

Rt Hon Michael Gove MP
Secretary of State for Levelling Up, Housing and Communities
Department for Levelling Up, Housing and Communities
2 Marsham Street
London
SW1P 4DF

23 December 2022

Dear Michael,

Re: Brent Council's consultation on their proposal to implement a Borough-wide Selective Licensing Scheme

I write to you following a proposal from Brent Council to implement a Borough-wide Selective Licensing Scheme for all Private Rented Sector (PRS) properties excluding the Wembley Park ward.

Propertymark has responded to the consultation, which you will find attached to this correspondence. You will also be aware that for any licensing scheme that contains 20 per cent of total private rented properties, or 20 per cent of the geographical area is included in any proposal the decision is made by the Secretary of State to proceed with the scheme.

We objected to the scheme on the following grounds:

- The cost of obtaining a license could be put towards better use by landlords in improving standards.
- Concerns on the size of the scheme and that Brent Council will not have the resources to check the standards of properties leaving compliant landlords out of pocket and rogue landlords operating under the radar.
- Concerns that landlords are already complying with legislation and that due to the difficult market many will exit the sector leaving less housing options for the vulnerable and higher rents for remaining properties.
- A lack of clear indication on how the selective licensing scheme will tackle anti-social behaviour, energy efficiency and over-crowding
- Lack of engagement with local landlords to tackle housing issues.

Propertymark is the UK's leading professional body of property agents, representing over 17,000 members. We are member-led with a Board which is made up of practicing agents and we work closely with our members to set professional standards through regulation, accredited and recognised qualifications, an industry leading training programme and mandatory Continuing Professional Development.

We believe a Borough-wide selective licensing scheme will have an adverse impact on economic growth and the housing sector generally. In your capacity as Secretary of State for Levelling Up, Housing and Communities, we would be grateful if you could look at the scheme and reject the proposal.

I look forward to hearing from you.

Yours sincerely,



Nathan Emerson MNAEA MARLA MNAEA (Comm)
Chief Executive Officer

Rt Hon Michael Gove MP
Secretary of State for Levelling Up, Housing and Communities
Department for Levelling Up, Housing and Communities
2 Marsham Street
London
SW1P 4DF

29 December 2022

Dear Michael,

Re: London Borough of Tower Hamlet's consultation on their proposal to implement a Borough-wide Additional Licensing Scheme

I write to you following a proposal from Tower Hamlets Council to implement a Borough-wide Additional Licensing Scheme to include all multiple let properties with three or more tenants from two different households sharing a bathroom and kitchen amenities irrespective of the property type including all houses, flats and converted houses that does not meet Building Regulations 1991.

Propertymark has responded to the consultation, which you will find attached to this correspondence. You will also be aware that for any licensing scheme that contains 20 per cent of total private rented properties, or 20 per cent of the geographical area is included in any proposal the decision is made by the Secretary of State to proceed with the scheme.

We objected to the scheme on the following grounds:

- The cost of obtaining a license could be put towards better use by landlords in improving standards.
- Concerns on the size of the scheme and that Tower Hamlets will not have the resources to check the standards of properties leaving compliant landlords out of pocket and rouge landlords operating under the radar.
- The impact reducing Houses of Multiple Occupation (HMOs) could have on viable housing options for low-income families and individuals.
- Impact reducing HMOs could have on the regional economy including universities and housing options for contract workers.
- Concerns that landlords are already complying with legislation and that due to the difficult market many will exit the sector leaving less housing options for the vulnerable and higher rents for remaining properties.
- A lack of clear indication on how the selective licensing scheme will tackle anti-social behaviour, energy efficiency and over-crowding.
- Lack of engagement with local landlords to tackle housing issues.

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We believe a Borough-wide additional licensing scheme will have an adverse impact on economic growth and the housing sector generally. In your capacity as Secretary of State for Levelling Up, Housing and Communities, we would be grateful if you could look at the scheme and reject the proposal.

I look forward to hearing from you.

Yours sincerely,



Nathan Emerson MNAEA MARLA MNAEA (Comm)
Chief Executive Officer