

**Full Council – 18 September 2023**

**Labour Group Motion**

**Rogue Landlords**

**This Council notes:**

- The important contribution the Private Rented Sector (PRS) makes to the provision of housing in the borough, with renters of private accommodation making up the largest proportion of occupants in our borough.
- The majority of private landlords renting out properties in Brent are good landlords who work in close partnership with the Council.
- However, this is not the case for all landlords and the Council is fully committed to ensure that no private rented sector tenant is living in substandard accommodation. We believe everyone should live in a warm and dry home.
- A recent survey by the Chartered Institute of Environmental Health (CIEH) showing that of those officers working on housing enforcement in the private rented sector, nine out of ten had encountered landlords engaging in harassment or illegal eviction, and 78% had dealt with landlords who persistently refuse to maintain their property to a safe condition.
- That rogue landlords can have a devastating impact on vulnerable tenants and the wider community.

**This Council further notes:**

- The Labour Administration's commitment to take a zero tolerance approach to rogue landlords and to use the full range of tools and powers at its disposal to tackle rogue landlords.
- The case of Jaydipkumar Valand, who was found guilty of raking in £360,000 by packing up to 40 tenants in to a four bed semi-detached home in Napier Road, Wembley, back in 2018. Due to the hard work of Brent enforcement officers, Valand was issued with Brent Council's first ever banning order which now prevents him from letting out any houses in England or engaging in any sort of property management work in the country for the next five years.

- The new selective licensing scheme that the Council introduced on 1 August to protect renters' rights and secure a decent standard of living for all residents. Landlords who rent out properties in Dollis Hill, Harlesden & Kensal Green and Willesden Green are now legally required to have a property licence.

**This Council resolves:**

- To do more to publicise successful legal action against landlords and lettings agents, which will act as a deterrent to bad landlords and raise awareness of landlords duties and responsibilities.
- Request that the Cabinet Member for Housing, Homelessness and Renters Security calls on the Secretary of State for Housing, Levelling-Up and Communities to support Brent Council's commitment to further landlord licensing schemes in the borough.
- Request that the Cabinet Member for Housing, Homelessness and Renters Security calls on the UK Government to urgently bring forward legislation to bring the Decent Homes Standard to the private rented sector as proposed in the Renters Reform white paper.
- To continue to work with the Mayor of London to lobby the Government to increase funding to London and its Boroughs for the delivery of affordable homes.

Councillor Robert Johnson  
Barnhill Ward