

Croydon Landlord and Property Agents Forum

Braithwaite Hall (Croydon Central Library) Monday 20 January 2025

Booking Essential

Croydon Council invites you to join the landlord and letting agent forum with a chance to meet and hear from important services.

Our last forum was in October 2024 and was well received.

Presentations

The forums will start at 10.30 am and 1.30 pm with the doors opening 30 minutes before for arrival and registration. Forums may not run if there are insufficient numbers of interested landlords or letting agents.

Spaces are limited.

Sessions	Doors open for arrival & registration	Presentation starts	Advice Tables from	Forum ends at
Forum 1	10.00 am	10.30 am	11.45 am	12.15 pm
Forum 2	1.00 pm	1.30 pm	2.45 pm	3.15 pm

To register your interest for one of the forums please contact the Private Sector Housing Team using the email propertylicensing@croydon.gov.uk by **Tuesday 14 January 2025**. When responding please indicate your preference by stating forum 1 or forum 2. In the main your first choice will be honoured and an invitation will follow. Please indicate names and email addresses of attendees for registration purposes.

Location: Braithwaite Hall, Croydon Town Hall, Katharine Street, Croydon CR0 1NX. This is part of the Croydon Town Hall building. To get to the Hall please enter the building through the Croydon Main Library.

Timings: Please note the timings so that we operate the forum in a timely manner.

Presentations subject to change:

Agenda

Session 1 – 10.30 am

- Welcome from Nick Gracie-Langrick – Private Sector Housing Manager, Croydon Council
- Ministry of Housing, Communities and Local Government (MHCLG) - Catherine Graham - to talk about the Renter Rights' Bill, passage through Parliament and to engage with landlords and agents on the Private Rented Sector database
- National Residential Landlords Association (NRLA) - Osai Joseph – to talk about evictions process and update on legislation on Renter Rights' Bill
- Croydon Healthy Homes – Malcolm Bell – will talk about Croydon Council's energy advice service, the new government domestic energy grants programme which launches in April known as Warm Homes: Local Grant and about advice and support available for tenants.
- Simon James - to explain how the Council is consulting on how it allocates Council properties fairly to new tenants

Session 2 – 1.30 pm

- Welcome from Nick Gracie-Langrick – Private Sector Housing Manager, Croydon Council
- Ministry of Housing, Communities and Local Government (MHCLG) - Catherine Graham - to talk about the Renter Rights' Bill, passage through Parliament and to engage with landlords and agents on the Private Rented Sector database
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Advice Stalls

Private Sector Housing including HMOs
Ministry of Housing, Communities and Local Government (MHCLG)
National Residential Landlords Association (NRLA)
Croydon Healthy Homes
Homes for Ukraine
Housing Needs and Homelessness Procurement team
Carbon Neutral team

Minutes from the meeting

Whilst the forums are not recorded a copy of the presenter's slides if permitted will be available on the Croydon website soon after on this [LINK](#). Alternatively you can access via the Croydon website

<https://www.croydon.gov.uk/housing/landlords/landlord-newsletters-and-landlord-forum>.

Reforms to the Energy Performance of Buildings regime

The Private Sector Housing Team would like to make you aware of a Government consultation. It is open until the 26th February 2025. The two Departments running this are the Ministry of Housing, Communities and Local Government and Department for Energy Security and Net Zero.

Topic of this consultation

This consultation seeks views on the reform of the Energy Performance of Buildings (EPB) framework. It covers the following areas:

- clarifying and consolidating regulations, and focusing on improving the applicability, quality, and data usage of energy certificates in domestic and non-domestic buildings
- updating EPC metrics
- refining requirements for Energy Performance Certificates (EPCs) and Display Energy Certificates (DECs)
- improving data management protocols and strengthening quality control
- revising air conditioning inspection reports (ACIRs)

To find out more please use the following link: [LINK](#)

Ministry of Housing, Communities and Local Government (MHCLG) – Private Rented Sector (PRS) database

Through the PRS Database, the government aim to collect valuable information from landlords to support local authorities with their enforcement duties and to help tenants make informed decisions about which properties they rent. Landlords will need to register themselves and their properties, alongside documenting information on property standards and interested parties. Local authorities will also be able to upload some offences, such as banning orders. We expect local authorities to have the ability to view all information uploaded through the registration process, with tenants being able to view a subset of this information which is still to be decided. We have heard from landlords that the database could be a useful resource in understanding their responsibilities and keeping up to date with legal obligations. We are keen to speak with landlords to increase understanding and awareness of the

Database, identify how the Database can work for landlords and ensure landlords are compliant once the service is mandatory.

National Residential Landlords Association

The introduction of the Renters' Rights Bill marks a significant change in the private rental sector, focusing on protecting tenants' rights and enforcing stricter landlord responsibilities. The Bill introduces critical changes, including stronger eviction protections, rent regulation measures, and higher standards for rental property maintenance. For landlords, non-compliance with these new rules can result in legal fines, reputational damage, and loss of rental income. This NRLA Training Academy course will help you understand the Renters' Rights Bill in detail, ensuring you remain compliant and equipped to handle your landlord obligations under the new law.

