

# Renters' Rights Bill

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

*Tabled up to and including  
20 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

LORD TRUSCOTT

Clause 1, page 1, line 11, after second “tenancy” insert “of longer than 12 months”

***Member's explanatory statement***

*This amendment seeks to allow fixed term tenancies of up to 12 months, as an alternative to the abolition of fixed terms.*

LORD CROMWELL

Clause 1, page 1, line 11, after second “tenancy” insert “, unless the landlord and tenant have reached a voluntary extension agreement in accordance with subsections (1A) to (1F)”

***Member's explanatory statement***

*This amendment and another in the name of Lord Cromwell seeks to ensure on the face of the Bill that the tenant is able to request (after 4 months of occupancy) a voluntary extension agreement with a specified term. The tenant would retain the ability to leave on 2 months' notice, and the landlord would voluntarily limit rights of recovery to the anti-social behaviour and not paying rent grounds, thereby incentivising an uninterrupted occupancy.*

## 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  
LORD JACKSON OF PETERBOROUGH

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  
LORD TRUSCOTT  
LORD JACKSON OF PETERBOROUGH  
LORD CARRINGTON

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.*

## LORD CROMWELL

Clause 1, page 1, line 13, at end insert –

- “(1A) At any date after four months of an assured tenancy the tenant may request in writing to the landlord a voluntary extension agreement with a specified term.
- (1B) The landlord is not obligated to accept the request, but if they do it must be done in writing.

- (1C) Under the extension the tenant will have security of tenure for the extension period so long as they –
- (a) continue to pay the agreed rent, and
  - (b) do not engage in anti-social behaviour as defined in ground 14 of Schedule 2 of this Act.
- (1D) The tenant must have right to end the tenancy by giving two months' written notice.
- (1E) The landlord will not be able to recover their property during the agreed extension period on grounds other than those set out in subsection (1C)(a) and (b).
- (1F) At the end of the extension period the tenancy will become subject to the terms of tenancies as set out in this Act unless a further extension is requested by the tenant and agreed by the landlord as provided for in subsections (1A) and (1B)."

***Member's explanatory statement***

*This amendment and another in the name of Lord Cromwell seeks to ensure on the face of the Bill that the tenant is able to request (after 4 months of occupancy) a voluntary extension agreement with a specified term. The tenant would retain the ability to leave on 2 months' notice, and the landlord would voluntarily limit rights of recovery to the anti-social behaviour and not paying rent grounds, thereby incentivising an uninterrupted occupancy.*

**Clause 2**

BARONESS THORNHILL

Leave out Clause 2 and insert the following new Clause –

**“Assured tenancy exemption: new build properties**

Assured shorthold tenancies are abolished except for in relation to a premises in which they are the first tenants since its construction, not less than twelve months before the date on which the notice is to take effect.”

***Member's explanatory statement***

*This amendment would allow an assured short-term tenancy for one year after a premises is constructed.*

**Clause 3**

LORD YOUNG OF COOKHAM

★ Clause 3, page 4, line 4, at end insert –

“(7A) Any regulations made under subsection (7) must make specific provision for shared ownership leases.”

***Member's explanatory statement***

*This amendment probes what effect the Secretary of State considers clauses 1 and 2 will have on shared ownership leaseholders who currently rent out their apartments under licences.*

## LORD YOUNG OF COOKHAM

★ Clause 3, page 4, line 22, at end insert –

““shared ownership lease” has the same meaning as in section 13 of the Landlord and Tenant Act 1985;”

*Member's explanatory statement*

*This amendment probes what effect the Secretary of State considers clauses 1 and 2 will have on shared ownership leaseholders who currently rent out their apartments under licences.*

**Clause 4**

BARONESS THORNHILL

Clause 4, page 6, line 14, at end insert –

“(5E) Where the court makes an order for possession on grounds 1 or 1A in Schedule 2 (whether with or without other grounds), the order must include a requirement on the landlord to file and serve evidence no later than sixteen weeks from the date of the order.

(5F) Evidence provided under subsection (5E) must –

(a) provide details of –

(i) the state of occupation of the dwelling-house since the date of the order, and

(ii) the progress of any sale of the dwelling-house, and

(b) be accompanied by a statement of truth signed by the landlord.”

