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Report Stage: Monday 25 March 2024

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## 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 Any withdrawn amendments are listed at the end of the document.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.

[R] indicates that a member has declared a relevant interest.

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### Anthony Mangnall

NC1

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

Selaine Saxby  
Simon Jupp  
Sir Geoffrey Clifton-Brown [R]  
Craig Mackinlay  
Mr David Jones  
Sir Graham Brady  
Sir Bill Wiggin  
Jonathan Gullis  
Greg Smith  
Sir Edward Leigh  
Sally-Ann Hart  
Lee Anderson  
Mr Ian Liddell-Grainger [R]  
Mrs Sheryll Murray

Marco Longhi [R]  
Kelly Tolhurst  
Kevin Foster  
Craig Whittaker  
Sir Iain Duncan Smith  
Andrew Bridgen  
Sir Christopher Chope  
Sir Gary Streeter [R]  
Martin Vickers  
John Redwood  
Royston Smith  
Sir Robert Syms [R]  
Philip Davies [R]  
Mr Philip Hollobone

Steve Double  
John Stevenson  
George Freeman  
Alicia Kearns  
Mr William Wragg  
Sir David Davis  
Sir Charles Walker  
Mark Menzies  
Jane Hunt  
Chris Green  
Miriam Cates  
Karl McCartney  
Robert Jenrick  
Adam Holloway

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Part 3 of the Housing Act 2004 (Selective licensing of other residential accommodation) is repealed.”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 [R]  
 Mr Marcus Fysh  
 Sir Desmond Swayne [R]  
 Nick Fletcher [R]  
 Anne Marie Morris [R]

Selaine Saxby  
 Steve Double  
 John Stevenson  
 George Freeman  
 Alicia Kearns  
 Mr William Wragg  
 Sir David Davis  
 Sir Charles Walker  
 Mark Menzies  
 Sir Edward Leigh  
 Royston Smith  
 Karl McCartney  
 Antony Higginbotham  
 Mr Philip Hollobone

Marco Longhi [R]  
 Simon Jupp  
 Sir Geoffrey Clifton-Brown [R]  
 Craig Mackinlay  
 Mr David Jones  
 Sir Graham Brady  
 Sir Bill Wiggin  
 Jonathan Gullis  
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 Chris Green  
 Miriam Cates  
 Mr Ian Liddell-Grainger [R]  
 Robert Jenrick  
 Adam Holloway

Andrew Lewer  
 Kelly Tolhurst  
 Kevin Foster  
 Craig Whittaker  
 Sir Iain Duncan Smith  
 Andrew Bridgen  
 Sir Christopher Chope  
 Sir Gary Streeter [R]  
 Martin Vickers  
 Sally-Ann Hart  
 Lee Anderson  
 Philip Davies [R]  
 Mrs Sheryll Murray

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 [R]  
Mr Marcus Fysh  
Sir Desmond Swayne [R]  
Nick Fletcher [R]  
Anne Marie Morris [R]

Selaine Saxby  
Steve Double  
John Stevenson  
George Freeman  
Alicia Kearns  
Mr William Wragg  
Andrew Bridgen  
Sir Christopher Chope  
Sir Gary Streeter [R]  
Martin Vickers  
Chris Green  
Miriam Cates  
Karl McCartney  
Antony Higginbotham  
Mr Philip Hollobone

Marco Longhi [R]  
Simon Jupp  
Sir Geoffrey Clifton-Brown [R]  
Craig Mackinlay  
Mr David Jones  
Sir Graham Brady  
Sir David Davis  
Sir Charles Walker  
Mark Menzies  
Jane Hunt  
Sally-Ann Hart  
Lee Anderson  
Mr Ian Liddell-Grainger [R]  
Robert Jenrick  
Adam Holloway

Andrew Lewer  
Kelly Tolhurst  
Kevin Foster  
Craig Whittaker  
Sir Iain Duncan Smith  
Mr Ranil Jayawardena  
Sir Bill Wiggin  
Jonathan Gullis  
Greg Smith  
Sir Edward Leigh  
Royston Smith  
Sir Robert Syms [R]  
Philip Davies [R]  
Mrs Sheryll Murray

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.

