

OPERATIONAL USE OF NEW INVESTIGATORY POWERS: RENTERS' RIGHTS ACT 2025

COURSE OVERVIEW

From 27 December 2025, the Renters' Rights Act 2025 introduced a new suite of investigatory powers for local authorities. These powers significantly strengthen the ability of officers to regulate the private rented sector, gather evidence, and take enforcement action where breaches occur.

This one-day, practitioner-focused course provides officers with the legal knowledge, practical skills, and confidence to exercise these powers lawfully, proportionately, and effectively. It also ensures compliance with related legislation, including the Police and Criminal Evidence Act 1984 and the Investigatory Powers Act 2016.

LEARNING OUTCOMES

- Understand the legislative framework of the new investigatory powers and how they link with other legislation.
- Discuss how to exercise the investigatory powers, including planning, record-keeping, thresholds and limits.
- Know how to gather and manage evidence and seize documents in compliance with legislation.
- Evaluate the importance of assessing threat, risk, harm and vulnerability when exercising powers.

COURSE FORMAT

Duration: One day

Method: In person or online

Materials: Course handouts provided

Certification: Completion certificate provided

AUDIENCE

This course has been designed for local authority professionals involved in undertaking or managing investigations in to housing offences.

