

**CABINET**

**DATE: 14 April 2026**

**\*PART 1 – PUBLIC DOCUMENT**

**TITLE OF REPORT: Renter Rights Act 2025 – Policy Changes**

REPORT OF: Director - Regulatory

EXECUTIVE MEMBER: Cllr Mick Debenham, Executive Member for Regulatory

COUNCIL PRIORITY: THRIVING COMMUNITIES

**1. EXECUTIVE SUMMARY**

Please note that this report is for Cabinet to consider four legal documents all of which are directly affected by the Renters Rights Act, 2025 (the Act), and need to be either amended or in place before the Act takes effect from the 1<sup>st</sup> May 2026.

The Act introduces a substantially expanded civil penalty framework and places new duties on the Council to enforce a wider range of landlord obligations. By adopting a phased introduction of new compliance requirements, starting with limiting the scope for eviction, it also introduces new higher penalties for non-compliance. It also adopts enforcement to be the preferred response differing significantly from most previous statutes.

To ensure the consistency of the delivery of this Act with other Housing Authorities and to therefore limit legal challenges the Council must ensure its policies fully align with the needs of the new legislative framework and accepts the revised 'standard' format of those new policies presented here.

This report therefore highlights the need to amend the Council's Corporate Enforcement Policy, its appendices B – Environmental Health and G – Access to Housing, and to introduce new Housing Enforcement and Civil Penalties policies to properly represent the new statutory requirements of the Act.

**2. RECOMMENDATIONS**

2.1. That the Council be recommended to adopt the following policy amendments and new related policies, so as to enable the Council to enforce the requirements of the Act from 1 May 2026:

- i. Amendments to the Corporate Statement of Enforcement Policy (CSEP)
- ii. Amendments to the CSEP Appendix B: Environmental Health.
- iii. Amendments to the CSEP Appendix G: Access to Housing.
- iv. Adoption of The Housing Authority Enforcement Policy.

- v. Adoption of The Civil Penalties Policy for Proceedings under the Renters Rights Act 2025 and other Housing Legislation.

2.2. It is also recommended that authority to make future amendments to:

- i. The CSEP, Appendix B: Environmental Health
- ii. The CSEP, Appendix G: Access to Housing
- iii. The Housing Authority Enforcement Policy
- iv. The Civil Penalties Policy for Proceedings under the Renters Rights Act 2025 and other Housing Legislation

Be delegated from this Cabinet and passed to the Director – Regulatory in consultation with the Executive Member for Regulatory in accordance with the provisions of the Council’s Constitution.

### **3. REASONS FOR RECOMMENDATIONS**

- 3.1 The recommendations ensure the Council can meet its statutory duties under Section 107 of the Renters Rights Act 2025 and permits the necessary amendments to existing Council policies and provisions. This will enable the Council to better protect those constituents living in the rented sector, provide clear foundation for those providing rented accommodation and mitigate the risk of legal challenges and reputational harm should the Council fail to fully adopt this new statute.

### **4. ALTERNATIVE OPTIONS CONSIDERED**

- 4.1. The Council has the statutory duty to fulfil the obligations placed on it by Act, but it is for the Council to decide how this is achieved. Certain key enforcement provisions required by the Act contradict many of those required by the Council for other legislation so suitable measures are required to accommodate these differences.
- 4.2. Rejecting the recommendations outright will mean the Council fails to have in place defined measures as to how it will deliver the provisions necessary under the Act and will instead give full discretion to officers authorised under the Act to decide how to apply the legislation. Due to the lack of protection afforded to the Council, or its Officers, this option should be rejected.
- 4.3. The new Policies presented, i.e., the Housing Authority Enforcement Policy and the Civil Penalties Policy are in a format which differs from those previous adopted by the Council, but which has been approved by the Ministry of Housing, Communities and Local Government of the United Kingdom (MHCLG). This is to facilitate consistency of regulation by local authorities, and whilst not intended to remove any local assessment of an issue or the application of the law, it could be viewed as Central Government directing how local Councils should deliver the law. The Council is required to have policies stating how it will apply this Act, but Cabinet can reject the format presented and require policies to be in a different format, including in a format previously adopted by the Council. Doing this, however, removes the protection afforded by having policies in

a nationally approved format, having policies consistent with many other local authorities, and allows procedures to be developed based on a national standard, therefore affording better consistency and protection to the Council and its offices. For these reasons, Cabinet should reject the consideration of having policies in a format other than those presented.

