

# Renters' Rights Bill

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## THIRD MARSHALLED LIST OF AMENDMENTS TO BE MOVED ON REPORT

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*The amendments have been marshalled in accordance with the Instruction of 25th June 2025, as follows –*

Clauses 1 to 3	Schedule 4
Schedule 1	Clause 102
Clauses 4 to 30	Schedule 5
Schedule 2	Clauses 103 to 146
Clauses 31 to 74	Schedule 6
Schedule 3	Clauses 147 to 149
Clauses 75 to 101	Title

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

**Amendment  
No.**

### **Clause 41**

LORD KEEN OF ELIE  
THE EARL OF KINNOULL  
BARONESS SCOTT OF BYBROOK

**87** Clause 41, page 58, line 4, leave out “on the balance of probabilities” and insert “beyond reasonable doubt”

***Member's explanatory statement***

*This amendment, in conjunction with another amendment in the name of Lord Keen of Elie to clause 58, imposes a uniform standard of proof – beyond reasonable doubt – where the local housing authority imposes a financial penalty.*

### **Clause 58**

LORD KEEN OF ELIE  
THE EARL OF KINNOULL  
BARONESS SCOTT OF BYBROOK

**88** Clause 58, page 90, line 33, leave out “on the balance of probabilities” and insert “beyond reasonable doubt”

***Member's explanatory statement***

*This amendment, in conjunction with another amendment in the name of Lord Keen of Elie name to clause 41, imposes a uniform standard of proof – beyond reasonable doubt – where the local housing authority imposes a financial penalty.*

**Clause 59**

LORD KEEN OF ELIE  
THE EARL OF KINNOULL  
BARONESS SCOTT OF BYBROOK

89 Clause 59, page 92, line 18, leave out “£40,000” and insert “£7,000”

***Member's explanatory statement***

*This limits the local housing authority's power to impose a financial penalty to £7,000.*

**After Clause 63**

BARONESS THORNHILL

90 After Clause 63, insert the following new Clause –

**“Post-legislative review: security and stability for renters**

- (1) The Secretary of State must, within three years of the day on which Part 1 of this Act, as it applies to England, comes into force, undertake and publish a review assessing the extent to which the Act has improved security and stability for renters.
- (2) The review must include analysis of the impact of Part 1 of the Act's provisions on –
  - (a) levels of homelessness and repeat homelessness,
  - (b) the proportion of applicants owed a homelessness duty,
  - (c) the use and cost of temporary accommodation,
  - (d) tenancy duration, frequency, and type of repossession activity,
  - (e) the ability of tenants to uphold their rights under the Act,
  - (f) landlord and tenant perceptions of security and stability, and
  - (g) regional variations in these factors.
- (3) In undertaking the review, the Secretary of State must consult –
  - (a) representatives of private renters,
  - (b) representatives of private landlords,
  - (c) local housing authorities in England, and
  - (d) such other persons as the Secretary of State considers appropriate.
- (4) The review must be laid before both Houses of Parliament.”

***Member's explanatory statement***

*This amendment introduces a new clause which requires a review of Part 1 of this Act within three years to assess its impact on renter security and stability, and other relevant factors.*

**Clause 65**

BARONESS SCOTT OF BYBROOK  
LORD JAMIESON

- 91** Clause 65, page 104, line 21, 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 67**

LORD KEEN OF ELIE  
THE EARL OF KINNOULL  
BARONESS SCOTT OF BYBROOK

- 92** Clause 67, page 109, line 21, leave out from “£7,000” to end of line 22

***Member's explanatory statement***

*This limits the local housing authority's power to impose a financial penalty to £7,000.*

**After Clause 70**

BARONESS THORNHILL

- 93** After Clause 70, insert the following new Clause—

**“Review of tenants’ understanding of rights and obligations**

- (1) Within one year of the day on which this Act is passed, the Secretary of State must conduct a review of—
  - (a) the extent to which tenants in the private rented sector understand their rights and obligations, and
  - (b) where tenants in the private rented sector are most likely to seek and obtain information about those rights and obligations.
- (2) In carrying out the review, the Secretary of State must consult—
  - (a) representatives of private renters,
  - (b) representatives of private landlords,
  - (c) local housing authorities in England,
  - (d) tenant advisory services,

- (e) relevant research organisations, and
- (f) such other persons as the Secretary of State considers appropriate.

