



# Prevention of Social Housing Fraud Act 2013

## 2013 CHAPTER 3

An Act to create offences and make other provision relating to sub-letting and parting with possession of social housing; to make provision about the investigation of social housing fraud; and for connected purposes. [31st January 2013]

BE IT ENACTED by the Queen's most Excellent Majesty, by and with the advice and consent of the Lords Spiritual and Temporal, and Commons, in this present Parliament assembled, and by the authority of the same, as follows:—

### **1 Unlawful sub-letting: secure tenancies**

- (1) A tenant of a dwelling-house [<sup>F1</sup>in England] let under a secure tenancy commits an offence if—
- (a) in breach of an express or implied term of the tenancy, the tenant sub-lets or parts with possession of—
    - (i) the whole of the dwelling-house, or
    - (ii) part of the dwelling-house without the landlord's written consent,
  - (b) the tenant ceases to occupy the dwelling-house as the tenant's only or principal home, and
  - (c) the tenant knows that the conduct described in paragraph (a) is a breach of a term of the tenancy.
- (2) A tenant of a dwelling-house let under a secure tenancy commits an offence if—
- (a) dishonestly and in breach of an express or implied term of the tenancy, the tenant sub-lets or parts with possession of—
    - (i) the whole of the dwelling-house, or
    - (ii) part of the dwelling-house without the landlord's written consent, and
  - (b) the tenant ceases to occupy the dwelling-house as the tenant's only or principal home.

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*Changes to legislation:* There are currently no known outstanding effects for the Prevention of Social Housing Fraud Act 2013. (See end of Document for details)

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- (3) The offence under subsection (1) is not committed where the tenant takes the action described in paragraphs (a) and (b) of that subsection because of violence or threats of violence by a person residing in, or in the locality of, the dwelling-house—
- (a) towards the tenant, or
  - (b) towards a member of the family of the tenant who was residing with the tenant immediately before the tenant ceased to occupy the dwelling-house.
- (4) The offence under subsection (1) is not committed if a person (“P”) who occupies the dwelling-house as a result of the conduct described in subsection (1)(a) is—
- (a) a person entitled to apply to the court for an order giving P a right to occupy the dwelling-house or to have the tenancy transferred to P, or
  - (b) a person in respect of whom an application may be made to have the tenancy transferred to P or to another person to be held for P's benefit.
- (5) A person convicted of an offence under subsection (1) is liable on summary conviction to a fine not exceeding level 5 on the standard scale.
- (6) A person convicted of an offence under subsection (2) is liable—
- (a) on summary conviction, to imprisonment for a term not exceeding 6 months or a fine not exceeding the statutory maximum (or both);
  - (b) on conviction on indictment, to imprisonment for a term not exceeding 2 years or a fine (or both).

#### Textual Amendments

- F1** Words in [s. 1\(1\)](#) inserted (1.12.2022) by [The Renting Homes \(Wales\) Act 2016 \(Consequential Amendments\) Regulations 2022 \(S.I. 2022/1166\)](#), regs. 1(1), **33(2)**

#### Commencement Information

- I1** [S. 1](#) in force for E. at 15.10.2013 by [S.I. 2013/2622](#), **art. 2**
- I2** [S. 1](#) in force for W. at 5.11.2013 by [S.I. 2013/2861](#), **art. 2**

## 2 Unlawful sub-letting: assured tenancies <sup>F2</sup>and secure contracts

- (1) A tenant of a dwelling-house let under an assured tenancy <sup>F3</sup>or a secure contract] to which this section applies commits an offence if—
- (a) in breach of an express or implied term of the tenancy, the tenant sub-lets or parts with possession of the whole or part of the dwelling-house,
  - (b) the tenant ceases to occupy the dwelling-house as the tenant's only or principal home, and
  - (c) the tenant knows that the conduct described in paragraph (a) is a breach of a term of the tenancy.
- (2) A tenant of a dwelling-house let under an assured tenancy <sup>F4</sup>or a secure contract] to which this section applies commits an offence if—
- (a) dishonestly and in breach of an express or implied term of the tenancy, the tenant sub-lets or parts with possession of the whole or part of the dwelling-house, and
  - (b) the tenant ceases to occupy the dwelling-house as the tenant's only or principal home.

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- (3) This section applies to an assured tenancy [<sup>F5</sup>or a secure contract]—
- (a) under which the landlord is a private registered provider of social housing [<sup>F6</sup>,] a registered social landlord [<sup>F7</sup>or in relation to Wales a community landlord], and
  - (b) which is not a shared ownership lease.
- (4) The offence under subsection (1) is not committed where the tenant takes the action described in paragraphs (a) and (b) of that subsection because of violence or threats of violence by a person residing in, or in the locality of, the dwelling-house—
- (a) towards the tenant, or
  - (b) towards a member of the family of the tenant who was residing with the tenant immediately before the tenant ceased to occupy the dwelling-house.
- (5) The offence under subsection (1) is not committed if a person (“P”) who occupies the dwelling-house as a result of the conduct described in subsection (1)(a) is—
- (a) a person entitled to apply to the court for an order giving P a right to occupy the dwelling-house or to have the tenancy transferred to P, or
  - (b) a person in respect of whom an application may be made to have the tenancy transferred to P or to another person to be held for P’s benefit.
- (6) A person convicted of an offence under subsection (1) is liable on summary conviction to a fine not exceeding level 5 on the standard scale.
- (7) A person convicted of an offence under subsection (2) is liable—
- (a) on summary conviction, to imprisonment for a term not exceeding 6 months or a fine not exceeding the statutory maximum (or both);
  - (b) on conviction on indictment, to imprisonment for a term not exceeding 2 years or a fine (or both).

