

Renters (Reform) Bill

EXPLANATORY NOTES

Explanatory notes to the Bill, prepared by the Department for Levelling Up, Housing and Communities, have been ordered to be published as HL Bill 74—EN.

EUROPEAN CONVENTION ON HUMAN RIGHTS

Baroness Swinburne has made the following statement under section 19(1)(a) of the Human Rights Act 1998:

In my view the provisions of the Renters (Reform) Bill are compatible with the Convention rights.

Renters (Reform) Bill

[AS BROUGHT FROM THE COMMONS]

CONTENTS

PART 1

TENANCY REFORM

CHAPTER 1

ASSURED TENANCIES

End of certain kinds of assured tenancy

- 1 Assured tenancies to be periodic with rent period not exceeding a month
- 2 Abolition of assured shorthold tenancies
- 3 Sections 1 and 2: effect of superior leases

Grounds for possession

- 4 Changes to grounds for possession
- 5 Possession for anti-social behaviour: relevant factors
- 6 Form of notice of proceedings for possession

Rent and other terms

- 7 Statutory procedure for increases of rent
- 8 Challenging amount or increase of rent
- 9 Repayment of rent paid in advance
- 10 Right to request permission to keep a pet
- 11 Pet insurance

Duties of landlords etc

- 12 Duty of landlord and contractor to give statement of terms etc
- 13 Other duties
- 14 Landlords acting through others

Landlords etc: financial penalties and offences

- 15 Landlords etc: financial penalties and offences
- 16 Financial penalties: procedure, appeals and enforcement
- 17 No criminal liability of the Crown under Part 1 of 1988 Act

Other changes

- 18 Notices to quit by tenants under assured tenancies: timing
- 19 Notices to quit by tenants under assured tenancies: other
- 20 Limitation on obligation to pay removal expenses
- 21 Assured agricultural occupancies: grounds for possession
- 22 Assured agricultural occupancies: opting out etc
- 23 Accommodation for homeless people: duties of local authority
- 24 Tenancy deposit requirements

Consequential amendments

- 25 Liability of tenants under assured tenancies for council tax
- 26 Other consequential amendments

Powers of Secretary of State

- 27 Powers of Secretary of State in connection with Chapter 1

CHAPTER 2

TENANCIES THAT CANNOT BE ASSURED TENANCIES

- 28 Tenancies of more than seven years
- 29 Accommodation for homeless people under section 199A of Housing Act 1996

CHAPTER 3

DISCRIMINATION RELATING TO CHILDREN OR BENEFITS STATUS: ENGLAND

Prohibitions of discrimination

- 30 Discrimination relating to children
- 31 Discrimination relating to benefits status
- 32 Financial penalties

Discriminatory terms

- 33 Discriminatory terms in a tenancy relating to children or benefits status
- 34 Terms in superior leases relating to children or benefits status
- 35 Terms in mortgages relating to children or benefits status
- 36 Terms in insurance contracts relating to children or benefits status

Supplementary

- 37 Power of the Secretary of State to protect others
- 38 No prohibition on taking income into account
- 39 Interpretation of Chapter 3

CHAPTER 4

DISCRIMINATION RELATING TO CHILDREN OR BENEFITS STATUS: WALES

Prohibitions of discrimination

- 40 Discrimination relating to children or benefits status: Welsh language
- 41 Discrimination relating to children or benefits status: English language
- 42 Amendment of short title of Renting Homes (Fees etc.) (Wales) Act 2019

Discriminatory terms

- 43 Amendments of Renting Homes (Wales) Act 2016 regarding discrimination

Supplementary

- 44 Power of Welsh Ministers to protect others
- 45 Power of Secretary of State to protect others
- 46 Regulations

CHAPTER 5

DISCRIMINATION RELATING TO CHILDREN OR BENEFITS STATUS: SCOTLAND

Prohibitions of discrimination

- 47 Discrimination relating to children or benefits status

Discriminatory terms

- 48 Terms in standard securities relating to children or benefits status
- 49 Terms in insurance contracts relating to children or benefits status

Supplementary

- 50 Power of Scottish Ministers to protect others
- 51 Power of Secretary of State to protect others
- 52 Interpretation of Chapter 5

CHAPTER 6

MISCELLANEOUS

- 53 Penalties for unlawful eviction or harassment of occupier
- 54 Abandoned premises under assured shorthold tenancies

PART 2

RESIDENTIAL LANDLORDS

CHAPTER 1

MEANING OF “RESIDENTIAL LANDLORD”

- 55 Meaning of “residential landlord”

CHAPTER 2

LANDLORD REDRESS SCHEMES

Landlord redress schemes

- 56 Landlord redress schemes
 57 Approval and designation of landlord redress schemes
 58 Financial penalties
 59 Offences
 60 Decision under a landlord redress scheme may be made enforceable as if it were a court order
 61 Landlord redress schemes: no Crown status

Guidance

- 62 Guidance for scheme administrator and local housing authority

Interpretation

- 63 Interpretation of Chapter 2

Related amendments

- 64 Housing activities under social rented sector scheme
 65 Other amendments connected with landlord redress schemes
 66 Local Commissioners’ investigation of complaints by persons who are not tenants

CHAPTER 3

THE PRIVATE RENTED SECTOR DATABASE

The database and the database operator

- 67 The database
 68 The database operator

Landlord and dwelling entries

- 69 Making entries in the database
 70 Requirement to keep active entries up-to-date

- 71 Circumstances in which active entries become inactive and vice versa
- 72 Verification, correction and removal of entries
- 73 Fees for landlord and dwelling entries

Marketing, advertising and letting

- 74 Restrictions on marketing, advertising and letting dwellings

Entries relating to banning orders, offences, financial penalties, etc.

- 75 Entries relating to banning orders, offences, financial penalties, etc.

Further duties of database operator

- 76 Allocation of unique identifiers
- 77 Other duties

Access to and use of information in database

- 78 Access to the database
- 79 Disclosure by database operator etc
- 80 Use of information from the database

Removal of entries

- 81 Removal of entries from database

Enforcement

- 82 Financial penalties
- 83 Offences

Final provisions

- 84 Power to direct database operator and local housing authorities
- 85 Entries under section 75: minor and consequential amendments
- 86 Interpretation of Chapter 3

CHAPTER 4

PART 2: SUPPLEMENTARY PROVISION

- 87 Financial assistance by Secretary of State
- 88 Rent repayment orders for offences under sections 59 and 83
- 89 Interpretation of Part 2

PART 3

DECENT HOMES STANDARD

- 90 Decent homes standard

PART 4

ENFORCEMENT

CHAPTER 1

SANCTIONS

- 91 Financial penalties
- 92 Rent repayment orders: liability of landlords and superior landlords
- 93 Rent repayment orders: liability of directors etc
- 94 Unlicensed HMOs and houses: offences
- 95 Service of improvement notices on landlords and licensors

CHAPTER 2

ENFORCEMENT AUTHORITIES

- 96 Enforcement by local housing authorities: general duty
- 97 Enforcement by local housing authorities: duty to notify
- 98 Enforcement by county councils: duty to notify
- 99 Duty to report
- 100 Lead enforcement authority
- 101 General duties and powers of lead enforcement authority
- 102 Enforcement by the lead enforcement authority

CHAPTER 3

INVESTIGATORY POWERS

Investigatory powers under this Act

- 103 Power of local housing authority to require information from relevant person
- 104 Power of local housing authority to require information from any person
- 105 Enforcement of power to require information from any person
- 106 Limitation on use of information provided under section 104
- 107 Business premises: entry without warrant
- 108 Duties where occupiers are on business premises entered without warrant
- 109 Business premises: warrant authorising entry
- 110 Business premises: entry under warrant
- 111 Power to require production of documents following entry
- 112 Power to seize documents following entry
- 113 Access to seized documents
- 114 Appeal against detention of documents
- 115 Suspected residential tenancy: entry without warrant
- 116 Duties where occupiers are on residential premises entered without warrant
- 117 Suspected residential tenancy: warrant authorising entry
- 118 Suspected residential tenancy: entry under warrant
- 119 Powers of accompanying persons
- 120 Offences
- 121 Investigatory powers: interpretation

Amendments

- 122 Additional powers of seizure under Criminal Justice and Police Act 2001
- 123 Use by local housing authority of certain information
- 124 Investigatory powers under the Housing Act 2004
- 125 Client money protection schemes: investigatory powers of local authorities

PART 5

GENERAL

- 126 Assessment of operation of possession process
- 127 Report on certain matters relating to tenancy reform
- 128 Report on provision of residential tenancies
- 129 Interpretation
- 130 Crown application
- 131 Application to Parliament
- 132 Regulations
- 133 Power of Welsh Ministers to make consequential provision
- 134 Power of Scottish Ministers to make consequential provision
- 135 Power of Secretary of State to make consequential provision
- 136 Extent
- 137 Commencement
- 138 Application of Chapter 1 of Part 1
- 139 Transitional provision
- 140 Short title

-
- Schedule 1 – Changes to grounds for possession
 - Schedule 2 – Consequential amendments relating to Chapter 1 of Part 1
 - Schedule 3 – Amendments connected with landlord redress schemes
 - Schedule 4 – Decent homes standard
 - Part 1 – Amendments of Housing Act 2004
 - Part 2 – Amendments of other Acts
 - Schedule 5 – Financial penalties
 - Schedule 6 – Application of Chapter 1 of Part 1 to existing tenancies:
transitional provision

[AS BROUGHT FROM THE COMMONS]

A

B I L L

TO

Make provision changing the law about rented homes, including provision abolishing fixed term assured tenancies and assured shorthold tenancies; imposing obligations on landlords and others in relation to rented homes and temporary and supported accommodation; and for connected purposes.

BE IT ENACTED by the King’s most Excellent Majesty, by and with the advice and consent of the Lords Spiritual and Temporal, and Commons, in this present Parliament assembled, and by the authority of the same, as follows:—

PART 1

TENANCY REFORM

CHAPTER 1

ASSURED TENANCIES

End of certain kinds of assured tenancy

5

1 Assured tenancies to be periodic with rent period not exceeding a month

In the 1988 Act, before section 5 insert—

“4A Assured tenancies to be periodic with rent period not exceeding a month

- (1) Terms of an assured tenancy are of no effect so far as they provide—
 - (a) for a tenancy to be a fixed term tenancy, or
 - (b) for periods of the tenancy to be different from the periods for which rent is payable (“rent periods”).

10
- (2) Where terms of an assured tenancy are of no effect by virtue of subsection (1)(a) or (b), the tenancy has effect as a periodic tenancy under which the periods of the tenancy are the same as the rent periods.

15
- (3) Terms of an assured tenancy which provide for the rent periods are of no effect if they—

- (a) provide for any rent period to exceed 28 days, and
 - (b) do so otherwise than by providing for monthly rent periods.
- (4) Where terms of an assured tenancy are of no effect by virtue of subsection (3), the tenancy has effect as if it provided –
- (a) for successive rent periods of one month beginning with the first day of the tenancy, and 5
 - (b) for the rent for each such rent period –
 - (i) to be the amount calculated in accordance with the formula in subsection (5), and
 - (ii) to be due on the first day of the period. 10
- (5) The formula is –

$$\frac{R}{D} \times 30.42$$

where –

- R is the rent that would have been due for the first rent period of the tenancy under the terms that are of no effect by virtue of subsection (3); 15
 - D is the number of whole days in that period.
- (6) Except as provided by subsections (1) and (3), nothing in this section limits any right of the landlord and the tenant to vary a term of a tenancy by agreement. 20
- (7) For the purposes of this section, terms of an assured tenancy provide for “monthly” rent periods if they provide for rent to be payable for successive periods of one month, disregarding any provision for the first period to be a different period not exceeding 30 days.”

2 **Abolition of assured shorthold tenancies** 25

In the 1988 Act –

- (a) omit section 6A (demotion to assured shorthold tenancy because of anti-social behaviour);
- (b) omit Chapter 2 of Part 1 (assured shorthold tenancies).

3 **Sections 1 and 2: effect of superior leases** 30

- (1) Where, immediately before the commencement date, the lessee under an existing lease of premises that consist of or include a dwelling –
- (a) could sub-let the dwelling under a fixed term assured tenancy without breaching the lease, but
 - (b) could not sub-let the dwelling under a relevant assured tenancy without breaching the lease, 35

the lease has effect on and after the commencement date as if it provided that the lessee may sub-let the dwelling under a relevant assured tenancy in the same circumstances and on the same terms as the lessee could previously sub-let it under a fixed term assured tenancy, except so far as it would be inconsistent with any provision made by or under this Act for the lease to have effect in that way.

5

(2) Where, immediately before the commencement date, the lessee under an existing lease of premises that consist of or include a dwelling—

- (a) could sub-let the dwelling under an assured shorthold tenancy without breaching the lease, but
- (b) could not sub-let the dwelling under a relevant assured tenancy without breaching the lease,

10

the lease has effect on and after the commencement date as if it provided that the lessee may sub-let the dwelling under a relevant assured tenancy in the same circumstances and on the same terms as the lessee could previously sub-let it under an assured shorthold tenancy, except so far as it would be inconsistent with any provision made by or under this Act for the lease to have effect in that way.

15

(3) Where—

- (a) an existing lease which is—
 - (i) periodic, or
 - (ii) a fixed term lease of a term certain not exceeding 21 years, is modified by subsection (1) or (2),
- (b) a dwelling is sub-let under the lease on a tenancy (entered into before or after the commencement date) which is (or becomes on or after that date, by virtue of this Act or otherwise) a relevant assured tenancy, and
- (c) the tenancy was entered into in accordance with the terms of the lease as they stood when the tenancy was entered into (or, if it was not, the breach has been waived by the landlord),

20

25

30

the existing lease has effect as if it provided that a failure by the lessee at the end of the lease to return the premises to the landlord free from the relevant assured tenancy does not constitute a breach of the lease.

(4) Subsection (5) applies where, immediately before the commencement date, the lessee under an existing lease of premises that consist of or include a dwelling could sub-let the dwelling under a relevant assured tenancy without breaching the lease.

35

(5) On and after the commencement date, the circumstances in which and terms on which the lessee may so sub-let the dwelling remain the same as they were immediately before the commencement date, except so far as that would be inconsistent with provision made by or under this Act.

40

(6) Nothing in this section alters the effect of an existing lease, before the extended application date (within the meaning given by section 138(3)), in relation to

- a sub-tenancy that is an existing tenancy (within the meaning given by section 138(2)).
- (7) Nothing in this section prevents an existing lease from being varied by the parties to it.
- (8) The Secretary of State may by regulations disapply or modify the effect of this section in relation to existing leases of a specified description. 5
- (9) Where the Secretary of State makes regulations under subsection (8) disapplying the effect of this section, the fact that this section has previously applied in relation to an existing lease does not prevent the exercise of the powers in section 139(6)(b) in relation to the lease. 10
- (10) In this section –
- “assured shorthold tenancy” is to be read in accordance with Part 1 of the 1988 Act as it had effect immediately before the commencement date;
 - “the commencement date” has the meaning given by section 138(1)(a); 15
 - “dwelling” means a “dwelling-house” within the meaning of Part 1 of the 1988 Act (see section 45 of that Act) in England;
 - “existing lease” means a lease which is entered into before the commencement date or under a contract entered into before that date;
 - “relevant assured tenancy” means a periodic assured tenancy which is not an assured shorthold tenancy and in relation to which each of the rent periods is a period of – 20
 - (a) 28 days or less, or
 - (b) 1 month;
 - “sub-letting” includes sub-letting under any inferior lease. 25
- (11) In this section references to a lease, and to the terms of a lease, include references to –
- (a) the terms of any agreement relating to the lease, and
 - (b) any document or communication from the landlord which gives or refuses consent for sub-letting in relation to a category or description of sub-tenancy. 30

Grounds for possession

4 Changes to grounds for possession

- (1) Schedule 1 contains amendments of Schedule 2 to the 1988 Act (grounds for possession of dwelling-houses let on assured tenancies). 35
- (2) In section 7 of the 1988 Act (orders for possession) –
- (a) in subsection (5A)(b), for “16” substitute “5C”;

(b) after subsection (5A) insert—

“(5B) If the only grounds for possession which the court is satisfied are established are either or both of Grounds 7A and 14 in Schedule 2, the court may not make an order for possession to take effect within—

(a) the period of 14 days beginning with the date of service of the notice under section 8; or

(b) where the court has exercised the power conferred by section 8(1)(b), the period of 14 days beginning—

(i) if the court considers it just and equitable, with the date on which any purported notice under section 8 (within the meaning given by section 16E(12)) was served on the tenant;

(ii) otherwise, with the date on which the proceedings for possession began.”

(c) omit subsections (6), (6A), (6B) and (7).

(3) In section 8 of the 1988 Act (notice of proceedings for possession)—

(a) in subsection (1)(a) for “(4B)” substitute “(4AA)”;

(b) in subsection (3)(b) for “(3A) to (4B)” substitute “(4) to (4AA)”;

(c) omit subsection (3A);

(d) in subsection (4)—

(i) for “Ground 14” substitute “either or both of Grounds 7A and 14”;

(ii) after “whether” insert “with or”;

(iii) omit “or with any ground other than Ground 7A”;

(e) for subsections (4A) and (4B) substitute—

“(4AA) If a notice under this section does not specify Ground 7A or 14 in Schedule 2, the date specified in the notice as mentioned in subsection (3)(b) must not be before the end of the longest period shown in the following table for any ground specified in the notice.

Ground specified in notice	Period
1, 1A, 1B, 2, 2ZA, 2ZB, 2ZC, 2ZD, 4A, 5, 5A, 5B, 5C, 5D, 5H, 6, 6A, 7, 9	two months beginning with the date of service of the notice
5E, 5F, 5G, 8, 8A, 10, 11, 18	four weeks beginning with the date of the service of the notice
4, 7B, 12, 13, 14ZA, 14A, 15, 17	two weeks beginning with the date of the service of the notice”;

- (f) after subsection (5) insert—
- “(5A) A notice given by an intermediate landlord under Ground 2ZA is to be treated, when the superior tenancy ends, as a notice given by the person who became the landlord by virtue of section 18 under Ground 2ZC. 5
- (5B) A notice given by an intermediate landlord under Ground 2ZB is to be treated, when the superior tenancy ends, as a notice given by the person who became the landlord by virtue of section 18 under Ground 2ZD.”;
- (g) omit subsection (6). 10
- (4) After section 8 of the 1988 Act insert—
- “8ZA Disapplication of conditions where notice dispensed with**
- (1) Where a landlord seeks to recover possession on Ground 4A in Schedule 2 and the court exercises the power conferred by section 8(1)(b), the court may disapply paragraph (c) of that ground if— 15
- (a) a purported notice under section 8 was served on the tenant which—
- (i) specified the ground, and
- (ii) in purported compliance with section 8(3)(b), specified a date falling within the period beginning with 1 June and ending with 30 September in any year, 20
- (b) the proceedings for possession began on or after the date so specified, and
- (c) the court considers it just and equitable to disapply paragraph (c) of the ground. 25
- (2) Where a landlord seeks to recover possession on Ground 5G in Schedule 2 and the court exercises the power conferred by section 8(1)(b), the court may disapply paragraph (b) of that ground if—
- (a) a purported notice under section 8 was served on the tenant which— 30
- (i) specified the ground, and
- (ii) in purported compliance with section 8(3)(b), specified a date that was no more than 12 months after the date on which the local housing authority notified the landlord as mentioned in paragraph (a) of the ground, 35
- (b) the proceedings for possession began on or after the date so specified, and
- (c) the court considers it just and equitable to disapply paragraph (b) of the ground.
- (3) Where a landlord seeks to recover possession on Ground 6 in Schedule 2 and the court exercises the power conferred by section 8(1)(b), the court may disapply paragraph (aa)(ii) of that ground if— 40

- (a) a purported notice under section 8 was served on the tenant which—
 - (i) specified the ground, and
 - (ii) in purported compliance with section 8(3)(b), specified a date that was less than 12 months after the date on which the dwelling-house was transferred to the landlord, 5
 - (b) the proceedings for possession began on or after the date so specified, and
 - (c) the court considers it just and equitable to disapply paragraph (aa)(ii) of the ground. 10
- (4) In this section “purported notice under section 8” has the meaning given by section 16E(12).”

5 Possession for anti-social behaviour: relevant factors

- In the 1988 Act, in section 9A— 15
- (a) in subsection (2), after paragraph (c) insert—
 - “(d) whether the person against whom the order is sought has co-operated with any attempt by the landlord to encourage the conduct to cease.”; 20
 - (b) after subsection (2) insert— 20
 - “(3) Where the person against whom the order is sought is a tenant occupying an HMO, in considering effects mentioned in subsection (2)(a) the court must have particular regard to the effect on other occupiers who share with that person accommodation or facilities within the HMO. 25
 - (4) For the purposes of subsection (3) occupiers of an HMO share accommodation or facilities if they are each entitled to use that accommodation or those facilities under the terms of a tenancy or licence to occupy.
 - (5) In subsection (3) “HMO” has the same meaning as in Part 2 of the Housing Act 2004 (see section 77 of that Act).” 30

6 Form of notice of proceedings for possession

- In section 8 of the 1988 Act, after subsection (6) insert—
- “(7) Regulations made under section 45(1) by virtue of subsection (3) may—
 - (a) provide for the form to be published by the Secretary of State; 35
 - (b) provide that the form to be used is the version that has effect at the time the requirement applies.”

Rent and other terms

7 Statutory procedure for increases of rent

- (1) Section 13 of the 1988 Act (increases of rent) is amended in accordance with subsections (2) to (8).
- (2) In the heading for “periodic tenancies” substitute “tenancies other than relevant low-cost tenancies”. 5
- (3) For subsection (1) substitute –
 - “(1) This section applies to any assured tenancy other than a relevant low-cost tenancy.”
- (4) In subsection (2) – 10
 - (a) in paragraph (a), for “the minimum period” substitute “two months”;
 - (b) in paragraph (b) –
 - (i) for the words before sub-paragraph (i) substitute “either”;
 - (ii) after sub-paragraph (i) insert “or”;
 - (c) in paragraph (c) – 15
 - (i) in the words before sub-paragraph (i), after “below” insert “, either”;
 - (ii) after sub-paragraph (i) insert “or”.
- (5) Omit subsection (3).
- (6) In subsection (4) – 20
 - (a) in paragraph (a), for “by an application in the prescribed form refers the notice to the appropriate tribunal” substitute “applies to the appropriate tribunal under section 14(A3);
 - (b) in paragraph (b) for “variation of the rent which is different from” substitute “new rent which is lower than”. 25
- (7) After subsection (4) insert –
 - “(4A) The rent for a period of an assured tenancy to which this section applies may not be greater than the rent for the previous period except by virtue of –
 - (a) a notice under this section or an agreement under subsection (4)(b) following such a notice, 30
 - (b) a determination under section 14, or
 - (c) an agreement in writing between the landlord and the tenant varying the rent, following a determination by the appropriate tribunal under section 14, where the agreed rent is lower than the rent that would be payable under section 14ZA or 14ZB as a result of the determination; 35
 and any provision relating to an assured tenancy to which this section applies is of no effect so far as it provides that the rent for a particular period of the tenancy must or may be greater than the rent for the 40

- previous period otherwise than by virtue of a notice, determination or agreement mentioned in this subsection.
- (4B) Except as provided by subsection (4A), nothing in this section (or in sections 14 to 14ZB) affects the right of the landlord and the tenant under an assured tenancy to which this section applies to vary by agreement any term of the tenancy. 5
- (4C) In this section “relevant low-cost tenancy” means –
- (a) an assured tenancy of social housing, within the meaning of Part 2 of the Housing and Regeneration Act 2008, where the landlord is a private registered provider of social housing, and 10
 - (b) any other assured tenancy of a description specified in regulations made by the Secretary of State.
- (4D) Regulations under subsection (4C)(b) are to be made by statutory instrument.
- (4E) A statutory instrument containing regulations under subsection (4C)(b) is subject to annulment in pursuance of a resolution of either House of Parliament.” 15
- (8) Omit subsection (5).
- (9) After section 13 of the 1988 Act insert –
- “13A Increases of rent under relevant low-cost tenancies” 20**
- (1) This section applies to a relevant low-cost tenancy within the meaning given by section 13(4C).
- (2) For the purpose of securing an increase in the rent under a tenancy to which this section applies, the landlord may serve on the tenant a notice in the prescribed form proposing a new rent to take effect at the beginning of a new period of the tenancy specified in the notice, being a period beginning not earlier than – 25
- (a) one month after the date of the service of the notice, and
 - (b) in the case of an assured agricultural occupancy, the first anniversary of the date on which the first period of the tenancy began, and 30
 - (c) if the rent under the tenancy has previously been increased by virtue of a notice under this subsection or a determination under section 14, either –
- (i) in the case of an assured agricultural occupancy, the first anniversary of the date on which the increased rent took effect, or 35
 - (ii) in any other case, the appropriate date.
- (3) The appropriate date is – 40
- (a) in a case to which subsection (4) applies, the date that falls 53 weeks after the date on which the increased rent took effect;

- (b) in any other case, the date that falls 52 weeks after the date on which the increased rent took effect.
- (4) This subsection applies where—
 - (a) the rent under the tenancy has been increased by virtue of a notice under this section or a determination under section 14 on at least one occasion after the coming into force of the Regulatory Reform (Assured Periodic Tenancies)(Rent Increases) Order 2003, and 5
 - (b) the fifty-third week after the date on which the last such increase took effect begins more than six days before the anniversary of the date on which the first such increase took effect. 10
- (5) Where a notice is served under subsection (2), a new rent specified in the notice takes effect as mentioned in the notice unless, before the beginning of the new period specified in the notice— 15
 - (a) the tenant applies to the tribunal under section 14(A3), or
 - (b) the landlord and the tenant agree on a variation of the rent which is different from that proposed in the notice or agree that the rent should not be varied.
- (6) Nothing in this section (or in section 14) affects the right of the landlord and the tenant under a relevant low-cost tenancy within the meaning given by section 13(4C) to vary by agreement any term of the tenancy (including a term relating to rent). 20

13B Challenge to validity of notice to increase rent

Where a tenant under an assured tenancy makes an application to the appropriate tribunal in the prescribed form, the tribunal may determine whether a notice served on the tenant under section 13(2) or 13A(2) is valid.” 25

8 Challenging amount or increase of rent

- (1) Section 14 of the 1988 Act (determination of rent by tribunal) is amended in accordance with subsections (2) to (8). 30
- (2) Before subsection (1) insert—
 - “(A1) A tenant under an assured tenancy other than a relevant low-cost tenancy may make an application to the appropriate tribunal in the prescribed form for the purpose of challenging the rent payable under the tenancy. 35
 - (A2) No application may be made under subsection (A1) if—
 - (a) the rent payable under the tenancy is pursuant to a previous determination under this section, or

- (b) more than six months have elapsed since the beginning of the tenancy.
- (A3) A tenant under any assured tenancy may make an application to the appropriate tribunal in the prescribed form for the purpose of challenging a new rent proposed in a notice under section 13(2) or 13A(2).” 5
- (3) In subsection (1) –
 - (a) for the words from the beginning to “that section,” substitute “Where an application is made under subsection (A1) or (A3),”;
 - (b) for paragraphs (a) and (b) substitute – 10
 - “(a) which has the same periods as those of the tenancy to which the application relates;
 - (b) which begins –
 - (i) in the case of an application under subsection (A1), on the date of the application; 15
 - (ii) in the case of an application under subsection (A3), at the beginning of the new period specified in the notice; and”;
 - (c) in paragraph (c) for “notice” substitute “application”;
 - (d) omit paragraph (d) and the “and” before it. 20
- (4) In subsection (3) –
 - (a) in the words before paragraph (a) –
 - (i) omit the words from “in relation to” to “above,”;
 - (ii) for “notice”, in the second place it occurs, substitute “application”; 25
 - (b) in paragraphs (a) and (b) for “service of the notice” substitute “the application”.
- (5) In subsection (3A) –
 - (a) in the words before paragraph (a), for the words from “on” to “served,” substitute “of the application”; 30
 - (b) in paragraph (a), for “that notice was served” substitute “the application was made”.
- (6) Omit subsections (6) and (7).
- (7) In subsection (8) omit “of a rent for a dwelling-house”.
- (8) Omit subsection (9). 35
- (9) After section 14 of the 1988 Act insert –
 - “14ZA Effect of determination: rent payable**
 - (1) This section applies where the appropriate tribunal makes a determination on an application under section 14(A1) in relation to a tenancy. 40

- (2) The rent payable under the tenancy as a result of the determination is—
 - (a) the amount of rent determined by the appropriate tribunal on the application, in accordance with section 14(1), and
 - (b) the appropriate amount (if any) in respect of rates. 5
- (3) The rent payable under the tenancy as a result of the determination takes effect from the date that the appropriate tribunal directs.
- (4) The date must not be earlier than the date of the application.
- (5) In this section “the appropriate amount in respect of rates” means the amount of rent attributable to any rates borne as mentioned in section 14(5). 10

14ZB Effect of determination: proposed new rent

- (1) This section applies where the appropriate tribunal makes a determination on an application under section 14(A3) in relation to a tenancy. 15
 - (2) The rent payable under the tenancy as a result of the determination is—
 - (a) the amount of rent determined by the appropriate tribunal on the application, in accordance with section 14(1), and
 - (b) the appropriate amount (if any) in respect of rates. 20
 - (3) The rent payable under the tenancy as a result of the determination takes effect from—
 - (a) the beginning of the new period specified in the notice under section 13(2), or
 - (b) if it appears to the tribunal that that would cause undue hardship to the tenant, a date that the appropriate tribunal directs. 25
 - (4) A date specified under subsection (3)(b) must not be later than the date of the determination.
 - (5) In this section, “the appropriate amount in respect of rates” has the meaning given by section 14ZA(5). 30
- (10) Omit sections 14A and 14B of the 1988 Act.

9 Repayment of rent paid in advance

In the 1988 Act, after section 14ZB (inserted by section 8 of this Act) insert—

“14ZC Repayment of rent paid in advance 35

- (1) A person who paid rent in advance as a tenant under an assured tenancy is entitled to be repaid any part of that rent that relates to days falling after the end of the tenancy.

- (2) Subsection (1) does not affect any other entitlement to payment arising at the end of an assured tenancy.”

10 Right to request permission to keep a pet

- (1) In the 1988 Act, after section 16 insert—

“16A Requesting consent to keep a pet

5

- (1) It is an implied term of every assured tenancy to which this section applies that—

- (a) a tenant may keep a pet at the dwelling-house if the tenant asks to do so in accordance with this section and the landlord consents;
- (b) such consent is not to be unreasonably refused by the landlord;
- (c) the landlord is to give or refuse consent in writing on or before the 42nd day after the date of the request, except as provided by subsections (2) to (5).

10

- (2) Where the landlord reasonably requests further information from the tenant about the pet on or before the 42nd day after the date of the tenant's request—

15

- (a) if the tenant provides that information, the landlord may delay giving or refusing consent until the 7th day after the date on which the tenant provides any further information that the landlord requests;
- (b) if the tenant does not provide that information, the landlord is not required to give or refuse consent.

20

- (3) Where—

- (a) the keeping of the pet at the dwelling-house would require the landlord to obtain the consent of a superior landlord under the terms of a superior tenancy, and

25

- (b) the landlord seeks the consent of the superior landlord on or before the 42nd day after the date of the tenant's request, the landlord may delay giving or refusing consent until the 7th day after the date on which the landlord receives consent or refusal from the superior landlord.

30

- (4) Where the landlord and the tenant agree that the landlord may delay giving or refusing consent, the landlord may delay until whatever date is agreed between the landlord and the tenant.

35

- (5) Where more than one of subsections (2) to (4) apply, the landlord may delay until the latest date to which the landlord may delay giving or refusing consent under any of the subsections.

- (6) This section applies to every assured tenancy other than a tenancy of social housing, within the meaning of Part 2 of the Housing and Regeneration Act 2008.

40

16B Requests for consent to keep a pet: further provision

- (1) For the purposes of section 16A, a tenant keeps a pet at a dwelling-house if the tenant permits the pet to live at the dwelling-house (whether or not the tenant is the owner of the pet).
- (2) Section 16A does not limit the terms that may be agreed in relation to the presence at the dwelling-house of pets which do not live there. 5
- (3) The tenant's request under section 16A must—
 - (a) be in writing;
 - (b) include a description of the pet for which consent is sought.
- (4) The circumstances in which it is reasonable for a landlord to refuse consent include those in which— 10
 - (a) the pet being kept at the dwelling-house would cause the landlord to be in breach of an agreement with a superior landlord;
 - (b) an agreement between the landlord and a superior landlord prohibits the keeping of a pet at the dwelling-house without consent of the superior landlord, and the landlord has taken reasonable steps to obtain that consent but the superior landlord has not given it. 15
- (5) In proceedings in which a tenant alleges that the landlord has breached the implied term created by section 16A, the court may order specific performance of the obligation. 20

16C Indemnity and insurance for pets

- (1) It is an implied term of every assured tenancy to which section 16A applies that if, at the time of consenting to the tenant keeping a pet, the landlord informs the tenant in writing that one of the following is a condition of the consent— 25
 - (a) that, in respect of the time the pet is at the dwelling-house, the tenant maintain insurance that covers the risk of pet damage to a level that is reasonable having regard to the pet and the dwelling-house in question, or 30
 - (b) that the tenant pay the landlord's reasonable costs of maintaining insurance that covers the risk of pet damage in respect of the time the pet is at the dwelling-house to a level that is reasonable having regard to the pet and the dwelling-house in question, 35
 then the tenant must comply with that condition.
- (2) The reasonable costs referred to in subsection (1)(b)—
 - (a) may be the amount of—
 - (i) the premium for an insurance policy that covers only pet damage, or 40

- (ii) an additional premium attributable to the pet damage element of an insurance policy that covers other risks as well;
 - (b) if the premium under the insurance policy relates to a fixed period and it was reasonable for the landlord to choose that policy, may include any such premium payable by the landlord in respect of a time when the pet has not yet arrived at the dwelling-house or is no longer at the dwelling-house; 5
 - (c) may include any such premium payable by the landlord in respect of a time when the pet is no longer at the dwelling-house, if the tenant had not informed the landlord that the pet is no longer at the dwelling-house; 10
 - (d) may include any excess payable by the landlord under the insurance policy.”
- (2) In section 45(1) of the 1988 Act, in the appropriate place insert – 15
 - ““pet” means an animal kept by a person mainly for –
 - (a) personal interest,
 - (b) companionship,
 - (c) ornamental purposes, or
 - (d) any combination of paragraphs (a) to (c); 20
 - “pet damage”, in relation to an assured tenancy of a dwelling-house, means any damage that the tenant’s pet causes to –
 - (a) the dwelling-house or any of the common parts, where “common parts” has the same meaning as in Ground 13 in Part 2 of Schedule 2, or 25
 - (b) any of the landlord’s property that is in those places;”

11 Pet insurance

- In the Tenant Fees Act 2019, in section 1(4)–
- (a) omit the “or” at the end of paragraph (a);
 - (b) after “tenant” in paragraph (b), insert “, or 30
 - (c) if the tenant is keeping a pet in the housing, insurance that the landlord requires under an implied term of an assured tenancy under section 16C(1) of the Housing Act 1988 (insurance where landlord consents to keeping of a pet).” 35

Duties of landlords etc

12 Duty of landlord and contractor to give statement of terms etc

In the 1988 Act, after section 16C (inserted by section 10 of this Act) insert—

“Duties of landlords and persons acting on their behalf

16D Duty of landlord and contractor to give statement of terms etc

5

- (1) This section applies to an assured tenancy other than—
 - (a) a tenancy of social housing (within the meaning of Part 2 of the Housing and Regeneration Act 2008) under which the landlord is a private registered provider of social housing, or
 - (b) a tenancy granted by implication, after an implied surrender of a previous tenancy between the same parties, where the implied surrender and grant result from an agreement to vary the terms of the previous tenancy. 10

- (2) The landlord under a tenancy to which this section applies must give the tenant a written statement of— 15
 - (a) such terms of the tenancy as are specified in regulations made by the Secretary of State, whether in the form of an agreement in writing between the landlord and tenant or a record of terms otherwise agreed, and
 - (b) any other information in writing about any of the following which is required to be given by regulations made by the Secretary of State— 20
 - (i) the tenancy;
 - (ii) the dwelling-house let on the tenancy;
 - (iii) the tenant; 25
 - (iv) the landlord;
 - (v) the rights of the landlord or the tenant in relation to the tenancy or the dwelling-house let on it.

- (3) The landlord may include in a statement under subsection (2) a statement of the landlord’s wish to be able to recover possession on one or more of Grounds 1B, 2ZA to 2ZD, 4, 5 to 5H or 18 in Schedule 2 (for the consequences of specifying a ground mentioned in this subsection in a notice under section 8 where no statement under this subsection is so included, see section 16E(2)(e) and section 16H(1)(a)). 30

- (4) Subject to subsection (5), the statement under subsection (2) must be given before the beginning of the tenancy or on the day on which the tenancy begins. 35

- (5) Where a tenancy to which this section applies—
 - (a) arises by succession as mentioned in section 39(5), or

- (b) is an assured agricultural occupancy in respect of which the agricultural worker condition is fulfilled by virtue of paragraph 3 of Schedule 3,

the statement under subsection (2) must be given within the period of 28 days beginning with the date on which the landlord acknowledges the tenant’s right to a tenancy. 5

- (6) Where a landlord has entered into a contract with a person which requires that person to ensure compliance with this section (whether or not this section is referred to individually), subsection (2) also applies to that person, as it applies to the landlord. 10

- (7) Regulations under this section are to be made by statutory instrument.

- (8) A statutory instrument containing regulations under this section is subject to annulment in pursuance of a resolution of either House of Parliament.”

13 Other duties 15

In the 1988 Act, after section 16D (inserted by section 12 of this Act) insert—

“16E Other duties

- (1) This section applies to an assured tenancy other than a tenancy of social housing (within the meaning of Part 2 of the Housing and Regeneration Act 2008) under which the landlord is a private registered provider of social housing. 20

- (2) A relevant person must not, in relation to a tenancy to which this section applies—

- (a) purport to let a dwelling-house on the tenancy for a fixed term (see section 4A), 25

- (b) purport to bring the tenancy to an end orally or by service of a notice to quit (see section 5(1)),

- (c) serve on the tenant a document which purports to be a notice under section 8 but is not in the form prescribed under section 45(1) for the purposes of that provision, 30

- (d) rely on a ground in Schedule 2 which the person does not reasonably believe the landlord to be entitled to rely on, or

- (e) where the tenancy is one to which section 16D applies, rely on one or more of Grounds 1B, 2ZA to 2ZD, 4, 5 to 5H or 18 in Schedule 2 if no statement was given to the tenant under section 16D(3) in respect of them. 35

- (3) Where a relevant person relies on Ground 1 or 1A in Schedule 2 in relation to a tenancy to which this section applies, the landlord must not, within the restricted period—

- (a) let the dwelling-house on a tenancy for a term of 21 years or less, or 40

- (b) permit a person to occupy the dwelling-house—
 - (i) under a licence to occupy, and
 - (ii) for monetary consideration,
 except in the circumstances mentioned in subsection (4).

- (4) The circumstances are that— 5
 - (a) the relevant person relied on Ground 1 and persons mentioned in paragraphs (a) to (d) of Ground 1 also occupy the dwelling-house and do so as their only or principal home, or
 - (b) the relevant person relied on Ground 1A, the licensee has agreed to purchase the landlord’s interest in the dwelling-house and the licence to occupy is granted in anticipation of that purchase. 10

- (5) Where a relevant person relies on Ground 1 or 1A in Schedule 2 in relation to a tenancy to which this section applies, a relevant person in relation to that tenancy must not— 15
 - (a) within the restricted period, market the dwelling-house to let on a tenancy for a term of 21 years or less,
 - (b) within the restricted period, market the dwelling-house to be occupied—
 - (i) under a licence to occupy, and 20
 - (ii) for monetary consideration,
 - (c) authorise another person to market the dwelling-house to let on a tenancy for a term of 21 years or less, so far as the authorisation would allow that other person to market it within the restricted period, or 25
 - (d) authorise another person to market the dwelling-house to be occupied—
 - (i) under a licence to occupy, and
 - (ii) for monetary consideration,
 so far as the authorisation would allow that other person to market it within the restricted period. 30

- (6) Subsection (3) does not apply where the relevant person relies on Ground 1 and the letting is to, or the licensee is, a person mentioned in paragraphs (a) to (d) of that ground.

- (7) Subsection (5) does not apply where the relevant person relies on Ground 1 and the marketing is in connection with letting to or occupation under a licence by a person mentioned in paragraphs (a) to (d) of that ground. 35

- (8) Paragraphs (b) and (d) of subsection (5) do not apply to marketing or authorisation of marketing where the purpose of the marketing is to secure that the dwelling-house is occupied in circumstances mentioned in subsection (4). 40

- (9) Where a prohibition in subsection (3) or (5) applies to a person, it continues to apply to that person until the end of the restricted period, whether or not the tenancy continues during that period.
- (10) For the purposes of this section –
- (a) a person relies on a ground in Schedule 2 in relation to a tenancy where the person serves on the tenant a notice under section 8, or a purported notice under section 8, which specifies that ground; 5
 - (b) a landlord is entitled to rely on a ground in Schedule 2 where the landlord can establish the ground. 10
- (11) A breach of subsection (2)(e) does not prevent a court from making an order for possession of the dwelling-house on the ground in question (but see section 16H(1)(a)).
- (12) In this section –
- “purported notice under section 8” means any document which is not a notice under section 8 but – 15
 - (a) purports –
 - (i) to be such a notice, or
 - (ii) to bring an assured tenancy to an end, or
 - (b) asserts that the landlord is or may be entitled to rely on a specified ground in Schedule 2 in relation to an assured tenancy and requests or requires that the tenancy is brought to an end, 20and is not a claim form or a document produced pursuant to proceedings in the court for possession of the dwelling-house; 25
 - “relevant person”, in relation to a tenancy to which this section applies, means – 25
 - (a) the landlord, or
 - (b) a person acting or purporting to act on behalf of the landlord; 30
 - “the restricted period”, in relation to a tenancy in relation to which Ground 1 or 1A in Schedule 2 is relied on, means the period beginning with the date on which a notice under section 8, or a purported notice under section 8, is served which specifies that ground and ending – 35
 - (a) at the end of the period of three months beginning with the date specified in the notice, or
 - (b) if earlier, with the date on which any order for possession of the dwelling-house is made.

16F Interpretation of terms related to marketing in section 16E 40

- (1) For the purposes of section 16E a person markets a dwelling-house to let on a tenancy when –

- (a) the person advertises that the dwelling-house is or may be available to let on a tenancy, or
 - (b) in the course of lettings agency work, the person informs any other person that the dwelling is or may be so available.
- (2) For the purposes of section 16E a person markets a dwelling-house to be occupied under a licence when – 5
- (a) the person advertises that the dwelling-house is or may be available to be occupied under a licence, or
 - (b) in the course of lettings agency work, the person informs any other person that the dwelling is or may be so available. 10
- (3) But subsections (1)(a) and (2)(a) do not apply in relation to a person who publishes an advertisement in the course of a business that does not involve lettings agency work if the advertisement has been provided by another person.
- (4) For the purposes of this section, “lettings agency work” means things done by a person in the course of a business in response to instructions received from – 15
- (a) a person (“a prospective landlord”) seeking to find another person to occupy a dwelling-house, or
 - (b) a person (“a prospective occupier”) seeking to find a dwelling-house to occupy. 20
- (5) However, “lettings agency work” does not include any of the following things when done by a person who does nothing else within subsection (4) –
- (a) publishing advertisements or disseminating information; 25
 - (b) providing a means by which a prospective landlord or a prospective occupier can, in response to an advertisement or dissemination of information, make direct contact with a prospective occupier or prospective landlord;
 - (c) providing a means by which a prospective landlord and a prospective occupier can communicate directly with each other. 30
- (6) “Lettings agency work” also does not include things of a description, or things done by a person of a description, specified for the purposes of this section in regulations made by the Secretary of State by statutory instrument. 35
- (7) A statutory instrument containing regulations under this section is subject to annulment in pursuance of a resolution of either House of Parliament.”

14 Landlords acting through others

In the 1988 Act, after section 16F (inserted by section 13 of this Act) insert—

“16G Landlords acting through others

Nothing in section 16D or 16E prevents a landlord from fulfilling or contravening an obligation through another person acting on their behalf.”

