

Landlords and tenants to be given the opportunity to feedback via the website and forums.

To produce a fuller report on annual basis.

**2. Increase the compliance rate with the requirement for licensable dwellings to be licensed.**

For 100% of licensable dwellings to hold a CPRPL 2020 licence [scheme target].

Annually, for a further 2,000 dwellings to be licensed to achieve 100% target.

To take a strong and proportionate approach to enforcement when addressing non-compliance with the requirement to licence.

**3. Improve property conditions, management standards and compliance with CPRPL 2020 conditions in licensable dwellings.**

Reduce housing hazards in licensable dwellings by 25%.

Carry out compliance checks by email on 100% of licenced properties

Carry out targeted audit and compliance checks by inspecting at least 10,000 licensed properties over the lifetime of the scheme.

The council will remain involved with the property until it is free from hazards and has the best practicable Energy Rating and that there are no continuing long term management issues.

Ensure that all licensed properties have an energy rating of at least "E" by the end of the scheme and that 75% have an energy rating of at least "D" (subject to exemptions)

**4. Reduce incidents of anti-social behaviour in single family dwellings:**

Reduce repeat ASB incidents in licensed properties by 10% over the life of the scheme.

Provide a landlord and tenant advice service for landlords to help offer wider support with scheme objectives.



**5. Focus on the health and wellbeing of tenants and their families by:**

Proactively trying to identify health and social problems and then signposting them towards appropriate services (statutory or third sector)

Engagement with landlords to deal with issues of damp and mould problems as well as improving energy efficiency. Including supporting applications for funding to carry out works.

Supporting landlords and tenants in their interactions with the statutory social services.

**6. Improve the professionalism of landlords by providing appropriate information and training.**

In each year of the scheme:-

1. arrange three landlord forums,
2. produce 3 newsletters for landlords and tenants,
3. host three landlord accreditation courses.
4. provide support to landlords with understanding legislation and wider compliance with CPRPL 2020.
5. increase partnership with letting and property management agents to support compliance and engagement.

**Notes:**

- Objective 3 to be achieved in licensable properties through a combination of informal and formal actions, including the service of Housing Act and Public Health related legislation notices of work and action.
- Audit checks will include office based assessment/ document checks and prioritisation.
- Property standard, management and compliance checks can occur at the point of application or during the period of designation.
- Number of licenced dwellings: 36,500 [31<sup>st</sup> March 2020].
- Number of licensable premises: 48,500 [CPRPL 2020 target for 100% compliance].
- Significant hazards are found in 23.7% / 11,495 of licensable private rented dwellings.
- The predicted energy bands for the licensable PRS is Croydon is: Band F and G (3.7%, 1,794 properties), Band E-G (22%, 10,670 properties), Band E (18.3%, 8,875 properties)
- The Public Realm enforcement policy is to be review in time for CPRPL 2020