

Published in accordance with the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012.

This notice provides 28 days' notice of the date on which a key decision is to be taken (see note A below).

Publication date: 4 March 2026

Issue reference: I50054364

Title	Justice for Tenants (JFT) – Renters' Rights Act 2025: Housing Enforcement, Civil Penalties and HMO Licensing
Purpose of decision	<p>This report seeks approval from the Cabinet Member for Roads and Regulatory Services to adopt a revised private rented sector enforcement framework in preparation for the commencement of the Renters' Rights Act 2025.</p> <p>The report proposes the adoption of a Justice for Tenants (JFT) Housing Enforcement Policy, a standalone JFT Civil Penalty Policy and matrix, and updated standard HMO licence conditions, together with approval to enter into a JFT support contract (subject to legal review and agreement) to support implementation.</p> <p>The purpose of the report is to ensure the Council is legally compliant, operationally ready and able to deliver consistent, transparent and defensible enforcement of housing standards and landlord legislation from 1 May 2026.</p>
Decision maker(s)	<p>Cabinet member roads and regulatory services</p> <p>Information about cabinet, including the names and contact details of the cabinet members, can be found here: http://councillors.herefordshire.gov.uk/mgCommitteeDetails.aspx?ID=251</p>
Decision due (on or after)	Before Friday, 01 May 2026
Reason for being a key decision	Strategic nature / impact on communities
Ward(s)	All Wards
Expected exemption class (see note B below)	Open
Lead cabinet member(s)	Cabinet member roads and regulatory services
Lead director(s)	Chief Operating Officer

Lead officer(s)	Charles Yarnold, Head of Regulation and Technical Services Charles.Yarnold@herefordshire.gov.uk
Background papers (see note C below)	Justice for Tenants (JFT) Housing Enforcement Policy Justice for Tenants (JFT) Civil Penalty Policy and Matrix Justice for Tenants (JFT) Standard Mandatory HMO Licence Conditions Justice for Tenants (JFT) Group Services Contract

Notes

A **Key decisions are defined as:-**

- (a) Any decision in relation to an executive function which results in the council incurring expenditure which is, or the making of savings which are, significant having regard to the council's budget for the service or function concerned. A threshold of £500,000 is regarded as significant.
- (b) Any other decision which in the opinion of the monitoring officer is likely to be significant in terms of its effect on:
 - two or more wards or electoral divisions
 - one ward (unless the number of those affected is very small or it is impractical to treat this as a key decision)

and having regard to:

 - the strategic nature of the decision
 - whether the outcome will have an impact, for a better or worse, on the amenity of the community or quality of service provided by the authority to a significant number of people living or working in the locality affected.
- (c) Any substantive decision made by the cabinet to bring forward proposals to council to amend the policy framework (not being subject to call-in).
- (d) Any substantive decision made by the cabinet to amend the policy framework where council has granted the cabinet power to do so (being subject to call-in).

B **Expected exemption class:-**

- a) For items identified as 'exempt', it is anticipated that the report will contain exempt (confidential) information. In these circumstances, notice is served in accordance with Part 2, Section 5(2) (Procedures prior to private meetings) of the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012 that consideration of this item may take place in private because the report may contain exempt information if and so long as in all the circumstances of the case, the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

C **Background Papers are defined as:-**

Those documents (not including draft documents) other than published works, that:

- a. relate to the subject matter of the report or, as the case may be, the part of the report; and
- b. in the opinion of the proper officer:
 - (i) disclose any facts or matters on which the report or an important part of the report is based; and
 - (ii) were relied on to a material extent in preparing the report.

Copies of background papers may be inspected on the council's website and at the customer services centres, during their normal opening hours, at:

Hereford: Blueschool House, Blueschool Street, Hereford HR1 2LX

Bromyard: 1 Cruxwell Street, Bromyard, HR7 4EB

Kington: 64 Bridge Street, Kington, HR5 3DJ

Ledbury: The Master's House, St. Katherines, High Street, Ledbury, HR1 1EA

Leominster: Leominster Library, 8 Buttercross, Leominster, HR6 8BN

Ross-on-Wye: Ross Library, Cantilupe Road, HR9 7AN

Other documents relevant to the decision may be submitted to the decision maker. Copies of these may be inspected on the council's website and at the customer services centres above. There may be a charge for posting, copying or other necessary charge for transmission in respect of any hard copies requested.