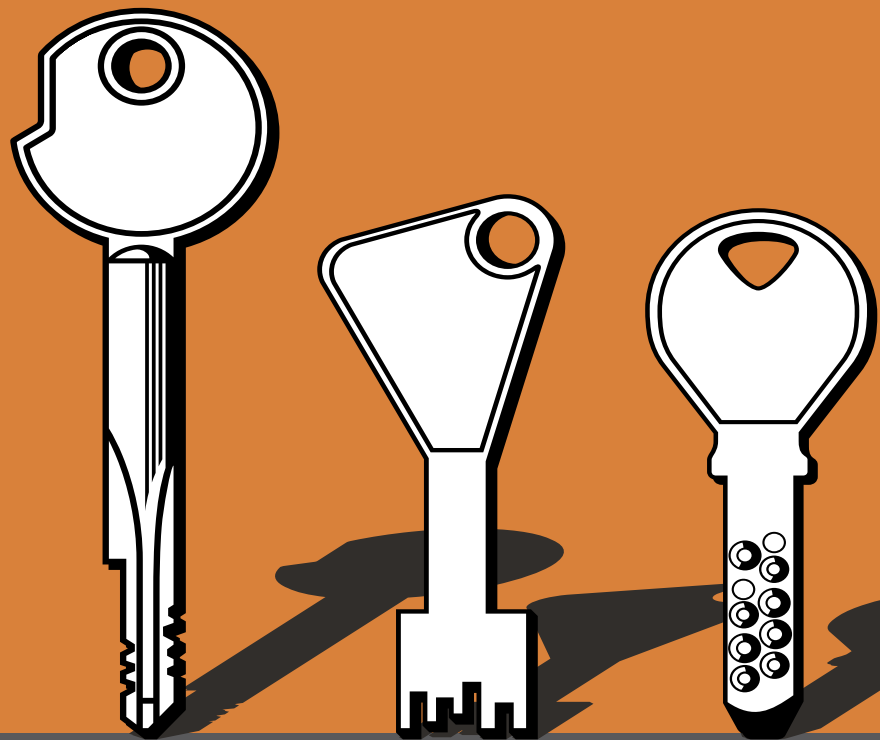
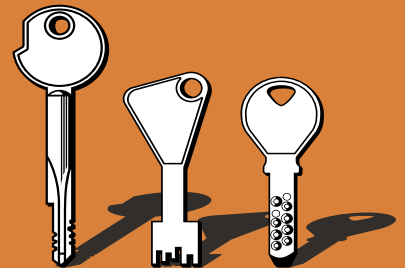


London Borough of Redbridge

# Private Sector Housing Annual Report



1 November 2023 – 20 January 2025



## Foreword



**Cllr Saima Ahmed**  
Cabinet Member for Housing  
and Homelessness

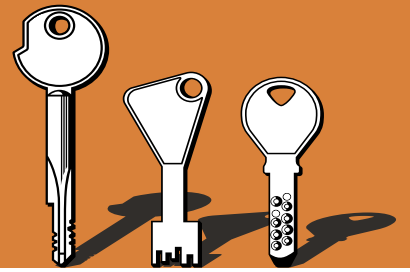
The private rented sector plays a crucial role in meeting housing needs within the Borough, providing homes for over 30% of Redbridge residents. While many tenants are satisfied with their landlords' services, there is evidence that some landlords offer substandard services and rent out properties that pose health and safety risks to occupants. The primary goal of the private sector housing team is to mitigate these hazards and elevate standards through property licensing and housing enforcement.

Since the introduction of the new selective licensing schemes (Scheme 3 in November 2023 and Scheme 4 in April 2024) and additional (HMO) licensing (September 2023), significant progress has been made in enhancing the management and conditions of privately rented properties. This information is presented in the report.

During the first year of the schemes, the team has received a higher number of applications than predicted, which has led to some delays in processing licences and issuing applications within the standard agreement of 12 weeks. The Council reassures applicants that if they have paid for a valid application, they are not at risk of any enforcement in relation to an unlicensed property.

Despite these challenges, the service remains committed to continuous improvement and excellent customer service. Teams are focused on ensuring that service users have an improved experience.

I look forward to keeping you updated on the progress of the schemes annually.