**Caroline Lucas**

NC4

To move the following Clause—

**“Requirement to collect and display information on rent levels and controls**

- (1) The private rented sector database must collect and display the following information on rent levels and controls including but not limited to—
- (a) a property linked rent control within and between tenancies;
  - (b) a desired rent level, to which rents have to be reduced over time;
  - (c) a private rent index to govern annual rent changes on privately rented properties, once the desired rent level has been reached; and
  - (d) any other information necessary to allow for the effective operation of a rent control system.

- (2) The details of the information in subsection (1) will be determined following the establishment of an independent Living Rent Commission tasked with consulting on and designing a national system of rent controls with local flexibility to be prescribed in regulations.
- (3) The requirements in subsection (1) will commence when the work of the Living Rent Commission is completed.”

**Member's explanatory statement**

This new clause would require the database to collect the information necessary to allow for the operation of a national system of rent controls with local flexibility following the design of such a system by an independent commission.

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**Matthew Pennycook**

**NC5**

To move the following Clause—

**“Review of changes to grounds for possession**

- (1) The Secretary of State must, within two years of the date of Royal Assent to this Act, conduct and lay before Parliament a review of the grounds for possession in Schedule 2 of the Housing Act 1988, as amended by this Act.
- (2) The review must include—
  - (a) an assessment of the effectiveness of the new or amended grounds for possession set out in Schedule 1 of this Act in securing evictions from properties;
  - (b) an assessment of the impact on the security of tenure of tenants as a result of the use of the new or amended grounds for possession set out in Schedule 1 of this Act;
  - (c) a report on the use of enforcement action in relation to the new or amended grounds for possession set out in Schedule 1 of this Act;
  - (d) an assessment of the effectiveness of the grounds for possession listed in Schedule 2 of the Housing Act 1988 in securing evictions from properties that remain unamended by Schedule 1 of this Act.
- (3) The review under subsection (1) must make such recommendations as, in the opinion of the Secretary of State, are necessary in the light of the findings of the review.”

**Member's explanatory statement**

This new clause would require the Government to publish a review of the impact of the amended grounds for possession within two years of the Act coming into force.

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**Matthew Pennycook**

**NC6**

To move the following Clause—

**“Requirement to state the amount of rent when advertising residential premises**

- (1) A landlord must not advertise or otherwise offer a tenancy of residential premises unless the amount of rent is stated in the advertisement or offer.
- (2) A letting agent acting on behalf of a landlord must not advertise or otherwise offer a tenancy of residential premises unless the amount of rent is stated in the advertisement or offer.”

**Member's explanatory statement**

This new clause would require landlords or persons acting on their behalf to state the proposed rent payable in the advertisement for the premises.

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**Matthew Pennycook**

**NC7**

To move the following Clause—

**“Not inviting or encouraging bids for rent**

- (1) A landlord must not invite or encourage a prospective tenant or any other person to offer to pay an amount of rent for residential premises that exceeds the amount of rent stated as part of the advertisement or offer of the premises as required by section [requirement to state the amount of rent when advertising residential premises].
- (2) A letting agent acting on behalf of a landlord must not invite or encourage a prospective tenant or any other person to offer to pay an amount of rent for residential premises that exceeds the amount of rent stated as part of the advertisement or offer of the premises as required by section [requirement to state the amount of rent when advertising residential premises].
- (3) Subsection (1) does not prohibit a prospective tenant or other person from offering to pay an amount that exceeds the stated amount of rent.”

**Member's explanatory statement**

This new clause would prevent landlords or persons acting on their behalf from inviting or encouraging bids that exceed the amount stated as part of the advertisement or offer of the premises.

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**Matthew Pennycook**

**NC8**

To move the following Clause—

**“Limit on amount of rent that a residential landlord can request in advance**

In Schedule 1 to the Tenant Fees Act 2019, after paragraph 1(8) insert—

- “(9) Where rent is payable in advance, the maximum that may be charged is equivalent to the amount specified in paragraph 2(3).”

**Member's explanatory statement**

This new clause would ensure that the maximum amount of rent that could be lawfully requested by a residential landlord in advance of a tenancy commencing would be 5 weeks' rent for tenancies of less than £50,000 per annum and to 6 weeks' rent for tenancies over £50,000 per annum.

