

NOTICE OF INTENT

SECTION 87 CONSUMER RIGHTS ACT 2015 ("The Act")

This Notice is issued by		Council
Date of Notice		Reference
To		
Name and address of letting/property management agent		
<p>The Council, being an enforcement authority, GIVE NOTICE that the Council is satisfied that on [] your conduct amounted to a breach of the Consumer Rights Act 2019, namely engaged in letting agency work or property management work failed to display a list of fees:</p> <p>(a) at each of the your premises at which you deal face-to-face with persons using or proposing to use services to which the fees relate and at a place in each of those premises at which the list is likely to be seen by such person—Section 83(2); or</p> <p>(b) On your website—Section 83(3)</p> <p>or such fees that were displayed were inadequate for the purposes of Section 83(4)-</p>		
Address of premises or website		
The amount of a financial penalty imposed is determined by the Council but must not exceed £5,000		
The Council hereby proposes to impose a financial penalty for the above offence of		
NOTE <p>A separate penalty can be issued for a breach under Section 83(2) and Section 83(3).</p> <p>A separate penalty can be issued for breaches which occur at different locations.</p> <p>A separate penalty can also be issued for a breach under Section 83(3) in respect of affected properties in another enforcement authority's area where relevant letting agency or property management work is being undertaken.</p>		

Reasons for issuing the Notice / Details of the breach

You right to make representations

Before a final notice is served you may within the permitted timeframe make written representations to us in relation to the proposed imposition of the monetary penalty. This activates a formal review.

You have 28 days beginning with the day after that on which this Notice was served.

Following a review, we will decide to either

- (a) Continue to impose the amount of the financial penalty;**
- (b) Reduce the amount of the financial penalty; or**
- (c) Decide not to impose a financial penalty at all**

If we decide not to impose a financial penalty the matter will be at an end. However should a financial penalty be decided upon you will be served with a Final Notice setting out the amount of the financial penalty.

Representations are to be sent, within the permitted timeframe, to:

Address of enforcement authority

You may alternatively email your representations to

Signature of Enforcement Officer