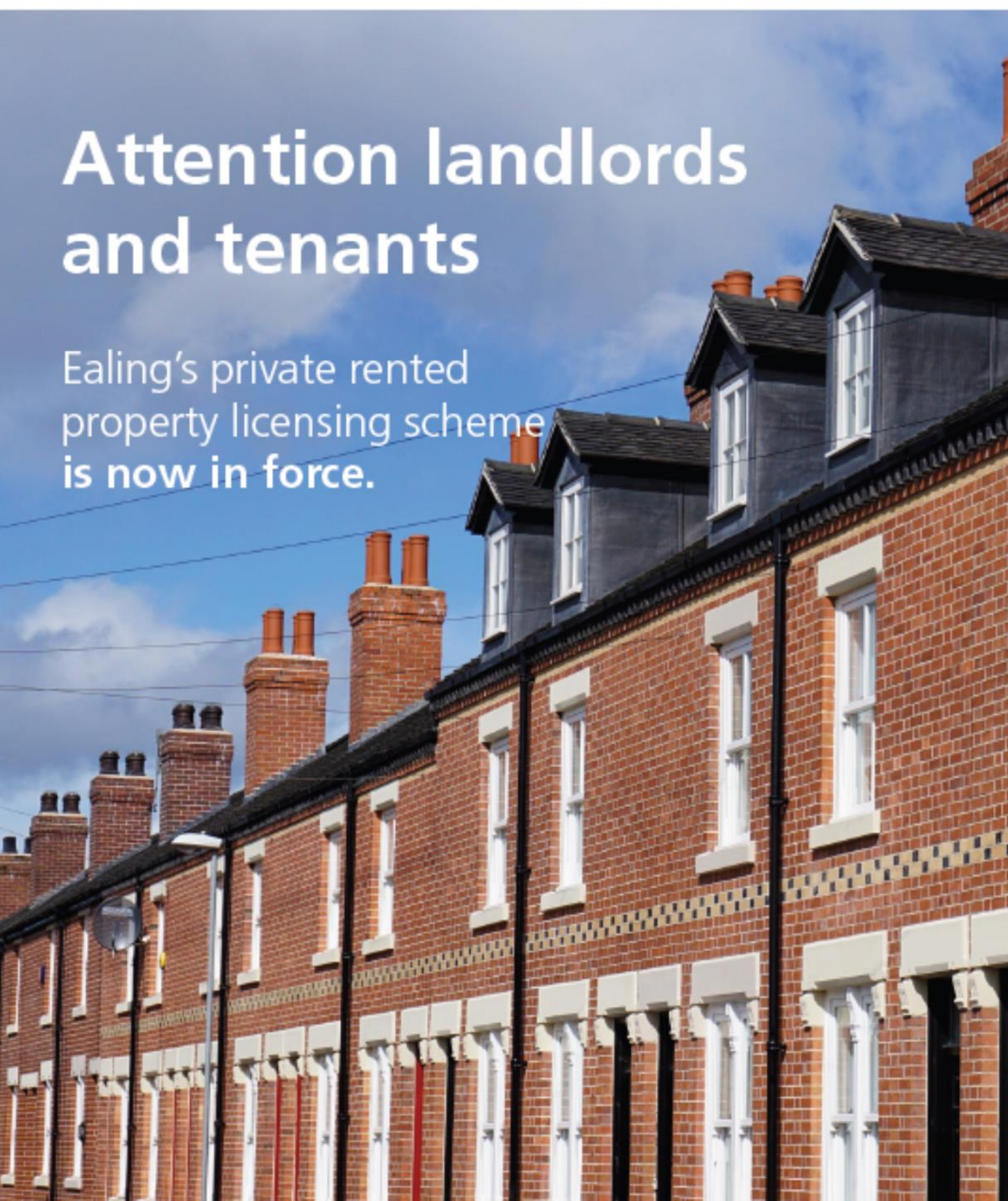


Attention landlords and tenants

Ealing's private rented
property licensing scheme
is now in force.



