

Renters' Rights Bill

RUNNING LIST OF ALL AMENDMENTS ON REPORT

*Tabled up to and including
22 May 2025*

[Amendments marked ★ are new or have been altered]

Clause 9

LORD HACKING

Clause 9, page 15, line 39, at end insert –

- “(4A) For the avoidance of doubt, if a tenant fails to pay the deposit and the first month’s rent after the lease has been entered into but before the tenancy start date as stated in the lease, the landlord is not required to grant possession of the property of the tenancy and if the tenant continues to fail to pay the deposit and the first month’s rent for a further 28 days then the landlord is entitled to treat the lease as annulled.”

Clause 11

BARONESS MILLER OF CHILTHORNE DOMER

★ Clause 11, page 18, line 9, at end insert –

- “(5A) The circumstances in which it is unreasonable for a superior landlord to refuse consent through the landlord include, but are not limited to, the following –
- (a) a superior landlord’s personal opinion of a tenant;
 - (b) a superior landlord’s personal opinion of pets or specific species;
 - (c) a generalised fear of damage to the property;
 - (d) a pre-emptive fear of complaints from neighbours relating to noise, fouling or anti-social behaviour caused by the animal;
 - (e) a superior landlord’s experience with a previous tenant about pets;
 - (f) generalised or unsubstantiated animal welfare concerns.”

Member's explanatory statement

This amendment sets out examples of when it is unreasonable for a superior landlord to refuse consent, providing clearer guidance and limiting arbitrary or prejudiced refusals.

Clause 101

BARONESS GRENDER

Clause 101, page 134, line 13, 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 service family accommodation.

After Clause 136

BARONESS GRENDER

After Clause 136, insert the following new Clause—

“Review of rent affordability

- (1) The Secretary of State must conduct a review of rent affordability in England.
- (2) The review must assess—
 - (a) the affordability of rents in the private sector,
 - (b) the impact of rent levels on tenants’ financial stability and well-being,
 - (c) regional disparities in rental affordability,
 - (d) the effectiveness of existing policy interventions to improve rental affordability, and additional policy interventions to improve rental affordability relative to incomes, and
 - (e) the uptake and outcomes of disputes brought before the First-tier Tribunal (Property Chamber) in relation to rent levels, including both successful and unsuccessful cases.
- (3) In carrying out the review, the Secretary of State may take evidence from—
 - (a) tenants and tenant advocacy groups,
 - (b) landlords and property management companies,
 - (c) housing policy experts,
 - (d) local authorities,
 - (e) the First-tier Tribunal (Property Chamber), and
 - (f) any other persons or organisations with relevant expertise.
- (4) The Secretary of State must lay before Parliament a report setting out the findings of the review and any recommendations within 12 months of the commencement of the provisions contained in Section 2.”

Member's explanatory statement

This amendment would require the Secretary of State to conduct and report to Parliament within 12 months on a comprehensive review of rent affordability in England, including regional disparities, the impact on tenants, the effectiveness of current policies, and the role of the First-tier Tribunal in rent-related disputes.

LORD CASHMAN
LORD YOUNG OF COOKHAM

After Clause 136, insert the following new Clause —

“Definition of “dwelling-house”

- (1) Section 45(1) of the 1988 Act (Interpretation of Part I) is amended as follows.
- (2) At the end of the definition of “dwelling-house”, insert “or a land used for the mooring of a boat used as a dwelling”.
- (3) At the end of the definition of “tenancy”, insert “and land let for the permanent mooring of a boat used as a dwelling”.
- (4) After the definition of “rates”, insert —
“rent” includes any fees paid for the use of land for the mooring of a boat used as a dwelling.”

BARONESS THORNHILL

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).”

Member's explanatory statement

The new clause would abolish the right to rent provision introduced by the Immigration Act 2014.

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