## **5. CONSULTATION WITH RELEVANT MEMBERS AND EXTERNAL ORGANISATIONS**

5.1 As this Policy states how, the Council will meet its obligations under the necessary provisions of the Act, the scope for local interpretation as to how compliance is achieved is limited. As such, consultation was limited to key Elected Members, Senior and selected other Officers in the Council

5.2 Internal consultation took place between 10 March to 24 March 2026

5.3 The Consultees were:

Councillor Mick Debenham, Executive Member for Regulatory

Councillor Matt Barnes, Shadow Member for Regulatory

Councillor Michael Muir, Shadow Member for Regulatory

Councillor Ralph Muncer Leader of the Conservative Group

Anthony Roche, Chief Executive

Jo Doggett, Director – Regulatory

Isabelle Alajooz, Director – Governance

Johanne Dufficy, Director – Customers

Steve Crowley, Director – Enterprise

Nigel Smith, Director – Place

Ian Couper, Director – Resources

Sarah Kingsley, Director – Environment

Legal Services

Human Resources

Accounts

Policy and Risks

5.4 Response to the consultation were received from:

Legal Services

Policy and Risk

5.5 All responses were considered and where appropriate, the Policy was amended to its current, presented form.

A summary of the responses and their impact on the Policy is given in Appendix G.

## **6. FORWARD PLAN**

6.1 This report contains a recommendation on a key executive decision that was first notified to the public in the Forward Plan on 16 January 2026.

## **7. BACKGROUND**

- 7.1. This report asks the Council to consider and approve the policy amendments and adopt the new policies necessary to ensure the Council is compliant with its statutory duties under the Renters Rights Act 2025 and has in place the statutory framework to enforce the Act via civil penalties. This includes adopting a formal-first approach to enforcement for certain breaches or offences, which contradicts the Council existing Corporate Statement of Enforcement Policy, hence the need to change this as part of these measures.
- 7.2. It has been recognised that most of the control and power available in the rented residential sector has rested with the landlords, thereby putting the tenant at an unreasonable disadvantage. To redress this inequality, the Act tries to rebalance the equation, not by removing powers, but instead, by clarifying what powers and obligations each party has. This rebalancing is then supplemented by providing Housing Authorities greater powers to regulate the sector.
- 7.3. To further aim to redress the balance of power, there is the expectation that providers of rented residential homes should know the standards they should adhere to before and throughout any tenancy, and that as a result, the enforcement powers available to Housing Authorities should better reflect this. Most enforcement powers available to local authorities meet the requirements of the Regulators' Code and adopt a graduated scale of enforcement starting from the need to provide the necessary information, through offering advice, then an opportunity to comply, and only when these have failed, would enforcement be considered. To support the assumption that providers of rental accommodation should know what is required before they make their homes available, the Act radically changes the enforcement expectations. The Act requires enforcement to take place for any non-compliance unless there is strong supporting evidence that informal measures will achieve full compliance in the first instance. As this approach contradicts the Council current Corporate Statement of Enforcement Policy, it is for this reason that this has been changed, both in the main body of the document, and in appendix B, the provisions covering the powers available to Environmental Health, and appendix G, which details the provisions providing access to housing to those facing or at risk of homelessness.
- 7.4. Regulation of the Act is mainly via the imposition of civil penalties for non-compliance, and to encourage compliance, the scale of the civil penalties has been enhanced to a point where repeated non-compliance will significantly affect the finances of those failing to comply. It is for this reason that a targeted Civil Penalties Policy has been drafted which will help the Council to better protect residents living in the rented residential sector which is recognised as including some of the poorest quality housing available.
- 7.5. The policy also seeks to delegate future amendments of the documents stated in 2.2 above to the Director – Regulatory in consultation with the Executive Member for Regulatory, in accordance with the provisions of the Council's Constitution. This will offer a more effective and efficient process to accommodate the future amendments and developments of the Act already known and planned for by MHCLG.