5

Landlords etc: financial penalties and offences

15 Landlords etc: financial penalties and offences

In the 1988 Act, after section 16G (inserted by section 14 of this Act) insert—

“Landlords etc: financial penalties and offences

10

16H Financial penalties

(1) A local housing authority may impose a financial penalty on a person if satisfied beyond reasonable doubt—

(a) that the person contravened section 16D or any paragraph of section 16E(2) other than paragraph (d), or

15

(b) that—

(i) the person contravened paragraph (d) of section 16E(2), and

(ii) the tenant surrendered the tenancy within the period of three months beginning with the date of the contravention, without an order for possession of the dwelling-house being made.

20

(2) Where a landlord fulfils the requirement in section 16D, a local housing authority may not impose a financial penalty on a person who contravenes section 16D only by virtue of subsection (6) of that section.

25

(3) More than one penalty may be imposed on the same person in relation to a contravention of section 16D only if—

(a) the contravention continues after the end of 28 days beginning with the day after that on which the previous penalty for the contravention was imposed, unless the person appeals against the decision to impose the penalty within that period, or

30

(b) if the person appeals against that decision within that period, the contravention continues after the end of 28 days beginning with the day after that on which the appeal is finally determined, withdrawn or abandoned.

35

(4) Subsection (3) does not enable a penalty to be imposed after the final notice in respect of the previous penalty has been withdrawn or quashed on appeal.

-
- (5) The amount of a financial penalty imposed under this section is to be determined by the authority imposing it, but must not be more than £5,000.
- (6) Where –
- (a) a local housing authority is satisfied as mentioned in subsection (1) in relation to two or more persons, and
 - (b) the contraventions in relation to which the local housing authority is so satisfied arise from the same conduct by one or more of the persons acting on behalf of the others,
- the local housing authority may impose a financial penalty under this section on the persons (or some of them) jointly, and if the local housing authority does so, the persons on whom the penalty is imposed are jointly and severally liable to pay it.
- (7) No financial penalty may be imposed under this section in respect of any conduct if –
- (a) the person has been convicted of an offence under section 16I in respect of the conduct,
 - (b) criminal proceedings under that section have been instituted against the person in respect of the conduct and the proceedings have not been concluded,
 - (c) criminal proceedings under that section in respect of the conduct have been concluded and the person has not been convicted of the offence, or
 - (d) a financial penalty has been imposed under section 16J in respect of that conduct.
- (8) The Secretary of State may give guidance to local housing authorities about the exercise of their functions under this section.
- (9) Local housing authorities must have regard to any guidance issued under subsection (8).
- (10) For the purposes of this section and section 16I –
- (a) a financial penalty is imposed under this section or section 16J on the date specified in the final notice as the date on which the notice is given, and
 - (b) “final notice” has the meaning given by paragraph 6 of Schedule 2ZA.

16I Offences

- (1) A person who is a landlord under a tenancy to which section 16E applies, or is acting or purporting to act on behalf of such a landlord, is guilty of an offence if, in relation to the tenancy –
- (a) the person relies on a ground in Schedule 2 which the landlord is not entitled to rely on, knowing that the landlord is not

- entitled to rely on it or being reckless as to whether the landlord is entitled to rely on it, and
- (b) the tenant surrenders the tenancy within the period of three months beginning with the date of service of the notice or purported notice in which the ground or grounds were specified. 5
- (2) Subsections (10) and (12) of section 16E apply for the purposes of this section as they apply for the purposes of that section.
- (3) A person is guilty of an offence if the person contravenes section 16E(3) or (5) but it is a defence for a person who contravenes section 16E(5) otherwise than as a landlord to show that they took all reasonable steps to avoid contravening it. 10
- (4) A person is guilty of an offence if –
- (a) a relevant penalty has been imposed on the person and the final notice imposing the penalty has not been withdrawn, and 15
- (b) the conduct in respect of which the penalty was imposed continues after the end of the period of 28 days beginning with –
- (i) the day after that on which the penalty was imposed on the person, or 20
- (ii) if the person appeals against the final notice in respect of the penalty within that period, the day after that on which the appeal is finally determined, withdrawn or abandoned.
- (5) A person is guilty of an offence if – 25
- (a) the person conducts themselves in a manner giving rise to liability to a financial penalty under section 16H, and
- (b) within the period of five years ending with the day on which the conduct occurs –
- (i) a relevant penalty has been imposed on the person for different conduct and the final notice imposing the penalty has not been withdrawn, or 30
- (ii) the person has been convicted of an offence under this section for different conduct.
- (6) In subsections (4) and (5) “relevant penalty” means a financial penalty which is imposed under section 16H or 16J where – 35
- (a) the period for bringing an appeal against the penalty under paragraph 10(2) of Schedule 2ZA has expired without an appeal being brought,
- (b) an appeal against the financial penalty under that paragraph has been withdrawn or abandoned, or 40
- (c) the final notice imposing the penalty has been confirmed or varied on appeal.

-
- (7) A person may not be convicted of an offence under subsection (1), (3) or (5) in respect of any conduct if a financial penalty has been imposed under section 16H or 16J in respect of that conduct.
- (8) Where an offence under this section committed by a body corporate is proved to have been committed with the consent or connivance of an officer of a body corporate, the officer as well as the body corporate commits the offence and is liable to be proceeded against and punished accordingly. 5
- (9) Where an offence under subsection (3) committed by a body corporate is proved to be attributable to any neglect on the part of an officer of a body corporate, the officer as well as the body corporate commits the offence and is liable to be proceeded against and punished accordingly. 10
- (10) Where the affairs of a body corporate are managed by its members, subsections (8) and (9) apply in relation to the acts and defaults of a member in connection with the member's functions of management as if the member were an officer of the body corporate. 15
- (11) A person guilty of an offence under this section is liable on summary conviction to a fine.
- 16J Financial penalties as an alternative to prosecution under section 16I** 20
- (1) A local housing authority may impose a financial penalty on a person if satisfied beyond reasonable doubt that the person is guilty of an offence under section 16I.
- (2) No financial penalty may be imposed under this section in respect of any conduct if – 25
- (a) the person has been convicted of an offence under section 16I in respect of the conduct,
 - (b) criminal proceedings under that section in respect of the conduct have been instituted against the person and the proceedings have not been concluded, or 30
 - (c) criminal proceedings under that section in respect of the conduct have been concluded and the person has not been convicted of the offence.
- (3) The amount of a financial penalty imposed under this section is to be determined by the authority imposing it, but must not be more than £30,000. 35
- (4) Where –
- (a) a local housing authority is satisfied as mentioned in subsection (1) in relation to two or more persons, and
 - (b) the offences in relation to which the local housing authority is so satisfied arise from the same conduct by one or more of the persons acting on behalf of the others, 40

the local housing authority may impose a financial penalty under this section on the persons (or some of them) jointly, and if the local housing authority does so, the persons on whom the penalty is imposed are jointly and severally liable to pay it.

- (5) The Secretary of State may give guidance to local housing authorities about the exercise of their functions under this section. 5
- (6) Local housing authorities must have regard to any guidance issued under subsection (5).

16K Financial penalties: supplementary and interpretation

- (1) The Secretary of State may give financial assistance (by way of grant, loan guarantee or in any other form) or make other payments to a local housing authority in respect of the local housing authority's functions under or by virtue of sections 16H to 16J. 10
- (2) The Secretary of State may by regulations amend the amount specified in section 16H(5) or 16J(3) to reflect changes in the value of money. 15
- (3) Regulations under this section are to be made by statutory instrument.
- (4) A statutory instrument containing regulations under this section is subject to annulment in pursuance of a resolution of either House of Parliament.
- (5) Schedule 2ZA makes provision about— 20
 - (a) the procedure for imposing financial penalties under sections 16H and 16J,
 - (b) appeals against financial penalties under sections 16H and 16J,
 - (c) enforcement of financial penalties under sections 16H and 16J, and 25
 - (d) how local housing authorities are to deal with the proceeds of financial penalties under sections 16H and 16J.
- (6) In sections 16H to 16J, this section and Schedule 2ZA “local housing authority” means a district council, a county council in England for an area for which there is no district council, a London borough council, the Common Council of the City of London (in its capacity as a local authority) or the Council of the Isles of Scilly. 30

16 Financial penalties: procedure, appeals and enforcement

In the 1988 Act, after Schedule 2 insert –

“SCHEDULE 2ZA

section 16K

FINANCIAL PENALTIES UNDER SECTIONS 16H AND 16J

Notice of intent 5

- 1 Before imposing a financial penalty on a person under section 16H or 16J a local housing authority must give the person notice of its proposal to do so (a “notice of intent”).
- 2 (1) The notice of intent must be given before the end of the period of 6 months beginning with the first day on which the authority has sufficient evidence of the conduct to which the financial penalty relates. 10
- (2) But if the person is continuing to engage in the conduct on that day, and the conduct continues beyond the end of that day, the notice of intent may be given – 15
 - (a) at any time when the conduct is continuing, or
 - (b) within the period of 6 months beginning with the last day on which the conduct occurs.
- 3 The notice of intent must set out – 20
 - (a) the date on which the notice of intent is given,
 - (b) the amount of the proposed financial penalty,
 - (c) the reasons for proposing to impose the financial penalty, and
 - (d) information about the right to make representations under paragraph 4. 25

Right to make representations

- 4 (1) A person who is given a notice of intent may make written representations to the local housing authority about the proposal to impose a financial penalty.
- (2) Any representations must be made within the period of 28 days beginning with the day after that on which the notice was given (“the period for representations”). 30

Final notice

- 5 After the end of the period for representations the local housing authority must – 35
 - (a) decide whether to impose a financial penalty on the person, and

- (b) if it decides to impose a financial penalty, decide the amount of the penalty.
- 6 If the authority decides to impose a financial penalty on the person, it must give the person a notice (a “final notice”) imposing that penalty. 5
- 7 The final notice must require the penalty to be paid within the period of 28 days beginning with the day after that on which the notice was given.
- 8 The final notice must set out –
 - (a) the date on which the final notice is given, 10
 - (b) the amount of the financial penalty,
 - (c) the reasons for imposing the penalty,
 - (d) information about how to pay the penalty,
 - (e) the period for payment of the penalty,
 - (f) information about rights of appeal, and 15
 - (g) the consequences of failure to comply with the notice.

Withdrawal or amendment of notice

- 9 (1) A local housing authority may at any time –
 - (a) withdraw a notice of intent or final notice, or
 - (b) reduce the amount specified in a notice of intent or final notice. 20
- (2) The power in sub-paragraph (1) is to be exercised by giving notice in writing to the person to whom the notice was given.

Appeals

- 10 (1) A person to whom a final notice is given may appeal to the First-tier Tribunal against – 25
 - (a) the decision to impose the penalty, or
 - (b) the amount of the penalty.
- (2) An appeal under this paragraph must be brought within the period of 28 days beginning with the day after that on which the final notice was given. 30
- (3) If a person appeals under this paragraph, the final notice is suspended until the appeal is finally determined, withdrawn or abandoned.
- (4) An appeal under this paragraph – 35
 - (a) is to be a re-hearing of the local housing authority’s decision, but
 - (b) may be determined having regard to matters of which the authority was unaware.

- (5) On an appeal under this paragraph the First-tier Tribunal may confirm, vary or cancel the final notice.
- (6) The final notice may not be varied under sub-paragraph (5) so as to make it impose a financial penalty of more than the local housing authority could have imposed.

5

Recovery of financial penalty

- 11 (1) This paragraph applies if a person fails to pay the whole or any part of a financial penalty which, in accordance with this Schedule, the person is liable to pay.
- (2) The local housing authority which imposed the financial penalty may recover the whole or part of the penalty on the order of the county court as if it were payable under an order of that court.
- (3) In proceedings before the county court for the recovery of a financial penalty or part of a financial penalty, a certificate which is—
- (a) signed by the chief finance officer of the local housing authority which imposed the penalty, and
- (b) states that the amount due has not been received by a date specified in the certificate,
- is conclusive evidence of that fact.
- (4) A certificate to that effect and purporting to be so signed is to be treated as being so signed unless the contrary is proved.
- (5) In this paragraph “chief finance officer” has the same meaning as in section 5 of the Local Government and Housing Act 1989.

10

15

20

Proceeds of financial penalties

- 12 Where a local housing authority imposes a financial penalty under this Act, it may apply the proceeds towards meeting the costs and expenses (whether administrative or legal) incurred in, or associated with, carrying out any of its enforcement functions under this Act or otherwise in relation to the private rented sector.
- 13 Any proceeds of a financial penalty imposed under this Act which are not applied in accordance with paragraph 12 must be paid to the Secretary of State.
- 14 (1) In paragraph 12, enforcement functions “in relation to the private rented sector” means enforcement functions relating to—
- (a) residential premises in England that are let, or intended to be let, under a tenancy,
- (b) the common parts of such premises,
- (c) the activities of a landlord under a tenancy of residential premises in England,
- (d) the activities of a superior landlord in relation to such a tenancy,

25

30

35

40

- (e) the activities of a person carrying on English letting agency work within the meaning of section 54 of the Housing and Planning Act 2016 in relation to such premises, or
 - (f) the activities of a person carrying on English property management work within the meaning of section 55 of the Housing and Planning Act 2016 in relation to such premises. 5
- (2) For the purposes of this paragraph “residential premises” has the meaning given by section 1 of the Housing Act 2004 except that it does not include social housing within the meaning of Part 2 of the Housing and Regeneration Act 2008. 10
- (3) For the purposes of this paragraph “tenancy” includes a licence to occupy.”

17 No criminal liability of the Crown under Part 1 of 1988 Act

In section 44 of the 1988 Act (application of Part 1 of that Act to Crown property) – 15

- (a) in subsection (1), for “subsection (2)” substitute “subsections (1A) and (2)”;
- (b) after subsection (1) insert –

“(1A) In Chapter 1 –

- (a) section 16I does not bind the Crown; 20
- (b) in section 16J(1) as it applies by virtue of subsection (1), the reference to a person being guilty of an offence under section 16I is to be read as a reference to the person –

- (i) being a landlord under a tenancy to which section 16E applies, or acting or purporting to act on behalf of such a landlord, and (in relation to that tenancy) satisfying the condition in paragraph (a) of section 16I(1) where the condition in paragraph (b) of section 16I(1) is also satisfied, 25
- (ii) contravening section 16E(3) or (5), or
- (iii) satisfying the conditions in paragraphs (a) and (b)(i) of section 16I(5). 30

(1B) Subsection (1A)(a) does not affect the criminal liability of persons in the service of the Crown.” 35

Other changes

18 Notices to quit by tenants under assured tenancies: timing

- (1) Section 5 of the Protection from Eviction Act 1977 (notices to quit) is amended as follows. 40

- (2) In subsection (1), for paragraph (b) substitute –
- “(b) it satisfies –
- (i) subsection (1ZA), if it is given by a tenant in relation to premises let under an assured tenancy, or
- (ii) subsection (1ZC) in any other case; 5
- but in relation to landlords under assured tenancies see section 5(1) of the Housing Act 1988 (notice to quit by landlord is of no effect).”
- (3) After subsection (1) insert –
- “(1ZA) A notice to quit satisfies this subsection if – 10
- (a) it is given not less than –
- (i) any length of time before the date on which the notice is to take effect, not exceeding two months, that the landlord has agreed to in writing, or
- (ii) in the absence of agreement under sub-paragraph (i), 15
- two months before the date on which the notice is to take effect, and
- (b) it is in relation to premises let under a repeat tenancy or, if it is in relation to premises let under any other assured tenancy, it is to take effect – 20
- (i) no earlier than any time, within the period of six months beginning with the day on which the terms of the tenancy provide for the tenancy to begin, that the landlord has agreed to in writing, or
- (ii) in the absence of agreement under sub-paragraph (i), 25
- on or after the last day of the period mentioned in that sub-paragraph.
- (1ZB) In subsection (1ZA)(b) “repeat tenancy” means an assured tenancy under which the tenant becomes entitled to possession of the premises within the period of one month beginning with the day after the last day of a previous assured tenancy – 30
- (a) under which the same premises were let, and
- (b) which was between the same parties.
- (1ZC) A notice to quit satisfies this subsection if it is given not less than four weeks before the date on which it is to take effect.” 35

19 Notices to quit by tenants under assured tenancies: other

After section 5 of the Protection from Eviction Act 1977 insert –

“5A Notices to quit by tenants under assured tenancies

- (1) Any provision that would bind a tenant as to the means of giving a notice in writing to quit premises let under an assured tenancy is of no effect. 40

(2) For the purposes of subsection (1) the “means of giving a notice in writing” is the mode by which the words of the notice are represented or reproduced in a visible form.

(3) A notice by a tenant to quit premises let under an assured tenancy may be withdrawn before the date on which it takes effect by the tenant and landlord agreeing in writing to the withdrawal.”

5

20 Limitation on obligation to pay removal expenses

In section 11(1) of the 1988 Act (payment of removal expenses)–

- (a) after “tenancy” insert “in relation to which the landlord is a private registered provider of social housing”;
- (b) in the heading, for “in certain cases” substitute “by private registered providers of social housing”.

10

21 Assured agricultural occupancies: grounds for possession

In section 25 of the 1988 Act (security of tenure in relation to assured agricultural occupancies)–

- (a) omit subsection (1);
- (b) in subsection (2)–
 - (i) for “Part II” substitute “Part 1”;
 - (ii) for “Ground 16” substitute “Grounds 2ZA to 2ZD, 5A and 5C”.

15

22 Assured agricultural occupancies: opting out etc

20

- (1) The 1988 Act is amended as follows.
- (2) In section 24 (assured agricultural occupancies), after subsection (1) insert–
“(1A) Subsection (1) has effect subject to section 24A(1) (opting out).”
- (3) In subsection (2)(a) of that section omit “which is not an assured shorthold tenancy”.
- (4) In subsection (3) of that section, for “shall be treated as if it were such a tenancy” substitute “, and every opted-out tenancy, is to be treated as if it were an assured tenancy”.
- (5) After that section insert–

25

“24A Opting out

30

- (1) A tenancy that would otherwise be an assured agricultural occupancy for the purposes of this Part is not such an occupancy for those purposes if–
 - (a) before the tenancy is entered into, an opt-out notice (see subsection (2)) is served by the person who is to be the landlord on the person who is to be the tenant, and

35

- (b) the tenancy is not the continuation of an existing occupancy (see subsection (3)).
- (2) An opt-out notice is a notice, in such form as may be prescribed, stating that the tenancy is not to be an assured agricultural occupancy.
- (3) A tenancy is the continuation of an existing occupancy if— 5
 - (a) the person to whom the tenancy is granted or, as the case may be, at least one of the persons to whom it is granted was, immediately before it was granted, a tenant under an assured agricultural occupancy, and
 - (b) the person by whom it is granted or, as the case may be, at least one of the persons by whom it is granted was, immediately before it was granted, a landlord under the assured agricultural occupancy referred to in paragraph (a). 10
- (4) In this Chapter “opted-out tenancy” means a tenancy that, but for this section, would be an assured agricultural occupancy.” 15
- (6) In section 25 (security of tenure) omit subsection (1).

23 Accommodation for homeless people: duties of local authority

- (1) The Housing Act 1996 is amended as follows.
- (2) In section 193 (duty to persons with priority need who are not homeless intentionally)— 20
 - (a) in subsection (1A), omit paragraph (b) (exception for notice of refusal to co-operate) and the “or” before it;
 - (b) in subsection (6) omit paragraph (cc);
 - (c) in subsection (7AB) omit paragraph (c) and the “and” before it;
 - (d) in subsection (7AC)— 25
 - (i) in paragraph (a) omit “shorthold”;
 - (ii) at the end of paragraph (a) insert “and”;
 - (iii) omit paragraph (c) and the “and” before it.
- (3) In section 193C (consequences of deliberate and unreasonable refusal to co-operate) omit subsections (3) to (10) (homelessness relief duty). 30
- (4) Omit section 195A (duty to offer accommodation following re-application after private sector offer).

24 Tenancy deposit requirements

- (1) Chapter 4 of Part 6 of the Housing Act 2004 (tenancy deposit schemes) is amended as follows. 35
- (2) In section 212—
 - (a) in subsection (1), for “shorthold” substitute “assured”;
 - (b) in subsection (2), for “shorthold” substitute “assured”;

- (c) in subsection (8)–
- (i) at the appropriate place insert–
 - ““assured tenancy” means an assured tenancy within the meaning of Chapter 1 of Part 1 of the Housing Act 1988 (for transitional provision see Schedule 6 to the Renters (Reform) Act 2024);” 5
 - (ii) omit the definition of “shorthold tenancy”;
 - (iii) in the definition of “tenancy deposit”, for “a shorthold” substitute “an assured”;
- (d) in subsection (9), in paragraph (a), for “shorthold” substitute “assured”. 10
- (3) In section 213, in each place it occurs, for “a shorthold” substitute “an assured”.
- (4) In section 214–
- (a) in subsection (1)–
 - (i) for “a shorthold” substitute “an assured”;
 - (ii) omit “on or after 6 April 2007”; 15
 - (b) after subsection (1) insert–
 - “(1ZA) In relation to a tenancy that, immediately before the extended application date, was an assured shorthold tenancy, subsection (1) applies as if after “assured tenancy”, in the first place it occurs, there were inserted “on or after 6 April 2007”. 20
 - (1ZB) In subsection (1ZA)–
 - “assured shorthold tenancy” means an assured shorthold tenancy within the meaning of Chapter 2 of Part 1 of the Housing Act 1988 as it had effect before the amendments made by the Renters (Reform) Act 2024; 25
 - “the extended application date” has the meaning given by section 138(3) of the Renters (Reform) Act 2024.”;
- (c) in subsection (5), for “a shorthold” substitute “an assured”.
- (5) For section 215 substitute–
- “215 Sanctions for non-compliance” 30**
- (1) Where a tenancy deposit has been paid in connection with an assured tenancy, the court may make an order for possession of the dwelling-house let on the assured tenancy only if the tenancy deposit is being held in accordance with an authorised scheme.
 - (2) Where a tenancy deposit has been paid in connection with an assured tenancy, the court may make an order for possession of the dwelling-house let on the assured tenancy only if such requirements of the scheme as fell to be complied with by the landlord on receiving the tenancy deposit have been complied with (whether or not within the period mentioned by section 213(3)) in relation to the tenancy deposit. 35 40

-
- (3) Where a tenancy deposit has been paid in connection with an assured tenancy, the court may make an order for possession of the dwelling-house let on the assured tenancy only if the requirements of section 213(5) and (6)(a) have been complied with.
- (4) Subsections (1) to (3) do not apply in relation to an order for possession made on Ground 7A or 14 in Schedule 2 to the Housing Act 1988 (whether or not any other grounds for possession are met). 5
- (5) Subsections (1) to (3) do not apply where—
- (a) the tenancy deposit has been returned to the tenant in full or with such deductions as are agreed between the landlord and tenant, or 10
 - (b) an application to the county court has been made under section 214(1) and has been determined by that court, withdrawn or settled by agreement between the parties.
- (6) If any deposit given in connection with an assured tenancy could not be lawfully required as a result of section 213(7), the court may not make an order for possession of the dwelling-house let on the assured tenancy until the property in question is returned to the person by whom it was given as a deposit. 15
- (7) In subsection (6) “deposit” has the meaning given by section 213(8). 20
- (8) In relation to an assured tenancy that—
- (a) was entered into before the commencement date (within the meaning given by section 138(1)(a) of the Renters (Reform) Act 2024), and
 - (b) immediately before the extended application date, was an assured shorthold tenancy, 25
- subsection (2) is to be read as if the words “on or after 6 April 2007” were inserted after “assured tenancy” in the first place it occurs.
- (9) See also paragraph 11 of Schedule 6 to the Renters (Reform) Act 2024 (disapplication of amendments to this Chapter in relation to a tenancy that immediately before the extended application date was an assured tenancy other than an assured shorthold tenancy). 30
- (10) In this section—
- “assured shorthold tenancy” means an assured shorthold tenancy within the meaning of Chapter 2 of Part 1 of the Housing Act 1988 as it had effect before the amendments made by the Renters (Reform) Act 2024; 35
 - “the court” means a court having jurisdiction to make an order for possession of a dwelling-house let on an assured tenancy (see section 40 of the Housing Act 1988); 40
 - “dwelling-house” has the same meaning as in Part 1 of the Housing Act 1988 (see section 45 of that Act);

“the extended application date” has the meaning given by section 138(3) of the Renters (Reform) Act 2024.”

- (6) Omit section 215A.
- (7) In section 215B—
 - (a) in the title, for “Shorthold” substitute “Assured”; 5
 - (b) in subsection (1)—
 - (i) in paragraph (a) for “a shorthold” substitute “an assured”;
 - (ii) in paragraph (d) for “shorthold” substitute “assured”.
- (8) Omit section 215C.
- (9) In Schedule 10— 10
 - (a) for “shorthold tenancies”, in each place it occurs, substitute “assured tenancies”;
 - (b) for “a shorthold tenancy”, in each place it occurs, substitute “an assured tenancy”.

Consequential amendments 15

25 Liability of tenants under assured tenancies for council tax

In section 6(6) of the Local Government Finance Act 1992, in the definition of “material interest” —

- (a) for “or a” substitute “, a”;
- (b) after “more” insert “or a tenancy that is or was previously an assured tenancy within the meaning of the Housing Act 1988”. 20

26 Other consequential amendments

Schedule 2 contains amendments in consequence of this Chapter.

Powers of Secretary of State

27 Powers of Secretary of State in connection with Chapter 1

25

- (1) The Secretary of State may by regulations amend provision made by or under an Act passed before or later in the same session as this Act so that the provision has effect in relation to periodic assured tenancies in a manner that corresponds or is similar to the manner in which it had effect immediately before the commencement date in relation to— 30
 - (a) fixed term assured tenancies, or
 - (b) assured shorthold tenancies.
- (2) The Secretary of State may by regulations amend provision made by or under an Act passed before or later in the same session as this Act so that the provision has effect, in relation to a ground in Schedule 2 to the 1988 Act as amended by this Act, in a manner that corresponds or is similar to the manner 35

-
- in which it had effect immediately before the commencement date in relation to any ground in that Schedule.
- (3) The amendments that may be made under subsection (1)(b) include any to ensure that provision applying immediately before the commencement date in relation to notices under section 21 of the 1988 Act applies on and after that day, with or without modifications, in relation to notices under section 8 of that Act. 5
- (4) The transitional provision that may be included in regulations under subsection (1) or (2) by virtue of section 132(1)(a) includes provision for pre-application instruments which the Secretary of State considers do not (or will not) operate appropriately as a result of any provision of the regulations to – 10
- (i) have effect with specified modifications, or
 - (ii) cease to have effect (in whole or in part).
- (5) For the purposes of subsection (4) – 15
- (a) “pre-application instrument” means an agreement or other instrument made before the regulations come into force;
 - (b) the circumstances in which the Secretary of State may consider that a pre-application instrument does not operate appropriately as a result of regulations under subsection (1) or (2) include (but are not limited to) those in which – 20
 - (i) as a result of any provision of the regulations, provision made by the instrument is to any extent spent, obsolete, unnecessary or otherwise not of practical utility;
 - (ii) as a result of any provision of the regulations, it is unclear what the effect is of provision made by the instrument; 25
 - (iii) as a result of any provision of the regulations, a person may be placed in breach of obligations arising under the instrument or made subject to more burdensome obligations under the instrument;
 - (iv) the instrument makes direct or indirect reference to any enactment as it had effect before being amended by the regulations. 30
- (6) Regulations made by virtue of subsection (4) must provide that they do not prevent – 35
- (a) the variation or revocation of provision modified by the regulations, or
 - (b) the re-making of provision that has ceased to have effect as a result of the regulations.
- (7) Regulations made by virtue of subsection (4) may apply to an instrument as it has effect in relation to times before the coming into force of the regulations but after the commencement date. 40
- (8) Nothing in this Chapter limits the provision that may be made by regulations under this section.

- (9) Nothing in this section limits the provision that may be made in regulations under Part 5.
- (10) In this section—
“assured shorthold tenancy” is to be read in accordance with Part 1 of the 1988 Act as it had effect immediately before the commencement date;
“the commencement date” has the meaning given by section 138(1)(a). 5

CHAPTER 2

TENANCIES THAT CANNOT BE ASSURED TENANCIES

- 28 Tenancies of more than seven years** 10
- (1) In Part 1 of Schedule 1 to the 1988 Act (tenancies which cannot be assured tenancies), after paragraph 3C insert—
“Fixed term tenancies of more than seven years
3D A fixed term tenancy of a term certain of more than seven years from the date of the grant of the tenancy.” 15
- (2) In section 133 of the 1988 Act (consent required for certain subsequent disposals), in subsection (11)(f), for “4” substitute “3D”.
- (3) In section 13 of the Landlord and Tenant Act 1985 (leases to which section 11 applies: general rule)—
(a) in subsection (1A)(b) omit “or more”; 20
(b) after subsection (1A) insert—
“(1AA) Section 11 also applies to a lease of a dwelling-house in England granted on or after the day on which section 166 of the Localism Act 2011 came into force which is a tenancy for a fixed term of more than seven years that— 25
(a) would be an assured tenancy if it were not for a term of more than seven years,
(b) is not a shared ownership lease, and
(c) is granted by a private registered provider of social housing.”; 30
(c) in subsection (1B), for “In subsection (1A)” substitute “In this section”.
- (4) In paragraph 1 of Schedule 10 to the Local Government and Housing Act 1989 (security of tenure on ending of long residential tenancies), in sub-paragraph (1)(a) after “low rent” insert “and were not for a term of more than seven years”. 35
- (5) Where, immediately before the day on which this section comes into force, proceedings for an order for possession under section 8 of the 1988 Act in reliance on a valid notice given under that section of that Act have been

commenced in relation to a tenancy and have not been concluded, or have not been commenced but have not become time-barred –

- (a) the tenancy remains an assured tenancy, and the notice remains valid, until any time when such proceedings in reliance on the notice become time-barred or are concluded, and 5
 - (b) until that time the amendments made by subsections (1) and (4) do not apply in relation to the tenancy.
- (6) For the purposes of subsection (5), proceedings are “time-barred” after the time limit mentioned in section 8(3)(c) of the 1988 Act.

29 Accommodation for homeless people under section 199A of Housing Act 1996 10

In section 209 of the Housing Act 1996 (interim accommodation in relation to which an assured tenancy will not normally arise), in subsection (1), after “190,” insert “199A,”.

CHAPTER 3 15

DISCRIMINATION RELATING TO CHILDREN OR BENEFITS STATUS: ENGLAND

Prohibitions of discrimination

30 Discrimination relating to children

- (1) A relevant person must not, in relation to a dwelling that is to be let on an agreement which may give rise to a relevant tenancy – 20
- (a) on the basis that a child would or may live with or visit a person at the dwelling if the dwelling were the person’s home, prevent the person from –
 - (i) enquiring whether the dwelling is available for let,
 - (ii) accessing information about the dwelling, 25
 - (iii) viewing the dwelling in order to consider whether to seek to rent it, or
 - (iv) entering into a tenancy of the dwelling, or
 - (b) apply a provision, criterion or practice in order to make people who would have a child live with or visit them at the dwelling, if it were their home, less likely to enter into a tenancy of the dwelling than people who would not. 30
- (2) Subsection (1) does not apply if –
- (a) the relevant person can show that the conduct is a proportionate means of achieving a legitimate aim, or 35
 - (b) the relevant person can show that the prospective landlord of the dwelling, or a person who would be a superior landlord in relation to the dwelling, is insured under a contract of insurance –
 - (i) to which section 36 does not apply, and

- (ii) which contains a term which makes provision (however expressed) requiring the insured to prohibit a tenant under a relevant tenancy from having a child live with or visit them at the dwelling or to restrict the circumstances in which such a tenant may have a child live with or visit them at the dwelling, 5
and the conduct is a means of preventing the insured from breaching that term.
- (3) Conduct does not breach the prohibition in subsection (1) if it consists only of— 10
 - (a) one or more of the following things done by a person who does nothing in relation to the dwelling that is not mentioned in this paragraph—
 - (i) publishing advertisements or disseminating information; 15
 - (ii) providing a means by which a prospective landlord can communicate directly with a prospective tenant; 15
 - (iii) providing a means by which a prospective tenant can communicate directly with a prospective landlord, or
 - (b) things of a description, or things done by a person of a description, specified for the purposes of this section in regulations made by the Secretary of State. 20

31 Discrimination relating to benefits status

- (1) A relevant person must not, in relation to a dwelling that is to be let on an agreement which may give rise to a relevant tenancy— 25
 - (a) on the basis that a person is or may be a benefits claimant, prevent the person from— 25
 - (i) enquiring whether the dwelling is available for let,
 - (ii) accessing information about the dwelling,
 - (iii) viewing the dwelling in order to consider whether to seek to rent it, or 30
 - (iv) entering into a tenancy of the dwelling, or
 - (b) apply a provision, criterion or practice in order to make benefits claimants less likely to enter into a tenancy of the dwelling than people who are not benefits claimants.
- (2) Subsection (1) does not apply if the relevant person can show that the prospective landlord of the dwelling, or a person who would be a superior landlord in relation to the dwelling, is insured under a contract of insurance— 35
 - (a) to which section 36 does not apply, and
 - (b) which contains a term which makes provision (however expressed) requiring the insured to prohibit a tenant under a relevant tenancy from being a benefits claimant, 40and the conduct is a means of preventing the insured from breaching that term.

- (3) Conduct does not breach the prohibition in subsection (1) if it consists only of—
- (a) one or more of the following things done by a person who does nothing in relation to the dwelling that is not mentioned in this paragraph—
 - (i) publishing advertisements or disseminating information; 5
 - (ii) providing a means by which a prospective landlord can communicate directly with a prospective tenant;
 - (iii) providing a means by which a prospective tenant can communicate directly with a prospective landlord, or 10
 - (b) things of a description, or things done by a person of a description, specified for the purposes of this section in regulations made by the Secretary of State.

32 Financial penalties

- (1) A local housing authority may impose a financial penalty under this subsection on a person if satisfied on the balance of probabilities that the person has breached a requirement imposed by section 30 or 31. 15
- (2) More than one financial penalty may be imposed under subsection (1) on the same person in respect of the same conduct only if—
- (a) the conduct continues after the end of 28 days beginning with the day after that on which the previous penalty in respect of the conduct was imposed on the person, unless the person appeals against the decision to impose the penalty within that period, or 20
 - (b) if the person appeals against the decision to impose the penalty within that period, the conduct continues after the end of 28 days beginning with the day after that on which the appeal is finally determined, withdrawn or abandoned. 25
- (3) Where a person applies a single provision, criterion or practice on more than one occasion in relation to the same dwelling, each application of that provision, criterion or practice is to be treated as the same conduct for the purposes of subsection (2). 30
- (4) If—
- (a) the local housing authority imposes a financial penalty under subsection (1) on a person, and
 - (b) within the period of five years ending with the date on which that penalty was imposed, a previous financial penalty under subsection (1) was imposed on that person in relation to a breach of the same section, 35
- then the local housing authority may impose an additional financial penalty under this subsection on that person. 40
- (5) The amount of a financial penalty imposed under this section is to be determined by the authority imposing it, but must not be more than £5,000.

- (6) Neither subsection (2) nor subsection (4) enables a penalty to be imposed after the final notice in respect of the previous penalty has been withdrawn or quashed on appeal.
- (7) Where –
- (a) a local housing authority is satisfied as mentioned in subsection (1) in relation to two or more persons, and
 - (b) the breaches in relation to which the local housing authority is so satisfied arise from the same conduct by one or more of the persons acting on behalf of the others,
- the local housing authority may impose a financial penalty under that subsection on the persons (or some of them) jointly, and if the local housing authority does so, the persons on whom the penalty is imposed are jointly and severally liable to pay it.
- (8) The Secretary of State may give guidance to local housing authorities about the exercise of their functions under this section.
- (9) Local housing authorities must have regard to any guidance issued under subsection (8).
- (10) The Secretary of State may by regulations amend the amount specified in subsection (5) to reflect changes in the value of money.
- (11) For the purposes of this section –
- (a) a financial penalty is imposed under this section on the date specified in the final notice as the date on which the notice is given, and
 - (b) “final notice” has the meaning given by paragraph 6 of Schedule 5.

Discriminatory terms

33 Discriminatory terms in a tenancy relating to children or benefits status

- (1) A term of a relevant tenancy or regulated tenancy is of no effect so far as the term makes provision (however expressed) prohibiting the tenant from having a child live with or visit them at the dwelling or restricting the circumstances in which the tenant may have a child do so.
- (2) Subsection (1) does not apply if –
- (a) the provision is a proportionate means of achieving a legitimate aim, or
 - (b) the landlord or a superior landlord is insured under a contract of insurance –
 - (i) to which section 36 does not apply, and
 - (ii) which contains a term which makes provision (however expressed) requiring the insured to prohibit the tenant from having a child live with or visit them at the dwelling or to restrict the circumstances in which the tenant may have a child live with or visit them at the dwelling,

and the provision in the tenancy is a means of preventing the insured from breaching that term.

- (3) A term of a relevant tenancy or regulated tenancy is of no effect so far as the term makes provision (however expressed) prohibiting the tenant from being a benefits claimant. 5
- (4) Subsection (3) does not apply if the landlord or a superior landlord is insured under a contract of insurance—
- (a) to which section 36 does not apply, and
 - (b) which contains a term which makes provision (however expressed) requiring the insured to prohibit the tenant from being a benefits claimant, 10
- and the provision in the tenancy is a means of preventing the insured from breaching that term.

34 Terms in superior leases relating to children or benefits status

- (1) A term of a lease of premises that consist of or include a dwelling is of no effect so far as the term makes provision (however expressed) requiring a tenant under that or any inferior lease to— 15
- (a) prohibit a sub-tenant under a relevant tenancy or regulated tenancy from having a child live with or visit them at the dwelling, or
 - (b) restrict the circumstances in which a sub-tenant under a relevant tenancy or regulated tenancy may have a child live with or visit them at the dwelling. 20
- (2) Subsection (1) does not apply if—
- (a) the provision is a proportionate means of achieving a legitimate aim, or 25
 - (b) the landlord under the lease or a superior landlord is insured under a contract of insurance—
 - (i) to which section 36 does not apply, and
 - (ii) which contains a term which makes provision (however expressed) requiring the insured to prohibit a sub-tenant from having a child live with or visit them at the dwelling or to restrict the circumstances in which a sub-tenant may have a child live with or visit them at the dwelling, 30
 and the provision in the lease is a means of preventing the insured from breaching that term. 35
- (3) A term of a lease of premises that consist of or include a dwelling is of no effect so far as the term makes provision (however expressed) requiring a tenant under that or any inferior lease to prohibit a sub-tenant under a relevant tenancy or regulated tenancy from being a benefits claimant.
- (4) Subsection (3) does not apply if the landlord under the lease or a superior landlord is insured under a contract of insurance— 40
- (a) to which section 36 does not apply, and

- (b) which contains a term which makes provision (however expressed) requiring the insured to prohibit a sub-tenant from being a benefits claimant,
and the provision in the lease is a means of preventing the insured from breaching that term. 5
- (5) For the purposes of this section, the terms of a lease include –
 - (a) the terms of any agreement relating to the lease, and
 - (b) any document or communication from the landlord that gives or refuses consent for sub-letting under the lease to a category or description of person. 10

35 Terms in mortgages relating to children or benefits status

- (1) A term of a mortgage of premises that consist of or include a dwelling is of no effect so far as the term makes provision (however expressed) requiring the mortgagor to –
 - (a) prohibit a tenant under a relevant tenancy or regulated tenancy from having a child live with or visit them at the dwelling, or 15
 - (b) restrict the circumstances in which a tenant under a relevant tenancy or regulated tenancy may have a child live with or visit them at the dwelling.
- (2) A term of a mortgage of premises that consist of or include a dwelling is of no effect so far as the term makes provision (however expressed) requiring a mortgagor to prohibit a tenant under a relevant tenancy or regulated tenancy from being a benefits claimant. 20

36 Terms in insurance contracts relating to children or benefits status

- (1) A term of a contract of insurance to which this section applies is of no effect so far as the term makes provision (however expressed) requiring the insured to –
 - (a) prohibit a tenant under a relevant tenancy or regulated tenancy from having a child live with or visit them at the dwelling, or
 - (b) restrict the circumstances in which a tenant under a relevant tenancy or a regulated tenancy may have a child live with or visit them at the dwelling. 30
- (2) A term of a contract of insurance to which this section applies is of no effect so far as the term makes provision (however expressed) requiring the insured to prohibit a tenant under a relevant tenancy or regulated tenancy from being a benefits claimant. 35
- (3) This section applies to contracts of insurance which were entered into or whose duration was extended on or after the day on which this section comes into force.

Supplementary

- 37 Power of the Secretary of State to protect others** 5
- (1) The Secretary of State may by regulations make provision about tenancies of dwellings, in relation to persons of another description, corresponding, with or without modifications, to the provision made by this Chapter in relation to persons who would have a child live with or visit them or persons who are benefits claimants. 5
- (2) Regulations under subsection (1) may amend, repeal or revoke provision made by or under an Act, whenever passed or made (including this Act).
- 38 No prohibition on taking income into account** 10
- Nothing in this Chapter prohibits taking a person’s income into account when considering whether that person would be able to afford to pay rent under a relevant tenancy.
- 39 Interpretation of Chapter 3**
- (1) In this Chapter – 15
- “benefits claimant” means a person who –
- (a) is entitled to payments (including payments made directly to a landlord) under or by virtue of the Social Security Contributions and Benefits Act 1992 or the Welfare Reform Act 2012, or would be so entitled were a relevant tenancy to be granted to the person, 20
- (b) is entitled to payments (including payments made directly to a landlord) under or by virtue of the Jobseekers Act 1995, the State Pension Credit Act 2002, the Tax Credits Act 2002, the Welfare Reform Act 2007 or the Pensions Act 2014, 25
- (c) is in receipt of a reduction in the amount of council tax payable in respect of the person’s current home under a scheme made by a billing authority under or by virtue of section 13A of the Local Government Finance Act 1992, or
- (d) would be entitled to a reduction in the amount of council tax payable in respect of the dwelling in question under a scheme made by the billing authority in whose area the dwelling is situated under or by virtue of section 13A of the Local Government Finance Act 1992, if the person were to – 30
- (i) rent the dwelling on a relevant tenancy, and 35
- (ii) if an application is a precondition of entitlement, apply to the billing authority for a reduction under the scheme;
- “child” means a person under the age of 18;
- “dwelling” means a “dwelling-house” within the meaning of Part 1 of the 1988 Act (see section 45 of that Act) in England; 40

- “prospective landlord” means a person who proposes to let a dwelling on an agreement which may give rise to a relevant tenancy;
- “prospective tenant” means a person seeking to find a dwelling to rent;
- “regulated tenancy” has the same meaning as in the Rent Act 1977 (see section 18 of that Act); 5
- “relevant person”, in relation to a relevant tenancy, means –
- (a) the prospective landlord;
 - (b) a person acting or purporting to act directly or indirectly on behalf of the prospective landlord;
- “relevant tenancy” means an assured tenancy within the meaning of the 1988 Act, other than a tenancy that is – 10
- (a) a tenancy of social housing, within the meaning of Part 2 of the Housing and Regeneration Act 2008, or
 - (b) a tenancy of supported accommodation, within the meaning given by paragraph 12 of Schedule 2 to the 1988 Act. 15
- (2) In this Chapter a reference to doing something on the basis of particular facts includes reference to doing it on the basis of a belief in those facts.