(3) The Secretary of State must lay the findings of the review before Parliament.”

***Member's explanatory statement***

*This amendment would require the Secretary of State to review how well tenants in the private rented sector understand their rights and obligations, and where they are most likely to seek information. The aim is to ensure that the Government is effectively using the most trusted and accessible channels to inform tenants about their rights under the Act.*

**Clause 76**

BARONESS THORNHILL

94 Clause 76, page 115, line 13, at end insert –

“(d) in respect of a landlord entry, details of any banning orders or rent repayment orders that have been made against the landlord.”

***Member's explanatory statement***

*This amendment would require the Private Rented Sector database to include information on any banning orders or rent repayment orders made against a landlord, improving transparency and supporting tenant decision-making.*

BARONESS THORNHILL

95 Clause 76, page 115, line 13, at end insert –

“(d) in respect of a dwelling entry, details of any notices given to any previous tenant under section 8 of the Housing Act 1988, including the grounds relied upon.”

***Member's explanatory statement***

*This amendment would require the PRS database to record the history of Section 8 eviction notices served for each dwelling, including the legal grounds used, in order to enhance tenant awareness and promote responsible landlord practices.*

BARONESS THORNHILL

96 Clause 76, page 115, line 13, at end insert –

“(d) in respect of a dwelling entry –

- (ii) details of the rent that was payable at the commencement of the tenancy;
- (iii) details of any increases in rent in relation to any previous tenancy.”

***Member's explanatory statement***

*This amendment would ensure that the private rented sector (PRS) database includes rent levels at the start of a tenancy and any subsequent increases. It aims to improve transparency for prospective tenants and support informed decisions in the rental market.*

**Clause 82**

BARONESS SCOTT OF BYBROOK  
LORD JAMIESON

- 97 Clause 82, page 118, line 9, leave out paragraph (d)

***Member's explanatory statement***

*This amendment would limit the “relevant costs” under this section to costs associated with the Private Rented Sector Database.*

**Clause 92**

BARONESS SCOTT OF BYBROOK  
LORD JAMIESON

- 98 Clause 92, page 126, line 13, at beginning insert “persistently”

***Member's explanatory statement***

*This amendment would allow a financial penalty to be imposed only for persistent breaches.*

BARONESS SCOTT OF BYBROOK  
LORD JAMIESON

- 99 Clause 92, page 126, line 14, at beginning insert “persistently”

***Member's explanatory statement***

*This amendment would allow a financial penalty to be imposed only for persistent breaches.*

BARONESS SCOTT OF BYBROOK  
LORD JAMIESON

- 100 Clause 92, page 126, line 17, leave out “£7,000” and insert “£4,000”

***Member's explanatory statement***

*This amendment reduces the maximum penalty imposed under subsection (1)(a)*

LORD KEEN OF ELIE  
THE EARL OF KINNOULL  
BARONESS SCOTT OF BYBROOK

- 101 Clause 92, page 126, line 17, leave out from “£7,000” to end of line 18

***Member's explanatory statement***

*This limits the local housing authority's power to impose a financial penalty to £7,000.*

BARONESS SCOTT OF BYBROOK  
LORD JAMIESON

- 102 Clause 92, page 126, line 18, leave out “£40,000” and insert “£20,000”

***Member's explanatory statement***

*This amendment reduces the maximum penalty imposed under subsection (1)(b).*

**Clause 93**

LORD KEEN OF ELIE  
THE EARL OF KINNOULL  
BARONESS SCOTT OF BYBROOK

- 103 Clause 93, page 127, line 12, leave out “or recklessly”

***Member's explanatory statement***

*Where a person commits an offence in the provision of false or misleading information to the database operator, this amendment limits the culpable state of mind of the perpetrator to actual knowledge.*

**Clause 99**

BARONESS KENNEDY OF CRADLEY

- 104 Clause 99, page 131, line 29, at end insert—

“(4A) In section 43 (making of the rent repayment order)—

- (a) in subsection (1), omit “, beyond reasonable doubt,”
- (b) after subsection (3), insert—

“(4) Where the application for a rent repayment order relates to an offence under section 1(2), (3) or (3A) of the Protection from Eviction Act 1977, the First-tier Tribunal must be satisfied, on the balance of probabilities, that the offence has been committed.

