

Rhona Brown  
Head of Private Sector Housing and Home Improvement  
Housing, Regeneration & Public Realm  
London Borough of Lewisham

8 February 2023

Dear Rhona,

Generation Rent is supportive of Lewisham's proposals to implement a Selective Licensing scheme in 16 of its 18 wards. In the current absence of a national landlord registration scheme, we support licensing schemes that place an obligation to register with the local authority on as many landlords as possible, in order to improve the standards of private rented properties under their jurisdiction. Licensing gives council officers much more effective powers to prevent landlords from letting out unsafe homes.

Selective licensing gives local authorities (and tenants) a more streamlined enforcement process – if a landlord is in breach of the licensing scheme then councils can take more immediate action to penalise the landlord – and tenants are protected from eviction and can claim back rent, giving them an incentive to check their landlord's compliance and raise concerns.

It also allows councils to build up intelligence in their local rental market, target enforcement resources effectively and also bring landlords into the formal economy where they pay their fair share of taxes (and provide a better service to tenants).

That councils such as Brent, Liverpool and Croydon have had applications to introduce or expand licensing schemes rejected by Westminster over the past few years is disappointing and has led to a reduced ability to combat criminal landlords and improve the quality and affordability of the PRS.

We would encourage the council to consider how to encourage renters to find out if their landlord has applied for a licence and to seek a Rent Repayment Order if they have not.

Last year, Generation Rent completed a project with councils around Great Britain on how they can better engage with their local private renters. You can find out more information here:

[https://www.generationrent.org/local\\_renter\\_voices](https://www.generationrent.org/local_renter_voices)

Yours Sincerely,

Conor O'Shea  
Policy and Public Affairs Manager  
Generation Rent

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**Generation Rent** is a renter-led campaign organisation working to make every home in the private rented sector safe, secure, and affordable.

*For further information contact:*

Conor O'Shea, Policy and Public Affairs Manager, [conor@generationrent.org](mailto:conor@generationrent.org)

Rhona Brown  
Head of Private Sector Housing and Home  
Improvement

1<sup>st</sup> February 2023

London Borough of Lewisham

Dear Rhona

### **Selective Licensing Scheme**

I am writing to give support for the London Borough of Lewisham's application to the Secretary of State to implement selective licensing in the borough.

Selective Licensing has been an invaluable tool in Brent to bring about a significant change in the way that we deal with the private rented sector. Not only have we seen improvements in the conditions of privately rented properties, it has enabled us to provide support and guidance to landlords and managing agents in the borough.

As it has in Brent, we believe that the introduction of selective licensing in Lewisham will deliver a range of positive benefits for tenants to live in safer and better quality homes

Brent Council fully supports Lewisham's selective licensing applications and hopes that the Secretary of State consents to their licensing designation. We firmly believe that selective licensing is an important tool to bring about improvements in privately rented accommodation and the wider community.

Yours Sincerely



Spencer Randolph - Head of Service  
Private Housing Services  
London Borough of Brent



Rhona Brown  
Head of Private Sector Housing and Home  
Improvement

London Borough of Lewisham

Please reply to: Tina Fasi  
Private Rented Housing  
Email: [Tina.fasi@enfield.gov.uk](mailto:Tina.fasi@enfield.gov.uk)  
Phone: 0208 132 2803  
My Ref:  
Your Ref:  
Date: 3 November 2022

Dear Rhona

### **Selective Licensing Scheme**

I am writing to express support for the London Borough of Lewisham's application to the Secretary of State to implement selective licensing in the borough.

Enfield Council introduced its first selective licensing scheme on 1 September 2021, and we are already seeing the positive impact the scheme is having in improving property and management standards of such premises in the borough. Through licensing we are helping to provide support and guidance to landlords and managing agents, encouraging a more professional property management approach.