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Matthew Pennycook

NC9

To move the following Clause—

**“Extension of rent repayment orders**

(1) In Section 40(3) of the Housing and Planning Act 2016, at end of table insert—

8	Housing Act 1988	Section 16D, 16E	Duties on landlords and agents as regards information provision and prohibition on reletting
9	Renters (Reform) Act 2024	Sections 24	Landlord redress provisions
10	Renters (Reform) Act 2024	Section 39 (3)	Active landlord database entry”

**Member's explanatory statement**

This new clause would ensure that rent repayment orders can be made to the landlord under the relevant tenancy in any instance where a financial penalty or offence is made relating to clauses 9, 10, 24 or 27 of the Bill.

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Matthew Pennycook

NC10

To move the following Clause—

**“Extension of Awaab’s law to the private rented sector**

- (1) Section 10A of the Landlord and Tenant Act 1985 is amended as follows.
- (2) Omit subsections (1)(b) and (6).
- (3) In subsection (7), omit the definitions of “low-cost home ownership accommodation” and “social housing.”

**Member's explanatory statement**

This new clause would require private landlords to deal with hazards affecting their properties.

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Matthew Pennycook

NC11

To move the following Clause—

**“Ending blanket bans on renting to families with children or those in receipt of benefits**

The Secretary of State may, by regulation, specify behaviour which, for the purposes of Part 4, Equality Act 2010, shall be considered unlawful discrimination unless the contrary is shown.”

**Member's explanatory statement**

This new clause would ensure that blanket bans on renting to families with children or those in receipt of benefits are presumed to be unlawful discrimination unless proved otherwise.

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Tim Loughton

NC12

To move the following Clause—

**“Discrimination relating to care-leaver status**

- (1) The provisions of this section apply to individuals who are—
  - (a) a relevant child as defined by section 23A of the Children’s Act 1989; or
  - (b) a former relevant child as defined by section 23C of the Children’s Act 1989.
- (2) A relevant person must not, in relation to a dwelling that is to be let on a relevant tenancy—
  - (a) on the basis that the individual meets either of the criteria set out in subsection (1), prevent the person from—
    - (i) enquiring whether the dwelling is available for let,
    - (ii) accessing information about the dwelling,
    - (iii) viewing the dwelling in order to consider whether to seek to rent it,
    - (iv) entering into a tenancy of the dwelling, or
  - (b) apply a provision, criterion or practice in order to make care leavers less likely to enter into a tenancy of the dwelling than people who are not care leavers.
- (3) Subsection (2) does not apply if the relevant person can show that the prospective landlord of the dwelling, or a person who would be a superior landlord in relation to the dwelling, is insured under a contract of insurance—
  - (a) to which section 33 does not apply, and
  - (b) which contains a term which makes provision (however expressed) requiring the insured to prohibit a tenant under a relevant tenancy from being a care-leaver,and the conduct is a means of preventing the prospective landlord from breaching that term.

- (4) Conduct does not breach the prohibition in subsection (2) if it consists only of—
- (a) one or more of the following things done by a person who does nothing in relation to the dwelling that is not mentioned in this paragraph—
    - (i) publishing advertisements or disseminating information;
    - (ii) providing a means by which a prospective landlord can communicate directly with a prospective tenant;
    - (iii) providing a means by which a prospective tenant can communicate directly with a prospective landlord, or
  - (b) things of a description, or things done by a person of a description, specified for the purposes of this section in regulations made by the Secretary of State.”

**Anthony Mangnall**

10

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

Selaine Saxby  
 Steve Double  
 Kevin Foster  
 Mr David Jones  
 Sir Graham Brady  
 Sir Bill Wiggin  
 Sir Jacob Rees-Mogg [R]  
 Miriam Cates  
 Nigel Mills [R]  
 Suella Braverman [R]  
 Damien Moore

Marco Longhi [R]  
 Simon Jupp  
 Craig Mackinlay  
 Sir Iain Duncan Smith  
 Andrew Bridgen  
 Sir Christopher Chope  
 Sir Edward Leigh  
 Sir Robert Syms [R]  
 Sir William Cash  
 Robert Jenrick  
 Miss Sarah Dines [R]

Andrew Lewer  
 Sir Geoffrey Clifton-Brown [R]  
 Craig Whittaker  
 Mr William Wragg  
 Sir David Davis  
 Greg Smith  
 Royston Smith  
 Mr Ian Liddell-Grainger [R]  
 Kit Malthouse  
 Mr Philip Hollobone

Clause 1, page 1, line 11, at end insert “, unless the landlord and the tenant mutually agree to have a fixed term during which period the landlord agrees to suspend the ability to seek possession under Ground 1 (Occupation by landlord or family), Ground 1A (Sale of dwelling-house) or Ground 6 (Redevelopment) of Schedule 2.

