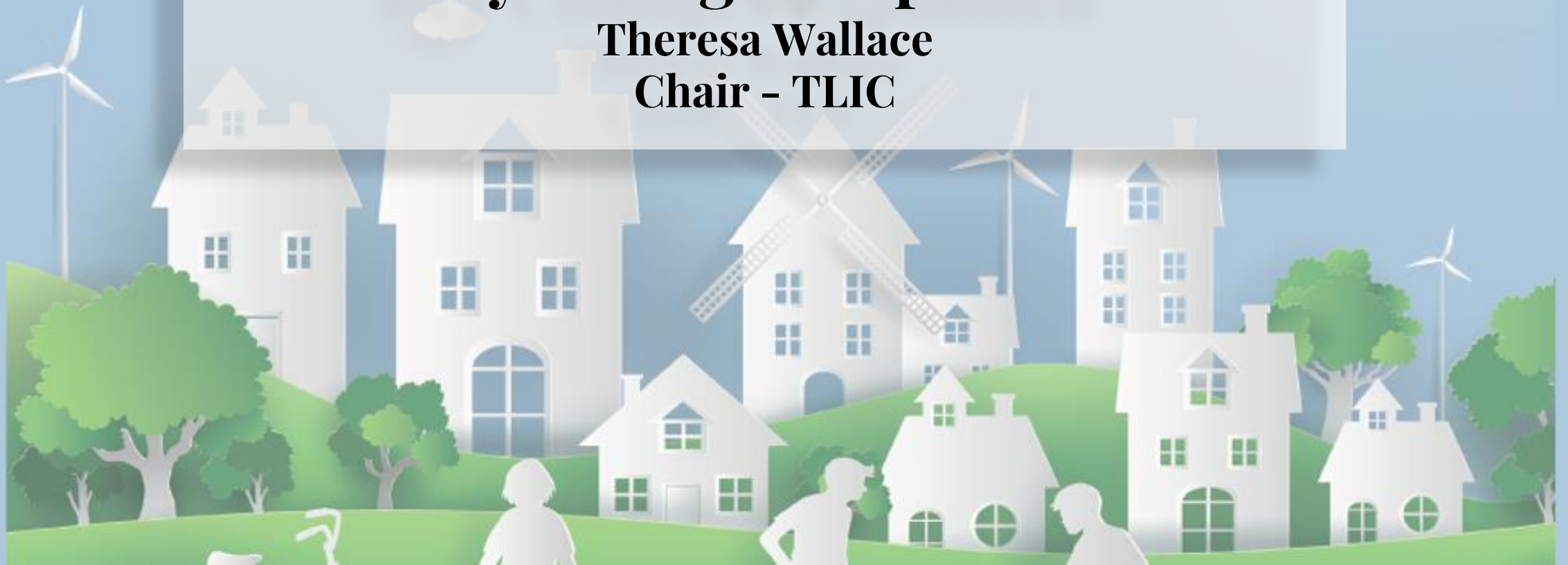


# UNDERSTANDING THE RENTERS' RIGHTS BILL

## Key Changes Explained

Theresa Wallace  
Chair - TLIC



# Agenda

1. The Bill's passage through Parliament
2. Proposed end of Fixed Term Tenancies
3. What else the Bill covers
4. What might come next
5. Q&A



When will we have to  
comply with the bill?



# The Bill's passage through Parliament

## 1. CURRENTLY AT COMMITTEE STAGE IN THE HOUSE OF LORDS

### Bill started in the House of Commons

- ☒ 1st reading
- ☒ 2nd reading
- ☒ Committee stage
- ☒ Report stage
- ☒ 3rd reading

### Bill in the House of Lords

- ☒ 1st reading
- ☒ 2nd reading
- ☒ Committee stage
- ☒ Report stage
- ☐ 3rd reading

### Final stages

- ☐ Consideration of amendments
- ☐ Royal Assent

3. WORKING  
TOWARDS A  
COMPLIANT  
DATE OF  
OCT 2025 –  
JAN 2026?

2. 'BEST GUESS' ON TIMINGS:  
ROYAL ASSENT JULY?



# The proposed end of Fixed Term Tenancies



# Abolishment of S21 and the start of open-ended tenancies – what this will mean for you

## **ALL ASTS BECOME 'ASSURED PERIODIC TENANCIES'**

No more fixed terms

Superior lease restrictions for ASTs become ineffective

## **RENTS**

Charged monthly  
or for each 28-day period  
AND  
Cannot take rent until TA  
entered into.

## **CAN RENT BE PAID IN ADVANCE?**

Not before they move  
in

## **IMPLEMENTATION**

Going for the  
'Big Bang'  
approach



# For a tenant to serve notice

What notice would a tenant need to give?



A minimum of 2 months  
&  
Common Law service



How would notice be served?



Where there are  
multiple tenants?



