

# Renters' Rights Bill

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## RUNNING LIST OF ALL AMENDMENTS IN COMMITTEE OF THE WHOLE HOUSE

*Tabled up to and including  
5 February 2025*

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*The amendments are listed in accordance with the following Instruction –*

Clauses 1 to 4	Schedule 4
Schedule 1	Clause 102
Clauses 5 to 31	Schedule 5
Schedule 2	Clauses 103 to 146
Clauses 32 to 74	Schedule 6
Schedule 3	Clauses 147 to 149
Clauses 75 to 101	Title

*[Amendments marked ★ are new or have been altered]*

### Clause 1

BARONESS SCOTT OF BYBROOK

- ★ Clause 1, page 1, line 13, at end insert “unless the tenant meets the student test when the tenancy is entered into.
- (1A) For the purposes of this section, a tenant who meets the student test when a tenancy is entered into has the same meaning as in Ground 4A.”

***Member's explanatory statement***

*This amendment would allow student tenancies to remain as fixed tenancies to provide the certainty that both student tenants and student landlords require.*

BARONESS SCOTT OF BYBROOK

- ★ Clause 1, page 1, line 13, at end insert “unless the landlord acts as a landlord for fewer than five properties.”

***Member's explanatory statement***

*This amendment would allow small landlords, who are less likely to have capacity to fund legal proceedings, to continue to be able to issue Section 21 notices.*

## BARONESS SCOTT OF BYBROOK

- ★ Clause 1, page 1, line 13, at end insert “, unless the landlord and the tenant mutually agree to have a fixed term during which period the landlord agrees to suspend the ability to seek possession under Ground 1 (Occupation by landlord or family), Ground 1A (Sale of dwelling-house) or Ground 6 (Redevelopment) of Schedule 2.

(1A) During a fixed term tenancy agreed under subsection (1), the landlord shall not be entitled to increase the rent as provided for by section 15.”

*Member's explanatory statement*

*This amendment would allow fixed term tenancies to continue if both the landlord and the tenant agree.*

## After Clause 6

## BARONESS SCOTT OF BYBROOK

- ★ After Clause 6, insert the following new Clause –

**“Assessment of operation of possession process**

- (1) The Lord Chancellor must prepare an assessment of the operation of the process by which –
- (a) on applications made by landlords the county court is able to make orders for the possession of dwellings in England that are let under assured and regulated tenancies, and
  - (b) such orders are enforced.
- (2) The Lord Chancellor must publish the assessment at such time, and in such manner, as the Lord Chancellor thinks appropriate.
- (3) In this section –
- “assured tenancy” means an assured tenancy within the meaning of the 1988 Act;
- “dwelling” means a building or part of a building which is occupied or intended to be occupied as a separate dwelling;
- “regulated tenancy” means a regulated tenancy within the meaning of the Rent Act 1977.”

*Member's explanatory statement*

*This amendment would require the Lord Chancellor to assess the operation of the possession process to ensure that the courts service has the capacity to deal with the increased demand expected because of this Bill.*

## Clause 8

## BARONESS SCOTT OF BYBROOK

- ★ Clause 8, page 12, line 34, leave out “, if lower than the tenancy rent,”

**Member's explanatory statement**

*This amendment would remove the requirement that agreed tenancy rents can only be decreased by the Tribunal, therefore removing the potential incentive for tenants to appeal all rent increases when they would only go down or stay the same.*

BARONESS SCOTT OF BYBROOK

- ★ Clause 8, page 12, line 36, leave out “of the application” and insert “the Tribunal makes a determination”

**Member's explanatory statement**

*This amendment would stop the Tribunal from being able to require landlords to make a backdated payment to a tenant where it determines that a rent amount is too high, despite the tenant having agreed to the rent amount when they agreed to the tenancy.*

BARONESS SCOTT OF BYBROOK

- ★ Clause 8, page 13, line 20, leave out from “13A(2),” to the end of line 28 and insert “or  
    “(b) a date that the appropriate tribunal directs, if it appears to the tribunal that applying paragraph (a) would cause undue hardship to the tenant.”