*Member's explanatory statement*

*This amendment requires landlords to submit verified evidence within 16 weeks of a possession order, detailing the property's occupancy status and progress of any sale, to ensure accountability under grounds 1 or 1A.*

BARONESS THORNHILL

Clause 4, page 6, line 15, at end insert –

“(2A) After section 7 of the 1988 Act, insert –

**“7A Evidential requirements for Grounds 1 and 1A**

(1) The court must not make an order for possession on grounds 1 or 1A in Schedule 2 unless the landlord has complied with subsections (2) to (4).

(2) Where the landlord has served a notice for possession on grounds 1 or 1A, the court must be provided with evidence verified by a statement of truth signed by the landlord.

- (3) Where the landlord has served a notice for possession on ground 1 and the dwelling house is required by a member of the landlord's family as defined in paragraphs 2(b) to (d) of that ground, the court must be provided with evidence verified by a statement of truth signed by that family member.
- (4) Where the landlord has served a notice for possession on ground 1A, the evidence referred to in subsection (2) must include a letter of engagement from a solicitor or estate agent concerning the sale of the dwelling house.””

***Member's explanatory statement***

*This amendment introduces evidential requirements for possession orders under grounds 1 and 1A, requiring landlords to provide verified evidence, including a signed statement of truth and, for ground 1A, a solicitor or estate agent's engagement letter for the property sale.*

LORD CARRINGTON

Clause 4, page 6, line 34, before “5” insert “ZZZA,”

***Member's explanatory statement***

*This amendment, along with other amendments related to new Ground 2ZZA in the name of Lord Carrington, seeks to ensure would ensure that where the intermediate landlord is given less than 3 months' notice to quit, the duration of any notice they are required to give to their tenant is limited to 2 months.*

LORD CARRINGTON

Clause 4, page 7, line 2, after “2ZA” insert “or Ground 2ZZA”

***Member's explanatory statement***

*This amendment, along with other amendments related to new Ground 2ZZA in the name of Lord Carrington, seeks to ensure that where the intermediate landlord is given less than 3 months' notice to quit, the duration of any notice they are required to give to their tenant is limited to 2 months.*

**Schedule 1**

BARONESS THORNHILL

Schedule 1, page 167, line 6, at end insert—

“1A In the heading of Part I, remove “must” and substitute “may”.

1B Omit the heading of Part II.”

***Member's explanatory statement***

*This amendment makes all grounds for repossession discretionary.*

## LORD CARRINGTON

Schedule 1, page 170, line 27, at end insert –

- “(c) This Ground does not apply to an agricultural tenancy within the meaning of the Agricultural Holdings Act 1986 or a farm business tenancy within the meaning of the Agricultural Tenancies Act 1995 where the superior landlord has been given a valid notice to terminate that tenancy within the period of 3 months’ or less.”

***Member's explanatory statement***

*This amendment, along with other amendments related to new Ground 2ZZA in the name of Lord Carrington, seeks to ensure that where the intermediate landlord is given less than 3 months’ notice to quit, the duration of any notice they are required to give to their tenant is limited to 2 months.*

## LORD CARRINGTON

Schedule 1, page 170, line 27, at end insert –

“Ground 2ZZA

The landlord who is seeking possession holds the interest in the dwelling-house under a superior tenancy which is an agricultural tenancy within the meaning of the Agricultural Holdings Act 1986 or a farm business tenancy within the meaning of the Agricultural Tenancies Act 1995 and the landlord has been given 3 months’ or less notice to quit the holding on which the dwelling is located.”

***Member's explanatory statement***

*This amendment, along with other amendments related to new Ground 2ZZA in the name of Lord Carrington, seeks to ensure that where the intermediate landlord is given less than 3 months’ notice to quit, the duration of any notice they are required to give to their tenant is limited to 2 months.*

LORD WILLETTS  
LORD SHIPLEY

Schedule 1, page 172, leave out line 13

***Member's explanatory statement***

*This amendment would remove the restriction of Ground 4A to accommodation of three or more bedrooms only.*

## LORD CARRINGTON

Schedule 1, page 173, line 30, leave out “a person” and insert “an agricultural worker”

**Member's explanatory statement**

*This amendment, along with other amendments related to new grounds for possession for occupation in the name of Lord Carrington, seeks to enable the landlord to gain possession of the dwelling-house to house their agricultural worker regardless of the worker's employment status (i.e. employee, worker, self-employed person or contractor).*

LORD CARRINGTON

Schedule 1, page 173, line 30, leave out “employed” and insert “working for a business operated”