- (5) Where the application for a rent repayment order relates to any other offence to which this Chapter applies, the First-tier Tribunal must be satisfied, beyond reasonable doubt, that the offence has been committed.”

## Clause 101

THE LORD BISHOP OF MANCHESTER

- 105 Clause 101, page 134, line 11, leave out from “(homelessness)” to end of line 13

***Member's explanatory statement***

*This amendment would make the Decent homes standard apply to all homeless temporary accommodation provided under the Housing Act 1996.*

BARONESS GRENDER  
BARONESS COFFEY  
LORD STIRRUP

- 106 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.*

BARONESS ALTMANN

- 106A Clause 101, page 134, line 31, at end insert “and humidity for thermal comfort and the avoidance of hazardous levels of damp and mould.”

***Member's explanatory statement***

*This amendment seeks to clarify whether the Government recognises the role of both temperature and humidity in ensuring thermal comfort and preventing hazardous levels of damp and mould, which pose significant health risks.*

## After Clause 101

LORD SHIPLEY

- 107 After Clause 101, insert the following new Clause –

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

In section 90(1) 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

108 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.*

## BARONESS GRENDER

109 After Clause 101, insert the following new Clause –

**“Military homes standard**

- (1) Within six months of the day on which this Act is passed, the Secretary of State must, by regulations, establish a homes standard applicable to all accommodation administered by or on behalf of the Ministry of Defence for the purposes of Service Family Accommodation and Single Living Accommodation.
- (2) The standard in subsection (1) may also be referred to as the “Military Homes Standard”.
- (3) The Military Homes Standard must exceed the decent homes standard under section 2A of the Housing Act 2004 (power to set standards for qualifying residential premises), in relation to –
  - (a) the physical condition, safety, and security of the accommodation,
  - (b) the extent to which the property promotes the health and wellbeing of occupants, and
  - (c) the energy efficiency of the property.
- (4) Regulations establishing the Military Homes Standard must also set requirements including, but not limited to –
  - (a) a prohibition on Category 1 and Category 2 hazards, as defined by the Housing Health and Safety Rating System, in relevant accommodation,
  - (b) an obligation to conduct annual tenant satisfaction surveys,
  - (c) clear mechanisms for redress and accountability where accommodation fails to meet the standard,
  - (d) a duty for the relevant housing provider to respond to urgent repairs within 24 hours and to non-urgent repairs within 14 days,
  - (e) regular Ministry of Defence authorised inspection and enforcement arrangements,



- (f) a timetable requiring all relevant accommodation to achieve compliance by 2030, and
  - (g) provisions requiring all new relevant accommodation to achieve zero carbon emission status, including but not limited to mandatory solar panel installations.
- (5) It is the duty of the Secretary of State to ensure that all accommodation covered by subsection (1) complies with the Military Homes Standard.
  - (6) Regulations must also provide for the enforcement powers of relevant authorities implementing or adhering to the Military Homes Standard.
  - (7) The Secretary of State must ensure that authorities responsible for enforcing the Military Homes Standard have the necessary resources.”

***Member's explanatory statement***

*This amendment creates a new statutory Military Homes Standard to ensure that all accommodation administered by or on behalf of the Ministry of Defence exceeds the decent homes standard.*

**After Clause 113**

LORD CROMWELL  
LORD HOGAN-HOWE  
LORD BEST

**110** After Clause 113, insert the following new Clause—

**“Offences under the Protection from Eviction Act 1977: report**

- (1) The Secretary of State must publish a report about the application of the Protection from Eviction Act 1977, including—
  - (a) an assessment of the level of understanding among tenants, landlords, and the police about the criminal nature of offences under the Protection from Eviction Act 1977,
  - (b) a plan to increase awareness about the nature of offences under the Protection from Eviction Act 1977 among groups in paragraph (a),
  - (c) a clarificatory statement about the nature of offences under the Protection from Eviction Act 1977 which tenants, landlords and the police can use as a reference,
  - (d) the reasonable steps which the police should take to prevent such offences being committed, and
  - (e) the training and relevant reference materials which must be made available to all police officers to support the discharge of their duties under this section and the Protection from Eviction Act 1977.
- (2) The report under subsection (1) must be published within six months of the day on which this Act is passed and must be laid before Parliament.”

