

LANDLORDS AND MANAGING AGENTS BEWARE!

COMING SOON TO THE WILD WEST OF ENFIELD RENTAL PROPERTY

Enfield Council claims that tenants in private rented properties have high levels of antisocial behaviour and that licensing will tackle it, even though it already has all the powers it needs. From 1st April 2015 Enfield Council will require all landlords and agents to have a licence for each private rented property.

Here are some reasons why you should care:



If you should have a licence but don't have one you may **face criminal prosecution and be fined up to £20,000**.



Landlords and managing agents will be charged up to **£500 for a licence**. The cost of this, and any further work required for the licence, is likely to be passed on to tenants. There are further charges for changes in the licence.



One of the licence conditions is that tenants and any visitors to the property **will not be allowed to use off-street parking** for commercial vehicles.



Any breach of licence conditions will result in landlords or managing agents being **fined up to £5,000** and licence revocation. The property could also be taken over by the Council.



If the Council doesn't sell enough licences to meet the cost of the scheme, it will have to **divert money away from essential services** to pay for it.



Grant of a licence does not mean that the Council has inspected the property. It **could be unsafe** but have a licence.



If tenants are **accused** of antisocial behaviour (which may include rowdiness, littering, prostitution, drug-dealing), the landlord will have to **investigate**.



The landlord will need to make **regular checks**, which may interfere with the tenant's quiet enjoyment of the property. Landlords and managing agents may be forced to evict tenants if antisocial behaviour continues.

THE CAMPAIGN AGAINST ENFIELD COUNCIL'S PRIVATE RENTAL PROPERTY LICENSING SCHEME NEEDS YOUR SUPPORT

The licensing scheme is being challenged by a judicial review in the High Court.

Please contact us to support the campaign: www.looseminute.com/enfield