


The government and the Private Rented Sector.

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What am I talking about?

The Renters' Rights Bill

- Presently working its way through the House of Lords
 - Then just "ping pong"
 - Complete Parliamentary passage before the summer and then starting to come into force by autumn?
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How did we get here?

Rent Acts 1915 – 1977

- Rent control (for some)
- High degree of security of tenure (for some)

Housing Act 1988

- Assured tenancy (originally default but post Housing Act 1996, largely confined to housing associations)
- Assured shorthold tenancy (default tenancy in PRS)



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The problem

- AST means no meaningful security of tenure
- s.21 Housing Act 1988
 - link to homelessness (up to 31% of all homelessness cases)
 - link to rising rents (2024, CPI around 3%, rents around 6.1% and don't forget the benefits bill)
 - link to poor quality housing and lack of repairs



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Labour manifesto

Secure housing as key to all other aspects of life

- Improve family security and access to education by keeping children in their homes and keeping parental costs down
- Meet environmental targets by requiring landlords to improve energy efficiency
- Save benefits bill (and private costs) by preventing unjustified rent increases
- Security of tenure enables tenants to push for repairs and improvements



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How is it doing this?

Unashamedly re-balancing the landlord/tenant relationship

- End of s.21 HA 1988 means that eviction only permitted on basis of specified (good) reasons
- Tenant can leave on 2 months notice
- Focus is on security in your home (not primacy of asset; *cf* rental bidding restrictions)

Driving down costs

- s.13 HA 1988 only way to increase rents (so agree them or have FTT set them)
- Will act as “soft” rent control (or, more accurately, slow the rent increases)
- Knock on benefit for homelessness applications



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How is it doing this? (2)

Recognise – and reduce – the power imbalance between LL and T

- LL required to join ombudsman service (Free redress for tenants)
- Greater Local Authority involvement (RROs, new duty around PRS enforcement)



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Rt. Hon. Angela Raynor MP

“We will deliver on our promise to transform the lives of millions of renters through our landmark Renters’ Rights Bill, which will make renting fairer, more secure and more affordable”







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Thank you

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