**Member's explanatory statement**

*This amendment, along with other amendments related to new grounds for possession for occupation in the name of Lord Carrington, seeks to enable the landlord to gain possession of the dwelling-house to house their agricultural worker regardless of the worker's employment status (i.e. employee, worker, self-employed person or contractor).*

LORD CARRINGTON

Schedule 1, page 173, line 32, after “landlords,” insert “as a service occupant or”

**Member's explanatory statement**

*This amendment would allow possession where the property is required for housing a person who, for the better performance of their duties of work, is required to be, or is by custom, housed by their employer.*

LORD CARRINGTON

Schedule 1, page 173, line 33, leave out “employee” and insert “agricultural worker”

**Member's explanatory statement**

*This amendment, along with other amendments related to new grounds for possession for occupation in the name of Lord Carrington, seeks to enable the landlord to gain possession of the dwelling-house to house their agricultural worker regardless of the worker's employment status (i.e. employee, worker, self-employed person or contractor).*

LORD CARRINGTON

Schedule 1, page 173, line 35, at end insert “and “agricultural worker” means an employee, worker or self-employed person who is employed or contracted to carry out agricultural activities for the business operated by the landlord”

**Member's explanatory statement**

*This amendment, along with other amendments related to new grounds for possession for occupation in the name of Lord Carrington, seeks to enable the landlord to gain possession of the dwelling-house to house their agricultural worker regardless of the worker's employment status (i.e. employee, worker, self-employed person or contractor).*

## LORD CARRINGTON

Schedule 1, page 173, line 35, at end insert –

“For the purposes of this ground, “service occupant” means an employee whose contract of employment requires them to occupy the dwelling-house provided for the better performance of their duties.”

***Member's explanatory statement***

*This amendment would allow possession where the property is required for housing an employee who is required by their contract of employment to occupy the property for the better performance of their duties of work. This definition of service occupant mirrors the position in common law.*

## LORD CARRINGTON

Schedule 1, page 174, line 14, after “tenant’s” insert “work or”

***Member's explanatory statement***

*This amendment, along with other amendments related to new grounds for possession for occupation in the name of Lord Carrington, seeks to enable the landlord to gain possession of the dwelling-house when the tenant stops working for the landlord, regardless of the tenant’s employment status (i.e. employee, worker, self-employed person or contractor).*

## LORD CARRINGTON

Schedule 1, page 174, line 22, after “that” insert “work or”

***Member's explanatory statement***

*This amendment, along with other amendments related to new grounds for possession for occupation in the name of Lord Carrington, seeks to enable the landlord to gain possession of the dwelling-house when the tenant stops working for the landlord, regardless of the tenant’s employment status (i.e. employee, worker, self-employed person or contractor).*

## LORD CARRINGTON

Schedule 1, page 174, line 24, after “their” insert “work or”

***Member's explanatory statement***

*This amendment, long with other amendments related to new grounds for possession for occupation in the name of Lord Carrington, seeks to enable the landlord to gain possession of the dwelling-house when the tenant stops working for the landlord, regardless of the tenant’s employment status (i.e. employee, worker, self-employed person or contractor).*

## LORD CARRINGTON

Schedule 1, page 174, line 27, after “future” insert “worker, self-employed person or”



**Member's explanatory statement**

*This amendment, along with other amendments related to new grounds for possession for occupation in the name of Lord Carrington, seeks to enable the landlord to gain possession of the dwelling-house when the tenant stops working for the landlord, regardless of the tenant's employment status (i.e. employee, worker, self-employed person or contractor).*

LORD CARRINGTON

Schedule 1, page 174, line 29, after “tenancy” insert “or the person with whom the contract for work was entered into”

**Member's explanatory statement**

*This amendment, along with other amendments related to new grounds for possession for occupation in the name of Lord Carrington, seeks to enable the landlord to gain possession of the dwelling-house when the tenant stops working for the landlord, regardless of the tenant's employment status (i.e. employee, worker, self-employed person or contractor).*

LORD CARRINGTON

Schedule 1, page 187, line 4, at end insert –

*“New ground for possession for property which is needed to house a protected tenant*

24A After Ground 9 insert –

*“Ground 9A*

*The landlord seeking possession requires the dwelling-house for the purpose of housing a person who either –*