We recognise that Lewisham has already been doing significant work in improving property standards in the private rented sector using the existing legislation, but that this is reactive rather than proactive. The implementation of a Selective Licensing Scheme operating alongside the Additional HMO scheme will deliver a range of positive benefits for tenants to live in safer and better-quality homes as well as address property and tenant related ASB issues, improving the neighbourhoods for residents.

The proposed licence fees contribute to the funding of vital enforcement action and the comprehensive licence conditions provide a clear set of standards for landlords, specifically relating to anti-social behaviour and property standards.

Enfield Council fully supports Lewisham's selective licensing proposals and hope that the Secretary of State approves their licensing application, as we believe a licensing regime provides the best opportunity to improve standards in accommodation which is poorly managed and does not meet the legal requirements, and which have far reaching benefits for your wider community.

With best wishes  
Tina Fasi  
Head of Private Rented Housing



**Councillor Khevyn Limbajee**  
Cabinet Member for Community Safety



Rhona Brown  
Head of Private Sector Housing and Home Improvement  
Housing, Regeneration & Public Realm  
London Borough of Lewisham

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Date: 6th February 2023

By email to [Rhona.Brown@lewisham.gov.uk](mailto:Rhona.Brown@lewisham.gov.uk)

Dear Rhona

**Re: London Borough of Lewisham - Private Rented Property Licensing Consultation**

I am writing to express support for the implementation of large-scale private rented property licensing schemes in the London Borough of Lewisham to tackle identified problems of ASB, poor housing conditions and deprivation in certain wards within the borough.

Waltham Forest Council fully supports the introduction of selective licensing in Lewisham. We recognise the importance of the private rented sector in providing homes for people who want to live in the borough. Our experience is that many landlords take their responsibilities very seriously and provide well managed rented homes that are maintained to a good standard but there are widespread issues of disrepair and housing hazards in the private rented sector and poorly managed properties that give rise to significant and persistent ASB compared to homes in other sectors. In this regard, we believe that your proposed schemes will give your authority the best opportunity to ensure that all private sector landlords across the borough meet the highest possible standards.

We believe that selective licensing has brought long overdue regulation to the private rented sector, and we share your view that your scheme objectives cannot adequately met by means other than large scale property licensing. We have seen the merits of selective licensing first hand since it came into force in Waltham Forest on 1 April 2015. During our first large-scale scheme, which expired in 2020, we issued more than 25,000 licences and oversaw the improvement of 3000 privately rented homes. Since then, we have improved hundreds more privately rented homes through the administration and enforcement of our second large-scale selective licensing scheme which commenced in May 2020.

Our licensing schemes have helped Waltham Forest Council to effectively regulate private housing and tackle rogue landlords. It has enabled us to drive up property standards and increase confidence in the private rented sector, as well as help to reduce anti-social behaviour. At the same time, we have been able to administer the scheme in a way that the borough's responsible landlords experience a light-touch approach to enforcement and are supported in the letting and management of their rented homes.

Licence fees are funding vital front line enforcement action. We carry out extensive multi-agency work under our Neighbourhood Tasking Days, which represent a coordinated and



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[walthamforest.gov.uk](http://walthamforest.gov.uk)

intelligence-led approach to enforcement. These tasking days feature joint actions involving agencies such as Trading Standards, Food Safety, Enviro-Crime, Planning Enforcement, Housing Standards, MPS, Revenue and Benefits and the police to tackle such issues as street drinking, liquor licensing, illegal shop workers, prostitution, beds in sheds and underage sales.

Private rented licensing, which we made 'digital by default', has also enabled us to better connect to and communicate with landlords through our regular landlord forums and e-newsletters. We are also able to provide support to responsible landlords.

I hope that Lewisham is granted permission to implement its proposed large-scale licensing schemes to support the council in driving up standards in the sector, tackle rogue landlords and reduce anti-social behaviour.

I strongly believe that rented property licensing schemes are an invaluable way for London councils like Lewisham and Waltham Forest to help solve London's housing crisis.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Khevyn Limbajee', written in a cursive style.

Cllr Khevyn Limbajee  
**Cabinet Member for Community Safety**