

Sentencing Council meeting: 26 January 2024
Paper number: SC(24)JAN05 – Housing offences
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1 ISSUE

1.1 Scoping the project on guidelines for housing related offences.

2 RECOMMENDATIONS

2.1 That Council agrees to continue to scope housing related offences for potential sentencing guidelines, including discussions with external stakeholders, to determine the correct scope for a potential project.

3 CONSIDERATION

3.1 Several stakeholders have written to the Council since 2015 requesting consideration of sentencing guidelines for a number of different housing related offences or groups of offences. These stakeholders include individual prosecutors, barristers or solicitors, individuals working in enforcement teams in local councils and colleagues in the (then) Ministry of Housing, Communities and Local Government (MHCLG), now the Department for Levelling Up, Housing and Communities (DLUHC.)

3.2 The main offences that stakeholders cite in their communications pertain to the private rented sector and “rogue landlords”, such as offences related to letting out houses in multiple occupation (HMOs), unlawful eviction, failing to comply with various orders e.g. prohibition orders, improvement notices, or not obtaining a licence for properties subject to licensing and related offences.

3.3 From these initial communications and some initial research and discussions, the two key concerns for the lack of guidelines for these types of offences are:

1. Low level, inconsistent and diverging penalties imposed both at magistrates’ and Crown Courts:

- “Because the magistrates’ court has no guidelines the fines meted out (the sentences are usually fines) are incredibly inconsistent and it is impossible to know whether a lay client is going to receive a fine of around £2,000 or £10,000.... There is a lot of

guesswork going on regarding what consists of aggravating and mitigating features...” (Barrister)

- “The factors that may influence the type and severity of a penalty on the facts of a case does not seem to correlate with sentences imposed by the different Courts...” (Research Officer, The Association of Tenancy Relations Officers (ATRO))

2. Significant gravity of offences and harm to victims (without any guidance on how to support decision making) – and victims seem to generally be vulnerable, “stuck” in the low-income private rental sector:

- “One recent penalty imposed by the Oxford Magistrates was of a fine of £180 for the illegal eviction of a tenant that included an assault. It has resulted in continuing anxiety experienced by the tenant...” (Research Officer, The Association of Tenancy Relations Officers (ATRO))
- “Loss of home in any circumstances constitutes a substantial injury to emotional and psychological wellbeing. A very sudden loss of home or a forced move following a prolonged campaign of intimidation visits unmeasurable harm on the victim’s mental health...” (Cambridge House (registered charity) report on Safer Renting)

3.4 In 2019, an article published by a solicitor on LocalGovernmentLawyer.com, set out the following:

- “It has long been a problem that housing offences have no sentencing guidance. Although fines have now been increased such that they have no limit, Magistrates have little idea where to start and the fines can vary wildly between different courts. In some cases very high fines are given for relatively minor offences and in other cases breaches that put lives at risk are given token fines.”

3.5 Overall, research and the discussions I have had paint a picture of the housing related cases reaching court causing high harm to mostly vulnerable victims, but in part due to the lack of sentencing guidelines for these offences that have mostly unlimited fines, sentences of low and diverging penalties.

Scope

3.6 The landscape of housing offences is complex and the variety of offences sit across different primary and secondary legislation. The National Residential Landlords Association refer to 168 pieces of legislation that cover the private rented sector which give local authorities powers to enforce landlords to meet their statutory obligations. The main legislation that creates criminal offences includes:

- Housing Act 2004
- Protection from Eviction Act 1977

- The Licensing of Houses in Multiple Occupation (Prescribed Description) (England) Order 2018
- Housing and Planning Act 2016
- Regulatory Reform (Fire Safety) Order 2005
- Health and Safety at Work Act 1974
- Immigration Act 2014
- Prevention of Social Housing Fraud Act 2013
- The Homes (Fitness for Human Habitation) Act 2018
- Environmental Protection Act 1990

3.7 The main legislation in Wales is the Renting Homes (Wales) Act 2016 (that came into force in December 2022)

Enforcement

3.8 The Housing and Planning Act 2016 amended the Housing Act 2004 to allow financial penalties, up to a maximum of £30,000, to be imposed as an alternative to prosecution for certain relevant housing offences.

3.9 DLUHC have advised that since then, the general focus for policy have been pushing for civil penalty notices in the first instance or unless the offending is particularly serious. This continues to be the case; civil penalty notices are easier to obtain than a prosecution and the revenue of civil penalty notices are obtained by the local authority.