## 8. RELEVANT CONSIDERATIONS

- 8.1 The Renters' Right Act 2025 received Royal Assent on 27<sup>th</sup> October 2025. The Act aims to strengthen tenant protections, modernise tenancy law and provide a clear, more enforceable regulatory framework for local authorities.
- 8.2 The Act will be implemented via a phased approach. Part 1 of the Act is in relation to tenancy reform and will come into force on 1st May 2026. Part one includes:
- Abolition of Section 21 'no-fault' evictions, ending the ability of landlords to evict tenants without statutory grounds. Possession will instead rely on revised and strengthened Section 8 grounds.
  - Automatic move to assured periodic tenancies, with all existing and new tenancies converting to open-ended periodic agreements. Fixed-term tenancies will no longer be permitted.
  - Rent reforms, limiting increases to once every 12 months via the statutory Section 13 process, with tenants retaining the right to challenge above-market increases.
  - Prohibitions on rental bidding and rent in advance, ensuring landlords cannot invite or accept offers above the advertised rent or require more than one month's rent upfront.
  - Strengthened protections against discrimination, including a ban on refusing prospective tenants on the basis of receiving benefits or having children.
  - New rights for tenants to request pets, with landlords required to consider requests reasonably.
- 8.3 Alongside tenancy changes, the Act introduces a strengthened enforcement landscape for local authorities, supported by new investigatory powers, civil penalties and clearer duties to enforce breaches and offences. Authorities will have a statutory duty to enforce all new restrictions applying to assured tenancies from 1 May 2026.
- 8.4 Further reforms will follow in later phases, including the introduction of the Private Rented Sector Database (early 2027), Private Landlord Ombudsman (unconfirmed implementation date but between 2028 – 2035) and enhanced property standards via the implementation of a Decent Homes Standard (unconfirmed implementation date but between 2028 – 2035).
- 8.5 In addition, local authorities will have a mandatory data reporting duty to MHCLG for oversight on enforcement requirements. Once the Act has been fully implemented there will be 60 data points reported on a quarterly basis. The full details of what is to be reported and when this is to commence has yet to be confirmed. One aspect to this delay, is that the current IT databases local authorities use to handle their complaint or investigation records needs to be both capable to collecting the data required and compatible with the reporting requirements MHCLG want to impose; this is not currently the situation. As a result, MHCLG is in discussions with the various IT houses and once the matter has been addressed, it is assumed that the various IT databases, including Tascomi, which is used by the Council, will then be updated.

- 8.6 The Renters' Rights Act 2025 introduces significant changes to tenancy law, landlord obligations and local authority enforcement duties. To ensure the Council remains legally compliant from 1 May 2026, it is essential that the enforcement framework is updated. The Council's current Corporate Statement of Enforcement Policy and Appendix B Environmental Health were developed within a regulatory framework where local authorities had broad discretion to address non-compliance through informal or advisory action, reflecting the principles of the Regulators' Code. This approach assumed enforcement was largely discretionary, with informal resolution often appropriate as a first response. This framework continues to underpin much of the Council's existing regulatory practice.
- 8.7 The Renters' Rights Act also represents a fundamental shift from this regulatory position. Section 107 of the Act places a statutory duty on local housing authorities to enforce the '*landlord legislation*', changing the balance between informal action and formal enforcement. When breaches of the defined '*landlord legislation*' are identified, the Council must now actively consider enforcement action, rather than defaulting to advice or informal resolution in the first instance. As a result, the Regulators Code can no longer be relied upon to justify informal action as the starting point for compliance under the Renters' Rights Act.

