

Improving private rented housing

Have your say



We want to improve protection for private tenants and landlords in Hammersmith & Fulham.

Please let us know what you think.

A third of H&F residents rent their homes privately. We want to do more to protect them from bad landlords – and to protect good landlords from badly-behaving tenants.

We also want to help good landlords by creating a level playing field and discouraging bad landlords from operating in H&F.

We have five proposals to make things better.

1. Introduce 'additional licencing'

Any "house in multiple occupation" (HMO) would need to apply to us for a licence. We can ensure it's properly managed and not overcrowded.

2. Introduce 'selective licencing'

Properties in parts of the borough with high levels of anti-social behaviour will need to apply to us for a licence. They'll have to meet minimum tenancy and property standards. This will protect landlords, tenants and neighbouring residents.

3. Introduce an H&F private landlords' rental charter

We want all landlords to sign up to the charter and commit to best practice in management, housing standards, charges, protecting tenants' deposits and security of tenancies. Tenants will be attracted to H&F charter landlords because they'll know they can have more confidence in them.

4. Revise minimum standards for HMOs

To ensure that HMOs are safe and not overcrowded, we'll introduce new standards for management, safety, facilities and living space.

5. Set up a social lettings agency

This new type of agency will help residents on low or modest incomes find a home in the private rented sector and will help landlords find suitable tenants. It will incentivise landlords to let to benefit claimants by offering residents support to sustain their tenancies.

Please give us your views

Visit www.lbhf.gov.uk/improvingprivaterenting for more information and to respond to the consultation.

PRIZE DRAW

As a thank you, you'll be entered into a prize draw to win one of three prizes of Marks & Spencer's gift vouchers worth up to £100.

