

Private Sector Housing Haringey Climate Forum



Private Sector Housing Team

- Respond reactively to complaints made by tenants living in the private rented sector where we have a statutory duty to investigate.
- Deliver Council's HMO Licensing Scheme.
- Deliver Council's Selective Property Licensing Scheme.
- Bring Empty Owner Occupied Homes back into use.
- Misconnections project with Thames Water.

Private Rented Sector In Haringey

- Haringey's private rented sector (PRS) has grown considerably in recent years, from 31.5% (2011) to 40.2% (2020).
- There are a total of 108,857 residential dwellings in Haringey, 43,775 of which are privately rented.
- Poor housing conditions are prevalent in Haringey's PRS, 11,771 PRS properties are predicted to have at least 1 serious hazard (Category 1, HHSRS), this represents 26.9% of the PRS stock, double the national average (13%).
- Council enforcement officers served 452 enforcement notices over 5 years.

Additional HMO Licensing



MANDATORY HMO

- Licensing of all HMO property across the borough.
- Property to meet legal standards, Good Repair, suitable management.
- Runs for 5 years
- Started May 2019
- End May 2024
- Landlord applies / Fee
- Designates a licence holder
- Must be fit and Proper Person.
- Application is assessed
- Property inspected
- Licence conditions hold licence holders to account.

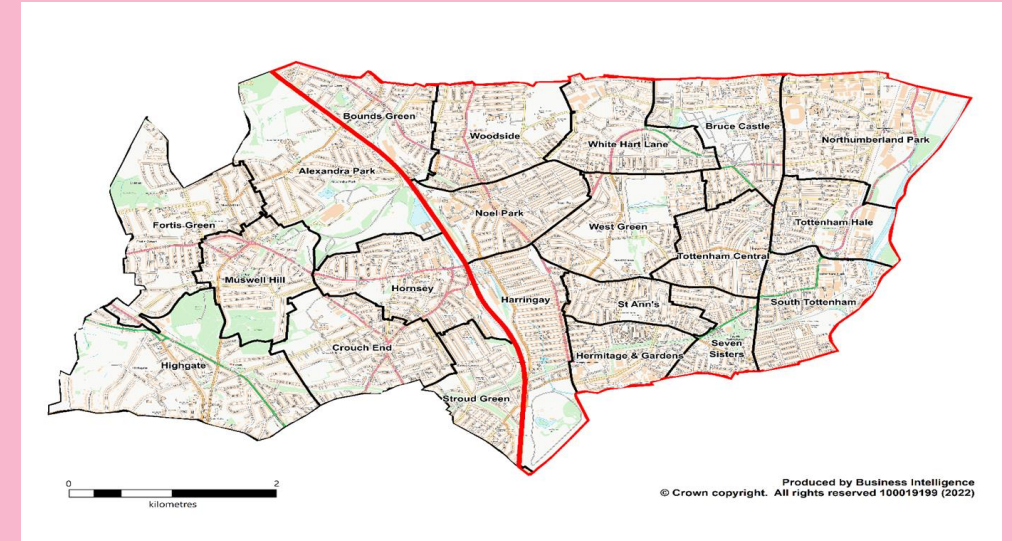


ADDITIONAL HMO

Selective Property Licensing



- Licensing of any property privately rented to single household or two unrelated sharers.
- All 14 wards in East of borough
- Was give DLUHC approval in August 2022
- Became Operational in November 2022
- Runs for 5 years
- Licence conditions are specific to this scheme
- Very clear objectives for this scheme monitored by DLUHC



Scheme Objectives



- Introduce selective property licensing to tackle:-
 - ❖ Poor property condition.
 - ❖ Deprivation through helping to alleviate fuel poverty by improving energy performance.