- (a) was employed by the landlord, or in the case of joint landlords seeking possession, by at least one of those landlords, and the landlord has an ongoing statutory duty to house the former employee after the job has ended, or*
- (b) has a protected or statutory tenancy under the Rent Act 1977.”*

**Member's explanatory statement**

*This new ground for possession allows possession of a property where it is needed for the landlord/s to provide Suitable Alternative Accommodation to tenants whom the landlord has a lifetime duty to house.*

### 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

BARONESS JANKE

Clause 7, page 9, line 30, at end insert—

- “(4AA) Where the rent for a particular period of the tenancy is to be greater than the rent for the previous period by virtue of a notice, the rent may not be greater than the rent for the previous period increased by the Bank of England Base Rate.
- (4AB) Any provision relating to an assured tenancy to which this section applies is of no effect so far as it provides—
  - (a) that the rent for a particular period of the tenancy must or may be greater than the rent for the previous period otherwise than by virtue of a notice, determination or agreement mentioned in subsection (4A), or
  - (b) that the rent for a particular period of the tenancy, where greater than the rent for the previous period by virtue of a notice,

determination or agreement mentioned in subsection (4A), must or may be greater than the rent for the previous period increased by the Bank of England Base Rate.”

*Member's explanatory statement*

*This probing amendment would cap in-tenancy rent increases to the Bank of England base rate.*

LORD BEST  
LORD YOUNG OF COOKHAM  
BARONESS GRENDER  
BARONESS THORNHILL

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  
LORD YOUNG OF COOKHAM  
BARONESS THORNHILL

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

LORD BEST  
LORD YOUNG OF COOKHAM  
BARONESS THORNHILL

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 8**

## BARONESS THORNHILL

After Clause 8, insert the following new Clause –

**“Consultation on resourcing of tribunals**

The Secretary of State must consult on –

- (a) the adequacy of the existing resources of the tribunals responsible for the determination of rent;
- (b) the need of the tribunals for further resources to manage an increase in applications for a review of a proposed rent increase.”

***Member's explanatory statement***

*This amendment ensures that tribunals handling rent determinations are adequately resourced to manage the additional workload arising from the Bill.*

## LORD YOUNG OF COOKHAM

★ After Clause 8, insert the following new Clause –

**“Exemption from sections 7 and 8 for shared ownership leases**

- (1) Sections 7 and 8 do not apply to any assured tenancy or relevant low cost tenancy where the landlord is a tenant under a superior shared ownership lease.
- (2) For the purposes of this section “shared ownership lease” has the same meaning as in section 13 of the Landlord and Tenant Act 1985.”

***Member's explanatory statement***

*This amendment probes what effect the Secretary of State considers clauses 7 and 8 will have on shared ownership leaseholders, who cannot make a profit from subletting and may have restrictions in their leases on being able to increase the rent during the term of any subletting arrangement.*

**Clause 9**

LORD TRUSCOTT  
LORD CARRINGTON

Clause 9, page 14, line 5, after “due” insert “more than 12 months”

***Member's explanatory statement***

*This amendment seeks to provide for a tenant to pay up to 12 months of rent in advance, if mutually agreed with the landlord.*

**After Clause 13**

BARONESS JANKE

After Clause 13, insert the following Clause –

**“Permission for home adaptations**

- (1) The Housing Act 1988 is amended as follows.
- (2) After section 16 insert –

**“16A Home adaptations**

- (1) It is an implied term of every assured tenancy that a landlord must give permission for adaptations where a local council has carried out a Home Assessment and recommends adaptations which constitute reasonable adjustments under the Equality Act 2010.
- (2) A tenant may appeal a landlord’s refusal to give permission for such adaptations.””

***Member's explanatory statement***

*This new clause would ensure that landlords of private and social tenancies provide permission for home adaptations for people who have disabilities where a Home Assessment has been carried out.*

BARONESS JANKE

After Clause 13, insert the following new Clause –

**“Right to request Fibre to the Premises (FTTP) installation**

- (1) It is an implied term of every assured tenancy to which this section applies that –