- (1A) During a fixed term tenancy agreed under subsection (1) the landlord shall not be entitled to increase the rent as provided for by section 13.”

**Matthew Pennycook**

14

Clause 3, page 3, leave out lines 21 to 23 and insert—

- |                                    |  |
|------------------------------------|--|
| “1, 1A, 1B, 2, 2ZA, 2ZB, 4A, 6, 6A | four months beginning with the date of service of the notice |
| 5, 5A, 5B, 5C, 5D, 7, 9            | two months beginning with the date of service of the notice” |



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**Matthew Pennycook**

15

Clause 3, page 3, line 33, at end insert—

- “(4) The Secretary of State must lay before Parliament a review of the changes to grounds for possession made under this Act within two years of the date of Royal Assent.”

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**Matthew Pennycook**

21

Clause 6, page 7, line 4, at end insert—

**“13B Recovery of rent**

- (1) Any increased rent which is paid otherwise than in accordance with section 13 or section 13A is recoverable from the landlord by the tenant as a debt claim in the courts.
- (2) The Secretary of State may, by regulations, provide for such claims to be recoverable by proceedings in the First-Tier Tribunal, rather than the courts.”

**Member's explanatory statement**

This amendment would ensure that in instances where a private landlord increases the rent without issuing a section 13 or section 13A notice the tenant can seek to recover costs through a debt claim in the court. It also provides the government with the power by regulation for such claims to be recoverable by tribunal.

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**Matthew Pennycook**

22

Clause 7, page 8, line 9, at end insert—

“(7A) After subsection (8) insert—

“(8A) Where a notice under section 13(2) has been referred to the appropriate tribunal then, unless the landlord and the tenant otherwise agree, the rent determined by the appropriate tribunal (subject, in a case where subsection (5) above applies, to the addition of the appropriate amount in respect of rates) shall be the same or below the rent specified in the section 13 notice and the rent as determined by the tribunal shall only become payable once the decision of the tribunal has become final.

(8B) A decision becomes final only on the latest of—

- (a) the determination of any appeal;
- (b) if earlier, on the expiry of the time for bringing a subsequent appeal (if any); or
- (c) by its being abandoned or otherwise ceasing to have effect.””

**Member's explanatory statement**

This amendment would ensure that where a rent assessment is carried out by a tribunal, the rent subsequently determined by that tribunal cannot be higher than that originally requested by a landlord in a section 13 notice.

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**Caroline Lucas**

13

Clause 7, page 8, line 20, at end insert—

“(c) no more than the rent proposed by the landlord in the notice served on the tenant under section 13 of the 1988 Act.”

**Member's explanatory statement**

This amendment would mean that the rent payable after a tribunal determination can be no higher than the rent initially proposed by the landlord in the notice served on the tenant.

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**Matthew Pennycook**

23

Clause 7, page 9, line 5, at end insert “which must be no earlier than two months following the date of determination”

**Member's explanatory statement**

This amendment would ensure that in cases of undue hardship tenants would have a minimum of two months from the date of determination before a new rent became payable.

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**Matthew Pennycook**

24

Clause 7, page 9, line 6, leave out subsection (4) and insert—

- “(4A) A date specified under subsection (3)(b) must be no earlier than the date on which the determination becomes final, with a decision only becoming final on the latest of—
- (a) the determination of any appeal;
  - (b) if earlier, on the expiry of the time for bringing a subsequent appeal (if any); or
  - (c) by its being abandoned or otherwise ceasing to have effect.”

**Member's explanatory statement**

This amendment would remove the requirement for a date determined by a court for rent to become payable in cases of undue hardship to not be later than the date of the determination.