Licensable Premises

- **Approximately 25,897 PRS property in the designation.**
- **75% expected to licence as part of scheme.**
- **19,422 properties to be licensed over the 5 years.**
- **50% of these properties will receive an in person inspection over lifetime of project.**

Deprivation & Fuel Poverty



- Haringey has a number of high deprivation wards. 13 of 19 wards have aggregated IMD 2019 rankings below the national average
- Haringey has above average proportion of households across the borough in fuel poverty when compared to other London boroughs.
- 4.9% of PRS properties have an F and G rating, extrapolated to the entire PRS, 2,144 PRS properties are likely to fail the minimum statutory requirement.
- 288 properties within the Selective Licensing area are predicted as having EPC of F&G

Alleviating Fuel Poverty



- All Selective Licence applications must submit EPC for the property.
- It is illegal for a Privately Rented property to be rented with an EPC of F&G
- Failed EPC property licence holder will be required to complete works to bring property up to legal standard or above.
- Landlords will be given assistance to achieve this through Parity Programme if they wish.
- Signposted to Financial Assistance and Grant Funding
- Education Training Advice through Landlord Forum, web page, mailshots.

Targeted Activity

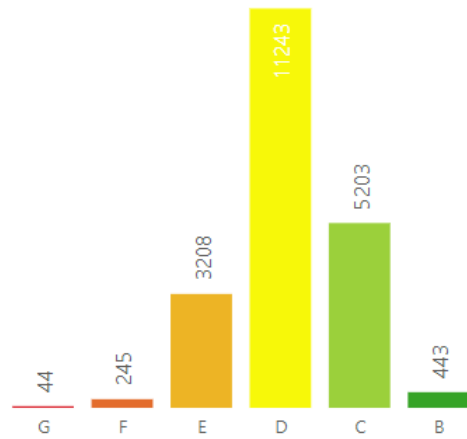
- Working with the Team using the Parity Data sets we can use intelligence led targeted activity to drive up standards.
- Consultants were impressed with the innovation of how we would achieve this objective.
- Secretary of State commented on the particular aspect of the application.
- Other Local Authorities following suit.

Number of properties

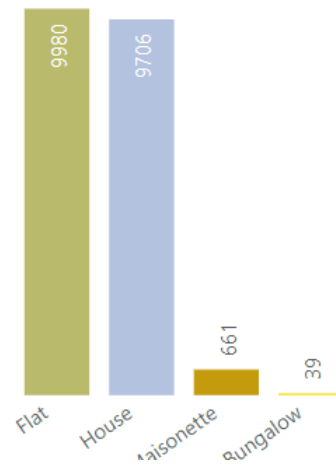
20,386

18.7%
(filter is applied)