#### Textual Amendments

- F2** Words in s. 2 heading inserted (1.12.2022) by [The Renting Homes \(Wales\) Act 2016 \(Consequential Amendments\) Regulations 2022 \(S.I. 2022/1166\)](#), regs. 1(1), **33(3)(a)**
- F3** Words in s. 2(1) inserted (1.12.2022) by [The Renting Homes \(Wales\) Act 2016 \(Consequential Amendments\) Regulations 2022 \(S.I. 2022/1166\)](#), regs. 1(1), **33(3)(b)**
- F4** Words in s. 2(2) inserted (1.12.2022) by [The Renting Homes \(Wales\) Act 2016 \(Consequential Amendments\) Regulations 2022 \(S.I. 2022/1166\)](#), regs. 1(1), **33(3)(c)**
- F5** Words in s. 2(3) inserted (1.12.2022) by [The Renting Homes \(Wales\) Act 2016 \(Consequential Amendments\) Regulations 2022 \(S.I. 2022/1166\)](#), regs. 1(1), **33(3)(d)(i)**
- F6** Punctuation in s. 2(3)(a) substituted (1.12.2022) by [The Renting Homes \(Wales\) Act 2016 \(Consequential Amendments\) Regulations 2022 \(S.I. 2022/1166\)](#), regs. 1(1), **33(3)(d)(ii)(aa)**
- F7** Words in s. 2(3)(a) inserted (1.12.2022) by [The Renting Homes \(Wales\) Act 2016 \(Consequential Amendments\) Regulations 2022 \(S.I. 2022/1166\)](#), regs. 1(1), **33(3)(d)(ii)(bb)**

#### Commencement Information

- I3** S. 2 in force for E. at 15.10.2013 by [S.I. 2013/2622](#), **art. 2**
- I4** S. 2 in force for W. at 5.11.2013 by [S.I. 2013/2861](#), **art. 2**

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### 3 Prosecution of offences

- (1) Proceedings for an offence under section 1(1) or 2(1) may be brought within the period of 6 months beginning with the date on which evidence sufficient in the opinion of the prosecutor to warrant the proceedings came to the prosecutor's knowledge.
- (2) But no such proceedings may be brought more than three years—
  - (a) after the commission of the offence, or
  - (b) in the case of continuous contravention, after the last date on which the offence was committed.
- (3) A certificate signed by the prosecutor and stating the date on which such evidence came to the prosecutor's knowledge is conclusive evidence of that fact; and a certificate to that effect and purporting to be so signed is to be treated as being so signed unless the contrary is proved.
- (4) Subsections (1) to (3) also apply in relation to an associated offence which is a summary offence (to the extent that they would not otherwise apply to that offence).
- (5) A local authority may prosecute an offence under section 1 or 2 in relation to a dwelling-house—
  - (a) whether or not the dwelling-house is or was let under a tenancy under which the local authority is or was the landlord, and
  - (b) whether or not the dwelling-house is located in the local authority's area.
- (6) Subsection (5) also applies in relation to an associated offence (to the extent that it would not otherwise apply to that offence).

#### Commencement Information

- I5** S. 3 in force for E. at 15.10.2013 by [S.I. 2013/2622, art. 2](#)  
**I6** S. 3 in force for W. at 5.11.2013 by [S.I. 2013/2861, art. 2](#)

### 4 Unlawful profit orders: criminal proceedings

- (1) This section applies if a person (“the offender”) is convicted of—
  - (a) an offence under section 1 or 2, or
  - (b) an associated offence in relation to an offence under section 1 or 2.
- (2) The court by or before which the offender is convicted—
  - (a) must, on application or otherwise, decide whether to make an unlawful profit order, and
  - (b) may, if it considers it appropriate to do so, make such an order, instead of or in addition to dealing with the offender in any other way.
- (3) An “unlawful profit order” is an order requiring the offender to pay the landlord an amount representing the profit made by the offender as a result of the conduct constituting the offence.
- (4) If the court decides not to make an unlawful profit order, it must give reasons for that decision on passing sentence on the offender.
- (5) The amount payable under an unlawful profit order must be such amount as the court considers appropriate, having regard to any evidence and to any representations that

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- are made by or on behalf of the offender or the prosecutor, but subject to subsections (6) and (7).
- (6) The maximum amount payable under an unlawful profit order is calculated as follows—
- Step 1* Determine the total amount the offender received as a result of the conduct constituting the offence (or the best estimate of that amount).
- Step 2* Deduct from the amount determined under step 1 the total amount, if any, paid by the offender as rent to the landlord (including service charges) over the period during which the offence was committed.
- (7) Where an unlawful profit order has been made against the offender under section 5, an order under this section may only provide for the landlord to recover an amount equal to the aggregate of the following—
- (a) any amount by which the amount of the offender's profit found under this section exceeds the amount payable under the order made under section 5, and
- (b) a sum equal to any portion of the amount payable under the order made under section 5 that the landlord fails to recover,
- and the landlord may not enforce the order under this section, so far as it relates to a sum mentioned in paragraph (b), without the leave of the court.
- (8) Subsection (9) applies where the court considers—
- (a) that, as well as being appropriate to make an unlawful profit order, it would be appropriate to impose a fine, and
- (b) that the offender has insufficient means to pay both—
- (i) an appropriate sum under an unlawful profit order, and
- (ii) an appropriate sum under a fine.
- (9) The court must give preference to making an unlawful profit order (though it may impose a fine as well).
- (10) If the amount required to be paid by a person under an unlawful profit order is not paid when it is required to be paid, that person must pay interest on the amount for the period for which it remains unpaid.
- (11) The rate of interest is the same rate as that for the time being specified in section 17 of the Judgments Act 1838 (interest on civil judgment debts).
- (12) [<sup>F8</sup>Sections 141 to 143 of the Sentencing Code] (supplementary provisions about compensation orders) apply to unlawful profit orders as if—
- (a) references to a compensation order were to an unlawful profit order (subject to paragraph (d)),
- (b) references to the compensation to be paid under a compensation order were to the amount to be paid under an unlawful profit order,
- [<sup>F9</sup>(c) section 143(3)(a) and (b) were omitted, and
- (d) the reference in section 143(5)(b)(ii) to an unlawful profit order under section 4 were to a compensation order under Chapter 2 of Part 7 of the Sentencing Code.]
- (13) In this section “the landlord” means the landlord under the tenancy in respect of which the offence was committed.