### Clause 126

BARONESS TAYLOR OF STEVENAGE

- 111 Clause 126, page 156, line 26, after “subsection (3)” insert “or (3A)”

***Member's explanatory statement***

*This is consequential on the amendment in my name which would add the new subsection (3A) to this clause.*

BARONESS TAYLOR OF STEVENAGE

- 112 Clause 126, page 156, line 35, at end insert—

“(3A) A notice need not be given in accordance with subsection (1)(c)(ii) to a person who is a residential landlord within the meaning of Part 2 (see section 64).

(3B) If—

(a) premises are entered in exercise of the power conferred by subsection (1), and

(b) notice is not given to any person because of subsection (3A),  
an officer of the local housing authority must give that person notice in writing of the exercise of that power within a reasonable period after its exercise.

(3C) The notice must—

(a) identify the premises that were entered,

(b) state when the premises were entered, and

(c) state the purpose for which the premises were entered.”

***Member's explanatory statement***

*This removes the requirement to give prior notice of entry under this clause to certain landlords and instead requires notice to be given after entry has taken place.*

### Clause 135

BARONESS TAYLOR OF STEVENAGE

THE LORD BISHOP OF MANCHESTER

- 113 Clause 135, page 162, leave out lines 8 to 10 and insert—

“(5A) In relation to any qualifying residential premises within the meaning given by section 2B, notice need not be given—

(a) to any owner;

(b) to any occupier who has waived the requirement to give notice.

(5B) If—

(a) premises are entered in exercise of the power conferred by subsection (3), and

(b) notice is not given to any person because of subsection (5A)(a),

the authorised person or proper officer must give that person notice of the exercise of that power within a reasonable period after its exercise.

- (5C) The notice must—
- (a) identify the premises that were entered,
  - (b) state when the premises were entered, and
  - (c) state the purpose for which the premises were entered.”

***Member's explanatory statement***

*This removes the requirement to give prior notice of entry under section 239(5) of the Housing Act 2004 to owners of “qualifying residential premises” (see clause 101(5) of this Bill) and instead requires notice to be given after entry has taken place.*

**After Clause 136**

BARONESS GRENDER  
BARONESS LISTER OF BURTERSETT

**114** 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.*

BARONESS THORNHILL  
BARONESS LISTER OF BURTERSETT  
THE LORD BISHOP OF MANCHESTER

**115** 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.*

BARONESS THORNHILL

**116** After Clause 136, insert the following new Clause –

**“Review of the impact of this 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;
  - (d) individuals' ability to access justice.
- (3) In conducting the review, the Secretary of State must consult –
  - (a) legal practitioners and their 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 setting out 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 new clause would require the Secretary of State to review and report on the impact of the Act on the judicial system – specifically in relation to case volumes, court efficiency, resource implications, and access to justice – within two years of the Act being passed.*

BARONESS JONES OF MOULSECOOMB

**117** After Clause 136, insert the following new Clause —

**“Independent Living Rent Body: establishment and functions**

- (1) The Secretary of State must establish a body to be known as the Independent Living Rent Body.
- (2) The “proposed rent” referred to in section 58(2) of this Act and section 14ZB(5) of the Housing Act 1988 must be calculated with reference to rules set by the Independent Living Rent Body.
- (3) In setting rules to be applied to the calculation of a proposed rent under section 58(2) the Independent Living Rent Body will have regard to —
  - (a) property type,
  - (b) size,
  - (c) condition,
  - (d) location,
  - (e) local incomes, and
  - (f) such other criteria as the Independent Rent Body sees fit.”