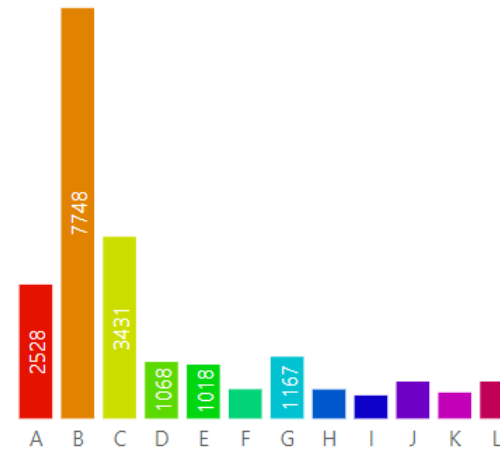
SAP band



Property type



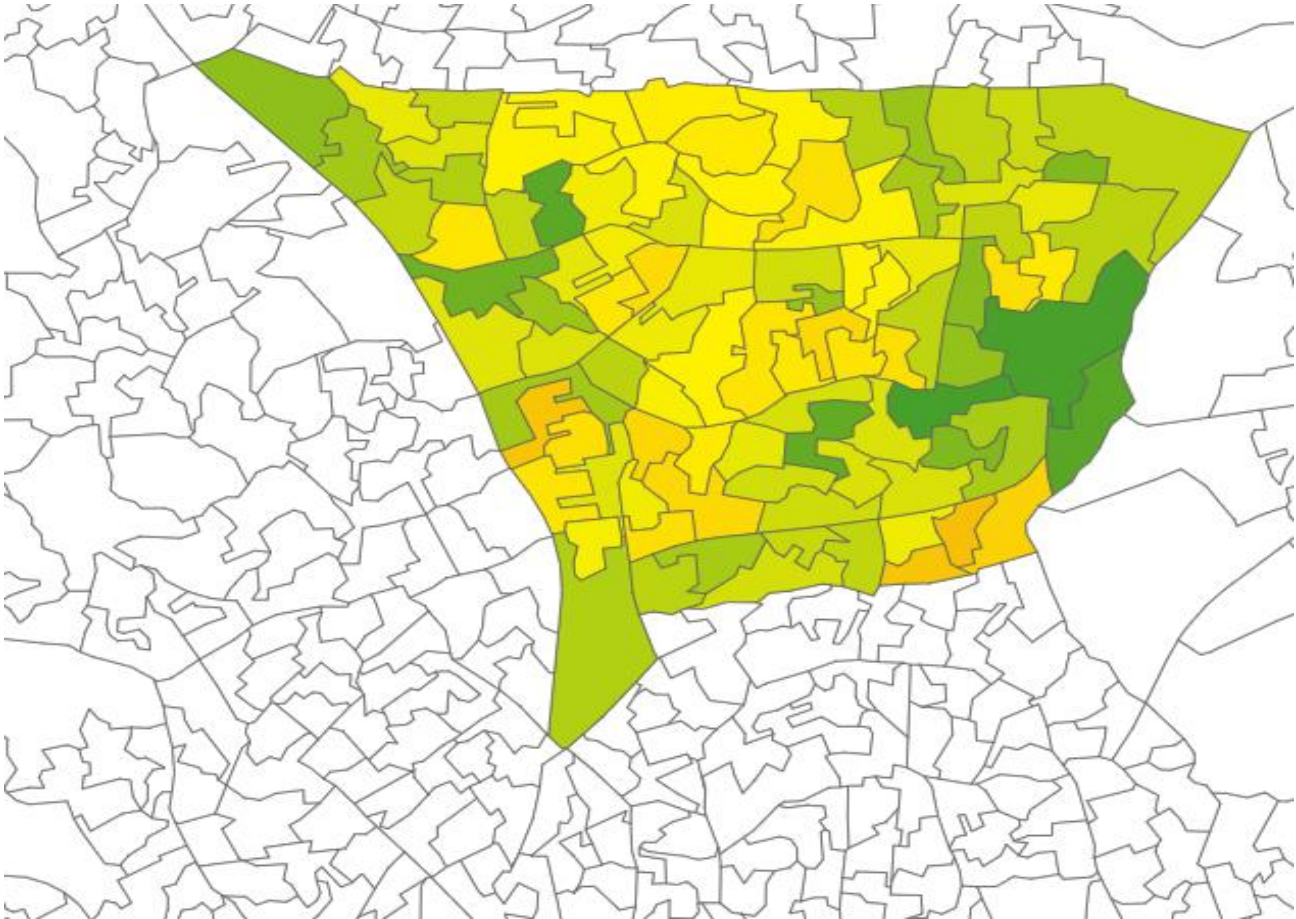
Property age



EPC lodged

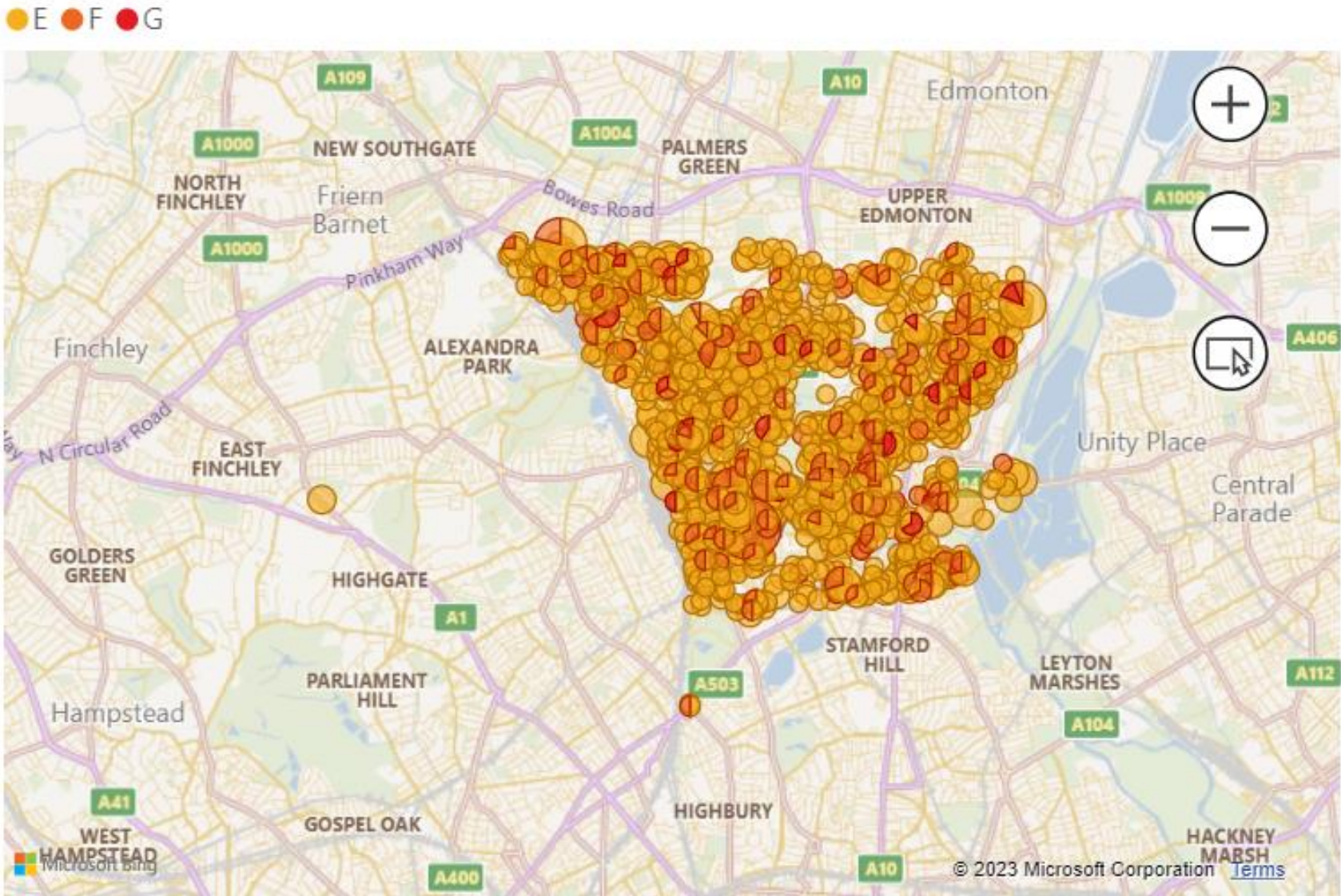


Average SAP ratings per LSOA



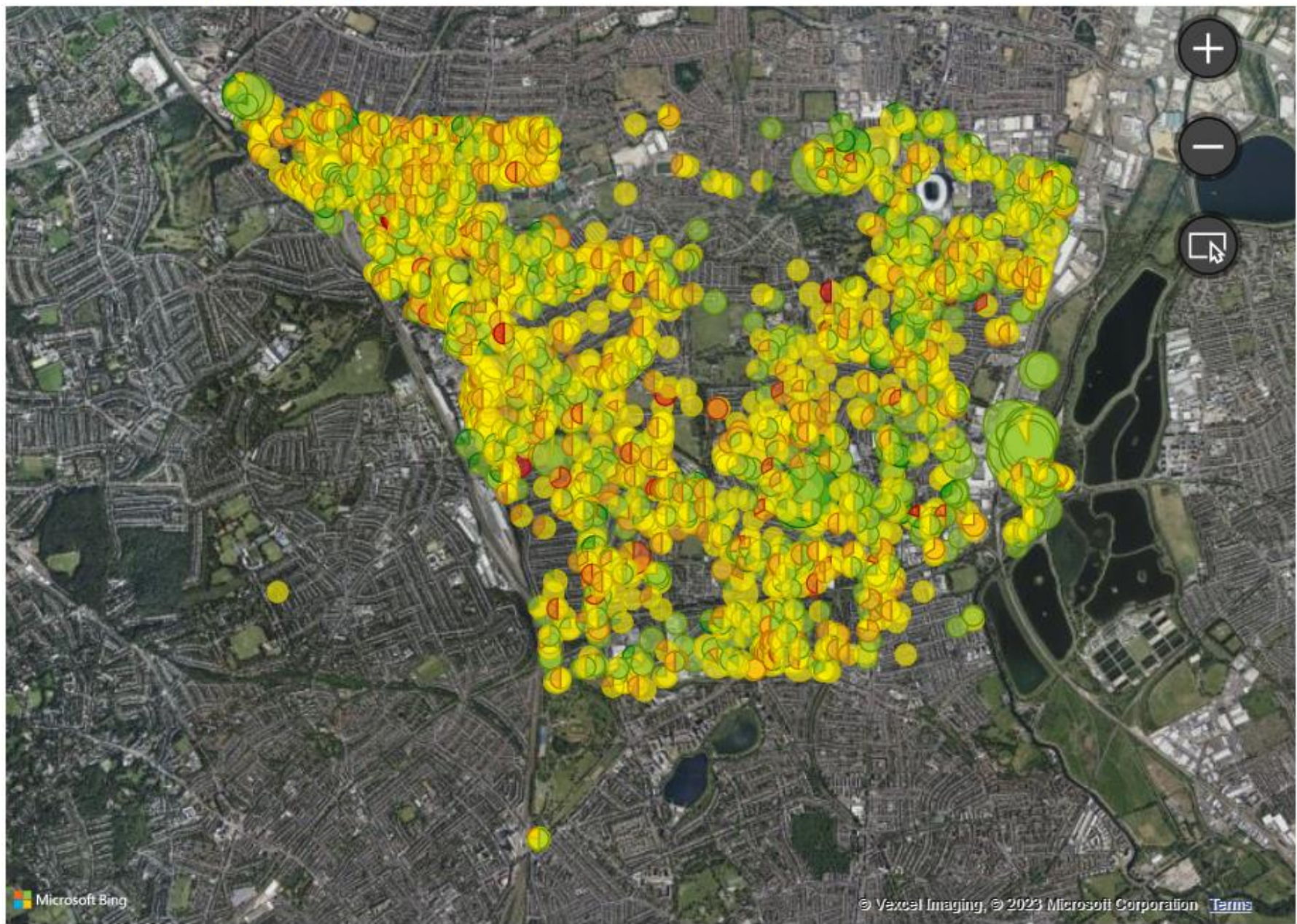
- Min 56.44 – D rated
- Avg 62.18 – D rated
- Max 70.75 – C rated

E, F and G rated homes – in selective licencing wards



SAP score

SAP Band ● B ● C ● D ● E ● F ● G



KPIs for selected properties

- 20,386
No. Properties
- 297,852,916
Annual kWh
- 62.90
Mean SAP
- 63.28
Median SAP
- £796
Mean Fuel Bill
- £747
Median Fuel Bill
- 3,525
Mean kgCO2 (current)
- 3,289
Median KgCO2 (current)
- 60,845
Total tCO2 (current)

Non compliant Landlords

- Employed Trading Standards Officers to take action against Non compliant EPC property owners under Minimum Energy Efficiency Standards.(MEES)

Renewal HMO Licensing Scheme

- Inclusion of EPC in HMO Licensing

ANY QUESTIONS