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#### Textual Amendments

- F8** Words in s. 4(12) substituted (1.12.2020) by Sentencing Act 2020 (c. 17), s. 416(1), **Sch. 24 para. 290(a)** (with Sch. 24 para. 447, Sch. 27); S.I. 2020/1236, reg. 2
- F9** S. 4(12)(c)(d) substituted (1.12.2020) by Sentencing Act 2020 (c. 17), s. 416(1), **Sch. 24 para. 290(b)** (with Sch. 24 para. 447, Sch. 27); S.I. 2020/1236, reg. 2

#### Commencement Information

- I7** S. 4 in force for E. at 15.10.2013 by S.I. 2013/2622, **art. 2**
- I8** S. 4 in force for W. at 5.11.2013 by S.I. 2013/2861, **art. 2**

## 5 Unlawful profit orders: civil proceedings

- (1) The court may, on the application of the landlord of a dwelling-house let under a secure or an assured tenancy [<sup>F10</sup>or a secure contract], make an unlawful profit order if—
  - (a) in the case of a secure tenancy, the conditions in subsection (3) are met, and
  - (b) in the case of an assured tenancy [<sup>F11</sup>or a secure contract], the conditions in subsection (4) are met.
- (2) An “unlawful profit order” is an order requiring the tenant against whom it is made to pay the landlord an amount representing the profit made by the tenant from the conduct described in subsection (3)(a) or (4)(c).
- (3) The conditions in the case of a secure tenancy are that a tenant under the tenancy—
  - (a) in breach of an express or implied term of the tenancy, has sub-let or parted with possession of—
    - (i) the whole of the dwelling-house, or
    - (ii) part of the dwelling-house without the landlord's written consent,
  - (b) has ceased to occupy the dwelling-house as the tenant's only or principal home, and
  - (c) has received money as a result of the conduct described in paragraph (a).
- (4) The conditions in the case of an assured tenancy [<sup>F12</sup>or a secure contract] are that—
  - (a) the landlord is a private registered provider of social housing [<sup>F13</sup>,] a registered social landlord [<sup>F14</sup>or in relation to Wales a community landlord],
  - (b) the tenancy is not a shared ownership lease,
  - (c) in breach of an express or implied term of the tenancy, a tenant under the tenancy has sub-let or parted with possession of the whole or part of the dwelling-house,
  - (d) the tenant has ceased to occupy the dwelling-house as the tenant's only or principal home, and
  - (e) the tenant has received money as a result of the conduct described in paragraph (c).
- (5) The amount payable under an unlawful profit order must be such amount as the court considers appropriate, having regard to any evidence and to any representations that are made by or on behalf of the landlord or the tenant, but subject to subsections (6) and (7).
- (6) The maximum amount payable under an unlawful profit order is calculated as follows—

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*Step 1* Determine the total amount the tenant received as a result of the conduct described in subsection (3)(a) or (4)(c) (or the best estimate of that amount).

*Step 2* Deduct from the amount determined under step 1 the total amount, if any, paid by the tenant as rent to the landlord (including service charges) over the period during which the conduct described in subsection (3)(a) or (4)(c) took place.

- (7) Where an unlawful profit order has been made against the tenant under section 4, an order under this section may only provide for the landlord to recover an amount equal to the aggregate of the following—
- (a) any amount by which the amount of the tenant's profit found under this section exceeds the amount payable under the order made under section 4, and
  - (b) a sum equal to any portion of the amount payable under the order made under section 4 that the landlord fails to recover,
- and the landlord may not enforce the order under this section, so far as it relates to a sum mentioned in paragraph (b), without the leave of the court.
- (8) For the purposes of this section “the court” means the High Court or the county court.
- (9) Section 110(3) of the Housing Act 1985 (by which the claimant in proceedings relating to a secure tenancy may not recover the claimant's costs if the proceedings are taken in the High Court) does not apply to proceedings under this section.

#### Textual Amendments

- F10** Words in s. 5(1) inserted (1.12.2022) by The Renting Homes (Wales) Act 2016 (Consequential Amendments) Regulations 2022 (S.I. 2022/1166), regs. 1(1), **33(4)(a)(i)**
- F11** Words in s. 5(1)(b) inserted (1.12.2022) by The Renting Homes (Wales) Act 2016 (Consequential Amendments) Regulations 2022 (S.I. 2022/1166), regs. 1(1), **33(4)(a)(ii)**
- F12** Words in s. 5(4) inserted (1.12.2022) by The Renting Homes (Wales) Act 2016 (Consequential Amendments) Regulations 2022 (S.I. 2022/1166), regs. 1(1), **33(4)(b)(i)**
- F13** Punctuation in s. 5(4)(a) substituted (1.12.2022) by The Renting Homes (Wales) Act 2016 (Consequential Amendments) Regulations 2022 (S.I. 2022/1166), regs. 1(1), **33(4)(b)(ii)(aa)**
- F14** Words in s. 5(4)(a) inserted (1.12.2022) by The Renting Homes (Wales) Act 2016 (Consequential Amendments) Regulations 2022 (S.I. 2022/1166), regs. 1(1), **33(4)(b)(ii)(bb)**

#### Commencement Information

- I9** S. 5 in force for E. at 15.10.2013 by S.I. 2013/2622, **art. 2**
- I10** S. 5 in force for W. at 5.11.2013 by S.I. 2013/2861, **art. 2**

## 6 Loss of assured tenancy status

After section 15 of the Housing Act 1988 insert—

### “15A Loss of assured tenancy status

- (1) Subsection (2) applies if, in breach of an express or implied term of the tenancy, a tenant of a dwelling-house let under an assured tenancy to which this section applies—
- (a) parts with possession of the dwelling-house, or

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- (b) sub-lets the whole of the dwelling-house (or sub-lets first part of it and then the remainder).
- (2) The tenancy ceases to be an assured tenancy and cannot subsequently become an assured tenancy.
- (3) This section applies to an assured tenancy—
  - (a) under which the landlord is a private registered provider of social housing or a registered social landlord, and
  - (b) which is not a shared ownership lease.
- (4) In this section “registered social landlord” has the same meaning as in Part 1 of the Housing Act 1996.
- (5) In this section “shared ownership lease” means a lease of a dwelling-house—
  - (a) granted on payment of a premium calculated by reference to a percentage of the value of the dwelling-house or of the cost of providing it, or
  - (b) under which the lessee (or the lessee's personal representatives) will or may be entitled to a sum calculated by reference, directly or indirectly, to the value of the dwelling-house.”

