

Summary of the Housing Enforcement Policy 2026

Tenancy reforms under the Renters' Rights Act 2025



1. Introduction

The Renters' Rights Act 2025 changes the rules around private renting. It gives tenants stronger rights and aims to make private renting more secure.

It also places a duty on councils to take enforcement action where landlords do not follow the rules.

This policy explains how the Council will enforce the tenancy rules. The Council will take a proportionate and reasonable approach to enforcement.

Most landlords in the borough provide good quality homes and services. The Council will support landlords to follow the rules, while holding to account the minority of those who do not.

2. Enforcement action

There are two types of enforcement action:

- 1.** Civil financial penalty (fine)
- 2.** Criminal prosecution

The Council can issue a civil penalty of up to £7,000 for breaches and £40,000 for more serious offences. It can pursue criminal prosecution instead of a civil penalty for offences.

3. Civil penalties

The full detail of breaches and offences, and how the Council decides on the amount of a civil penalty, can be found in the main Housing Enforcement Policy.

The Council will take these steps when deciding on the amount of a civil penalty:

- 1.** Use the government's starting point based on the seriousness of the breach or offence
- 2.** Consider whether the starting point should be adjusted for the type of landlord, the number of homes they manage, and their experience
- 3.** Consider whether the financial penalty should be reduced because of mitigating factors or increased because of aggravating factors
- 4.** Consider the landlord's financial circumstances and whether the amount will prevent non-compliance in the future
- 5.** Make sure the final amount is just and proportionate, including where multiple financial penalties are being applied.

4. List of breaches and offences

Breach/offence	Starting point	Statutory maximum
Unlawful eviction/harassment	£35,000	£40,000
Failure to give a written statement of terms	£4,000	£7,000
Attempting to let a property for a fixed term	£4,000	£7,000
Attempting to end a tenancy through a notice to quit	£6,000	£7,000
Attempting to end a tenancy orally	£6,000	£7,000
Serving a possession notice outside the section 8 process	£6,000	£7,000
Using a possession ground where the person does not believe they can obtain possession on that ground – and the tenant leaves within four months without a possession order	£6,000	£7,000
Failing to provide a tenant with prior notice that a ground which requires it may be used	£3,000	£7,000
Failure to give an existing tenant prescribed information about changes made by the Act	£4,000	£7,000
Continuation of a breach after 28 days	Double the starting level for the two breaches combined	£40,000
Repeated breaches within five years	Double the starting level for the two breaches combined	£40,000
Using a possession ground where the person knows they cannot obtain possession on that ground – and the tenant leaves four months after without a possession order	£30,000	£40,000
Reletting or remarketing a property within 12 months of using the moving in or selling grounds	£25,000	£40,000
Discrimination relating to children or benefits	£6,000	£7,000
Failing to state the proposed rent in an advert	£3,000	£7,000
Encouraging or accepting offers above the stated rent	£4,000	£7,000