EPSOM & EWELL TIMES
For the community, by the community. A not-for-profit service

26th November 2026

ISSN 2753-2771

EPSOM & EWELL TIMES

Up to £1 where sold

A Surrey Council’s enforcement against landlords examined

24 July 2026



Private landlords have been hit with almost £75,000 in fines over the past two years by Reigate and Banstead Borough Council.

The figures were presented following questions over levels of enforcement in the borough and comes after the government announced new powers allowing local authorities to fine landlords up to £7,000 if their rented properties were found to have serious hazards.

Other tools available include the ability to issue fines up to £40,000 for illegal evictions or multi-occupancy breaches – as was the case in May this year when the council secured a fine of £9,000.

There, environmental health officers found a Horley landlord had been renting their flat to vulnerable elderly individuals without appropriate fire measures – and evicting them when they complained about safety measures.

The totals were made public after questions from Councillor Neha Boghani (Green Party: Horley East and Salfords).

She asked the July 22 meeting of Reigate and Banstead Borough Council what level of enforcement the council had been taking against private landlords, how many civil penalties had been issued, and the total revenue recovered.

Councillor Kate Fairhurst, portfolio holder for place, planning and regulatory services, said: “In the financial year 24/25 the team issued 17 civil financial penalties, the total value was £51,964.

“The final value includes adjustments after an appeal. The value of recovered in £43,456. With regards to the outstanding debt, this mostly relates to one case and debt recovery proceedings have been issued and a county court judgement applied for. For the financial year 25/26 the team issued seven penalties with a total value of £30,515. So far £14,015 has been recovered.

“Two cases have appeals in process so they are not yet fully settled and a third case has debt recovery proceedings initialed and a county court judgement applied for.”

The council has said it welcomed the introduction of the Renter’s Rights Act and would use it to combat unscrupulous and negligent practices.

Councillor Kate Fairhurst said of it: “The Renters’ Rights Act 2025 is bringing in new rights and responsibilities for landlords, letting agents and tenants. It is essential that landlords are compliant with the new law.”

Chris Caulfield Local Democracy Reporter

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