

# Welcome to the London Borough of Croydon Private Landlord + Property Agent Forum.

Run by **Croydon's Private Sector Housing Team**

*29<sup>th</sup> October 2024*

Thank you for your interest & attending the forum

## Housekeeping

No test fire alarm is planned.

Toilets are on the first floor foyer, on the way in.

No refreshments today.

CPD – 90 minutes awarded. Certificates are at the front desk.

No Council photography today in presentations.

Two repeat forums. A great interest from landlord and agents

Mobile phones – please switch off and take calls outside.

# Today's presentations and questions

1. Today's presentations run for 75 minutes.
2. Microphones are available to support the presenter.
3. The presentations are given in good faith and the information is felt correct at the date of the forum.

The speakers today will allow a small number of questions to be taken after each presentation. For personal questions please use the advice desks or feedback forms.

## Accreditation – London Landlord Acc Scheme

2060 landlords and property agents. Next training is on 6th February in Croydon. Three training events took place in 2024.

# Agenda

- Welcome - Nick Gracie-Langrick – Private Sector Housing Manager,
- Opening presentation - Councillor Lynne Hale, Deputy Mayor and Cabinet Member for Homes
- National Residential Landlords Association (NRLA) - Osai Joseph and James Gladwin
- Croydon Plan - Julia Dawe, Spatial Planning Team, Croydon Council
- Homes for Ukraine – Philip Conteh and Michelle Christian, Croydon Council
- Minimising Damp and Mould – Clive Strachan and Tatiana Sapiano, Croydon Council Housing Department

# Advice tables

1. Private Sector Housing Team
2. National Residential Landlords Association
3. Homes for Ukraine
4. Housing Needs and Homelessness Procurement team
5. Carbon Neutral team

› **London Landlords Accreditation Scheme (LLAS)**

Want to make sure you're a good landlord? Then sign up to the London Landlord Accreditation Scheme (LLAS). Find out what it is and how you can take part.

› **Landlord Information pack**

Guidance for landlords on safety and standards, as well as contact details for further support.

To go on / be taken off the mailing list:  
[propertylicensing@croydon.gov.uk](mailto:propertylicensing@croydon.gov.uk)

› **Landlord newsletters and Landlord Forum**

Download previous newsletters for landlords and minutes from the Landlord Forum.

A reminder. **Please use the Croydon WEBSITE for more information:**

<https://www.croydon.gov.uk/housing/landlords>

# Presentations.

# Opening presentation

Councillor Lynne Hale,  
Deputy Mayor and Cabinet Member for Homes



# Legislative update

National Residential Landlords Association  
Osai Joseph (slides not available)

# Croydon Council Partnership working

Julie Dawe –

Croydon Plan (Spatial Planning Team)

# Local Development Framework and Local Plan Review Briefing

# What is a Local Plan?

The Local Plan **provides a spatial strategy, guides decisions on future development proposals and addresses the needs and opportunities of the borough.**

## It is....

- Our document drafted with residents
- Has to be based on evidence and needs
- Long term strategy
- The planning expression of the corporate plan

## It is not

- A blueprint for developers
- Quick fix
- A repetition of national and London Plan policies

# Reflecting Mayor's Business Plan - 2022-2026

## Strategy

- Make Croydon a cleaner, safer and healthier place
- A place of opportunity for business, earning and learning
- Increase pride in Croydon

# Reflecting Mayor's Business Plan - 2022-2026

## Homes

- Challenge top down Housing targets
- Propose **a new and reduced** Housing target beyond 10 years
  - Housing to be proud about
  - Homes for everyone
  - People can lead healthier and independent lives for longer
  - Family homes
  - HMO standards improved – new HMO Policy
  - Housing stock fit for the 21st century

## **DM2B.1 Houses in Multiple Occupation (HMO), including small HMOs (3-6 unrelated people)**

The gross original internal floor space of the existing dwelling is greater than 130m<sup>2</sup>;

