

Scheme Objectives

Licensing is part of a broader, coordinated approach to help improve privately rented properties in Havering. In general terms, we propose to use selective and additional licensing to continue to improve property conditions within the borough and keep our residents safe. We are committed to improving property conditions and management standards in the PRS, so that it contains good quality accommodation, helps us to achieve sustainable communities and continues to contribute positively to the local economy.

The objectives of the proposed schemes are outlined below:

	Objective	Outcome
1.	Improve housing conditions in the PRS by eliminating poor property standards	<ul style="list-style-type: none"> • Licensed properties are monitored, and licence conditions robustly enforced and complied with • Poor Housing Conditions are improved with category 1 & 2 hazards resolved (including issues such as damp and mould) • Improved health, safety and welfare of tenants in the PRS • The Council will gain increased knowledge of the private rented sector in the borough. This will enable targeted enforcement and support for landlords
2.	Improve management standards in PRS properties	<ul style="list-style-type: none"> • Landlords actively manage their properties or be enforced against • Absentee or unfit landlords employ an agent to actively manage their properties to ensure compliance • Prevention of overcrowding through better management of property occupancy • Greater number of landlords become accredited improving the professionalism of landlords in the PRS • Engagement with landlords improved • Landlords are kept informed of latest legislation and good practice • Responsible landlords will become more involved in Council licensing schemes and receive information and support • Irresponsible landlords will be forced to improve their properties or be enforced against

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3.	Increased awareness for tenants of the minimum standards to be expected in rented accommodation and what their other rights are when renting in the PRS	<ul style="list-style-type: none"> • Information for tenants on the local licensing scheme advertised and third-party support for tenants made available • Dedicated tenants' advice section created on web site • Officers to provide tenants with information and sign posting to support their housing and wider needs • Improved tenants' support through work with third parties. • Renters know their rights and responsibilities and have greater awareness of and access to Council services that can support them • Tenants will see economic benefits such as reduced heating costs, bringing them out of fuel poverty