CHAPTER 4

DISCRIMINATION RELATING TO CHILDREN OR BENEFITS STATUS: WALES

Prohibitions of discrimination 20

40 Discrimination relating to children or benefits status: Welsh language

- (1) The Welsh language text of the Renting Homes (Fees etc.) (Wales) Act 2019 (anaw 2) is amended as follows.
- (2) In section 1, after subsection (2), insert –
- “(2A) Mae Rhan 2A yn ei gwneud yn drosedd i landlord neu berson sy’n gweithredu ar ran landlord neu’n honni ei fod yn gweithredu ar ran landlord wahaniaethu mewn perthynas â chontractau meddiannaeth yn erbyn personau a fyddai â phlant yn byw gyda hwy neu’n ymweld â hwy neu sy’n hawlyddion budd-daliadau, ac yn gwneud darpariaeth arall ynghylch gwahaniaethu o’r math hwnnw.” 25
- (a) After section 8 insert – 30

“RHAN 2A

GWAHARDD GWAHANIAETHU

8A Gwahardd gwahaniaethu yn ymwneud â phlant

- (1) Mae’n drosedd i berson perthnasol, mewn perthynas ag annedd sydd i fod yn destun contract meddiannaeth – 35

- (a) ar y sail y byddai plentyn yn byw gyda pherson neu'n ymweld â pherson yn yr annedd, neu y gallai plentyn fyw gyda pherson neu ymweld â pherson yn yr annedd, pe bai'r annedd, yn gartref i'r person, atal y person rhag— 5
- (i) ymholi a yw'r annedd ar gael i'w rhentu,
 - (ii) cael mynediad at wybodaeth am yr annedd,
 - (iii) gweld yr annedd er mwyn ystyried a ddylai geisio ei rhentu, neu
 - (iv) sicrhau contract meddiannaeth mewn cysylltiad â'r annedd neu sicrhau bod contract o'r fath yn cael ei adnewyddu neu ei barhau, neu 10
- (b) cymhwyso darpariaeth, maen prawf neu arfer er mwyn peri bod pobl a fyddai â phlentyn yn byw gyda hwy neu'n ymweld â hwy yn yr annedd yn llai tebygol o sicrhau contract meddiannaeth mewn cysylltiad â'r annedd neu'n llai tebygol o sicrhau bod contract o'r fath yn cael ei adnewyddu neu ei barhau na phobl a fyddai heb blentyn yn byw gyda hwy neu'n ymweld â hwy. 15 20
- (2) Mae'n amddiffyniad i'r person perthnasol brofi bod yr ymddygiad yn fodd cymesur o gyflawni nod dilys.
- (3) Mae'n amddiffyniad i'r person perthnasol brofi bod darpar landlord yr annedd, neu berson a fyddai'n uwchlandlord mewn perthynas â'r annedd, wedi ei yswirio o dan contract yswiriant— 25
- (a) nad yw adran 8H yn gymwys iddo, a
 - (b) sy'n cynnwys teler sy'n ei gwneud yn ofynnol i'r sawl sydd wedi ei yswirio wahardd deiliad contract rhag bod â phlentyn yn byw gydag ef neu'n ymweld ag ef yn yr annedd neu sy'n ei gwneud yn ofynnol i'r landlord gyfyngu'r amgylchiadau lle caniateir i ddeiliad contract wneud hynny, 30
- a bod yr ymddygiad yn fodd i atal y person sydd wedi ei yswirio rhag torri'r teler hwnnw. 35
- (4) Mae person sy'n euog o drosedd o dan is-adran (1) yn agored ar euogfarn ddiannod i ddirwy.
- 8B Gwahardd gwahaniaethu yn ymwneud â statws o ran budd-daliadau**
- (1) Mae'n drosedd i berson perthnasol, mewn perthynas ag annedd sydd i fod yn destun contract meddiannaeth— 40

- (a) ar y sail bod person yn hawlydd budd-daliadau neu y gallai fod yn hawlydd budd-daliadau, atal y person rhag—
- (i) ymholi a yw'r annedd ar gael i'w rhentu, 5
 - (ii) cael mynediad at wybodaeth am yr annedd, 5
 - (iii) gweld yr annedd er mwyn ystyried a ddylai geisio ei rhentu, neu
 - (iv) sicrhau contract meddiannaeth mewn cysylltiad â'r annedd neu sicrhau bod contract o'r fath yn cael ei adnewyddu neu ei barhau, neu 10
- (b) cymhwyso darpariaeth, maen prawf neu arfer er mwyn peri bod hawlyddion budd-daliadau yn llai tebygol o sicrhau contract meddiannaeth mewn cysylltiad â'r annedd neu'n llai tebygol o sicrhau bod contract o'r fath yn cael ei adnewyddu neu ei barhau na phobl nad ydynt yn hawlyddion budd-daliadau. 15
- (2) Mae'n amddiffyniad i'r person perthnasol brofi bod darpar landlord yr annedd, neu berson a fyddai'n uwchlandlord mewn perthynas â'r annedd, wedi ei yswirio o dan gontract yswiriant— 20
- (a) nad yw adran 8H yn gymwys iddo, a
 - (b) sy'n cynnwys teler sy'n ei gwneud yn ofynnol i'r sawl sydd wedi ei yswirio wahardd deiliad contract ar yr annedd rhag bod yn hawlydd budd-daliadau,
- a bod yr ymddygiad yn fodd i atal y person sydd wedi ei yswirio rhag torri'r teler hwnnw. 25
- (3) Mae person sy'n euog o drosedd o dan is-adran (1) yn agored ar euogfarn ddiannod i ddirwy.

8C Eithriad ar gyfer cyhoeddi hysbysiadau etc

- Nid yw ymddygiad yn gyfystyr a throsedd o dan adran 8A(1) nac adran 8B(1) os nad yw ond yn cynnwys— 30
- (a) un neu ragor o'r pethau a ganlyn a wneir gan berson nad yw'n gwneud dim mewn perthynas â'r annedd sydd heb ei grybwyll yn y paragraff hwn—
- (i) cyhoeddi hysbysiadau neu ledaenu gwybodaeth; 35
 - (ii) darparu cyfrwng y gall darpar landlord gyfathrebu drwyddo yn uniongyrchol â darpar ddeiliad contract;
 - (iii) darparu cyfrwng y gall darpar ddeiliad contract gyfathrebu drwyddo yn uniongyrchol â darpar landlord, neu 40

- (b) pethau o ddisgrifiad, neu bethau a wneir gan berson o ddisgrifiad, a bennir at ddibenion yr adran hon mewn rheoliadau.

8D Parhau i dorri gwaharddiad ar ôl cosb benodedig

- (1) Mae person yn cyflawni trosedd – 5
- (a) os oes hysbysiad cosb benodedig wedi ei roi i'r person o dan adran 13 am drosedd o dan y Rhan hon mewn perthynas ag annedd ac nad yw wedi ei dynnu'n ôl, a
- (b) os yw'r ymddygiad y rhoddwyd yr hysbysiad cosb benodedig mewn cysylltiad ag ef yn parhau mewn perthynas â'r annedd honno ar ôl diwedd y cyfnod o 28 o ddiwrnodau sy'n dechrau â'r dyddiad y rhoddwyd yr hysbysiad o dan adran 13. 10
- (2) Mae person sy'n euog o drosedd o dan is-adran (1) yn agored ar euogfarn ddiannod i ddirwy. 15

8E Ailadrodd tor gwaharddiad ar ôl cosb benodedig

- (1) Mae person yn cyflawni trosedd –
- (a) os oes hysbysiad cosb benodedig wedi ei roi i'r person o dan adran 13 am drosedd o dan y Rhan hon ac nad yw wedi ei dynnu'n ôl, a 20
- (b) os yw'r person yn cyflawni trosedd arall o dan yr un adran o fewn y cyfnod o 5 mlynedd sy'n dechrau â'r dyddiad y rhoddwyd yr hysbysiad o dan adran 13.
- (2) Mae person sy'n euog o drosedd o dan is-adran (1) yn agored ar euogfarn ddiannod i ddirwy. 25

8F Telerau mewn uwchlesau yn ymwneud â phlant neu statws o ran budd-daliadau

- (1) Nid yw teler mewn les ar fangre sy'n ffurfio annedd neu sy'n cynnwys annedd yn rhwymo i'r graddau y byddai (oni bai am yr adran hon) yn ei gwneud yn ofynnol i denant o dan y les honno neu unrhyw is-les – 30
- (a) gwahardd deiliad contract rhag bod â phlentyn yn byw gydag ef neu'n ymweld ag ef yn yr annedd, neu
- (b) cyfyngu'r amgylchiadau lle caniateir i ddeiliad contract fod â phlentyn yn byw gydag ef neu'n ymweld ag ef yn yr annedd, 35
- (ond mae'r les yn parhau, i'r graddau y bo hynny'n ymarferol, i gael effaith ym mhob cyswllt arall).
- (2) Nid yw is-adran (1) yn gymwys –

- (a) os yw'r gofyniad yn fodd cymesur o gyflawni nod dilys, neu
- (b) os yw'r landlord o dan y les neu uwchlandlord wedi ei yswirio o dan contract yswiriant—
- (i) nad yw adran 8H yn gymwys iddo, a 5
- (ii) sy'n cynnwys teler sy'n gwneud darpariaeth (sut bynnag y'i mynegir) yn ei gwneud yn ofynnol i'r sawl sydd wedi ei yswirio wahardd deiliad contract rhag bod â phlentyn yn byw gydag ef neu'n ymweld ag ef yn yr annedd neu gyfyngu'r amgylchiadau lle caniateir i ddeiliad contract fod â phlentyn yn byw gydag ef neu'n ymweld ag ef yn yr annedd, 10
- a bod y gofyniad yn y les yn fodd i atal y sawl sydd wedi ei yswirio rhag torri'r teler hwnnw. 15
- (3) Nid yw teler mewn les ar fangre sy'n ffurfio annedd neu sy'n cynnwys annedd yn rhwymo i'r graddau y byddai (oni bai am yr adran hon) yn ei gwneud yn ofynnol i denant o dan y les honno neu unrhyw is-les wahardd deiliad contract rhag bod yn hawlydd budd-daliadau (ond mae'r les yn parhau, i'r graddau y bo hynny'n ymarferol, i gael effaith ym mhob cyswllt arall). 20
- (4) Nid yw is-adran (3) yn gymwys os yw'r landlord o dan y les neu uwchlandlord wedi ei yswirio o dan contract yswiriant—
- (a) nad yw adran 8H yn gymwys iddo, a 25
- (b) sy'n cynnwys teler sy'n gwneud darpariaeth (sut bynnag y'i mynegir) yn ei gwneud yn ofynnol i'r sawl sydd wedi ei yswirio wahardd deiliad contract rhag bod yn hawlydd budd-daliadau,
- a bod y gofyniad yn y les yn fodd i atal y sawl sydd wedi ei yswirio rhag torri'r teler hwnnw. 30
- (5) At ddibenion yr adran hon, mae telerau les yn cynnwys—
- (a) telerau unrhyw gytundeb sy'n ymwneud â'r les, a
- (b) unrhyw ddogfen neu gyfathrebiad oddi wrth y landlord sy'n rhoi neu'n gwrthod cydsyniad i isosod o dan y les i gategori neu ddisgrifiad o berson. 35

8G Telerau mewn morgais yn ymwneud â phlant neu statws o ran budd-daliadau

- (1) Nid yw teler mewn morgais ar fangre sy'n ffurfio annedd neu sy'n cynnwys annedd yn rhwymo i'r graddau y byddai (oni bai am yr adran hon) yn ei gwneud yn ofynnol i'r morgaisiwr—
- (a) gwahardd deiliad contract rhag bod â phlentyn yn byw gydag ef neu'n ymweld ag ef yn yr annedd, neu 40

- (b) cyfyngu'r amgylchiadau lle caniateir i ddeiliad contract fod â phlentyn yn byw gydag ef neu'n ymweld ag ef yn yr annedd,
(ond mae'r morgais yn parhau, i'r graddau y bo hynny'n ymarferol, i gael effaith ym mhob cyswllt arall). 5
- (2) Nid yw telor mewn morgais ar fangre sy'n ffurfio annedd neu sy'n cynnwys annedd yn rhwymo i'r graddau y byddai (oni bai am yr adran hon) yn ei gwneud yn ofynnol i'r morgeisiwr wahardd deiliad contract rhag bod yn hawlydd budd-daliadau (ond mae'r morgais yn parhau, i'r graddau y bo hynny'n ymarferol, i gael effaith ym mhob cyswllt arall). 10
- 8H Telerau mewn contractau yswiriant yn ymwneud â phlant neu statws o ran budd-daliadau**
- (1) Nid yw telor mewn contract yswiriant y mae'r adran hon yn gymwys iddo yn rhwymo i'r graddau y byddai (oni bai am yr adran hon) yn ei gwneud yn ofynnol i'r sawl sydd wedi ei yswirio— 15
- (a) gwahardd deiliad contract rhag bod â phlentyn yn byw gydag ef neu'n ymweld ag ef yn yr annedd sy'n destun contract meddiannaeth, neu 20
- (b) cyfyngu'r amgylchiadau lle caniateir i ddeiliad contract fod â phlentyn yn byw gydag ef neu'n ymweld ag ef yn yr annedd sy'n destun contract meddiannaeth,
(ond mae'r contract yswiriant yn parhau, i'r graddau y bo hynny'n ymarferol, i gael effaith ym mhob cyswllt arall). 25
- (2) Nid yw telor mewn contract yswiriant y mae'r adran hon yn gymwys iddo yn rhwymo i'r graddau y byddai (oni bai am yr adran hon) yn ei gwneud yn ofynnol i'r sawl sydd wedi ei yswirio wahardd deiliad contract annedd sy'n destun contract meddiannaeth rhag bod yn hawlydd budd-daliadau (ond mae'r contract yswiriant yn parhau, i'r graddau y bo hynny'n ymarferol, i gael effaith ym mhob cyswllt arall). 30
- (3) Mae'r adran hon yn gymwys i gontractau yswiriant a wnaed neu yr estynnwyd eu cyfnod ar neu ar ôl y diwrnod y daw'r adran hon i rym. 35
- 8I Dim gwaharddiad ar roi ystyriaeth i incwm**
- Nid oes dim yn y Rhan hon yn gwahardd rhoi ystyriaeth i incwm person wrth ystyried a fyddai'r person hwnnw yn gallu fforddio talu rhent o dan contract meddiannaeth.

8J Dehongli Rhan 2A

(1) Yn y Rhan hon—

- mae i “contract meddiannaeth” (“*occupation contract*”) yr un ystyr ag yn Neddf Rhentu Cartrefi (Cymru) 2016 (dccc 1) (gweler adran 7 o’r Ddeddf honno); 5
- ystyr “darpar ddeiliad contract” (“*prospective contract-holder*”) yw person sy’n ceisio dod o hyd i annedd i’w rhentu o dan gontract meddiannaeth;
- ystyr “darpar landlord” (“*prospective landlord*”) yw person sy’n bwriadu gosod annedd o dan gontract meddiannaeth; 10
- ystyr “hawlydd budd-daliadau” (“*benefits claimant*”) yw person—
- (a) sydd â hawl i gael taliadau (gan gynnwys taliadau a wneir yn uniongyrchol i landlord) o dan Ddeddf Cyfraniadau a Budd-daliadau Nawdd Cymdeithasol 1992 neu Ddeddf Diwygio Lles 2012 neu yn rhinwedd y deddfau hynny, neu a fyddai â hawl o’r fath pe bai’r person yn dod yn ddeiliad contract o dan gontract meddiannaeth, 15 20
- (b) sydd â hawl i gael taliadau (gan gynnwys taliadau a wneir yn uniongyrchol i landlord) o dan neu yn rhinwedd Deddf Ceiswyr Gwaith 1995, Deddf Credyd Pensiwn y Wladwriaeth 2002, Deddf Credydau Treth 2002, Deddf Diwygio Lles 2007 neu Ddeddf Pensiynau 2014, 25
- (c) sy’n cael gostyngiad yn swm y dreth gyngor sy’n daladwy mewn perthynas â chartref presennol y person o dan gynllun a wneir gan awdurdod bilio o dan neu yn rhinwedd adran 13A o Ddeddf Cyllid Llywodraeth Leol 1992, neu 30
- (d) a fyddai â’r hawl i gael gostyngiad yn swm y dreth gyngor sy’n daladwy mewn perthynas â’r annedd o dan sylw o dan gynllun a wneir gan yr awdurdod bilio y mae’r annedd yn ei ardal o dan neu yn rhinwedd adran 13A o Ddeddf Cyllid Llywodraeth Leol 1992, pe bai’r person— 35
- (i) yn rhentu’r annedd o dan gontract meddiannaeth, a 40
- (ii) os yw gwneud cais yn rhagamod ar gyfer hawlio gostyngiad, yn gwneud cais i’r awdurdod bilio am ostyngiad o dan y cynllun; 45

- ystyr “person perthnasol” (“*relevant person*”), mewn perthynas â chontract meddiannaeth, yw –
- (a) y darpar landlord;
 - (b) person sy’n gweithredu’n uniongyrchol neu’n anuniongyrchol ar ran y darpar landlord neu sy’n honni ei fod yn gweithredu’n uniongyrchol neu’n anuniongyrchol ar ran y darpar landlord;
- ystyr “plentyn” (“*child*”) yw person o dan 18 oed.
- (2) Yn y Rhan hon, mae cyfeiriad at wneud rhywbeth ar sail ffeithiau penodol yn cynnwys cyfeiriad at wneud hynny ar sail cred yn y ffeithiau hynny.”
- (3) In section 10(4) –
- (a) after the opening words insert –
 - “(za) mewn cysylltiad â throedd o dan Ran 2A –
 - (i) person sy’n landlord o dan gontract meddiannaeth neu sydd wedi bod yn landlord o dan gontract o’r fath;
 - (ii) person sy’n ddeiliad contract o dan gontract meddiannaeth neu sydd wedi bod yn ddeiliad contract o dan gontract o’r fath;
 - (iii) person sy’n berson perthnasol mewn perthynas â chontract meddiannaeth neu sydd wedi bod yn berson perthnasol mewn perthynas â chontract o’r fath;
 - (zb) mewn cysylltiad â throedd o dan unrhyw ddarpariaeth arall o’r Ddeddf hon –”;
 - (b) paragraphs (a) to (c) become paragraphs (i) to (iii) of paragraph (zb).
- (4) After section 10(4) insert –
- “(4A) Yn is-adran (4) –
- mae i “contract meddiannaeth” (“*occupation contract*”) yr un ystyr ag yn Neddf Rhentu Cartrefi (Cymru) 2016 (dccc 1) (gweler adran 7 o’r Ddeddf honno);
 - mae i “person perthnasol” (“*relevant person*”) yr ystyr a roddir yn adran 8J.”
- (5) In section 13(1) after “3” insert “neu Ran 2A”.
- (6) In section 17 –
- (a) after subsection (3) insert –
 - “(3A) At ddibenion y Rhan hon fel y mae’n ymwneud â throeddau o dan Ran 2A, mae awdurdod pwysau a mesurau lleol yn awdurdod gorfodi ychwanegol mewn perthynas â’r ardal y mae’n awdurdod pwysau a mesurau lleol ar ei chyfer.”;
 - (b) in subsection (4) the words from “ystyr” to the end become a definition;

(c) at the end of subsection (4) insert –

“mae i “awdurdod pwysau a mesurau lleol” yr ystyr a roddir i
“local weights and measures authority” gan adran 69(2) o
Ddeddf Pwysau a Mesurau 1985.”

(7) In section 27(3) after “adran 7,” insert “adran 8C,”. 5

41 Discrimination relating to children or benefits status: English language

(1) The English language text of the Renting Homes (Fees etc.) (Wales) Act 2019 (anaw 2) is amended as follows.

(2) In section 1, after subsection (2), insert –

“(2A) Part 2A makes it an offence for a landlord or person acting or
purporting to act on a landlord’s behalf to discriminate in relation to
occupation contracts against persons who would have children live
with or visit them or who are benefits claimants, and makes other
provision about discrimination of that kind.” 10

(3) After section 8 insert – 15

“PART 2A

PROHIBITION OF DISCRIMINATION

8A Prohibition of discrimination relating to children

(1) It is an offence for a relevant person, in relation to a dwelling that is
to be the subject of an occupation contract – 20

(a) on the basis that a child would or may live with or visit a
person at the dwelling if the dwelling were the person’s home,
to prevent the person from –

(i) enquiring whether the dwelling is available for rent, 25

(ii) accessing information about the dwelling,

(iii) viewing the dwelling in order to consider whether to
seek to rent it, or

(iv) obtaining the grant, renewal or continuance of an
occupation contract in respect of the dwelling, or

(b) to apply a provision, criterion or practice in order to make
people who would have a child live with or visit them at the
dwelling less likely to obtain the grant, renewal or continuance
of an occupation contract in respect of the dwelling than people
who would not. 30

(2) It is a defence for the relevant person to prove that the conduct is a
proportionate means of achieving a legitimate aim. 35

- (3) It is a defence for the relevant person to prove that the prospective landlord of the dwelling, or a person who would be a superior landlord in relation to the dwelling, is insured under a contract of insurance –
- (a) to which section 8H does not apply, and
 - (b) which contains a term which requires the insured to prohibit a contract-holder from having a child live with or visit them at the dwelling or requires the landlord to restrict the circumstances in which a contract-holder may do so, and the conduct is a means of preventing the insured from breaching that term.
- (4) A person guilty of an offence under subsection (1) is liable on summary conviction to a fine.

8B Prohibition of discrimination relating to benefits status

- (1) It is an offence for a relevant person, in relation to a dwelling that is to be the subject of an occupation contract –
- (a) on the basis that a person is or may be a benefits claimant, to prevent the person from –
 - (i) enquiring whether the dwelling is available for rent,
 - (ii) accessing information about the dwelling,
 - (iii) viewing the dwelling in order to consider whether to seek to rent it, or
 - (iv) obtaining the grant, renewal or continuance of an occupation contract in respect of the dwelling, or
 - (b) to apply a provision, criterion or practice in order to make benefits claimants less likely to obtain the grant, renewal or continuance of an occupation contract in respect of the dwelling than people who are not benefits claimants.
- (2) It is a defence for the relevant person to prove that the prospective landlord of the dwelling, or a person who would be a superior landlord in relation to the dwelling, is insured under a contract of insurance –
- (a) to which section 8H does not apply, and
 - (b) which contains a term which requires the insured to prohibit a contract-holder of the dwelling from being a benefits claimant, and the conduct is a means of preventing the insured from breaching that term.
- (3) A person guilty of an offence under subsection (1) is liable on summary conviction to a fine.

8C Exception for publication of advertisements etc

Conduct does not constitute an offence under section 8A(1) or section 8B(1) if it consists only of –

- (a) one or more of the following things done by a person who does nothing in relation to the dwelling that is not mentioned in this paragraph –
 - (i) publishing advertisements or disseminating information;
 - (ii) providing a means by which a prospective landlord can communicate directly with a prospective contract-holder; 5
 - (iii) providing a means by which a prospective contract-holder can communicate directly with a prospective landlord, or
- (b) things of a description, or things done by a person of a description, specified for the purposes of this section in regulations. 10

8D Continuing breach of prohibition after fixed penalty

- (1) A person commits an offence if –
 - (a) a fixed penalty notice has been given to the person under section 13 for an offence under this Part in relation to a dwelling and has not been withdrawn, and 15
 - (b) the conduct in respect of which the fixed penalty notice was given continues in relation to that dwelling after the end of the period of 28 days beginning with the date on which the notice under section 13 was given. 20
- (2) A person guilty of an offence under subsection (1) is liable on summary conviction to a fine.

8E Repeated breach of prohibition after fixed penalty

- (1) A person commits an offence if – 25
 - (a) a fixed penalty notice has been given to the person under section 13 for an offence under this Part and has not been withdrawn, and
 - (b) the person commits another offence under the same section within the period of 5 years beginning with the date on which the notice under section 13 was given. 30
- (2) A person guilty of an offence under subsection (1) is liable on summary conviction to a fine.

8F Terms in superior leases relating to children or benefits status

- (1) A term of a lease of premises that consist of or include a dwelling is not binding to the extent that (but for this section) it would require a tenant under that or any inferior lease to – 35
 - (a) prohibit a contract-holder from having a child live with or visit them at the dwelling, or

- (b) restrict the circumstances in which a contract-holder may have a child live with or visit them at the dwelling,
(but the lease continues, so far as practicable, to have effect in every other respect).
- (2) Subsection (1) does not apply if – 5
- (a) the requirement is a proportionate means of achieving a legitimate aim, or
- (b) the landlord under the lease or a superior landlord is insured under a contract of insurance –
- (i) to which section 8H does not apply, and 10
- (ii) which contains a term which makes provision (however expressed) requiring the insured to prohibit a contract-holder from having a child live with or visit them at the dwelling or to restrict the circumstances in which a contract-holder may have a child live with or visit them at the dwelling, 15
- and the requirement in the lease is a means of preventing the insured from breaching that term.
- (3) A term of a lease of premises that consist of or include a dwelling is not binding to the extent that (but for this section) it would require a tenant under that or any inferior lease to prohibit a contract-holder from being a benefits claimant (but the lease continues, so far as practicable, to have effect in every other respect). 20
- (4) Subsection (3) does not apply if the landlord under the lease or a superior landlord is insured under a contract of insurance – 25
- (a) to which section 8H does not apply, and
- (b) which contains a term which makes provision (however expressed) requiring the insured to prohibit a contract-holder from being a benefits claimant,
- and the requirement in the lease is a means of preventing the insured from breaching that term. 30
- (5) For the purposes of this section, the terms of a lease include –
- (a) the terms of any agreement relating to the lease, and
- (b) any document or communication from the landlord that gives or refuses consent for sub-letting under the lease to a category or description of person. 35

8G Terms in mortgages relating to children or benefits status

- (1) A term of a mortgage of premises that consist of or include a dwelling is not binding to the extent that (but for this section) it would require the mortgagor to – 40
- (a) prohibit a contract-holder from having a child live with or visit them at the dwelling, or

- (b) restrict the circumstances in which a contract-holder may have a child live with or visit them at the dwelling,
(but the mortgage continues, so far as practicable, to have effect in every other respect).
 - (2) A term of a mortgage of premises that consist of or include a dwelling is not binding to the extent that (but for this section) it would require the mortgagor to prohibit a contract-holder from being a benefits claimant (but the mortgage continues, so far as practicable, to have effect in every other respect). 5
- 8H Terms in insurance contracts relating to children or benefits status** 10
- (1) A term of a contract of insurance to which this section applies is not binding to the extent that (but for this section) it would require the insured to –
 - (a) prohibit a contract-holder from having a child live with or visit them at the dwelling subject to an occupation contract, or 15
 - (b) restrict the circumstances in which a contract-holder may have a child live with or visit them at the dwelling subject to an occupation contract,
(but the insurance contract continues, so far as practicable, to have effect in every other respect). 20
 - (2) A term of a contract of insurance to which this section applies is not binding to the extent that (but for this section) it would require the insured to prohibit a contract-holder of a dwelling that is subject to an occupation contract from being a benefits claimant (but the insurance contract continues, so far as practicable, to have effect in every other respect). 25
 - (3) This section applies to contracts of insurance which were entered into or whose duration was extended on or after the day on which this section comes into force.
- 8I No prohibition on taking income into account** 30
- Nothing in this Part prohibits taking a person’s income into account when considering whether that person would be able to afford to pay rent under an occupation contract.
- 8J Interpretation of Part 2A**
- (1) In this Part – 35
 - “benefits claimant” (“*ceisydd budd-daliadau*”) means a person who –
 - (a) is entitled to payments (including payments made directly to a landlord) under or by virtue of the Social Security Contributions and Benefits Act 1992 or the Welfare Reform Act 2012, or would be so entitled were 40

- the person to become a contract-holder under an occupation contract,
- (b) is entitled to payments (including payments made directly to a landlord) under or by virtue of the Jobseekers Act 1995, the State Pension Credit Act 2002, the Tax Credits Act 2002, the Welfare Reform Act 2007 or the Pensions Act 2014, 5
- (c) is in receipt of a reduction in the amount of council tax payable in respect of the person’s current home under a scheme made by a billing authority under or by virtue of section 13A of the Local Government Finance Act 1992, or 10
- (d) would be entitled to a reduction in the amount of council tax payable in respect of the dwelling in question under a scheme made by the billing authority in whose area the dwelling is situated under or by virtue of section 13A of the Local Government Finance Act 1992, if the person were to – 15
- (i) rent the dwelling under an occupation contract, and 20
- (ii) if an application is a precondition of entitlement, apply to the billing authority for a reduction under the scheme;
- “child” (*“plentyyn”*) means a person under the age of 18;
- “occupation contract” (*“contract meddiannaeth”*) has the same meaning as in the Renting Homes (Wales) Act 2016 (anaw 1) (see section 7 of that Act); 25
- “prospective contract-holder” (*“darpar ddeiliad contract”*) means a person seeking to find a dwelling to rent under an occupation contract; 30
- “prospective landlord” (*“darpar landlord”*) means a person who proposes to let a dwelling under an occupation contract;
- “relevant person” (*“person perthnasol”*), in relation to an occupation contract, means – 35
- (a) the prospective landlord;
- (b) a person acting or purporting to act directly or indirectly on behalf of the prospective landlord.
- (2) In this Part a reference to doing something on the basis of particular facts includes reference to doing it on the basis of a belief in those facts.” 40
- (4) In section 10(4) –
- (a) after the opening words insert –
- “(za) in respect of an offence under Part 2A –
- (i) a person who is or has been a landlord under an occupation contract; 45

- (ii) a person who is or has been a contract-holder under an occupation contract;
 - (iii) a person who is or has been a relevant person in relation to an occupation contract;
 - (zb) in respect of an offence under any other provision of this Act—”; 5
 - (b) paragraphs (a) to (c) become paragraphs (i) to (iii) of paragraph (zb).
- (5) After section 10(4) insert—
- “(4A) In subsection (4)—
- “occupation contract” (“*contract meddiannaeth*”) has the same meaning as in the Renting Homes (Wales) Act 2016 (anaw 1) (see section 7 of that Act); 10
 - “relevant person” (“*person perthnasol*”) has the meaning given in section 8J.”
- (6) In section 13(1) after “3” insert “or Part 2A”. 15
- (7) In section 17—
- (a) after subsection (3) insert—
- “(3A) For the purposes of this Part as it relates to offences under Part 2A, a local weights and measures authority is an additional enforcement authority in relation to the area for which it is the local weights and measures authority.”; 20
- (b) in subsection (4) the words from ““licensing” to the end become a definition;
 - (c) at the end of subsection (4) insert—
- ““local weights and measures authority” has the meaning given by section 69(2) of the Weights and Measures Act 1985.” 25
- (8) In section 27(3) after “section 7,” insert “section 8C,”.

42 Amendment of short title of Renting Homes (Fees etc.) (Wales) Act 2019

- (1) Deddf Rhentu Cartrefi (Ffioedd etc.) (Cymru) 2019 may be cited as Deddf Rhentu Cartrefi (Ffioedd, Gwahaniaethu etc.) (Cymru) 2019. 30
- (2) The Renting Homes (Fees etc.) (Wales) Act 2019 (anaw 2) may be cited as the Renting Homes (Fees, Discrimination etc.) (Wales) Act 2019.
- (3) In the Welsh language text of the following provisions, for “Deddf Rhentu Cartrefi (Ffioedd etc.) (Cymru) 2019” substitute “Deddf Rhentu Cartrefi (Ffioedd, Gwahaniaethu etc.) (Cymru) 2019”— 35
 - (a) section 41(2A) of the Housing (Wales) Act 2014 (anaw 7);
 - (b) in Schedule 9A to the Renting Homes (Wales) Act 2016 (anaw 1)—
 - (i) paragraph 5(1)(a);
 - (ii) paragraph 5(2)(a);

- (c) in regulation 2 of the Renting Homes (Rent Determination) (Converted Contracts) (Wales) Regulations 2022 (S.I. 2022/781 (W. 170)), paragraph (b) of the definition of “rhent”;
- (d) in Schedule 2 to the Renting Homes (Model Written Statements of Contract) (Wales) Regulations 2022 (S.I. 2022/28 (W. 13)), in Part 3 of the model written statement, in term 68, paragraphs (1)(a) and (2)(a). 5
- (4) In the Welsh language text of the following provisions, for “Ddeddf Rhentu Cartrefi (Ffioedd etc.) (Cymru) 2019” substitute “Ddeddf Rhentu Cartrefi (Ffioedd, Gwahaniaethu etc.) (Cymru) 2019” –
- (a) in Schedule 9A to the Renting Homes (Wales) Act 2016 (anaw 1), the italic heading before paragraph 5; 10
- (b) in Schedule 2 to the Renting Homes (Model Written Statements of Contract) (Wales) Regulations 2022 (S.I. 2022/28 (W. 13)), in Part 3 of the model written statement, in term 68, the heading.
- (5) In the English language text of the following provisions, for “Renting Homes (Fees etc.) (Wales) Act 2019” substitute “Renting Homes (Fees, Discrimination etc.) (Wales) Act 2019” – 15
- (a) section 41(2A) of the Housing (Wales) Act 2014;
- (b) in Schedule 9A to the Renting Homes (Wales) Act 2016 –
- (i) the italic heading before paragraph 5; 20
- (ii) paragraph 5(1)(a);
- (iii) paragraph 5(2)(a);
- (c) in regulation 2 of the Renting Homes (Rent Determination) (Converted Contracts) (Wales) Regulations 2022, paragraph (b) of the definition of “rent”; 25
- (d) in Schedule 2 to the Renting Homes (Model Written Statements of Contract) (Wales) Regulations 2022, in Part 3 of the model written statement, in term 68 –
- (i) the heading;
- (ii) paragraphs (1)(a) and (2)(a). 30
- (6) In section 31 of the Renting Homes (Fees etc.) (Wales) Act 2019 –
- (a) in the Welsh language text after “Ffioedd” insert “, Gwahaniaethu”;
- (b) in the English language text after “Fees” insert “, Discrimination”.

Discriminatory terms

- 43 Amendments of Renting Homes (Wales) Act 2016 regarding discrimination** 35
- (1) The Welsh language text of the Renting Homes (Wales) Act 2016 (anaw 1) is amended as follows.

(2) In section 30, after paragraph (d) insert—

“(da) mae’n gwahardd landlordiaid rhag ymyrryd â hawl deiliaid contract i gael plant yn byw gyda hwy neu’n ymweld â hwy, neu i’ hawlio budd-daliadau.”

(3) After section 54 insert—

5

“PENNOD 6A

GWAHARDD GWAHANIAETHU YN ERBYN POBL SYDD Â PHLANT NEU SY’N HAWLYDDION BUDD-DALIADAU

54A Yr hawl i blant fyw yn yr annedd neu ymweld â hi

- (1) Yn ddarostyngedig i is-adran (2), caniateir i ddeiliad y contract o dan gontract meddiannaeth ganiatáu i berson nad yw wedi cyrraedd 18 oed fyw yn yr annedd neu ymweld â hi. 10
- (2) Ni chaniateir i’r landlord o dan gontract meddiannaeth ymyrryd â hawl deiliad y contract o dan is-adran (1) na chyfyngu ar arfer yr hawl honno, oni bai bod yr ymyrryd neu’r cyfyngu yn fodd cymesur o gyflawni nod dilys. 15
- (3) Mae’r adran hon yn ddarpariaeth sylfaenol sydd wedi ei hymgorffori fel un o delerau pob contract meddiannaeth, ac eithrio pan fo’r landlord neu uwchlandlord wedi ei yswirio o dan gontract yswiriant—
- (a) nad yw adran 8H o Ddeddf Rhentu Cartrefi (Ffioedd, Gwahaniaethu etc.) (Cymru) 2019 yn gymwys iddo, a 20
- (b) sy’n cynnwys teler sy’n gwneud darpariaeth (sut bynnag y’i mynegir) yn ei gwneud yn ofynnol i’r sawl sydd wedi ei yswirio wahardd y deiliad contract rhag bod â pherson nad yw wedi cyrraedd 18 oed yn byw gydag ef neu’n ymweld ag ef yn yr annedd neu gyfyngu’r amgylchiadau lle caniateir i ddeiliad y contract fod â pherson o’r fath yn byw gydag ef neu’n ymweld ag ef yn yr annedd. 25

54B Yr hawl i hawlio budd-daliadau

- (1) Ni chaniateir i’r landlord o dan gontract meddiannaeth wahardd deiliad y contract rhag bod yn hawlydd budd-daliadau o fewn yr ystyr a roddir gan adran 8J o Ddeddf Rhentu Cartrefi (Ffioedd, Gwahaniaethu etc.) (Cymru) 2019. 30
- (2) Mae’r adran hon yn ddarpariaeth sylfaenol sydd wedi ei hymgorffori fel un o delerau pob contract meddiannaeth, ac eithrio pan fo’r landlord neu uwchlandlord wedi ei yswirio o dan gontract yswiriant—
- (a) nad yw adran 8H o Ddeddf Rhentu Cartrefi (Ffioedd, Gwahaniaethu etc.) (Cymru) 2019 yn gymwys iddo, a
- (b) sy’n cynnwys teler sy’n gwneud darpariaeth (sut bynnag y’i mynegir) yn ei gwneud yn ofynnol i’r sawl sydd wedi ei 40

yswirio wahardd deiliad y contract rhag hawlio taliadau a grybwyllir yn is-adran (1).”

- (4) In Schedule 1 (overview of fundamental provisions incorporated as terms of occupation contracts), in Table 3 in Part 1, Table 4 in Part 2 and Table 5 in Part 3, at the appropriate place in each insert –

“Adran 54A	Rhaid i L beidio ag ymyrryd â hawl D-C i fod â phersonau o dan 18 oed yn ymweld â’r annedd neu’n byw yno	
Adran 54B	Rhaid i L beidio â gwahardd D-C rhag hawlio budd-daliadau lles”.	

- (5) The English language text of the Renting Homes (Wales) Act 2016 (anaw 1) is amended as follows.
- (6) In section 30, after paragraph (d) insert –
- “(da) it prohibits landlords from interfering with contract-holders having children live with or visit them, or claiming benefits,”.
- (7) After section 54 insert –

“CHAPTER 6A

PROHIBITION OF DISCRIMINATION AGAINST PEOPLE WITH CHILDREN AND BENEFITS CLAIMANTS

54A Right for children to live at or visit dwelling

- (1) Subject to subsection (2), the contract-holder under an occupation contract may permit a person who has not reached the age of 18 to live in or visit the dwelling.
- (2) The landlord under an occupation contract must not interfere with or restrict the exercise of the contract-holder’s right under subsection (1), unless the interference or restriction is a proportionate means of achieving a legitimate aim.
- (3) This section is a fundamental provision which is incorporated as a term of all occupation contracts, except where the landlord or a superior landlord is insured under a contract of insurance –
- (a) to which section 8H of the Renting Homes (Fees, Discrimination etc) (Wales) Act 2019 does not apply, and
- (b) which contains a term which makes provision (however expressed) requiring the insured to prohibit the contract-holder from having a person who has not reached the age of 18 live with or visit them at the dwelling or to restrict the

circumstances in which the contract-holder may have such a person live with or visit them at the dwelling.

54B Right to claim benefits

- (1) The landlord under an occupation contract must not prohibit the contract-holder from being a benefits claimant within the meaning given by section 8J of the Renting Homes (Fees, Discrimination etc.) (Wales) Act 2019. 5
- (2) This section is a fundamental provision which is incorporated as a term of all occupation contracts, unless the landlord or a superior landlord is insured under a contract of insurance – 10
 - (a) to which section 8H of the Renting Homes (Fees, Discrimination etc) (Wales) Act 2019 does not apply, and
 - (b) which contains a term which makes provision (however expressed) requiring the insured to prohibit the contract-holder from claiming payments mentioned in subsection (1).” 15
- (8) In Schedule 1 (overview of fundamental provisions incorporated as terms of occupation contracts), in Table 3 in Part 1, Table 4 in Part 2 and Table 5 in Part 3, at the appropriate place in each insert –

“Section 54A	L must not interfere with C-H's right to have persons under 18 visit or live at the dwelling		20
Section 54B	L must not prohibit C-H from claiming welfare benefits”.		

Supplementary

44 Power of Welsh Ministers to protect others 25

- (1) The Welsh Ministers may by regulations make provision in relation to occupation contracts, in relation to persons of another description, corresponding (with or without modifications) to provision made by this Chapter in relation to persons who would have a child live with or visit them or are benefits claimants. 30
- (2) Regulations under subsection (1) may amend, repeal or revoke provision made by or under – 35
 - (a) an Act, or
 - (b) an Act or Measure of Senedd Cymru, whenever passed or made.
- (3) In this section –

“benefits claimant” has the meaning given by section 8J of the Renting Homes (Fees, Discrimination etc.) (Wales) Act 2019;

“occupation contract” has the same meaning as in the Renting Homes (Wales) Act 2016 (see section 7 of that Act).

45 Power of Secretary of State to protect others 5

The Secretary of State may by regulations make provision that the Welsh Ministers could make under section 44(1) but for the limitation in section 46.

46 Regulations

Regulations under section 8C of the Renting Homes (Fees, Discrimination etc.) (Wales) Act 2019 (as inserted by this Act) or section 44(1) of this Act may only make provision which would be within the legislative competence of Senedd Cymru if contained in an Act of the Senedd. 10

CHAPTER 5

DISCRIMINATION RELATING TO CHILDREN OR BENEFITS STATUS: SCOTLAND

Prohibitions of discrimination 15

47 Discrimination relating to children or benefits status

(1) The Private Housing (Tenancies) (Scotland) Act 2016 (asp 19) is amended in accordance with subsections (2) to (4).

(2) After section 6 insert –

“PART 1A 20

CHOICE OF TENANT

6A Offence of discriminating in relation to children

(1) It is an offence for a relevant person to, in relation to a property that is to be let on an agreement which may give rise to a private residential tenancy – 25

(a) prevent a person, on the basis that the relevant person believes that the property would or may be used by a child if the property were the person’s home, from –

(i) enquiring whether the property is available for let, 30

(ii) accessing information about the property,

(iii) viewing the property in order to consider whether to seek to rent it, or

(iv) entering into a tenancy of the property, or

(b) apply a provision, criterion or practice in order to make people who would allow the property to be used by a child less likely 35

- to enter into a tenancy of the property than people who would not.
- (2) It is a defence for the relevant person to show –
- (a) that the conduct is a proportionate means of achieving a legitimate aim, or 5
 - (b) that the property is insured under an excluded contract of insurance and the conduct is a means of preventing the insured from breaching the term which causes the contract to be an excluded contract of insurance.
- (3) Conduct does not constitute an offence under subsection (1) if it consists only of – 10
- (a) things done by a person who does nothing in relation to the property other than one or more of the following things –
 - (i) publishing advertisements or disseminating information,
 - (ii) providing a means by which a prospective landlord can communicate directly with a prospective tenant, 15
 - (iii) providing a means by which a prospective tenant can communicate directly with a prospective landlord, or
 - (b) things of a description, or things done by a person of a description, specified for the purposes of this section in regulations made by the Scottish Ministers. 20
- (4) A person who commits an offence under subsection (1) is liable on summary conviction to a fine not exceeding level 3 on the standard scale.
- (5) For the purpose of this section – 25
- (a) a property is used by a child if a child lives with or visits a person at the property,
 - (b) a contract of insurance is an excluded contract of insurance if –
 - (i) section 49 of the Renters (Reform) Act 2024 (terms in insurance contracts relating to children or benefits status) does not apply to it, and 30
 - (ii) it contains a term which makes provision (however expressed) requiring the insured to prohibit a tenant under a private residential tenancy from allowing a child to use the property, or to restrict the circumstances in which such a tenant may allow a child to do so. 35

6B Offence of discriminating in relation to benefits status

- (1) It is an offence for a relevant person to, in relation to a property that is to be let on an agreement which may give rise to a private residential tenancy – 40

-
- (a) prevent a person, on the basis of the person’s benefits status, from –
- (i) enquiring whether the property is available for let,
 - (ii) accessing information about the property,
 - (iii) viewing the property in order to consider whether to seek to rent it, or
 - (iv) entering into a tenancy of the property, or
- (b) apply a provision, criterion or practice in order to make people who are or who, if the property were their home, may become benefits claimants less likely to enter into a tenancy of the property than people who are not.
- (2) It is a defence for the relevant person to show that the property is insured under an excluded contract of insurance and the conduct is a means of preventing the insured from breaching the term which causes the contract to be an excluded contract of insurance.
- (3) Conduct does not constitute an offence under subsection (1) if it consists only of –
- (a) things done by a person who does nothing in relation to the property other than one or more of the following things –
 - (i) publishing advertisements or disseminating information,
 - (ii) providing a means by which a prospective landlord can communicate directly with a prospective tenant,
 - (iii) providing a means by which a prospective tenant can communicate directly with a prospective landlord, or
 - (b) things of a description, or things done by a person of a description, specified for the purposes of this section in regulations made by the Scottish Ministers.
- (4) A person who commits an offence under subsection (1) is liable on summary conviction to a fine not exceeding level 3 on the standard scale.
- (5) For the purpose of this section –
- (a) something is done on the basis of a person’s benefits status if it is done on the basis that the relevant person believes that the person is, may be or, if the property were the person’s home, may become a benefits claimant,
 - (b) a contract of insurance is an excluded contract of insurance if –
 - (i) section 49 of the Renters (Reform) Act 2024 (terms in insurance contracts relating to children or benefits status) does not apply to it, and
 - (ii) it contains a term which makes provision (however expressed) requiring the insured to prohibit a tenant under a private residential tenancy from being a benefits claimant.

