



SOUTH
KESTEVEN
DISTRICT
COUNCIL

Housing Overview and Scrutiny Committee

Tuesday, 31 March 2026

Report of Councillor Philip Knowles
Cabinet Member for Corporate
Governance and Licensing

Corporate Enforcement Policy Update - Private Sector Housing

Report Author

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Purpose of Report

The report details the amendments to Appendix C - Private Sector Housing Approach to Investigation and Enforcement of the Corporate Enforcement Policy following the introduction of new legislation and associated Government Guidance.

Recommendations

The Committee is asked to:

1. Consider the amendments made in Appendix 2 - '*Appendix C – Private Sector Housing Approach to Investigation and Enforcement*' of the Corporate Enforcement Policy for the reasons set out in the report
2. Recommend that Cabinet approves the amendments to Appendix C - Private Sector Housing Approach to Investigation and Enforcement of the Corporate Enforcement

Decision Information

Does the report contain any exempt or confidential information not for publication?	No
What are the relevant corporate priorities?	Housing Effective Council
Which wards are impacted?	All Wards

1. Implications

Taking into consideration implications relating to finance and procurement, legal and governance, risk and mitigation, health and safety, diversity and inclusion, safeguarding, staffing, community safety, mental health and wellbeing and the impact on the Council's declaration of a climate change emergency, the following implications have been identified:

Finance and Procurement

1.1 There are no specific financial implications arising from this report.

Completed by: Richard Wyles, Deputy Chief Executive and s151 Officer

Legal and Governance

1.2 Relevant legal and governance information is referred to throughout the report.

Completed by: James Welbourn, Democratic Services Manager

2. Background to the Report

2.1 On the 1 May 2026 the Renters Rights Act 2025 will come into force. Alongside the existing penalty regime for offences under existing housing legislation, the Renters Rights Act provides additional civil penalties that can be imposed by the Local Housing Authority. To impose such penalties, this authority is required to have a policy or matrix setting out how it will calculate the penalties for various offences.

2.2 The Ministry for Housing, Communities and Local Government (MHCLG) have published statutory guidance for Local Authorities in relation to setting penalties that must be followed when setting a penalty matrix and issuing such penalties. The link to this guidance is contained within the background papers section of this report.

2.3 This statutory guidance means that the Council's existing penalty matrix needs amending to incorporate the new mandated penalty levels and the new offences included in the Renters Rights Act 2025.

2.4 The Association of Chief Environmental Health Officers (England) (ACEHO) have produced a policy that meets the requirements set out in the statutory guidance for Local Authorities to adopt. This policy was developed as part of project "Jigsaw" which is the project funded by MHCLG to help deliver training and associated assistance to Local Authorities to get ready for Renters Rights Act 2025.

- 2.5 It is proposed that South Kesteven District Council adopt this policy and therefore it has been incorporated into the Private Sector Housing section of the Corporate Enforcement Policy set out in Appendix 2 of this report. This updated appendix is to replace the existing Appendix C - Private Sector Housing Approach to Investigation and Enforcement which is contained in Appendix 1 of this report.

3. Key Considerations

- 3.1 The Renters Rights Act 2025 introduces new offences that are not within the existing Corporate Enforcement Policy. The recently published guidance is statutory and therefore must be followed, this has necessitated the need for the updating of Appendix C - Private Sector Housing Approach to Investigation and Enforcement of the Corporate Enforcement Policy. This is to ensure that South Kesteven District Council remains compliant with its statutory obligations in addition to ensuring that this local authority is able to issue civil penalties for breaches of relevant housing legislation.

4. Other Options Considered

- 4.1 None – Statutory guidance has been published alongside new duties under the Renters Rights Act 2025 that the Local Authority must follow and enforce.

5. Reasons for the Recommendations

- 5.1 To ensure that South Kesteven District Council meets its statutory function and is compliant with associated statutory guidance.

6. Background Papers

- 6.1 Statutory Guidance - [Civil penalties under the Renters' Rights Act 2025 and other housing legislation - GOV.UK](#)

7. Appendices

Appendix 1 – Existing Corporate Enforcement Policy including Appendix C - Private Sector Housing Approach to Investigation and Enforcement.

Appendix 2 – Proposed replacement Appendix C - Private Sector Housing Approach to Investigation and Enforcement.