- (a) a tenant may request the installation of Fibre to the Premises (FTTP) at the dwelling-house if the tenant asks to do so in accordance with this section and the landlord consents;
  - (b) such consent is not to be unreasonably refused by the landlord;
  - (c) the landlord is to give or refuse consent in writing on or before the 28th day after the date of the request, except as provided by subsections (2) to (5).
- (2) Where the landlord reasonably requests further information from the tenant about the proposed FTTP installation on or before the 28th day after the date of the tenant's request the landlord may delay giving or refusing consent until the 7th day after the date on which the tenant provides any further information that the landlord requests where the following circumstances apply –
- (a) the installation of FTTP at the dwelling-house would require the landlord to obtain the consent of a superior landlord under the terms of a superior tenancy, and
  - (b) the landlord seeks the consent of the superior landlord on or before the 28th day after the date of the tenant's request.
- (3) The landlord may delay giving or refusing consent until the 7th day after the date on which the landlord receives consent or refusal from the superior landlord.
- (4) Where the landlord and the tenant agree that the landlord may delay giving or refusing consent, the landlord may delay until whatever date is agreed between the landlord and the tenant.
- (5) Where more than one of subsections (2) to (4) apply, the landlord may delay until the latest date to which the landlord may delay giving or refusing consent under any of the subsections.
- (6) This section applies to every assured tenancy other than a tenancy of social housing, within the meaning of Part 2 of the Housing and Regeneration Act 2008."

***Member's explanatory statement***

*This amendment introduces a right for tenants to request Fibre to the Premises (FTTP) installation, similar to the right to request keeping a pet, by ensuring that landlord consent for FTTP installation cannot be unreasonably refused and that decisions are made within a specified timeframe. This provision is intended to reduce delays in broadband infrastructure improvements in rented properties.*

BARONESS JANKE

After Clause 13, insert the following new Clause –

**“Requests for consent to FTTP installation: further provision**

- (1) The provisions in section (*Right to request Fibre to the Premises (FTTP) installation*) do not limit the terms that may be agreed in relation to the installation of FTTP.
- (2) The tenant's request under section (*Right to request Fibre to the Premises (FTTP) installation*) must –

- (a) be in writing;
  - (b) include a description of the proposed FTTP installation.
- (3) The circumstances in which it is reasonable for a landlord to refuse consent include those in which –
- (a) the installation of FTTP would cause the landlord to be in breach of an agreement with a superior landlord;
  - (b) an agreement between the landlord and a superior landlord prohibits the installation of FTTP at the dwelling-house without consent of the superior landlord, and the landlord has taken reasonable steps to obtain that consent but the superior landlord has not given it.
- (4) In proceedings in which a tenant alleges that the landlord has breached the implied term created by section (*Right to request Fibre to the Premises (FTTP) installation*), the court may order specific performance of the obligation.”

***Member's explanatory statement***

*This amendment relates to another in Baroness Janke's name on the provisions regarding the right to request FTTP installation.*

**Clause 15**

LORD YOUNG OF COOKHAM

★ Clause 15, page 26, line 11, at end insert –

**“16GA Exemption for shared ownership leaseholders**

- (1) Sections 16E and 16F do not apply to any relevant person who gives notice under Ground 1 or Ground 1A in Schedule 2 if that person is a tenant under a shared ownership lease on the date the notice is given.
- (2) For the purposes of this section “shared ownership lease” has the same meaning as in section 13 of the Landlord and Tenant Act 1985.”

***Member's explanatory statement***

*This amendment seeks to protect shared leaseholders whose sales fall through, as is common. The current drafting of clause 15 would leave the shared ownership leaseholder with an empty property if notice is given and the sale falls through.*

**Clause 22**

LORD TRUSCOTT  
LORD CARRINGTON

Clause 22, page 40, line 16, at end insert –

- “(aa) where it is given by a tenant not less than four months after they agreed to the assured tenancy;”



**Member's explanatory statement**

*This amendment seeks to provide for tenants to give notice to quit not earlier than four months after agreeing to the assured tenancy, meaning a minimum tenancy of six months, rather than two months.*