**PRS Licensing Schemes Update
January - September 2017**

1. Introduction

On 1 January 2017, Ealing Council, with the aim of improving standards in the borough's private rented sector, introduced two new private rented property licensing schemes.

It is now a legal requirement for most houses in multiple occupation (HMO) to be licensed. A HMO is a house or flat occupied by more than one household (persons not related or living as a couple) who rent the property and share a kitchen, bathroom or toilet. Some larger HMOs have always required a licence under the existing **mandatory HMO licensing** scheme. The new scheme is known as **additional HMO licensing**.

The new additional licensing scheme applies to all HMOs that are two storeys or more and occupied by four or more persons, but not covered by the existing mandatory scheme. The scheme also applies to all HMOs in buildings with mixed commercial and residential use, plus certain so-called section 257 HMOs, which are buildings converted into self-contained flats.

It is also a legal requirement for all other privately rented homes (not just HMOs) in the five wards of Acton Central, East Acton, South Acton, Southall Green and Southall Broadway to be licensed. These wards have been selected because they have high numbers of privately rented homes in poor condition and there are significant problems with anti-social behaviour. This is known as **selective licensing**.

2. Key Achievements

Since the launch of the new schemes the following has been achieved:

- A large scale recruitment campaign was undertaken resulting in 22 Regulatory Services Officers and 18 Licensing Processing Officers being employed. All officers have undertaken and successfully passed an intense 6 month training program.
- A new IT database has been developed for receipt of on-line applications and payments.
- New webpages have been designed to host the new e-licensing form
www.ealing.gov.uk/prslicensing
- Detailed guidance for landlords has been produced.
- Over 100 estate/letting/managing agents have been visited and advised on the requirements of the new schemes.
- Working in partnership with the London Fire Brigade and the Environmental Services colleagues, high visibility action days have taken place in Southall and Acton, to identify unlicensed properties and those that may have inadequate fire safety and/or waste disposal provisions.
https://www.ealing.gov.uk/news/article/1617/council_teams_up_with_fire_brigade_to_improve_local_homes

3. Outcomes

The key outcomes include:

- Over 5200 applications have been received.
- Over 1500 new licences have been issued
- Nearly 2900 requests for service have been received
- Over 5000 properties have been visited during borough wide street surveys
- Over 120 statutory notices have been served upon landlords requiring property improvements where poor property conditions have been found.
- 177 formal housing health and safety inspections have been undertaken, identifying poor living conditions.
- Approximately 3000 warning letters have been sent to landlords requiring licence applications to be submitted.

4. Southall Green specific update

	NUMBER OF LICENSED PROPERTIES	
	BOROUGH WIDE	SOUTHALL GREEN
Mandatory	525	26
Additional	526	44
Selective	1218	179
TOTAL	2269	249
NUMBER OF STREETS SURVEYED IN SOUTHALL GREEN		42
NUMBER OF PROPERTIES VISITED <small>(Street surveys, complaints and compliance visits/ inspections included)</small>		Approx. 1200
NUMBER OF LICENSABLE PROPERTIES FOUND		673
NUMBER THAT APPLIED FOR A LICENSE FOLLOWING INTERVENTION Compliance percentage		536 80%
NUMBER OF SERVICE REQUESTS RECIEVED		197

Further information as to licensed properties can be found via the Property Licensing Register.
<https://pam.ealing.gov.uk/online-applications/>

5. Next Stage Priorities

The Property Regulation team continues to work towards achieving the objectives of the licensing schemes.

- The early bird period of the licensing schemes created a huge influx of licence applications therefore additional resources are being put into the licensing processing team to ensure the backlog of applications are cleared within the next 6 months.
- We shall be increasing the number of inspections of high risk properties to improve living conditions across the borough.
- Compliance visits are to be undertaken to ensure licensing conditions are being met.
- Active enforcement will be taken against those landlords that continue to flout the requirement to licence their properties and breach licence conditions and/or other housing legislation.

6. Report an unlicensed property

To report an unlicensed property email prslicensing@ealing.gov.uk or call 020 8825 9512.