



The Renters Rights Bill and what it means for Landlords and Tenants

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The government has introduced the Renters Rights Bill and hopes to have the legislation passed and enacted by summer of 2025. We explore the bill and pull through the principle changes proposed.

The Proposed Legislation

The bill introduced covers many of the previous changes proposed but not passed by the last Conservative government, but it does go further.

We take a look into the main elements of the bill here:

Abolition of Section 21 “no fault” evictions

The issue of section 21 evictions has been a hot social and political topic for years. The ability of landlords to issue notice to tenants without fault has split opinion, with landlords insisting it provides much needed protection, and tenants voicing concern around security of tenure and retaliatory eviction.

Matthew Pennycook, Housing Minister, has advised that they hope to have the law passed and in place by next summer, which will apply to new and existing tenancies once in place, providing immediate tenant protections across the sector.

Concern raised by PropertyMark, The National Landlord Association, and echoed by Private Sector agents and landlords is whether the government will take concurrent steps to ensure that the court systems have the funding and resource to deal with the inevitable spike in fault possession claims following its abolition.

Strengthening tenant rights and protections

This element of the bill intends to give tenants protection from rent increases above market rates, whilst simultaneously ending bidding wars through the marketing process.

Agents will be prevented from accepting offers from tenants above advertised rates, and a mechanism for limiting in-tenancy rent increases above market will be introduced. Any such rent increase will be limited to a single time in any year.

Decent homes standard across the private sector

A decent homes standard is to be introduced across the private sector, which will be a strengthening of the current section 11 and homes (fitness for human habitation) act laws.

This will require landlords to bring and maintain properties to a set standard, which if breached will give local authorities the power to prosecute and issue fines upto £7,000.

AWAABs law

AWAABs law was introduced in the social housing sector in 2023 to ensure strict response times and repairing obligation in respect of hazards, such as damp, mould and to ensure adequate record keeping.

The bill proposes to pull the law across to align the public and private sector.

The right to have pets in rental properties

Tenants have long requested protections in respect of pets.

The bill will introduce a legal right for tenants to request a pet, with the landlord being unable to unreasonably refuse.

The landlord will be able to request insurance protection be provided by the tenant.

Landlord Database

This intends to create a digital landlord database to allow tenants the ability to make an informed choice on renting. As the information will be accessible by the public, it is hoped that this will improve landlord and agent standards.

Children and Benefits

Finally, the bill introduces laws to prohibit discrimination against any tenant that has children or is on benefits, but does not limit the landlords ability to ensure affordability checks are completed prior to the tenant taking occupation.

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