

Appendix 3

Clauses to be added to the Private Sector Housing Enforcement and Civil Penalty Policy when new parts of the Renters Rights Act 2025 come into play.

Civil Financial Penalties for specified offences

Additional offences to be added to list:

- Offences in relation to the PRS database [Part 2, Chapter 3 Renters' Rights Act 2025]
- Offences in relation to the landlord ombudsman [Part 2, Chapter 2 Renters' Rights Act 2025]
- Breach of the decent homes standard [Part 3, Renters' Rights Act 2025]

Rent Repayment Orders Additional qualifying offences:

- Landlord's failure to become a member of a landlord redress scheme [Renters' Rights Act 2025, s67]
- Landlord's failure to join a PRS database [s92 Renters' Rights Act 2025]
- Landlord's failure to comply with the requirements of a PRS database, or in providing false or misleading information to the database operator [s92 Renters' Rights Act 2025]
- Offences in relation to the landlord ombudsman [s67 Renters' Rights Act 2025]

New section regarding PRS Database

Entry onto the PRS database Under s83(1) of the Renters' Rights Act 2025.

The Authority has a duty to make an entry on the Private Rental Sector database in respect of a person where:

- A relevant Banning Order has been made against that person following an application by the authority.
- The person has been convicted of a relevant Banning Order offence following criminal proceedings brought by the authority; or
- The authority has imposed a Financial Penalty on the person in relation to a Banning Order offence.

Under section 83(2).

The Authority has the power to make an entry where:

- The person has been convicted of a relevant Banning Order offence following criminal proceedings brought by someone other than a local housing authority, or
- 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.