3.10 The National Residential Landlords Association (NRLA) identified in a [report](#) published in 2021 that 67% of local authorities in England had not successfully prosecuted a landlord in the last three years (for the five offences requested through an FOI) but in contrast, 130 local authorities (47%) had issued a civil penalty in the same time frame. They also found that just three local authorities are responsible for 38% of all the reported criminal prosecutions, that 61 (22%) of local authorities have successfully prosecuted at least one private landlord for a breach of the HMO management regulations in the last three years and that 19% of councils in total have prosecuted a private landlord for operating without an HMO licence, with 242 offences successfully prosecuted over the last three years.

3.11 The NRLA sets out in this paper that one of the key reasons for the lack of prosecutions by local authorities is the lack of sufficient resources and funding for training and staffing. As they state, “the introduction of civil penalties was intended to at least partially address this.” Through civil penalties, local authorities are able to raise funds to use for future enforcement which allows them in turn to increase their staff and broaden their

enforcement strategy. However, it was reported in 2022 that nearly half of London councils either do not employ or will not say whether they employ anyone to deal with illegal eviction, and stakeholders have suggested the picture is the same across the country.

3.12 A Justice Select Committee report on the [Private Rented Sector](#) published in 2018 set out:

“We have received evidence that civil penalties are not strong enough to deter landlords who are prepared to commit the most serious offences, and fines issued through the courts are often insufficient to make prosecutions worthwhile.”

3.13 In response, the government said:

“We introduced a range of additional powers for local authorities through the Housing and Planning Act 2016 to help local authorities take robust action against rogue landlords; for example, banning orders and a database of rogue landlords and agents which were introduced in April 2018. Since April 2017, local authorities have been able to impose civil penalties of up to £30,000, with the level of penalty set locally to take account of the circumstances of the case... Local authorities’ use of civil penalties will depend on their local circumstances and time is needed to enable implementation to become embedded around the country.... However, we recognise that fines being imposed in the criminal courts currently may not be enough to deter the most serious offenders. We will work with the Ministry of Justice and the independent Sentencing Council to consider how we can ensure appropriate penalties are imposed for these offences.”

3.14 It was around this time that the (then) MHLCG got in touch to ask about sentencing guidelines for these offences and asked for input into this response.

3.15 The database of rogue landlords referred to exists as closed list of landlords and agents who have either received a banning order, been convicted of a banning order offence or received two or more civil penalties for a banning order offence within a 12-month period. A banning order offence does not necessarily lead to a banning order, and the local housing authority will need to subsequently seek a separate banning order conviction against a landlord once that landlord has been convicted of a banning order offence. Those landlords placed under a banning order are prohibited from letting a property for the duration of that ban. A local housing authority may use previous offence and penalty information when considering further action against a landlord failing to meet regulations. The general view of the [database](#) is that it has not been a great success and it seems there is a plan to replace it with a portal for landlords, though I have not yet received confirmation of this.

Legislative change

3.16 There are currently three housing related bills going through Parliament. Most relevant is the **Renters (Reform) Bill**, at report stage in the Commons, which makes various provisions related to rented homes, such as abolishes fixed term assured tenancies and assured shorthold tenancies. Most key for potential sentencing guidelines, as currently drafted, the Renters (Reform) Bill will make enforcement of the Protection from Eviction Act a statutory duty for local authorities. This is likely to increase enforcement activity, but it is not clear how much of this increase will be on the criminal side, rather than the civil side. The Local Government Association has concerns about local authority resourcing, as set out in a [brief](#) below, which may impact the level of the increase in enforcement activity:

“The Bill places significant new regulatory and enforcement responsibilities on councils. We welcome the provisions in the Bill that enable local authorities to keep the proceeds of financial penalties to reinvest in enforcement activity. However, this funding is unlikely to be sufficient to cover the costs of the new duties in the Bill or the scale of the proactive work that is needed to improve standards for tenants. Councils are facing severe budgetary constraints. Multiple inquiries and reviews, including the Department of Levelling Up Housing and Communities (DLUHC) own research, identified that many local enforcement teams do not currently have the resources and capacity to proactively tackle poor standards in the PRS.”

