

Renters' Rights Bill

MOTIONS TO BE MOVED ON CONSIDERATION OF COMMONS REASONS AND AMENDMENTS

[The page and line references are to HL Bill 60, the Bill as first printed for the Lords]

LORDS AMENDMENT 11

Clause 11

Lord de Clifford to move, as an amendment to the Minister's motion, at end insert, "and do propose the following amendment in lieu –

Clause 11, page 19, line 28, at end insert –

"16D Pet damage deposit

- (1) It is an implied term of every assured tenancy to which section 16A applies that if, at the time of consenting to the tenant keeping a pet, the landlord informs the tenant in writing that the payment of an additional pet damage deposit by the tenant is a condition of the consent, then the tenant must comply with that condition.
- (2) The additional pet damage deposit under subsection (1) –
 - (a) can be used to make good pet damage,
 - (b) must be of equivalent value to a minimum of one weeks of rent and a maximum of three weeks of rent, depending on the nature of the pet, at the landlord's discretion acting reasonably,
 - (c) cannot be subject to the limits for deposits in tenancy agreements, and
 - (d) is subject to the rules governing deposits in tenancy agreements, for purposes of monies handled.”

LORDS AMENDMENT 64

Schedule 1

Lord de Clifford to move, as an amendment to the Minister's motion, at end insert, "and do propose the following amendment in lieu –

Schedule 1, page 194, line 7, at end insert –

“New ground for possession for property which is required for a carer for the landlord or landlord’s family

24A After Ground 8 insert –

“Ground 8A

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

- (a) the landlord,
- (b) the landlord’s spouse, or
- (c) the landlord’s child or a child for whom the landlord is the primary guardian,

where the dwelling-house is in sufficiently close proximity to the person requiring care to facilitate emergency callout.

The landlord is responsible for producing evidence to demonstrate that a full-time carer is required for the person specified in paragraphs (a) to (c) above. For the purposes of this Schedule, “carer” means an adult providing personal care or nursing care to another person, who may be under the age of 18, under a voluntary or contracted arrangement.

The Secretary of State may by regulations –

- (a) specify the nature of the evidence to be produced by the landlord above, and
- (b) amend the definition of carer.””””

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