## Property Licensing Applications

Since the 1 November 2023 to 20 January 2025 **11,472** applications have been submitted and **8,521** applications have been issued.

Scheme	Number of Submitted Applications	Number of Issued Applications
Selective Licensing	10,916	8,192
Additional HMO Licensing	171	94
Mandatory HMO Licensing	385	235



Total Applications  
Submitted

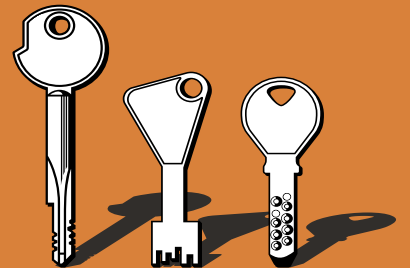
**11,472**

Total Applications  
Issued

**8,571**

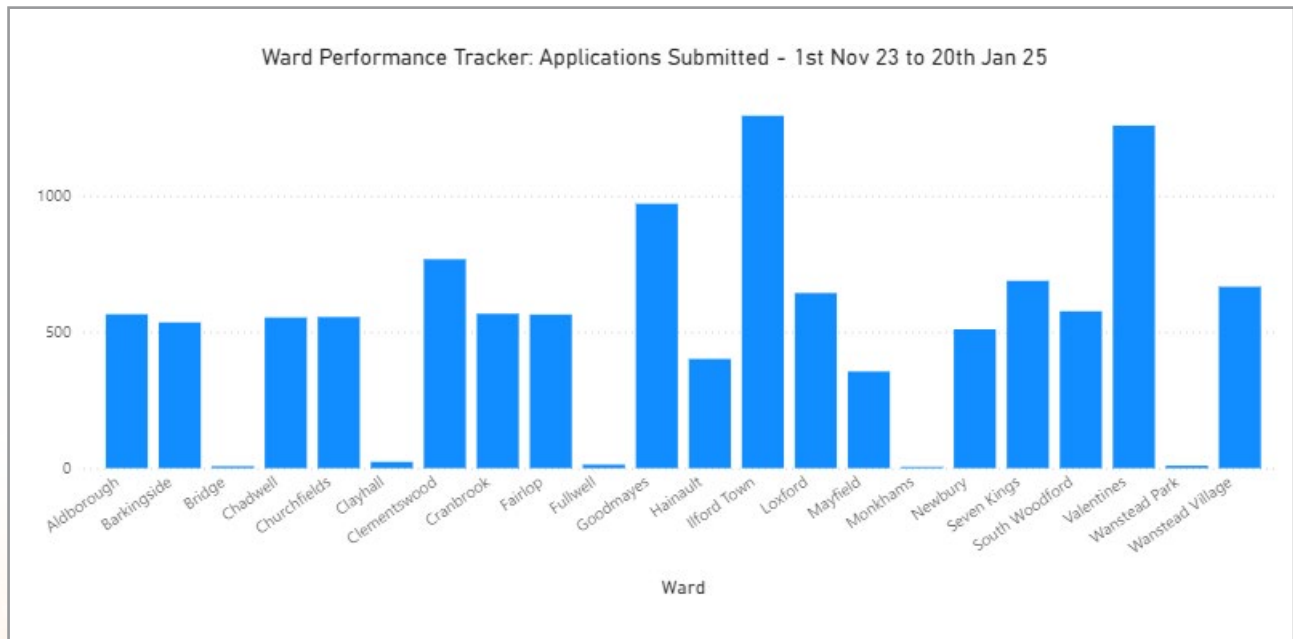




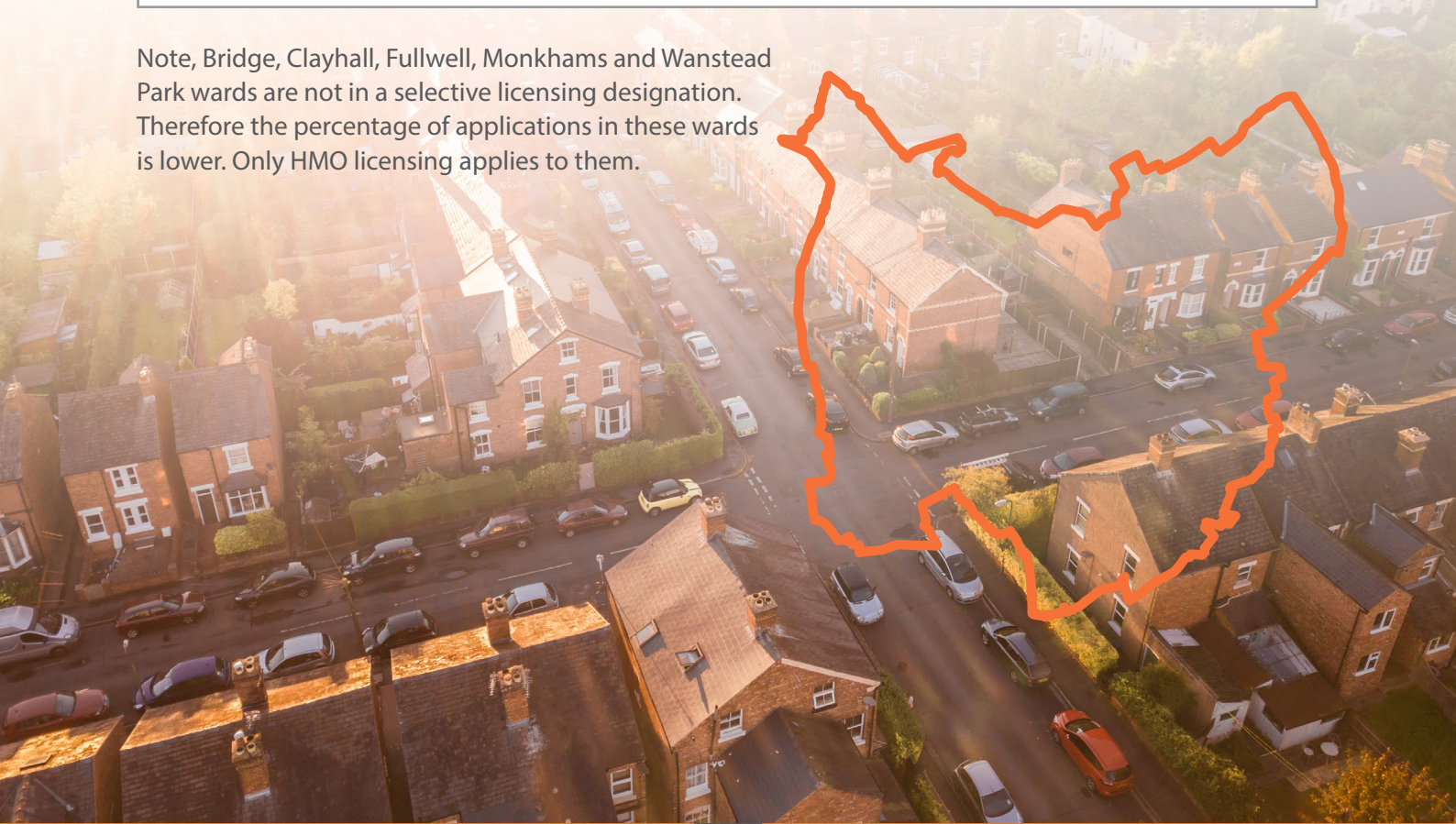


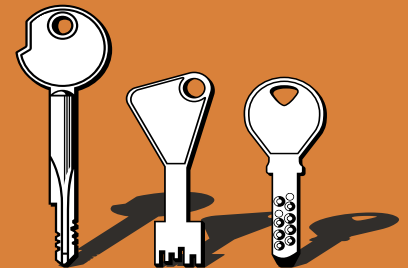
## Ward breakdown

The chart below shows the number of property licence applications submitted by ward.



Note, Bridge, Clayhall, Fullwell, Monkhams and Wanstead Park wards are not in a selective licensing designation. Therefore the percentage of applications in these wards is lower. Only HMO licensing applies to them.