**After Clause 29**

BARONESS LISTER OF BURTERSETT  
BARONESS GRENDER  
LORD CASHMAN

After Clause 29, insert the following new Clause—

**“Restriction on landlord’s ability to require tenant to provide guarantor**

- (1) A relevant person must not, in any of the circumstances set out in subsection (3), require a person, as a condition of the grant of a relevant tenancy, to provide a guarantor in relation to the observance or performance of the tenant’s obligations under the tenancy.
- (2) For the purposes of this section, requiring a person to provide a guarantor includes accepting an offer by that person to provide a guarantor.
- (3) The circumstances are—
  - (a) that the person has paid a tenancy deposit or has been assisted under a deposit scheme,
  - (b) that the person is required to pay rent in advance of one month’s rent or more,
  - (c) that on a reasonable assessment of their means the person’s income (including state benefits received and any other lawful source of income) is sufficient to enable them to pay the full rent due under the tenancy,
  - (d) that arrangements will be made for housing benefit or the housing element of universal credit to be paid directly in respect of rent to a relevant person,
  - (e) that the relevant person has entered into a contract of insurance under which they are insured against non-payment of rent, or
  - (f) such other circumstances as may be prescribed by the Secretary of State.
- (4) In any other case where a relevant person lawfully requires a person, as a condition of the grant of a relevant tenancy, to provide a guarantor, the sum for which the guarantor may become liable under the relevant guarantee may not exceed a sum equal to six months’ rent.
- (5) In any case where a relevant person lawfully requires a person, as a condition of the grant of a relevant joint tenancy, to provide a guarantor, the sum claimed under the guarantee may not exceed such proportion of the loss as is attributable to the act or default of the individual tenant on whose behalf the guarantee was given; and if such proportion cannot be proved, may not exceed the sum obtained by dividing the total loss by the number of tenants.
- (6) In this section—

- a “guarantor” is a person who enters into a guarantee in relation to a relevant tenancy;
- a “guarantee” is a contractual promise to be responsible for the performance of an obligation owed by the tenant to a relevant person under the tenancy if the tenant fails to perform the obligation;
- a “deposit scheme” includes a scheme whereby a sum payable by way of deposit or a bond or guarantee is provided by a local authority, registered charity or voluntary organisation for the purpose of providing security to a landlord for the performance of a tenant’s obligations under a tenancy;
- a “tenancy deposit” has the same meaning as in section 212(8) of the Housing Act 2004;
- “relevant person” has the meaning given by section 16M(1) of the 1988 Act.”

***Member's explanatory statement***

*This new clause would restrict the circumstances in which a landlord can request a guarantor.*

**Schedule 2**

LORD BEST

- ★ Schedule 2, page 199, line 6, at end insert –

*“Regulatory Enforcement and Sanctions Act 2008*

- 57A In Schedule 3 to the Regulatory Enforcement and Sanctions Act 2008 (enactments specified for the purposes of Part 1), in the suitable place insert –

*“Tenant Fees Act 2019 (c.4)”*”

***Member's explanatory statement***

*This amendment integrates the Tenant Fees Act 2019 into Schedule 3 to the Regulatory Enforcement and Sanctions Act 2008. It enables a Primary Authority to support local authorities to give assured advice to lettings agents on achieving compliance under the Tenant Fees Act 2019. Providing this advice will support lettings businesses and reduce pressure on local authorities' enforcement teams.*

**After Clause 32**

LORD BEST

LORD TRUSCOTT

LORD YOUNG OF COOKHAM

- ★ After Clause 32, insert the following new Clause –

**“Restrictions on conversion of assured tenancies to short-term lettings**

- (1) Where a property has been let subject to an assured tenancy or assured shorthold tenancy at any time in the preceding three years, it must not be let as a short-term rental property within the meaning of section 228(2) of the Levelling-up and Regeneration Act 2023 unless a change of use has been permitted under the Town

and Country Planning (Use Classes) Order 1987 (S.I. 1987/764) as amended by subsection (2).

- (2) In Schedule 1 of the Town and Country Planning (Use Classes) Order 1987 (S.I. 1987/764), at the end of part C insert—

**“Class C7. Short term rental property**

Use of a dwellinghouse for commercial short-term letting, within the meaning of section 228(2) of the Levelling Up and Regeneration Act 2023.”

***Member's explanatory statement***

*This clause requires planning consent for assured or assured shorthold tenancies to be converted into short-term lettings.*

**After Clause 34**

LORD YOUNG OF COOKHAM

After Clause 34, insert the following new Clause—

**“Code of conduct for private sector residential landlords letting to students**

- (1) Schedule 1 of the Housing Act 1988 is amended as follows.
- (2) In paragraph 8(1), at end insert “, or by a private sector residential landlord (whether an individual or not) who has signed up to a specified code of conduct”.
- (3) After paragraph 8(3) insert—
  - “(4) In sub-paragraph (1) above, “specified code of conduct” means such code of conduct as the Secretary of State approves or causes to be published in relation to this paragraph.”

