



Housing and Regeneration Act 2008

2008 CHAPTER 17

PART 2

REGULATION OF SOCIAL HOUSING

CHAPTER 7

ENFORCEMENT POWERS

[^{F1}Emergency remedial action

[^{F1}225C Emergency remedial action: power to enter without warrant

- (1) An authorised person may enter premises at any reasonable time, or times, to take emergency remedial action.
- (2) The power in subsection (1) may only be exercised if an authorised person has given a pre-entry notice to—
 - (a) if the premises are occupied, the occupier (or any one of the occupiers),
 - (b) if the premises include common parts of a building and there are occupied dwellings in the building that have use of those common parts, the occupier (or any one of the occupiers) of each of those dwellings,
 - (c) the registered provider whose failure to maintain the premises has caused the imminent risk of serious harm, and
 - (d) each person registered in the register kept under section 1 of the Land Registration Act 2002 as the proprietor of a registered estate (within the meaning of that Act) in the premises.
- (3) A pre-entry notice required by subsection (2) need only be given once in respect of emergency remedial action in relation to premises, even if an authorised person enters the premises on more than one occasion in order to take the emergency remedial action.
- (4) A “pre-entry notice” is a notice which—

Changes to legislation: Housing and Regeneration Act 2008, Section 225C is up to date with all changes known to be in force on or before 01 July 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes

- (a) identifies the premises to be entered;
 - (b) identifies the failure to maintain the premises which has caused the imminent risk of serious harm;
 - (c) states that a person authorised by the regulator intends to enter the premises;
 - (d) specifies the date (or the first date) that the authorised person proposes to enter the premises to take emergency remedial action;
 - (e) specifies the power under this section as the power under which the authorised person intends to enter the premises;
 - (f) explains the effect of section 225H.
- (5) A pre-entry notice may state that, if entry to the premises were to be refused, an authorised person would propose to apply for a warrant under section 225E.
- (6) An authorised person may not enter premises in reliance on a pre-entry notice—
- (a) before the date (or the first date) specified in the notice, or
 - (b) within 24 hours of giving the notice,
- except where the relevant person in respect of the notice consents.
- (7) In subsection (6), “the relevant person” in respect of the pre-entry notice means—
- (a) in the case of a pre-entry notice required by subsection (2)(a) or (b), the occupier (or any one of the occupiers) of the premises or dwelling;
 - b
in the case of a pre-entry notice required by subsection (2)(c) or (d), the person (or each person) to whom a pre-entry notice is required to be given.
- (8) In this section, “common parts”, in relation to a building, includes the structure and exterior of that building and any common facilities provided (whether or not in the building) for persons who occupy the building.]

Textual Amendments

- F1** Ss. 225A-225H and cross-heading inserted (1.4.2024) by [Social Housing \(Regulation\) Act 2023](#) (c. 36), [ss. 32, 46\(3\)](#); S.I. 2024/437, [reg. 2\(s\)](#)

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Changes and effects yet to be applied to the whole Act associated Parts and Chapters:

Whole provisions yet to be inserted into this Act (including any effects on those provisions):

- s. 14(6A) inserted by [2023 c. 55 s. 138](#)
- s. 251(1)(c) and word inserted by [2023 c. 36 s. 31\(7\)](#)
- s. 251(1)(ab)(ac) inserted by [2023 c. 36 s. 10\(6\)](#)