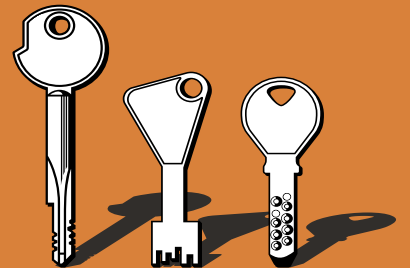
## Predicted Private Rental Properties

The table below shows the progress of the current schemes by comparing the percentage of applications submitted against the Census 2021 and Tenure Intelligence Modelling 2022 predictions by ward [Cabinet - Monday, 26th June 7.15pm](#)

Ward	Private Rented Sector (Census 2021) households	Applications Submitted per PRS Households (Census 2021)	No. PRS predicted (TIMS 2022) dwellings	Applications Submitted per PRS Predicted Dwellings (TIMS)
Aldborough	1,520	37.17%	1,638	34.49%
Barkingside	1,326	40.35%	937	57.10%
Bridge	1,034	0.68%	834	0.84%
Chadwell	1,528	36.19%	1,753	31.55%
Churchfields	1,554	35.71%	1,528	36.32%
Clayhall	902	2.55%	595	3.87%
Clementswood	1,568	48.92%	3,210	23.89%
Cranbrook	1,278	44.37%	1,572	36.07%
Fairlop	1,428	39.50%	1,745	32.32%
Fullwell	991	1.31%	906	1.43%
Goodmayes	2,008	48.36%	2,677	36.27%
Hainault	953	42.08%	2,022	19.83%
Ilford Town	2,311	55.99%	3,172	40.79%
Loxford	1,923	33.44%	3,455	18.61%
Mayfield	1,218	29.15%	1,752	20.26%
Monkhams	705	0.28%	485	0.41%
Newbury	1,475	34.58%	1,823	27.98%
Seven Kings	1,923	35.78%	2,497	27.55%
South Woodford	1,550	37.16%	1,837	31.36%
Valentines	2,222	56.62%	2,949	42.66%
Wanstead Park	536	1.68%	613	1.47%
Wanstead Village	1,620	41.11%	1,848	36.04%
<b>Total</b>	<b>31,573</b>	<b>36.49%</b>	<b>39,848</b>	<b>28.91%</b>

Note, Bridge, Clayhall, Fullwell, Monkhams and Wanstead Park wards are not in a selective licensing designation. Therefore the percentage of applications in these wards is lower. Only HMO licensing applies to them.





## Engagement

### Redbridge Landlord Forum

Since the 1 November 2023, **2** forums have been held with approximately **500** attendees across both events:

