

## Croydon Landlord and Property Agents Forum

**Braithwaite Hall (Croydon Central Library)**  
**Wednesday 7 January 2026**

### **Booking Essential**

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

Our last forum was in October 2025 and this was well received.

#### **Presentations**

On 7 January we will be having one forum in the morning. It will start at 10.30 am with doors opening at 10.00 am, 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.

<b>Sessions</b>	<b>Doors open for arrival &amp; registration</b>	<b>Presentation starts</b>	<b>Advice Tables from</b>	<b>Forum ends at</b>
Forum 1	10.00 am	10.30 am	11.45 am	12.15 pm

To register your interest for one of the forums please contact the Private Sector Housing Team using the email [propertylicensing@croydon.gov.uk](mailto:propertylicensing@croydon.gov.uk) by **Monday 29 December 2025**. 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 are subject to change:

### **Agenda**

## Session 1 – 10.30 am

- Welcome from Nick Gracie-Langrick – Private Sector Housing Manager, Croydon Council
- Update on consultation exercise (selective and additional HMO licensing) – Nick Gracie-Langrick.
- Update on the Renters Rights Act – What's changing and landlords' responsibilities – Nick Gracie-Langrick
- Question and answers time permitting

## Advice Stalls

Private Sector Housing including HMOs  
Croydon Healthy Homes  
Housing Needs and Homelessness Procurement team  
Homes for Ukraine

### 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>.

## Consultation on the proposals to introduce licensing

There is still time for you to consult on the proposals until 12 January 2025.

Article: <https://news.croydon.gov.uk/have-your-say-on-plans-to-introduce-new-licensing-schemes-for-private-landlords/> Have your say on plans to introduce new licensing schemes for private landlords

The consultation is being run by MEL research, an independent company. Link to consultation questionnaire: <https://melresearch.co.uk/client-pages/croydon-prs-licensing-consultation/>

For information or general feedback: [CroydonPRS@melresearch.co.uk](mailto:CroydonPRS@melresearch.co.uk)

# Renters' Rights Act – What's Changing and What You Need to Do

## What's changing

The Renters' Rights Act introduces major reforms to the private rented sector in England and Wales. Although the Act received Royal Assent on 27 October 2025, most provisions will be brought into force in stages through commencement regulations.

### Phase 1 – coming into effect as of 1<sup>st</sup> May 2026:

- All tenancies will become assured periodic tenancies from the outset. Fixed-term tenancies will no longer be permitted; instead, tenancies will continue indefinitely until terminated by the tenant or by the landlord, using one of the statutory grounds for possession. Attempts to create fixed terms, use break clauses or rely on notices to quit will be an offence. Tenants will be able to end their tenancy at any time by giving two months' written notice.
- Section 21 "no-fault" evictions will be abolished. Landlords will only be able to recover possession by serving a Section 8 notice and relying on one or more of the statutory grounds for possession, each of which has specific notice requirements.
- Rent periods will be restricted to monthly or less. Rent will only be able to increase once per year by service of a statutory Section 13 notice, which must specify a new market rent and give at least two months' notice. Tenants will be able to challenge proposed rent increases at the First-tier Tribunal, and rent will not increase until the Tribunal has made its determination.
- Rent cannot be taken in advance of the tenancy being signed and executed, other than a permitted deposit.
- New rules will apply to marketing and discrimination. Rental advertisements must state a specific rent figure, and landlords must not encourage or accept rent bids above that amount.
- Landlords must not discriminate against prospective tenants on the basis that they have children or are in receipt of state benefits, subject to limited exceptions set out in the Act.
- Landlords will be required to provide tenants with a written statement of tenancy terms in a form prescribed by the government. For existing tenancies, landlords will be required to issue a government-provided notice explaining what has changed, although tenancy agreements will not need to be replaced.
- The Act introduces new rights around pets. Landlords will not be permitted to unreasonably refuse a tenant's request to keep a pet, and requests must be responded to within 28 days.

## **Phase 2 – expected to come into effect as soon as 2027/8**

- Enforcement powers will be strengthened. Landlords will be required to join the Private Rented Sector Database and the Landlord Redress Scheme before a property can be marketed.
- The Decent Homes Standard will be incorporated into the Housing Health and Safety Rating System, and Awaab's Law will be extended to the private rented sector, requiring landlords to investigate and remedy serious hazards within set timescales.

### **What landlords should do to prepare**

- Landlords should prepare for the move to assured periodic tenancies by reviewing current tenancy structures and understanding the revised statutory grounds for possession and notice periods. Existing tenancy agreements should be checked to ensure practices such as fixed terms or break clauses are not relied upon once the relevant provisions come into force.
- Landlords should review rent-setting and rent-increase processes to ensure compliance with the new Section 13 procedure and annual limit on increases. Marketing practices should be updated to ensure that advertisements clearly state a single rent figure and do not encourage or facilitate rent bidding.
- Tenancy documentation and onboarding processes should be updated to ensure tenants receive the required written statement of terms and prescribed information. Landlords should also ensure that rent is not taken in advance of a tenancy being signed, except where permitted.

## **EPC Requirements for Landlords**

EPC (Energy Performance Certificate) regulations in the UK require rental properties to have a minimum energy efficiency rating of Band E. The Minimum Energy Efficiency Standards (MEES) rule applies to both new and existing tenancies. Since April 2020, it's unlawful to rent out properties with an EPC rating below Band E. Landlords are required by law to provide tenants with a valid EPC at the beginning of a new tenancy.

To obtain an EPC, a certified energy assessor must evaluate the property. The assessor will inspect features such as insulation, windows, doors, heating and lighting to determine the property's energy efficiency rating. If a property's rating is below Band E, the landlord must improve it or register an exemption before it can be let.

Landlords can face fines for non-compliance.

The government is expected to introduce a new law requiring all private rented properties to have an EPC rating of 'C' or higher by 2030.

**Finding an energy certificate:** <https://www.gov.uk/find-energy-certificate>  
Further details about EPC can be found on the government website on this link.

<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>

## Croydon Healthy Homes

Croydon Healthy Homes is Croydon Council's in house energy advice service for home owners and private tenants living in the borough. The team can advise landlords and tenants about government grants for domestic energy improvements. It can also advise tenants about using energy efficiently in the homes, including setting heating controls and advise about energy bills and debt issues. [www.croydon.gov.uk/energyadvice](http://www.croydon.gov.uk/energyadvice)

**Croydon Healthy Homes Team** 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)

**The procurement team at Croydon Council** will be available to offer advice at the January Forum.

## 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](mailto:homes.ukraine@croydon.gov.uk)

**Homes for Ukraine and Resettlement Team at 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 29 January 2026  
Wednesday 25 March 2026

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

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### Newsletter

This newsletter was produced by the Private Sector Housing Team of Croydon Council on the 23 December 2025. Information was correct at the time of going to print.