



Bernard Weatherill House

Mint Walk

Croydon CR0 1EA

Tel/type talk: 020 8726 6000

12th February 2025

Dear Croydon Landlords and Property Agents

You will all know that here is a massive demand for affordable housing in Croydon and this far outstrips supply. As I said at your Landlord and Property Agents Forum last October, we very much recognise that the private rented sector in Croydon is part of our housing solution as it offers a home to 26% of households in Croydon.

As a borough that has one of the youngest populations of all councils across London, the resulting demand from the difficulties in accessing both affordable social housing and home ownership opportunities is clearly being partially met by the private sector. We couldn't manage without landlords like yourselves. We thank you for that and for the important role which you all play in helping us to deliver the priorities set out in our Housing Strategy.

The private rented sector is a home for one in four residents in Croydon and for many it is their only housing option. With this in mind, it is important to the Council that the whole sector provides warm, safe and secure home.

As part of the continued desire for the council to work in partnership with landlords, property agents and tenants, I would like to inform you about an urgent item that is being presented at tonight's Cabinet meeting (Wednesday) at 6.30pm.

Many homes provided in the private rented sector are of good quality and provide some lovely homes for our residents. However, based on the complaints that regularly come into the Council, and the initial findings of our stock condition survey work, it is clear that in some parts of this sector we have residents living in poor and sometimes unsafe homes – and that there is clear room for improvement in the standards of accommodation.

As was mentioned at the October 2024 Croydon Landlord and Property Agent Forum, the Council has engaged a housing condition report. This report will be completed in the Spring of this year. Whilst at this stage I do not know the outcomes, it is important that the Council is both supporting good landlords and property agents, as well as taking the necessary strong and robust enforcement action against landlords and property agents operating poor quality properties. Amongst the options that I will be considering will be a discretionary selective licensing scheme.

Depending on the results of the report, the Council is proposing to act quickly on reported poor sector conditions and review what steps or options it has that will bring about the

necessary improvements to property condition. This approach is consistent with the boroughs Housing Strategy 2024 to 2029, which is available on our website.

You will be well aware that the Renters Rights Bill is passing through Parliament, and this will introduce sweeping changes to the private rented sector. I understand it will have Royal Assent by the end of Spring 2025, with a commencement date between July-October 2025. This Bill is increasing the role that Councils play with enforcing standards and in transforming the private renting experience. Being ready for these wide-ranging changes is important, including those that fall to the Council's private sector housing enforcement team including the:

- Private Rented Sector Landlord Ombudsman
- Private Rented Sector Database
- Application of the Decent Homes Standard to the private rented sector
- Application of 'Awaab's Law' to the sector
- Strengthening of local authority enforcement powers
- Strengthening of rent repayment orders.

I appreciate that the changes will be unsettling to many of you as landlords and property agents. I have asked officers to make sure that the Council's landlord forums keep you abreast of the details so that you too can prepare yourself for the imminent changes. If you feel that there are steps the Council can take to provide some support then, please raise them with the officers using our Landlord Forum email: propertylicensing@croydon.gov.uk

Three years ago, Croydon Council had much to do to put its own house in order as a social landlord. We have made some significant steps forward in doing that, although there is still much to do, and we are still very much on a journey of improvement.

We need you more than ever and we want to work with you to drive up housing standards to ensure a positive experience of our homes and neighbourhoods for all of our residents, whatever type of housing they live in.

I hope that you will share this commitment to continue offering homes for our residents and to ensuring that those homes are ones which our residents can be proud to call 'home'.

With kind regards



Deputy Executive Mayor

Cabinet Member for Homes

Conservative Councillor for Sanderstead Ward

