

London Borough of Barnet – Property Licensing

Summary of proposed changes to consultation proposals

Following the public consultation on the council’s proposed property licensing schemes some changes are to be made from the original proposals. These changes result from comments received in the consultation. There may be other minor drafting amendments to the final documents.

The table below details the amendments that have been made.

Selective licensing phase 2		
Amendments to proposed licence fees		
	<i>Amendment</i>	<i>Reason</i>
1	Removal of the additional fee if the 2 nd element of the fee isn’t paid in a timely manner	The council have not found it to be practical to charge this fee.
2	The operation of the fee structure in Phase 1 of selective licensing, due to be implemented in early 2024, will be carefully monitored and it is proposed that alternative models of fees and discounts given by other authorities will be closely examined with the potential for an alternative fee structure, whilst still covering costs of the scheme.	To take account of comments made by respondents that there may be a punitive effect of the proposed fees for compliant landlords.
Amendments relating to the operation of the scheme		
3	Although not strictly an amendment to the proposals, it is clarified that the council intend to inspect the majority, if not all licenced properties during the life of the scheme.	FAQ 7 in the consultation documents contained a drafting error, leading to respondents interpreting that only properties deemed high risk would be inspected.
Amendments to licence conditions		
	<i>Amendment</i>	<i>Reason</i>
4	The selective licence condition 1.1 has been amended.	Response to consultation comment that there will be some limited circumstances where a licence to occupy may be the appropriate form of written agreement.
5	The selective licence condition 1.2 has been amended.	To reflect the change made to Condition 1.1.
6	The selective licence condition 5.1 has been amended and a paragraph moved to the Notes section under new paragraph 31.3.	Response to consultation comment to provide greater clarity between conditions and guidance.
7	The selective licence condition 6.2 has been amended.	To address possible conflict with legislation and or case law.
8	The selective licence condition 8.1 has been amended.	To provide greater clarity on the requirement.

9	The selective licence condition 8.3 has been amended.	To simplify the requirement.
10	The wording of the selective licence condition 10 has been amended.	To address a recent change in legislative wording.
11	The wording of selective licence condition 14.2 has been amended.	Response to consultation comment to signpost licence holders to information on the council website.
12	The wording of selective licence condition 15.3 has been amended.	Response to consultation comment to signpost licence holders to information on the council website.
13	The wording of the selective licence conditions 13.3, 13.4 and 15.5 have been amended to clarify that the periodic inspections in each requirement can be carried out at the same time.	Response to consultation comment to resolve an unclear requirement.
14	The wording of the selective licence condition 15.6 has been amended to remove the reference to harassment. A link has also been provided to council guidance for landlords.	Response to consultation comment to resolve an unclear requirement.
15	The wording of the paragraph under the heading of Notes relating to selective licence conditions has been amended.	To address a drafting error.