

Landlord & Managing Agents Forum

2pm Welcome and Private
Sector Housing Service update

Darren Wilsher
LB Camden

2:15 Making Tax Digital

Sasha Langley & Tom
Featherstone
Finsbury Robinson

2:45 Renters' Rights Act

Peter Littlewood
LLAS / iHowz

Q&A session



Private Sector Housing Service Objectives

We Make Camden

- Everyone should have a place they call home.
- Camden has enough decent, safe, warm and family-friendly housing to support our communities
- Improve standards within the private rented sector – statutory duty under Housing Act 2004
 - Housing Health and Safety Rating Scheme (HHSRS)
 - Mandatory and additional licensing of Houses in Multiple Occupation (HMO)



Current priorities

- Renters' Rights Act
- New Additional HMO Licensing designation commences – 8 December 2025
- Housing Renewal Assistance Policy

Renters' Rights Act

Part/Offence/Power/Civil duty	Date
Part 4 investigatory and enforcement powers.	27 December 2025
Ending section 21 'no reason evictions' – Part 1	1 May 2026
Rental bidding – Part 1	
Rent in advance – Part 1	
Rental discrimination – Part 1	
RRO's – new format & 24-month period – Part 1	
Property Database – Part 2	May 2027
Landlord redress schemes – Part 2	May 2027
Awaab's Law in the PRS	2028
Decent Homes Standard for the PRS	2035/37

Impacts and risks?

- Increase in section 21 eviction applications
- Increased homelessness approaches
- Increase in numbers in temporary accommodation
- Where new powers sit
- Resourcing – unclear what this will look like
- Planning for Decent Homes Standard – 2035
- Awaab's Law – confusion with go live for social sector
- Duty to report

Priority actions

- Communications plan
 - Renters / Landlords / Agents
 - MHCLG [Housing hub](#)
- Staff training on new legislation, duties and powers
- Update www.camden.gov.uk & <https://privaterenters.camden.gov.uk/>
- Review and update enforcement policy
- Resourcing (identification of needs and recruitment)
- Ensuring able to report on performance indicators



Outcomes for 2025/26 so far

1 April 2025 to 4 December 2025

- 397 service requests received
- 18 - Improvement notices issued
- 6 - Prohibition Orders issued
- 133 – Civil Penalty Notices Issued
 - 54 – Failure to licence
 - 58 – Management Regulations
 - 21 – Licence conditions
- 698 – HMO Licences issued

Duty to report – Qtr 2

- 130 service requests
- 19 indicating damp and mould
- 69 visits completed
- 5 Category 2 hazards identified
- 297 open cases
- 227 licensing inspections completed
- 9 cases – formal action & complied
- 51 cases – informal action & complied

Camden

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webinar link: <https://www.camden.gov.uk/houses-multiple-occupation#cxjx>