

New Local Authority Powers and Duties under the Renters' Rights Act 2025

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Duty to enforce

- ▶ Local Housing Authorities (Councils) – duty to enforce ‘landlord legislation’
 - ▶ Rental discrimination & rental bidding (Renters Rights Act 2025)
 - ▶ Unlawful eviction and harassment of occupiers (Protection from Eviction Act 1977)
 - ▶ Assured tenancies (Housing Act 1988)
- ▶ Impose a financial penalty (also known as civil penalties) or begin legal proceedings
- ▶ No expectation that Councils take informal steps first
- ▶ Councils have to be satisfied evidential threshold is reached and it's in the public interest
- ▶ Rent repayment orders extended – max 2 years rent and can claim up to 2 years after the offence

Investigatory powers

- ▶ Power to ask a 'relevant person' or 'any person' for information if reasonably suspect they've broken the law
- ▶ Power to enter a business premise (with or without warrant) – request documents or seize evidence
- ▶ Amends section 239 of the Housing Act 2004
- ▶ Client money protection schemes – investigate if agents are registered
- ▶ Council's still have same duty to take enforcement action Housing Act 2004 where e.g. category 1 hazard
 - ▶ Power to issue civil penalties for category 1 hazards

Civil penalties

- ▶ Offences may now be dealt with by civil penalty, not just a prosecution
- ▶ New government guidance – ‘starting points’ from £3,000 to £35,000
- ▶ Most offences and breaches require the criminal standard of proof – ‘beyond all reasonable doubt’
- ▶ However – breaches relating to discrimination against prospective tenants and to rental bidding civil standard ‘on the balance of probabilities’
- ▶ Statutory guidance
 - ▶ [Civil penalties under the Renters' Rights Act 2025 and other housing legislation - GOV.UK](#)

Reporting requirements

- ▶ Statutory reporting to Ministry of Housing, Communities and Local Government (MHCLG)
 - ▶ From April 2027
 - ▶ Enforcement activity and other private rented sector information, e.g.
 - ▶ number of CPNs,
 - ▶ number of properties in licensing schemes

Private rented sector database

- ▶ Due late 2026
- ▶ Landlords will have to register each property
 - ▶ Landlords contact details
 - ▶ Property details
 - ▶ Safety certificates
 - ▶ Government testing the database now
- ▶ It will be an offence to not register
 - ▶ Councils will have access to range of data submitted by landlords

New Duties and Powers - other

- ▶ Private rented sector Ombudsman
 - ▶ Due to go live in 2028
 - ▶ Landlords legally obliged to join
 - ▶ Not being a member of the Ombudsman will be an offence
- ▶ Decent Homes Standard for the private rented sector
 - ▶ Due 2035
 - ▶ However, in June 2026, the Government implemented the review of the Housing Health and Safety Rating System (HHSRS) – sometimes called HHSRS 2
- ▶ Minimum Energy Efficiency Standards (MEES)

Tenancy Matters

‘upholding lawful practice’

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Online referral now available at:

[Tenancy Matters Referral - Nottingham City Council](#)

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