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**Matthew Pennycook**

31

Clause 9, page 9, line 29, leave out “42nd” and insert “28th”

**Member's explanatory statement**

This amendment would ensure a landlord gives or refuses consent in writing within 28 days of the request being made.

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**Matthew Pennycook**

32

Clause 9, page 9, line 30, at and insert—

“(d) the landlord may not review or withdraw consent once given.”

**Member's explanatory statement**

This amendment ensures that a tenant may keep a pet for the duration of their tenancy once consent has been given.

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**Nadia Whittome**

38

Clause 12, page 14, line 18, at end insert—

“(g) unreasonably refuse home adaptations for the purposes of a disabled person's access to or usage of the home.”

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**Helen Morgan**

11

Clause 12, page 14, line 21, 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.

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**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.

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**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.

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**Helen Morgan**

3

Kit Malthouse

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.

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**Matthew Pennycook**

35

Clause 12, page 15, line 15, leave out “three” and insert “twelve”

**Member's explanatory statement**

This amendment would extend the restricted period in relation to a tenancy in relation to which Ground 1 or 1A in Schedule 2 is relied on from three to twelve months.

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**Matthew Pennycook**

36

Clause 12, page 15, line 17, leave out subsection (b)

**Member's explanatory statement**

This amendment would ensure that the restricted period is as specified in (8)(a) in all circumstances.

**Anthony Mangnall**

6

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

Selaine Saxby  
Steve Double  
John Stevenson  
George Freeman  
Alicia Kearns  
Mr William Wragg  
Sir David Davis  
Sir Charles Walker  
Mark Menzies  
Sir Jacob Rees-Mogg [R]  
John Redwood  
Royston Smith  
Sir Robert Syms [R]  
Philip Davies [R]  
Antony Higginbotham  
Sarah Atherton [R]  
Mr Philip Hollobone  
Brendan Clarke-Smith [R]  
Adam Holloway

Marco Longhi [R]  
Simon Jupp  
Sir Geoffrey Clifton-Brown [R]  
Craig Mackinlay  
Mr David Jones  
Sir Graham Brady  
Sir Bill Wiggins  
Jonathan Gullis  
Greg Smith  
Martin Vickers  
Chris Green  
Miriam Cates  
Karl McCartney  
Nigel Mills [R]  
Suella Braverman [R]  
Robert Jenrick  
Damien Moore  
Miss Sarah Dines [R]

Andrew Lewer  
Kelly Tolhurst  
Kevin Foster  
Craig Whittaker  
Sir Iain Duncan Smith  
Andrew Bridgen  
Sir Christopher Chope  
Sir Gary Streeter [R]  
Philip Dunne [R]  
Sir Edward Leigh  
Sally-Ann Hart  
Lee Anderson  
Mr Ian Liddell-Grainger [R]  
Sir William Cash  
Holly Mumby-Croft  
Mrs Sheryll Murray  
Jill Mortimer  
Lia Nici

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.

**Tim Loughton**

43

Clause 29, page 32, line 23, leave out “section 27 or 28” and insert “sections 27, 28 or *[Discrimination relating to care-leaver status]*”

**Tim Loughton**

44

Clause 30, page 34, line 21, at end insert—

- “(5) A term of a relevant tenancy or regulated tenancy is of no effect so far as the term makes provision (however expressed) prohibiting the tenant from being—
- (a) a relevant child as defined by section 23A of the Children’s Act 1989; or
  - (b) a former relevant child as defined by section 23C of the Children’s Act 1989.
- (6) Subsection (5) does not apply if the landlord or a superior landlord is insured under a contract of insurance—

- (a) to which section 33 does not apply, and
- (b) which contains a term which makes provision (however expressed) requiring the insured to prohibit the tenant from being a relevant or former relevant child.

and the provision in the tenancy is a means of preventing the insured from breaching that term.”

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Tim Loughton

45

Clause 31, page 35, line 12, at end insert—

“(4A) A term of a lease of premises that consist of or include a dwelling is of no effect so far as the term makes provision (however expressed) requiring a tenant under that or any inferior lease to prohibit a sub-tenant under a relevant tenancy or regulated tenancy from prohibiting the tenant from being—

- (a) a relevant child as defined by section 23A of the Children’s Act 1989; or
- (b) a former relevant child as defined by section 23C of the Children’s Act 1989.