If you're interested in booking, please click the link below.

<https://www.nrla.org.uk/training-academy/compliance/renters-rights-training>

Osai Joseph, NRLA will be available to offer advice at the January Forum

Have your say on proposed changes to the housing allocation scheme in Croydon

Croydon Council has 13,000 properties it rents to tenants. Every year the Council and Housing Associations provide around 800 new social housing tenancies. These are allocated to new tenants against the priorities determined by the housing allocations scheme. The Council is reviewing its housing allocation scheme to make the process fairer, and clearer for everyone who uses it. The scheme is key as it sets out how we decide the priority or banding on the housing register and explains how you can apply for housing. This may have implications for many residents who live in the private sector.

As part of the review, we are proposing important changes and want to hear what you think about them. Suggested changes include increasing the residency qualification period for social housing in Croydon to 6 years, reviewing banding priorities for care experienced young people and a clearer criteria for accessing sheltered housing. We'd like to hear from all of our stakeholders and partners in the Borough as some of these changes could directly impact on you.

Take part in the survey by scanning the QR code below or visiting the 'Get Involved' website (www.getinvolved.croydon.gov.uk). The survey includes all the details of the proposed changes and explains how they may impact you.

The survey closes on Monday 10th February 2025. We look forward to hearing your feedback. Thank you for taking the time to get involved.

Carbon Neutral Project

The council is interested to enable trialling of community led retrofit of properties to enable energy efficiency, reduce energy bills, improve indoor comfort and also ensure adaptation of property to climate risks. We invite landlords to share their views in the survey below to help shape retrofit initiatives in the borough.

The link to survey is here - <https://forms.office.com/e/5dT5zX3ZBx>

Anita Haylock-Roeleveld, Croydon Council will be available to offer advice at the January Forum

Damp and Mould

Condensation, caused by excess moisture in the air, is the leading cause of damp in homes. Proper ventilation is essential to prevent this, as it allows moisture to escape before it settles on surfaces and turns into condensation, which can lead to mould growth.

With the introduction of *Awaab's Law* under the new Renters Reform Bill, private landlords now have a legal responsibility to address damp and mould concerns promptly and ensure tenants live in safe, healthy homes.

For more guidance, visit www.croydon.gov.uk/housing/landlords/private-sector-housing-damp-condensation-and-mould, where you'll find helpful resources, including an action plan to assess properties for damp and mould. This includes practical advice to identify, prevent, and resolve issues, allowing you to survey your property effectively and ensure compliance.

Homes for Ukraine

Croydon Council Homes for Ukraine team continues to require your assistance in securing further private rented sector properties. You will receive a 'Thank you' payment for renting your property directly to guests.

Benefits include:

- The council will support tenants with their rent deposit and first month's rent payment.
- The council will pay every landlord who offers a property for a 24-month period, a one-off payment to house our clients. This payment will depend on the size of the property.
- In addition to this, the council will help the tenant to submit an application for housing support and ask that benefits are paid directly into the landlord's bank account.

If you would like to find out more about the scheme, please email:

homes.ukraine@croydon.gov.uk

Michelle Christian, Housing Procurement and Intervention Officer, Croydon Council will be available to offer advice at the January Forum.

Housing Needs and Homelessness New Procurement Team

Housing Needs has set up a new procurement team with the aim of procuring further accommodation to meet the demand from our homeless residents. (Accommodation includes B&B's, longer-term temporary accommodation, and private rented sector units).

The service would like to develop a strong relationship with private sector landlords, local managing and lettings agents and owners of empty properties to secure use of privately rented properties for households in housing. The service will help:

- Negotiate, prepare, sign off lease/management agreements with various providers for different schemes
- To agree all property rates and prices
- To ensure all properties acquired meet housing standards including the requirements of the housing health and safety rating system.
- To conduct regular inspections with accommodation providers (as and when required)

Faisal Mir and Jackie Walsh, Croydon Council will be available to offer advice at the January Forum.

London Landlord Accreditation Courses

Over 2000 Croydon landlords and property agents are currently accredited through the London Landlord Accreditation scheme. If you are interested in becoming accredited, you need to attend a full day's training course. There are some online and face to face training courses available.

Face to Face Course dates at Croydon:

Thursday 6 February 2025

Tuesday 8 April 2025

The face to face training sessions are at Croydon Town Hall. They start at 9am and run to 4.30pm. Further information can be found [here](#).

For information about further training sessions, the benefits of being accredited, booking or the scheme please use this link: [LINK](#), alternatively you can access the information on this link: <https://>

<https://www.croydon.gov.uk/housing/landlords/london-landlords-accreditation-scheme-llas>

Unsubscribe

If you no longer want to subscribe to the newsletter, or you would like to receive future newsletters please email propertylicensing@croydon.gov.uk so we can update our records.

Newsletter

This newsletter was produced by the Private Sector Housing Team of Croydon Council on the 10 January 2025. Information was correct at the time of going to print.