



Landlord Law Live



Tessa Shepperson of
Landlord Law

interviews:



John Stewart
Policy Manager, RLA

If you have any questions for John, please ask them in the chat box – we will try to answer them if we get time.



**RESIDENTIAL LANDLORDS
ASSOCIATION**

Landlord Law Webinar
**New Powers for Local
Councils from 6th April**

John Stewart
Policy Manager

Housing & Planning Act

2016

April 6th 2017

- Civil Penalties
- Extension of Rent Repayment Orders
- Data Sharing Powers

October 1st 2017

- Database of 'Rogues'
- Banning Orders
- New Abandonment Procedure
- Tougher 'Fit and Proper Person' Test

Civil Penalties

**Civil Penalties, as alternative to prosecution,
for:**

- **Failing to comply with an improvement notice**
- **HMO licensing offences**
- **Selective licensing offences**
- **Failing to comply with an overcrowding notice**
- **Breach of HMO management regulations**

Civil Penalties

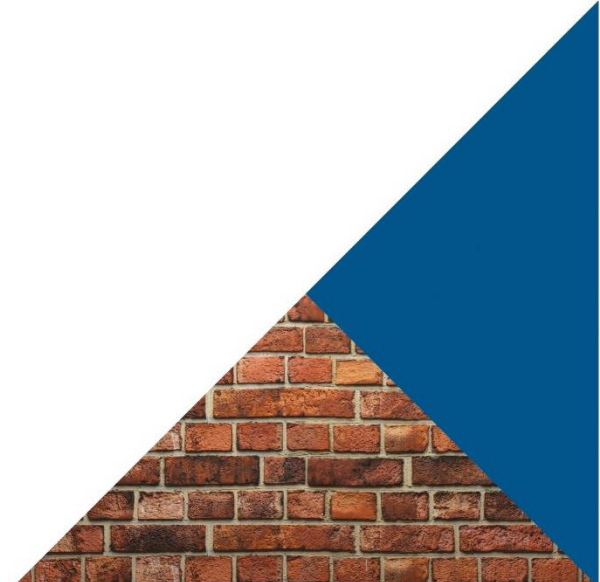
Local authority can levy fines of up to £30,000

Cannot receive Civil Penalty Notice if already been prosecuted or case pending for offence

Councils can retain fine income to fund housing enforcement

Appeal process

Government to publish guidance



Civil Penalties

The process:

- Notice of intent
- 28 days to make representations
- Final notice
- 28 days to pay, or appeal
- Appeal to First Tier Tribunal

Councils can withdraw notice or reduce penalty at any time

Tribunal can confirm, vary or cancel notice

Rent Repayment Orders

Extended to include:

- Violence for securing entry
- Illegal eviction and harassment
- Failure to comply with improvement notice
- Failure to comply with prohibition order
- Unlicensed HMO
- Unlicensed house (selective licensing)

From October

- Breach of banning order



Rent Repayment Orders



Tenant or Council can apply to First Tier Tribunal

Council 'duty' to consider applying for RRO where landlord convicted of relevant offence

Includes Civil Penalties

For offences committed within 12 months of notice

Repayment of up to 12 months of rent

Councils can keep cash to fund housing enforcement



Further Information:

- www.rla.org.uk
- www.news.rla.org.uk
- www.landlordlawblog.co.uk

The Residential Landlords Association will be at the 2017 Landlord Law Conference – www.lllconf.co.uk