**After Clause 63**

LORD BEST  
LORD YOUNG OF COOKHAM  
BARONESS HAYTER OF KENTISH TOWN  
BARONESS THORNHILL

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  
LORD YOUNG OF COOKHAM  
BARONESS THORNHILL

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  
LORD YOUNG OF COOKHAM  
BARONESS THORNHILL

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  
LORD YOUNG OF COOKHAM  
BARONESS THORNHILL

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.*

BARONESS THORNHILL

Clause 76, page 110, line 18, at end insert –

- “(d) in respect of a landlord entry –
  - (i) the address and contact details of the landlord;
  - (ii) the address and contact details of any managing agent;
  - (iii) details of each rented property owned by the landlord;

- (iv) details of any enforcement action under landlord and tenant law that the local authority has taken against the landlord;
  - (v) details of any enforcement action under landlord and tenant law that the local authority has taken against any managing agent;
  - (vi) details of any banning orders or rent repayment orders that have been made against the landlord;
  - (vii) details of any reports that the landlord has failed to carry out works necessary to remedy any breaches within the timeframes set out by regulations made by the Secretary of State under section 10A(3) of the Landlord & Tenant Act 1985;
- (e) in respect of a dwelling entry –
- (i) the address and contact details of the landlord,
  - (ii) the address and contact details of any managing agent,
  - (iii) details of any notices given to any previous tenant under section 8 of the Housing Act 1988, including the grounds relied upon,
  - (iv) details of the rent that was payable at the commencement of the tenancy,
  - (v) details of any increases in rent in relation to any previous tenancy,
  - (vi) details of energy performance certificates required by regulation 6(5) of the Energy Performance of Buildings (England and Wales) Regulations 2012 (S.I. 2012/3118),
  - (vii) details of gas safety certificates required by regulation 36 of the Gas Safety (Installation and Use) Regulations 1998 (S.I. 1998/2451),
  - (viii) details of electrical safety reports required by the Electrical Safety Standards in the Private Rented Sector (England) Regulations 2010 (S.I. 2020/312),
  - (ix) details of checks required under Regulation 4(1)(b) of the Smoke and Carbon Monoxide Alarm (England) Regulations 2015 (S.I. 2015/1693), and
  - (x) details of any features of the dwelling relevant to people with disabilities.”

***Member's explanatory statement***

*This amendment expands the types of information, or documents required to register on the private renter sector database.*

LORD BEST  
LORD YOUNG OF COOKHAM  
BARONESS THORNHILL

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  
LORD YOUNG OF COOKHAM  
BARONESS THORNHILL

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  
LORD YOUNG OF COOKHAM  
BARONESS THORNHILL

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  
LORD YOUNG OF COOKHAM  
BARONESS THORNHILL

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

LORD BEST  
LORD YOUNG OF COOKHAM  
BARONESS THORNHILL

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  
BARONESS LISTER OF BURTERSETT  
BARONESS JANKE

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 101**

LORD SHIPLEY

After Clause 101, insert the following new Clause –

**“Use of licence conditions to improve housing conditions**

In section 90 of the Housing Act 2004 (licence conditions), for “the management, use or occupation of the house concerned” substitute “all or any of the following –

- “(a) the management, use and occupation of the house concerned, and
- (b) the condition and contents of the house concerned.”

***Member's explanatory statement***

*This amendment would enable local authorities operating selective licensing schemes to use licence conditions to improve housing conditions.*

LORD SHIPLEY

After Clause 101, insert the following new Clause –

**“Increases to duration of discretionary licensing schemes**

- (1) The Housing Act 2004 is amended as follows.
- (2) In section 60 (Duration, review and revocation of designations), subsection (2), for “five” substitute “ten”.
- (3) In section 84 (Duration, review and revocation of designations), subsection (2), for “five” substitute “ten”.

***Member's explanatory statement***

*This amendment would increase the maximum duration of additional HMO licensing schemes and selective licensing schemes from five to ten years.*

**Clause 103**

BARONESS THORNHILL

Clause 103, page 132, line 6, at end insert –

“(2B) A first-tier tribunal may also make a rent repayment order where a person listed in subsection (1) has breached a requirement imposed by regulations laid under sections 65(1), 78(1) or 79(1) of the Renters' Rights Act 2025.”

