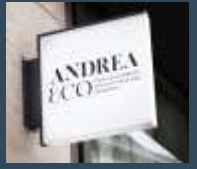
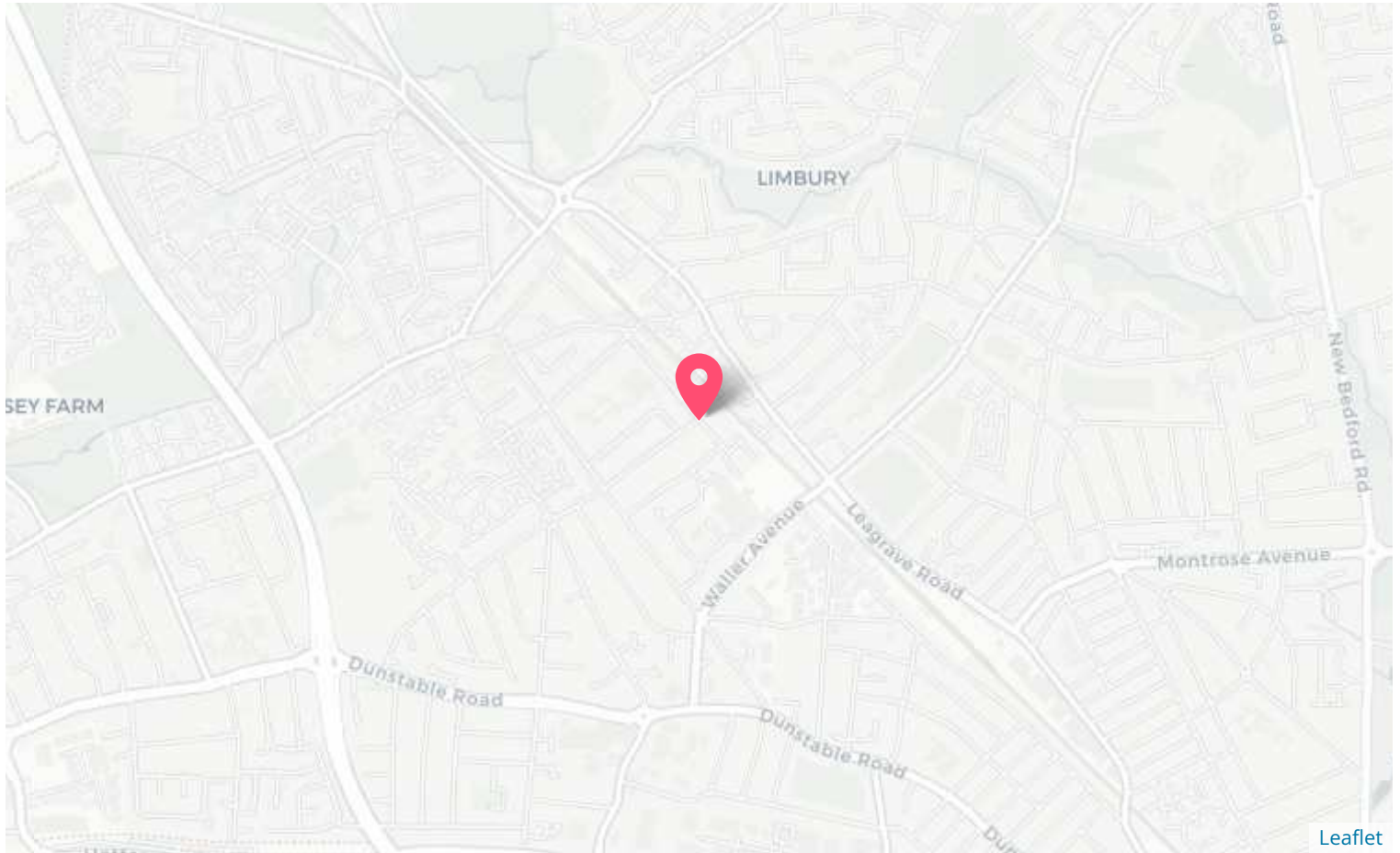


# KAMMA Property Report



5 ROMAN ROAD, LUTON, LU4 9DL

report generated on  
Tue 2nd Apr 2024



Leaflet

This report collates the latest available property data to deliver the best possible returns on your property:



**Licensing status** - Assess requirements to uncover potential costs or risk exposure. Also see if any Article 4 directives apply to use of the property as an HMO



**Environmental impact** - Review EPC status benchmarked against current and future requirements to stay ahead of legislation

## About Andrea & Co Estate Agents

So why is Andrea & Co so different? Well...we're not typical estate agents. We like to think of ourselves as your personal property professionals, working with you every step of the way, whether you are a buyer, seller, landlord or tenant. A truly personal and unique service!

# Property Licensing

The **Housing Act 2004** is the main housing legislation used by local authorities to regulate standards in the private rented sector. It affords councils a series of measures, including the introduction of property licensing schemes, which were designed to address issues within the private rented sector.

There are currently three types of licensing schemes in the UK. Mandatory HMO licensing applies throughout the country. However, additional and selective licensing schemes are only found in certain areas across the UK.

500+

Schemes currently in operation throughout the UK

160+

Schemes are discretionary

Every 8 Days

A new scheme will launch in the next 12 months (on average)

## Applicable licensing schemes

Local authority

Luton



A Mandatory licensing scheme covers the whole of Luton. This scheme is permanent and includes all HMOs with at least 5 people since October 1st 2018.



An Additional licensing scheme covers parts of Luton. This scheme ends on February 4th 2029 and includes all types of HMOs with at least 3 people on 1 storey.



There are no active Selective licensing schemes at this location right now.

## HMO Article 4

There are no active Article 4 directions at this location right now.

## Future Status

No licence will be required in the future for this property.

## Licence Status

Licence fees in Luton start at:

**£366+**

## Maximum Fine

The maximum fine in Luton is:

**£30,000**

## Need a licence?

Contact your agent who will be able to advise on the best options

## What are the implications of letting out an unlicensed property?



You cannot evict tenants under section 21



You can be issued a civil penalty of up to £30,000



Tenants can file for a rent repayment order of up to 12 months rent



Following a successful prosecution, you would most likely fail a fit and proper person assessment, making it very difficult to obtain a licence in the future

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84
69-80	C		
55-68	D		
39-54	E	53	
21-38	F		
1-20	G		

## Current status

Compliant



All private sector rental properties must reach a minimum of "E" rating.

Valid until:

20 Dec 2032

- This graph shows this property's current and potential energy efficiency
- Properties are given a rating from A (most efficient) to G (least efficient)
- The average energy rating and score for a property in England and Wales are D (65).

## Legislative Requirements

Under net zero pathways as authored by the Climate Change Committee, 89% of UK property needs to reach an **energy performance rating between C and A** by 2035, which the Private Rented Sector is some way behind. Both current and future governments have discussed increasing Minimum Energy Efficiency Standards to a grade C against an accelerated timetable.

Does property meet current requirements?



The assessor did not leave any recommendations for energy improvement works when the EPC assessment was carried out.

Does property meet future requirements?



Incentives to improve energy performance come in the form of some evidence that improved EPCs can achieve higher re-sale values according to [www.gov.uk/government/news/energy-saving-measures-boost-house-prices](http://www.gov.uk/government/news/energy-saving-measures-boost-house-prices).