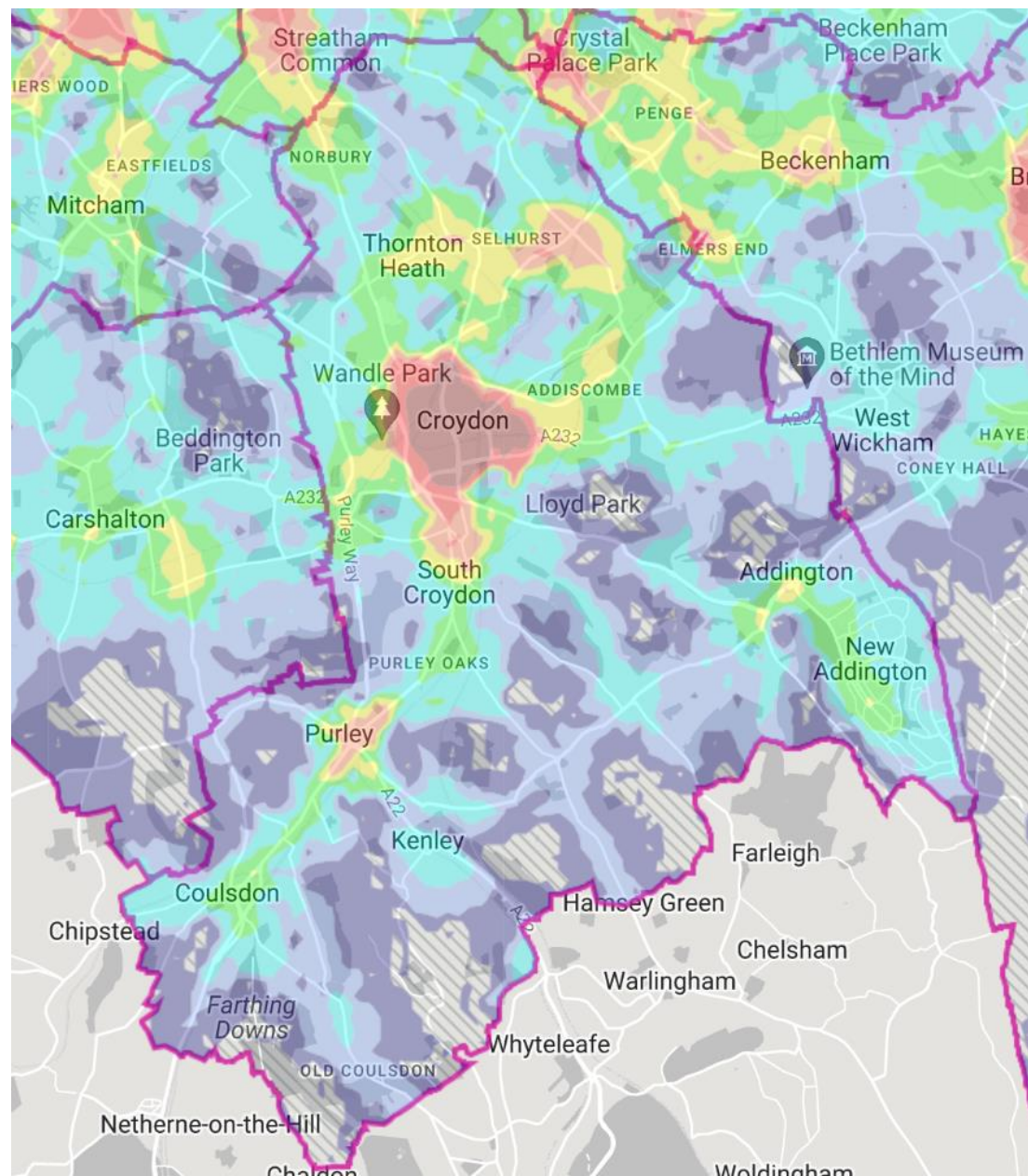
They do not give rise to any significant adverse amenity impact(s) on the surrounding neighbourhood, including cumulative impacts arising from an overconcentration of HMOs within an area;

A minimum Public Transport Accessibility Level (PTAL) rating of 4  
Soft landscaping is incorporated to improve and enhance the site.