***Member's explanatory statement***

*This amendment would enable a tribunal to make a rent repayment order where a landlord has failed to join a landlord redress scheme or have active entries in the private rented sector database.*

**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.*

LORD CASHMAN  
LORD YOUNG OF COOKHAM

After Clause 136, insert the following new Clause –

**“Review of the implications of Act for river houseboat residents**

- (1) The Secretary of State must, within six months of the day on which this Act is passed, lay before Parliament a review of the implications of the provisions of this Act on river houseboat residents.
- (2) The review under subsection (1) must include an assessment of the implications of not extending protections under this Act to river houseboat residents, in particular those who pay mooring fees and or licenses to rent a mooring.”

BARONESS THORNHILL

After Clause 136, insert the following new Clause –

**“Review on impacts of the Act on private rented sector**

- (1) The Secretary of State must conduct a review of the impact of this Act on the private rented sector.
- (2) The review must, in particular, assess the impact of the Act on –
  - (a) the supply of housing in the private rented sector,
  - (b) rent levels and affordability,

- (c) the security of tenure for tenants,
  - (d) the regulatory and financial burden on landlords, and
  - (e) any other factors the Secretary of State considers relevant.
- (3) In conducting the review, the Secretary of State must consult –
- (a) representatives of tenants and landlords,
  - (b) local housing authorities, and
  - (c) any other persons or bodies the Secretary of State considers appropriate.
- (4) The Secretary of State must lay a report on the findings of the review before Parliament no later than two years after the day on which this Act is passed.
- (5) The report must include –
- (a) the findings of the review, and
  - (b) any recommendations for legislative or policy changes the Secretary of State considers necessary.”

***Member's explanatory statement***

*This amendment requires the Secretary of State to review and report on the impact of the Act on the private rented sector, including housing supply, rent levels, tenant security, and regulatory burdens, within two years of its enactment.*

BARONESS THORNHILL

After Clause 136, insert the following new Clause –

**“Review of the impacts of the Act on the judicial system**

- (1) The Secretary of State must conduct a review of the impact of this Act on the judicial system.
- (2) The review must, in particular, assess the impact of the Act on –
- (a) the volume of cases brought before the courts;
  - (b) the efficiency and timeliness of judicial proceedings;
  - (c) the resource and administrative burden on the courts;
- (3) In conducting the review, the Secretary of State must consult –
- (a) legal practitioners and representative bodies,
  - (b) court administration officials, and
  - (c) any other persons or bodies the Secretary of State considers appropriate.
- (4) The Secretary of State must lay a report on the findings of the review before Parliament no later than two years after the day on which this Act is passed.”

***Member's explanatory statement***

*This amendment requires the Secretary of State to review and report on the impact of the Act on the judicial system, including case volume, court efficiency, resource burdens, and access to justice, within two years of its enactment.*

BARONESS LISTER OF BURTERSETT  
LORD CASHMAN

After Clause 136, insert the following new Clause –

**“Repeal of right to rent**

- (1) The Immigration Act 2014 is amended as follows.
- (2) Omit Sections 20 (residential tenancy agreement) to 37 (interpretation).
- (3) Omit Schedule 3 (excluded residential tenancy agreements).”

LORD BEST

★ After Clause 136, insert the following new Clause –

**“Exemption of purpose-built student accommodation in conformity with a statutory code from selective licensing provisions**

- (1) Paragraph 4 of Schedule 14 to the Housing Act 2004 (buildings occupied by students) is amended as follows.
- (2) For sub-paragraph (1)(b), substitute –
  - “(b) where the person managing it or having control of it is –
    - (i) a higher education establishment in question, or
    - (ii) an institutional provider of student accommodation, or
    - (iii) a specified person or a person of a specified description.”
- (3) After sub-paragraph 5, insert –
  - “(6) For the purposes of sub-paragraph (1), a landlord is an institutional provider of student accommodation if –
    - (a) the landlord uses, or intends to use, the building or relevant dwellings within the building predominantly for the purpose of housing students, and
    - (b) the landlord is in conformity with any code of practice for the time being approved under section 233.””

***Member's explanatory statement***

*This amendment seeks to exempt purpose-built student accommodation in conformity with a statutory code from licensing provisions, in line with the recommendation of the 2019 Government-commissioned independent review into selective licensing.*

**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.*

# Renters' Rights Bill

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RUNNING LIST OF ALL  
AMENDMENTS IN COMMITTEE OF THE WHOLE HOUSE

*Tabled up to and including*

*20 February 2025*

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*20 February 2025*

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