

To the Chairman of the Overview and Scrutiny Committee

**Regulation 10 – General Exception Notice – The Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012**

**Notice of an Urgent Key Decision**

Cabinet approval is sought for the Council's updated Civil Penalties Policy, which provides the framework for issuing civil penalties for housing related offences under the Housing Act 2004, Housing and Planning Act 2016, and the recent Renters' Rights Act 2025.

This is classified as a key decision, as it is likely to:

*be significant in terms of its effect on communities living or working in an area comprising two or more wards within the Borough.*

Key decisions are required to be included on the Cabinet work programme, which is published at least 28 days before the Cabinet decision. In the case of this report, the Council is making use of the Regulation 10 General Exception procedure where the 28 days' notice is impractical.

**Notice of Reasons**

The Council is required to state why it is impractical to defer the item to a later meeting:

*'Homes for All: Quality Living, Affordable Housing'* is a key theme of the Council Delivery Plan. A priority is, 'Intervene to improve the quality of private rented sector homes in the borough, which do not meet acceptable living standards'. A delay in the implementation of this updated policy will prohibit enforcement action on serious housing condition breaches and is likely to be to the detriment of residents.

In accordance with Regulation 10, this notice will be published on the Council's website and more than five clear days will elapse between the publishing of this notice and the date of decision.

**Signed:** David Phillips, Acting Executive Head of Operations

**Date:** 24 July 2026