***Member's explanatory statement***

*This amendment seeks to create a new independent body to assess the appropriate level of rent controls for different areas of the country according to the certain criteria.*

BARONESS SCOTT OF BYBROOK  
LORD JAMIESON

**118** After Clause 136, insert the following new Clause —

**“Report of the impact of this 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 report 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 140**

BARONESS GRENDER

- 119 Clause 140, page 164, line 32, after “91(2)” insert “, (Military homes standard)”

***Member's explanatory statement***

*This amendment relates to the proposed new clause entitled “Military homes standard” in another amendment in the name of Baroness Grender.*

**Clause 145**

LORD KEEN OF ELIE

- 120 Clause 145, page 168, line 14, leave out “subsections (2) to (6)” and insert “subsection (2)”

***Member's explanatory statement***

*This amendment, and another in the name of Lord Keen of Elie, provides that, before the Act comes into force, the Secretary of State must certify that landlords' possession actions in respect of residential property are disposed of by the courts in at least as short a time as in the year prior to the first lockdown.*

LORD KEEN OF ELIE

- 121 Clause 145, page 168, line 16, leave out subsections (2) to (6) and insert —

“(2) None of the provisions of this Act, other than subsection (1) and this subsection, come into force until the Secretary of State certifies that the average time for the court's disposal of landlords' possession actions in respect of residential property is as timely as in the year ending 23 March 2020.”

***Member's explanatory statement***

*This amendment, and another in the name of Lord Keen of Elie, provides that, before the Act comes into force, the Secretary of State must certify that landlords' possession actions in respect of residential property are disposed of by the courts in at least as short a time as in the year prior to the first lockdown.*

LORD CARRINGTON  
LORD HACKING

- 122 Clause 145, page 169, line 5, at end insert —

“(9) Different days may be appointed for different purposes in relation to Chapter 1 of Part 1 so that —

- (a) one day (not sooner than three months after this Act is passed) is appointed for the purposes of new tenancies, and
- (b) one day (not sooner than six months after this Act is passed) is appointed for the purposes of existing tenancies.”

***Member's explanatory statement***

*This amendment seeks to ensure that at least three months' notice is given prior to new tenancies becoming section 4A assured tenancies and that at least a further three months' notice is given before existing tenancies become section 4A assured tenancies.*

**Schedule 6**

BARONESS TAYLOR OF STEVENAGE

- 123** Schedule 6, page 244, line 32, after “13” insert “(1)”

***Member's explanatory statement***

*This is consequential on the amendment in my name which inserts new sub-paragraphs (2) to (6) into paragraph 13 of Schedule 6.*

BARONESS TAYLOR OF STEVENAGE

- 124** Schedule 6, page 245, line 21, leave out “(e)” and insert “(f)”

***Member's explanatory statement***

*This corrects a cross-reference.*

BARONESS TAYLOR OF STEVENAGE

- 125** Schedule 6, page 245, line 31, at end insert—

- “(2) In relation to an existing tenancy which is a qualifying student tenancy, ground 4A in Schedule 2 to the 1988 Act has effect—
  - (a) subject to the modifications in sub-paragraph (1) of this paragraph, and
  - (b) additionally as if, in the first paragraph of ground 4A, paragraphs (a) and (e) were omitted.
- (3) For the purposes of this paragraph, an existing tenancy is a “qualifying student tenancy” if any of the following is a member of a specified housing management code of practice—
  - (a) the landlord;
  - (b) a person appointed to act on the landlord's behalf in respect of the tenancy;
  - (c) a person appointed to discharge management functions in respect of the building which comprises the dwelling-house or in which the dwelling-house is situated.
- (4) In sub-paragraph (3)—
  - “housing management code of practice” means a code of practice approved by the Secretary of State under section 233 of the Housing Act 2004 (codes relating to the management of HMOs or excepted accommodation);

“management functions” in respect of a building includes functions relating to —

- (a) the provision of services, or
- (b) the repair, maintenance, improvement or insurance of the building;

“specified” means specified in regulations made by the Secretary of State.”

***Member's explanatory statement***

*This ensures that ground 4A in Schedule 2 to the 1988 Act (inserted by paragraph 10 of Schedule 1 to this Bill) is available in relation to certain existing tenancies of purpose built student accommodation.*





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THIRD MARSHALLED  
LIST OF AMENDMENTS  
TO BE MOVED  
ON REPORT

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*11 July 2025*

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