(4B) Subsection (4A) does not apply if the landlord under the lease or a superior landlord is insured under a contract of insurance—

- (a) to which section 33 does not apply, and
- (b) which contains a term which makes provision (however expressed) requiring the insured to prohibit a sub-tenant from being a relevant or former relevant child.

and the provision in the lease is a means of preventing the insured from breaching that term.”

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Tim Loughton

46

Clause 32, page 35, line 30, at end insert—

“(3) A term of a mortgage of premises that consist of or include a dwelling is of no effect so far as the term makes provision (however expressed) requiring a mortgagor to prohibit a tenant under a relevant tenancy or regulated tenancy from being—

- (a) a relevant child as defined by section 23A of the Children’s Act 1989; or
- (b) a former relevant child as defined by section 23C of the Children’s Act 1989.”

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**Tim Loughton**

47

Clause 33, page 36, line 2, at end insert—

- “(2A) A term of a contract of insurance to which this section applies is of no effect so far as the term makes provision (however expressed) requiring the insured to prohibit a tenant under a relevant tenancy or regulated tenancy from being—
- (a) a relevant child as defined by section 23A of the Children’s Act 1989; or
  - (b) a former relevant child as defined by section 23C of the Children’s Act 1989.”

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**Wera Hobhouse**

39

Helen Morgan

Clause 42, page 54, line 1, after “section 1” insert “—

- (a) omit subsection (3);
  - (b) in subsection (3A) omit “the landlord of a residential occupier or an agent of the landlord” and insert “a person”;
  - (c) after subsection (3B) insert—
    - “(3BA) For the purposes of this subsection, services which are reasonably required for the occupation of the premises as a household include, but are not limited to—
      - (a) water,
      - (b) gas,
      - (c) electricity, and
      - (d) electronic communications networks and services”;
- (d) omit subsection (3C);
- (e)”

**Member's explanatory statement**

This amendment would amend the offence of unlawful eviction and harassment of the occupier of a property under the Protection from Eviction Act 1977 so that the offence can be committed by any person (not just the landlord of their agent), and define the services with which interference can constitute an offence.

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**Wera Hobhouse**

40

Helen Morgan

Clause 42, page 55, line 2, at end insert—

“(3A) In section 3A, after subsection (9) insert—

“(10) In any proceedings under any of the relevant statutory provisions in this Act, it shall be for the accused to prove that the tenancy or licence is excluded by virtue of subsections (2) or (3) above.”

(3B) After section 4 insert—

**“4A Rebuttable presumption of landlord**

(1) In any action under Part 1 of this Act (including where a Financial Penalty Notice (FPN) is issued) there is a rebuttable presumption that the person to whom the residential occupier pays rent or other payments in respect of occupation of a dwelling is the landlord of the property.”

(3C) After section 7 insert—

**“7A Notification by the police**

(1) Where a constable has reasonable cause to believe that an offence under the Protection from Eviction Act 1977 has occurred the constable must within 24 hours notify the authority named in section 6 as responsible for prosecution of offences in the area with the following information—

- (a) the address where the alleged offence has happened;
- (b) if known, the name of the landlord;
- (c) if known, the name of the residential occupier;
- (d) any facts known to the constable about the alleged offence.

(2) A police force has the power to assist an authority included in section 6 in the exercise of their functions under this Act.””

**Member's explanatory statement**

This amendment would amend proceedings for offences under the Protection from Eviction Act 1977, so that it must be proved that a tenancy is an excluded tenancy, that there is a rebuttable presumption that the person to whom a tenant paid their rent is the landlord, and that the police must inform the relevant local authority when they suspect offences under the 1977 Act to have been committed.



