Renters' Rights Act 2025

Mapping of teams responsible for Enforcement from 1st May 2026

	Team enforcing in this council		
Offence or Breach	PHS Enforcement Team	Trading Standards	Homelessness/ Tenancy Relations
1. unlawful eviction and harassment of occupier as defined under the **Protection from Eviction Act 1977**	PHS Enforcement Team – will enforce established offences	NA	Yes – core territory When a resident reports an unlawful eviction or harassment, we act as the first response point: we assess immediate safety and homelessness risk, establish whether there is an occupier with residential status/rights, and identify what the landlord (or agent) has actually done or is threatening to do. If there is an immediate risk of eviction that day, we prioritise urgent intervention, taking steps to prevent homelessness. Where the eviction has already occurred, we treat it as an urgent relief matter alongside tenancy relations enforcement considerations (Hodge Jones and Allen).
2. failure to give a written statement of terms under **section 16D of the Housing Act 1988**	PHS Enforcement Team – will enforce established offences	NA	Somewhat – more as a triage and advisory function than a lead enforcement area

3. failure to give an existing tenant information about changes made by the Renters' Rights Act under **paragraph 7(2) of schedule 6 to the Renters' Rights Act 2025**	PHS Enforcement Team – will enforce established offences	NA	As above
4. attempting to let a property for a fixed term under **section 16E of the Housing Act 1988**	PHS Enforcement Team – will enforce established offences	NA	
5. attempting to end a tenancy orally or by service of a notice to quit under **section 16E of the Housing Act 1988**	PHS Enforcement Team – will enforce established offences	NA	Yes – this affects the service, but specifically as a front door triage and prevention function, not as lead regulatory enforcement. We would provide early intervention and prevention activity, including informal engagement with landlords where appropriate, but would not investigate or enforce this breach. We would manage triage, advice and prevention activity. Cases meeting the threshold for enforcement would be referred to PHS.
6. serving an eviction notice that attempts to end a tenancy outside the prescribed section 8 process under **section 16E of the Housing Act 1988**	PHS Enforcement Team – will enforce established offences	NA	Yes, this affects the service as a triage and prevention function, as it directly relates to threatened or attempted eviction. However, it does not sit with the service as lead enforcement responsibility.

			We may engage informally with the landlord or agent to explain the correct legal process and discourage further unlawful action, but we would not routinely investigate or pursue enforcement action for the breach itself. A referral would be made to PHS
7. relying on a ground where the person does not reasonably believe that the landlord is/will be able to obtain possession under **section 16E of the Housing Act 1988**	PHS Enforcement Team – will enforce established offences	NA	Only indirectly. Our involvement would be limited to assessing the validity and credibility of possession claims where they arise in the context of threatened homelessness.
8. relying on a ground knowing the landlord would not be able to obtain possession or being reckless as to whether they would under **section 16J of the Housing Act 1988**	PHS Enforcement Team – will enforce established offences	NA	No. This does not sit with the service either as a lead or shared responsibility. This provision relates to knowledge, recklessness, and intent, which places it firmly within formal enforcement and legal decision-making.
9. failing to provide a tenant with prior notice that a ground which requires it may be used under **section 16E of the Housing Act 1988**	PHS Enforcement Team – will enforce established offences	NA	Somewhat - only in so far as it impacts the validity of possession action. It does not sit with our service as a lead enforcement responsibility. We would advise tenants that the ground may not be relied upon and assess whether the threatened eviction is

			therefore premature or invalid. We would not proactively pursue compliance or enforcement action in relation to the failure itself.
10. reletting or remarketing a property before expiry of the 12 month no-let period after using the moving and selling grounds under **sections 16E and 16J of the Housing Act 1988**	PHS Enforcement Team – will enforce established offences	NA	x
11. failure to comply with an Improvement Notice under **section 30 of the Housing Act 2004**	PHS Enforcement Team	NA	x
12. offences in relation to licensing of houses in multiple occupation (HMOs) under **section 72 of the Housing Act 2004**	PHS Enforcement Team	NA	x
13. offences in relation to licensing of other houses under **section 95 of the Housing Act 2004**	PHS Enforcement Team	NA	x
14. contravention of an overcrowding notice under **section 139 of the Housing Act 2004**	PHS Enforcement Team	NA	x
15. failure to comply with management regulations in respect of houses in multiple occupation under **section 234 of the Housing Act 2004**	PHS Enforcement Team	NA	.x
16. breach of a banning order under **section 21 of the Housing and Planning Act 2016**	PHS Enforcement Team		No – this does not sit with the service in any capacity.

17. discriminating against prospective tenants during the letting process on the grounds that those tenants are in receipt of benefits or have children under **sections 33 and 34 of the Renters' Rights Act 2025**	If Landlord, Refer to PHS	Trading Standards – limited to Letting Agents	No – this does not sit with the service in any capacity. Take case to prevent offence. And/Or Refer offence to PHS Where allegations of discrimination arise during homelessness prevention or advice work, our role would be limited to: • acknowledging the concern, and • referring or signposting the individual to PHS
18. marketing a letting without stating the proposed rent under **section 56 of the Renters' Rights Act 2025**	If Landlord, Refer to PHS	Trading Standards – limited to Letting agents	No – this does not sit with the service in any capacity.
19. inviting or encouraging any person to offer to pay an amount of rent under the proposed letting that exceeds the stated rent under **section 56 of the Renters' Rights Act 2025**	If Landlord, Refer to PHS	Trading Standards- limited to letting agents	No – this does not sit with the service in any capacity.
20. accepting an offer from any person to pay an amount of rent under the proposed letting that exceeds the stated rent under **section 56 of the Renters' Rights Act 2025**	If Landlord, Refer to PHS	Trading Standards – limited to letting agents	No – this does not sit with the service in any capacity.