

# Renters' Rights Bill

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

*Tabled up to and including  
6 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 7**

LORD BEST

★ Clause 7, page 10, line 4, at end insert –

“(4F) It shall be an implied term of every assured tenancy to which this section applies that for a period of four years from the commencement of the tenancy the percentage increase between the existing rent and any new rent specified in a notice given under subsection (2) must not exceed whichever is the lesser of –

- (a) the percentage of the rate of inflation calculated by reference to the consumer price index since the date on which the existing rent took effect, or
- (b) the percentage increase in median national earnings calculated over a three-year period by the UK Statistics Authority, ending on the date on which the notice was served.”

***Member's explanatory statement***

*This amendment provides for in-tenancy rent increases to be index-linked on the basis of CPI or increases in national annual earnings. This avoids the uncertainties for a period of up to four years of rents being determined at unknown – and perhaps unaffordable – market levels.*

**Clause 8**

LORD BEST

★ Clause 8, page 11, line 22, after “appropriate tribunal” insert “for a period of four years from the commencement of the tenancy”

LORD BEST

★ Clause 8, page 11, line 23, at end insert “save that no application may be made where the proposed new rent is not increased from the previous rent by a sum greater than that specified in section 13(4F)”

***Member's explanatory statement***

*This amendment renders unnecessary an application to the First-Tier Tribunal where the proposed in-tenancy rent increase does not exceed a measure of inflation specified in section 13(4F) as inserted by another amendment in the name of Lord Best.*

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.*

**After Clause 63**

LORD BEST

★ After Clause 63, insert the following new Clause –

**“Training and qualifications of property agents managing assured tenancies**

- (1) The Secretary of State may by regulations require that individuals undertaking the activities of a property agent in respect of management of assured tenancies must have, or be working toward, specific mandatory qualifications, as defined by regulations to demonstrate competency to undertake their property agency roles.
- (2) Regulations under this section –
- (a) are to be made by statutory instrument;
  - (b) may make provision generally or only in relation to specific cases;
  - (c) may make different provision for different purposes;
  - (d) may include supplementary, incidental, or transitional provision;
  - (e) must specify classes or types of employees who must be qualified and the appropriate qualification level for each such group;
  - (f) must specify syllabuses and testing methods for qualifications;
  - (g) must specify means of training provision and minimum training hours;
  - (h) must specify requirements for continuous professional development;
  - (i) must approve providers for the provision of training and qualifications.
- (3) A statutory instrument containing regulations under this section is subject to annulment in pursuance of a resolution of either House of Parliament.”

LORD BEST

★ After Clause 63, insert the following new Clause –

**“Enforcement of agent qualification regulations**

- (1) The requirement in section (*Training and qualifications of property agents managing assured tenancies*)(1) is a condition of membership of any approved redress scheme for property agents in respect of –
- (a) lettings of assured tenancies, and
  - (b) sales of assured tenancies.

- (2) The Secretary of State may by regulations make provision about the enforcement of a duty imposed by regulations under section (*Training and qualifications of property agents managing assured tenancies*).
- (3) The regulations may require a property agent who fails to comply with a duty imposed by regulations to pay a financial penalty (or more than one penalty in the event of a continuing failure).
- (4) The provision that may be made under subsection (2) includes provision –
  - (a) about the procedure to be followed in imposing penalties;
  - (b) about the amount of penalties;
  - (c) conferring rights of appeal against penalties;
  - (d) for the enforcement of penalties.
- (5) A statutory instrument containing regulations under this section is subject to annulment in pursuance of a resolution of either House of Parliament.”

#### 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.*

#### Clause 76

LORD BEST

- ★ Clause 76, page 110, line 5, after second “database” insert “for the benefit of tenants, landlords, local authorities and other interested stakeholders”

***Member's explanatory statement***

*This amendment makes clear that the database is for the benefit of landlords, tenants, and other parties as well as local authorities.*

LORD BEST

- ★ Clause 76, page 110, line 18, at end insert –
- “(d) entries containing details of landlord gas safety records and landlord electrical installation condition reports for dwellings which are or intended to be let under residential tenancies.”

**Member's explanatory statement**

*This would include landlord records of gas and electrical safety checks in the PRS database. Permits the Secretary of State to make regulations to enable the PRS database to register landlord records of gas and electrical safety checks.*

LORD BEST

★ In Clause 76, page 110, line 23, at end insert –

- “(c) “landlord gas safety record” means a record made under regulation 36(3)(c) of the Gas Safety (Installation and Use) Regulations 1998 (S.I. 1998/2451);
- (d) “landlord electrical installation condition report” means a record made under regulation 3(3) of the Electrical Safety Standards in the Private Rented Sector (England) Regulations 2020 (S.I. 2020/312).”

**Member's explanatory statement**

*This is related to another amendment in the name of Lord Best.*

**Clause 77**

LORD BEST

★ Clause 77, page 110, line 36, at end insert “including functionality to allow the upload of data on behalf of landlords by nominated agents and the ability to identify any need for and to apply for local authority licences required for the relevant dwelling”

**Member's explanatory statement**

*This amendment makes clear that the database should allow letting agents to upload data for their landlords and also that the database should provide a portal to help landlords identify if their properties require licensing under an applicable local authority scheme and to apply for those licences if required.*

**Clause 78**

LORD BEST

★ In Clause 78, page 111, line 25, at end insert –

- “(e) require authorised providers of landlord gas safety records and landlord electrical installation condition reports to upload digital copies of such records and reports to the database.”

**Member's explanatory statement**

*This amendment would allow the Secretary of State to make regulations to require gas and electrical safety certificate providers to upload certificates to the PRS database so that it becomes a full digital record of these records.*

**Clause 85**

LORD BEST

- ★ Clause 85, page 117, line 11, leave out "and dwelling in respect of which,"

LORD BEST

- ★ Clause 85, page 117, line 12, at end insert –  
“(1A) The database operator must allocate a unique identifier for each dwelling in respect of which an entry is made in the database under this chapter which is the Unique Property Reference Number for that dwelling.”

***Member's explanatory statement***

*This amendment requires the PRS database to make use of UPRNs which are a universal means of identifying property.*

**Clause 101**

BARONESS GRENDER

- ★ Clause 101, page 129, line 4, at end insert –  
“(iii) that is provided by the Ministry of Defence for use as service family accommodation.”

***Member's explanatory statement***

*This amendment would extend the Decent Homes Standard to accommodation used by service families.*

LORD TOPE

- ★ Clause 101, page 129, line 4, at end insert –  
“(iii) the availability of which is secured by the Secretary of State under paragraph 9 of Schedule 10 of the Immigration Act 2016, or sections 4 or 95 of the Immigration and Asylum Act 1999.”

***Member's explanatory statement***

*This amendment would extend the Decent Homes Standard to accommodation provided to people on immigration bail.*



**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 into 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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