
Report Stage: Thursday 18 January 2024

Renters (Reform) Bill, As Amended

(Amendment Paper)

This document lists all amendments tabled to the Renters (Reform) Bill. Any withdrawn amendments are listed at the end of the document. The amendments are arranged in the order in which it is expected they will be decided.

★ New Amendments.

New Amendments: 4 to 9 and NC1 to NC3

Anthony Mangnall

NC1

Bob Blackman
Mr Marcus Fysh
Sir Desmond Swayne
Nick Fletcher
Anne Marie Morris

Selaine Saxby

Marco Longhi

★ To move the following Clause—

“Repeal of requirement for selective licensing

Part 3 of the Housing Act 2004 (Selective licensing of other residential accommodation) is repealed.”

Member's explanatory statement

This new clause would remove the ability of local housing authorities to designate areas as subject to selective licensing.

Anthony Mangnall

NC2

Bob Blackman
Mr Marcus Fysh
Sir Desmond Swayne
Nick Fletcher
Anne Marie Morris

Selaine Saxby

Marco Longhi

★ To move the following Clause—

“Expanding the remit of rent repayment orders to company directors

In section 249A of the Housing Act 2004, after subsection (1) insert—

- “(1A) If a local housing authority believes that a relevant housing offence has been committed by a body corporate, it may impose a financial penalty on—
- (a) a director, manager, secretary or other similar officer of the body corporate, or
 - (b) a person purporting to act in such a capacity,
- if it is satisfied, beyond reasonable doubt, that the offence was committed with the consent or connivance of that person, or that the offence was attributable to any neglect on the part of that person.””

Member's explanatory statement

This new clause would enable local housing authorities to impose financial penalties on certain individuals when it believes a housing offence has been committed by a body corporate.

Anthony Mangnall

NC3

Bob Blackman
Mr Marcus Fysh
Sir Desmond Swayne
Nick Fletcher
Anne Marie Morris

Selaine Saxby

Marco Longhi

★ To move the following Clause—

“Evidence to consider when granting possession order for anti-social behaviour

In section 9A of the 1988 Act, after subsection (2) insert—

- “(3) In considering evidence of conduct the court may consider evidence provided by way of hearsay and that evidence will be admissible without notice or permission of the court notwithstanding any rule of the court or the common law.””

Member's explanatory statement

This new clause would enable courts to consider hearsay evidence during the course of proceedings for possession on the grounds of anti-social behaviour.

Helen Morgan

1

Clause 12, page 14, line 26, after “dwelling-house” insert “or the short-term let or holiday let”

Member's explanatory statement

This amendment would clarify that a landlord cannot let a property as a short-term or holiday let for at least three months after taking ownership of the property for the purposes of them or their family occupying it.

Helen Morgan

2

Clause 12, page 14, line 28, after "dwelling-house" insert "or the short-term let or holiday let"

Member's explanatory statement

This amendment would clarify that a landlord cannot let a property as a short-term or holiday let for at least three months after taking ownership of the property for the purposes of them or their family occupying it.

Helen Morgan

3

Clause 12, page 15, line 15, leave out "three" and insert "six"

Member's explanatory statement

This amendment would increase the time which must elapse between a landlord taking ownership of a property for the purposes of them or their family occupying it and making the property available to rent from three months to six months.

Anthony Mangnall

6

Bob Blackman
Mr Marcus Fysh
Sir Desmond Swayne
Nick Fletcher
Anne Marie Morris
Selaine Saxby

Marco Longhi

★ Clause 17, page 25, line 18, after "given" insert "not earlier than four months after a tenant first occupies the premises and"

Member's explanatory statement

This amendment would mean that tenants cannot give notice to quit until they have resided in the property for at least four months.

Anthony Mangnall

4

Bob Blackman
Mr Marcus Fysh
Sir Desmond Swayne
Nick Fletcher
Anne Marie Morris
Selaine Saxby

Marco Longhi

- ★ Clause 45, page 59, line 36, after “landlord” insert “who is not otherwise 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 introduced by Clause 45 if they are not already a member of another independent redress scheme which has been approved by the Secretary of State.

Anthony Mangnall

7

Bob Blackman
Mr Marcus Fysh
Sir Desmond Swayne
Nick Fletcher
Anne Marie Morris

Selaine Saxby

Marco Longhi

- ★ Page 85, line 26, leave out Clause 78

Anthony Mangnall

8

Bob Blackman
Mr Marcus Fysh
Sir Desmond Swayne
Nick Fletcher
Anne Marie Morris

Selaine Saxby

Marco Longhi

- ★ Clause 116, page 111, line 19, leave out “subsection (2)” and insert “subsections (1A) and (2)”

Member's explanatory statement

This amendment is consequential on Amendment 9.

Anthony Mangnall

9

Bob Blackman
Mr Marcus Fysh
Sir Desmond Swayne
Nick Fletcher
Anne Marie Morris

Selaine Saxby

Marco Longhi

- ★ Clause 116, page 111, line 19, at end insert—

“(1A) Prior to laying regulations under subsection (1) the Secretary of State must commission and publish a review into the operation of residential possession proceedings in the County Courts used by residential landlords and tenants and the enforcement of possession orders.”

Member's explanatory statement

This amendment would require the Secretary of State to publish a review of the operation of residential possession proceedings before determining the commencement date for the provisions of Chapter 1 of Part 1.

Anthony Mangnall

5

Bob Blackman
Mr Marcus Fysh
Sir Desmond Swayne
Nick Fletcher
Anne Marie Morris

Selaine Saxby

Marco Longhi

★ Schedule 1, page 118, line 4, after "HMO" insert "or is occupied by one or two students"

Member's explanatory statement

This amendment would mean that the ground for possession for student properties could also be used for properties occupied by just one or two students, which would not otherwise be considered as HMOs.

Order of the House

[23 October 2023]

That the following provisions shall apply to the Renters (Reform) Bill:

Committal

1. The Bill shall be committed to a Public Bill Committee.

Proceedings in Public Bill Committee

2. Proceedings in the Public Bill Committee shall (so far as not previously concluded) be brought to a conclusion on Tuesday 5 December 2023.
3. The Public Bill Committee shall have leave to sit twice on the first day on which it meets.

Consideration and Third Reading

4. Proceedings on Consideration shall (so far as not previously concluded) be brought to a conclusion one hour before the moment of interruption on the day on which those proceedings are commenced.
5. Proceedings on Third Reading shall (so far as not previously concluded) be brought to a conclusion at the moment of interruption on that day.
6. Standing Order No. 83B (Programming committees) shall not apply to proceedings on Consideration and Third Reading.

Other proceedings

7. Any other proceedings on the Bill may be programmed.