6C Discriminatory terms relating to children or benefits status

- (1) A term of a private residential tenancy is of no effect so far as the term makes provision (however expressed)–
- (a) prohibiting the tenant from having a child live with or visit the tenant at the property or restricting the circumstances in which the tenant may have a child do so, or 5
 - (b) prohibiting the tenant from being a benefits claimant.
- (2) But–
- (a) subsection (1)(a) does not apply if the provision is a proportionate means of achieving a legitimate aim, 10
 - (b) subsection (1)(a) and (b) does not apply to the extent that the landlord is insured under an excluded contract of insurance and the provision in the tenancy is a means of preventing the landlord from breaching the term which causes the contract to be an excluded contract of insurance. 15
- (3) For the purpose of subsection (2)(b), a contract of insurance is an excluded contract of insurance if–
- (a) section 49 of the Renters (Reform) Act 2024 (terms in insurance contracts relating to children or benefits status) does not apply to it, and 20
 - (b) it contains a term which makes provision (however expressed) requiring the landlord–
 - (i) to prohibit the tenant from having a child live with or visit the tenant at the property or to restrict the circumstances in which the tenant may have a child live with or visit the tenant at the property, or 25
 - (ii) to prohibit the tenant from being a benefits claimant.

6D No prohibition on taking income into account

Nothing in this Part prohibits taking a person’s income into account when considering whether that person would be able to afford to pay rent under a private residential tenancy. 30

6E Interpretation of Part 1A

In this Part–

“benefits claimant” means a person who–

- (a) is entitled to payments (including payments made directly to a landlord) under or by virtue of benefits and welfare legislation, or 35
- (b) is entitled, by virtue of section 80 of the Local Government Finance Act 1992, to a reduction in the amount of council tax payable in respect of the property 40

- on the basis of income or an entitlement to a payment mentioned in paragraph (a),
- “benefits and welfare legislation” means –
- (a) the Social Security Contributions and Benefits Act 1992,
 - (b) the Jobseekers Act 1995, 5
 - (c) the State Pension Credit Act 2002,
 - (d) the Tax Credits Act 2002,
 - (e) the Welfare Reform Act 2007,
 - (f) the Welfare Reform Act 2012,
 - (g) the Pensions Act 2014, 10
 - (h) the Social Security (Scotland) Act 2018,
- “child” means a person under the age of 18,
- “prospective landlord” means a person who proposes to let a property on an agreement which may give rise to a private residential tenancy, 15
- “prospective tenant” means a person seeking to find a property to rent,
- “relevant person”, in relation to a property, means –
- (a) the prospective landlord,
 - (b) a person acting or purporting to act directly or indirectly on behalf of the prospective landlord.” 20
- (3) Before section 76, insert –
- “75A Crown application**
- (1) Nothing in Part 1A makes the Crown criminally liable.
 - (2) But the Court of Session may, on an application by the Lord Advocate, declare unlawful any act or omission for which the Crown would be criminally liable were it not for subsection (1). 25
 - (3) Subsection (1) does not affect the criminal liability of persons in the service of the Crown.”
- (4) In section 77 (regulation-making powers), in subsection (4), after “sections” insert “6A(3)(b), 6B(3)(b),”.
- (5) The Housing (Scotland) Act 1988 is amended in accordance with subsection (6).
- (6) After section 26 insert –
- “26A Discriminatory terms relating to children or benefits status** 35
- (1) A term of an assured tenancy is of no effect so far as the term makes provision (however expressed) –
 - (a) prohibiting the tenant from having a child live with or visit the tenant at the dwelling or restricting the circumstances in which the tenant may have a child do so, or 40

- (b) prohibiting the tenant from being a benefits claimant.
- (2) But—
- (a) subsection (1)(a) does not apply if the provision is a proportionate means of achieving a legitimate aim, and
 - (b) subsection (1)(a) and (b) does not apply to the extent that the landlord is insured under an excluded contract of insurance and the provision in the tenancy is a means of preventing the landlord from breaching the term which causes the contract to be an excluded contract of insurance. 5
- (3) For the purpose of subsection (2)(b), a contract of insurance is an excluded contract of insurance if— 10
- (a) section 49 of the Renters (Reform) Act 2024 (terms in insurance contracts relating to children or benefits status) does not apply to it, and
 - (b) it contains a term which makes provision (however expressed) requiring the landlord— 15
 - (i) to prohibit the tenant from having a child live with or visit the tenant at the dwelling or to restrict the circumstances in which the tenant may have a child live with or visit the tenant at the dwelling, or 20
 - (ii) to prohibit the tenant from being a benefits claimant.
- (4) In this section—
- “benefits claimant” means a person who—
- (a) is entitled to payments (including payments made directly to a landlord) under or by virtue of benefits and welfare legislation, or 25
 - (b) is entitled, by virtue of section 80 of the Local Government Finance Act 1992, to a reduction in the amount of council tax payable in respect of the property on the basis of income or an entitlement to a payment mentioned in paragraph (a), 30
- “benefits and welfare legislation” means—
- (a) the Social Security Contributions and Benefits Act 1992,
 - (b) the Jobseekers Act 1995,
 - (c) the State Pension Credit Act 2002, 35
 - (d) the Tax Credits Act 2002,
 - (e) the Welfare Reform Act 2007,
 - (f) the Welfare Reform Act 2012,
 - (g) the Pensions Act 2014,
 - (h) the Social Security (Scotland) Act 2018, 40
- “child” means a person under the age of 18.”
- (7) The Rent (Scotland) Act 1984 is amended in accordance with subsection (8).

(8) After section 101 insert –

“101A Discriminatory terms relating to children or benefits status

- (1) A term of a protected or statutory tenancy is of no effect so far as the term makes provision (however expressed) –
- (a) prohibiting the tenant from having a child live with or visit the tenant at the dwelling or restricting the circumstances in which the tenant may have a child do so, or 5
 - (b) prohibiting the tenant from being a benefits claimant.
- (2) But –
- (a) subsection (1)(a) does not apply if the provision is a proportionate means of achieving a legitimate aim, and 10
 - (b) subsection (1)(a) and (b) does not apply to the extent that the landlord is insured under an excluded contract of insurance and the provision in the tenancy is a means of preventing the landlord from breaching the term which causes the contract to be an excluded contract of insurance. 15
- (3) For the purpose of subsection (2)(b), a contract of insurance is an excluded contract of insurance if –
- (a) section 49 of the Renters (Reform) Act 2024 (terms in insurance contracts relating to children or benefits status) does not apply to it, and 20
 - (b) it contains a term which makes provision (however expressed) requiring the landlord –
 - (i) to prohibit the tenant from having a child live with or visit the tenant at the dwelling or to restrict the circumstances in which the tenant may have a child live with or visit the tenant at the dwelling, or 25
 - (ii) to prohibit the tenant from being a benefits claimant.
- (4) In this section –
- “benefits claimant” means a person who – 30
 - (a) is entitled to payments (including payments made directly to a landlord) under or by virtue of benefits and welfare legislation, or
 - (b) is entitled, by virtue of section 80 of the Local Government Finance Act 1992, to a reduction in the amount of council tax payable in respect of the property on the basis of income or an entitlement to a payment mentioned in paragraph (a), 35
 - “benefits and welfare legislation” means –
 - (a) the Social Security Contributions and Benefits Act 1992, 40
 - (b) the Jobseekers Act 1995,
 - (c) the State Pension Credit Act 2002,
 - (d) the Tax Credits Act 2002,

- (e) the Welfare Reform Act 2007,
 - (f) the Welfare Reform Act 2012,
 - (g) the Pensions Act 2014,
 - (h) the Social Security (Scotland) Act 2018,
- “child” means a person under the age of 18.”

5

Discriminatory terms

48 Terms in standard securities relating to children or benefits status

- (1) A term of a standard security over land that consists of or includes a dwelling is of no effect so far as the term makes provision (however expressed) requiring the debtor in the standard security to – 10
 - (a) prohibit a tenant under a relevant tenancy from having a child live with or visit the tenant at the dwelling, or
 - (b) restrict the circumstances in which a tenant under a relevant tenancy may have a child live with or visit the tenant at the dwelling.
- (2) A term of a standard security over land that consists of or includes a dwelling is of no effect so far as the term makes provision (however expressed) requiring the debtor in the standard security to prohibit a benefits claimant from being a tenant under a relevant tenancy. 15

49 Terms in insurance contracts relating to children or benefits status

- (1) A term of a contract of insurance to which this section applies is of no effect so far as the term makes provision (however expressed) requiring the insured to – 20
 - (a) prohibit a tenant under a relevant tenancy from having a child live with or visit the tenant at the dwelling which forms the subject of the tenancy, or 25
 - (b) restrict the circumstances in which a tenant under a relevant tenancy may have a child live with or visit the tenant at the dwelling.
- (2) A term of a contract of insurance to which this section applies is of no effect so far as the term makes provision (however expressed) requiring the insured to prohibit a benefits claimant from being a tenant under a relevant tenancy. 30
- (3) This section applies to contracts of insurance which are entered into or whose duration is extended on or after the day on which this section comes into force.

Supplementary

50 Power of Scottish Ministers to protect others

35

- (1) The Scottish Ministers may by regulations make provision about relevant tenancies, corresponding (with or without modifications) to the provision

made by this Chapter in relation to persons who would have a child live with or visit them or persons who are benefits claimants, in relation to persons of another description.

- (2) Regulations under subsection (1) –
- (a) may amend, repeal or revoke provision made by or under – 5
 - (i) an Act of the Scottish Parliament,
 - (ii) an Act (including this Act),
 whenever passed or made;
 - (b) may only make provision which would be within the legislative competence of the Scottish Parliament if contained in an Act of that Parliament. 10

51 Power of Secretary of State to protect others

The Secretary of State may by regulations make provision that the Scottish Ministers could make under section 50(1) but for the limitation in section 50(2)(b). 15

52 Interpretation of Chapter 5

In this Chapter –

“benefits claimant” means a person who –

- (a) is entitled to payments (including payments made directly to a landlord) under or by virtue of benefits and welfare legislation or would be so entitled were the person to become a tenant under a private residential tenancy, or 20
- (b) is entitled, or would (on application or otherwise), if the person were to rent the property, be entitled, by virtue of section 80 of the Local Government Finance Act 1992, to a reduction in the amount of council tax payable in respect of the property on the basis of income or an entitlement to a payment mentioned in paragraph (a); 25

“benefits and welfare legislation” means –

- (a) the Social Security Contributions and Benefits Act 1992; 30
- (b) the Jobseekers Act 1995;
- (c) the State Pension Credit Act 2002;
- (d) the Tax Credits Act 2002;
- (e) the Welfare Reform Act 2007;
- (f) the Welfare Reform Act 2012; 35
- (g) the Pensions Act 2014;
- (h) the Social Security (Scotland) Act 2018 (asp 9);

“child” means a person under the age of 18;

“relevant tenancy” means –

- (a) a private residential tenancy under the Private Housing (Tenancies) (Scotland) Act 2016 (asp 19); 40

- (b) an assured tenancy under the Housing (Scotland) Act 1988;
 - (c) a protected or statutory tenancy under the Rent (Scotland) Act 1984;
- “tenant” includes sub-tenant.

CHAPTER 6

5

MISCELLANEOUS

53 Penalties for unlawful eviction or harassment of occupier

- (1) The Protection from Eviction Act 1977 is amended as follows.
- (2) In section 1, after subsection (6) insert—
 - “(7) A person may not be convicted of an offence under this section in respect of any conduct if a financial penalty has been imposed under section 1A in respect of that conduct.” 10
- (3) After section 1 insert—

“1A Financial penalty for offence under section 1

 - (1) A local housing authority may impose a financial penalty on a person if satisfied beyond reasonable doubt that the person has committed an offence under section 1 in relation to premises in England. 15
 - (2) No financial penalty may be imposed in respect of any conduct amounting to an offence under section 1 if—
 - (a) the person has been convicted of an offence under that section in respect of the conduct, 20
 - (b) criminal proceedings for an offence under that section in respect of the conduct have been instituted against the person and the proceedings have not been concluded, or
 - (c) criminal proceedings for an offence under that section in respect of the conduct have been concluded and the person has not been convicted of the offence. 25
 - (3) The amount of a financial penalty imposed under this section is to be determined by the authority imposing it, but must not be more than £30,000. 30
 - (4) The Secretary of State may give guidance to local housing authorities about the exercise of their functions under this section.
 - (5) Local housing authorities must have regard to any guidance issued under subsection (4).
 - (6) Schedule A1 makes provision about— 35
 - (a) the procedure for imposing financial penalties,
 - (b) appeals against financial penalties,
 - (c) enforcement of financial penalties, and

- (d) how local housing authorities are to deal with the proceeds of financial penalties.
- (7) The Secretary of State may by regulations amend the amount specified in subsection (3) to reflect changes in the value of money.
- (8) Regulations under this section are to be made by statutory instrument. 5
- (9) A statutory instrument containing regulations under this section is subject to annulment in pursuance of a resolution of either House of Parliament.
- (10) In this section and Schedule A1, “local housing authority” means a district council, a county council in England for an area for which there is no district council, a London borough council, the Common Council of the City of London or the Council of the Isles of Scilly.” 10
- (4) Before Schedule 1 insert –

“SCHEDULE A1

Section 1A

FINANCIAL PENALTY FOR OFFENCE UNDER SECTION 1

15

Notice of intent

- 1 Before imposing a financial penalty on a person under section 1A a local housing authority must give the person notice of its proposal to do so (a “notice of intent”).
- 2 (1) The notice of intent must be given before the end of the period of 6 months beginning with the first day on which the authority has sufficient evidence of the conduct to which the financial penalty relates. 20
- (2) But if the person is continuing to engage in the conduct on that day, and the conduct continues beyond the end of that day, the notice of intent may be given – 25
- (a) at any time when the conduct is continuing, or
- (b) within the period of 6 months beginning with the last day on which the conduct occurs.
- 3 The notice of intent must set out – 30
- (a) the date on which the notice of intent is given,
- (b) the amount of the proposed financial penalty,
- (c) the reasons for proposing to impose the financial penalty, and
- (d) information about the right to make representations under paragraph 4. 35

Right to make representations

- 4 (1) A person who is given a notice of intent may make written representations to the local housing authority about the proposal to impose a financial penalty.
- (2) Any representations must be made within the period of 28 days beginning with the day after that on which the notice was given (“the period for representations”). 5

Final notice

- 5 After the end of the period for representations the local housing authority must – 10
- (a) decide whether to impose a financial penalty on the person, and
 - (b) if it decides to impose a financial penalty, decide the amount of the penalty.
- 6 If the authority decides to impose a financial penalty on the person, it must give the person a notice (a “final notice”) imposing that penalty. 15
- 7 The final notice must require the penalty to be paid within the period of 28 days beginning with the day after that on which the notice was given. 20
- 8 The final notice must set out –
- (a) the date on which the final notice is served,
 - (b) the amount of the financial penalty,
 - (c) the reasons for imposing the penalty,
 - (d) information about how to pay the penalty, 25
 - (e) the period for payment of the penalty,
 - (f) information about rights of appeal, and
 - (g) the consequences of failure to comply with the notice.

Withdrawal or amendment of notice

- 9 (1) A local housing authority may at any time – 30
- (a) withdraw a notice of intent or final notice, or
 - (b) reduce the amount specified in a notice of intent or final notice.
- (2) The power in sub-paragraph (1) is to be exercised by giving notice in writing to the person to whom the notice was given. 35

Appeals

- 10 (1) A person to whom a final notice is given may appeal to the First-tier Tribunal against –

-
- (a) the decision to impose the penalty, or
 - (b) the amount of the penalty.
- (2) An appeal under this paragraph must be brought within the period of 28 days beginning with the day after that on which the final notice was given. 5
- (3) If a person appeals under this paragraph, the final notice is suspended until the appeal is finally determined, withdrawn or abandoned.
- (4) An appeal under this paragraph –
- (a) is to be a re-hearing of the local housing authority’s decision, 10
but
 - (b) may be determined having regard to matters of which the authority was unaware.
- (5) On an appeal under this paragraph the First-tier Tribunal may confirm, vary or cancel the final notice. 15
- (6) The final notice may not be varied under sub-paragraph (5) so as to make it impose a financial penalty of more than the local housing authority could have imposed.

Recovery of financial penalty

- 11 (1) This paragraph applies if a person fails to pay the whole or any part of a financial penalty which, in accordance with this Schedule, the person is liable to pay. 20
- (2) The local housing authority which imposed the financial penalty may recover the whole or part of the penalty on the order of the county court as if it were payable under an order of that court. 25
- (3) In proceedings before the county court for the recovery of a financial penalty or part of a financial penalty, a certificate which is –
- (a) signed by the chief finance officer of the local housing authority which imposed the penalty, and
 - (b) states that the amount due has not been received by a date specified in the certificate, 30
- is conclusive evidence of that fact.
- (4) A certificate to that effect and purporting to be so signed is to be treated as being so signed unless the contrary is proved.
- (5) In this paragraph “chief finance officer” has the same meaning as in section 5 of the Local Government and Housing Act 1989. 35

Proceeds of financial penalties

- 12 Where a local housing authority imposes a financial penalty under this Act, it may apply the proceeds towards meeting the costs and expenses (whether administrative or legal) incurred in, or associated 40

- with, carrying out any of its enforcement functions under this Act or otherwise in relation to the private rented sector.
- 13 Any proceeds of a financial penalty imposed under this Act which are not applied in accordance with paragraph 12 must be paid to the Secretary of State. 5
- 14 (1) In paragraph 12, enforcement functions “in relation to the private rented sector” means enforcement functions relating to—
- (a) residential premises in England that are let, or intended to be let, under a tenancy, 10
 - (b) the common parts of such premises,
 - (c) the activities of a landlord under a tenancy of residential premises in England,
 - (d) the activities of a person carrying on English letting agency work within the meaning of section 54 of the Housing and Planning Act 2016 in relation to such premises, or 15
 - (e) the activities of a person carrying on English property management work within the meaning of section 55 of the Housing and Planning Act 2016 in relation to such premises.
- (2) For the purposes of this paragraph “residential premises” has the meaning given by section 1 of the Housing Act 2004 except that it does not include social housing within the meaning of Part 2 of the Housing and Regeneration Act 2008. 20
- (3) For the purposes of this paragraph, “tenancy” includes a licence to occupy.”
- 54 Abandoned premises under assured shorthold tenancies** 25
- In the Housing and Planning Act 2016, omit Part 3 (recovering abandoned premises under assured shorthold tenancies).

PART 2

RESIDENTIAL LANDLORDS

CHAPTER 1

30

MEANING OF “RESIDENTIAL LANDLORD”

55 Meaning of “residential landlord”

- (1) In this Part—
- “residential landlord” means the landlord under a relevant tenancy of a dwelling in England that is not social housing; 35
 - “residential tenancy” and “residential tenant” are to be read accordingly.
- (2) In subsection (1)—

“dwelling” means a building or part of a building which is occupied or intended to be occupied as a separate dwelling;

“social housing” has the same meaning as in Part 2 of the Housing and Regeneration Act 2008.

- (3) In this section, “relevant tenancy” means— 5
- (a) an assured tenancy within the meaning of the 1988 Act, or
 - (b) a regulated tenancy within the meaning of the Rent Act 1977.
- (4) The Secretary of State may by regulations amend this Chapter so as to—
- (a) change the meaning of “residential landlord” in relation to a relevant tenancy— 10
 - (i) so that, in addition to or instead of the landlord under the relevant tenancy, it includes any or all superior landlords in relation to that tenancy, or
 - (ii) so that it does not include superior landlords added by virtue of this paragraph; 15
 - (b) change the meaning of “relevant tenancy” so as to add or remove a particular kind of—
 - (i) tenancy of a dwelling that is periodic or granted for a term of less than 21 years, or
 - (ii) licence to occupy a dwelling; 20
 - (c) change the meaning of “dwelling”—
 - (i) so that, in addition to a building or part of a building, it includes any other structure, vehicle or vessel,
 - (ii) so that it includes a building or part of a building, and anything for the time being included in the meaning of “dwelling” by virtue of sub-paragraph (i), which is occupied or intended to be occupied as a dwelling that is not a separate dwelling, or 25
 - (iii) so that it does not include anything added by virtue of this paragraph.
- (5) Kinds of tenancy or licence added or removed under subsection (4)(b) may be identified by reference to any matters connected directly or indirectly with a tenancy or licence, including the characteristics or circumstances of any person who is so connected. 30
- (6) In subsection (4)(b)—
- (a) the reference to a tenancy of a dwelling includes a tenancy under which the dwelling is occupied for the purposes of either House of Parliament, and 35
 - (b) the reference to a licence to occupy a dwelling includes such a licence under which the dwelling is occupied for the purposes of either House of Parliament. 40
- (7) The provision that may be made in regulations under subsection (4) by virtue of section 132(1)(a) includes provision amending section 89.

- (8) The provision that may be made in regulations under subsection (4) by virtue of section 132(1)(b) includes different provision for the purposes of different Chapters of this Part.

CHAPTER 2

LANDLORD REDRESS SCHEMES

5

Landlord redress schemes

56 Landlord redress schemes

- (1) The Secretary of State may make regulations requiring a residential landlord to be a member of a landlord redress scheme.
- (2) A “landlord redress scheme” means a scheme— 10
- (a) which provides for a complaint made by or on behalf of a prospective, current or former residential tenant against a member of the scheme to be independently investigated and determined by an independent individual, and
 - (b) which is— 15
 - (i) approved by the Secretary of State for the purposes of regulations under subsection (1), or
 - (ii) administered by or on behalf of the Secretary of State and designated by the Secretary of State for those purposes.
- (3) In subsection (2)(a) “prospective residential tenant” means a person who— 20
- (a) offers to become a residential tenant of a dwelling that is marketed for the purpose of creating a residential tenancy, or
 - (b) with a view to deciding whether to become a residential tenant of a dwelling that is marketed for that purpose— 25
 - (i) requests information about the dwelling from a person marketing it, or
 - (ii) visits or requests to visit such a dwelling by arrangement with a person marketing it.
- (4) Regulations under subsection (1) may— 30
- (a) require a person to be a member of a landlord redress scheme before a dwelling is marketed for the purpose of creating a residential tenancy under which that person will be a residential landlord;
 - (b) prohibit a person from marketing a dwelling for the purpose of creating a residential tenancy unless the person who will be a residential landlord if the tenancy is granted is a member of a landlord redress scheme; 35
 - (c) require a person to remain a member of the scheme after ceasing to be a residential landlord, for a period specified in the regulations.

-
- (5) Before making regulations under subsection (1), the Secretary of State must be satisfied that all persons who are to be required to be a member of a landlord redress scheme will be eligible to join such a scheme before being so required (subject to any provision in the scheme about expulsion, as to which see section 57(3)(1)). 5
- (6) Nothing in this Chapter prevents a landlord redress scheme from providing (subject to regulations under section 57) –
- (a) for membership to be open to persons who wish to join as voluntary members;
 - (b) for the investigation or determination of any complaints under a voluntary jurisdiction; 10
 - (c) for voluntary mediation services;
 - (d) for the exclusion from investigation and determination under the scheme of any complaint in such cases or circumstances as may be specified in or determined under the scheme. 15
- (7) In subsection (6) –
- “complaints under a voluntary jurisdiction” means complaints in relation to which there is no duty to be a member of a landlord redress scheme, where the members against whom the complaints are made have voluntarily accepted the jurisdiction of the scheme over those complaints; 20
 - “voluntary mediation services” means mediation, conciliation or similar processes provided at the request of a member in relation to complaints made –
 - (a) against the member, or 25
 - (b) by the member against another person; - “voluntary members” means members who are not subject to a duty to be a member of a landlord redress scheme.

57 Approval and designation of landlord redress schemes

- (1) This section applies where the Secretary of State makes regulations under section 56(1). 30
- (2) The Secretary of State must by regulations set out conditions which are to be satisfied before a scheme is approved or designated under section 56(2)(b).
- (3) The conditions must include conditions requiring the scheme to include provision in accordance with the regulations – 35
- (a) for the appointment of an individual to be responsible for overseeing and monitoring the investigation and determination of complaints under the scheme,
 - (b) about the terms and conditions of that individual and the termination of their appointment, 40
 - (c) about the complaints that may be made under the scheme, which must include provision enabling the making of complaints about

- non-compliance with any codes of practice for residential landlords that are issued or approved by the Secretary of State,
- (d) about the time to be allowed for scheme members to resolve matters before a complaint is accepted under the scheme in relation to those matters, 5
 - (e) about the circumstances in which a complaint may be rejected,
 - (f) about co-operation (which may include the joint exercise of functions) of an individual who is investigating or determining a complaint with persons who have functions in relation to other kinds of complaint and with local housing authorities, 10
 - (g) about the provision of information to the persons mentioned in paragraph (f) and the Secretary of State,
 - (h) if members are required to pay fees in respect of compulsory aspects of the scheme, about the level of those fees,
 - (i) if there are voluntary aspects of the scheme – 15
 - (i) for fees to be payable in respect of those aspects of the scheme, and
 - (ii) for the fees to be set at a level that (taking one year with another) is sufficient to meet the costs incurred in the administration of, and the investigation and determination of complaints under, those aspects of the scheme, 20
 - (j) for the individual determining a complaint to be able to require members to provide redress of the following types to the complainant –
 - (i) providing an apology or explanation, 25
 - (ii) paying compensation, and
 - (iii) taking such other actions in the interests of the complainant as the individual determining the complaint may specify,
 - (k) about the enforcement of the scheme and decisions made under the scheme, 30
 - (l) for a person to be expelled from the scheme only –
 - (i) in circumstances specified in the regulations,
 - (ii) once steps to secure compliance that are specified in the regulations have been taken, and
 - (iii) once the decision to expel the person has been reviewed by an independent person in accordance with the regulations, 35
 - (m) for an expulsion to be revoked in circumstances specified in the regulations,
 - (n) prohibiting a person from joining the scheme when the person has been expelled from another landlord redress scheme and the expulsion has not been revoked, 40
 - (o) for circumstances in which the administration of the scheme is to be transferred to a different administrator, and
 - (p) about the closure of the scheme by the administrator.

-
- (4) Conditions set out in regulations under subsection (2) may include conditions requiring the administrator or proposed administrator of a scheme to undertake to do things on an ongoing basis following approval or designation.
- (5) Conditions set out in regulations by virtue of subsection (3)(o) may require an approved scheme to provide for the administration of that scheme to be transferred to the Secretary of State or a person acting on behalf of the Secretary of State in circumstances specified in the regulations. 5
- (6) Where conditions set out in regulations by virtue of subsection (3)(o) require an approved scheme to include the provision mentioned in subsection (5), the regulations may provide for a scheme whose administration is transferred as mentioned in that subsection to be treated as a designated scheme instead of an approved one. 10
- (7) Subsections (3) to (6) do not limit the conditions that may be set out in regulations under subsection (2).
- (8) The Secretary of State may by regulations make further provision about the approval or designation of landlord redress schemes under section 56(2)(b), including provision – 15
- (a) about the number of redress schemes that may be approved or designated (which may be one or more);
 - (b) about the making of applications for approval; 20
 - (c) about the period for which an approval or designation is valid;
 - (d) about the withdrawal of approval or revocation of designation;
 - (e) authorising the approval or designation of a scheme which provides for fees payable by a compulsory member to be calculated by reference to the total of the costs incurred, or to be incurred, in the administration of the compulsory aspects of the scheme and the investigation and determination of complaints under those aspects of the scheme (including costs unconnected with the member in question). 25
- (9) Regulations under this section may – 30
- (a) confer functions (including functions involving the exercise of a discretion) on the Secretary of State, or authorise or require a scheme to do so;
 - (b) provide for the delegation of such functions by the Secretary of State, or authorise or require a scheme to provide for that.
- (10) In this section – 35
- “compulsory aspects”, in relation to a scheme, means aspects of the scheme relating to complaints in relation to which there is a duty to be a member of a landlord redress scheme;
 - “compulsory member”, in relation to a scheme, means a member of the scheme who is subject to a duty to be a member of a landlord redress scheme; 40
 - “voluntary aspects”, in relation to a scheme, means aspects of the scheme that relate to –

- (a) complaints under a voluntary jurisdiction,
 - (b) voluntary mediation services, or
 - (c) voluntary members;
- and terms used in this definition have the meanings given by section 56(7). 5

58 Financial penalties

- (1) A local housing authority may impose a financial penalty on a person if satisfied beyond reasonable doubt that the person has—
 - (a) breached regulations under section 56(1) or (4), or
 - (b) committed an offence under section 59. 10
- (2) The amount of a financial penalty imposed under this section is to be determined by the authority imposing it, but must not be more than—
 - (a) £5,000, if it is imposed under subsection (1)(a), or
 - (b) £30,000, if it is imposed under subsection (1)(b).
- (3) More than one penalty may be imposed in respect of the same conduct only if— 15
 - (a) the conduct continues after the end of 28 days beginning with the day after that on which the final notice in respect of the previous penalty for the conduct was given to the person, unless the person appeals against that notice within that period, or 20
 - (b) if the person appeals against that notice within that period, the conduct continues after the end of 28 days beginning with the day after that on which the appeal is finally determined, withdrawn or abandoned.
- (4) Subsection (3) does not enable a penalty to be imposed after the final notice in respect of the previous penalty has been withdrawn or quashed on appeal. 25
- (5) No financial penalty may be imposed in respect of any conduct amounting to an offence under section 59 if—
 - (a) the person has been convicted of an offence under that section in respect of the conduct,
 - (b) criminal proceedings for an offence under that section in respect of the conduct have been instituted against the person and the proceedings have not been concluded, or 30
 - (c) criminal proceedings for an offence under that section in respect of the conduct have been concluded and the person has not been convicted. 35
- (6) The Secretary of State may give guidance to local housing authorities about the exercise of their functions under this section.
- (7) Local housing authorities must have regard to any guidance issued under subsection (6).

- (8) The Secretary of State may by regulations amend the amounts specified in subsection (2) to reflect changes in the value of money.
- (9) For the purposes of this section and section 59—
- (a) a financial penalty is imposed under this section on the date specified in the final notice as the date on which the notice is given, and 5
 - (b) “final notice” has the meaning given by paragraph 6 of Schedule 5.

59 Offences

- (1) A person commits an offence if—
- (a) a relevant penalty has been imposed on the person and the final notice imposing the penalty has not been withdrawn, and 10
 - (b) the conduct in respect of which the penalty was imposed continues after the end of the period of 28 days beginning with—
 - (i) the day after that on which the penalty was imposed on the person, or
 - (ii) if the person appeals against the final notice in respect of the penalty within that period, the day after that on which the appeal is finally determined, withdrawn or abandoned. 15
- (2) A person commits an offence if—
- (a) a relevant penalty has been imposed on the person in respect of a breach of regulations under section 56(1) or (4) and the final notice imposing the penalty has not been withdrawn, and 20
 - (b) the person engages in conduct which constitutes a different breach of such regulations within the period of five years beginning with the day on which the penalty was imposed.
- (3) A person commits an offence if— 25
- (a) either—
 - (i) a relevant penalty has been imposed on the person in respect of an offence under this section and the final notice imposing the penalty has not been withdrawn, or
 - (ii) the person has been convicted of such an offence, and 30
 - (b) the person breaches regulations under section 56(1) or (4) within the period of five years beginning with the day on which the relevant penalty was imposed or the person was convicted.
- (4) In subsections (1) to (3) “relevant penalty” means a financial penalty which is imposed under section 58 where— 35
- (a) the period for bringing an appeal against the penalty under paragraph 10 of Schedule 5 has expired without an appeal being brought,
 - (b) an appeal against the financial penalty under that paragraph has been withdrawn or abandoned, or
 - (c) the final notice imposing the penalty has been confirmed or varied on appeal. 40

- (5) A person may not be convicted of an offence under subsection (2) or (3) if a financial penalty has been imposed under section 58 in respect of the same conduct.
- (6) A person guilty of an offence under this section is liable on summary conviction to a fine. 5
- (7) Where an offence under this section committed by a body corporate is proved to have been committed with the consent or connivance of, or to be attributable to any neglect on the part of, an officer of a body corporate, the officer as well as the body corporate commits the offence and is liable to be proceeded against and punished accordingly. 10
- (8) Where the affairs of a body corporate are managed by its members, subsection (6) applies in relation to the acts and defaults of a member in connection with the member's functions of management as if the member were an officer of the body corporate.
- 60 Decision under a landlord redress scheme may be made enforceable as if it were a court order** 15
- (1) The Secretary of State may by regulations make provision for, or in connection with, authorising the administrator of a landlord redress scheme to apply to a court or tribunal for an order that a determination made under the scheme and accepted by the complainant in question be enforced as if it were an order of a court. 20
- (2) Before making the regulations, the Secretary of State must consult—
- (a) one or more bodies appearing to the Secretary of State to represent the interests of residential landlords,
 - (b) one or more bodies appearing to the Secretary of State to represent the interests of residential tenants, and 25
 - (c) such other persons as the Secretary of State considers appropriate.
- 61 Landlord redress schemes: no Crown status**
- A person exercising functions under a landlord redress scheme (other than the Secretary of State) is not to be regarded as the servant or agent of the Crown or as enjoying any status, privilege or immunity of the Crown or as exempt from any tax, duty, rate, levy or other charge whatsoever, whether general or local, and any property held by such a person is not to be regarded as property of, or held on behalf of, the Crown. 30
- Guidance* 35
- 62 Guidance for scheme administrator and local housing authority**
- (1) The Secretary of State may from time to time issue or approve guidance for local housing authorities and the administrators of landlord redress schemes

about cooperation between such local housing authorities and persons exercising functions under the schemes.

- (2) A local housing authority must have regard to any guidance issued or approved under this section.
- (3) The Secretary of State must exercise the powers in section 57 for the purpose of ensuring that the administrator of a redress scheme has regard to any guidance issued or approved under this section. 5

Interpretation

63 Interpretation of Chapter 2

- (1) In this Chapter “landlord redress scheme” has the meaning given by section 56(2). 10
- (2) For the meanings of “residential landlord”, “residential tenancy” and “residential tenant” see section 55.

Related amendments

64 Housing activities under social rented sector scheme

15

- (1) Schedule 2 to the Housing Act 1996 (social rented sector: housing complaints) is amended as follows.
- (2) In paragraph 1 –
 - (a) in sub-paragraph (1), after “housing activities” insert “other than private rented sector activities”; 20
 - (b) in sub-paragraph (3), at the end insert “, subject to paragraph 2A”.
- (3) In paragraph 2(1) –
 - (a) in paragraph 4, after “scheme” insert “which must not include any private rented sector activities, except so far as the Secretary of State consents in writing to complaints about such activities being made under the scheme.”; 25
 - (b) after paragraph 7 insert –
 - “7A Where the scheme provides for the housing ombudsman to be employed by the person administering the scheme, provision for the enforcement of directions given under paragraph 10(3)(b).” 30
- (4) After paragraph 2 insert –
 - “2A Criteria under paragraph 2(b) of paragraph 2(1) must include criteria preventing a person who –
 - (a) is a residential landlord, within the meaning given by section 55 of the Renters (Reform) Act 2024, and 35

(b) is not a social landlord,
from becoming a member of the scheme.”

(5) For paragraph 10 substitute –

- “10 (1) The housing ombudsman for the purposes of an approved scheme is to be appointed by the Secretary of State on such terms as the Secretary of State thinks fit. 5
- (2) The Secretary of State may at any time remove a housing ombudsman from office.
- (3) In relation to an approved scheme which provides for the housing ombudsman to be employed by the person administering the scheme – 10
- (a) the reference in sub-paragraph (1) to the terms on which the housing ombudsman is appointed includes a reference to the terms of the housing ombudsman’s employment by that person; 15
- (b) the power of the Secretary of State under sub-paragraph (2) to remove a housing ombudsman from office includes power to give the person administering the scheme a direction in writing to cease to employ the individual who is housing ombudsman as housing ombudsman (and a direction under this paragraph may be revoked or varied by a further direction under this paragraph). 20
- (4) Where an approved scheme does not provide that it is to be administered by a body corporate –
- (a) the Secretary of State may by order provide that the housing ombudsman for the purposes of the scheme is to be a corporation sole, and 25
- (b) the staff to administer the scheme and otherwise assist the ombudsman in the discharge of functions are to be appointed and employed by the ombudsman. 30
- (5) Where an approved scheme provides that it is to be administered by a body corporate the Secretary of State may delegate functions under sub-paragraph (1) or (2) to the body administering the scheme.
- (6) A delegation under sub-paragraph (5) may specify – 35
- (a) the extent to which the functions are delegated;
- (b) any conditions to which the delegation is subject.
- (7) A delegation under sub-paragraph (5) –
- (a) must be in writing;
- (b) may be varied or revoked by the Secretary of State, in writing, at any time; 40
- (c) does not prevent the Secretary of State from exercising the functions.

- (8) A housing ombudsman is not to be regarded as the servant or agent of the Crown or as enjoying any status, privilege or immunity of the Crown or as exempt from any tax, duty, rate, levy or other charge whatsoever, whether general or local, and any property held by a housing ombudsman is not to be regarded as property of, or held on behalf of, the Crown.” 5
- (6) After paragraph 12 insert –
“Interpretation
- 13 In this Schedule “private rented sector activities” means activities carried on by a person as a residential landlord within the meaning given by section 55 of the Renters (Reform) Act 2024.” 10
- 65 Other amendments connected with landlord redress schemes**
- Schedule 3 contains amendments connected with landlord redress schemes.
- 66 Local Commissioners’ investigation of complaints by persons who are not tenants** 15
- In section 26 of the Local Government Act 1974, at the end of subsection (8) insert “unless –
- (a) the investigation is in respect of action described in paragraph 5A or 5B of that Schedule, and
- (b) the person affected is not an individual of a description whom a scheme approved under Schedule 2 to the Housing Act 1996 (investigation of social housing complaints by housing ombudsman) provides may make a complaint under that scheme in respect of that action.” 20
- CHAPTER 3** 25
- THE PRIVATE RENTED SECTOR DATABASE
- The database and the database operator*
- 67 The database**
- (1) The database operator must establish and operate a database containing –
- (a) entries in respect of persons who are, or intend to become, residential landlords, 30
- (b) entries in respect of dwellings which are, or are intended to be, let under residential tenancies, and
- (c) entries made under section 75 in respect of the following –
- (i) persons against whom relevant banning orders have been made, 35

- (ii) persons who have been convicted of, or on whom financial penalties have been imposed in relation to, relevant banning order offences, and
 - (iii) persons who have been convicted of offences, on whom financial penalties have been imposed or who have been subject to regulatory action, of a description prescribed by regulations under that section. 5
- (2) In this Chapter –
 - (a) “landlord entry” means an entry in the database in respect of a person mentioned in subsection (1)(a); 10
 - (b) “dwelling entry” means an entry in the database in respect of a dwelling mentioned in subsection (1)(b).
- (3) Landlord and dwelling entries may be either active or inactive: see sections 69(4) and 71.
- 68 The database operator 15**
- (1) In this Chapter “database operator” means –
 - (a) the Secretary of State, or
 - (b) a person who the Secretary of State has arranged to be the database operator.
- (2) The arrangements – 20
 - (a) may include provision for payments by the Secretary of State;
 - (b) may include provision about bringing the arrangements to an end.
- (3) The Secretary of State may by regulations –
 - (a) require the database operator to ensure that the database has features and functionality specified in the regulations, 25
 - (b) confer on the database operator powers to enter into contracts and other agreements for the purpose of facilitating the operation of the database,
 - (c) provide for functions of the database operator specified in the regulations to be carried out by lead enforcement authorities, local housing authorities or others specified in the regulations instead of, or in addition to, being carried out by the database operator, and 30
 - (d) make transitional or saving provision which applies when there is a change of database operator.
- (4) Regulations under subsection (3)(d) may relate to a specific change of database operator or to changes that might arise from time to time. 35

Landlord and dwelling entries

69 Making entries in the database

- (1) The Secretary of State may by regulations make provision about the making of landlord and dwelling entries in the database.
- (2) The regulations may, in particular – 5
 - (a) provide for how, and by whom, a landlord or dwelling entry is to be made,
 - (b) require information or documents to be provided,
 - (c) impose other requirements, including requirements for the payment of fees, and 10
 - (d) allow an entry to be made before all of the requirements imposed by the regulations have been complied with, provided that any requirements not complied with by that time are complied with before the end of a period specified in the regulations.
- (3) The period specified as mentioned in subsection (2)(d) must not exceed the period of 28 days beginning with the day on which the entry is made. 15
- (4) A landlord or dwelling entry made in accordance with the regulations is an active entry from the time it is made until it becomes an inactive entry in accordance with regulations under section 71.
- (5) See section 78 for the power to make regulations specifying the information contained in active landlord and dwelling entries that is to be made available to the public by the database operator. 20

70 Requirement to keep active entries up-to-date

- (1) The Secretary of State may by regulations make provision requiring active landlord and dwelling entries in the database to be kept up-to-date. 25
- (2) The regulations may, in particular –
 - (a) provide for how, and by whom, an active landlord or dwelling entry is to be kept up-to-date,
 - (b) require information or documents to be provided,
 - (c) impose other requirements, and 30
 - (d) specify the time by which the requirements must be complied with.
- (3) The requirements that may be imposed by regulations under this section do not include requirements for the payment of fees.

71 Circumstances in which active entries become inactive and vice versa

- (1) The Secretary of State may by regulations make provision about the circumstances in which an active landlord or dwelling entry in the database is to become an inactive entry, and vice versa. 35

- (2) The regulations may, in particular –
 - (a) provide for an active landlord or dwelling entry to become inactive after a period specified in or determined in accordance with the regulations if requirements specified in the regulations are not met,
 - (b) provide for an active landlord or dwelling entry to become inactive in circumstances in which an active entry is no longer required in respect of the landlord or dwelling, and
 - (c) specify requirements that must be met for an inactive landlord or dwelling entry to become an active entry.
- (3) The requirements that may be imposed by regulations under this section include requirements for the payment of fees.

72 Verification, correction and removal of entries

- (1) The Secretary of State may by regulations make provision about –
 - (a) the verification of landlord and dwelling entries in the database,
 - (b) the correction of errors in such entries, and
 - (c) the removal of such entries from the database.
- (2) The regulations may, in particular –
 - (a) require a proportion of landlord and dwelling entries, and of anything required to be provided by regulations under section 69, 70 or 71, specified in or determined in accordance with the regulations to be verified by local housing authorities or others,
 - (b) make provision about how that verification is to be carried out,
 - (c) authorise the correction of errors in landlord and dwelling entries and specify by whom such corrections may be made, and
 - (d) authorise the removal from the database of landlord and dwelling entries that appear to a person specified in the regulations not to meet requirements imposed by or under this Chapter for inclusion in the database.

73 Fees for landlord and dwelling entries

- (1) This section applies where regulations under section 69 or 71 require payment of a fee.
- (2) The amount of any such fee is to be –
 - (a) specified in the regulations, or
 - (b) if the regulations so provide, determined by the database operator.
- (3) The amount so specified or determined –
 - (a) may be calculated by reference to costs incurred, or likely to be incurred –
 - (i) in the establishment and operation of the database,
 - (ii) in the enforcement of requirements imposed by or under this Chapter, and

- (iii) in the performance of any other functions of the database operator under this Chapter,
including costs unconnected with the fee-payer, and
- (b) in the case of a fee charged for an entry in the database to become active again after becoming inactive as a result of provision made by virtue of section 71(2)(a), may be higher than the fee that would otherwise be charged had the entry remained active. 5
- (4) The fees are to be payable to the database operator by such persons and in such circumstances as the regulations may provide.
- (5) The Secretary of State may direct the database operator to pay to local housing authorities or into the Consolidated Fund the amount it receives in respect of the fees it charges, or any part of that amount. 10
- (6) If the Secretary of State is the database operator –
 - (a) subsection (5) does not apply, and
 - (b) the Secretary of State may pay to local housing authorities the amount it receives in respect of fees it charges, or any part of that amount. 15

Marketing, advertising and letting

74 Restrictions on marketing, advertising and letting dwellings

- (1) A person must not market a dwelling for the purpose of creating a residential tenancy unless – 20
 - (a) there is an active landlord entry in the database in respect of the person who will be the residential landlord if the tenancy is granted, and
 - (b) there is an active dwelling entry in the database in respect of the dwelling.
- (2) A person who advertises a dwelling for the purpose of creating a residential tenancy must include in any written advertisement the unique identifiers allocated by the database operator to – 25
 - (a) the person who will be the residential landlord if the tenancy is granted, and
 - (b) the dwelling. 30
- (3) A person who is a residential landlord in relation to a dwelling is under a duty to ensure that – 35
 - (a) there is an active landlord entry in the database in respect of the person and an active dwelling entry in the database in respect of the dwelling, and
 - (b) any requirements relating to the entries imposed by regulations under section 70 are complied with.
- (4) The Secretary of State may by regulations specify cases or circumstances in which –

- (a) a person of a description specified in the regulations is to be subject to the duty in subsection (3) instead of the residential landlord;
 - (b) a duty imposed by this section, either does not apply at all or does not apply for a period specified in or determined in accordance with the regulations. 5
- (5) A breach of subsection (1), (2) or (3) does not affect the validity or enforceability of a residential tenancy or other contract by virtue of any rule of law relating to the validity or enforceability of contracts in circumstances involving illegality.

