

Landlord newsletter

A newsletter for HMO landlords, managing agents and letting agents in Camden



Issue 11 – Spring 2025

Welcome to our late spring newsletter. In this edition we are covering local updates and news about our next landlord forum coming up on 25 June. In particular, we are looking in more detail at the Renters' Rights Bill which will also be the main topic at the landlord forum. Details on how to help shape the Bill's requirements are given below.



Local updates & information

E-bikes and e-scooters becoming one of the capital's fastest-growing fire risks

You have probably heard reports of serious fires in residential properties caused by the charging of e-bikes and e-scooters. These are often caused by faulty e-bikes or batteries and chargers.

Landlord forum

We will be hosting the next landlord forum on Wednesday 25 June at 2pm. This will be an online only event over Zoom.

The keynote speaker is Theresa Wallace of the Lettings Industry Council who will talk you through the Renters' Rights Bill.

[Fire England](#) have produced information to raise awareness around the safe purchasing, use and charging of e-bikes and e-scooters. Information can also be found on the [Camden Private Renters](#) website.

Are you a landlord using a letting or managing agent?

If you use a letting agent or property manager, you should be aware that they are required to be a member of a [Property Redress Scheme](#). And if they handle client money they will need to be a member of a [Client Money Protection Scheme](#). Further information can also be found on the [Camden Landlords Page](#).

We strongly recommend that you check that your agents are members. Failure to register with a client money protect scheme may mean your money is not protected if the agent is unable to repay the money (for example if they go into administration).

Trading standards can issue financial penalties (in some circumstances up to £30,000) to agents failing to be a member of relevant schemes. Non-compliant agents can be reported [here](#).

Trading standards will talk about this more at the landlord forum on 25 June.

Camden Lettings

[Register here](#)

Other topics on the agenda are:

- Camden's private sector housing service update
- Camden's HMO licensing scheme renewal
- Proposed changes to energy efficiency requirements
- What to look out for when choosing a letting agent - trading standards perspective

If any landlords or agents have ideas for topics/speakers for future forums, please email janet.wade@camden.gov.uk.

Details of the last forum on 19 September can be found on the [Council's website](#).

Do you let a property with a usable fireplace or a log-burner?

Using these appliances (solid fuel stoves) creates outdoor air pollution and can also spill harmful pollutants into the living space. Air pollution is dangerous for health and linked to conditions affecting the lungs, heart and brain. Children, older people, pregnant women and people with existing health conditions are more vulnerable. Air pollution kills nearly 40,000 people every year and costs society billions in health and social care and economic impacts. Burning wood is also more expensive and worse for climate than gas or electric heating.

The Council are looking for property in Camden or neighbouring boroughs to help their fight against homelessness.

The [Camden Lettings team](#) are looking for HMOs, studio flats or one to four bedroom properties at Local Housing Allowance (LHA) rates.

What they offer:

- A generous cash incentive
- Extensive support and advice to landlords and tenants throughout the life of the tenancy
- Reliable, long-term tenants for at least 12 months
- A free London Landlord Accreditation Scheme (LLAS) voucher worth £100

Interested in letting your property?

Get in touch with the Camden Lettings team on **020 7974 4158** or at camdenlettings@camden.gov.uk

You can help the climate, the community, and the health and safety of your tenants, by removing or decommissioning fireplaces and log-burners in your rented properties. You can reduce heat loss up a chimney by using an insulating device – but this should always be done in a way that maintains good ventilation in the property.

Camden Climate Fund

The Camden Climate Fund continues to provide grants (now up to £15,000) to support landlords to deliver energy efficiency improvements to their properties. Camden may provide funding to cover up to 50% of the total installation costs for energy efficiency improvements such as low carbon heating or insulation, up to a maximum of £15,000 (subject to eligibility criteria).

Click [here](#) for more information, or email us at camdenclimatefund@camden.gov.uk



National updates

Improving energy efficiency in privately rented homes

Earlier in the year, the government published an open consultation, [Improving the energy performance of privately rented homes](#), as it looks to raise energy efficiency standards in the private rented sector (PRS) so that homes are easier to heat, fuel poverty is addressed and carbon emissions are lowered.

The government is proposing that all privately rented homes in England and Wales will have minimum energy performance certificate (EPC) of C for new tenancies from 2028 and for all tenancies by 2030. Under current legislation, properties are required to have a minimum EPC rating of E.

The government is also reforming the metrics used for EPCs in 2026. The planned new metrics will assess the energy performance of buildings based on fabric performance, smart readiness, and the efficiency and emissions of the heating system. See the [Reforms to the Energy Performance of Buildings Regime consultation](#).