\* The '*landlord legislation*' is defined as:

- Chapters 3 and 6 of Part 1 of the Renters' Right Act 2025
- Part 2 of the Renters' Rights Act 2005
- Sections 1 and 1A of the Protection from Eviction Act 1977
- Chapter 1 of Part 1 of the Housing Act 1988.

*The 'landlord legislation' and tenancy reforms are summarised in more detail in Appendix H and further reading is provided in the linked background papers.*

- 8.8 Historically, enforcement of private rented sector legislation has varied widely between local housing authorities. Differences in local policy frameworks, penalty setting practices and escalation approaches have created a 'postcode lottery' for landlords, where similar breaches depending on the authority. This inconsistency undermines confidence in the regulatory system, creates uncertainty for landlords operating across multiple areas, increases the risk of challenge to enforcement decisions, and results unequal levels of tenant protection. Furthermore, the Regulators' Code requires all enforcement agencies to follow a graduated enforcement response starting with the least impactful measure, e.g., offering compliance advice, before considering more robust measures, e.g., enforcement notices or finally prosecution for non-compliance. The combination of both aspects has meant that enforcement of standards has often been slow or even absent from previous responses, and this has not been a satisfactory response.
- 8.9 In response to these concerns, the voluntary group, Association of Chief Environmental Health Officers (ACEHO) in partnership with Jigsaw and Justice for Tenants, has developed a suite of national model policies, including a Civil Penalty Policy and Housing Authority Enforcement Policy, with a Civil Penalty Debt Recovery Policy currently in development. These policies aim to promote greater consistency, transparency and robustness in local authority enforcement, while still allowing for appropriate local discretion. Aligning the Council's enforcement policies, at least initially insofar as the Renters' Rights Act is concerned with this nationally recognised framework will support

a consistent and defensible approach to enforcement, reduce the risk of legal challenge due to policy differences and strengthen the Council's ability to meet its statutory duties under the Renters' Rights Act. This approach will also help align the Councils enforcement framework with that of other Hertfordshire authorities, supporting smoother integration and organisational consistency in preparation for Local Government Reorganisation.

8.10 The implementation of the Renters' Rights Act requires a coordinated and timely update to the Council's Civil Penalty framework, Corporate Statement of Enforcement Policy, Appendix B (Environmental Health) and Appendix G (Housing Needs), to ensure compliance with the new statutory duties and offences. Failure to update these frameworks risks inconsistent enforcement, increased exposure to challenge, and inability to demonstrate compliance with the Council's duty to enforce the landlord legislation under Section 107 of the Renters Right Act. Approval is therefore sought to adopt the amendment and new related policies from 1 May 2026 aligning the Council's enforcement approach with the new legislative framework.

8.11 Summary of Amendments

It has been stated that the Act makes a number of significant changes to what is enforced as well as how such interventions will have to be made. A summary of these changes is given here. Please note, that although not stated in the table, the points refer only to those aspects of the Council's Enforcement response that is affected by the Act.

Housing Authority Enforcement Policy:

Area	Current Policy – prior to adopting the changes brought about by the Act	Proposed Policy – as imposed by adopting the changes made by the Act	Change Detail
<b>Legislative Framework and Offence Coverage</b>	Based on Housing Act 2004, Housing & Planning Act 2016 and general civil penalty powers	Aligned with Renters' Rights Act 2025 as implemented up to 1 <sup>st</sup> May 2026	Amendments to reflect incoming powers and duties
<b>Regulators' Code</b>	Council commits to regulating in accordance with the Regulators Code unless high risk or history of non-compliance	Removed in regard to Section 107 of the Renters' Rights Act imposing a statutory duty to take enforcement action on 'landlord legislation'. Still in place for legislation that falls within The Legislative and Regulatory Reform (Regulatory Functions) Order 2007	Enforcement change – no longer appropriate to consider informal approach in the first instance where breach/offence of 'landlord legislation' or for other matters under the or The Renters' Right Act 2025