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**Anthony Mangnall**

4

Bob Blackman [R]  
 Mr Marcus Fysh  
 Sir Desmond Swayne [R]  
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 Anne Marie Morris [R]

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Mr William Wragg

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Sir Christopher Chope

Sir Gary Streeter [R]

Martin Vickers

Sally-Ann Hart

Lee Anderson

Philip Davies [R]

Mrs Sheryll Murray

Marco Longhi [R]

Simon Jupp

Sir Geoffrey Clifton-Brown [R]

Craig Mackinlay

Mr David Jones

Sir Graham Brady

Sir David Davis

Sir Charles Walker

Mark Menzies

Sir Edward Leigh

Royston Smith

Karl McCartney

Antony Higginbotham

Mr Philip Hollobone

Andrew Lewer

Kelly Tolhurst

Kevin Foster

Craig Whittaker

Sir Iain Duncan Smith

Mr Ranil Jayawardena

Sir Bill Wiggin

Jonathan Gullis

Greg Smith

Chris Green

Miriam Cates

Mr Ian Liddell-Grainger [R]

Robert Jenrick

Adam Holloway

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.

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**Matthew Pennycook**

27

Clause 53, page 67, line 18, at end insert—

“(ba) details, which may include copies, of all notices seeking possession served by the residential landlord in respect of each dwelling of which he is the landlord, and”

**Member's explanatory statement**

This amendment would require the database to record details of notices of possession served by a landlord in respect of each dwelling of which they are the landlord.

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**Marsha De Cordova**

42

Clause 55, page 68, line 27, at end insert—

“(ba) require the provision of information about the accessibility of the dwelling,”

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**Caroline Lucas**

12

Clause 55, page 68, line 33, at end insert—

“(2A) Regulations under subsection (1) must require—

- (a) the energy performance certificate relating to a registrable dwelling to be provided to the database operator; and
- (b) details of the energy performance certificate to be recorded in a dwelling entry in the database.”

**Member's explanatory statement**

This amendment would require Energy Performance Certificates in relation to relevant dwellings to be provided to the database operator and details to be recorded in the database.

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**Helen Morgan**

37

Wendy Chamberlain  
Sarah Dyke  
Christine Jardine

Clause 76, page 84, line 34, at end insert—

- “(e) any accommodation which is provided by the Defence Infrastructure Organisation to service individuals and families.”

**Member's explanatory statement**

This amendment would ensure that accommodation rented from the Defence Infrastructure Organisation by service individuals and families is subject to the Decent Homes Standard.

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**Anthony Mangnall**

7

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

Selaine Saxby  
Steve Double  
John Stevenson  
George Freeman  
Alicia Kearns  
Mr William Wragg  
Sir David Davis  
Sir Charles Walker  
Mark Menzies  
Martin Vickers  
Sally-Ann Hart  
Lee Anderson  
Philip Davies [R]  
Mr Philip Hollobone

Marco Longhi [R]  
Simon Jupp  
Sir Geoffrey Clifton-Brown [R]  
Craig Mackinlay  
Mr David Jones  
Sir Graham Brady  
Sir Bill Wiggin  
Jonathan Gullis  
Greg Smith  
Sir Edward Leigh  
Royston Smith  
Karl McCartney  
Robert Jenrick  
Adam Holloway

Andrew Lewer  
Kelly Tolhurst  
Kevin Foster  
Craig Whittaker  
Sir Iain Duncan Smith  
Andrew Bridgen  
Sir Christopher Chope  
Sir Gary Streeter [R]  
Sir Jacob Rees-Mogg [R]  
Chris Green  
Miriam Cates  
Mr Ian Liddell-Grainger [R]  
Mrs Sheryll Murray

Page 85, line 26, leave out Clause 78

**Wera Hobhouse**

41

Helen Morgan

Clause 78, page 86, line 4, after “(order),” insert “—

- (a) in subsection (1), before “The First-tier Tribunal” insert “Apart from offences for which subsection (1A) applies,”;
- (b) after subsection (1) insert—

“(1A) The First-tier Tribunal may make a rent repayment order if satisfied on the balance of probabilities that the landlord has committed an offence under section 1(2), (3) or (3A) of the Protection from Eviction Act 1977 (whether or not the landlord has been convicted).”;

- (c) at the end of subsection (3) insert—

“(d) section 46A (where an order is made against more than one landlord or there has been a previous order)”;

(d)”

**Member's explanatory statement**

This amendment would lower the level of proof required in proceedings for a Rent Repayment Order in the First-tier Tribunal to the balance of probabilities for offences under the 1977 Act.