**Commencement Information**

**II1** S. 6 in force for E. at 15.10.2013 by S.I. 2013/2622, **art. 2**

**II2** S. 6 in force for W. at 5.11.2013 by S.I. 2013/2861, **art. 2**

**7 Regulations about powers to require information**

- (1) The appropriate authority may by regulations provide for the exercise, for prescribed housing fraud investigation purposes, of powers to require the provision of information.
- (2) The appropriate authority may by regulations—
  - (a) make provision about the persons by whom powers conferred by regulations under this section may be exercised;
  - (b) in particular, make provision for the authorisation by local authorities of persons to exercise those powers.
- (3) The provision that may be made by regulations under this section includes, in particular, provision equivalent to—
  - (a) provision made by a relevant enactment, or
  - (b) provision that is capable of being made under a relevant enactment, with such modifications as the appropriate authority thinks fit.
- (4) For the purposes of subsection (3), each of the following enactments is a “relevant enactment”—
  - (a) section 109B of the Social Security Administration Act 1992 (powers to require information);
  - (b) section 110A of that Act (authorisations by local authorities to exercise powers of investigation);
  - (c) section 121DA(2) and (3) of that Act (interpretation of Part 6 of that Act).



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- (5) After the repeal of section 110A of the Social Security Administration Act 1992 by Part 1 of Schedule 14 to the Welfare Reform Act 2012, the reference to that section in subsection (4) is to that section as it had effect immediately before it was repealed.
- (6) A person exercising powers conferred by regulations under this section must have regard to guidance issued or approved by the appropriate authority.
- (7) In this section “housing fraud investigation purposes” means purposes relating to the prevention, detection or securing of evidence for a conviction of—
- (a) an offence under this Act;
  - (b) an offence under the Fraud Act 2006 relating to the unlawful sub-letting or parting with possession of the whole or part of a dwelling-house let by a local authority, a private registered provider of social housing or a registered social landlord,
  - (c) an offence under the Fraud Act 2006 relating to an application for an allocation of housing accommodation under Part 6 of the Housing Act 1996,
  - (d) an offence under the Fraud Act 2006 relating to an application for accommodation, or for assistance in obtaining accommodation, under Part 7 of the Housing Act 1996,
  - (e) an offence under the Fraud Act 2006 relating to—
    - (i) a claim to exercise the right to buy under Part 5 of the Housing Act 1985,
    - (ii) a claim to exercise the right to acquire under section 16 of the Housing Act 1996 [<sup>F15</sup>before the repeal of that section by the Abolition of the Right to Buy and Associated Rights (Wales) Act 2017 came into force], or
    - (iii) a claim to exercise the right to acquire under section 180 of the Housing and Regeneration Act 2008, or
  - (f) an associated offence in relation to an offence mentioned in any of paragraphs (a) to (e).
- (8) In this section “prescribed” means prescribed by regulations under this section.

#### Textual Amendments

- F15** Words in s. 7(7)(e)(ii) inserted (26.1.2019) by [Abolition of the Right to Buy and Associated Rights \(Wales\) Act 2018 \(anaw 1\)](#), s. 11(3)(4), [Sch. 1 para. 8\(2\)](#); S.I. 2018/100, art. 2(b) (with art. 3) (with savings in S.I. 2019/110, reg. 5)

#### Commencement Information

- I13** S. 7 in force for E. at 15.10.2013 by [S.I. 2013/2622](#), [art. 2](#)
- I14** S. 7 in force for W. at 5.11.2013 by [S.I. 2013/2861](#), [art. 2](#)

## 8 Regulations about related offence

- (1) The appropriate authority may by regulations provide for the creation of an offence that may be committed by a person by refusing or failing to provide any information or document when required to do so by or under regulations under section 7.
- (2) Regulations under this section—
- (a) must provide for an offence under the regulations to be triable only summarily;

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- (b) may not provide for such an offence to be punishable with a fine exceeding level 3 on the standard scale.
- (3) Regulations under this section—
  - (a) may provide, in a case where a person is convicted of an offence under the regulations and the act or omission constituting the offence continues after the conviction, for the person to be guilty of a further offence and liable on summary conviction to a daily fine;
  - (b) may not provide for the daily fine to exceed £40.
- (4) The appropriate authority may by regulations make provision—
  - (a) about defences to an offence under regulations under this section;
  - (b) about the commission by a body corporate of such an offence;
  - (c) about the conduct of proceedings for such an offence;
  - (d) about the time limits for bringing such proceedings;
  - (e) about the determination of issues arising in such proceedings;
  - (f) about other matters of procedure and evidence in relation to such an offence.

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**Commencement Information**

**I15** S. 8 in force for E. at 15.10.2013 by S.I. 2013/2622, [art. 2](#)

**I16** S. 8 in force for W. at 5.11.2013 by S.I. 2013/2861, [art. 2](#)

**9 Regulations: supplementary**

- (1) In sections 7 and 8 “the appropriate authority” means—
  - (a) the Secretary of State, in relation to England, and
  - (b) the Welsh Ministers, in relation to Wales.
- (2) Regulations under section 7 or 8—
  - (a) are to be made by statutory instrument,
  - (b) may make different provision for different cases or circumstances, and
  - (c) may contain incidental, supplementary, consequential, transitional, transitory or saving provision.
- (3) A statutory instrument containing regulations made by the Secretary of State under section 7 or 8 may not be made unless a draft of the instrument has been laid before and approved by a resolution of each House of Parliament.
- (4) A statutory instrument containing regulations made by the Welsh Ministers under section 7 or 8 may not be made unless a draft of the instrument has been laid before and approved by a resolution of the National Assembly for Wales.

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**Commencement Information**

**I17** S. 9 in force for E. at 15.10.2013 by S.I. 2013/2622, [art. 2](#)

**I18** S. 9 in force for W. at 5.11.2013 by S.I. 2013/2861, [art. 2](#)

## 10 Consequential amendments

The Schedule (consequential amendments) has effect.

### Commencement Information

**I19** S. 10 in force for E. at 15.10.2013 by S.I. 2013/2622, art. 2

**I20** S. 10 in force for W. at 5.11.2013 by S.I. 2013/2861, art. 2

## 11 Interpretation

(1) In this Act—

(a) “secure tenancy” has the meaning given by section 79 of the Housing Act 1985, <sup>F16</sup>...