<b>Enforcement Approach</b>	Graduated approach promoting support and voluntary compliance in most cases unless high risk or history of non-compliance	Allows formal action as the first step where 'landlord legislation' breach/offence committed.	Stronger early intervention powers in adherence with section 107 of the Renters' Right Act
<b>Investigatory Powers</b>	General overview of current provisions	Adds extensive Renters' Rights investigatory powers	Expansion of powers
<b>Rent Repayment Orders &amp; Banning Orders</b>	Included but less detailed	Expansion to align with Renters' Rights Act	Expansion to align with Renters' Right Act

Civil Penalty Policy:

<b>Area</b>	<b>Current Policy – prior to adopting the changes brought about by the Act</b>	<b>Proposed Policy – as imposed by adopting the changes made by the Act</b>	<b>Change Detail</b>
<b>Legislative Framework and Offence Coverage</b>	Based on Housing Act 2004, Housing & Planning Act 2016 and general civil penalty powers	Aligned with Renters' Rights Act 2025 as implemented up to 1 <sup>st</sup> May 2026	Amendments to reflect incoming powers and duties
<b>Penalty Calculation</b>	Locally determined matrix considering number of factors	Replaced with statutory matrix including set starting points and other structured factors including landlord type	Introduction of statutory starting points and a nationally consistent calculation method
<b>Aggravating/Mitigating Factors</b>	List of general considerations	Significantly expanded list including vulnerability factors, duration, severity, obstruction and harm level	More structured and transparent penalty adjustments
<b>Financial Assessment / Representation Consideration</b>	Minimal reference, not prescriptive	Detailed evidence requirements	Stronger evidential basis required

## 9. LEGAL IMPLICATIONS

- 9.1 The Renters' Right Act 2025 introduces a strengthened regulatory framework for the private rented sector with new statutory duties, expanded investigatory powers, and a more prescriptive civil penalty regime. From 1 May 2026, the Council must enforce all elements of the Act's defined 'landlord legislation'. Section 107 of the Act places a clear duty on local housing authorities to take enforcement action where breaches or offences are identified, making a shift away from the previous discretionary, Regulators' Code-based approach.
- 9.2 Failure to adopt the amended and new related policies, may lead to the following risks:
- 9.2.1 Non-compliance with statutory duties: without an updated policy suite aligned with the Renters' Right Act, the Council may be unable to demonstrate that enforcement decisions are lawful, proportionate and compliant with Section 107. This increases the risk of successful challenge through judicial review; tribunal appeals or the Local and Social Care Ombudsman.
- 9.2.2 Challenge to enforcement action and civil penalty decisions: The Act introduces a statutory civil penalty matrix and stricter evidential requirements. Relying on outdated policies that do not reflect these changes increase the likelihood that enforcement notices or penalties will be overturned on appeal due to procedural defects or inconsistent application of statutory criteria.
- 9.2.3 Risk of unlawful or disproportionate enforcement: The updated policies clarify when formal action is legally required and ensure decisions are consistent with the Renters' Right Act, statutory guidance and emerging case law. Without adoption, officers may continue using discretionary frameworks that are no longer for Renters' Right Act related offences.
- 9.3 Adoption of the amended and new related policies will ensure that the enforcement activity is lawful, robust and defensible, and that the Council is prepared for the commencement of Part 1 of the Act from 1 May 2026. The amended and new related policies reflect statutory guidance, emerging best practice and relevant tribunal decisions, thereby reducing the legal risk and supporting consistent, transparent and compliant enforcement.
- 9.4 The Cabinet's Terms of Reference is provided under the Council's Constitution at paragraph 5.7.15; "To oversee the provision of all the Council's services other than those functions reserved to the Council", and paragraph 5.7.28; "To make a decision where a policy or strategy does not exist."
- 9.5 In considering delegating future decisions affecting the policies and appendices identified in this report, the Cabinet's Terms of Reference are provided in paragraph 14.6.2: "This scheme [of delegating powers to offices] operates under Section 101 of the Local Government Act, 1972 (council functions) and sections 9E Local Government Act, 200 (executive functions), as facilitated by paragraph 14.6.11(b)(iv).
- 9.6 In approving the Policies identified in this report and amending the Appendices, the Cabinet would therefore be acting in accordance with its statutory requirements and in accordance with the Council's constitution.