3.17 The Renters Reform Bill is also introducing a civil penalty for harassment and illegal eviction for the first time (alongside the current ability for a criminal prosecution). The Local Government Association has called for this to be much higher, up to £30,000, in line with other financial penalties that can be issued by enforcement authorities against landlords who breach legislation, for example the Leasehold Reform (Ground Rent) Act 2022. Of the Bill,

3.18 There are two other housing related bills going through the Commons at the moment which are the **Housing Act 1988 (Amendment) Bill** and **Leasehold and Freehold Reform Bill**. It is not yet clear whether these Bills fall into the same scope which I am looking at for sentencing guidelines but I have made enquiries with DLUHC.

Offence Data

3.19 Offences considered in the scoping for this project so far include the below:

Offence	Legislation	Max
Breach of HMO licence conditions	Housing Act 2004 s 72(3)	Unlimited fine
Knowingly permit overcrowding of HMO	Housing Act 2004 s 72(2)	Unlimited fine

Fail to have HMO licence	Housing Act 2004 s 72(1)	Unlimited fine
Fail to have licence for Part 3 housing	Housing Act 2004 S 95(1)	Unlimited fine
Breach of Part 3 licence conditions	Housing Act 2004 S 95(2)	Unlimited fine
Failing to comply with an Improvement Notice	Housing Act 2004 S 30(1)	Unlimited fine
Failure to comply with prohibition order	Housing Act 2004 S 32(1)	Unlimited fine plus £20 per day for every day premises used after conviction
Failure to comply with management regulations in respect of HMOs	Housing Act 2004 S 234(3)	Unlimited fine
False or misleading information "Knowingly / recklessly supply false / misleading information to a housing authority"	Housing Act 2004 S 238(1)	Unlimited fine
Contravention of an overcrowding notice	Housing Act 2004 S 139(7)	£2,500 fine
Person unlawfully deprives or attempts to deprive a residential occupier of any premises of his occupation of those premises	Protection from Eviction Act 1977 S 1(2) and (4)	Imprisonment 2 years
Use or threaten violence to secure entry to premises	Criminal Law Act 1997 (s 6(1) and (5))	Imprisonment 6 months
Tenant sublets or parts with possession of a property or ceases to occupy knowing that it is a breach of secure tenancy	Prevention of Social Housing Fraud Act 2013 sections 1(1), 1(2)	Imprisonment 2 years
Tenant sublets or parts with possession of a property or ceases to occupy knowing that it is a breach of assured tenancy	Prevention of Social Housing Fraud Act 2013 sections 2(1) and 2(2)	Imprisonment 2 years
We do not currently have data on the below but understand these may also be relevant offences		
Breach of a banning order	Housing and Planning Act 2016 s 21	Imprisonment 6 months
Fire safety offences	Regulatory Reform (Fire Safety) Order 2005 Article 32 paragraphs (1) and (2)	(1)(a) to (d) and (2) (h) Imprisonment 2 years Otherwise unlimited fine
Landlord letting to someone disqualified from renting as a result of their immigration status	Immigration Act 2014 s 33A(1) and (10)	Imprisonment 5 years

Agent letting to someone disqualified from renting as a result of their immigration status	Immigration Act 2014 s 33B(2) and (4)	Imprisonment 5 years
Gas safety offences - duties on landlords	Health and Safety at Work Act 1974 s 33(1)(c) where a person contravenes Reg 36 of the Gas Safety (Installation and Use) Regulations 1998	Imprisonment 2 years

3.20 Generally, volumes of offenders sentenced for housing offences is low. The available data on the criminal offences are categorised in the following categories:

- Failure to comply with certain orders/notices/regulation and supplying misinformation to a housing authority (summary offences under Housing Act offences)
- Offences connected with houses in multiple occupation and housing licences
- Alter/suppress/destroy a document required to produce under a section 235 notice
- Failure to comply with overcrowding order
- Sub-letting
- Dishonestly sub-letting
- Unlawful eviction of occupier
- Unlawful harassment of occupier

3.21 Figures for the main offences (so far) can be seen in Annex A. Annex A sets out the volumes for adult offenders and organisations (where applicable) sentenced for offences where the offence listed is the principal offence. Data for some offences have not been included where the offence included non-housing related offences, or where offence codes were not able to be identified.