- 19 September 2024
- 14 March 2024

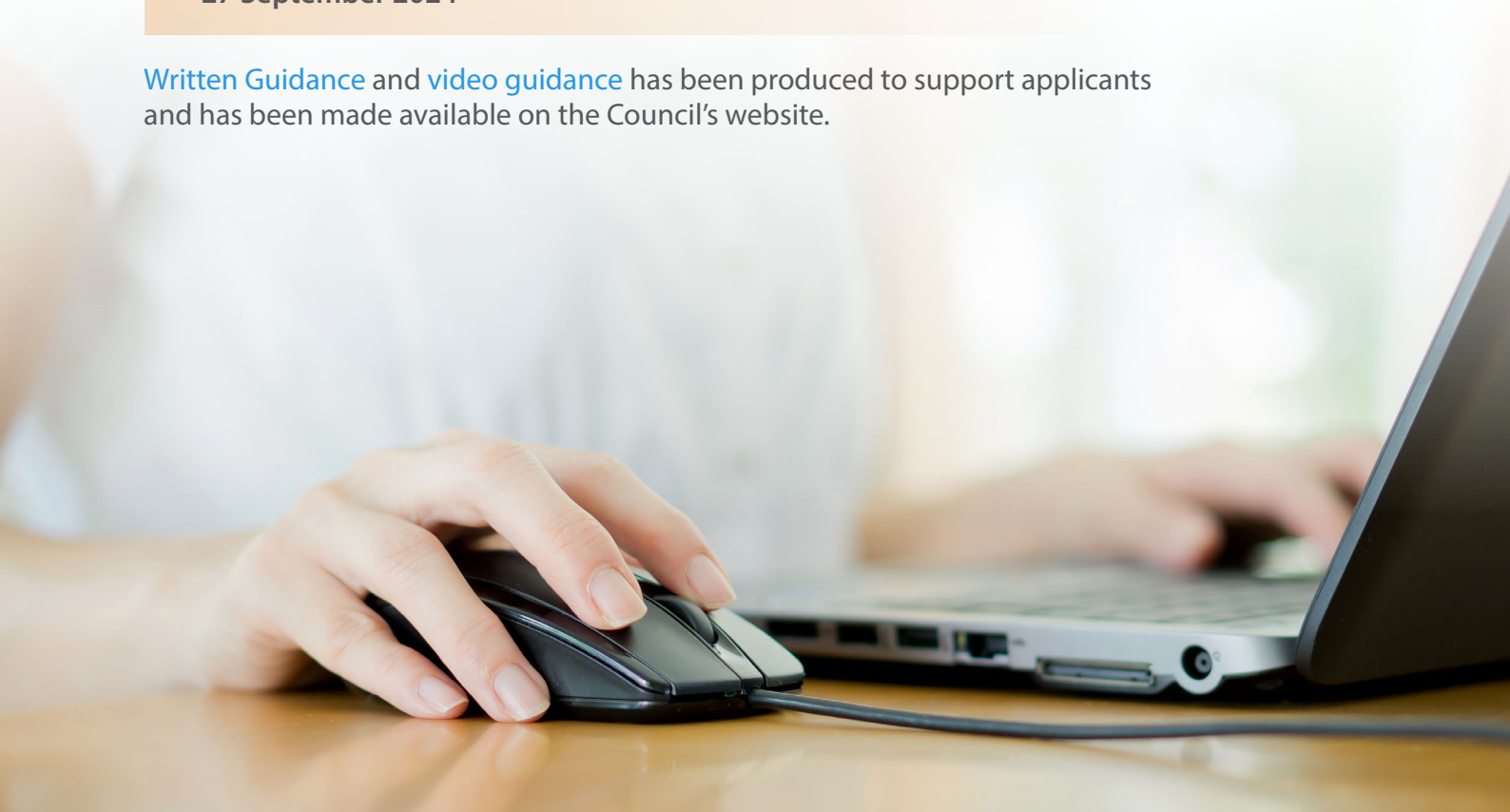
### Application Support Sessions

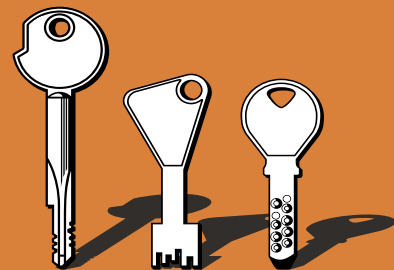
The service has delivered **4** application support sessions to guide applicants through the property licensing application process. These sessions were held on:

- 25 July 2024
- 30 July 2024
- 24 September 2024
- 27 September 2024



[Written Guidance](#) and [video guidance](#) has been produced to support applicants and has been made available on the Council's website.





## Housing Standards

The housing standards team have **3** main workstreams:

Workstream	Function
Compliance	Inspection of licenced properties to ensure the accommodation is safe to occupy in line with Housing Health & Safety Rating System (HHSRS) <a href="#">Housing health and safety rating system: guidance for landlords and property-related professionals - GOV.UK</a>
Reactive	Respond to complaints of disrepair in rented properties
Proactive	Use of intelligence to investigate unlicenced properties and ASB in rented properties

### Compliance

Compliance inspections are carried out by the compliance team to ensure the accommodation is safe to occupy and is assessed in line with the HHSRS.

Between 1 November 2023 and 20 January 2025, **1861** properties have received a compliance visit.

### Reactive Team

Since the 1 November 2023 and 20 January 2025, the reactive team have responded to **559** service requests for disrepair in privately rented properties.

### Proactive Team

Since the 1 November 2023 and 20 January 2025, the proactive team have investigated **397** properties for anti-social behaviour and licensing offences.



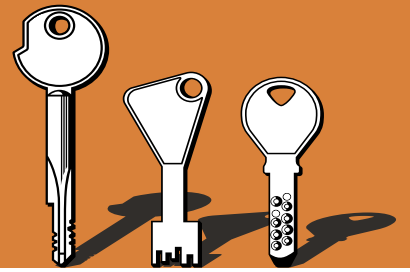
Compliance Visits

**1861**

### Tall Buildings project

Summary: inspection of tall buildings 18M+ or 6 storeys prioritising the replacement of flammable cladding to ensure compliance with fire safety regulations.

