



## What the Bill means to Landlords in the Private Rented Sector

**With the publication of the Renters Reform Bill in May 2023, and the subsequent media coverage, we have had a lot of landlords contacting us to find out what the implications are. Therefore, we have put together this guide to help you navigate what the Bill means for you and your rental properties.**

My first piece of advice though is don't panic. We all know that the media loves scaremongering headlines and some of those would want you to believe it's the end of the private rented sector. It isn't and there are benefits to the Bill, they just tend to get buried beneath the dramatic headlines.

There has been concern that Landlords will not be able to get their properties back when they need to, but you can. With the same reasons that would normally apply such as outstanding rent arrears, tenants' anti-social behaviour or wanting to sell for example.

The second thing to remember is that nothing has changed with the publication of the Bill. There is a long way to go through the Parliamentary process, so there are no immediate changes you need to make because of last month's announcement.

Above all, please do not hesitate to contact myself and the team if you need any information or advice as we are always happy to help.

**Robert and The Pennington Team**

### What is the Renters Reform Bill?

Introduced to the House of Commons on 17<sup>th</sup> May 2023, the Bill sets out the Government's plan to deliver on their policies to reform the private rented sector in England. The legislation will implement many of the measures that were included in the White Paper – 'A Fairer Private Rented Sector' – which was published in June 2022.

The objective of the Bill is to ensure renters have access to a secure and decent home and that landlords retain the confidence to repossess their properties where they need to.

### What does the Bill include?

#### As a summary the Bill will:

- Abolish Section 21 'no fault' evictions and reform tenancy agreements where all assured tenancies are periodic
- Introduce more possession grounds where tenants are at fault, for example in cases of anti-social behaviour and repeat rent arrears
- Provide stronger protections against retaliatory evictions
- Introduce a new Ombudsman that all private landlords must join
- Introduce a new Property Portal including a database of residential landlords and privately rented properties in England
- Give tenants the right to request a pet in their property, which the landlord must consider and cannot unreasonably refuse

#### Further measures the UK Government will legislate for include:

- Apply the Decent Homes Standard to the private rented sector
- Make it illegal for landlords and agents to have blanket bans on renting to tenants in receipt of benefits or with children
- Strengthen local council's enforcement powers and introduce a new requirement for councils to report on enforcement activity



### What are the next steps?

The Bill has now been introduced to Parliament and published in full, which is known as the 'First Reading' as it is the first stage of a Bill's passage through Parliament. It has now moved to the Second Reading, which is the first opportunity for MPs to debate the general principles and themes of the Bill.

The measures contained in the Bill will need to overcome normal legislative hurdles, and the changes will be introduced in stages as the provisions are passed into law. The Bill will be debated in Parliament and then approved by the House of Commons and the House of Lords and once it has received Royal Assent, it becomes law and is known as an Act.

For those interested all stages of the Bill can be followed on the UK Parliament website [here](#).

### What is the general view of the Bill?

Reforms to the private rented sector in England have been long awaited and the Bill will bring much needed clarity to landlords and their agents, and tenants.

The industry body, Propertymark confirms they will support the Government to ensure the specific details and policies work in practice for those on the ground, whilst providing security and fairness for both parties of the rental agreement. They also acknowledge that it is important implementation is well planned and managed as these reforms are significant for the sector and everyone will need time to understand and prepare for the new measures.

### For further information

It is useful to remember that nothing has changed yet and as the Bill progresses, it will be subject to amendments. During this time we will work with Propertymark who will be lobbying to represent the interests of PRS landlords and to ensure that any changes are workable and implemented successfully.

Please get in contact if you have any questions or concerns.

### Contact us

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