Meet HMO (as set out in the Housing Act 2004 and the Management of HMOs (England) (Regulations) 2006)

# Accessibility

- PTAL 4 or more
- Yellows and reds OK
- Purple and blues not accessible





# Local Plan Review



Climate emergency



Housing crisis – deliver the London Plan target March 2021



Review strategy and policies due;

Other policy changes to the London Plan  
needed to align with NPPF

Reflect Mayor's Business Plan – 2022 - 2026

# Local Plan Review - Timetable summary

Procuring evidence – Summer 2023

Consultation – July- August 2024 (6 weeks)

Council approval prior to submission

Submission of plan to Secretary of State: Autumn 2024

Local plan examination anticipated Spring 2025

Local plan adoption anticipated December 2025

# Evidence – to support the partial review

Housing – needs, Affordable Housing, mix and tenure (Strategic Housing Market Assessment)

Retail Needs Study

Tall building Study

Green space assessment

All Plan Viability Assessment

Strategic Flood Risk Assessment

Sustainability Appraisal

# Consultation/Communication



Listening to residents, customers,  
businesses, developers and stakeholders



Regulation 19 – legal compliance shapes  
the consultation

# Questions

# Croydon Council Partnership working

Homes for Ukraine

Philip Conteh and Michelle Christian



**Homes for Ukraine  
Croydon**

29<sup>th</sup> October 2024

**CROYDON**  
[www.croydon.gov.uk](http://www.croydon.gov.uk)

# INTRODUCTIONS

- Homes for Ukraine scheme started in March 2022, when the United Kingdom took the historic decision to welcome people from Ukraine fleeing the invasion of their homeland. From July 2022, the scheme was extended to enable children who are not travelling with or joining their parents or legal guardian to come safely to the UK.
- The Ukrainian Sponsorship scheme has welcomed 156,700 Ukrainians (14th Oct 2024). In Croydon, 600 guests have arrived through 350 sponsors, with numbers growing weekly.
- Ukrainians can live in the UK with a 3-year visa, allowing them to work and access public services, including education, healthcare, and employment, with recourse to public funds.



## THE SITUATION

- Sponsorships often last 6-12 months. If an arrangement ends, guests need new accommodation, which can be through:
  - A new sponsor
  - Private rented accommodation
  - Emergency accommodation
- We aim to prevent the need for emergency accommodation by supporting families in securing suitable, affordable options with financial planning and incentives.



# THAT IS WHERE **YOU** COME IN



1. Landlords in Croydon have a tradition of supporting vulnerable people. We ask for your continued compassion to help provide safe homes for Ukrainian guests.
2. You can help create a welcoming place where Ukrainian guests feel supported, with their basic needs met and a secure place to live.
3. As a landlord, you can support Ukrainian refugees in securing accommodation.

# SUPPORT WE OFFER

- We can provide:
  - Deposit and first month's rent
  - Financial incentives like a 'thank you' bonus
  - Ongoing support for guests related to employment, welfare, and well-being
- We review each property individually to find the best solutions for both guests and landlords, aiming to prevent homelessness while supporting your business.





**WORKING  
TOGETHER**

- ✓ Together, we can address the homelessness crisis in Croydon and make a positive impact on the lives of Ukrainian refugees.
- ✓ Please connect with us today to explore ways to support this cause.
  
- ✓ Thank you very much.

**Thank you and any Questions?**

# Croydon Council Partnership working

The next meeting provisionally set for  
Monday 20<sup>th</sup> January 2024.

**THANKYOU.**  
**To you, the speakers**  
**& the organising team.**  
**NOW TIME FOR THE**  
**ADVICE TABLES**

**CROYDON**  
www.croydon.gov.uk

Contact us: [hsg-privatesector@croydon.gov.uk](mailto:hsg-privatesector@croydon.gov.uk)

Public telephone: 020 8760 5476 (direct dial with answerphone)

For queries on HMOs New Direct Dial Line 0208 604 7474 [hmo@croydon.gov.uk](mailto:hmo@croydon.gov.uk)