Number of buildings inspected	31
Number of hazard awareness notices	1
Number of improvement notices	6



## Hazards

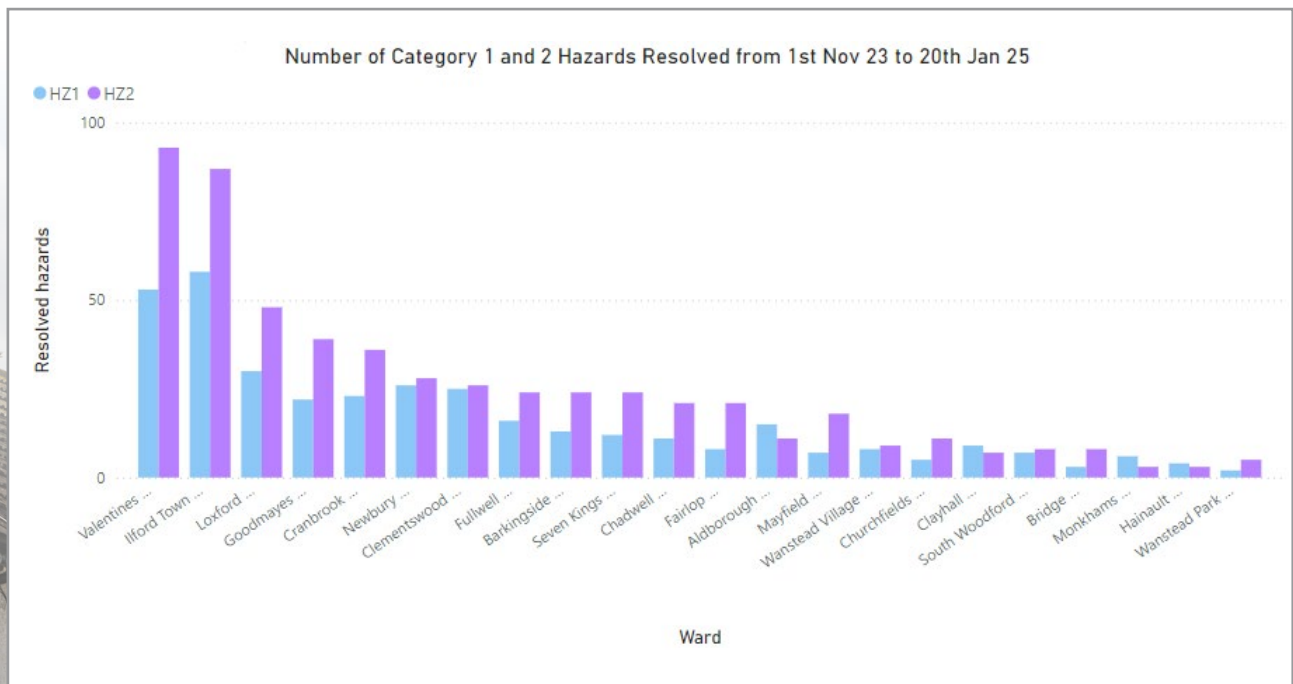
Through our investigations between the 1 November 2023 and 20 January 2025 the housing standards team have resolved **407** category 1 hazards and **576** category 2 hazards. The chart shows the distribution of category 1 and category 2 hazards by ward.

You can view the hazard categories here [Housing health and safety rating system: guidance for landlords and property-related professionals - GOV.UK](#)

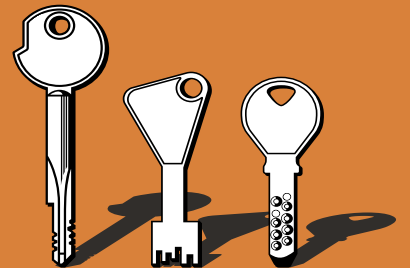


**Category 1  
Hazards Resolved**  
**407**

**Category 2  
Hazards Resolved**  
**576**







## Enforcement Action

The table below sets out the enforcement actions taken between 1 November 2023 and 20 January 2025.

Action	Number
Enforcement Notices	60
Civil Penalties	142
Prosecutions	11
Early Morning Operations	48
Redbridge Action Days	12