Progress on the Renters' Rights Bill

The [Renters' Rights Bill](#) is now at the Report Stage and appears to be making quick progress through parliament. At the moment seems likely to achieve Royal Assent in the autumn at the latest (if not before the summer recess).

You are probably aware that this will mean major changes for the private rented sector (PRS), which include:

- An end to fixed term assured and assured shorthold tenancies (ASTs). Tenancies will be periodic assured tenancies.
- Tenants will benefit from a 12-month protected period at the beginning of their tenancy, although a tenant can give notice during this time.
- An end to section 21 'no-fault' eviction. After 12 months a landlord may only seek possession under section 8 (e.g. landlord wants to sell the property or move back in, rent arrears, anti-social behaviour).
- Rent increases (within a tenancy) limited to once per year at market rate. Renters can challenge increases to First-tier Tribunal.

There are currently a few schemes that provide financial help in certain circumstances. The Great British Insulation Scheme support homeowners, including landlords, to receive free or reduced insulation for their property to reduce energy bills. You may be eligible for support if your property:

- Has an EPC D or E
- Is in Council Tax bands A-D

You can check your eligibility here: <https://www.gov.uk/apply-great-british-insulation-scheme> or phone 0800 098 7950 (Mon-Fri 8-6pm).

You can also check out [“What Grants are Available to Landlords in the UK?”](https://www.energysavinggenie.co.uk/what-grants-are-available-to-landlords-in-the-uk/) ([energysavinggenie.co.uk](https://www.energysavinggenie.co.uk))

Continuing the spotlight on damp and mould

Awaab's Law, a requirement to deal with damp and mould hazards within specified timescales, will be coming into law for social housing landlords in October. [The Renters' Rights Bill is extending this to the private sector.](#)

We have recently covered problems around damp and mould in newsletters and landlord forums. The Government have issued [guidance for landlords in the social and private rented sectors](#), which looks at the health risks of damp and mould, and how to identify and address the problem.

- Only one month's rent payable in advance and unable to request payment before agreement is signed.
- All tenancies must have a written agreement.
- Every tenant has the right to request a pet, which the landlord cannot unreasonably refuse.
- Ends the unfair practice of rental bidding.
- Illegal for landlords to discriminate against tenants who receive benefits have children.
- Introduction of a PRS Ombudsman
- Extension of the Decent Homes Standards (DHS) to the PRS. The DHS has already been in place for social tenants for many years.
- New PRS database - all landlords will be required to register.
- Awaab's Law to be extended to the PRS.
- Changes to enforcement powers and rent repayment orders (RROs).

You can find out more information on the Renters' Rights Bill at the landlord forum on June.

Get involved in shaping the Renters' Rights Bill

The Ministry of Housing, Communities and Local Government (MHCLG) has put out a call for landlords to feed into the process - and these are a couple of messages from them:

The English Housing Survey 2021-22 found that 11% of the PRS had a damp problem, compared with 2% of owner occupied homes and 4% of social rented homes.

Mould is a fungus that needs moisture to grow. It is the spores from the mould that causes a range of health issues including headaches, sneezing, allergies, itchy eyes, throat irritation and skin rashes to asthma and respiratory problems. It can be very serious and even fatal for babies, young children, the elderly and immunocompromised.

It is important that tenants are encouraged to notify their landlord when they notice a problem with damp and mould and also that landlords, or their managing agents, carry out regular routine inspections of their property. [Damp can have many causes](#), but a common one is condensation.

Whilst tenants have a role to play in reducing condensation, the majority of cases can be solved by effective (and affordable) heating systems, mechanical ventilation (to the outside) in kitchens and bathrooms and appropriate insulation to outside walls and roofs.

Tell us what good enforcement of the PRS looks like for a landlord

We are carrying out some user research on what good enforcement looks like from the position of a decent landlord and what would encourage them to comply with the new measures in the Renters' Rights Bill.

If you are a landlord, or have access to landlords (ideally, who are not part of a professional body) please email PRSStrategyandEngagement@communities.gov.uk

Let us know your experiences with Rent-to-Rent arrangements

We are looking to improve our knowledge and understanding of rent-to-rent arrangements. If you have experience of rent-to-rent, either as a tenant or a landlord in a rent-to-rent chain, we would like to invite you to an informal interview which would take around 30 minutes to hear more about your experience.

If interested, please email shira.tzur@communities.gov.uk

If you own, rent or manage an HMO you need to make sure you have an HMO licence and comply with the conditions. Our [webpages](#) contain useful information and if you still have any questions, contact the HMO licensing team (details below).

 **Contact the team**

If you would like any further information concerning your HMO licence, or to report an unlicensed HMO, please contact the HMO licensing team hmolicensing@camden.gov.uk or phone the team on 020 7974 5969.

