



**REPORT of
DIRECTOR OF LEGAL AND GOVERNANCE**

**to
PERFORMANCE, GOVERNANCE AND AUDIT COMMITTEE
4 JUNE 2026**

**COUNCIL CONSTITUTION – SCHEME OF DELEGATION TO OFFICERS -
ENVIRONMENTAL HEALTH POWERS AND DUTIES - UPDATE**

1. PURPOSE OF THE REPORT

- 1.1 The purpose of this report is to seek agreement to an update to the Council's Constitution to include within the Scheme of Delegation new legislative powers and duties.

2. RECOMMENDATION

That the Committee endorses, for recommendation to the Council, the proposed inclusion of the Renters' Rights Act 2026 within the list of legislation and statutory provisions in Scheme of Delegation and delegated to the Director of Neighbourhood Services and Communities together with the ability of the Director to authorise appropriate Officers to undertake the new powers and duties on behalf of the Council.

3. SUMMARY OF KEY ISSUES

- 3.1 The Scheme of Delegation within the Council's Constitution contains at section 4(2) a list of functions including the exercise of powers and duties under various legislative and statutory provisions relating to Environmental Health matters. From 1 May 2026 the Renters' Rights Act 2026 came into force, and the Act contains various powers and duties exercisable by a local authority. Key powers and duties include:
- a legal obligation to ensure landlords comply with the new rules, including evictions
 - enhanced investigatory powers
 - enforcement of increased financial penalties for landlord offences
 - taking over responsibility for identifying and penalising particular hazards within privately rented homes
 - providing guidance to tenants and landlords on the new legislation and support the transition, including regulating the new national Property Portal
 - enforcing rules against rental bidding wars and ensuring landlords do not increase rent more than once a year.
- 3.2 There is a range of significant powers and duties under this new Act falling to the Council and it is appropriate that these are included within the Environmental Health 'umbrella' set out in the Scheme of Delegation and operable by the Director of Neighbourhood Services and Communities.

4. IMPACT ON PRIORITIES AS SET OUT IN THE CORPORATE PLAN 2023 - 2027

4.1 Provide good quality services.

4.1.1 Thorough good governance, improved decision-making, performance and efficiency will in turn will contribute to the quality of services provided, and functions undertaken by the Council.

5. IMPLICATIONS

- (i) **Impact on Customers** – The Act significantly shifts power towards tenants, making local authorities the primary enforcer of fair renting practices
- (ii) **Impact on Equalities** – Not applicable.
- (iii) **Impact on Risk** – None.
- (iv) **Impact on Resources (financial)** – None.
- (v) **Impact on Resources (human)** – Additional powers and duties to be undertaken using existing resources.
- (vi) **Impact on Devolution/Local Government Re-organisation** – None.

Background Papers: None

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