(b) “assured tenancy” has the same meaning as in Part 1 of the Housing Act 1988 [<sup>F17</sup>, and]

<sup>F18</sup>(c) “secure contract” has the same meaning as in section 8 of the Renting Homes (Wales) Act 2016 (anaw 1).]

(2) In the application of this Act in relation to a secure tenancy, the following expressions have the same meaning as in the Housing Act 1985—

“dwelling-house” (see section 112 of that Act);

“landlord” (see section 621 of that Act);

“tenancy” (see section 621 of that Act);

“tenant” (see section 621 of that Act).

(3) In the application of this Act in relation to an assured tenancy, the following expressions have the same meaning as in the Housing Act 1988—

“dwelling-house” (see section 45(1) of that Act);

“landlord” (see section 45(1) and (3) of that Act);

“tenancy” (see section 45(1) of that Act);

“tenant” (see section 45(1) and (3) of that Act).

<sup>F19</sup>(3A) In the application of this Act in relation to a secure contract, the following expressions have the same meaning as in the Renting Homes (Wales) Act 2016 (anaw 1)—

(a) “community landlord” (see section 9 of that Act);

(b) “secure contract” (see section 8 of that Act).]

(4) References in this Act to a member of the tenant's family (in relation to a secure or an assured tenancy [<sup>F20</sup>or secure contract]) are to be construed in accordance with section 113 of the Housing Act 1985.

<sup>F21</sup>(4A) References in this Act to a member of the tenant's family (in relation to a secure contract) are to be construed in accordance with section 250 of the Renting Homes (Wales) Act 2016.]

(5) In this Act “shared ownership lease” means a lease of a dwelling-house—

(a) granted on payment of a premium calculated by reference to a percentage of the value of the dwelling-house or of the cost of providing it, or

(b) under which the lessee (or the lessee's personal representatives) will or may be entitled to a sum calculated by reference, directly or indirectly, to the value of the dwelling-house.

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*Changes to legislation: There are currently no known outstanding effects for the Prevention of Social Housing Fraud Act 2013. (See end of Document for details)*

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- (6) References in this Act to the landlord under a secure or an assured tenancy [<sup>F22</sup>or a secure contract] include—
- (a) in a case where the tenancy has ended, a person who was the landlord under the tenancy, and
  - (b) in a case where the tenancy has ceased to be a secure or an assured tenancy [<sup>F22</sup>or a secure contract], the person who was the landlord under the tenancy when it was a secure or an assured tenancy [<sup>F22</sup>or a secure contract].
- (7) References in this Act to the tenant under a secure or an assured tenancy [<sup>F23</sup>or a secure contract] include—
- (a) in a case where the tenancy has ended, a person who was the tenant under the tenancy, and
  - (b) in a case where the tenancy has ceased to be a secure or an assured tenancy [<sup>F23</sup>or a secure contract], a person who was the tenant under the tenancy when it was a secure or an assured tenancy [<sup>F23</sup>or a secure contract].
- (8) In this Act “local authority” means a county council, a county borough council, a district council, a London borough council, the Common Council of the City of London or the Council of the Isles of Scilly.
- (9) In this Act “registered social landlord” has the same meaning as in Part 1 of the Housing Act 1996.
- (10) In this Act “associated offence”, in relation to an offence, means—
- (a) an offence of aiding, abetting, counselling or procuring the commission of that offence,
  - (b) an offence of attempting or conspiring to commit that offence, or
  - (c) an offence under Part 2 of the Serious Crime Act 2007 (encouraging or assisting crime) in relation to that offence.

#### Textual Amendments

- F16** Word in s. 11(1)(a) omitted (1.12.2022) by virtue of The Renting Homes (Wales) Act 2016 (Consequential Amendments) Regulations 2022 (S.I. 2022/1166), regs. 1(1), **33(5)(a)(i)**
- F17** Word in s. 11(1)(b) substituted (1.12.2022) by The Renting Homes (Wales) Act 2016 (Consequential Amendments) Regulations 2022 (S.I. 2022/1166), regs. 1(1), **33(5)(a)(ii)**
- F18** S. 11(1)(c) inserted (1.12.2022) by The Renting Homes (Wales) Act 2016 (Consequential Amendments) Regulations 2022 (S.I. 2022/1166), regs. 1(1), **33(5)(a)(iii)**
- F19** S. 11(3A) inserted (1.12.2022) by The Renting Homes (Wales) Act 2016 (Consequential Amendments) Regulations 2022 (S.I. 2022/1166), regs. 1(1), **33(5)(b)**
- F20** Words in s. 11(4) inserted (1.12.2022) by The Renting Homes (Wales) Act 2016 (Consequential Amendments) Regulations 2022 (S.I. 2022/1166), regs. 1(1), **33(5)(c)**
- F21** S. 11(4A) inserted (1.12.2022) by The Renting Homes (Wales) Act 2016 (Consequential Amendments) Regulations 2022 (S.I. 2022/1166), regs. 1(1), **33(5)(d)**
- F22** Words in s. 11(6) inserted (1.12.2022) by The Renting Homes (Wales) Act 2016 (Consequential Amendments) Regulations 2022 (S.I. 2022/1166), regs. 1(1), **33(5)(e)**
- F23** Words in s. 11(7) inserted (1.12.2022) by The Renting Homes (Wales) Act 2016 (Consequential Amendments) Regulations 2022 (S.I. 2022/1166), regs. 1(1), **33(5)(f)**

#### Commencement Information

- I21** S. 11 in force for E. at 15.10.2013 by S.I. 2013/2622, **art. 2**

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**Changes to legislation:** There are currently no known outstanding effects for the Prevention of Social Housing Fraud Act 2013. (See end of Document for details)

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**I22** S. 11 in force for W. at 5.11.2013 by S.I. 2013/2861, art. 2

## **12 Extent, commencement and short title**

- (1) This Act extends to England and Wales only, subject to subsection (2).
- (2) An amendment of an Act made by this Act has the same extent as the provision to which it relates.
- (3) The provisions of this Act, apart from this section, come into force—
  - (a) in relation to England, on such day as the Secretary of State may by order appoint;
  - (b) in relation to Wales, on such day as the Welsh Ministers may by order appoint.
- (4) An order under subsection (3) is to be made by statutory instrument.
- (5) An order under subsection (3) may—
  - (a) appoint different days for different purposes, and
  - (b) make transitional, transitory or saving provision.
- (6) This Act may be cited as the Prevention of Social Housing Fraud Act 2013.