## **10. FINANCIAL IMPLICATIONS**

- 10.1. The policies and amended appendices listed in this report set out how the Council will fulfil its legal obligations under the relevant Acts. As these changes do not impose the need to amend the service delivery teams responsible for this intervention, there is no direct financial cost to the Council arising from such matters as a result of these policy changes.
- 10.2 The Civil Penalty Policy introduces updated penalty levels and a civil penalty matrix in line with the Renters' Rights Act 2005 and statutory guidance. Any income received from civil penalties may be retained by the council in accordance with existing regulations and must be used to fund enforcement activity within the private rented sector.
- 10.3 Due to the scope where Civil Penalties may be imposed and the scale of the penalties, there is a risk of appeals to the appropriate tribunal and for non-payment of the debt. It would be in the Council's interest to challenge any appeal and prosecute as appropriate any non-payment. Such costs are recoverable as part of the permitted action under the Act, so whilst there is a risk of an initial increase in the cost of delivering this aspect of the Act, such costs would be recoverable. Unfortunately, due to the lack of knowledge of the impact of the Act on the housing conditions in the district, this financial risk is not known and cannot be calculated at this stage.
- 10.4 Whilst the Council does have policies attributable to civil penalties, a policy covering the necessary provisions identified by the Act is not yet available. This will be developed, either nationally following guidance from MHCLG, or locally and submitted to a future Cabinet for approval in due course.
- 10.5 It has been recognised by MHCLG that implementing the necessary changes required for the Act will impose significant burdens on each local authority. As a result, New Burdens Funding has been made available to Councils, and although it is for each Council to use this as they deem necessary, the monies must go to introducing this Act and cannot be pooled into the Council's general fund. The funding amounts has been based on the estimated number of private rented properties each Council has, based on the last national census information, and will be paid over three instalments. The first was received during Q4 of 2025/26, the second instalment is due during 2026/27, with the final being paid in 2027/28.

The amounts allocated to this Council are:

- I. 2025/26 – £32, 945.88 (received)
- II. 2026/27 – £55,440.00 (no date for release yet provided by MHCLG)
- III. 2027/28 – £26,104.00 (no date for release yet provided)

To date, it has been agreed that a contractor already known to and respected by Environmental Health will be employed for an initially short period to backfill the post of a Senior Officer focussing on preparing for and implementing the work necessary ensure this Council is in a position to deliver its statutory obligations under the Act from 1<sup>st</sup> May 2026. Any future use of this targeted funding will be considered as the Council starts to deliver this new work. As a result of this additional funding, it is anticipated that implemented the necessary requirements of the Act will not impose any additional financial burdens on the Council.

- 10.6 The Act will introduce a statutory Private Rented Sector Landlords' Database. The current schedule for this to be rolled out is from late 2026 although its full roll-out and adopting is not expected until 2027. MHCLG is in discussion with the various IT houses so this schedule may change, but at present, there is no indication of any additional costs to the local authority users for the introduction of the necessary revised software. However, given the potential scale of changes necessary, even if there is no direct cost for new software, there is likely to be additional resource requirement to amend our database, and this will come at an additional cost. If this is required, this funding may come from the New Burdens Funding already received or separate additional funding solely for this purpose. As a result, and at present, it is anticipated that this work will not be an additional funding burden to the Council.