Focuses

3.22 Given the considerable length of time since the initial communication from some of the stakeholders that were originally in contact (some from 2014-2017) it has been difficult to get in touch with many of them. However, in order to get a more up to date picture, I have spoken to the relevant team at DLUHC, to the Chair of the Association of Tenancy Relations Officers (ATRO) who is also the Principal Legal and Policy Officer in the Private Housing Standards at Sheffield City Council (a member of the ATRO had previously written to the Council on this issue) and Ms. Hatoon Zeb, Solicitor-Advocate (Higher Court; Criminal & Civil Proceedings) who is also a magistrate, each of whom reiterated their strong request for

the development of sentencing guidelines for various housing offences since their previous correspondence. Due to their individual interests, the suggestion for focus for guidelines covered two main groups of offences: unlawful eviction (Protection from Eviction Act 1977), and offences related to houses in multiple occupation (Housing Act 2004).

A. Unlawful eviction

3.23 There are at least 9 offences related to unlawful eviction under the Protection from Eviction Act 1977. As noted earlier, the current Renters Reform Bill going through Parliament, aims to make the enforcement of the Protection from Eviction Act a statutory duty (whether through civil or criminal means). The Chair of the Association of Tenancy Relations Officers (ATRO) and Principal Legal and Policy Officer in the Private Housing Standards at Sheffield City Council (one of the most active enforcement teams in a local authority) suggested that this legislative change is very likely to increase the number of prosecutions there will be; he is already receiving calls from colleagues in other local authorities asking for guidance.

3.24 Unlawful eviction is often not simply a civil matter, with significant harm caused to and impact on victims. The Guardian published a [news story](#) in December 2023 titled “Illegal evictions in England hit record high, but less than 1% landlords convicted”. As set out both by the Chair of the ATRO and also in this article, “illegal eviction, where a landlord forcefully removes a tenant from their home without a court order or even a legal reason, is often violent and routinely sees tenants having their possessions stolen by their landlord.” Cases cited include a tenant forced out of his home while awaiting surgery after weeks of harassment, before which the landlord changed the locks and took all the tenant’s possessions, including his medication, as alleged by the tenant.

3.25 [Research](#) by the charity Cambridge House through their service Safer Renting compiled statistics on illegal eviction by counting the number of cases logged by charities that support victims of the practice, as there is no existing routine form of data collection on the issue. This research found 8,748 cases in 2022, which according to their data trend, is a record high and 12% more than the year before, and is suggested to be a “substantial underestimate”. This is compared to the 46 prosecutions proceeded against and 36 convictions in 2022 from Ministry of Justice data cited in this research.

3.26 The Chair of the ATRO set out his concerns that a move away from criminal prosecutions for these types of offences would send the wrong message that these offences are not serious enough to be prosecuted, and that the way these offences are handled when dealt with through a civil penalty through the tribunals means they are ill equipped to understand the complexities of what is essentially a criminal case.

3.27 According to the General Guideline under the expanded explanation for Fines, “it should not be cheaper to offend than to comply with the law.” However, the Chair of the ATRO suggested it often costs more than £1,000 for a landlord to gain possession of their house, and cited his experience of some courts imposing as little as £250 for offences related to unlawful eviction.

B. Houses in Multiple Occupation (HMOs)

3.28 The Housing Act 2004 introduced three tiers of licensing for HMOs and a failure to obtain a licence is a summary criminal offence which is the most common type of HMO offence. Offences also cover breaches of The Management of Houses in Multiple Occupation (England) Regulations 2006, which are also summary criminal offences with unlimited fines. The offences are all strict liability subject to the defence of reasonable excuse and the parameters of 'reasonable excuse' are very narrow. There are also a number of other regulations, for example, concerning fire safety, which we do not currently have data for.

3.29 The group of offences related to houses in multiple occupation (Housing Act 2004) is another in which the harm to victims and prevalence of vulnerable victims may go some way to justifying the development of sentencing guidelines despite lower volumes of prosecutions. The barrister (who is also a magistrate) that I spoke to set out the average case for an HMO offence being a house with too many people living there in very poor conditions sharing basic facilities. Some aggravating factors she has experience of seeing is the landlord renting the space both to families with young children and also young adult males and renting to people without the correct immigration status. Her experience of more aggravating features include the landlord not returning deposits, harassment or taking advantage of or exploiting the tenants in their houses in a variety of ways.