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*Changes to legislation: There are currently no known outstanding effects for the Prevention of Social Housing Fraud Act 2013. (See end of Document for details)*

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## SCHEDULE

Section 10

## CONSEQUENTIAL AMENDMENTS

*Administration of Justice Act 1970 (c. 31)*

1 The Administration of Justice Act 1970 is amended as follows.

**Commencement Information**

**I23** Sch. para. 1 in force for E. at 15.10.2013 by [S.I. 2013/2622](#), **art. 2**

**I24** Sch. para. 1 in force for W. at 5.11.2013 by [S.I. 2013/2861](#), **art. 2**

<sup>F24</sup>2 .....

**Textual Amendments**

**F24** Sch. para. 2 omitted (17.3.2016) by virtue of [Modern Slavery Act 2015 \(c. 30\)](#), s. 61(1), **Sch. 5 para. 27(3)**; [S.I. 2016/243](#), **reg. 2(c)**

3 In Schedule 9 (enforcement of orders for costs, compensation, etc), in Part 1 (payment enforceable as on summary conviction), after paragraph 13 insert—

“13A Where under section 4 of the Prevention of Social Housing Fraud Act 2013 a court makes an unlawful profit order.”

**Commencement Information**

**I25** Sch. para. 3 in force for E. at 15.10.2013 by [S.I. 2013/2622](#), **art. 2**

**I26** Sch. para. 3 in force for W. at 5.11.2013 by [S.I. 2013/2861](#), **art. 2**

*Housing Act 1988 (c. 50)*

4 In section 1 of the Housing Act 1988 (meaning of assured tenancy), after subsection (1) insert—

“(1A) Subsection (1) has effect subject to section 15A (loss of assured tenancy status).”

**Commencement Information**

**I27** Sch. para. 4 in force for E. at 15.10.2013 by [S.I. 2013/2622](#), **art. 2**

**I28** Sch. para. 4 in force for W. at 5.11.2013 by [S.I. 2013/2861](#), **art. 2**

*Criminal Justice Act 1991 (c. 53)*

5 (1) Section 24 of the Criminal Justice Act 1991 (recovery of fines by deduction from certain benefits) is amended as follows.

(2) In subsection (1)—

<sup>F25</sup>(a) .....

*Changes to legislation: There are currently no known outstanding effects for the Prevention of Social Housing Fraud Act 2013. (See end of Document for details)*

(b) in paragraph (a), for “or compensation” substitute “ , compensation or unlawful profit ”.

F26(3) .....

(4) In subsection (4), after the definition of “prescribed” insert “;

unlawful profit order” means an unlawful profit order under section 4 of the Prevention of Social Housing Fraud Act 2013.”

**Textual Amendments**

**F25** Sch. para. 5(2)(a) omitted (17.3.2016) by virtue of [Modern Slavery Act 2015 \(c. 30\)](#), s. 61(1), [Sch. 5 para. 27\(3\)](#); [S.I. 2016/243](#), reg. 2(c)

**F26** Sch. para. 5(3) omitted (17.3.2016) by virtue of [Modern Slavery Act 2015 \(c. 30\)](#), s. 61(1), [Sch. 5 para. 27\(3\)](#); [S.I. 2016/243](#), reg. 2(c)

**Commencement Information**

**I29** Sch. para. 5 in force for E. at 15.10.2013 by [S.I. 2013/2622](#), [art. 2](#)

**I30** Sch. para. 5 in force for W. at 5.11.2013 by [S.I. 2013/2861](#), [art. 2](#)

*Family Law Act 1996 (c. 27)*

6 In section 30(4)(b) of the Family Law Act 1996 (occupation by spouse or civil partner with home rights to be treated as occupation by other spouse or civil partner), for “and Chapter I of Part V of the Housing Act 1996” substitute “ , Chapter 1 of Part 5 of the Housing Act 1996 and the Prevention of Social Housing Fraud Act 2013 ”.

**Commencement Information**

**I31** Sch. para. 6 in force for E. at 15.10.2013 by [S.I. 2013/2622](#), [art. 2](#)

**I32** Sch. para. 6 in force for W. at 5.11.2013 by [S.I. 2013/2861](#), [art. 2](#)

*Powers of Criminal Courts (Sentencing) Act 2000 (c. 6)*

7 The Powers of Criminal Courts (Sentencing) Act 2000 is amended as follows.

**Commencement Information**

**I33** Sch. para. 7 in force for E. at 15.10.2013 by [S.I. 2013/2622](#), [art. 2](#)

**I34** Sch. para. 7 in force for W. at 5.11.2013 by [S.I. 2013/2861](#), [art. 2](#)

F27g .....

**Textual Amendments**

**F27** [Sch. para. 8](#) repealed (1.12.2020) by [Sentencing Act 2020 \(c. 17\)](#), s. 416(1), [Sch. 28](#) (with ss. 413(4)(5), 416(7), [Sch. 27](#)); [S.I. 2020/1236](#), reg. 2

F28g .....

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*Changes to legislation: There are currently no known outstanding effects for the Prevention of Social Housing Fraud Act 2013. (See end of Document for details)*

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#### Textual Amendments

**F28** Sch. para. 9 omitted (17.3.2016) by virtue of [Modern Slavery Act 2015 \(c. 30\)](#), s. 61(1), [Sch. 5 para. 27\(3\)](#); [S.I. 2016/243](#), reg. 2(c)

- 10 In section 142(1) (power of Crown Court to order defendant to be searched on imposing fine or making various orders), after paragraph (c) insert—
- “(ca) the Crown Court makes an unlawful profit order under section 4 of the Prevention of Social Housing Fraud Act 2013 against a person,”.

#### Commencement Information

**I35** Sch. para. 10 in force for E. at 15.10.2013 by [S.I. 2013/2622](#), [art. 2](#)  
**I36** Sch. para. 10 in force for W. at 5.11.2013 by [S.I. 2013/2861](#), [art. 2](#)

#### *Proceeds of Crime Act 2002 (c. 29)*

- 11 The Proceeds of Crime Act 2002 is amended as follows.

