

Housing & planning act 2016

Rogues Database

Landlords and others found guilty of certain housing related offences will be placed on a PRIVATE register that enforcement agencies will be able to access. This will be time limited but will be for a minimum of 12 months

Banning orders

For aggravated crimes , a local authority can apply for an order to ban landlords and property agents for a fixed period from engaging in letting or a related activity (minimum 12 months.) Breach of a banning order is an offence and could result in imprisonment or a fine.

Civil Penalties

If a landlord fails to comply with an improvement order an Environmental health officer will be able to issue a civil penalty up to £5000 in the first instance. However landlords can appeal and challenge these fines.

Extension of Rent Repayment Order

- Rent repayment orders of up to 12 months may be applied for in relation to disrepair and or illegal eviction in addition to other sanctions.

A revised fit & proper test

Additional criteria ensuring applicants are entitled to remain in the UK and are not insolvent or bankrupt. Past failure to comply with immigration check duties can be taken into account.

Wider availability of tenancy deposit data

Local housing authorities will be able to request access to data as a result of deposit protection to aid enforcement activity etc.

Electrical Reports

There is an enabling power which might introduce a minimum frequency for electrical reports, e.g. 5 years

A new abandonment process

Landlords left with an empty property they believe to be abandoned will be able to use a stream lined process without seeking a court order.

Conclusion

All the mentioned powers are subject to consultation & regulation on the details.