Notice by 1 tenant  
will bind all





# What serving notice would look like

**Section 8 notices  
only**

**Longer notice  
periods for  
landlords**

**2 weeks notice for  
most  
discretionary  
grounds**

**No notice for Anti  
Social Behavior**

But court cannot give  
possession earlier than 14  
days from notice date

**Exceptions:**

Non-Housing Act  
tenancies (NHA), &  
Premium leases



**HOW WILL THE COURTS DEAL WITH  
THE INCREASE IN SECTION 8 EVICTIONS?**





# Serving notice to move back in or sell your property

## THE PROPOSED RULES

THERE WILL BE A  
12-MONTH  
PROTECTED  
TENANCY PERIOD  
FOR THE TENANT.

A 4 month notice  
period applies.

THERE IS A  
RESTRICTION ON  
REMARKETING FOR  
LET

16 months  
(12 months from end of  
notice period)



# Existing and proposed new mandatory possession grounds

NO.	NAME OF GROUND
1	Occupation by landlord or family
1A	Sale of dwelling-house
2	Sale by mortgagee
2ZB	Possession when superior lease ends (new proposed ground)
2ZD	Possession by superior landlord
4A	Properties rented to students for occupation by new students
5	Ministers of religion
5C	End of employment by the landlord

NO.	NAME OF GROUND
5E	Occupation as supported accommodation
5F	Dwelling-house occupied as supported accommodation
6	Redevelopment
6B	Compliance with enforcement action
7	Death of tenant
7A	Severe ASB/Criminal Behaviour
7B	No right to rent
8	Rent arrears

# Existing and proposed new discretionary possession grounds

NO.	NAME OF GROUND	NO.	NAME OF GROUND
10	Any rent arrears	14	Anti-social behaviour
11	Persistent arrears	14ZA	Rioting
12	Breach of tenancy	15	Deterioration of furniture
13	Deterioration of property	17	False statement



# HMTCS

- Building a new digital end-to-end service
- Online route for making and responding to possession claims
- Offering improved user experience through guided journeys
- Bailiffs?



# Other proposed changes



# Rent Bidding

## KEY POINTS

- No offer above specified amounts
- Advertised price is the price
- Applicable to Assured Periodic Tenancies



# Annual Rent Reviews

1. RESEARCH  
LOCAL MARKET RENT

2. SERVE  
SECTION 13 NOTICE

A tenant can refer to a First Tier Tribunal –  
before increase commences



HM Courts &  
Tribunals Service

For Disputes  
Preparation for First  
Tier Tribunal cases  
Expected timetables?  
Capacity?



## KEY POINTS

- Can advertise property as ‘no pets’ and tenants with pets can be refused
- Cannot refuse unreasonably once tenant is living in property
- Reasonable to refuse if superior landlord (head lease) says no. Other than this, it’ll be for the courts to consider
- Tenant Fee Act exception – A tenant can be asked to pay for specific ‘pet insurance’



# Discrimination

## KEY POINTS

- Illegal for landlords to refuse renting to families with children or those in receipt of benefits.
- However, property will have to be suitable for those renting.



# Non-Compliance penalty proposals

## STRENGTHENING LOCAL AUTHORITY ENFORCEMENT BY EXPANDING CIVIL PENALTIES

### Introducing:

- Investigatory powers.
- The requirement for local authorities to report on enforcement activity.

First offence  
up to £7,000



Persistent offenders  
(2+ in 5yrs) up to £40,000

## RENT REPAYMENT ORDERS TO BE EXTENDED TO SUPERIOR LANDLORDS

**Increasing from 1 year to 2 years**  
and ensuring repeat offenders repay  
the maximum amount.

# Rent and Legal Protection Insurance



**HELPS AS A SAFEGUARD  
TO PROTECT RENTAL INCOME**

For landlords with  
Assured Periodic Tenancies  
and Assured Shorthold Tenancies now

## KEY POINTS

- Policies are aimed at protecting against financial losses due to unpaid rent and covers legal expenses related to eviction.
- There are certain restrictions.

There is  
more to follow...



# To follow : A new Landlord Ombudsman



## WHAT IS IT?

A Landlord Ombudsman that will provide quick, fair, impartial and binding resolution for tenants' complaints about their landlord.

## WHAT WILL YOU NEED TO DO?

You'll need to become a member before marketing your property

## WHAT TENANCIES WILL IT AFFECT?

Only Assured Periodic or Rent Act tenancies

# To follow : A Private Rented Sector Database



## WHAT IS IT?

A database to help landlords understand their legal obligations and demonstrate compliance (giving good landlords confidence in their position).

## WHAT WILL YOU NEED TO DO?

You'll need to register yourself and your property before marketing

## WHAT TENANCIES WILL IT AFFECT?

Only Assured Periodic or Rent Act tenancies



# Decent Homes Standard

**Proposed extended scope**



Ministry of Housing,  
Communities &  
Local Government

Initiative  
already in  
place for social  
housing

TO INCLUDE  
PRIVATE  
RENTED  
SECTOR

# Awaab's Law – addressing damp and mould



## WHAT WILL YOU NEED TO DO?

The intention of Awaab's Law is to impose timescales for responding to repair issues in properties that are related to damp and mould.

## ARE THERE TIME FRAMES?

You must investigate within 14 days.

You must act within 7 days if a medical professional decides there's a health risk.

## WHAT TENANCIES DOES IT AFFECT?

All private rented sector tenancies

Thank you for listening