Entries relating to banning orders, offences, financial penalties, etc. 10

75 Entries relating to banning orders, offences, financial penalties, etc.

- (1) A local housing authority must make an entry in the database in respect of a person if—
- (a) a relevant banning order has been made against the person following an application by the authority, 15
 - (b) the person has been convicted of a relevant banning order offence following the institution of criminal proceedings by the authority, or
 - (c) the authority has imposed a financial penalty on the person in relation to a relevant banning order offence.
- (2) A local housing authority may make an entry in the database in respect of a person if— 20
- (a) the person has been convicted of a relevant banning order offence following the institution of criminal proceedings by a person other than a local housing authority, or
 - (b) a financial penalty has been imposed on the person in relation to a relevant banning order offence by a person other than a local housing authority. 25
- (3) The person who instituted the criminal proceedings or imposed the penalty must provide to the local housing authority such information as the authority requests for the purpose of making an entry under subsection (2). 30
- (4) The Secretary of State may by regulations impose a duty on local housing authorities to make entries in the database under subsection (2) in circumstances specified in the regulations.
- (5) An entry may be made under subsection (1) or (2) only if—
- (a) the period for appealing against any order, conviction or penalty mentioned in those subsections has expired, and 35
 - (b) any such appeal has been finally determined, withdrawn or abandoned.
- (6) The Secretary of State may by regulations authorise or require local housing authorities to make an entry in the database in respect of a person—

- (a) who is convicted of an offence, on whom a financial penalty is imposed or who is subject to regulatory action, of a description prescribed by the regulations, and
 - (b) where the offence, financial penalty or regulatory action relates to conduct which occurred at a time when the person was a residential landlord or marketing a dwelling for the purpose of creating a residential tenancy. 5
- (7) Regulations under subsection (6) may, in particular –
- (a) describe an offence by reference to –
 - (i) the nature of the offence, 10
 - (ii) the characteristics of the offender,
 - (iii) the place where the offence is committed,
 - (iv) the circumstances in which it is committed,
 - (v) the court sentencing a person for the offence, or
 - (vi) the sentence imposed, and 15
 - (b) make provision for local housing authorities to obtain information from another person for the purpose of making an entry in the database under the regulations.
- (8) An entry made under this section must include –
- (a) the name of the person in respect of whom the entry is made, 20
 - (b) where the entry is made under subsection (1), the date the banning order was made and the date on which the person will cease to be subject to it, and
 - (c) such other information as may be prescribed by regulations made by the Secretary of State. 25
- (9) Regulations under subsection (8)(c) may, in particular, require an entry to include –
- (a) the person’s address or other contact details,
 - (b) details of any dwellings in relation to which the person is a residential landlord, and 30
 - (c) details of the offence, financial penalty or regulatory action to which the entry relates.
- (10) A local housing authority must take reasonable steps to ensure that any entry it has made in the database under this section is correct and up-to-date.
- (11) See section 78 for the power to make regulations specifying the information contained in entries under this section that is to be made available to the public by the database operator. 35
- (12) In this Chapter –
- “relevant banning order” means an order under Chapter 2 of Part 2 of the Housing and Planning Act 2016 that –
 - (a) is made on or after the day on which this section comes into force, 40

- (b) bans a person from letting housing (within the meaning of that Part of that Act) in England, and
- (c) relates to an offence committed at a time when the person against whom the order was made was –
 - (i) a residential landlord, or
 - (ii) marketing a dwelling for the purpose of creating a residential tenancy.

5

“relevant banning order offence” means a banning order offence (as defined in Part 2 of the Housing and Planning Act 2016) committed –

- (a) on or after the day on which this section comes into force, and
- (b) at a time when the person who committed the offence was –
 - (i) a residential landlord, or
 - (ii) marketing a dwelling for the purpose of creating a residential tenancy.

10

Further duties of database operator

15

76 Allocation of unique identifiers

- (1) The database operator must allocate an identifier (referred to in this Chapter as a “unique identifier”) to each person in respect of whom, and dwelling in respect of which, an entry is made in the database under this Chapter.
- (2) The identifier must be a sequence of letters, numbers or both that enables the person or dwelling to be distinguished from any other person in respect of whom, or dwelling in respect of which, there is an entry in the database.
- (3) This section does not require the database operator to allocate a unique identifier to a person to whom, or dwelling to which, a unique identifier has previously been allocated.

20

25

77 Other duties

- (1) The database operator must –
 - (a) ensure that facilities are available for persons who are unable to use a computer or other electronic device, or do not wish to do so, to make and maintain landlord and dwelling entries in the database,
 - (b) ensure that local housing authorities are able to edit the database for the purpose of carrying out the functions conferred on them by or under this Chapter,
 - (c) ensure that facilities are available for breaches of any requirement imposed by section 74 to be reported to the database operator and that reports of such breaches are passed on to such local housing authorities as the database operator thinks appropriate, and
 - (d) publish advice and information explaining to residential landlords and residential tenants their rights and obligations under this Chapter.
- (2) The database operator must report to the Secretary of State on –

30

35

40

- (a) the performance of the database, and
 - (b) any matters or trends relating to the database and the information contained in it that the database operator considers are appropriate to be brought to the attention of the Secretary of State.
- (3) Reports under subsection (2) are to be made at such times, and cover such matters – 5
- (a) as may be agreed between the database operator and the Secretary of State, or
 - (b) in default of such agreement, as the Secretary of State may direct.
- (4) Subsection (2) does not apply if the Secretary of State is the database operator. 10

Access to and use of information in database

78 Access to the database

- (1) The Secretary of State may by regulations –
- (a) specify the information contained in active landlord and dwelling entries in the database, and in entries made in the database under section 75, which the database operator is to make available to the public, 15
 - (b) make provision requiring an active landlord entry and an entry made under section 75 in respect of the same person to be linked,
 - (c) in the case of an entry made by a local housing authority in respect of a person under section 75 – 20
 - (i) specify the period after which information contained in the entry is to be made available to the public, which must be no less than 21 days beginning with the day on which the entry is made, 25
 - (ii) make provision for the person to be notified by the local housing authority of the period for the purpose of making representations to the authority about any errors in information contained in the entry, and
 - (iii) specify the circumstances in which information contained in such an entry is to cease to be available to the public, and 30
 - (d) specify the manner and form in which information is to be made available to the public by the database operator under the regulations.
- (2) The database operator must give access to information in the database to the following – 35
- (a) lead enforcement authorities,
 - (b) local housing authorities,
 - (c) local weights and measures authorities in England,
 - (d) mayoral combined authorities, as defined by section 107A(8) of the Local Democracy, Economic Development and Construction Act 2009, and 40

- (e) the Greater London Authority.
- (3) If the Secretary of State is not the database operator, the database operator must give access to information in the database to the Secretary of State.

79 Disclosure by database operator etc

- (1) The database operator must not disclose restricted information from the database except – 5
 - (a) in accordance with section 78(2), or
 - (b) where authorised by regulations under this section.
- (2) The Secretary of State may by regulations make provision authorising the disclosure from the database of restricted information where the disclosure is necessary – 10
 - (a) to enable or facilitate compliance with a statutory requirement specified in the regulations,
 - (b) to enable or facilitate compliance with a requirement of a rule of law specified in the regulations, or 15
 - (c) to facilitate the exercise of statutory functions specified in the regulations.
- (3) The regulations may –
 - (a) specify the manner and form in which the information may be disclosed, and 20
 - (b) impose restrictions on the use and further disclosure of information disclosed under the regulations.
- (4) A disclosure authorised by the regulations does not breach –
 - (a) any obligation of confidence owed by the database operator, or
 - (b) any other restriction on the disclosure of information (however imposed). 25
- (5) Nothing in this section or the regulations authorises the making of a disclosure that would contravene the data protection legislation (but in determining whether a disclosure would do so, take into account the powers conferred by this section and the regulations). 30
- (6) A person commits an offence if the person knowingly or recklessly discloses restricted information in contravention of –
 - (a) subsection (1), or
 - (b) a restriction on further disclosure imposed by regulations under this section. 35
- (7) A person guilty of an offence under subsection (6) is liable on summary conviction to a fine.
- (8) In this section –
 - “data protection legislation” has the same meaning as in the Data Protection Act 2018 (see section 3 of that Act); 40

“restricted information” means information that—

- (a) is not made available to the public by virtue of regulations under section 78, and
 - (b) relates to and identifies a particular person (including a body corporate). 5
- (9) For the purposes of subsection (8) information identifies a particular person if the identity of that person—
- (a) is specified in the information,
 - (b) can be deduced from the information, or
 - (c) can be deduced from the information taken together with any other information. 10

80 Use of information from the database

- (1) A lead enforcement authority may only use information obtained from the database for purposes connected with the authority’s functions under the provisions of the landlord legislation for which it is responsible. 15
- (2) A local housing authority may only use information obtained from the database for purposes connected with the authority’s functions relating to housing, residential landlords or residential tenancies.
- (3) A local weights and measures authority may only use information obtained from the database for purposes connected with the authority’s functions of enforcing standards relating to housing. 20
- (4) A mayoral combined authority and the Greater London Authority may only use information obtained from the database for purposes connected with the authority’s functions relating to housing.

Removal of entries 25

81 Removal of entries from database

- (1) The database operator must remove a landlord or dwelling entry from the database if it has been an inactive entry throughout a continuous period of 5 years.
- (2) The database operator must remove an entry made under section 75 at the end of the period of 10 years beginning with the day on which the entry is made. 30
- (3) But if, in the case of an entry made in respect of a relevant banning order, the ban imposed by the order continues after the end of the period mentioned in subsection (2), that subsection does not apply and the database operator must remove the entry when the ban ends. 35

Enforcement

82 Financial penalties

- (1) A local housing authority may impose a financial penalty on a person if satisfied beyond reasonable doubt that the person has—
 - (a) breached a requirement imposed by section 74(1), (2) or (3), 5
 - (b) committed an offence under section 83.
- (2) The amount of a financial penalty imposed under this section is to be determined by the authority imposing it, but must not be more than—
 - (a) £5,000, if it is imposed under subsection (1)(a), or
 - (b) £30,000, if it is imposed under subsection (1)(b). 10
- (3) More than one financial penalty may be imposed under this section in respect of the same conduct only if—
 - (a) the conduct continues after the end of 28 days beginning with the day after that on which the previous penalty in respect of the conduct was imposed on the person, unless the person appeals against the decision to impose the penalty within that period, or 15
 - (b) if the person appeals against the decision to impose the penalty within that period, the conduct continues after the end of 28 days beginning with the day after that on which the appeal is finally determined, withdrawn or abandoned. 20
- (4) Subsection (3) does not enable a penalty to be imposed after the final notice in respect of the previous penalty has been withdrawn or quashed on appeal.
- (5) No financial penalty may be imposed under this section in respect of any conduct if—
 - (a) the person has been convicted of an offence under section 83 in respect of the conduct, 25
 - (b) criminal proceedings for an offence under that section in respect of the conduct have been instituted against the person and the proceedings have not been concluded, or
 - (c) criminal proceedings for an offence under that section in respect of the conduct have been concluded and the person has not been convicted. 30
- (6) The Secretary of State may give guidance to local housing authorities about the exercise of their functions under this section.
- (7) Local housing authorities must have regard to any guidance issued under subsection (6). 35
- (8) The Secretary of State may by regulations amend the amounts specified in subsection (2) to reflect changes in the value of money.
- (9) For the purposes of this section and section 83—

- (a) a financial penalty is imposed under this section on the date specified in the final notice as the date on which the notice is given, and
- (b) “final notice” has the meaning given by paragraph 6 of Schedule 5.

83 Offences

- (1) A person commits an offence if the person knowingly or recklessly provides information to the database operator which is false or misleading in a material respect in purported compliance with a requirement imposed by regulations under this Chapter. 5
- (2) A person commits an offence if –
 - (a) a relevant penalty has been imposed on the person and the final notice imposing the penalty has not been withdrawn, and 10
 - (b) the conduct in respect of which the penalty was imposed continues after the end of the period of 28 days beginning with –
 - (i) the day after that on which the penalty was imposed on the person, or 15
 - (ii) if the person appeals against the decision to impose the penalty within that period, the day after that on which the appeal is finally determined, withdrawn or abandoned.
- (3) A person commits an offence if –
 - (a) a relevant penalty has been imposed on the person in respect of a breach of a requirement imposed by section 74(1), (2) or (3) and the final notice imposing the penalty has not been withdrawn, and 20
 - (b) the person engages in conduct which constitutes a different breach of such a requirement within the period of five years beginning with the day on which the penalty was imposed. 25
- (4) A person commits an offence if –
 - (a) either –
 - (i) a relevant penalty has been imposed on the person in respect of an offence under this section and the final notice imposing the penalty has not been withdrawn, or 30
 - (ii) the person has been convicted of such an offence, and
 - (b) the person breaches a requirement imposed by section 74(1), (2) or (3) within the period of five years beginning with the day on which the relevant penalty was imposed or the person was convicted.
- (5) In subsections (2) to (4) “relevant penalty” means a financial penalty which is imposed under section 82 where –
 - (a) the period for bringing an appeal against the decision to impose the penalty under paragraph 10 of Schedule 5 has expired without an appeal being brought, 35
 - (b) an appeal against the decision to impose penalty under that paragraph has been withdrawn or abandoned, or 40

- (c) the final notice imposing the penalty has been confirmed or varied on appeal.
- (6) A person may not be convicted of an offence under subsections (1), (3) or (4) if a financial penalty has been imposed under section 82 in respect of the same conduct. 5
- (7) A person guilty of an offence under this section is liable on summary conviction to a fine.
- (8) Where an offence under this section committed by a body corporate is proved to have been committed with the consent or connivance of, or to be attributable to any neglect on the part of, an officer of a body corporate, the officer as well as the body corporate commits the offence and is liable to be proceeded against and punished accordingly. 10
- (9) Where the affairs of a body corporate are managed by its members, subsection (8) applies in relation to the acts and defaults of a member in connection with the member's functions of management as if the member were an officer of the body corporate. 15

Final provisions

84 Power to direct database operator and local housing authorities

- (1) The Secretary of State may from time to time give directions—
 - (a) to the database operator about the manner in which it is to exercise its functions, and 20
 - (b) to local housing authorities about the manner in which they are to exercise the functions conferred on them by or under this Chapter.
- (2) Directions under subsection (1) may provide, in particular, that a function is only to be exercised—
 - (a) after consultation with the Secretary of State, or
 - (b) with the consent of the Secretary of State. 25
- (3) Subsection (1)(a) does not apply if the Secretary of State is the database operator.

85 Entries under section 75: minor and consequential amendments 30

- (1) The Housing and Planning Act 2016 is amended as follows.
- (2) In section 28 (database of rogue landlords and property agents), after subsection (3) insert—
 - “(4) In relation to rogue landlords, see also the database established under section 67 of the Renters (Reform) Act 2024.” 35

- (3) In section 29 (duty to include person with banning order), after subsection (2) insert—
- “(3) In this section, references to a “banning order” are to a banning order made—
- (a) before the day on which Chapter 3 of Part 2 of the Renters (Reform) Act 2024 comes into force, or 5
 - (b) on or after that day if—
 - (i) the order does not ban the person against whom it is made from letting housing in England, or
 - (ii) the order relates to an offence to which subsection (4) applies. 10
- (4) This subsection applies to an offence which was committed by a person who at the time was neither—
- (a) a residential landlord as defined in Part 2 of the Renters (Reform) Act 2024 (see sections 55 and 89(2) of that Act), nor 15
 - (b) marketing a dwelling for the purpose of creating a residential tenancy, as defined for the purposes of that Part of that Act (see section 89(3) to (7) of that Act).”
- (4) In section 30 (power to include person convicted of banning order offence), after subsection (7)— 20
- “(8) In this section, references to a “banning order offence” are to a banning order offence committed—
- (a) before the day on which Chapter 3 of Part 2 of the Renters (Reform) Act 2024 comes into force, or
 - (b) on or after that day if it is an offence to which subsection (9) applies. 25
- (9) This subsection applies to a banning order offence which was committed by a person who at the time was neither—
- (a) a residential landlord as defined in Part 2 of the Renters (Reform) Act 2024 (see sections 55 and 89(2) of that Act), nor 30
 - (b) marketing a dwelling for the purpose of creating a residential tenancy, as defined for the purposes of that Part of that Act (see section 89(3) to (7) of that Act).”

86 Interpretation of Chapter 3

- (1) In this Chapter— 35
- “database” means the database established under section 67;
 - “lead enforcement authority” and “the landlord legislation” have the same meanings as in Part 4;
 - “relevant banning order” and “relevant banning order offence” have the meanings given by section 75; 40
 - “unique identifier” has the meaning given by section 76(1).

- (2) Section 100(6) (lead enforcement authority “responsible” for the provisions of the landlord legislation) applies for the purposes of this Chapter as it applies for the purposes of Part 4.

CHAPTER 4

PART 2: SUPPLEMENTARY PROVISION

5

87 Financial assistance by Secretary of State

The Secretary of State may give financial assistance (by way of grant, loan guarantee or in any other form) or make other payments to a person who exercises functions under or by virtue of this Part.

88 Rent repayment orders for offences under sections 59 and 83

10

- (1) The Housing and Planning Act 2016 is amended as follows.
 (2) In section 40 (introduction and key definitions), at the end of the table in subsection (3) insert –

“8	Renters (Reform) Act 2024	section 59(1), (2) or (3)	Landlord redress schemes: continuing or repeat breaches	15
9		section 83(1)	Private rented sector database: provision of false or misleading information	20
10		section 83(2), (3) or (4)	Private rented sector database: continuing or repeat breaches”	

- (3) In section 44 (amount of order: tenants), in the first column of the table in subsection (2) –
 (a) in the first row, for “or 2” substitute “, 2 or 9”, and
 (b) in the second row, for “or 7” substitute “, 7, 8 or 10”.
 (4) In section 45 (amount of order: local housing authorities), in the first column of the table in subsection (2) –
 (a) in the first row, for “or 2” substitute “, 2 or 9”, and
 (b) in the second row, for “or 7” substitute “, 7, 8 or 10”.

89 Interpretation of Part 2

- (1) In this Part “dwelling” has the meaning given by section 55(2).
 (2) For the meanings of “residential landlord”, “residential tenancy” and “residential tenant” in this Part, see section 55.

35

- (3) For the purposes of this Part, a person markets a dwelling for the purpose of creating a residential tenancy when—
- (a) the person advertises that the dwelling is or may be available for let under a residential tenancy, or
 - (b) in the course of lettings agency work, the person informs any other person that the dwelling is or may be so available. 5
- (4) But subsection (3)(a) does not apply in relation to a person who publishes an advertisement in the course of a business that does not involve lettings agency work if the advertisement has been provided by another person.
- (5) For the purposes of this section, “lettings agency work” means things done by a person in the course of a business in response to instructions received from— 10
- (a) a person (“a prospective landlord”) seeking to find another person to whom to let a dwelling, or
 - (b) a person (“a prospective tenant”) seeking to find a dwelling to rent. 15
- (6) However, “lettings agency work” does not include any of the following things when done by a person who does nothing else within subsection (5)—
- (a) publishing advertisements or disseminating information;
 - (b) providing a means by which a prospective landlord or a prospective tenant can, in response to an advertisement or dissemination of information, make direct contact with a prospective tenant or prospective landlord; 20
 - (c) providing a means by which a prospective landlord and a prospective tenant can communicate directly with each other.
- (7) “Lettings agency work” also does not include things of a description, or things done by a person of a description, specified in regulations made by the Secretary of State. 25

PART 3

DECENT HOMES STANDARD

- 90 Decent homes standard** 30
- (1) The Housing Act 2004 is amended as follows.
- (2) In section 1 (new system for assessing housing conditions and enforcing housing standards), after subsection (3) insert—
- “(3A) This Part also provides—
- (a) for regulations to specify requirements that must be met in England by qualifying residential premises, and 35
 - (b) for the enforcement of those requirements by local housing authorities in England.”

- (3) In subsection (4) of that section, after paragraph (d) insert—
- “(e) accommodation in England—
 - (i) the availability for occupation of which is secured under Part 7 of the Housing Act 1996 (homelessness), and
 - (ii) that is of a description specified by regulations made by the Secretary of State.”

- (4) After section 2 insert—
- “Additional standards for certain housing in England*

2A Power to set standards for qualifying residential premises

- (1) The Secretary of State may by regulations specify requirements to be met by qualifying residential premises. 10
- (2) The matters which may be covered by the requirements include (but are not limited to) the following matters—
- (a) the state of repair of the premises,
 - (b) things to be provided for use by, or for the safety, security or comfort of, persons occupying the premises, and 15
 - (c) the means of keeping the premises at a suitable temperature.
- (3) The requirements are to consist of one or both of the following—
- (a) requirements which the Secretary of State considers appropriate to be subject to enforcement under section 5 (duty of local housing authorities to take enforcement action), referred to in this Part as “type 1 requirements”, and 20
 - (b) requirements which the Secretary of State considers appropriate to be subject to enforcement under section 7 (power of local housing authorities to take enforcement action), referred to in this Part as “type 2 requirements”. 25
- (4) The regulations may contain exceptions from the requirements.

2B Qualifying residential premises

- (1) The following are “qualifying residential premises” for the purposes of this Part— 30
- (a) a dwelling or HMO in England—
 - (i) which is let under a relevant tenancy, or
 - (ii) which is supported exempt accommodation, except where the dwelling or HMO is social housing and the landlord under the tenancy, or the provider of the accommodation, is a registered provider of social housing, 35
 - (b) an HMO in England where at least one unit of accommodation which forms part of the HMO is let on a relevant tenancy,

-
- except where the unit is social housing and the landlord under the tenancy is a registered provider of social housing,
- (c) any accommodation falling within paragraph (e) of the definition of “residential premises” in section 1(4) (homelessness), except where the accommodation is social housing and the provider of the accommodation is a registered provider of social housing, and 5
- (d) any common parts of a building in England containing one or more flats falling within paragraph (a), (b) or (c) of this subsection. 10
- (2) In this Part—
- “relevant tenancy” means—
- (a) an assured tenancy within the meaning of the Housing Act 1988,
- (b) an assured agricultural occupancy within the meaning of Part 1 of that Act, or 15
- (c) a regulated tenancy within the meaning of the Rent Act 1977;
- “social housing” has the same meaning as in Part 2 of the Housing and Regeneration Act 2008; 20
- “supported exempt accommodation” has the same meaning as in the Supported Housing (Regulatory Oversight) Act 2023 (see section 12 of that Act).
- (3) The Secretary of State may by regulations amend this section so as to change the meaning of “relevant tenancy” so as to add or remove a particular kind of— 25
- (a) tenancy that is periodic or granted for a term of less than 21 years, or
- (b) licence to occupy.”
- (5) In Schedule 4, Part 1 contains amendments of the Housing Act 2004 and Part 2 contains amendments of other Acts. 30

PART 4

ENFORCEMENT

CHAPTER 1

SANCTIONS 35

91 Financial penalties

Schedule 5 makes provision about—

- (a) the procedure for imposing a financial penalty under section 32, 58 or 82,
- (b) appeals against financial penalties under those sections, 40

- (c) enforcement of financial penalties under those sections, and
- (d) how local housing authorities are to deal with the proceeds of financial penalties under those sections.

92 Rent repayment orders: liability of landlords and superior landlords

- (1) The Housing and Planning Act 2016 is amended as follows. 5
- (2) In section 40 (introduction and key definitions), for subsections (1) and (2) substitute –
 - “(1) This Chapter confers power on the First-tier Tribunal to make a rent repayment order where an offence to which this Chapter applies has been committed by – 10
 - (a) a landlord under a tenancy of housing in England, or
 - (b) any superior landlord in relation to such a tenancy.
 - (2) A rent repayment order is an order requiring the landlord to –
 - (a) pay a tenant an amount in respect of rent paid by or on behalf of the tenant, or 15
 - (b) pay a local housing authority an amount in respect of a relevant award of universal credit paid (to any person) in respect of rent under the tenancy.”
- (3) In section 43 (making of rent repayment order), at the end of subsection (3) insert – 20
 - “(d) section 46A (where an order is made against more than one landlord or there has been a previous order).”
- (4) In section 44 (amount of order: tenants) –
 - (a) in subsection (2) –
 - (i) for “during” substitute “in respect of”, and 25
 - (ii) for “12 months” (in both places) substitute “2 years”, and
 - (b) in subsection (3), for “repay” substitute “pay”.
- (5) In section 45 (amount of order: local housing authorities) –
 - (a) in subsection (2) –
 - (i) for “during” substitute “in respect of”, and 30
 - (ii) for “12 months” (in both places) substitute “2 years”, and
 - (b) in subsection (3) –
 - (i) for “repay” substitute “pay”, and
 - (ii) omit “that the landlord” (in the second place).
- (6) After section 46 insert – 35
 - “**46A Amount of order: supplementary**
 - (1) A rent repayment order made against more than one landlord may –

-
- (a) apportion liability for the amount due under the order between the landlords in such manner as the First-tier Tribunal considers appropriate, or
- (b) provide for the landlords to be jointly and severally liable for the amount due under the order. 5
- (2) If a rent repayment order (“the original order”) has been made in respect of rent under a tenancy and another rent repayment order (“the new order”) is made in respect of rent under the same tenancy, the new order may not require payment to be made in respect of any period in respect of which the original order required payment to be made.” 10
- (7) In section 52 (interpretation), after subsection (2) insert—
- “(3) In the case of an application for a rent repayment order made, or to be made, against a superior landlord—
- (a) references in this Chapter to the landlord are to be read as references to the superior landlord, and 15
- (b) housing in relation to which the person in question is a superior landlord is to be treated for the purposes of this Chapter as let by that person.”
- 93 Rent repayment orders: liability of directors etc** 20
- In the Housing and Planning Act 2016, after section 51 insert—
- “51A Landlord which is body corporate: liability of directors etc**
- (1) This section applies where—
- (a) a landlord which is a body corporate has committed an offence to which this Chapter applies, and 25
- (b) the offence—
- (i) was committed with the consent or connivance of a relevant person in relation to the body corporate, or of a person purporting to act in the capacity of a relevant person in relation to the body corporate, or 30
- (ii) was a specified offence and was attributable to any neglect on the part of such a person.
- (2) That person, as well as the body corporate, is treated for the purposes of this Chapter as having committed the offence.
- (3) In this Chapter a reference to the landlord includes that person. 35
- (4) In this section—
- “relevant person” means—
- (a) in relation to a body corporate other than one the affairs of which are managed by its members, a director, manager, secretary or other similar officer of the body; 40

- (b) in relation to a body corporate the affairs of which are managed by its members, a member who exercises functions of management with respect to it;

“specified offence” means an offence under –

- (a) section 1(2) of the Protection from Eviction Act 1977;
- (b) section 30(1), 32(1), 72(1) or 95(1) of the Housing Act 2004;
- (c) section 21 of this Act;
- (d) section 59(1), (2) or (3) or 83(2), (3) or (4) of the Renters (Reform) Act 2024.”

5

10

94 Unlicensed HMOs and houses: offences

- (1) Section 72 of the Housing Act 2004 (offences in relation to licensing of HMOs) is amended in accordance with subsections (2) to (4).

- (2) For subsection (1) substitute –

“(1) If an HMO is required to be licensed under this Part (see section 61(1)) but is not so licensed, an offence is committed by –

15

- (a) any person within subsection (1A), and
- (b) any person who as landlord under a tenancy or licensor under a licence to occupy has an estate or interest in, or a right in relation to, the HMO that is superior (whether directly or indirectly) to the estate, interest or right of any person within subsection (1A).

20

- (1A) The following are within this subsection –

- (a) any person having control of or managing the HMO, and
- (b) any person who is the landlord or licensor in relation to a person occupying the HMO under a tenancy or licence.”

25

- (3) After subsection (4) insert –

“(4A) In proceedings against a person for an offence under subsection (1)(a) it is a defence for them to prove that they had a reasonable excuse –

- (a) for having control of or managing the HMO, or
- (b) for being the landlord or licensor in relation to a person occupying the HMO under a tenancy or licence,

30

in circumstances in which the HMO was required to be licensed under this Part but was not so licensed.

- (4B) In proceedings against a person for an offence under subsection (1)(b) it is a defence for them to prove that they –

35

- (a) did not know, and had a reasonable excuse for not knowing, that the building or part of the building concerned was an HMO,
- (b) took all reasonably practicable steps to ensure that the HMO was licensed under this Part, or

40

- (c) had some other reasonable excuse for failing to ensure that the HMO was so licensed.”
- (4) In subsection (5)–
- (a) for “subsection (1), (2) or (3)” substitute “subsection (2) or (3)”, and
 - (b) omit paragraph (a) (together with the “or” at the end of it). 5
- (5) Section 95 of the Housing Act 2004 (offences in relation to licensing of houses under Part 3) is amended in accordance with subsections (6) to (8).
- (6) For subsection (1) substitute–
- “(1) If a house is required to be licensed under this Part (see section 85(1)) but is not so licensed, an offence is committed by– 10
- (a) any person within subsection (1A), and
 - (b) any person who as landlord under a tenancy or licensor under a licence to occupy has an estate or interest in, or a right in relation to, the house that is superior (whether directly or indirectly) to the estate, interest or right of any person within subsection (1A). 15
- (1A) The following are within this subsection–
- (a) any person having control of or managing the house;
 - (b) any person who is the landlord or licensor in relation to a person occupying the house under a tenancy or licence.” 20
- (7) After subsection (3) insert–
- “(3A) In proceedings against a person for an offence under subsection (1)(a) it is a defence for them to prove that they had a reasonable excuse– 25
- (a) for having control of or managing the house, or
 - (b) for being the landlord or licensor in relation to a person occupying the house under a tenancy or licence,
- in circumstances in which the house was required to be licensed under this Part but was not so licensed.
- (3B) In proceedings against a person for an offence under subsection (1)(b) it is a defence for them to prove that they– 30
- (a) did not know, and had a reasonable excuse for not knowing, that the house was one to which this Part applies,
 - (b) took all reasonably practicable steps to ensure that the house was licensed under this Part, or
 - (c) had some other reasonable excuse for failing to ensure that the house was so licensed.” 35
- (8) In subsection (4)–
- (a) for “subsection (1) or (2)” substitute “subsection (2)”, and
 - (b) for the words following “excuse” substitute “for failing to comply with the condition”. 40

95 Service of improvement notices on landlords and licensors

In Schedule 1 to the Housing Act 2004 (procedure and appeals relating to improvement notices), in paragraph 2(2) –

- (a) after “the notice” insert “on whichever of the following the authority considers ought to take the action specified in it”,
- (b) in paragraphs (a) and (b), omit “on” in each place, and
- (c) after paragraph (b) insert –

“(c) (in either case) if the premises or any part of them are let under a tenancy that is periodic or was granted for a term of 21 years or less, or are occupied under a licence –

- (i) the landlord or licensor;
- (ii) any superior landlord or licensor.”

CHAPTER 2

ENFORCEMENT AUTHORITIES

96 Enforcement by local housing authorities: general duty

- (1) It is the duty of every local housing authority to enforce the landlord legislation in its area.
- (2) But the duty in subsection (1) does not prevent a local housing authority from taking enforcement action in respect of a breach of, or an offence under, the landlord legislation which occurs outside of its area.
- (3) The duty is also subject to sections 97(3) (enforcement by another local housing authority), 98(3) (enforcement by county council in England which is not a local housing authority) and 102(4) (enforcement by the lead enforcement authority).
- (4) A county council in England which is not a local housing authority may –
 - (a) enforce the landlord legislation;
 - (b) for that purpose, exercise any powers that a local housing authority may exercise for the purposes of enforcing that legislation.
- (5) In this Part “the landlord legislation” means –
 - (a) Chapter 3 of Part 1 of this Act,
 - (b) Part 2 of this Act,
 - (c) sections 1 and 1A of the Protection from Eviction Act 1977, and
 - (d) Chapter 1 of Part 1 of the 1988 Act.
- (6) For the purposes of this Part, a reference to taking enforcement action is a reference to –
 - (a) imposing a financial penalty, or
 - (b) instituting proceedings against a person for an offence,

under the landlord legislation.

97 Enforcement by local housing authorities: duty to notify

- (1) Where a local housing authority (“LA1”) proposes to take enforcement action in respect of a breach of, or an offence under, the landlord legislation which occurs (or which also occurs) in the area of another local housing authority (“LA2”), LA1 must notify LA2 that it proposes to do so. 5
- (2) If LA1 notifies LA2 under subsection (1) but does not take the action referred to in that subsection, LA1 must notify LA2 of that fact.
- (3) Where a local housing authority receives a notification under subsection (1), the authority is relieved of the duty under section 96(1) in relation to the breach or offence unless the authority receives a notification under subsection (2). 10
- (4) Subsection (5) applies where—
 - (a) a local housing authority (“LA1”) has imposed a financial penalty under the landlord legislation, 15
 - (b) the breach or offence to which the penalty relates occurred in the area of another local housing authority (“LA2”), and
 - (c) the final notice imposing the penalty has not been withdrawn.
- (5) LA1 must notify LA2 as soon as reasonably practicable if—
 - (a) the period for bringing an appeal against the penalty expires without an appeal being brought, 20
 - (b) an appeal against the penalty is withdrawn or abandoned, or
 - (c) the final notice imposing the penalty is confirmed or varied on appeal.
- (6) Subsection (7) applies where—
 - (a) a local housing authority (“LA1”) has instituted proceedings against a person for an offence under the landlord legislation, and 25
 - (b) the conduct to which the offence relates occurred in the area of another local housing authority (“LA2”).
- (7) LA1 must notify LA2 as soon as reasonably practicable if the person is convicted of the offence. 30

98 Enforcement by county councils: duty to notify

- (1) A county council in England—
 - (a) which is not a local housing authority, and
 - (b) which proposes to take enforcement action in respect of a breach of, or an offence under, the landlord legislation, 35
 must notify any local housing authority in whose area the breach or offence occurred.

- (2) If the county council notifies a local housing authority under subsection (1) but does not take the action referred to in that subsection, it must notify the local housing authority of that fact.
- (3) Where a local housing authority receives a notification under subsection (1), the authority is relieved of the duty under section 96(1) in relation to the breach or offence unless the authority receives notification under subsection (2). 5
- (4) Subsection (5) applies where—
- (a) a county council in England which is not a local housing authority has imposed a financial penalty in respect of a breach of, or an offence under, the landlord legislation, and 10
 - (b) the final notice imposing the penalty has not been withdrawn.
- (5) The county council must as soon as reasonably practicable notify any local housing authority in whose area the breach or offence occurred if—
- (a) the period for bringing an appeal against the penalty expires without an appeal being brought, 15
 - (b) an appeal against the penalty is withdrawn or abandoned, or
 - (c) the final notice imposing the penalty is confirmed or varied on appeal.
- (6) A county council in England—
- (a) which is not a local housing authority, and 20
 - (b) which institutes proceedings against a person for an offence under the landlord legislation,
- must as soon as reasonably practicable notify any local housing authority in whose area the offence occurred if the person is convicted of the offence.
- 99 Duty to report** 25
- (1) A local housing authority, or a county council which is not a local housing authority, must report to the Secretary of State on the exercise of its functions under the landlord legislation.
- (2) A report under subsection (1) must—
- (a) be provided at such time and in such form as the Secretary of State requires, and 30
 - (b) contain such information as the Secretary of State requires.
- 100 Lead enforcement authority**
- (1) The Secretary of State may make arrangements for a relevant person to be the lead enforcement authority for the purposes of any provisions of the landlord legislation. 35
- (2) The arrangements may include arrangements—
- (a) for payments by the Secretary of State;
 - (b) about bringing the arrangements to an end.

-
- (3) The Secretary of State may by regulations made by statutory instrument make transitional or saving provision which applies when there is a change in the lead enforcement authority for any provisions of the landlord legislation.
- (4) The regulations may relate to a specific change in the lead enforcement authority or to changes that might arise from time to time. 5
- (5) In this Part –
 “lead enforcement authority” means a relevant person which the Secretary of State has arranged to be a lead enforcement authority under subsection (1);
 “relevant person” means – 10
 (a) a combined authority established under section 103 of the Local Democracy, Economic Development and Construction Act 2009,
 (b) the Greater London Authority, or
 (c) a local housing authority.
- (6) For the purposes of this Part, a lead enforcement authority is “responsible” 15
 for the provisions of the landlord legislation for the purposes of which it is such an authority under arrangements made under subsection (1).

101 General duties and powers of lead enforcement authority

- (1) A lead enforcement authority must oversee the operation of the provisions for which it is responsible. 20
- (2) A lead enforcement authority must provide –
 (a) relevant local authorities, and
 (b) the public in England,
 with information and advice about the operation of the provisions for which it is responsible, in such form and manner as the lead enforcement authority considers appropriate. 25
- (3) A lead enforcement authority may disclose information to a relevant local authority for the purposes of enabling that authority to determine whether there has been a breach of, or an offence under, the provisions for which the lead enforcement authority is responsible. 30
- (4) A lead enforcement authority may issue guidance to relevant local authorities about the exercise of their functions under any of the provisions for which it is responsible.
- (5) Relevant local authorities must have regard to any guidance issued under subsection (4). 35
- (6) A lead enforcement authority must keep under review and from time to time advise the Secretary of State about the following –
 (a) the operation of the landlord provisions for which it is responsible;

- (b) social and commercial developments relating to tenancies in England, other than tenancies of social housing, so far as it considers those developments relevant to the provisions for which it is responsible.
- (7) The Secretary of State may give a lead enforcement authority directions as to the exercise of any of its functions. 5
- (8) A direction may relate to all or particular kinds of relevant local authorities and may make different provision for different purposes.
- (9) In this section –
 - “relevant local authority” means –
 - (a) a local housing authority, or 10
 - (b) a county council in England which is not a local housing authority;
 - “social housing” has the same meaning as in Part 2 of the Housing and Regeneration Act 2008;
 - “tenancies” includes licences to occupy. 15

102 Enforcement by the lead enforcement authority

- (1) A lead enforcement authority may –
 - (a) take steps to enforce the provisions for which it is responsible where it considers it necessary or expedient to do so;
 - (b) for that purpose, exercise any powers that a local housing authority may exercise for the purpose of the enforcement of those provisions. 20
- (2) Where a lead enforcement authority proposes to take steps under subsection (1) in respect of a breach of, or an offence under, the provisions for which it is responsible, it must notify the local housing authority in whose area the breach or offence occurred that it proposes to do so. 25
- (3) If a lead enforcement authority notifies a local housing authority under subsection (2) but does not take the steps referred to in that subsection, the lead enforcement authority must notify the local housing authority of that fact.
- (4) Where a local housing authority receives a notification under subsection (2), the authority is relieved of the duty under section 96(1) in relation to the breach or offence unless the authority receives a notification under subsection (3). 30
- (5) But a lead enforcement authority may require a local housing authority to assist the lead enforcement authority in taking the steps referred to in subsection (1). 35
- (6) A relevant local authority must report to a lead enforcement authority, whenever the lead enforcement authority requires and in such form and with such particulars as it requires, on the exercise of that relevant local authority’s functions under the provisions for which the lead enforcement authority is responsible. 40

- (7) The powers of a local housing authority referred to in subsection (1)(b) include the power to authorise persons to exercise powers of officers under Chapter 3 (see section 121(2)).
- (8) Section 115(7) is to be read, in relation to an officer of a lead enforcement authority, as if – 5
- (a) the reference to a deputy chief officer whose duties relate to a purpose within subsection (1)(b) of that section were a reference to –
- (i) a person who is employed by, or acts on the instructions of, the body which is the lead enforcement authority and has overall responsibility for the exercise of the functions of that body in that capacity (“the head of the lead enforcement authority”), or 10
- (ii) a person who is employed by, or acts on the instructions of, the lead enforcement authority, and has been authorised by the head of the lead enforcement authority to give special authorisations within the meaning of section 115, and 15
- (b) paragraph (b)(ii) were omitted.
- (9) In this section “relevant local authority” has the same meaning as in section 101.

CHAPTER 3

20

INVESTIGATORY POWERS

Investigatory powers under this Act

103 Power of local housing authority to require information from relevant person

- (1) An officer of a local housing authority may, for purposes connected with any function of the authority under or by virtue of legislation set out in the list in subsection (3), give a notice to a relevant person requiring the person to provide the local housing authority or an officer with the information specified in the notice. 25
- (2) In this Chapter “relevant person”, in relation to a power under this Chapter, means a person who has, in the twelve months ending with the day on which the power is exercised – 30
- (a) had an estate or interest in premises which consist of or include any relevant accommodation, otherwise than as a mortgagee not in possession,
- (b) been a licensor of premises which consist of or include any relevant accommodation, 35
- (c) acted or purported to act on behalf of a person within paragraph (a) or (b), or
- (d) marketed any relevant accommodation for the purposes of creating a residential tenancy, within the meaning of Part 2 (see section 89). 40

- (3) Here is the list—
- sections 1 and 1A of the Protection from Eviction Act 1977;
 - Chapter 1 of Part 1 of the Housing Act 1988;
 - section 83(1) or 84(1) of the Enterprise and Regulatory Reform Act 2013;
 - sections 21 to 23 of the Housing and Planning Act 2016; 5
 - Chapter 3 of Part 1 and Part 2 of this Act.
- (4) A notice under this section must be in writing and must specify that it is given under this section.
- (5) The notice may specify—
- (a) the time within which and the manner in which the relevant person to whom it is given must comply with it; 10
 - (b) the form in which information must be provided.
- (6) The notice may require—
- (a) the creation of documents, or documents of a description, specified in the notice, and 15
 - (b) the provision of those documents to an enforcement authority or officer.
- (7) The notice must include information about the possible consequences of not complying with a notice under this section.
- (8) A requirement to provide information or create a document is a requirement to do so in a legible form. 20
- (9) A notice under this section does not require a person to provide any information or create any documents which the person would be entitled to refuse to provide or produce in proceedings in the High Court on the grounds of legal professional privilege. 25
- (10) In subsection (2) “relevant accommodation” means any residential accommodation in England that is connected with the exercise or proposed exercise of the function in relation to which the power under this Chapter is exercised.
- 104 Power of local housing authority to require information from any person 30**
- (1) Where an officer of a local housing authority reasonably suspects that there has been a breach of, or an offence under, the rented accommodation legislation, the officer may for a purpose mentioned in subsection (2) give notice to any person requiring the person to provide the local housing authority or an officer with information specified in the notice. 35
- (2) The purposes are—
- (a) investigating whether there has been a breach of, or an offence under, the rented accommodation legislation, or
 - (b) determining the amount of a penalty under that legislation.

-
- (3) In this Chapter “the rented accommodation legislation” means –
- sections 1 and 1A of the Protection from Eviction Act 1977;
 - Chapter 1 of Part 1 of the Housing Act 1988;
 - Parts 1 to 4 and 7 of the Housing Act 2004 so far as relating to qualifying residential premises within the meaning given by section 2B of that Act; 5
 - section 83(1) or 84(1) of the Enterprise and Regulatory Reform Act 2013;
 - sections 21 to 23 of the Housing and Planning Act 2016;
 - Chapter 3 of Part 1 and Part 2 of this Act.
- (4) A notice under this section must be in writing and must specify that it is given under this section. 10
- (5) The notice may specify –
- (a) the time within which and the manner in which the person to whom it is given must comply with it;
 - (b) the form in which information must be provided.
- (6) The notice may require – 15
- (a) the creation of documents, or documents of a description, specified in the notice, and
 - (b) the provision of those documents to an enforcement authority or officer.
- (7) The notice must include information about the possible consequences of not complying with a notice under this section. 20
- (8) A requirement to provide information or create a document is a requirement to do so in a legible form.

105 Enforcement of power to require information from any person

- (1) If a person fails to comply with a notice under section 104, the local housing authority or an officer of the authority may make an application under this section to the court. 25
- (2) If it appears to the court that the person has failed to comply with the notice, it may make an order under this section.
- (3) An order under this section is an order requiring the person to do anything that the court thinks it is reasonable for the person to do, for any of the purposes for which the notice was given, to ensure that the notice is complied with. 30
- (4) An order under this section may require the person to meet the costs of the application. 35
- (5) If the person is a company, partnership or unincorporated association, the court in acting under subsection (4) may require an official who is responsible for the failure to meet the costs or expenses.

- (6) In this section—
- “the court” means—
 - (a) the High Court, or
 - (b) the county court;
 - “official” means—
 - (a) in the case of a company, a director, manager, secretary or other similar officer, 5
 - (b) in the case of a limited liability partnership, a member,
 - (c) in the case of a partnership other than a limited liability partnership, a partner, and 10
 - (d) in the case of an unincorporated association, a person who is concerned in the management or control of its affairs.