**Member's explanatory statement**

*This amendment would stop the tribunal delaying the date that a rent increase would come into effect, removing the incentive for all tenants to appeal all rent increases to guarantee a delayed implementation.*

BARONESS SCOTT OF BYBROOK

- ★ Clause 8, page 13, line 32, leave out “, if lower than the proposed rent,”

**Member's explanatory statement**

*This amendment would remove the requirement that proposed rents can only be decreased therefore removing the incentive for all tenants to appeal all rent increases when they would only go down or stay the same.*

BARONESS SCOTT OF BYBROOK

- ★ Clause 8, page 13, line 41, at end insert –
  - “(12) The Secretary of State must conduct a review of –
    - (a) the impact of this section on the tribunals responsible for the determination of rent, and
    - (b) the ability of tribunals to manage an increase in applications for a review of a proposed rent increase.
  - (13) The Secretary of State must lay the review made under subsection (12) and the Government’s response to the review before Parliament.

- (14) The Secretary of State must consult with the Competition and Markets Authority on any measures necessary to ensure that tribunals are able to assess market rents without having a distorting effect on the market.”

***Member's explanatory statement***

*This amendment would require the Secretary of State to conduct a review of the tribunals responsible for the determination of rent.*

**Clause 65**

BARONESS SCOTT OF BYBROOK

- ★ Clause 65, page 99, line 25, at end insert “, whose property is not managed by an agent who is a member of an independent redress scheme approved by the Secretary of State,”

***Member's explanatory statement***

*This amendment would only require a residential landlord to be a member of the landlord redress scheme if their tenant does not already have access to one by virtue of the landlord using an agent who is a member of another approved independent redress scheme to avoid duplication.*

**After Clause 136**

BARONESS SCOTT OF BYBROOK

- ★ After Clause 136, insert the following new Clause –

**“Review of the impact of the Act on the housing market**

- (1) The Secretary of State must publish an annual report outlining the impact of the provisions of this Act on the housing market in England, Wales and Scotland.
- (2) A report made under this section must include the impact of this Act on –
  - (a) the availability of homes in the private rental sector,
  - (b) rents charged under tenancies,
  - (c) house prices, and
  - (d) requests for social housing.
- (3) A report made under this section must be laid before Parliament.”

***Member's explanatory statement***

*This amendment would require a review of the impact of the Act on the housing market, particularly in relation to availability of rented homes, rents charged, house prices and requests for social housing.*

**Clause 145**

BARONESS SCOTT OF BYBROOK

★ Clause 145, page 163, line 14, at end insert –

“(5A) Section 2 must not come into force until the assessment of the operation of the possession process in section (*Assessment of operation of possession process*) has been published and the Secretary of State is satisfied that the courts service has sufficient capacity.”

***Member's explanatory statement***

*This amendment would stop the removal of Section 21 of the Housing Act 1988 until the Lord Chancellor has published their assessment of the operation of the possession process and the Secretary of State has been satisfied that the courts service has sufficient capacity.*

BARONESS SCOTT OF BYBROOK

★ Clause 145, page 163, line 14, at end insert –

“(5A) Section 13 must not come into force until the Secretary of State has consulted with representatives of the insurance sector to ensure that appropriate insurance products are available for landlords wishing to let a property to a tenant who will be keeping a pet in their property during their tenancy.”

***Member's explanatory statement***

*This amendment requires the Secretary of State to consult with insurers on the availability of insurance for landlords for damage caused by pets before this section comes into effect.*

BARONESS SCOTT OF BYBROOK

★ Clause 145, page 163, line 14, at end insert –

“(5A) Section 13 must not come until force until the Secretary of State has consulted with representatives of the insurance sector to ensure that appropriate insurance products are available for tenants whose landlords have required insurance as a condition for consenting to the keeping of a pet.”

***Member's explanatory statement***

*This amendment requires the Secretary of State to consult with insurers on the availability of insurance for tenants for damage caused by pets before this section comes into effect.*

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PUBLISHED BY AUTHORITY OF THE HOUSE OF LORDS