

Increased Local Authority Powers

Landlord FAQ

Q: What new powers do local authorities have?

A: Since the 27th of December 2025, local authorities have held enhanced enforcement powers, including the ability to request information and inspect properties and business premises used for letting.

Q: Can they inspect my property without notice?

A: They can request access and information to check compliance. The exact process varies by local authority, but you should expect to cooperate promptly with any request.

Q: What happens if I don't respond to a request from my local authority?

A: This may be treated as a breach, potentially leading to financial penalties or further enforcement action.

Q: What records should I keep in case of an inspection?

A: Keep your tenancy documentation, notices served, correspondence with tenants, and evidence of compliance - such as safety certificates - up to date and easy to produce on request.

Q: Does this apply to letting agents as well as landlords?

A: Yes. These powers are aimed at ensuring compliance across the private rented sector, which includes agents managing properties on a landlord's behalf.

Q: What should I do if I'm contacted by my local authority?

A: Respond promptly and provide the requested information. If you're unsure what's being asked or how to respond, contact your local Winkworth office for guidance.