## **11. RISK IMPLICATIONS**

- 11.1 The Council has a statutory obligation to introduce those measures necessary for it to be in a position to regulate under the Renters' Right Act, 2025. The measures identified in this report and supplemented by the new policies presented for adoption and the amendments to existing policies and their appendices achieve this objective. Whilst it is acknowledged that there are still gaps in our understanding and experiences implied by this new statute, these gaps will be filled over time. Accepting the recommendations presented in this report mitigate the most significant risks afforded by the Council, namely that of failing to have in place measures necessary to meet our statutory duties.
- 11.2 The expanded use of civil penalties under the Act may lead to increased representations, appeals and non-payment of penalties, particularly during the early stage of implementation. A clear civil penalty methodology, consistent enforcement approach and alignment with emerging best practice, including the development of a civil penalty debt recovery policy and mechanism, will support effective recovery and reduce the risk of protracted disputes. It is recognised that a Civil Debt Recovery Policy focussed on the requirements of the Act has yet to be developed, but due to the likely timescale of at least several months for when such a policy will need to be followed, it is envisaged that a Policy will be in place and adopted by this Council, and as such, this risk is recognised, including by MHCLG who have also delayed producing a template policy, as it has for the more urgent policies, but is currently considered as manageable.
- 11.3 The enhanced enforcement expectations under the Renters' Rights Act may place additional pressure of officer capacity, particularly during initial implementation. Clear policies will streamline decision-making, reduce rework, and support more efficient enforcement activity. A review of the current customer experience will ensure relevant services are prepared to respond, prioritise cases appropriately and refer matters for enforcement where necessary. Ongoing monitoring will enable emerging capacity issues to be identified and addressed effectively. Although we still need to confirm that the measures in place, or due to be in place for the 1<sup>st</sup> May 2026 will be appropriate, there is still the inevitable risk that issues may arise. If they do, such matters will have to be addressed as they are found.
- 11.4 As this Act affects every local authority in essentially the same way, i.e., with the need to introduce new policies and procedures, we are and will continue to work with other authorities and agencies to pre-empt issues and address risks as they are found. To this effect, this authority will continue to work with all the other Housing Authorities of Hertfordshire, and work with Jigsaw, Justice for Tenants and The Association of Chief Environmental Health Officers, all of whom are focussing on implementing this Act.

## **12. EQUALITIES IMPLICATIONS**

- 12.1. In line with the Public Sector Equality Duty, public bodies must, in the exercise of their functions, give due regard to the need to eliminate discrimination, harassment, victimisation, to advance equality of opportunity and foster good relations between those who share a protected characteristic and those who do not.
- 12.2. As the policies only set out how the Council will fulfil its legal obligations under the relevant Acts, there are no equalities implications associated with this.

## **13. SOCIAL VALUE IMPLICATIONS**

- 13.1. The Social Value Act and “go local” requirements do not apply to this report.

## **14. ENVIRONMENTAL IMPLICATIONS**

- 14.1. There are no known Environmental impacts or requirements that apply to this report and recommendations to approve and adopt the policy changes.

## **15. HUMAN RESOURCE IMPLICATIONS**

- 15.1 There will be no impact.

## **16. APPENDICES**

- 16.1 Appendix A: Renters’ Right Act 2025
- Appendix B: Renters’ Right Act 2025 – A summary of the key tenancy reforms and landlord legislation
- Appendix C: Corporate Statement of Enforcement Policy (CSEP)
- Appendix D: CSEP Appendix B Environmental Health
- Appendix E: CSEP Appendix G Access to Housing
- Appendix F: Housing Authority Enforcement Policy
- Appendix G: Civil Penalties Policy for proceedings under the Renters Rights Act and other housing legislation
- Appendix H: Consultation summary of responses

## **17. CONTACT OFFICERS**

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## **18. BACKGROUND PAPERS**

18.1 Guidance to the Renters Rights Act 2025: [Guide to the Renters' Rights Act - GOV.UK](#)

Renters Rights Act: Guidance for Local Authorities and Councils: [Renters' Rights Act: guidance for local authorities and councils - GOV.UK](#)

Implementing the Renters Rights Act 2025: Our roadmap for reforming the Private Rented Sector: [Implementing the Renters' Rights Act 2025: Our roadmap for reforming the Private Rented Sector - GOV.UK](#)