

CALDERDALE METROPOLITAN BOROUGH COUNCIL

**QUESTION UNDER RULE 13 OF THE
COUNCIL PROCEDURE RULES**

Council Meeting: Wednesday, 26 November 2025

Question from: Councillor Prashad

**Question to: Councillor Patient, Deputy Leader and Cabinet
Member with responsibility for Climate Action and
Housing**

The Renters Rights Act Legislation which comes into force in May 2026, states that local Councils will be responsible for overseeing the new rules.

Fines range from £7,000 up to £40,000 and rent repayment orders can be imposed on landlords who break the law, together with much stronger enforcement powers.

What reassurance can this administration give that we will be adequately staffed for this change and that monitoring methods are robust.

Response:

The roadmap for the rollout of the Renters Rights Act 2025 has now been published. The Council is working in collaboration with the Department for Levelling Up, Housing and Communities (MHCLG), Jigsaw, West Yorkshire Joint Services, and other regional councils to ensure full preparedness for enforcing the new regulations.

At this early stage, the potential increase in service demand remains uncertain. However, the Council is committed to responding appropriately to meet its statutory responsibilities.

Robust policies will be established for the application of Civil Penalty Notices. A national matrix will be adopted to ensure that penalties are proportionate, fair and standardised across local authorities.

**NOTE: Questions under Rule 13 must be in writing and submitted to the Head
of Legal and Democratic Services by noon the Friday before the
Council Meeting.**