#### Commencement Information

**I37** Sch. para. 11 in force for E. at 15.10.2013 by [S.I. 2013/2622](#), [art. 2](#)  
**I38** Sch. para. 11 in force for W. at 5.11.2013 by [S.I. 2013/2861](#), [art. 2](#)

- 12 In section 6 (making of confiscation order), after subsection (6) insert—
- “(6A) The court must also treat the duty in subsection (5) as a power if—
- (a) an order has been made, or it believes an order may be made, against the defendant under section 4 (criminal unlawful profit orders) of the Prevention of Social Housing Fraud Act 2013 in respect of profit made by the defendant in connection with the conduct, or
  - (b) it believes that a person has at any time started or intends to start proceedings against the defendant under section 5 (civil unlawful profit orders) of that Act in respect of such profit.”

#### Commencement Information

**I39** Sch. para. 12 in force for E. at 15.10.2013 by [S.I. 2013/2622](#), [art. 2](#)  
**I40** Sch. para. 12 in force for W. at 5.11.2013 by [S.I. 2013/2861](#), [art. 2](#)

- 13 In section 7(3) (calculation of recoverable amount), after “section 6(6)” insert “ or 6(6A) ”.

#### Commencement Information

**I41** Sch. para. 13 in force for E. at 15.10.2013 by [S.I. 2013/2622](#), [art. 2](#)  
**I42** Sch. para. 13 in force for W. at 5.11.2013 by [S.I. 2013/2861](#), [art. 2](#)



*Changes to legislation: There are currently no known outstanding effects for the Prevention of Social Housing Fraud Act 2013. (See end of Document for details)*

### Textual Amendments

**F29** Sch. para. 14 omitted (1.6.2015) by virtue of [Serious Crime Act 2015 \(c. 9\)](#), s. 88(1), [Sch. 4 para. 89](#); [S.I. 2015/820](#), reg. 3(q)(xi)

- 15 In section 14(12) (quashing of confiscation order on ground of defect in connection with postponement permitted where certain fines and orders made before confiscation order), at the end of paragraph (c) insert “;
- (d) made an order under section 4 of the Prevention of Social Housing Fraud Act 2013 (unlawful profit orders).”

### Commencement Information

**I43** Sch. para. 15 in force for E. at 15.10.2013 by [S.I. 2013/2622](#), [art. 2](#)

**I44** Sch. para. 15 in force for W. at 5.11.2013 by [S.I. 2013/2861](#), [art. 2](#)

- 16 (1) Section 15 (effect of postponement of confiscation proceedings) is amended as follows.
- (2) In subsection (2) (power to sentence defendant during postponement not to cover imposing fines or certain orders)—
- (a) omit the “or” at the end of paragraph (b), and
- (b) at the end of paragraph (c) insert “, or
- (d) make an unlawful profit order under section 4 of the Prevention of Social Housing Fraud Act 2013.”
- (3) In subsection (3) (power, after sentencing during postponement, to vary sentence to impose fines or certain orders)—
- (a) omit the “or” at the end of paragraph (b), and
- (b) at the end of paragraph (c) insert “, or
- (d) making an unlawful profit order under section 4 of the Prevention of Social Housing Fraud Act 2013.”

### Commencement Information

**I45** Sch. para. 16 in force for E. at 15.10.2013 by [S.I. 2013/2622](#), [art. 2](#)

**I46** Sch. para. 16 in force for W. at 5.11.2013 by [S.I. 2013/2861](#), [art. 2](#)

- 17 (1) Section 19 (reconsideration of case after confiscation order not made) is amended as follows.
- (2) In subsection (7) (fines and orders to be taken into account in arriving at the just amount), at the end of paragraph (d) insert “;
- (e) any order which has been made against the defendant in respect of the offence (or any of the offences) concerned under section 4 of the Prevention of Social Housing Fraud Act 2013 (unlawful profit orders).”
- (3) In subsection (8) (disapplication of section 13(5) and (6) where compensation order made), after “Sentencing Act” insert “ or an unlawful profit order under section 4 of the Prevention of Social Housing Fraud Act 2013 ”.

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*Changes to legislation: There are currently no known outstanding effects for the Prevention of Social Housing Fraud Act 2013. (See end of Document for details)*

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**Commencement Information**

**I47** Sch. para. 17 in force for E. at 15.10.2013 by [S.I. 2013/2622](#), [art. 2](#)

**I48** Sch. para. 17 in force for W. at 5.11.2013 by [S.I. 2013/2861](#), [art. 2](#)

- 18 (1) Section 20 (reconsideration of benefit after confiscation order not made) is amended as follows.
- (2) In subsection (11) (fines and orders to be taken into account in arriving at the just amount), at the end of paragraph (d) insert “;
- (e) any order which has been made against the defendant in respect of the offence (or any of the offences) concerned under section 4 of the Prevention of Social Housing Fraud Act 2013 (unlawful profit orders).”
- (3) In subsection (12) (disapplication of section 13(5) and (6) where compensation order made), after “Sentencing Act” insert “ or an unlawful profit order under section 4 of the Prevention of Social Housing Fraud Act 2013 ”.

**Commencement Information**

**I49** Sch. para. 18 in force for E. at 15.10.2013 by [S.I. 2013/2622](#), [art. 2](#)

**I50** Sch. para. 18 in force for W. at 5.11.2013 by [S.I. 2013/2861](#), [art. 2](#)

- 19 (1) Section 21 (reconsideration of benefit after confiscation order made) is amended as follows.
- (2) In subsection (9) (fines and orders to be taken into account in arriving at the just amount), at the end of paragraph (c) insert “;
- (d) any order which has been made against the defendant in respect of the offence (or any of the offences) concerned under section 4 of the Prevention of Social Housing Fraud Act 2013 (unlawful profit orders).”
- (3) In subsection (10) (court not to take account of compensation order if direction made under section 13(6)), after “(9)(c)” insert “ or (d) ”.