3.30 The prosecution of these types of offences is also complex. Officers prosecuting landlords for failure to licence a HMO (for example) will also look at the standard of housing. One of the stakeholders talked to who has experience prosecuting but also presiding as a magistrate over these types of cases set out the prevalence of related offences being grouped together covering both HMO related offences but also housing safety and standards offences. This aggravates offences and should lead to much higher penalties, but the lack of guidelines mean that her experience is that penalties are low and inconsistent.

3.31 Given the issues in the housing market currently which is accentuated by the cost of living crisis, it is clear that there is a need for better regulation of multi-let properties for tenants and to ensure they are safe and habitable.

Issues

3.32 MHCLG published [guidance](#) in 2016 for local housing authorities on pursuing civil penalties sets out information on determining an appropriate sanction, including what factors a local housing authority should take into account when deciding whether to prosecute or impose a civil penalty.

“Local housing authorities are expected to develop and document their own policy on when to prosecute and when to issue a civil penalty and should decide which option it wishes to pursue on a case-by-case basis in line with that policy. **Prosecution may be the most appropriate option where an offence is particularly serious or where the offender has committed similar offences in the past.**”

3.33 This guidance also covers what factors a local housing authority should take into account when deciding on the level of civil penalty. Briefly these are below, and as members may recognise, include a number of the purposes of sentencing.

- a) Severity of the offence.
- b) Culpability and track record of the offender.
- c) The harm caused to the tenant.
- d) Punishment of the offender.
- e) Deter the offender from repeating the offence.
- f) Deter others from committing similar offences.
- g) Remove any financial benefit the offender may have obtained as a result of committing the offence.

3.34 It is likely that this guidance will be updated following the Renters Reform Act gaining royal assent.

3.35 It is relevant to note here that if a local authority wants to ban a landlord from letting properties, that landlord must have been convicted of a [banning order offence](#) and the local housing authority must then seek a separate banning order conviction. Under Schedule 1 of the Housing and Planning Act 2016, these include offences outlined in this paper pertaining to the Protection from Eviction Act 1997, the Housing Act 2004 as well as further offences. In these cases, the local housing authority has the discretion to add the landlord to the aforementioned rogue landlord database.

Recommendation

3.36 The types of offences discussed in this paper are inherently difficult to prosecute in terms of the resource and knowledge required by local authorities and the police of these offences. The police do already have a duty to intervene, but for unlawful eviction especially, it is reported that cases are often wrongly dismissed as civil matters.

3.37 The high proportion of low level and inconsistent sentencing for prosecutions for these types of offences is widely recognised as a contributing factor to the reluctance of local authorities to prosecute these types of offences (in amongst other issues set out in this paper, such as resourcing). This reluctance, leading to low volumes of prosecution, results in sentencers who are inexperienced sentencing these types of offences and are therefore unsure how to impose sentences and fine levels (particularly for offences with unlimited fines), further adds to the inconsistency in sentencing.

3.38 Despite the low volumes, in part explained by the above, it has been suggested by stakeholders that sentencing guidelines for these offences would help local authorities differentiate when an offence should receive a civil penalty or be prosecuted, and of course provide guidance to courts on the appropriate criminal penalties for those offences and factors to take into account, resulting in more confidence in prosecuting these types of offences.

3.39 At this point, despite the low volumes, I would consider it of value to have further conversations with external stakeholders who have not written to the Council in the past on this issue but have significant experience in this area. These include Shelter, Cambridge House (Safer Renting), the National Residential Landlords Association (NRLA), Landlord Associations, individual local authorities (a group of which could be convened by DLUC, which has been offered) and/or more lawyers that prosecute and defend these types of cases in both magistrate and Crown courts.

3.40 Similarly, while we have a basic understanding of some of the data of these types of offences, there are a number of offences for which we have not yet found data through the Home Office offence codes and some offences are grouped together, so more in depth work and further analysis using Criminal Justice System codes to look at the data would be beneficial to increasing our understanding.

3.41 It is recommended the Council agrees to doing further work scoping this area despite the low volumes set out in Annex A.

Question 1: Does the Council agree to continue scoping housing offences despite the low volumes in the data?

Question 2: If the Council does wish to continue scoping housing offences, does the Council support an initial focus on offences related to Houses in Multiple Occupation (HMOs) and unlawful eviction?

Question 3: Does the Council have any views more broadly on the project as a result of the information in the paper, including any additional areas to focus on?