106 Limitation on use of information provided under section 104

- (1) In any criminal proceedings against a person who provides information in response to a notice under section 104 (including information contained in a document created in response to such a notice)— 15
- (a) no evidence relating to the information may be adduced by or on behalf of the prosecution, and
 - (b) no question relating to the information may be asked by or on behalf of the prosecution. 20
- (2) Subsection (1) does not apply if, in the proceedings—
- (a) evidence relating to the information is adduced by or on behalf of the person providing it, or
 - (b) a question relating to the information is asked by or on behalf of that person. 25
- (3) Subsection (1) does not apply if the proceedings are for an offence under section 5 of the Perjury Act 1911 (false statutory declarations and other false statements without oath).

107 Business premises: entry without warrant

- (1) An officer of a local housing authority may, at any reasonable time, enter any premises in England if— 30
- (a) the officer reasonably believes the premises to be occupied by a relevant person for the purposes of a rental sector business, and
 - (b) the officer considers it necessary to enter the premises in order to exercise the powers under section 111 or 112 for purposes connected with any function of the authority under or by virtue of the rented accommodation legislation. 35
- (2) Subsection (1) does not authorise entry into premises used wholly or mainly as residential accommodation.

-
- (3) In the case of a routine inspection, the power in subsection (1) may only be exercised if a notice has been given to an occupier of the premises in accordance with the requirements in subsection (4), unless subsection (5) applies.
- (4) Those requirements are that— 5
- (a) the notice is in writing and is given by an officer of the local housing authority,
 - (b) the notice sets out why the entry is necessary and indicates the nature of the offences under section 120(1) and (2), and
 - (c) there are at least 24 hours between the giving of the notice and the entry. 10
- (5) A notice need not be given if the occupier (or one of the occupiers if there is more than one) has waived the requirement to give notice.
- (6) In this section “routine inspection” means an exercise of the power in subsection (1) other than where— 15
- (a) the officer reasonably considers that to give notice in accordance with subsection (3) would defeat the purpose of the entry, or
 - (b) it is not reasonably practicable in all the circumstances to give notice in accordance with that subsection.
- (7) An officer entering premises under subsection (1) may be accompanied by such persons, and may take onto the premises such equipment, as the officer thinks necessary. 20
- (8) An officer entering premises under subsection (1) may take photographs or make recordings.
- (9) In this section “rental sector business” means a business connected with— 25
- (a) the letting of residential accommodation in England,
 - (b) the creation of licences to occupy such accommodation,
 - (c) the marketing of such accommodation for the purpose of creating a tenancy or licence to occupy, or
 - (d) the management of such accommodation when occupied under a tenancy or licence to occupy. 30

108 Duties where occupiers are on business premises entered without warrant

- (1) If an officer of a local housing authority enters premises under section 107(1) and finds one or more occupiers on the premises, the officer must—
- (a) produce evidence of the officer's identity and authority to that occupier or (if there is more than one) to at least one of them, and 35
 - (b) if the entry takes place otherwise than in the course of a routine inspection, provide to that occupier or (if there is more than one) to at least one of them a document that— 40
 - (i) sets out why the entry is necessary, and

- (ii) indicates the nature of the offences under section 120(1) and (2).
- (2) An officer need not comply with subsection (1) if it is not reasonably practicable to do so.
- (3) Proceedings resulting from the exercise of the power under section 107(1) are not invalid merely because of a failure to comply with subsection (1). 5

109 Business premises: warrant authorising entry

- (1) A justice of the peace may issue a warrant authorising an officer of a local housing authority who is named in the warrant to enter premises in England that are specified in the warrant if the justice of the peace is satisfied, on written information on oath given by that officer – 10
 - (a) that the officer would, in entering the premises, be acting in the course of employment by, or on the instructions of, the local housing authority, and
 - (b) that there are reasonable grounds for believing that – 15
 - (i) the premises are occupied by a relevant person for the purposes of a rental sector business,
 - (ii) the premises are not used wholly or mainly as residential accommodation,
 - (iii) on the premises there are documents which an officer of the local housing authority could require a person to produce under section 111, or could seize under section 112, and 20
 - (iv) condition A, B or C is met.
- (2) Condition A is that – 25
 - (a) access to the premises has been or is likely to be refused, and
 - (b) notice of the local housing authority’s intention to apply for a warrant under this section has been given to an occupier of the premises.
- (3) Condition B is that it is likely that documents on the premises would be concealed or interfered with if notice of entry of the premises were given to an occupier of the premises. 30
- (4) Condition C is that no occupier is present, and it might defeat the purpose of the entry to wait for their return.
- (5) In this section “rental sector business” has the meaning given by section 107(9).

110 Business premises: entry under warrant

- (1) A warrant under section 109 authorises the officer named in the warrant to enter the premises at any reasonable time, using reasonable force if necessary. 35
- (2) A warrant under that section does not authorise entry into premises used wholly or mainly as residential accommodation.

-
- (3) A warrant under that section ceases to have effect at the end of the period of one month beginning with the day it is issued.
 - (4) An officer entering premises under a warrant under section 109 may be accompanied by such persons, and may take onto the premises such equipment, as the officer thinks necessary. 5
 - (5) An officer entering premises under a warrant under section 109 may take photographs or make recordings.
 - (6) If, when the officer enters the premises, the officer finds one or more occupiers on the premises, the officer must produce the warrant for inspection to that occupier or (if there is more than one) to at least one of them. 10
 - (7) Subsection (8) applies if no occupier is present when the premises are entered.
 - (8) On leaving the premises the officer must—
 - (a) leave a notice on the premises stating that the premises have been entered under a warrant under section 109, and
 - (b) leave the premises as effectively secured against trespassers as the officer found them. 15

111 Power to require production of documents following entry

- (1) An officer of a local housing authority who has entered premises under section 107(1) or under a warrant under section 109 may, for the purposes mentioned in subsection (2), at any reasonable time— 20
 - (a) require a relevant person occupying the premises, or anyone on the premises acting on behalf of such a person, to produce any documents relating to the relevant business to which the person on the premises has access, and
 - (b) take copies of, or of any entry in, any such document. 25
- (2) The purposes are—
 - (a) to ascertain whether there has been compliance with the rented accommodation legislation where an officer of the local housing authority reasonably suspects a breach of, or an offence under, that legislation; 30
 - (b) to ascertain whether the documents may be required as evidence in proceedings for such a breach or offence.
- (3) The power in subsection (1) is available regardless of whether—
 - (a) the purpose for which the documents are required relates to the relevant person or some other person, or 35
 - (b) the proceedings referred to in subsection (2)(b) could be taken against the relevant person or some other person.
- (4) That power includes power to require the person to give an explanation of the documents.

- (5) Where a document required to be produced under subsection (1) contains information recorded electronically, the power in that subsection includes power to require the production of a copy of the document in a form in which it can easily be taken away and in which it is visible and legible.
- (6) This section does not permit an officer to require a person to create a document other than as described in subsection (5). 5
- (7) This section does not permit an officer to require a person to produce any document which the person would be entitled to refuse to produce in proceedings in the High Court on the grounds of legal professional privilege.
- (8) In this section “relevant business” means the business for the purposes of which the premises are occupied. 10

112 Power to seize documents following entry

- (1) An officer of a local housing authority who has entered premises under section 107(1) or under a warrant under section 109 may seize and detain documents which the officer reasonably suspects may be required as evidence in proceedings relating to a breach of, or an offence under, the rented accommodation legislation. 15
- (2) If one or more occupiers are on the premises, an officer seizing documents under this section must provide to that occupier or (if there is more than one) to at least one of them evidence of the officer's identity and authority, before seizing the documents. 20
- (3) The officer need not comply with subsection (2) if it is not reasonably practicable to do so.
- (4) An officer seizing documents under this section must take reasonable steps to – 25
 - (a) inform the person from whom they are seized that they have been seized, and
 - (b) provide that person with a written record of what has been seized.
- (5) In determining the steps to be taken under subsection (4), an officer exercising a power under this section must have regard to any relevant provision about the seizure of property made by a code of practice under section 66 of the Police and Criminal Evidence Act 1984. 30
- (6) This section does not confer any power on an officer to seize from a person any document which the person would be entitled to refuse to produce in proceedings in the High Court on the grounds of legal professional privilege. 35
- (7) For the purpose of exercising the power under this section, the officer may, to the extent that is reasonably necessary for that purpose – 40
 - (a) require a person with authority to do so to access any electronic device in which information may be stored or from which it may be accessed, and

- (b) if such a requirement has not been complied with, access the electronic device.

- (8) Documents seized under this section may not be detained –
 - (a) for a period of more than 3 months beginning with the day on which they were seized, or 5
 - (b) where the documents are reasonably required to be detained for a longer period by the local housing authority for the purposes of the proceedings for which they were seized, for longer than they are required for those purposes.

113 Access to seized documents 10

- (1) This section applies where any document seized by an officer of a local housing authority under this Chapter is detained by the officer or authority.
- (2) If a request for permission to be granted access to that document is made to the local housing authority by a person who had custody or control of it immediately before it was seized, the local housing authority must allow that person access to it under the supervision of an officer. 15
- (3) If a request for a photograph or copy of that document is made to the local housing authority by a person who had custody or control of it immediately before it was seized, the local housing authority must –
 - (a) allow that person access to it under the supervision of an officer for the purpose of photographing or copying it, or 20
 - (b) photograph or copy it, or cause it to be photographed or copied.
- (4) Where any document is photographed or copied under subsection (3), the photograph or copy must be supplied to the person who made the request within a reasonable time from the making of the request. 25
- (5) This section does not require access to be granted to, or a photograph or copy to be supplied of, any document if the local housing authority has reasonable grounds for believing that to do so would prejudice the doing of anything for the purposes of which it was seized.
- (6) A local housing authority may recover the reasonable costs of complying with a request under this section from the person by whom or on whose behalf it was made. 30
- (7) References in this section to a person who had custody or control of a document immediately before it was seized include a representative of such a person. 35

114 Appeal against detention of documents

- (1) Where documents are being detained as the result of the exercise of a power in this Chapter, a person with an interest in the documents may apply for an order requiring them to be released to that or another person.

- (2) An application under this section may be made—
 - (a) to any magistrates' court in which proceedings have been brought for an offence as the result of the investigation in the course of which the documents were seized, or
 - (b) if no proceedings within paragraph (a) have been brought, by way of complaint to a magistrates' court. 5
- (3) On an application under this section, the court may make an order requiring documents to be released only if satisfied that condition A or B is met.
- (4) Condition A is that—
 - (a) no proceedings have been brought for an offence as the result of the investigation in the course of which the documents were seized, or 10
 - (b) the period of 6 months beginning with the date the documents were seized has expired.
- (5) Condition B is that—
 - (a) proceedings of a kind mentioned in subsection (4)(a) have been brought, and 15
 - (b) those proceedings have been concluded.
- (6) A person aggrieved by an order made under this section by a magistrates' court, or by the decision of a magistrates' court not to make such an order, may appeal against the order or decision to the Crown Court. 20
- (7) An order made under this section by a magistrates' court may contain such provision as the court thinks appropriate for delaying its coming into force pending the making and determination of any appeal.

115 Suspected residential tenancy: entry without warrant

- (1) A specially authorised officer of a local housing authority may enter premises in England at any reasonable time, if— 25
 - (a) the officer reasonably suspects that the premises, or part of the premises, are subject to a residential tenancy within the meaning of Part 2 (see section 55), and
 - (b) the officer considers it necessary to inspect the premises for the purpose of investigating whether there has been, in relation to the premises— 30
 - (i) a breach of section 74(3),
 - (ii) an offence under subsection (1) of section 83,
 - (iii) an offence under subsection (2) of section 83 where the continuing conduct referred to in paragraph (b) of that subsection is a breach of section 74(3), 35
 - (iv) an offence under subsection (3) of section 83 where the different breach referred to in paragraph (b) of that subsection is a breach of section 74(3),
 - (v) an offence under subsection (4) of section 83 where the breach referred to in paragraph (b) of that subsection is a breach of section 74(3), or 40

-
- (vi) an offence under section 1 of the Protection from Eviction Act 1977, and
 - (c) notice has been given in accordance with the requirements of subsection (2) to—
 - (i) an occupier of the premises, and 5
 - (ii) any person who has an estate or interest in the premises, other than a mortgagee not in possession and has supplied the local housing authority with an address for the purposes of this paragraph,
 unless notice is not required as a result of subsection (3). 10
 - (2) The requirements referred to in subsection (1)(c) are that—
 - (a) the notice is in writing and is given by an officer of the local housing authority,
 - (b) the notice sets out why the entry is necessary and indicates the nature of the offences under section 120(1) and (2) (obstruction), and 15
 - (c) there are at least 24 hours between the giving of the notice and the entry.
 - (3) A notice need not be given to a person who has waived the requirement to give notice.
 - (4) A specially authorised officer entering premises under subsection (1) may be accompanied by such persons, and may take onto the premises such equipment, as the officer thinks necessary. 20
 - (5) A specially authorised officer entering premises under subsection (1) may take photographs or make recordings.
 - (6) A specially authorised officer must, if requested to do so, produce the officer’s special authorisation for inspection by a person to whom notice is required to be given under this section or anyone acting on behalf of such a person. 25
 - (7) For the purposes of this section an officer of a local housing authority is “specially authorised” where the officer’s authorisation by the local housing authority for the purposes of the power under subsection (1) (see section 121(2))— 30
 - (a) states the particular purpose for which the officer is authorised to exercise the power, and
 - (b) is given by the local housing authority acting through—
 - (i) a deputy chief officer of the authority whose duties include duties relating to a purpose within subsection (1)(b), or 35
 - (ii) an officer of the authority to whom such a deputy chief officer reports directly, or is directly accountable, as respects duties so relating.

116 Duties where occupiers are on residential premises entered without warrant

- (1) If an officer of a local housing authority enters premises under section 115(1) and finds one or more occupiers on the premises, the officer must produce evidence of the officer's identity and special authorisation to that occupier or (if there is more than one) to at least one of them. 5
- (2) An officer need not comply with subsection (1) if it is not reasonably practicable to do so.
- (3) Proceedings resulting from the exercise of the power under section 115(1) are not invalid merely because of a failure to comply with subsection (1).
- (4) In this section “special authorisation” has the same meaning as in section 115 (see subsection (7) of that section). 10

117 Suspected residential tenancy: warrant authorising entry

A justice of the peace may issue a warrant authorising an officer of a local housing authority who is named in the warrant to enter premises in England that are specified in the warrant if the justice of the peace is satisfied, on written information on oath given by that officer – 15

- (a) that the officer would, in entering the premises, be acting in the course of employment by, or on the instructions of, the local housing authority,
- (b) that there are reasonable grounds for suspecting that the premises, or part of the premises, are subject to a residential tenancy within the meaning of Part 2 (see section 55), 20
- (c) that it is necessary for the officer to inspect the premises for the purpose of investigating whether there has been, in relation to the premises, a breach or an offence mentioned in section 115(1)(b), 25
- (d) that –
 - (i) admission to the premises has been sought for the purposes of entry under section 115(1) but has been refused,
 - (ii) that no occupier is present and it might defeat the purpose of the entry to await their return, or 30
 - (iii) that application for admission would defeat the purpose of the entry.

118 Suspected residential tenancy: entry under warrant

- (1) A warrant under section 117 authorises the officer named in the warrant to enter the premises at any reasonable time, using reasonable force if necessary. 35
- (2) A warrant under that section ceases to have effect when the inspection of the premises has been completed.
- (3) An officer entering premises under a warrant under section 117 may be accompanied by such persons, and may take onto the premises such equipment, as the officer thinks necessary. 40

-
- (4) An officer entering premises under section 117 may take photographs or make recordings.
 - (5) If, when the officer enters the premises, the officer finds one or more occupiers on the premises, the officer must produce the warrant for inspection to that occupier or (if there is more than one) to at least one of them. 5
 - (6) Subsection (7) applies if no occupier is present when the premises are entered.
 - (7) On leaving the premises the officer must –
 - (a) leave a notice on the premises stating that the premises have been entered under a warrant under section 117, and
 - (b) leave the premises as effectively secured against trespassers as the officer found them. 10

119 Powers of accompanying persons

A person who accompanies an officer of a local housing authority entering premises under, or under a warrant under, this Chapter –

- (a) has the same powers under this Chapter as the officer in relation to the premises, but 15
- (b) must exercise those powers only in the company, and under the supervision, of the officer.

120 Offences

- (1) A person commits an offence if the person – 20
 - (a) without reasonable excuse obstructs an officer of a local housing authority who is exercising or seeking to exercise in accordance with this Chapter a power under any provision of this Chapter other than section 104,
 - (b) without reasonable excuse fails to comply with a requirement properly imposed by an officer of a local housing authority under any provision of this Chapter other than section 104, or 25
 - (c) without reasonable cause fails to give an officer of a local housing authority any other assistance or information which the officer reasonably requires of the person for the purpose of exercising a power under any provision of this Chapter other than section 104. 30
- (2) A person commits an offence if, in giving information to an officer who is exercising or seeking to exercise a power under this Chapter, the person –
 - (a) makes a statement which the person knows is false or misleading in a material respect, or 35
 - (b) recklessly makes a statement which is false or misleading in a material respect.
- (3) A person who is not an officer of a local housing authority commits an offence if the person purports to act as such under this Chapter.

- (4) A person who is guilty of an offence under subsection (1) or (2) is liable on summary conviction to a fine not exceeding level 3 on the standard scale.
- (5) A person who is guilty of an offence under subsection (3) is liable on summary conviction to a fine.
- (6) Nothing in this section requires a person to answer any question or give any information if to do so might incriminate that person. 5

121 Investigatory powers: interpretation

- (1) In this Chapter –
 - “document” includes information recorded in any form;
 - “give” – 10
 - (a) in relation to a notice to an occupier of premises, includes delivering or leaving it at the premises or sending it there by post, and “given”, in relation to such a notice, is to be read accordingly;
 - (b) in relation to a notice to a person referred to in section 115(1)(c)(ii), includes delivering or leaving it at the address supplied by the person or sending it to that address by post, and “given”, in relation to such a notice, is to be read accordingly; 15
 - “occupier”, in relation to premises, means any person an officer of a local housing authority reasonably suspects to be an occupier of the premises; 20
 - “premises” includes any stall, vehicle, vessel or aircraft;
 - “relevant person”: see section 103(2);
 - “the rented accommodation legislation”: see section 104(3). 25
- (2) References in this Chapter to an officer –
 - (a) are to a person authorised in writing by a local housing authority to exercise powers under this Chapter, and
 - (b) in relation to a particular power only cover a particular officer if and to the extent that the officer has been authorised to exercise that power. 30
- (3) References in this Chapter to the functions of a local housing authority by virtue of particular legislation include references to any function of the authority of investigating whether an offence has been committed under that legislation.
- (4) A duty or power to process information that is imposed or conferred by, or by virtue of, this Chapter does not operate to authorise the processing of information which would contravene –
 - (a) the data protection legislation (but the duty or power is to be taken into account in determining whether the processing would contravene that legislation), or 40
 - (b) Parts 1 to 7 or Chapter 9 of the Investigatory Powers Act 2016.

- (5) In subsection (4) “the data protection legislation” has the same meaning as in the Data Protection Act 2018 (see section 3 of that Act).

Amendments

- 122 Additional powers of seizure under Criminal Justice and Police Act 2001** 5
- In Part 1 of Schedule 1 to the Criminal Justice and Police Act 2001, at the end insert—
- “*Renters (Reform) Act 2024*
- 73V Each of the powers of seizure conferred by section 111(1)(b) and section 112 of the *Renters (Reform) Act 2024*.”
- 123 Use by local housing authority of certain information** 10
- (1) Section 212A of the Housing Act 2004 (tenancy deposit schemes: provision of information to local authorities) is amended in accordance with subsections (2) and (3).
- (2) In subsection (5), after paragraph (a) (but before the “or” at the end) insert—
- “(aa) for a purpose connected with the exercise of the authority’s functions under or by virtue of Part 7 in relation to any qualifying residential premises within the meaning given by section 2B, 15
- (ab) for a purpose connected with the authority’s functions under or by virtue of the following in relation to any premises— 20
- sections 1 and 1A of the Protection from Eviction Act 1977,
- Chapter 1 of Part 1 of the Housing Act 1988,
- section 83(1) or 84(1) of the Enterprise and Regulatory Reform Act 2013, 25
- sections 21 to 23, 41 and 133 to 135 of the Housing and Planning Act 2016,
- Chapter 3 of Part 1 and Part 2 of the *Renters (Reform) Act 2024*.”.
- (3) In subsection (5), in paragraph (b), for “of those Parts in relation to any premises” substitute “provision mentioned in paragraphs (a) to (ab) in relation to premises or qualifying residential premises (as the case may be)”. 30
- (4) Section 237 of the Housing Act 2004 (use of housing benefit and council tax information for certain other statutory purposes) is amended in accordance with subsections (5) and (6). 35

- (5) In subsection (1), after paragraph (a) (but before the “or” at the end) insert—
- “(aa) for any purpose connected with the exercise of any of the authority’s functions under or by virtue of Part 7 in relation to any qualifying residential premises within the meaning given by section 2B, 5
 - (ab) for any purpose connected with any of the authority’s functions under or by virtue of the following in relation to any premises—
 - sections 1 and 1A of the Protection from Eviction Act 1977, 10
 - Chapter 1 of Part 1 of the Housing Act 1988,
 - section 83(1) or 84(1) of the Enterprise and Regulatory Reform Act 2013,
 - sections 21 to 23, 41 and 133 to 135 of the Housing and Planning Act 2016, 15
 - Chapter 3 of Part 1 and Part 2 of the Renters (Reform) Act 2024.”.
- (6) In subsection (1), in paragraph (b), for “of those Parts in relation to any premises” substitute “provision mentioned in paragraphs (a) to (ab) in relation to premises or qualifying residential premises (as the case may be). 20

124 Investigatory powers under the Housing Act 2004

- (1) In section 235 of the Housing Act 2004 (power to require documents to be produced), in subsection (1)—
- (a) after paragraph (a) (but before the “or” at the end) insert—
 - “(aa) for any purpose connected with the exercise of any of the authority’s functions under this Part in relation to any qualifying residential premises within the meaning given by section 2B,”; 25
 - (b) in paragraph (b) for “those Parts in relation to any premises” substitute “Parts 1 to 4 in relation to any premises or under this Part in relation to any qualifying residential premises within the meaning given by section 2B”. 30
- (2) In section 239 of that Act (powers of entry), after subsection (5) insert—
- “(5A) In relation to any qualifying residential premises within the meaning given by section 2B, notice need not be given to a person who has waived the requirement to give notice.” 35

125 Client money protection schemes: investigatory powers of local authorities

In paragraph 10 of Schedule 5 to the Consumer Rights Act 2015 (duties and powers to which Schedule 5 applies), at the appropriate place insert—

“regulations 5 and 8 of the Client Money Protection Schemes for Property Agents (Requirement to Belong to a Scheme etc.) Regulations 2019”.

5

PART 5**GENERAL****126 Assessment of operation of possession process**

- (1) The Lord Chancellor must prepare an assessment of the operation of the process by which— 10
- (a) on applications made by landlords, the county court is able to make orders for the possession of dwellings in England that are let under assured and regulated tenancies, and
 - (b) such orders are enforced. 15
- (2) The Lord Chancellor must publish the assessment at such time, and in such manner, as the Lord Chancellor thinks appropriate.
- (3) In this section—
- “assured tenancy” means an assured tenancy within the meaning of the 1988 Act; 20
 - “dwelling” means a building or part of a building which is occupied or intended to be occupied as a separate dwelling;
 - “regulated tenancy” means a regulated tenancy within the meaning of the Rent Act 1977.

127 Report on certain matters relating to tenancy reform 25

- (1) The Secretary of State must make arrangements for an independent person to prepare a report on—
- (a) the impact of section 1 on the provision of relevant tenancies;
 - (b) the extent to which the grounds in Schedule 2 to the 1988 Act as amended by this Act— 30
 - (i) operate effectively;
 - (ii) are comprehensive;
 - (iii) are fair.
- (2) The Secretary of State must, within the period of 18 months beginning with the relevant date, lay before both Houses of Parliament— 35
- (a) a copy of the report, and
 - (b) a statement setting out the Secretary of State’s response to the report.

- (3) Nothing in subsection (1) prevents the Secretary of State from arranging for the independent person to include in the report matters additional to those mentioned in that subsection.
- (4) In this section—
 - “relevant date” means the earliest date appointed by the Secretary of State under section 138(3)(b);
 - “relevant tenancy” means an assured tenancy within the meaning of the 1988 Act other than a tenancy of social housing within the meaning of Part 2 of the Housing and Regeneration Act 2008.

5

128 Report on provision of residential tenancies

10

- (1) The Secretary of State must prepare and lay before both Houses of Parliament a report containing an analysis of statistical data relating to the provision of residential tenancies.
- (2) A report must be prepared and laid under subsection (1)—
 - (a) within the period of 12 months beginning with the day on which this Act is passed, and
 - (b) within each subsequent period of 12 months.
- (3) The data analysed in a report may include (but is not limited to) data about—
 - (a) the number of dwellings let under residential tenancies;
 - (b) the location of those dwellings;
 - (c) the size of those dwellings.
- (4) The data analysed in a report may be data that—
 - (a) is estimated;
 - (b) comprises data relating to the provision of residential tenancies and other data.
- (5) Subject to subsections (6) and (7), in this section “dwelling” and “residential tenancy” have the meaning given by section 55 on the day on which this Act is passed.
- (6) Where regulations under section 55(4)(b) are made adding a particular kind of tenancy or licence to the meaning of “residential tenancy” in Part 2—
 - (a) a report under subsection (1) may also contain an analysis of statistical data relating to tenancies or licences of that kind, and
 - (b) where a report does so, subsections (3) and (4) are to be read as if “residential tenancy” in this section included tenancies or licences of that kind.
- (7) Where regulations under section 55(4)(c) are made expanding the meaning of “dwelling” in Part 2—
 - (a) a report under subsection (1) may also contain an analysis of statistical data relating to dwellings within the expanded meaning given by those regulations, and

15

20

25

30

35

40

- (b) where a report does so, subsections (3) and (4) are to be read as if “dwelling” in this section included such dwellings.
- (8) This section ceases to have effect at the end of the period of five years beginning with the day on which this Act is passed.

129 Interpretation

5

In this Act—

“lease” includes any tenancy;

“local housing authority” means a district council, a county council in England for an area for which there is no district council, a London borough council, the Common Council of the City of London (in its capacity as a local authority) or the Council of the Isles of Scilly;

10

“the 1988 Act” means the Housing Act 1988.

130 Crown application

- (1) Subject to subsections (2) to (8), this Act and any regulations made under it bind the Crown.
- (2) Sections 59 and 83 do not bind the Crown.
- (3) In paragraph (b) of section 58(1) as it applies by virtue of subsection (1), the reference to a person committing an offence under section 59 is to be read as a reference to the person satisfying the conditions in subsection (1)(a) and (b), (2)(a) and (b), or (3)(a) and (b) of that section.
- (4) In paragraph (b) of section 82(1) as it applies by virtue of subsection (1), the reference to a person committing an offence under section 83 is to be read as a reference to the person either—
- (a) knowingly or recklessly providing information to the database operator which is false or misleading in a material respect in purported compliance with a requirement imposed by regulations under Chapter 3 of Part 2, or
- (b) satisfying the conditions in subsection (2)(a) and (b), (3)(a) and (b), or (4)(a) and (b) of section 83.
- (5) Sections 107 to 119 do not bind the Crown.
- (6) Nothing in section 120 makes the Crown criminally liable.
- (7) The High Court may declare unlawful any act or omission for which the Crown would be criminally liable under section 120 but for subsection (6).
- (8) An amendment or repeal made by this Act binds the Crown to the extent that the provision amended or repealed binds the Crown (but in the case of an amendment of the 1988 Act, this is subject to the amendments made by section 17).

15

20

25

30

35

- (9) Nothing in this section affects the criminal liability of persons in the service of the Crown.

131 Application to Parliament

- (1) Where regulations under section 55(4)(b) provide for the meaning of “relevant tenancy” given by that section to include a tenancy or licence under which a dwelling is occupied for the purposes of either House of Parliament, Part 2 (and Part 3 so far as relating to Part 2) has effect in its application in relation to such a tenancy or licence with the following modifications— 5
- (a) sections 59 and 83 do not apply;
 - (b) in paragraph (b) of section 58(1), the reference to a person committing an offence under section 59 is to be read as a reference to the person satisfying the conditions in subsection (1)(a) and (b), (2)(a) and (b), or (3)(a) and (b) of that section; 10
 - (c) in paragraph (b) of section 82(1), the reference to a person committing an offence under section 83 is to be read as a reference to the person either— 15
 - (i) knowingly or recklessly providing information to the database operator which is false or misleading in a material respect in purported compliance with a requirement imposed by regulations under Chapter 3, or 20
 - (ii) satisfying the conditions in subsection (2)(a) and (b), (3)(a) and (b), or (4)(a) and (b) of section 83.
- (2) The following provisions do not apply in relation to premises that are occupied for the purposes of either House of Parliament— 25
- (a) Chapter 3 of Part 1;
 - (b) sections 103 and 107 to 119.
- (3) Nothing in section 120 makes the Corporate Officer of the House of Commons or the Corporate Officer of the House of Lords criminally liable.
- (4) The High Court may declare unlawful any act or omission for which the Corporate Officer of the House of Commons or the Corporate Officer of the House of Lords would be criminally liable under section 120 but for subsection (3). 30
- (5) Nothing in this section affects the criminal liability of relevant members of the House of Lords staff or of the House of Commons staff (as defined by sections 194 and 195 of the Employment Rights Act 1996). 35

132 Regulations

- (1) A power to make regulations under this Act includes power to make—
- (a) consequential, supplementary, incidental, transitional or saving provision;
 - (b) different provision for different purposes or areas; 40

-
- (c) the full provision to which the power extends or any less provision (whether by way of exception or otherwise).
- (2) The power of the Secretary of State and the Scottish Ministers under subsection (1)(a) to make transitional provision includes power to provide for regulations to apply (with or without modifications) in relation to tenancies or licences entered into, or advertising begun, before the date on which the regulations come into force. 5
- (3) The power of the Welsh Ministers under subsection (1)(a) to make transitional provision includes power to provide for regulations to apply (with or without modifications) in relation to occupation contracts granted, renewed or continued, or advertising begun, before the date on which the regulations come into force. 10
- (4) Regulations under this Act are to be made by statutory instrument, except where they are made by the Scottish Ministers (see section 27 of the Interpretation and Legislative Reform (Scotland) Act 2010 (asp 10)). 15
- (5) A statutory instrument containing regulations under section 27, 37, 45, 51, 55, 56, 57, 74(4), 75(6), 78 or 79(2) (whether alone or with other provision) may not be made unless a draft of the instrument has been laid before and approved by a resolution of each House of Parliament.
- (6) Any other statutory instrument containing regulations under this Act made by the Secretary of State is subject to annulment in pursuance of a resolution of either House of Parliament, unless it contains regulations under section 100(3) only. 20
- (7) A statutory instrument containing regulations made by the Welsh Ministers under section 44(1) may not be made unless a draft of the instrument has been laid before and approved by a resolution of Senedd Cymru. 25
- (8) Regulations made by the Scottish Ministers under section 50 are subject to the affirmative procedure (see section 29 of the Interpretation and Legislative Reform (Scotland) Act 2010 (asp 10)).
- (9) If a draft of a statutory instrument containing regulations under section 56 would, apart from this subsection, be treated for the purposes of the standing orders of either House of Parliament as a hybrid instrument, it is to proceed in that House as if it were not a hybrid instrument. 30
- (10) This section does not apply to regulations under this Part.
- 133 Power of Welsh Ministers to make consequential provision** 35
- (1) The Welsh Ministers may by regulations made by statutory instrument make provision that is consequential on Part 1.
- (2) Regulations under this section may amend, repeal or revoke provision made by or under—
- (a) an Act or Measure of Senedd Cymru passed before this Act, or 40

- (b) an Act passed—
 - (i) before this Act, or
 - (ii) later in the same session of Parliament as this Act.
- (3) The power to make regulations under this section includes power to make—
 - (a) supplementary, incidental, transitional or saving provision; 5
 - (b) different provision for different purposes.
- (4) The power under subsection (3)(a) to make transitional provision includes power to provide for the regulations to apply (with or without modifications) in relation to occupation contracts granted, renewed or continued, or advertising begun, before the date on which the regulations come into force. 10
- (5) Regulations under this section may only make provision which would be within the legislative competence of Senedd Cymru if contained in an Act of the Senedd.
- (6) A statutory instrument containing (whether alone or with other provision) regulations under this section that amend or repeal provision made by an Act or Measure of Senedd Cymru, or by an Act, may not be made unless a draft of the instrument has been laid before, and approved by a resolution of, Senedd Cymru. 15
- (7) Any other statutory instrument containing regulations under this section is subject to annulment in pursuance of a resolution of Senedd Cymru. 20

134 Power of Scottish Ministers to make consequential provision

- (1) The Scottish Ministers may by regulations make provision that is consequential on Chapter 5 of Part 1 (see section 27 of the Interpretation and Legislative Reform (Scotland) Act 2010 (asp 10), as a result of which such regulations are to be made by Scottish statutory instrument). 25
- (2) Regulations under this section may amend, repeal or revoke provision made by or under—
 - (a) an Act of the Scottish Parliament passed before this Act, or
 - (b) an Act passed—
 - (i) before this Act, or 30
 - (ii) later in the same session of Parliament as this Act.
- (3) The power to make regulations under this section includes power to make—
 - (a) supplementary, incidental, transitional or saving provision;
 - (b) different provision for different purposes.
- (4) The power under subsection (3)(a) to make transitional provision includes power to provide for the regulations to apply (with or without modifications) in relation to tenancies entered into, or advertising begun, before the date on which the regulations come into force. 35

-
- (5) Regulations under this section may only make provision which would be within the legislative competence of the Scottish Parliament if contained in an Act of that Parliament.
- (6) Regulations made under this section that amend or repeal provision made by an Act of the Scottish Parliament, or by an Act, are subject to the affirmative procedure (see section 29 of the Interpretation and Legislative Reform (Scotland) Act 2010 (asp 10)). 5
- (7) Any other regulations made under this section are subject to the negative procedure (see section 28 of that Act).
- 135 Power of Secretary of State to make consequential provision 10**
- (1) The Secretary of State may by regulations made by statutory instrument make provision that is consequential on this Act.
- (2) Regulations under this section may amend, repeal or revoke provision made by or under an Act passed – 15
- (a) before this Act, or
- (b) later in the same session of Parliament as this Act.
- (3) The power to make regulations under this section includes power to make –
- (a) supplementary, incidental, transitional or saving provision;
- (b) different provision for different purposes.
- (4) The power under subsection (3)(a) to make transitional provision includes – 20
- (a) power to provide for the regulations to apply (with or without modifications) in relation to tenancies or licences entered into, or advertising begun, before the date on which the regulations come into force;
- (b) in relation to regulations that make provision that is consequential on Chapter 1 or 2 of Part 1, power to provide for pre-application instruments which the Secretary of State considers do not (or will not) operate appropriately as a result of any provision of the regulations to – 25
- (i) have effect with specified modifications, or 30
- (ii) cease to have effect (in whole or in part).
- (5) For the purposes of subsection (4)(b) –
- (a) “pre-application instrument” means an agreement or other instrument made before the regulations come into force;
- (b) the circumstances in which the Secretary of State may consider that a pre-application instrument does not operate appropriately as a result of regulations under this section include (but are not limited to) those in which – 35
- (i) as a result of any provision of the regulations, provision made by the instrument is to any extent spent, obsolete, unnecessary or otherwise not of practical utility; 40

-
- (ii) as a result of any provision of the regulations, it is unclear what the effect is of provision made by the instrument;
 - (iii) as a result of any provision of the regulations, a person may be placed in breach of obligations arising under the instrument or made subject to more burdensome obligations under the instrument; 5
 - (iv) the instrument makes direct or indirect reference to any enactment as it had effect before being amended by the regulations.
 - (6) Regulations made by virtue of subsection (4)(b) must provide that they do not prevent— 10
 - (a) the variation or revocation of provision modified by the regulations, or
 - (b) the re-making of provision that has ceased to have effect as a result of the regulations. 15
 - (7) Regulations made by virtue of subsection (4)(b) may apply to an instrument as it has effect in relation to times before the coming into force of the regulations but after the commencement date (within the meaning given by section 138(1)(a)).
 - (8) A statutory instrument containing (whether alone or with other provision) regulations under this section that— 20
 - (a) amend or repeal provision made by an Act, or
 - (b) are made by virtue of subsection (4)(b),may not be made unless a draft of the instrument has been laid before, and approved by a resolution of, each House of Parliament. 25
 - (9) Any other statutory instrument containing regulations under this section is subject to annulment in pursuance of a resolution of either House of Parliament.
- 136 Extent**
- (1) This Act extends to England and Wales only, subject to subsections (2) to (4). 30
 - (2) In Part 1, Chapter 5 extends to Scotland only.
 - (3) This Part extends to England and Wales and Scotland.
 - (4) An amendment or repeal made by this Act has the same extent as the provision amended or repealed.
- 137 Commencement** 35
- (1) This Act comes into force for the purposes of making regulations on the day on which it is passed.

-
- (2) For remaining purposes this Act comes into force on such day as the Secretary of State may by regulations made by statutory instrument appoint, subject to subsections (3) to (6).
- (3) Chapter 4 of Part 1 comes into force on such day as the Welsh Ministers by order made by statutory instrument appoint. 5
- (4) Chapter 5 of Part 1 comes into force on such day as the Scottish Ministers may by regulations appoint (see section 27 of the Interpretation and Legislative Reform (Scotland) Act 2010 (asp 10), as a result of which such regulations are to be made by Scottish statutory instrument).
- (5) The following come into force at the end of the period of two months beginning with the day on which this Act is passed – 10
- (a) Chapter 2 of Part 1;
 - (b) section 54;
 - (c) section 99;
 - (d) Chapter 3 of Part 4. 15
- (6) Section 100 and this Part come into force on the day on which this Act is passed.
- (7) Different days may be appointed under this section for different purposes.

138 Application of Chapter 1 of Part 1

- (1) Chapter 1 of Part 1 applies (subject to any provision made by or under this Act) – 20
- (a) in relation to an assured tenancy that is entered into on or after the day on which that Chapter comes into force (“the commencement date”), and
 - (b) on and after the extended application date, in relation to an assured tenancy that – 25
 - (i) was entered into before the commencement date, and
 - (ii) continues in effect on the extended application date, (and accordingly, on the extended application date any such tenancy becomes an assured tenancy to which section 4A of the 1988 Act, as inserted by section 1 of this Act, applies). 30
- (2) Schedule 6 contains transitional provision relating to the application of Chapter 1 of Part 1 to assured tenancies referred to in subsection (1)(b) (“existing tenancies”).
- (3) In paragraph (b) of subsection (1) “the extended application date” means – 35
- (a) in relation to an assured tenancy referred to in that paragraph that is converted to a periodic tenancy on or after the commencement date but before the date appointed under paragraph (b) of this subsection, the date on which it is so converted;
 - (b) in relation to another assured tenancy referred to in paragraph (b) of subsection (1), a date appointed by the Secretary of State by regulations. 40

-
- (4) For the purposes of subsection (3)(a) an assured tenancy is “converted to a periodic tenancy” if and when it becomes a periodic tenancy on the expiry of a fixed term.
- (5) The Secretary of State may not make regulations under subsection (3)(b) until the assessment under section 126 has been published. 5
- (6) For the purposes of the relevant provisions, a fixed term assured tenancy and a periodic tenancy that arises on its expiry by virtue of section 5 of the 1988 Act are to be treated as a single assured tenancy which—
- (a) is entered into when the fixed term tenancy was entered into, and
 - (b) becomes a periodic tenancy on the expiry of the fixed term. 10
- (7) In subsection (6), “the relevant provisions” means—
- (a) section 5 of the Protection from Eviction Act 1977 as amended by section 18,
 - (b) Part 1 of the 1988 Act as amended by Chapter 1 of Part 1,
 - (c) subsections (1) to (5) of this section, and 15
 - (d) Schedule 6.
- (8) The Secretary of State may by regulations amend this section to provide for subsection (6) to apply for the purposes of other provision made by or under an Act passed before or later in the same session as this Act.
- (9) A statutory instrument containing regulations under subsection (8) (whether alone or with other provision) may not be made unless a draft of the instrument has been laid before and approved by a resolution of each House of Parliament. 20
- (10) Regulations under this section may make different provision for different purposes. 25
- (11) Regulations under this section are to be made by statutory instrument.
- (12) Nothing in this section prevents regulations made under section 137(2) and (7) from appointing different days for the purposes of different descriptions of assured tenancy and, where they do so, the reference in subsection (1)(a) to the day on which Chapter 1 of Part 1 comes into force is to the day on which that Chapter comes into force for the purposes of the tenancy in question. 30
- (13) Nothing in this section prevents regulations made under subsections (3)(b) and (10) from appointing different days for the purposes of different descriptions of assured tenancy and, where they do so, the reference in subsection (3)(b) to a date appointed by the Secretary of State in regulations is to a date so appointed for the purposes of the tenancy in question. 35

139 Transitional provision

- (1) The Welsh Ministers may by regulations made by statutory instrument make transitional or saving provision in connection with the coming into force of any provision of Chapter 4 of Part 1.
- (2) The Scottish Ministers may by regulations make transitional or saving provision in connection with the coming into force of any provision of Chapter 5 of Part 1 (see section 27 of the Interpretation and Legislative Reform (Scotland) Act 2010 (asp 10), as a result of which such regulations are to be made by Scottish statutory instrument). 5
- (3) The Secretary of State may by regulations made by statutory instrument make transitional or saving provision (in addition to the transitional and saving provision made by this Act) in connection with the coming into force of any other provision of this Act. 10
- (4) The power to make regulations under subsection (1) includes power to provide for a provision of Chapter 4 of Part 1 to apply (with or without modifications) in relation to occupation contracts granted, renewed or continued, or advertising begun, before the date on which the provision comes into force. 15
- (5) The power to make regulations under subsection (2) includes power to provide for a provision of Chapter 5 of Part 1 to apply (with or without modifications) in relation to tenancies entered into, or advertising begun, before the date on which the provision comes into force. 20
- (6) The power to make regulations under subsection (3) includes –
- (a) power to provide for a provision of this Act to apply (with or without modifications) in relation to tenancies or licences entered into, or advertising begun, before the date on which the provision comes into force, and 25
 - (b) power to provide for pre-application instruments which the Secretary of State considers do not (or will not) operate appropriately as a result of any provision of Chapter 1 or 2 of Part 1 to –
 - (i) have effect with specified modifications, or 30
 - (ii) cease to have effect (in whole or in part).
- (7) For the purposes of subsection (6)(b) –
- (a) “pre-application instrument” means an agreement or other instrument made before the extended application date (within the meaning given by section 138(3)); 35
 - (b) the circumstances in which the Secretary of State may consider that a pre-application instrument does not operate appropriately as a result of Chapter 1 or 2 of Part 1 include (but are not limited to) those in which –
 - (i) as a result of any provision of Chapter 1 or 2 of Part 1, provision made by the instrument is to any extent spent, obsolete, unnecessary or otherwise not of practical utility; 40

- (ii) as a result of any provision of Chapter 1 or 2 of Part 1, it is unclear what the effect is of provision made by the instrument;
 - (iii) as a result of any provision of Chapter 1 or 2 of Part 1, a person may be placed in breach of obligations arising under the instrument or made subject to more burdensome obligations under the instrument; 5
 - (iv) the instrument makes direct or indirect reference to fixed term assured tenancies or assured shorthold tenancies (within the meaning of Part 1 of the 1988 Act as it had effect immediately before the commencement date); 10
 - (v) the instrument makes direct or indirect reference to periodic assured tenancies that are not relevant assured tenancies within the meaning given by section 3;
 - (vi) the instrument otherwise makes direct or indirect reference to any enactment as it had effect before being amended by Chapter 1 or 2 of Part 1. 15
- (8) Regulations made by virtue of subsection (6)(b) must provide that they do not prevent—
 - (a) the variation or revocation of provision modified by the regulations, or 20
 - (b) the re-making of provision that has ceased to have effect as a result of the regulations.
- (9) Regulations made by virtue of subsection (6)(b) may apply to an instrument as it has effect in relation to times before the coming into force of the regulations but after the commencement date. 25
- (10) A statutory instrument containing regulations made by virtue of subsection (6)(b) (whether alone or with other provision) may not be made unless a draft of the instrument has been laid before and approved by a resolution of each House of Parliament.
- (11) In this section “the commencement date” has the meaning given by section 138(1)(a). 30
- (12) The powers under this section include power to make different provision for different purposes.