**Commencement Information**

**I51** Sch. para. 19 in force for E. at 15.10.2013 by [S.I. 2013/2622](#), [art. 2](#)

**I52** Sch. para. 19 in force for W. at 5.11.2013 by [S.I. 2013/2861](#), [art. 2](#)

- 20 In section 32(7) (Court of Appeal's power on appeal: duty to have regard to compensation order), after “orders)” insert “ or section 4 of the Prevention of Social Housing Fraud Act 2013 (unlawful profit orders) ”.

**Commencement Information**

**I53** Sch. para. 20 in force for E. at 15.10.2013 by [S.I. 2013/2622](#), [art. 2](#)

**I54** Sch. para. 20 in force for W. at 5.11.2013 by [S.I. 2013/2861](#), [art. 2](#)

*Changes to legislation: There are currently no known outstanding effects for the Prevention of Social Housing Fraud Act 2013. (See end of Document for details)*

- 21 In section 33(9) (Crown Court's powers following appeal to Supreme Court: duty to have regard to compensation order), after “orders)” insert “ or section 4 of the Prevention of Social Housing Fraud Act 2013 (unlawful profit orders) ”.

**Commencement Information**

**I55** Sch. para. 21 in force for E. at 15.10.2013 by [S.I. 2013/2622](#), **art. 2**

**I56** Sch. para. 21 in force for W. at 5.11.2013 by [S.I. 2013/2861](#), **art. 2**

F30 22 .....

**Textual Amendments**

**F30** Sch. para. 22 omitted (1.6.2015) by virtue of [Serious Crime Act 2015 \(c. 9\)](#), s. 88(1), **Sch. 4 para. 89**; [S.I. 2015/820](#), **reg. 3(q)(xi)**

- 23 In section 308 (general exceptions to concept of recoverable property), after subsection (7) insert—

“(7A) If—

- (a) a payment is made to a person in pursuance of an unlawful profit order under section 4 of the Prevention of Social Housing Fraud Act 2013, and
- (b) apart from this subsection, the sum received would be recoverable property,

the property ceases to be recoverable.”

**Commencement Information**

**I57** Sch. para. 23 in force for E. at 15.10.2013 by [S.I. 2013/2622](#), **art. 2**

**I58** Sch. para. 23 in force for W. at 5.11.2013 by [S.I. 2013/2861](#), **art. 2**

*Courts Act 2003 (c. 39)*

- 24 Schedule 5 to the Courts Act 2003 (collection of fines and other sums adjudged to be paid on conviction) is amended as follows.

**Commencement Information**

**I59** Sch. para. 24 in force for E. at 15.10.2013 by [S.I. 2013/2622](#), **art. 2**

**I60** Sch. para. 24 in force for W. at 5.11.2013 by [S.I. 2013/2861](#), **art. 2**

- 25 In paragraph 2(2) (interpretation), after the definition of “a sum required to be paid by a compensation order” insert “; and

a sum required to be paid by an unlawful profit order” means any sum required to be paid by an order made under section 4 of the Prevention of Social Housing Fraud Act 2013.”

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*Changes to legislation: There are currently no known outstanding effects for the Prevention of Social Housing Fraud Act 2013. (See end of Document for details)*

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**Commencement Information**

- I61** Sch. para. 25 in force for E. at 15.10.2013 by S.I. 2013/2622, **art. 2**  
**I62** Sch. para. 25 in force for W. at 5.11.2013 by S.I. 2013/2861, **art. 2**

<sup>F31</sup>26 .....

**Textual Amendments**

- F31** Sch. para. 26 omitted (17.3.2016) by virtue of **Modern Slavery Act 2015 (c. 30)**, s. 61(1), **Sch. 5 para. 27(3)**; S.I. 2016/243, reg. 2(c)

- 27 In paragraph 13(1)(aa) (requirement for collection order to state amount of fine or amount payable under collection order)—
- (a) for “or a sum required to be paid by a compensation order” substitute “, a sum required to be paid by a compensation order or a sum required to be paid by an unlawful profit order”, and
- (b) for sub-paragraph (i) substitute—
- “(i) the amount of the fine, the amount required to be paid by the compensation order or the amount required to be paid by the unlawful profit order (or, where that sum consists of or includes two or more of those amounts, each of those amounts),”.

**Commencement Information**

- I63** Sch. para. 27 in force for E. at 15.10.2013 by S.I. 2013/2622, **art. 2**  
**I64** Sch. para. 27 in force for W. at 5.11.2013 by S.I. 2013/2861, **art. 2**

*Criminal Justice Act 2003 (c. 44)*

<sup>F32</sup>28 .....

**Textual Amendments**

- F32** Sch. paras. 28-30 repealed (1.12.2020) by **Sentencing Act 2020 (c. 17)**, s. 416(1), **Sch. 28** (with ss. 413(4)(5), 416(7), Sch. 27); S.I. 2020/1236, reg. 2

<sup>F32</sup>29 .....

**Textual Amendments**

- F32** Sch. paras. 28-30 repealed (1.12.2020) by **Sentencing Act 2020 (c. 17)**, s. 416(1), **Sch. 28** (with ss. 413(4)(5), 416(7), Sch. 27); S.I. 2020/1236, reg. 2

<sup>F32</sup>30 .....

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**Changes to legislation:** There are currently no known outstanding effects for the  
Prevention of Social Housing Fraud Act 2013. (See end of Document for details)

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**Textual Amendments**

**F32** Sch. paras. 28-30 repealed (1.12.2020) by Sentencing Act 2020 (c. 17), s. 416(1), **Sch. 28** (with ss. 413(4)(5), 416(7), Sch. 27); S.I. 2020/1236, reg. 2

*Armed Forces Act 2006 (c. 52)*

- 31 In the section 270A of the Armed Forces Act 2006 inserted by paragraph 20(2) of Schedule 3 to the Armed Forces Act 2011 (exceptions to restrictions on community punishments), in subsection (6) (orders which do not form part of an offender's sentence), at the end of paragraph (c) insert “;
- (d) an unlawful profit order under section 4 of the Prevention of Social Housing Fraud Act 2013.”

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**Commencement Information**

**I65** Sch. para. 31 in force for E. at 15.10.2013 by S.I. 2013/2622, **art. 2**  
**I66** Sch. para. 31 in force for W. at 5.11.2013 by S.I. 2013/2861, **art. 2**

**Changes to legislation:**

There are currently no known outstanding effects for the Prevention of Social Housing Fraud Act 2013.