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OFFICIAL - SENSITIVE

January Council - Housing Offences - ANNEX A

Data has not been provided for offences where no offenders were sentenced.
Data could not be provided for some sections in legislation due to way offence codes are grouped in the published data.

Table 1a: Number of adult offenders sentenced for specified offences under the Housing Act 2004, 2012 to 2022

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Failure to comply with certain orders/notices/regulation and supplying misinformation to a housing authority (summary offences under Housing Act offences) (ss. 30(1) and (3), 32, 131(5) and (6), 234, 236(1) and (3) and 238(1) and (3), 238(2) and (3))	189	190	226	249	266	256	175	145	79	105	67
Offences connected with houses in multiple occupation and housing licences (ss. 72 (1) and (6), 72(2) and (6), 72(3) and (7), 95(1) and (5), 95(2) and (6))	107	117	164	219	346	345	246	147	64	102	67
Alter/suppress/destroy a document required to produce under a section 235 housing notice (s. 236(4) and (5))	1	1	0	0	0	0	0	0	0	0	0
Failing to comply with overcrowding order or obstructing a relevant person in performance of anything required by Parts 1 to 4 Housing Act 2004 (ss. 139(7), 241(1) and 3)	2	2	0	2	2	2	0	2	0	0	0

Table 1b: Number of organisations sentenced for specified offences under the Housing Act 2004, 2012 to 2022

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Failure to comply with certain orders/notices/regulation and supplying misinformation to a housing authority (summary offences under Housing Act offences) (ss. 30(1) and (3), 32, 131(5) and (6), 234, 236(1) and (3) and 238(1) and (3), 238(2) and (3))	19	30	23	22	58	37	33	30	13	22	15
Offences connected with houses in multiple occupation and housing licences (ss. 72 (1) and (6), 72(2) and (6), 72(3) and (7), 95(1) and (5), 95(2) and (6))	13	19	15	26	37	70	45	48	21	11	14
Alter/suppress/destroy a document required to produce under a section 235 housing notice (s. 236(4) and (5))	1	0	0	0	0	0	0	0	0	0	0
Failing to comply with overcrowding order or obstructing a relevant person in performance of anything required by Parts 1 to 4 Housing Act 2004 (ss. 139(7), 241(1) and 3)	0	0	0	3	0	0	0	0	0	0	0

Table 2a: Number of adult offenders sentenced for specified offences under the Prevention of Social Housing Fraud Act 2013, 2013 to 2022

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Sub-let / part with possession of a dwelling-house let under a secure or an assured tenancy in breach of a term of the tenancy (ss 1(1) and (5), 2(1) and (6))	0	3	9	6	11	10	14	2	6	2
Dishonestly sub-let/part with possession of dwelling-house let under secure or an assured tenancy in breach of a term of the tenancy (ss 1(2) and (6), 2(2) and (7))	0	2	2	9	13	9	10	5	13	5

Table 2b: Number of organisations sentenced for specified offences under the Prevention of Social Housing Fraud Act 2013, 2013 to 2022

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Sub-let / part with possession of a dwelling-house let under a secure or an assured tenancy in breach of a term of the tenancy (ss 1(1) and (5), 2(1) and (6))	0	0	0	2	0	0	0	0	0	0
Dishonestly sub-let/part with possession of dwelling-house let under secure or an assured tenancy in breach of a term of the tenancy (ss 1(2) and (6), 2(2) and (7))	-	-	-	-	-	-	-	-	-	-

Table 3a: Number of adult offenders sentenced for specified offences under the Protection from Eviction Act, 2012 to 2022

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Unlawful eviction of occupier (s 1(2) and (4))	13	8	13	15	20	14	13	16	8	17	6
Unlawful harassment of occupier (ss 1(3) and (4), 1(3A) and (4))	8	8	10	5	16	13	3	8	4	4	2

Table 3b: Number of organisations sentenced for specified offences under the Protection from Eviction Act, 2012 to 2022

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Unlawful eviction of occupier (s 1(2) and (4))	0	0	1	0	1	1	1	0	0	2	0
Unlawful harassment of occupier (ss 1(3) and (4), 1(3A) and (4))	0	2	0	0	3	0	1	0	0	0	0

Table 4a: Number of adult offenders sentenced for specified offences under the Criminal Law Act 1997, 2012 to 2022

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Use or threaten violence to secure entry to premises (s 6(1) and (5))	334	261	304	369	284	301	300	246	201	170	176

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