140 Short title

This Act may be cited as the Renters (Reform) Act 2024. 35

SCHEDULES

SCHEDULE 1

Section 4

CHANGES TO GROUNDS FOR POSSESSION

Introductory

- 1 Schedule 2 to the 1988 Act (grounds for possession of dwelling-houses let on assured tenancies) is amended as follows. 5

Amendments of Ground 1: occupation by landlord or family

- 2 For Ground 1 (excluding the italic heading) substitute—
- “At the relevant date, the current tenancy has existed for at least 6 months and the landlord who is seeking possession requires the dwelling-house as the only or principal home of any of the following—
- (a) the landlord;
 - (b) the landlord’s spouse or civil partner or a person with whom the landlord lives as if they were married or in a civil partnership; 15
 - (c) the landlord’s—
 - (i) parent;
 - (ii) grandparent;
 - (iii) sibling; 20
 - (iv) child;
 - (v) grandchild;
 - (d) a child or grandchild of a person mentioned in paragraph (b).

A relationship of the half-blood is to be treated as a relationship of the whole blood. 25

In the case of joint landlords seeking possession, references to “the landlord” in this ground are to be read as references to at least one of those joint landlords.”

New ground for sale of dwelling-house 30

- 3 After Ground 1 insert—
- “Ground 1A
- The following conditions are met—
- (a) the landlord who is seeking possession intends to sell a freehold or leasehold interest in the dwelling-house or to grant a lease of the dwelling-house for a term certain of 35

- more than 21 years which is not terminable before the end of that term by notice given by or to the landlord;
- (b) the assured tenancy on which the dwelling-house is let did not come into being by virtue of any provision of Schedule 1 to the Rent Act 1977 or section 4 of the Rent (Agriculture) Act 1976; 5
- (c) at the relevant date, either –
- (i) the current tenancy has existed for at least 6 months, or
 - (ii) notice of a compulsory acquisition in relation to the dwelling-house has been given, the landlord intends to sell their interest in the dwelling-house to the acquiring authority and the acquiring authority intends to acquire it; 10
- (d) the landlord seeking possession is not – 15
- (i) a non-profit registered provider of social housing,
 - (ii) a body registered as a social landlord in the register maintained under section 1 of the Housing Act 1996,
 - (iii) a body registered as a social landlord in the register kept under section 20(1) of the Housing (Scotland) Act 2010, 20
 - (iv) a housing trust, within the meaning of the Housing Associations Act 1985, which is a charity, or
 - (v) where the dwelling-house is social housing within the meaning of Part 2 of the Housing and Regeneration Act 2008, a profit-making registered provider of social housing. 25

In paragraph (c)(ii), “sell” includes transfer.”

New ground for possession after rent-to-buy agreement

- 4 After Ground 1A (inserted by paragraph 3 of this Schedule) insert – 30
- “Ground 1B
- The following conditions are met –
- (a) the landlord who is seeking possession intends –
- (i) to sell a freehold or leasehold interest in the dwelling-house, 35
 - (ii) to grant a lease of the dwelling-house for a term certain of more than 21 years which is not terminable before the end of that term by notice given by or to the landlord, or
 - (iii) to grant an assured tenancy to another person pursuant to a rent-to-buy agreement; 40
- (b) the assured tenancy on which the dwelling-house is let did not come into being by virtue of any provision of Schedule

- 1 to the Rent Act 1977 or section 4 of the Rent (Agriculture) Act 1976;
- (c) the landlord who is seeking possession is a private registered provider of social housing;
 - (d) the assured tenancy was entered into pursuant to a rent-to-buy agreement; 5
 - (e) the period stated in that agreement has expired;
 - (f) the landlord who is seeking possession has complied with—
 - (i) any provision of the rent-to-buy agreement requiring the landlord to offer the dwelling-house for sale to the tenant, and 10
 - (ii) any requirements in the agreement about such an offer.

In this ground—

“market rent” includes any amount payable by way of a service charge; 15

“rent-to-buy agreement” means an agreement in writing which—

- (a) provides for the tenant to pay rent that is no higher than 80% of market rent, and
- (b) gives notice that the landlord intends after a period stated in the agreement which is not less than 5 years or, for dwelling-houses in Greater London, 10 years from the beginning of the tenancy to offer the dwelling-house for sale to the tenant.” 20

Amendments of Ground 2: sale by mortgagee

- 5 In Ground 2— 25
- (a) in the words before paragraph (a) omit “granted before the beginning of the tenancy”;
 - (b) omit paragraph (c) (and the “and” before it).

New ground for possession when superior lease ends

- 6 After Ground 2 insert— 30
- “Ground 2ZA
- The landlord who is seeking possession—
- (a) holds the interest in the dwelling-house under a superior tenancy where—
 - (i) the superior landlord has given a valid notice to terminate that tenancy as a result of which the superior tenancy will end within the period of 12 months beginning with the relevant date, or 35
 - (ii) the superior tenancy is a fixed term tenancy of a term certain which will expire (if the tenancy does not come to an end earlier) within the period of 12 40

- months beginning with the date of the service of the notice under section 8, and
- (b) is, or, in the case of joint landlords seeking possession, at least one of them is –
 - (i) a private registered provider of social housing, 5
 - (ii) a tenant of the superior landlord under an agricultural tenancy within the meaning of the Agricultural Holdings Act 1986 or a farm business tenancy within the meaning of the Agricultural Tenancies Act 1995, 10
 - (iii) a person who held the dwelling-house for the purpose of making it available for occupation as supported accommodation, or
 - (iv) a company of which a local authority owns at least 50% of the issued share capital.” 15

New grounds for possession in cases where there is a superior lease

7 After Ground 2ZA (inserted by paragraph 6 of this Schedule) insert –

“Ground 2ZB

The landlord who is seeking possession holds the interest in the dwelling-house under a superior tenancy which is a fixed term tenancy of a term certain of more than 21 years and – 20

(a) the fixed term will expire (if the tenancy does not come to an end earlier) within the period of 12 months beginning with the relevant date, or

(b) if the superior tenancy has continued following the expiry of the fixed term, any party to the superior tenancy has served a valid notice to terminate that tenancy as a result of which the superior tenancy will end within the period of 12 months beginning with the relevant date. 25

Ground 2ZC 30

The landlord who is seeking possession became the landlord by virtue of section 18 no more than 6 months before the date on which the possession proceedings were commenced, and the previous landlord under the assured tenancy was, or, in the case of previous joint landlords, at least one of them was – 35

- (a) a private registered provider of social housing,
- (b) a tenant of the superior landlord under an agricultural tenancy within the meaning of the Agricultural Holdings Act 1986 or a farm business tenancy within the meaning of the Agricultural Tenancies Act 1995, 40

- (c) a person who held the dwelling-house for the purpose of making it available for occupation as supported accommodation, or
- (d) a company of which a local authority owns at least 50% of the issued share capital.

5

Ground 2ZD

The landlord who is seeking possession became the landlord by virtue of section 18, no more than 6 months before the date on which the possession proceedings were commenced, as a result of a superior tenancy which was a fixed term tenancy of a term certain of more than 21 years coming to an end –

10

- (a) on the expiry of the fixed term,
- (b) within the period of 12 months ending with the date on which the fixed term would have expired if the tenancy had not come to an end, or
- (c) after the expiry of the fixed term, as a result of a valid notice to terminate the tenancy.”

15

Repeal of Ground 3: holiday accommodation

- 8 Omit Ground 3.

Amendments of Ground 4: student accommodation

20

- 9 In Ground 4 –

- (a) omit the opening words;
- (b) omit paragraph (a) (together with the final “and”);
- (c) paragraph (b) becomes an unnumbered paragraph;
- (d) after that unnumbered paragraph insert “and –

25

- (c) if the tenancy arose by succession as mentioned in section 39(5), notice was given to the previous tenant under Case 14 of Schedule 15 to the Rent Act 1977, and

- (d) the tenancy is not an assured agricultural occupancy in respect of which the agricultural worker condition is fulfilled by virtue of paragraph 3 of Schedule 3.”

30

New ground for possession of student accommodation for occupation by students

- 10 After Ground 4 insert –

“Ground 4A

35

The following conditions are met –

- (a) the landlord or, in the case of joint landlords, at least one of them, gave the tenant, before the beginning of the tenancy

or on the day on which it began, a written statement of the landlord's wish to be able to recover possession on the basis that –

- (i) at the beginning of the tenancy, as regards each tenant either –
 - (A) the tenant was a full-time student, or
 - (B) the landlord reasonably believed that the tenant would become a full-time student during the tenancy, and
 - (ii) the landlord intends to let the dwelling-house, on the next occasion on which it is let, to people who are full-time students or who the landlord reasonably believes will become full-time students during the tenancy;
- (b) at the beginning of the tenancy, as regards each tenant either –
- (i) the tenant was a full-time student, or
 - (ii) the landlord reasonably believed that the tenant would become a full-time student during the tenancy;
- (c) the relevant date falls within the period beginning with 1 June and ending with 30 September in any year;
- (d) the landlord seeking possession intends, on the next occasion on which the dwelling-house is let, to let it to people who are full-time students or who the landlord reasonably believes will become full-time students during the tenancy.

In this ground, “full-time student” means a person receiving education provided by means of a full-time course –

- (a) of any description mentioned in Schedule 6 to the Education Reform Act 1988 provided by an institution in England or Wales;
- (b) of any description mentioned in section 38(2) of the Further and Higher Education (Scotland) Act 1992 provided by an institution in Scotland;
- (c) of any description mentioned in Schedule 1 to the Further Education (Northern Ireland) Order 1997 (S.I. 1997/1772 (N.I. 15)) provided by an institution in Northern Ireland.”

Amendment of Ground 5: ministers of religion

11 In Ground 5 –

- (a) omit paragraph (a) (together with the final “and”);
- (b) after paragraph (b) insert –
 - “(c) if the tenancy arose by succession as mentioned in section 39(5), notice was given to the previous tenant under Case 15 of Schedule 15 to the Rent Act 1977, and

- (d) the tenancy is not an assured agricultural occupancy in respect of which the agricultural worker condition is fulfilled by virtue of paragraph 3 of Schedule 3.”

New ground for possession for occupation by agricultural worker

- 12 After Ground 5 insert— 5

“Ground 5A

The landlord seeking possession requires the dwelling-house for the purpose of housing a person who will be employed by the landlord, or in the case of joint landlords seeking possession, by at least one of those landlords, in agriculture as a seasonal or permanent employee. 10

For the purposes of this ground, “agriculture” has the same meaning as in the Rent (Agriculture) Act 1976 (see section 1 of that Act).”

New ground for possession for occupation by person who meets employment requirements

- 13 After Ground 5A (inserted by paragraph 12 of this Schedule) insert— 15

“Ground 5B

The landlord seeking possession—

- (a) is a private registered provider of social housing,
(b) holds the dwelling-house for the purpose of accommodating persons who meet requirements connected with their employment, and 20
(c) requires the dwelling-house to let it under a new tenancy to a person who meets those requirements,

and the tenant in possession does not fulfil those requirements.”

Ground 16 to be renumbered as Ground 5C and to be a mandatory ground for possession 25

- 14 (1) Ground 16 in Part 2 of Schedule 2, together with the italic heading before it, moves to after Ground 5B (inserted by paragraph 13 of this Schedule) and becomes Ground 5C in Part 1 of that Schedule.

- (2) For the first paragraph of the new Ground 5C substitute—

“The dwelling-house was let to the tenant in consequence of the tenant’s employment— 30

- (a) by the landlord seeking possession,
(b) in the case of joint landlords seeking possession, by at least one of them,
(c) by a previous landlord under the tenancy, or 35
(d) pursuant to an agreement between any of those landlords and the employer,

and either—

- (a) the tenant has ceased to be in that employment, or

- (b) the tenancy was granted for the purpose of providing the tenant with accommodation during the early period of their employment, that purpose has been fulfilled and the landlord seeking possession intends to let the dwelling-house to another current or future employee of the employer. 5

In this ground, “the employer” means the tenant’s employer at the time the tenant entered the tenancy.”

- (3) In the italic heading, for “16” substitute “5C”.

New ground for possession for end of employment requirements

- 15 After Ground 5C (as renumbered by paragraph 14 of this Schedule) insert – 10
“Ground 5D

The landlord seeking possession is a private registered provider of social housing, the tenancy agreement includes a requirement connected with the tenant’s employment and the tenant no longer fulfils that requirement.” 15

New ground for possession for occupation as supported accommodation

- 16 After Ground 5D (inserted by paragraph 15 of this Schedule) insert –
“Ground 5E

The landlord seeking possession requires possession of the dwelling-house to let it as supported accommodation where – 20

- (a) the landlord holds the dwelling-house for the purpose of making it available for occupation as supported accommodation, and
(b) the tenant did not enter the assured tenancy for the purpose of receiving care, support or supervision.” 25

New grounds for possession of dwelling-house occupied as supported accommodation

- 17 (1) After Ground 5E (inserted by paragraph 16 of this Schedule) insert –
“Ground 5F

The dwelling-house was supported accommodation when the tenancy was granted and any of the following applies – 30

- (a) the tenancy was granted for the purpose of providing the tenant with support services for a limited time in order to enable the tenant to be able to live in other accommodation in the future and the period for which those support services were to be provided has ended; 35
(b) a person other than the landlord provides or provided support services to the tenant, but –

- (i) the support services have come to an end or the person is not fulfilling their obligations under the arrangements for the provision of those services, and
 - (ii) where the dwelling-house is not managed accommodation, the landlord has used reasonable endeavours to find another person to provide support services to the tenant but has not been able to do so; 5
 - (c) where the accommodation or support services were funded wholly or partly by someone other than the landlord or the tenant – 10
 - (i) that funding is no longer being provided,
 - (ii) where the dwelling-house is not managed accommodation, the landlord used reasonable endeavours to identify alternative funding before the relevant date but was not able to do so, and 15
 - (iii) it would not be reasonable for the landlord to continue to provide accommodation or for the person who provided support services to continue that provision in the circumstances;
 - (d) the financial viability of the landlord or of supported accommodation or support services the landlord provides to others would, in the landlord’s reasonable opinion, be threatened if the landlord were to continue to provide or fund a supported accommodation project of which the tenant’s dwelling-house forms part and the landlord used reasonable endeavours to identify alternative funding for the project before the relevant date but was not able to do so; 20 25
 - (e) the tenant does not need the level of support services that are provided; 30
 - (f) the tenant does not need any support services;
 - (g) the support services that are provided do not meet the tenant’s needs;
 - (h) the dwelling-house has physical features intended to enable persons with needs for particular support services to live more independently than they could do so without those features and those physical features are not needed by the tenant; 35
 - (i) the dwelling-house is physically unsuitable for a person with the tenant’s needs for support services to live in. 40
- In paragraph (d), “supported accommodation project” means –
- (a) supported accommodation consisting of two or more dwelling-houses in the same building as, or otherwise nearby, each other,

- (b) supported accommodation consisting of two or more dwelling-houses occupied by tenants who receive support services of a similar kind, or
- (c) support services of a similar kind provided to tenants of two or more dwelling-houses that are supported accommodation. 5

In this ground, references to the “landlord” are to the landlord who is seeking possession.”

(2) After Ground 17 insert –

“Ground 18

The tenancy is of supported accommodation and the tenant has unreasonably refused to co-operate with the person providing support services with regard to those services.” 10

New ground for possession for tenancy granted for homelessness duty

18 After Ground 5F (inserted by paragraph 17 of this Schedule) insert –

“Ground 5G

The tenant’s occupation of the dwelling-house was (at any time during the period of occupation) in pursuance of a local housing authority’s duty to the tenant under section 193 of the Housing Act 1996 and –

- (a) the local housing authority has notified the landlord that the tenancy is not required for the purposes of that duty, and
- (b) the relevant date is no more than 12 months after the date on which the local housing authority notified the landlord as mentioned in paragraph (a). 20

In this ground “local housing authority” means a district council, a county council in England for an area for which there is no district council, a London borough council, the Common Council of the City of London or the Council of the Isles of Scilly.” 25

New ground for possession of stepping stone accommodation

19 After Ground 5G (inserted by paragraph 18 of this Schedule) insert –

“Ground 5H

The landlord seeking possession is a registered provider of social housing or a charity and –

- (a) the tenancy was granted because the tenant met eligibility criteria of a description specified in regulations made by the Secretary of State, 35
- (b) the eligibility criteria that the tenant met were set out in a written tenancy agreement,
- (c) the tenant no longer meets the eligibility criteria or the tenancy was granted in order to provide accommodation for 40

- a limited period to help the tenant transition to living independently and that period has come to an end,
- (d) the rent is no higher than the highest amount that would be affordable rent, within the meaning given by regulations under paragraph 4(2) of Part 1 of Schedule 2 to the Welfare Reform and Work Act 2016 (whether or not those regulations apply in relation to the tenancy), and 5
- (e) the tenancy was not granted –
- (i) pursuant to a nomination as mentioned in section 159(2)(c) of the Housing Act 1996, 10
 - (ii) as a tenancy of supported accommodation, or
 - (iii) in pursuance of a local housing authority’s duty under section 193 of the Housing Act 1996.

Regulations under paragraph (a) are to be made by statutory instrument. 15

A statutory instrument containing regulations under paragraph (a) may not be made unless a draft of the instrument has been laid before and approved by a resolution of each House of Parliament.”

Amendments of Ground 6: redevelopment

- 20 (1) Ground 6 is amended as follows. 20
- (2) In the first unnumbered paragraph, for the words from the beginning to “superior landlord” substitute “The landlord seeking possession is mentioned in the first column in a row of the table in this ground, the tenancy is mentioned in the second column of that row, and a person mentioned in the third column of that row”. 25
- (3) After paragraph (a) insert –
- “(aa) either –
- (i) the assured tenancy began at least 6 months before the relevant date, or
 - (ii) notice of a compulsory acquisition was given in respect of the dwelling-house where the acquiring authority was the person who became the landlord who is seeking possession and the dwelling-house was transferred to that landlord within the period of 12 months ending with the relevant date, and 30 35
- (ab) if the landlord seeking possession is a relevant social landlord and is the person intending to carry out the work, the landlord gave the tenant, before the beginning of the tenancy or on the day on which it began, a written statement of the landlord’s wish to be able to recover possession on the basis of an intention to carry out work mentioned in this ground, and”. 40
- (4) Omit paragraph (b) (together with the final “and”).

- (5) Omit the unnumbered paragraph after paragraph (c).
- (6) For the final unnumbered paragraph substitute –

“Table

<i>Landlord seeking possession</i>	<i>Tenancy</i>	<i>Landlord intending to redevelop</i>	
a relevant social landlord	a tenancy of a dwelling-house that was granted pursuant to a nomination as mentioned in section 159(2)(c) of the Housing Act 1996	a superior landlord	5 10
a relevant social landlord	a tenancy of the dwelling-house that was not granted pursuant to a nomination as mentioned in section 159(2)(c) of the Housing Act 1996	(a) the landlord who is seeking possession (b) a superior landlord	15
the unit-holder of a commonhold unit in relation to which a commonhold association exercises functions	a tenancy of a dwelling-house which is contained in or comprises the commonhold unit	(a) the landlord who is seeking possession (b) the commonhold association	20 25
any landlord other than a relevant social landlord or a unit-holder of a commonhold unit in relation to which a commonhold association exercises functions	any tenancy	the landlord who is seeking possession	30

In this ground –

“commonhold association”, “commonhold unit” and “unit-holder” have the meanings given by Part 1 of the Commonhold and Leasehold Reform Act 2002 (see sections 11 to 13 and 34 of that Act);

“relevant social landlord” means –

- (a) a non-profit registered provider of social housing,
- (b) a body registered as a social landlord in the register maintained under section 1 of the Housing Act 1996,

- (c) a body registered as a social landlord in the register kept under section 20(1) of the Housing (Scotland) Act 2010,
- (d) a housing trust, within the meaning of the Housing Associations Act 1985, which is a charity, or
- (e) where the dwelling-house is social housing within the meaning of Part 2 of the Housing and Regeneration Act 2008, a profit-making registered provider of social housing.” 5

New ground for possession to allow compliance with enforcement action

- 21 After Ground 6 insert –
- “Ground 6A 10
- Any of the following situations has occurred –
- (a) letting the dwelling-house causes the landlord to breach a banning order under section 16 of the Housing and Planning Act 2016, or would do so if the landlord were to continue to let the dwelling-house; 15
 - (b) an improvement notice under section 11 or 12 of the Housing Act 2004 –
 - (i) specifies the dwelling-house or premises in which the dwelling-house is contained as requiring remedial action, and 20
 - (ii) specifies overcrowding as the deficiency giving rise to the hazard in respect of which that remedial action is to be taken;
 - (c) a prohibition order under section 20 or 21 of the Housing Act 2004 prohibits use of – 25
 - (i) the dwelling-house,
 - (ii) the common parts, or
 - (iii) any part of the dwelling-house or of the common parts,
 either for all purposes or for any purpose that is incompatible with continued occupation by the tenant; 30
 - (d) the dwelling-house is or is in an HMO which is required to be licensed under section 61 of the Housing Act 2004, and –
 - (i) the landlord applied for a licence under section 63 of the Housing Act 2004 and the local housing authority refused to grant a licence, or 35
 - (ii) the landlord held a licence but the licence has been revoked;
 - (e) the dwelling-house is or is in a house which is required to be licensed under section 85 of the Housing Act 2004, and – 40
 - (i) the landlord applied for a licence under section 87 of the Housing Act 2004 and the local housing authority refused to grant a licence, or

- (ii) the landlord held a licence but the licence has been revoked;
- (f) the dwelling-house is or is in an HMO which is licensed under Part 2 of the Housing Act 2004 or a house which is licensed under Part 3 of that Act and that HMO or house is occupied by more than the maximum number of households or persons specified in the licence.

5

In this ground –

“common parts” has the same meaning as in Ground 13;

“house” has the same meaning as in Part 3 of the Housing Act 2004 (see section 99 of that Act);

10

references to the “landlord” are to the landlord who is seeking possession or, in the case of joint landlords seeking possession, to at least one of them;

“the local housing authority” has the meaning given in section 261 of the Housing Act 2004.”

15

Amendments of Ground 7: death of tenant

22 In Ground 7 –

(a) in the first unnumbered paragraph –

(i) omit the words from “is a periodic” to “England, which”;

20

(ii) for “twelve” substitute “24”;

(b) omit the third unnumbered paragraph.

Amendments of Ground 8: rent arrears

23 In Ground 8 –

(a) omit paragraphs (c) and (d);

25

(b) at the end insert –

“When calculating how much rent is unpaid for the purpose of this ground, if the tenant is entitled to receive an amount for housing as part of an award of universal credit under Part 1 of the Welfare Reform Act 2012, any amount that was unpaid only because the tenant had not yet received the payment of that award is to be ignored.”

30

New ground for possession for repeated rent arrears

24 After Ground 8 insert –

“Ground 8A

35

Within a three year period ending with the date of service of the notice under section 8 –

(a) if rent is payable monthly, at least two months’ rent was unpaid for at least a day on at least three separate occasions, or

40

- (b) if rent is payable for a period shorter than a month, at least eight weeks' rent was unpaid for at least a day on at least three separate occasions.

For the purposes of this ground, occasions are “separate” if in between those occasions the amount of the unpaid rent reduced to less than the amount mentioned in sub-paragraph (a) or sub-paragraph (b) (whichever is applicable) for at least one day. 5

When calculating how much rent is unpaid for the purpose of this ground, if the tenant is entitled to receive an amount for housing as part of an award of universal credit under Part 1 of the Welfare Reform Act 2012, any amount that was unpaid only because the tenant had not yet received the payment of that award is to be ignored. 10

For the purposes of this ground, “rent” means rent lawfully due from the tenant.” 15

Amendments of Ground 14: anti-social behaviour

- 25 In Ground 14, in each of paragraphs (a) and (aa), for “likely to cause” substitute “capable of causing”.

Power to amend Schedule 2 and new interpretation provisions

- 26 After Part 4 of Schedule 2 to the 1988 Act insert— 20

“PART 5

INTERPRETATION

- 12 (1) In this Schedule—
- “acquiring authority” means, where notice of a compulsory acquisition has been given, the person who would be authorised to make the compulsory acquisition if the order or legislation to which the notice relates were to become operative; 25
- “HMO” has the same meaning as in Part 2 of the Housing Act 2004 (see section 77 of that Act); 30
- “housing association” has the meaning given by section 1 of the Housing Associations Act 1985;
- “managed accommodation” means supported accommodation into which a tenant has been admitted in order to meet a need for care, support or supervision, in a case in which that care, support or supervision is provided otherwise than by the landlord or a person acting on behalf of the landlord; 35
- “relevant date”—
- (a) in Grounds 2ZA, 2ZB and 5F, means the date of service of the notice under section 8; 40

- (b) otherwise, means the date specified in the notice under section 8;
but where the court exercises the power conferred by section 8(1)(b) (power to dispense with notice under section 8) is to be read as a reference to the date on which proceedings for possession began; 5
- “support services” in relation to a tenant in supported accommodation, means care, support or supervision –
- (a) which is provided by the landlord or a person acting on behalf of the landlord, or 10
- (b) which the tenant was admitted into the accommodation for the purpose of receiving;
- “supported accommodation” means a dwelling-house let –
- (a) by –
- (i) a housing association, 15
- (ii) a private registered provider of social housing,
- (iii) a registered charity, or
- (iv) a voluntary organisation, and
- (b) to a tenant who receives care, support or supervision provided either – 20
- (i) by the landlord or a person acting on behalf of the landlord, or
- (ii) by someone else, if the tenant has been admitted into the accommodation in order to meet a need for care, support or supervision. 25
- (2) For the purposes of this Schedule, each of the following constitutes giving notice of a compulsory acquisition –
- (a) in the case of a compulsory acquisition which is to be authorised by a compulsory purchase order – 30
- (i) publication of the notice required by section 11 of, or (as the case may be) paragraph 2 of Schedule 1 to, the Acquisition of Land Act 1981, in accordance with that Act, or 35
- (ii) service of the notice required by section 12 of, or (as the case may be) paragraph 3 of Schedule 1 to, that Act, in accordance with that Act;
- (b) in the case of a compulsory acquisition which is to be authorised by any other order, publication or service of any notice that any provision of or made under any Act requires to be published or served in connection with that acquisition, in accordance with that Act; 40
- (c) in the case of a compulsory acquisition which is to be authorised by a special enactment, publication or service 45

of a notice that, in connection with that acquisition, is published or served in accordance with any Standing Order of either House of Parliament relating to private business.

- (3) In sub-paragraph (2) – 5
- “compulsory purchase order” means a compulsory purchase order within the meaning given by the Acquisition of Land Act 1981 (see section 2 of that Act);
- “special enactment” means –
- (a) a local or private Act which authorises the compulsory acquisition of land specifically identified in that Act, or 10
- (b) a provision which –
- (i) is contained in an Act other than a local or private Act, and 15
- (ii) authorises the compulsory acquisition of land specifically identified in that Act.

PART 6

POWERS TO AMEND GROUNDS 2ZA, 2ZC, 5C, 5H AND 6A AND DEFINITION

- 13 (1) The Secretary of State may by regulations amend this Schedule so as to – 20
- (a) amend Ground 2ZA to change the descriptions of the landlord who may use the ground;
- (b) amend Ground 2ZC to change the descriptions of previous landlord mentioned in it; 25
- (c) provide for Ground 5C to apply only where the landlord seeking possession or the employer is of a particular description;
- (d) amend Ground 5H to change the descriptions of landlord who may use the ground; 30
- (e) amend Ground 5H to give a different meaning for “affordable rent” in consequence of regulations under paragraph 4(2) of Part 1 of Schedule 2 to the Welfare Reform and Work Act 2016;
- (f) add other situations to the list in the first paragraph of Ground 6A in which that ground may be relied on or remove any situations added by virtue of this sub-paragraph; 35
- (g) amend the definition of “supported accommodation” or “managed accommodation” in paragraph 12. 40
- (2) Regulations under this paragraph may –
- (a) make consequential, supplementary, incidental, transitional or saving provision;

- (b) make different provision for different purposes.
- (3) Regulations under this paragraph are to be made by statutory instrument.
- (4) A statutory instrument containing regulations under this paragraph may not be made unless a draft of the instrument has been laid before and approved by a resolution of each House of Parliament.”

5

SCHEDULE 2

Section 26

CONSEQUENTIAL AMENDMENTS RELATING TO CHAPTER 1 OF PART 1

Housing Act 1985 10

- 1 In section 82A of the Housing Act 1985 (demotion because of anti-social behaviour), in subsection (8), omit paragraph (b).

Landlord and Tenant Act 1985

- 2 In section 13(1A) of the Landlord and Tenant Act 1985 (as amended by section 25) omit paragraph (b) and the “or” before it. 15

Agricultural Holdings Act 1986

- 3 In Schedule 3 to the Agricultural Holdings Act 1986 (cases where consent of tribunal to operation of notice to quit is not required), in Part 2, in paragraph 3—
 - (a) in sub-paragraph (c)—
 - (i) omit “which is not an assured shorthold tenancy”;
 - (ii) for “those terms” substitute “that term”;
 - (b) in sub-paragraph (d) omit “which is not an assured shorthold tenancy”. 20

Housing Act 1988 25

- 4 The 1988 Act is amended as follows.
- 5 In section 1A (application of Chapters 1, 2 and 3 of Part 1 to dwelling in Wales), in subsection (3), after “tenancy” insert “, without the amendments made by the Renters (Reform) Act 2024”.
- 6 In section 5 (security of tenure)—
 - (a) in subsection (1)—
 - (i) in paragraph (a)(i) omit “or 21”;
 - (ii) omit paragraphs (b) and (c) (but not the “or” after them);
 - (iii) in the words after paragraph (d), for “a periodic” substitute “an”; 35

- (b) omit subsections (2) to (7).
- 7 Omit section 6.
- 8 In section 7 (orders for possession) –
- (a) in subsection (3), for “subsections (5A) and (6)” substitute “subsection (5A)”; 5
- (b) in subsection (4), for “subsections (5A) and (6)” substitute “subsection (5A)”; 5
- (c) in subsection (5) omit the words from “and Part IV” to the end.
- 9 In section 8 (notice or proceedings for possession), in subsection (5), for “or 8” substitute “, 8 or 8A”. 10
- 10 In section 9 (extended discretion of court in possession claims), in subsection (6), omit paragraph (b) and the “or” before it.
- 11 In section 10A (power to order transfer of tenancy in certain cases) omit subsection (8).
- 12 In section 18 (provisions as to reversions on assured tenancies) – 15
- (a) in subsection (3) –
- (i) in the words before paragraph (a) omit “which is a periodic tenancy (including a statutory periodic tenancy)”; 15
- (ii) omit paragraph (a) and the “or” after it;
- (iii) in paragraph (b), for “periodic” substitute “assured”; 20
- (iv) in the words after paragraph (b), for “periodic” substitute “assured”;
- (b) omit subsection (4).
- 13 In section 34 (restrictions on new protected tenancies and agricultural occupancies) omit subsection (3). 25
- 14 In section 39 (statutory tenants: succession) omit subsection (7).
- 15 In section 41 (rent assessment committees: procedure and information powers), in subsection (2), omit “or Chapter II”.
- 16 In section 41A (amounts attributable to services) omit “or 22”.
- 17 In section 45 (interpretation of Part 1) – 30
- (a) in subsection (1) omit the definition of “statutory periodic tenancy”;
- (b) in subsection (2) omit “Subject to paragraph 11 of Schedule 2 to this Act”.
- 18 In Schedule 2 (grounds for possession) –
- (a) in Part 3, in paragraph 2(a), omit the words from “other than –” to the end of sub-paragraph (ii) (but not the “, or” at the end of the paragraph); 35
- (b) omit Part 4.
- 19 In Schedule 4 (statutory tenants: succession), in Part 3, omit paragraph 15.

Local Government and Housing Act 1989

- 20 In Schedule 11 to the Local Government and Housing Act 1989 (minor and consequential amendments) omit paragraphs 103 and 108.

Housing Act 1996

- 21 The Housing Act 1996 is amended as follows. 5
- 22 In section 64 omit the entry for “assured shorthold tenancy”.
- 23 Omit sections 96 to 100.
- 24 In section 143 (index of defined expressions) omit “and assured shorthold tenancy”.
- 25 In section 175 (homelessness and threatened homelessness), in subsection 10
(5) –
- (a) in paragraph (a), for “section 21 of the Housing Act 1988 (orders for possession on expiry or termination of assured shorthold tenancy)” substitute “section 8 of the Housing Act 1988 (notice of proceedings for possession)”; 15
 - (b) in paragraph (b), for “that notice will expire” substitute “the date specified in that notice is”.
- 26 In section 188 (interim duty to accommodate in case of apparent priority need) omit subsection (1A).
- 27 In section 193A(4) (consequences of refusal of final accommodation offer or final Part 6 offer at the initial relief stage) – 20
- (a) in paragraph (a) omit “shorthold”;
 - (b) at the end of paragraph (a) insert “and”;
 - (c) omit paragraph (c) and the “and” before it.
- 28 In section 195 (duties in cases of threatened homelessness), in subsection 25
(6) –
- (a) in the words before paragraph (a), for “section 21 of the Housing Act 1988 (orders for possession on expiry or termination of assured shorthold tenancy)” substitute “section 8 of the Housing Act 1988 (notice of proceedings for possession)”; 30
 - (b) in paragraph (a) –
 - (i) for “will expire” substitute “specifies a date that is”;
 - (ii) for “expired” substitute “passed”.
- 29 In section 209 (discharge of interim duties: arrangements with private landlord), in subsection (2), in the words after paragraph (b), for the words 35
from “assured shorthold tenancy” (in the first place it occurs) to the end substitute “assured tenancy”.
- 30 In section 218 (index of defined expressions: Part 7), in the entry for assured tenancy and assured shorthold tenancy, omit “and assured shorthold tenancy”. 40

31	In section 230 (minor definitions: general), in the first definition, omit “, “assured shorthold tenancy””.	
32	Omit Schedule 7.	
<i>Capital Allowances Act 2001</i>		
33	In the Capital Allowances Act 2001, in section 490(3)(b) (assured tenancy allowances), omit “(but not an assured shorthold tenancy)”.	5
<i>Police Reform Act 2002</i>		
34	In section 100 of the Police Reform Act 2002 (Metropolitan Police Authority housing) omit subsection (4).	
<i>Finance Act 2003</i>		
35	In Schedule 9 to the Finance Act 2003 (stamp duty land tax: right to buy, shared ownership leases etc) –	10
	(a) in paragraph 13, in each place it occurs, for “assured shorthold tenancy” substitute “assured tenancy”;	
	(b) in paragraph 14, in each place it occurs, for “assured shorthold tenancy” substitute “assured tenancy”.	15
<i>Anti-social Behaviour Act 2003</i>		
36	In the Anti-social Behaviour Act 2003 –	
	(a) in section 14 (security of tenure: anti-social behaviour) omit subsection (4);	20
	(b) omit section 15.	
<i>Housing Act 2004</i>		
37	In the Housing Act 2004 –	
	(a) omit section 75;	
	(b) omit section 98.	25
<i>Housing and Regeneration Act 2008</i>		
38	In Schedule 11 to the Housing and Regeneration Act 2008 (possession orders relating to certain tenancies), in Part 1 –	
	(a) omit paragraph 7;	
	(b) omit paragraph 9.	30
<i>Localism Act 2011</i>		
39	In the Localism Act 2011 –	
	(a) in section 162 (secure and assured tenancies: recovery of possession after tenant’s death) omit subsection (4);	
	(b) omit section 163;	35

- (c) omit section 164;
- (d) in Schedule 14 (grounds on which landlord may refuse to surrender and grant tenancies), in paragraph 6(4), in the definition of “demotion order”, omit “or section 6A of the Housing Act 1988”.

Deregulation Act 2015

5

40 In the Deregulation Act 2015 –

- (a) omit section 31;
- (b) omit sections 33 to 41.

Immigration Act 2016

41 In section 41 of the Immigration Act 2016 (order for possession of dwelling-house), in subsection (3), omit paragraphs (c) and (d). 10

Renting Homes (Wales) Act 2016 (anaw 1)

42 In Schedule 12 to the Renting Homes (Wales) Act 2016 –

- (a) in the Welsh language text, after paragraph 29 insert –

“29A At ddibenion paragraffau 28 a 29, mae Deddf Tai 1988 yn gymwys heb y diwygiadau a wnaed gan Ddeddf Rhentwyr (Diwygio) 2024 (p.).” 15

- (b) in the English language text, after paragraph 29 insert –

“29A For the purposes of paragraphs 28 and 29, the Housing Act 1988 applies without the amendments made by the Renters (Reform) Act 2024 (c.).” 20

SCHEDULE 3

Section 65

AMENDMENTS CONNECTED WITH LANDLORD REDRESS SCHEMES

Local Government Act 1974

1 The Local Government Act 1974 is amended in accordance with paragraphs 2 to 5. 25

2 (1) Section 33 (consultation between Local Commissioner and other Commissioners and Ombudsmen) is amended as follows.

(2) In subsection (1) –

- (a) before paragraph (ba) insert – 30

“(bzc) under a landlord redress scheme;”

- (b) in the words after paragraph (c) –

- (i) for “or Ombudsman” substitute “, Ombudsman or head of landlord redress”;

- (ii) before “the Public Services Ombudsman (Wales) Act 2005” insert “the landlord redress scheme,”.
- (3) In subsection (2) –
- (a) before “the Public Services Ombudsman for Wales” insert “the head of landlord redress,”; 5
- (b) for “Commissioner or that Ombudsman” substitute “person”.
- (4) Before subsection (4) insert –
- “(3C) If at any stage in the course of an investigation under a landlord redress scheme, the head of landlord redress forms the opinion that the complaint relates partly to a matter which could be the subject of an investigation under this Part of this Act, the head of landlord redress must consult with the appropriate Local Commissioner about the complaint and, if the head of landlord redress considers it necessary, inform the person initiating the complaint of the steps necessary to initiate a complaint under this Part of this Act.” 10 15
- (5) In subsection (4) –
- (a) for “or (3B)” substitute “, (3B) or (3C)”;
- (b) for “or the new homes ombudsman scheme” substitute “, the new homes ombudsman scheme or a landlord redress scheme”.
- 3 (1) Section 33ZA (collaborative working between Local Commissioners and others) is amended as follows. 20
- (2) In subsection (1) –
- (a) in paragraph (c) omit the final “or”;
- (b) at the end of paragraph (d) insert “or
- (e) an individual who investigates complaints under a landlord redress scheme,”. 25
- (3) In subsection (1A) for “or (d)” substitute “, (d) or (e)”.
- (4) After subsection (1A) insert –
- “(1B) For the purposes of subsections (1) and (1A) a matter is “within the jurisdiction” of an individual who investigates complaints under a landlord redress scheme if it is a matter which could be the subject of an investigation under that scheme.” 30
- (5) In subsection (3) –
- (a) in paragraph (c) omit the final “or”;
- (b) at the end of paragraph (d) insert “or 35
- (e) an individual who investigates complaints under a landlord redress scheme,”;
- (c) in the words following paragraph (d) for “or (d)” substitute “, (d) or (e)”.
- 4 In section 33ZB (arrangements for provision of administrative and other services), in subsection (4) – 40

- (a) in paragraph (e) omit the final “and”;
- (b) at the end of paragraph (f) insert “, and
(g) the administrator of a landlord redress scheme”.

- 5 In section 34 (interpretation) in subsection (1), at the appropriate places insert – 5
- ““landlord redress scheme” has the meaning given by section 56(2) of the Renters (Reform) Act 2024;”
- ““head of landlord redress”, in relation to a landlord redress scheme, means the person responsible for overseeing and monitoring the investigation and determination of complaints under the scheme;”.
- 10

Housing Act 1996

- 6 (1) Paragraph 10A of Schedule 2 to the Housing Act 1996 (housing complaints: collaborative working with Local Commissioners) is amended as follows.
- (2) In sub-paragraph (1) – 15
- (a) for “or the new homes ombudsman” substitute “, the new homes ombudsman or an individual who investigates complaints under a landlord redress scheme”;
 - (b) for the words from “that Commissioner” to the end substitute “any one or more of them”.
- (3) After sub-paragraph (1) insert – 20
- “(1A) For the purposes of sub-paragraph (1) a matter is “within the jurisdiction” of an individual who investigates complaints under a landlord redress scheme if it is a matter which could be the subject of an investigation under that scheme.”
- (4) In sub-paragraph (3) – 25
- (a) for “or the new homes ombudsman” substitute “, the new homes ombudsman or an individual who investigates complaints under a landlord redress scheme (or two or more of them)”;
 - (b) for the words from “that Commissioner” to the end substitute “them”. 30
- (5) In sub-paragraph (4) for “a Local Commissioner, the new homes ombudsman (or both)” substitute “one or more persons”.
- (6) After sub-paragraph (5) insert –
- “(6) In this paragraph “landlord redress scheme” has the meaning given by section 56(2) of the Renters (Reform) Act 2024.” 35

Building Safety Act 2022

- 7 In paragraph 3(5) of Schedule 3 to the Building Safety Act 2022 –
- (a) in paragraph (c) omit the final “or”;

- (b) at the end of paragraph (d) insert “, or –
- (e) a landlord redress scheme within the meaning given by section 56(2) of the Renters (Reform) Act 2024”.

SCHEDULE 4

Section 90(5)

DECENT HOMES STANDARD

5

PART 1

AMENDMENTS OF HOUSING ACT 2004

- 1 The Housing Act 2004 is amended as follows.
- 2 (1) Section 1 (new system for assessing housing conditions and enforcing housing standards) is amended as follows. 10
- (2) In subsection (3)(a), omit “hazard”.
- (3) In subsection (8), after “This Part” insert “, except so far as it relates to the requirements specified by regulations under section 2A,”.
- 3 (1) Section 4 (inspections by local housing authorities) is amended as follows.
- (2) For subsection (1) substitute – 15
- “(1) If a local housing authority consider as a result of any matters of which they have become aware in carrying out their duty under section 3, or for any other reason, that it would be appropriate for any residential premises in their district to be inspected with a view to determining – 20
- (a) whether any category 1 or 2 hazard exists on the premises, or
- (b) in the case of qualifying residential premises, whether the premises meet the requirements specified by regulations under section 2A, 25
- the authority must arrange for such an inspection to be carried out.”
- (3) In subsection (2) –
- (a) omit the “or” at the end of paragraph (a), and
- (b) after that paragraph insert – 30
- “(aa) in the case of qualifying residential premises, that the premises may not meet the requirements specified by regulations under section 2A, or”.
- (4) After subsection (5) insert –
- “(5A) Regulations made under subsection (4) by the Secretary of State may also make provision about the manner of assessing whether 35

qualifying residential premises meet the requirements specified by regulations under section 2A.”

- (5) In subsection (6) –
- (a) omit the “or” at the end of paragraph (a), and
 - (b) after that paragraph insert – 5
 - “(aa) that any qualifying residential premises in their district fail to meet the requirements specified by regulations under section 2A, or”.
- (6) In the heading, omit “to see whether category 1 or 2 hazards exist”.
- 4 (1) Section 5 (general duty to take enforcement action) is amended as follows. 10
- (2) For subsection (1) substitute –
- “(1) If a local housing authority consider that –
 - (a) a category 1 hazard exists on any residential premises, or
 - (b) any qualifying residential premises fail to meet a type 1 requirement, 15the authority must take the appropriate enforcement action in relation to the hazard or failure.”
- (3) In subsection (2)(c), for “a hazard” substitute “an”.
- (4) In subsections (3) to (6), after “hazard” (in each place) insert “or failure”.
- (5) In the heading, after “hazards” insert “and type 1 requirements”. 20
- 5 In the heading to section 6 (how duty under section 5 operates in certain cases), omit “Category 1 hazards”.
- 6 After section 6 insert –
- “6A Financial penalties relating to category 1 hazards or type 1 requirements** 25
- (1) This section applies where –
- (a) a local housing authority is required by section 5(1) to take the appropriate enforcement action in relation to –
 - (i) the existence of a category 1 hazard on qualifying residential premises other than the common parts of a building containing one or more flats, or 30
 - (ii) a failure by qualifying residential premises other than the common parts of a building containing one or more flats to meet a type 1 requirement, and
 - (b) in the opinion of the local housing authority it would have been reasonably practicable for the responsible person to secure the removal of the hazard or the meeting of the requirement. 35

-
- (2) When first taking that action, the local housing authority may also impose on the responsible person a financial penalty under this section in relation to the hazard or failure.
- (3) In subsections (1) and (2), “the responsible person” is the person on whom an improvement notice may be served in accordance with paragraphs A1 to 4 of Schedule 1 in relation to the hazard or failure. 5
- (4) For the purposes of subsection (3) –
- (a) it is to be assumed that serving such a notice in relation to the hazard or failure is a course of action available to the authority, and 10
- (b) any reference in paragraphs A1 to 4 of Schedule 1 to “the specified premises” is, in relation to the imposition of a financial penalty under this section, to be read as a reference to the premises specified in the final notice in accordance with paragraph 8(c) of Schedule A1. 15
- (5) In subsection (4)(b), “final notice” has the meaning given by paragraph 6 of Schedule A1.
- (6) The amount of the penalty is to be determined by the authority but must not be more than £5,000.
- (7) A penalty under this section may relate to – 20
- (a) more than one category 1 hazard on the same premises,
- (b) more than one failure to meet type 1 requirements by the same premises, or
- (c) any combination of such hazards or failures on or by the same premises. 25
- (8) The Secretary of State may by regulations amend the amount specified in subsection (6) to reflect changes in the value of money.
- (9) Schedule A1 makes provision about –
- (a) the procedure for imposing a financial penalty under this section, 30
- (b) appeals against financial penalties under this section,
- (c) enforcement of financial penalties under this section, and
- (d) how local housing authorities are to deal with the proceeds of financial penalties under this section.”
- 7 (1) Section 7 (powers to take enforcement action) is amended as follows. 35
- (2) In subsection (1), for “that a category 2 hazard exists on residential premises” substitute “that –
- “(a) a category 2 hazard exists on residential premises, or
- (b) qualifying residential premises fail to meet a type 2 requirement.”. 40
- (3) In subsection (2)(c), for “a hazard” substitute “an”.

- (4) In subsection (3)–
 (a) after “hazard” (in the first place) insert “or failure to meet a type 2 requirement”, and
 (b) after “hazard” (in the second place) insert “or failure”.
- (5) In the heading, after “hazards” insert “and type 2 requirements”. 5
- 8 In section 8 (reasons for decision to take enforcement action), in subsection (5)(a), omit “hazard”.
- 9 (1) Section 9 (guidance about inspections and enforcement action) is amended as follows.
- (2) In subsection (1)(b), omit “hazard”. 10
- (3) After that subsection insert –
 “(1A) The Secretary of State may give guidance to local housing authorities in England about exercising their functions under this Chapter in relation to –
 (a) assessing whether qualifying residential premises meet the requirements specified by regulations under section 2A, or
 (b) financial penalties.” 15
- 10 In the heading of Chapter 2 of Part 1 (improvement notices, prohibition orders and hazard awareness notices), omit “hazard”.
- 11 (1) Section 11 (improvement notices relating to category 1 hazards: duty of authority to serve notice) is amended as follows. 20
- (2) For subsection (1) substitute –
 “(1) If –
 (a) the local housing authority are satisfied that –
 (i) a category 1 hazard exists on any residential premises, or
 (ii) any qualifying residential premises fail to meet a type 1 requirement, and
 (b) no management order is in force in relation to the premises under Chapter 1 or 2 of Part 4,
 serving an improvement notice under this section in respect of the hazard or failure is a course of action available to the authority in relation to the hazard or failure for the purposes of section 5 (category 1 hazards and type 1 requirements: general duty to take enforcement action).” 30
- (3) In subsection (2), after “hazard” insert “or failure”.
- (4) In subsection (3)(a), after “exists” insert “, or which fail to meet the requirement,”.
- (5) In subsection (4) –
 (a) after “exists,” insert “or which fail to meet the requirement,”, and 40

- (b) in paragraph (a), after “hazard” insert “or failure”.
- (6) In subsection (5)(a), for the words from “that” to “but” substitute “that—
- (i) if the notice relates to a hazard, the hazard ceases to be a category 1 hazard;
 - (ii) if the notice relates to a failure by premises to meet a type 1 requirement, the premises meet the requirement; but”.
- (7) In subsection (6), for the words from “to” to the end substitute “to—
- (a) more than one category 1 hazard on the same premises or in the same building containing one or more flats,
 - (b) more than one failure to meet type 1 requirements by the same premises or the same building containing one or more flats, or
 - (c) any combination of such hazards and failures—
 - (i) on or by the same premises, or
 - (ii) in or by the same building containing one or more flats.”
- (8) In subsection (8)—
- (a) after “hazard” (in the first place) insert “or failure”, and
 - (b) after “hazard” (in the second place) insert “or secure that the premises meet the requirement”.
- (9) In the heading, after “hazards” insert “and type 1 requirements”.
- 12 (1) Section 12 (improvement notices relating to category 2 hazards: power of authority to serve notice) is amended as follows.
- (2) For subsection (1) substitute—
- “(1) If—
- (a) the local housing authority are satisfied that—
 - (i) a category 2 hazard exists on any residential premises, or
 - (ii) any qualifying residential premises fail to meet a type 2 requirement, and
 - (b) no management order is in force in relation to the premises under Chapter 1 or 2 of Part 4,
- the authority may serve an improvement notice under this section in respect of the hazard or failure.”
- (3) In subsection (2), after “hazard” insert “or failure”.
- (4) In subsection (4), for the words from “to” to the end substitute “to—
- (a) more than one category 2 hazard on the same premises or in the same building containing one or more flats,

- (b) more than one failure to meet type 2 requirements by the same premises or the same building containing one or more flats, or
 - (c) any combination of such hazards and failures –
 - (i) on or by the same premises, or 5
 - (ii) in or by the same building containing one or more flats.”
 - (5) In the heading, after “hazards” insert “and type 2 requirements”.
- 13 (1) Section 13 (contents of improvement notices) is amended as follows.
 - (2) In subsection (2) – 10
 - (a) after “hazard” (in each place) insert “or failure”,
 - (b) after “hazards” insert “or failures”, and
 - (c) in paragraph (b), after “exists” insert “or to which it relates”.
 - (3) In subsection (5), after “hazard” insert “or failure”.
- 14 In section 16(3) (revocation and variation of improvement notices) – 15
 - (a) after “hazards” (in the first place) insert “or failures (or a combination of hazards and failures)”, and
 - (b) in paragraph (a), after “hazards” insert “or failures”.
- 15 (1) Section 19 (change in person liable to comply with improvement notice) is amended as follows. 20
 - (2) For subsection (2) substitute –
 - “(2) In subsection (1), the reference to a person ceasing to be a “person of the relevant category” –
 - (a) in the case of an improvement notice served on a landlord or superior landlord under paragraph A1(2) of Schedule 1, is a reference to the person ceasing to hold the estate in the premises by virtue of which the person was the landlord or superior landlord, and 25
 - (b) in any other case, is a reference to the person ceasing to fall within the description of person (such as, for example, the holder of a licence under Part 2 or 3 or the person managing a dwelling) by reference to which the notice was served on the person.” 30
 - (3) In subsection (7), for “or (9)” substitute “, (9) or (10)”.
 - (4) After subsection (9) insert – 35
 - “(10) If –
 - (a) the original recipient was served as a landlord or superior landlord under paragraph A1(2) of Schedule 1, and
 - (b) the original recipient ceases as from the changeover date to be a person of the relevant category as a result of ceasing to hold the estate in the premises by virtue of which the person was the landlord or superior landlord, 40

the new holder of the estate or, if the estate has ceased to exist, the reversioner, is the “liable person”.”

- 16 (1) In section 20 (prohibition orders relating to category 1 hazards: duty of authority to make order) is amended as follows.
- (2) For subsection (1) substitute – 5
- “(1) If –
- (a) the local housing authority are satisfied that –
- (i) a category 1 hazard exists on any residential premises,
or
- (ii) any qualifying residential premises fail to meet a type 1 requirement, and 10
- (b) no management order is in force in relation to the premises under Chapter 1 or 2 of Part 4,
- making a prohibition order under this section in respect of the hazard or failure is a course of action available to the authority in relation to the hazard or failure for the purposes of section 5 (category 1 hazards and type 1 requirements: general duty to take enforcement action).” 15
- (3) In subsection (3) –
- (a) in paragraph (a), after “exists” insert “, or which fail to meet the requirement,”; and 20
- (b) for paragraph (b) substitute –
- “(b) if those premises are –
- (i) one or more flats, or
- (ii) accommodation falling within paragraph (e) of the definition of “residential premises” in section 1(4) (homelessness) that is not a dwelling, HMO or flat, 25
- it may prohibit the use of the building containing the flat or flats or accommodation (or any part of the building) or any external common parts;” 30
- (4) In subsection (4) –
- (a) after “exists,” insert “or which fail to meet the requirement,”; and
- (b) in paragraph (a), after “hazard” insert “or failure”.
- (5) In subsection (5), for the words from “to” to the end substitute “to – 35
- (a) more than one category 1 hazard on the same premises or in the same building containing one or more flats,
- (b) more than one failure to meet type 1 requirements by the same premises or the same building containing one or more flats, or 40
- (c) any combination of such hazards and failures –
- (i) on or by the same premises, or

- (ii) in or by the same building containing one or more flats.”
- (6) In the heading, after “hazards” insert “and type 1 requirements”.
- 17 (1) Section 21 (prohibition orders relating to category 2 hazards: power of authority to make order) is amended as follows. 5
- (2) For subsection (1) substitute –
 - “(1) If –
 - (a) the local housing authority are satisfied that –
 - (i) a category 2 hazard exists on any residential premises, or 10
 - (ii) any qualifying residential premises fail to meet a type 2 requirement, and
 - (b) no management order is in force in relation to the premises under Chapter 1 or 2 of Part 4,the authority may make a prohibition order under this section in 15
respect of the hazard or failure.”
- (3) In subsection (4), for the words from “to” to the end substitute “to –
 - (a) more than one category 2 hazard on the same premises or in the same building containing one or more flats,
 - (b) more than one failure to meet type 2 requirements by the 20
same premises or the same building containing one or more flats, or
 - (c) any combination of such hazards and failures –
 - (i) on or by the same premises, or
 - (ii) in or by the same building containing one or more 25
flats.”
- (4) In the heading, after “hazards” insert “and type 2 requirements”.
- 18 (1) Section 22 (contents of prohibition orders) is amended as follows.
- (2) In subsection (2) –
 - (a) after “hazard” (in each place) insert “or failure”, 30
 - (b) after “hazards” insert “or failures”, and
 - (c) in paragraph (b), after “exists” insert “or to which it relates”.
- (3) In subsection (3)(b), after “hazards” insert “, or failure or failures,”.
- 19 (1) Section 25 (revocation and variation of prohibition orders) is amended as follows. 35
- (2) In subsection (1), for the words from “that” to the end substitute “that –
 - (a) in the case of an order made in respect of a hazard, the hazard does not then exist on the residential premises specified in the order in accordance with section 22(2)(b), and 40

- 5
- 20
- 21
- 15
- 20
- 25
- 30
- 35
- 40
- (b) in the case of an order made in respect of a failure by premises so specified to meet a requirement specified by regulations under section 2A, the premises then meet the requirement.”
- (3) In subsection (3)–
- (a) after “hazards” (in the first place) insert “or failures (or a combination of hazards and failures)”, and
- (b) in paragraph (a), after “hazards” insert “or failures”.
- In the italic heading before section 28, omit “Hazard”.
- (1) Section 28 (hazard awareness notices relating to category 1 hazards: duty of authority to serve notice) is amended as follows.
- (2) For subsections (1) and (2) substitute–
- “(1) If–
- (a) the local housing authority are satisfied that–
- (i) a category 1 hazard exists on any residential premises, or
- (ii) any qualifying residential premises fail to meet a type 1 requirement, and
- (b) no management order is in force in relation to the premises under Chapter 1 or 2 of Part 4,
- serving an awareness notice under this section in respect of the hazard or failure is a course of action available to the authority in relation to the hazard or failure for the purposes of section 5 (category 1 hazards and type 1 requirements: general duty to take enforcement action).
- (2) An awareness notice under this section is a notice advising the person on whom it is served of–
- (a) the existence of a category 1 hazard on, or
- (b) a failure to meet a type 1 requirement by,
- the residential premises concerned which arises as a result of a deficiency on the premises in respect of which the notice is served.”
- (3) In subsection (3)(a), after “exists” insert “, or which fail to meet the requirement,”.
- (4) In subsection (4)–
- (a) after “exists,” insert “or which fail to meet the requirement,”, and
- (b) in paragraph (a), after “hazard” insert “or failure”.
- (5) In subsection (5), for the words from “to” to the end substitute “to–
- (a) more than one category 1 hazard on the same premises or in the same building containing one or more flats,
- (b) more than one failure to meet type 1 requirements by the same premises or the same building containing one or more flats, or

- (c) any combination of such hazards and failures –
 - (i) on or by the same premises, or
 - (ii) in or by the same building containing one or more flats.”
- (6) In subsection (6) – 5
 - (a) after “hazard” (in each place) insert “or failure”,
 - (b) after “hazards” insert “or failures”, and
 - (c) in paragraph (a), after “exists” insert “or to which it relates”.
- (7) In subsection (8), for “a hazard” substitute “an”.
- (8) At the end insert – 10

“(9) A notice under this section in respect of residential premises in Wales is to be known as a “hazard awareness notice”.”
- (9) In the heading –
 - (a) omit “Hazard”, and
 - (b) after “category 1 hazards” insert “and type 1 requirements”. 15
- 22 (1) Section 29 (hazard awareness notices relating to category 2 hazards: power of authority to serve notice) is amended as follows.
- (2) For subsections (1) and (2) substitute –
 - “(1) If –
 - (a) the local housing authority are satisfied that – 20
 - (i) a category 2 hazard exists on any residential premises, or
 - (ii) any qualifying residential premises fail to meet a type 2 requirement, and
 - (b) no management order is in force in relation to the premises under Chapter 1 or 2 of Part 4, 25

the authority may serve an awareness notice under this section in respect of the hazard or failure.
 - (2) An awareness notice under this section is a notice advising the person on whom it is served of – 30
 - (a) the existence of a category 2 hazard on, or
 - (b) a failure to meet a type 2 requirement by,the residential premises concerned which arises as a result of a deficiency on the premises in respect of which the notice is served.”
- (3) In subsection (3), for “a hazard” substitute “an”. 35
- (4) In subsection (4), for the words from “to” to the end substitute “to –
 - (a) more than one category 2 hazard on the same premises or in the same building containing one or more flats,

- (b) more than one failure to meet type 2 requirements by the same premises or the same building containing one or more flats, or
- (c) any combination of such hazards and failures –
- (i) on or by the same premises, or 5
- (ii) in or by the same building containing one or more flats.”
- (5) In subsection (5) –
- (a) after “hazard” (in each place) insert “or failure”,
- (b) after “hazards” insert “or failures”, and 10
- (c) in paragraph (a), after “exists” insert “or to which it relates”.
- (6) In subsection (8), for “a hazard” substitute “an”.
- (7) At the end insert –
- “(9) A notice under this section in respect of residential premises in Wales is to be known as a “hazard awareness notice”.” 15
- (8) In the heading –
- (a) omit “Hazard”, and
- (b) after “category 2 hazards” insert “and type 2 requirements”.
- 23 (1) Section 30 (offence of failing to comply with improvement notice) is amended as follows. 20
- (2) In subsection (2), after “hazard” insert “or failure”.
- (3) In subsection (3), omit “not exceeding level 5 on the standard scale”.
- (4) In subsection (5), after “hazard” insert “or failure”.
- 24 In section 32 (offence of failing to comply with prohibition order etc), in subsection (2)(a), omit “not exceeding level 5 on the standard scale”. 25
- 25 In section 35 (power of court to order occupier or owner to allow action to be taken on premises), for the definition of “relevant person” in subsection (8) substitute –
- ““relevant person”, in relation to any premises, means –
- (a) a person who is an owner of the premises; 30
- (b) a person having control of or managing the premises;
- (c) the holder of any licence under Part 2 or 3 in respect of the premises;
- (d) in the case of qualifying residential premises which are let under a relevant tenancy, the landlord under the tenancy and any person who is a superior landlord in relation to the tenancy.” 35
- 26 (1) Section 40 (emergency remedial action) is amended as follows.
- (2) For subsection (1) substitute –
- “(1) If – 40

- (a) the local housing authority are satisfied that—
 - (i) a category 1 hazard exists on any residential premises, or
 - (ii) any qualifying residential premises fail to meet a type 1 requirement, and
 - (b) they are further satisfied that the hazard or failure involves an imminent risk of serious harm to the health or safety of any of the occupiers of those or any other residential premises, and
 - (c) no management order is in force under Chapter 1 or 2 of Part 4 in relation to the premises mentioned in paragraph (a)(i) or (ii),
- the taking by the authority of emergency remedial action under this section in respect of the hazard or failure is a course of action available to the authority in relation to the hazard or failure for the purposes of section 5 (category 1 hazards and type 1 requirements: general duty to take enforcement action).”
- (3) In subsection (2), after “hazard” insert “or failure”.
 - (4) In subsection (4), for the words from “of” to the end substitute “of—
 - (a) more than one category 1 hazard on the same premises or in the same building containing one or more flats,
 - (b) more than one failure to meet type 1 requirements by the same premises or the same building containing one or more flats, or
 - (c) any combination of such hazards and failures—
 - (i) on or by the same premises, or
 - (ii) in or by the same building containing one or more flats.”
- 27 In section 41 (notice of emergency remedial action), in subsection (2)—
 - (a) after “hazard” (in each place) insert “or failure”,
 - (b) after “hazards” insert “or failures”, and
 - (c) in paragraph (a), after “exists” insert “or to which it relates”.
- 28 In section 43 (emergency prohibition orders), for subsection (1) substitute—
“(1) If—
 - (a) the local housing authority are satisfied that—
 - (i) a category 1 hazard exists on any residential premises, or
 - (ii) any qualifying residential premises fail to meet a type 1 requirement, and
 - (b) they are further satisfied that the hazard or failure involves an imminent risk of serious harm to the health or safety of any of the occupiers of those or any other residential premises, and

- (c) no management order is in force under Chapter 1 or 2 of Part 4 in relation to the premises mentioned in paragraph (a)(i) or (ii),
 making an emergency prohibition order under this section in respect of the hazard or failure is a course of action available to the authority in relation to the hazard or failure for the purposes of section 5 (category 1 hazards and type 1 requirements: general duty to take enforcement action).” 5
- 29 In section 44 (contents of emergency prohibition orders), in subsection (2)–
 (a) after “hazard” (in each place) insert “or failure”, 10
 (b) after “hazards” insert “or failures”, and
 (c) in paragraph (a), after “exists” insert “or to which it relates”.
- 30 In section 49 (power to charge for certain enforcement action)–
 (a) in subsection (1)(c), for “a hazard” substitute “an”, and
 (b) in subsection (2), for “a hazard” substitute “an”. 15
- 31 In section 50 (recovery of charge under section 49), in subsection (2)(b), for “a hazard” substitute “an”.
- 32 In section 54 (index of defined expressions: Part 1)–
 (a) at the appropriate places insert–
- | | | |
|----------------------------------|-----------------------|----|
| “Qualifying residential premises | Section 2B(1); | 20 |
| “Relevant tenancy | Section 2B(2); | |
| “Social housing | Section 2B(2); | |
| “Supported exempt accommodation | Section 2B(2); | |
| “Type 1 requirement | Section 2A(3)(a); | 25 |
| “Type 2 requirement | Section 2A(3)(b), and | |
- (b) in the entry for “Hazard awareness notice”, in the first column, omit “Hazard” (and, accordingly, move the entry to the appropriate place). 30
- 33 (1) Section 250 (orders and regulations) is amended as follows.
 (2) After subsection (2) insert–
 “(2A) The power under subsection (2)(b) includes power –
 (a) to provide for regulations under sections 2A and 2B(3) to apply (with or without modifications) in relation to tenancies or licences entered into before the date on which the regulations come into force; 35

- (b) for regulations under section 2B(3)(b) to provide for Part 1 to apply in relation to licences with such modifications as may be specified in the regulations.”
- (3) In subsection (6), before paragraph (a) insert—
- “*(za)* regulations under sections 2A and 2B(3).”
- 34 Before Schedule 1 insert—
- “SCHEDULE A1
- Section 6A
- PROCEDURE AND APPEALS RELATING TO FINANCIAL PENALTIES UNDER SECTION 6A
- Notice of intent*
- 1 Before imposing a financial penalty on a person under section 6A a local housing authority must give the person notice of the authority’s proposal to do so (a “notice of intent”).
- 2 The notice of intent must be given before the end of the period of 6 months beginning with the first day on which the authority has evidence sufficient to require it to take the appropriate enforcement action under section 5(1) in relation to—
- (a) the existence of the category 1 hazard, or
- (b) the failure to meet the type 1 requirement.
- 3 The notice of intent must set out—
- (a) the date on which the notice of intent is given,
- (b) the amount of the proposed financial penalty,
- (c) the reasons for proposing to impose the penalty,
- (d) information about the right to make representations under paragraph 4.
- Right to make representations*
- 4 (1) A person who is given a notice of intent may make written representations to the authority about the proposal to impose a financial penalty.
- (2) Any representations must be made within the period of 28 days beginning with the day after the day on which the notice of intent was given (“the period for representations”).
- Final notice*
- 5 After the end of the period for representations the local housing authority must—
- (a) decide whether to impose a financial penalty on the person, and
- (b) if it decides to do so, decide the amount of the penalty.

-
- 6 If the local housing authority decides to impose a financial penalty on the person, it must give a notice to the person (a “final notice”) imposing that penalty.
- 7 The final notice must require the penalty to be paid within the period of 28 days beginning with the day after that on which the notice was given. 5
- 8 The final notice must set out –
- (a) the date on which the final notice is given,
 - (b) the amount of the financial penalty,
 - (c) the premises – 10
 - (i) on which the authority considers a category 1 hazard exists;
 - (ii) which the authority considers fail to meet a type 1 requirement,
 - (d) the reasons for imposing the penalty, 15
 - (e) information about how to pay the penalty,
 - (f) the period for payment of the penalty,
 - (g) information about rights of appeal, and
 - (h) the consequences of failure to comply with the notice.
- Withdrawal or amendment of notice* 20
- 9 (1) A local housing authority may at any time –
- (a) withdraw a notice of intent or final notice, or
 - (b) reduce an amount specified in a notice of intent or final notice.
- (2) The power in sub-paragraph (1) is to be exercised by giving notice in writing to the person to whom the notice was given. 25
- Appeals*
- 10 (1) A person to whom a final notice is given may appeal to the First-tier Tribunal against – 30
- (a) the decision to impose the penalty, or
 - (b) the amount of the penalty.
- (2) An appeal under this paragraph must be brought within the period of 28 days beginning with the day after that on which the final notice is given to the person.
- (3) If a person appeals under this paragraph, the final notice is suspended until the appeal is finally determined, withdrawn or abandoned. 35
- (4) An appeal under this paragraph –
- (a) is to be a re-hearing of the authority’s decision, but

- (b) may be determined having regard to matters of which the authority was unaware.
- (5) On an appeal under this paragraph the First-tier Tribunal may quash, confirm or vary the final notice.
- (6) The final notice may not be varied under sub-paragraph (5) so as to impose a financial penalty of more than the local housing authority could have imposed. 5

Recovery of financial penalty

- 11 (1) This paragraph applies if a person fails to pay the whole or any part of a financial penalty which, in accordance with this Schedule, the person is liable to pay. 10
- (2) The local housing authority which imposed the financial penalty may recover the penalty, or part of it, on the order of the county court as if it were payable under an order of that court.
- (3) In proceedings before the county court for the recovery of a financial penalty or part of a financial penalty, a certificate which is— 15
 - (a) signed by the chief finance officer of the authority which imposed the financial penalty, and
 - (b) states that the amount due has not been received by a date specified in the certificate, 20is conclusive evidence of that fact.
- (4) A certificate to that effect and purporting to be so signed is to be treated as being so signed unless the contrary is proved.
- (5) In this paragraph “chief finance officer” has the same meaning as in section 5 of the Local Government and Housing Act 1989. 25

Proceeds of financial penalties

- 12 Where a local housing authority imposes a financial penalty under section 6A, it may apply the proceeds towards meeting the costs and expenses (whether administrative or legal) incurred in, or associated with, carrying out any of its enforcement functions under Part 1 of this Act, the Renters (Reform) Act 2024 or otherwise in relation to the private rented sector. 30
- 13 Any proceeds of a financial penalty imposed under section 6A which are not applied in accordance with paragraph 12 must be paid to the Secretary of State. 35
- 14 (1) In paragraph 12, the reference to enforcement functions “in relation to the private rented sector” means enforcement functions relating to—
 - (a) residential premises in England that are let, or intended to be let, under a tenancy, 40

-
- (b) the common parts of such premises,
 - (c) the activities of a landlord under a tenancy of residential premises in England,
 - (d) the activities of a superior landlord in relation to such a tenancy, 5
 - (e) the activities of a person carrying on English letting agency work within the meaning of section 54 of the Housing and Planning Act 2016 in relation to such premises, or
 - (f) the activities of a person carrying on English property management work within the meaning of section 55 of the Housing and Planning Act 2016 in relation to such premises. 10
- (2) For the purposes of this paragraph “residential premises” does not include social housing.
- (3) For the purposes of this paragraph “tenancy” includes a licence to occupy.” 15
- 35 (1) Schedule 1 (procedure and appeals relating to improvement notices) is amended as follows.
- (2) Before paragraph 1 insert –
- “Service of improvement notices: qualifying residential premises which fail to meet type 1 and 2 requirements* 20
- A1 (1) This paragraph applies instead of paragraphs 1 to 3 where –
- (a) the specified premises are qualifying residential premises by virtue of section 2B(1)(a), (b) or (c), and
 - (b) an improvement notice relates to a failure by the premises to meet a requirement specified by regulations under section 2A (whether or not the notice also relates to a category 1 or 2 hazard). 25
- (2) Where the premises are let under a relevant tenancy, or are an HMO where at least one unit of accommodation which forms part of the HMO is let under a relevant tenancy, the notice must be served on the landlord under the tenancy unless –
- (a) the tenancy is a sub-tenancy, in which case the notice may instead be served on a superior landlord in relation to the tenancy if, in the opinion of the local housing authority, the superior landlord ought to take the action specified in the notice; 35
 - (b) the premises are a dwelling which is licensed under Part 3 of this Act, or an HMO which is licensed under Part 2 or 3 of this Act, in which case the notice may instead be served on the holder of the licence if, in the opinion of the local housing authority, the holder ought to take the action specified in the notice. 40

- (3) Where sub-paragraph (2) does not apply in relation to the premises and –
- (a) the premises are supported exempt accommodation, the notice must be served on the authority or body which provides the accommodation; 5
 - (b) the premises are accommodation falling within paragraph (e) of the definition of “residential premises” in section 1(4) (homelessness), the notice must be served on any person who has an estate or interest in the premises and who, in the opinion the local housing authority, ought to take the action specified in the notice.” 10
- (3) In paragraph 5(1), for “1 to” substitute “A1 to”.
- (4) In paragraph 12 –
- (a) in sub-paragraph (1), after “hazard” insert “or failure”, and
 - (b) in sub-paragraph (2)(b), for “a hazard” substitute “an”. 15
- (5) In paragraph 17, after “hazard” (in each place) insert “or failure”.
- 36 (1) Schedule 2 (procedure and appeals relating to prohibition orders) is amended as follows.
- (2) In paragraph 1 –
- (a) after sub-paragraph (2) insert – 20
 - “(2A) Where the specified premises are qualifying residential premises which –
 - (a) are let under a relevant tenancy, or
 - (b) are an HMO where at least one unit of accommodation which forms part of the HMO is let on a relevant tenancy, 25the authority must also serve copies of the order on any other person who, to their knowledge, is the landlord under the tenancy or a superior landlord in relation to the tenancy.”, and 30
 - (b) in sub-paragraph (3), after “(2)” insert “or (2A)”.
- (3) In paragraph 2 –
- (a) for sub-paragraph (1) substitute – 35
 - “(1) This paragraph applies to a prohibition order where the specified premises consist of or include –
 - (a) the whole or any part of a building containing –
 - (i) one or more flats, or
 - (ii) accommodation falling within paragraph (e) of the definition of “residential premises” in section 1(4) (homelessness) that is not a dwelling, HMO or flat, or 40
 - (b) any common parts of such a building.”

- (b) after sub-paragraph (2) insert—
- “(2A) Where the specified premises consist of or include qualifying residential premises which—
- (a) are let under a relevant tenancy, or
- (b) are an HMO where at least one unit of accommodation which forms part of the HMO is let on a relevant tenancy,
- the authority must also serve copies of the order on any other person who, to their knowledge, is the landlord under the tenancy or a superior landlord in relation to the tenancy.”,
- (c) in sub-paragraph (3), after “(2)” insert “or (2A)”, and
- (d) in sub-paragraph (4), after “(2)” insert “, (2A)”.
- (4) In paragraph 8—
- (a) in sub-paragraph (1), after “hazard” insert “or failure”, and
- (b) in sub-paragraph (2)(b), for “a hazard” substitute “an”.
- (5) In paragraph 12, after “hazard” (in each place) insert “or failure”.
- (6) In paragraph 16(1)—
- (a) omit the “or” at the end of paragraph (b), and
- (b) at the end of paragraph (c) insert “, or
- (d) in the case of qualifying residential premises which—
- (i) are let under a relevant tenancy, or
- (ii) are an HMO where at least one unit of accommodation which forms part of the HMO is let on a relevant tenancy,
- any person on whom copies of the improvement notice are required to be served by paragraph 1(2A) or 2(2A).”
- 37 (1) Schedule 3 (improvement notices: enforcement action by local housing authorities) is amended as follows.
- (2) In paragraph 3, after “hazard” (in each place) insert “or failure”.
- (3) In paragraph 4, after “hazard” (in both places) insert “or failure”.

PART 2

AMENDMENTS OF OTHER ACTS

Land Compensation Act 1973

- 38 (1) Section 33D of the Land Compensation Act 1973 (loss payments: exclusions) is amended as follows.
- (2) In subsection (4)—
- (a) in paragraph (b), after “hazard” insert “or type 1 requirement”, and

- (b) in paragraph (c), after “hazard” insert “or type 2 requirement”.
- (3) In subsection (5)–
- (a) in paragraph (a), after “hazard” insert “or type 1 requirement”, and
- (b) in paragraph (b), after “hazard” insert “or type 2 requirement”.
- Housing Act 1985* 5
- 39 In section 269A of the Housing Act 1985 (appeals suggesting certain other courses of action), in subsection (2)(c), for “a hazard” substitute “an”.
- Housing and Regeneration Act 2008*
- 40 In section 126B of the Housing and Regeneration Act 2008 (functions of health and safety lead), in subsection (3)(b)(ii), after “hazards” insert “and type 1 and 2 requirements”. 10
- Deregulation Act 2015*
- 41 In section 33(13) of the Deregulation Act 2015 (preventing retaliatory eviction: definitions), in the definition of “relevant notice”–
- (a) in paragraph (a), after “hazards” insert “and type 1 requirements”, and 15
- (b) in paragraph (b), after “hazards” insert “and type 2 requirements”.
- Housing and Planning Act 2016*
- 42 In section 40(4) of the Housing and Planning Act 2016 (offences under sections 30(1) and 32(1) of the Housing Act 2004), after “on” insert “, or a failure to meet a requirement by,”. 20
- Tenant Fees Act 2019*
- 43 In Schedule 3 to the Tenant Fees Act 2019 (financial penalties), in paragraph 12(1), after paragraph (c) insert–
- “(ca) the activities of a superior landlord in relation to such a tenancy,”. 25

SCHEDULE 5

Section 91

FINANCIAL PENALTIES

Notice of intent

- 1 Before imposing a financial penalty on a person under section 32, 58 or 82, a local housing authority must give the person notice of its proposal to do so (a “notice of intent”). 30

-
- 2 (1) The notice of intent must be given before the end of the period of 6 months beginning with the first day on which the authority has sufficient evidence of the conduct to which the financial penalty relates.
- (2) But if the person is continuing to engage in the conduct on that day, and the conduct continues beyond the end of that day, the notice of intent may be given—
- (a) at any time when the conduct is continuing, or
 - (b) within the period of 6 months beginning with the last day on which the conduct occurs.
- 3 The notice of intent must set out—
- (a) the date on which the notice of intent is given,
 - (b) the amount of the proposed financial penalty,
 - (c) the reasons for proposing to impose the penalty, and
 - (d) information about the right to make representations under paragraph 4.

Right to make representations

- 4 (1) A person who is given a notice of intent may make written representations to the authority about the proposal to impose a financial penalty.
- (2) Any representations must be made within the period of 28 days beginning with the day after the day on which the notice of intent was given to the person (“the period for representations”).

Final notice

- 5 After the end of the period for representations the enforcement authority must—
- (a) decide whether to impose a financial penalty on the person, and
 - (b) if it decides to do so, decide the amount of the penalty.
- 6 If the local housing authority decides to impose a financial penalty on the person, it must give a notice to the person (a “final notice”) imposing that penalty.
- 7 The final notice must require the penalty to be paid within the period of 28 days beginning with the day after that on which the notice was given.
- 8 The final notice must set out—
- (a) the date on which the final notice is given,
 - (b) the amount of the financial penalty,
 - (c) the reasons for imposing the penalty,
 - (d) information about how to pay the penalty,
 - (e) the period for payment of the penalty,
 - (f) information about rights of appeal, and
 - (g) the consequences of failure to comply with the notice.

Withdrawal or amendment of notice

- 9 (1) A local housing authority may at any time—
- (a) withdraw a notice of intent or final notice, or
 - (b) reduce an amount specified in a notice of intent or final notice.
- (2) The power in sub-paragraph (1) is to be exercised by giving notice in writing to the person to whom the notice was given. 5

Appeals

- 10 (1) A person to whom a final notice is given may appeal to the First-tier Tribunal against—
- (a) the decision to impose the penalty, or 10
 - (b) the amount of the penalty.
- (2) An appeal under this paragraph must be brought within the period of 28 days beginning with the day after that on which the final notice is given to the person.
- (3) If a person appeals under this paragraph, the final notice is suspended until the appeal is finally determined, withdrawn or abandoned. 15
- (4) An appeal under this paragraph—
- (a) is to be a re-hearing of the authority’s decision, but
 - (b) may be determined having regard to matters of which the authority was unaware. 20
- (5) On an appeal under this paragraph the First-tier Tribunal may quash, confirm or vary the final notice.
- (6) The final notice may not be varied under sub-paragraph (5) so as to impose a financial penalty of more than the local housing authority could have imposed. 25

Recovery of financial penalty

- 11 (1) This paragraph applies if a person fails to pay the whole or any part of a financial penalty which, in accordance with this Schedule, the person is liable to pay.
- (2) The local housing authority which imposed the financial penalty may recover the penalty or part on the order of the county court as if it were payable under an order of that court. 30
- (3) In proceedings before the county court for the recovery of a financial penalty or part of a financial penalty, a certificate which is—
- (a) signed by the chief finance officer of the authority which imposed the penalty, and 35
 - (b) states that the amount due has not been received by a date specified in the certificate,
- is conclusive evidence of that fact.

- (4) A certificate to that effect and purporting to be so signed is to be treated as being so signed unless the contrary is proved.
- (5) In this paragraph “chief finance officer” has the same meaning as in section 5 of the Local Government and Housing Act 1989.

Proceeds of financial penalties

5

12 Where a local housing authority imposes a financial penalty under section 32, 58 or 82, it may apply the proceeds towards meeting the costs and expenses (whether administrative or legal) incurred in, or associated with, carrying out any of its enforcement functions under this Act or otherwise in relation to the private rented sector.

10

13 Any proceeds of a financial penalty imposed under section 32, 58 or 82 which are not applied in accordance with paragraph 12 must be paid to the Secretary of State.

14 (1) In paragraph 12, enforcement functions “in relation to the private rented sector” means enforcement functions relating to—

15

- (a) residential premises in England that are let, or intended to be let, under a tenancy,
- (b) the common parts of such premises,
- (c) the activities of a landlord under a tenancy of residential premises in England,
- (d) the activities of a superior landlord in relation to such a tenancy,
- (e) the activities of a person carrying on English letting agency work within the meaning of section 54 of the Housing and Planning Act 2016 in relation to such premises, or
- (f) the activities of a person carrying on English property management work within the meaning of section 55 of the Housing and Planning Act 2016 in relation to such premises.

20

25

(2) For the purposes of this paragraph “residential premises” has the meaning given by section 1 of the Housing Act 2004 except that it does not include social housing within the meaning of Part 2 of the Housing and Regeneration Act 2008.

30

(3) For the purposes of this paragraph, “tenancy” includes a licence to occupy.

SCHEDULE 6

Section 138(2)

APPLICATION OF CHAPTER 1 OF PART 1 TO EXISTING TENANCIES: TRANSITIONAL PROVISION

35

Tenancies to which Chapter 1 of Part 1 applies on conversion to a periodic tenancy

1 Where the extended application date in relation to an existing tenancy is the date on which it is converted to a periodic tenancy, the amendments

made by Chapter 1 of Part 1 do not apply in relation to the tenancy until immediately after it is so converted.

Section 1: existing tenancies continue as modified

- 2 The application of section 4A of the 1998 Act (inserted by section 1) in relation to an existing tenancy does not bring that tenancy to an end, and the terms of such a tenancy are not affected by the application of section 4A of the 1988 Act except as provided by that section. 5

Section 1: start of deemed rent period for existing tenancies

- 3 In relation to an existing tenancy, section 4A of the 1988 Act (inserted by section 1) is to be read as if— 10
- (a) in subsection (3)—
 - (i) in the words before paragraph (a), after “effect” there were inserted “, so far as relating to rent periods beginning on or after the extended application date (within the meaning given by section 138(3) of the Renters (Reform) Act 2024),”; 15
 - (ii) in paragraph (a), after “rent period” there were inserted “beginning on or after the extended application date”;
 - (b) in subsection (4), for paragraph (a) (and the “and” following it) there were substituted—
 - “(a) for successive rent periods of one month beginning— 20
 - (i) if the extended application date is a date on which a rent period would, but for subsection (3), have begun, with the extended application date, or
 - (ii) otherwise, with the day after the last day of the rent period within which the extended application date falls, and”; 25
 - (c) in subsection (5), for “R is the rent that would have been due for the first rent period of the tenancy under the terms that are of no effect by virtue of subsection (3)” there were substituted “R is the rent due for the rent period before the first rent period provided for by subsection (4)(a)”. 30

Section 2: tenancy remains an assured shorthold tenancy until disposal of section 21 notice given prior to application date

- 4 Where, immediately before the extended application date, proceedings for an order for possession under section 21 of the 1988 Act in reliance on a valid notice given under that section of that Act have been commenced in relation to an assured shorthold tenancy and have not been concluded, or have not been commenced but have not become time-barred— 35
- (a) the tenancy remains an assured shorthold tenancy, and the notice remains valid, until any time when such proceedings in reliance on the notice become time-barred or are concluded, and 40

- (b) until that time the amendments made by Chapter 1 of Part 1 do not apply in relation to the tenancy.

In this paragraph “time-barred” means prohibited by section 21(4D) or (4E) of the 1988 Act.

Section 4(2)(c): saving of section 7(7) in relation to tenancies where fixed term ends before application date 5

- 5 Section 7(7) of the 1988 Act continues to apply after the extended application date, despite section 4(2)(c), in relation to an existing tenancy that was a fixed term tenancy before the extended application date.

Section 7: no effect on rent increases before application date 10

- 6 The amendments made by section 7 do not affect the validity of any increase in rent under an existing tenancy, before the extended application date, in reliance on a provision –
- (a) which was at the time binding on the tenant, and
 - (b) under which the rent for a particular period of the tenancy would or might be greater than the rent for an earlier period. 15

Sections 12, 13 and 15: provision of information in writing

- 7 (1) Where an existing tenancy is wholly or partly in writing –
- (a) section 16D and 16E(2)(e) of the 1988 Act (inserted by sections 12 and 13) do not apply; 20
 - (b) section 16H(1) of that Act (inserted by section 15) is to be read as if for “contravened section 16D” there were substituted “contravened paragraph 7(2) of Schedule 6 to the Renters (Reform) Act 2024”.
- (2) The landlord under any existing tenancy that is wholly or partly in writing must give the tenant any information in writing about the changes made by this Act which is required to be given by regulations made by the Secretary of State. 25
- (3) Where a landlord referred to in sub-paragraph (2) has entered into a contract with a person which requires that person to ensure compliance with that sub-paragraph (whether or not it is referred to individually), sub-paragraph (2) also applies to that person, as it applies to the landlord. 30
- (4) Regulations under sub-paragraph (2) may –
- (a) provide for the information to be given in the form of a document produced by the Secretary of State;
 - (b) provide that the document to be given is the version that has effect at the time the requirement applies. 35
- (5) Where an existing tenancy is wholly oral, section 16D(4) of the 1988 Act (inserted by section 12) is to be read as if, for “before the beginning of the tenancy or on the day on which the tenancy begins” there were substituted “before the extended application date (within the meaning given by section 138(3) of the Renters (Reform) Act 2024)”. 40

- (6) Regulations under sub-paragraph (2) are to be made by statutory instrument.
- (7) A statutory instrument containing regulations under sub-paragraph (2) is subject to annulment in pursuance of a resolution of either House of Parliament.

Section 15: no liability in respect of conduct before application date 5

- 8 Conduct engaged in, in relation to an existing tenancy, before the extended application date—
 - (a) does not give rise to liability to a financial penalty under section 16H or 16J of the 1988 Act (inserted by section 15), and
 - (b) does not constitute an offence under section 16I (as so inserted). 10

Section 18: no effect on notice to quit given before application date

- 9 The amendment made by section 18 does not affect the validity of any notice given under section 5 of the Protection from Eviction Act 1977 in relation to an existing tenancy before the extended application date.

Section 22: existing opt-out notices for assured agricultural occupancies 15

- 10 Where an existing tenancy would be an assured agricultural occupancy but for a notice served under paragraph 9(2) of Schedule 2A to the 1988 Act, the tenancy is to be treated for the purposes of Chapter 3 of Part 1 of the 1988 Act as amended by this Act, on and after the extended application date, as a tenancy in relation to which an opt-out notice has been served under section 24A of the 1988 Act (inserted by section 22 of this Act). 20

Section 24: tenancy deposits

- 11 The amendments made by section 24 do not apply in relation to an existing tenancy that, immediately before the extended application date, was an assured tenancy other than an assured shorthold tenancy. 25

Schedule 1: student accommodation ground

- 12 In relation to an existing tenancy, paragraph (a) in Ground 4A in Schedule 2 to the 1988 Act is to be read as if for “before the beginning of the tenancy or on the day on which it began” there were substituted “before the extended application date (within the meaning given by section 138(3) of the Renters (Reform) Act 2024)”. 30

Schedule 1: stepping stone accommodation ground

- 13 In relation to an existing tenancy, paragraph (b) in Ground 5H in Schedule 2 to the 1988 Act is to be read as if after “agreement” there were inserted “or in a written statement given to the tenant before the extended application date (within the meaning given by section 138(3) of the Renters (Reform) Act 2024)”. 35

Schedule 1: redevelopment ground

- 14 In relation to an existing tenancy, paragraph (ab) in Ground 6 in Schedule 2 to the 1988 Act is to be read as if for “before the beginning of the tenancy or on the day on which it began” there were substituted “before the extended application date (within the meaning given by section 138(3) of the Renters (Reform) Act 2024)”. 5

Existing tenancies subject to possession notice

- 15 Where, immediately before the extended application date, proceedings for an order for possession under section 8 of the 1988 Act in reliance on a valid notice given under that section of that Act have been commenced in relation to an existing tenancy and have not been concluded, or have not been commenced but have not become time-barred – 10
- (a) the notice remains valid until any time when such proceedings in reliance on the notice become time-barred or are concluded, and
 - (b) until that time the amendments made by Chapter 1 of Part 1 do not apply in relation to the tenancy. 15

For the purposes of this paragraph, proceedings are “time-barred” after the time limit mentioned in section 8(3)(c) of the 1988 Act.

Interpretation

- 16 In this Schedule – 20
- “the commencement date” has the meaning given by section 138(1)(a);
 - “converted to a periodic tenancy” has the meaning given by section 138(4);
 - “the extended application date” has the meaning given by section 138(3). 25

Renters (Reform) Bill

[AS BROUGHT FROM THE COMMONS]

A

B I L L

TO

Make provision changing the law about rented homes, including provision abolishing fixed term assured tenancies and assured shorthold tenancies; imposing obligations on landlords and others in relation to rented homes and temporary and supported accommodation; and for connected purposes.

Brought from the Commons on 1st May 2024

Ordered to be Printed, 1st May 2024.

© Parliamentary copyright House of Commons and House of Lords 2024
*This publication may be reproduced under the terms of the Open Parliament Licence, which is published at
www.parliament.uk/site-information/copyright*

PUBLISHED BY THE AUTHORITY OF THE HOUSE OF LORDS