**Anthony Mangnall**

8

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

Selaine Saxby  
Steve Double  
John Stevenson  
George Freeman  
Alicia Kearns  
Mr William Wragg  
Andrew Bridgen  
Sir Christopher Chope  
Sir Gary Streeter [R]  
Sir Jacob Rees-Mogg [R]  
Chris Green  
Miriam Cates  
Mr Ian Liddell-Grainger [R]  
Robert Jenrick  
Adam Holloway

Marco Longhi [R]  
Simon Jupp  
Sir Geoffrey Clifton-Brown [R]  
Craig Mackinlay  
Mr David Jones  
Sir Graham Brady  
Sir David Davis  
Sir Charles Walker  
Mark Menzies  
Martin Vickers  
Sally-Ann Hart  
Lee Anderson  
Philip Davies [R]  
Mrs Sheryll Murray

Andrew Lewer  
Kelly Tolhurst  
Kevin Foster  
Craig Whittaker  
Sir Iain Duncan Smith  
Mr Ranil Jayawardena  
Sir Bill Wiggin  
Jonathan Gullis  
Greg Smith  
Sir Edward Leigh  
Royston Smith  
Karl McCartney  
Antony Higginbotham  
Mr Philip Hollobone

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.

**Matthew Pennycook**

28

Clause 116, page 111, line 19, at end insert “, save that section 2(b) comes into force on the day on which this Act is passed only to the extent that it repeals section 21 of the Housing Act 1988; such repeal will not affect the validity of any notices served under that provision on or before the day on which this Act is passed and the provisions of that section will continue to apply to any claims issued in respect of such a notice”

**Member's explanatory statement**

This amendment would ensure that the abolition of section 21 evictions would come into force on Royal Assent, with saving provisions for any notices served before that date.

**Anthony Mangnall**

9

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

Selaine Saxby  
Steve Double  
John Stevenson  
George Freeman  
Alicia Kearns  
Mr William Wragg  
Andrew Bridgen  
Sir Christopher Chope  
Sir Gary Streeter [R]  
Philip Dunne [R]  
Sir Edward Leigh  
Sally-Ann Hart  
Lee Anderson  
Mr Ian Liddell-Grainger [R]  
Sir William Cash  
Holly Mumby-Croft  
Mrs Sheryll Murray  
Jill Mortimer  
Lia Nici

Marco Longhi [R]  
Simon Jupp  
Sir Geoffrey Clifton-Brown [R]  
Craig Mackinlay  
Mr David Jones  
Sir Graham Brady  
Sir David Davis  
Sir Charles Walker  
Mark Menzies  
Sir Jacob Rees-Mogg [R]  
John Redwood  
Royston Smith  
Sir Robert Syms [R]  
Philip Davies [R]  
Kit Malthouse  
Sarah Atherton [R]  
Mr Philip Hollobone  
Brendan Clarke-Smith [R]  
Adam Holloway

Andrew Lewer  
Kelly Tolhurst  
Kevin Foster  
Craig Whittaker  
Sir Iain Duncan Smith  
Mr Ranil Jayawardena  
Sir Bill Wiggin  
Jonathan Gullis  
Greg Smith  
Martin Vickers  
Chris Green  
Miriam Cates  
Karl McCartney  
Nigel Mills [R]  
Suella Braverman [R]  
Robert Jenrick  
Damien Moore  
Miss Sarah Dines [R]

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.

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**Mr Clive Betts** 48  
Nadia Whittome

Schedule 1, page 114, line 10, leave out "6 months" and insert "one year"

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**Mr Clive Betts** 49  
Nadia Whittome

Schedule 1, page 115, line 8, leave out "6 months" and insert "one year"

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**Matthew Pennycook** 33

Schedule 1, page 115, line 32, leave out sub-paragraph (a) and insert—

- “(a) the landlord who is seeking possession intends to—
- (i) sell a freehold or leasehold interest in the dwelling-house or to grant a lease of the dwelling-house for a term certain of more than 21 years which is not terminable before the end of that term by notice given by or to the landlord;
  - (ii) re-let the dwelling house to another tenant pursuant to a Rent to Buy Agreement; or
  - (iii) retain and convert the home to rented housing on either an affordable or market rent basis;”

**Member's explanatory statement**

This amendment covers the full scope of reasons that private registered providers of social housing may wish to use the new ground for possession 1B for to offer properties to another tenant.

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**Matthew Pennycook** 34

Schedule 1, page 116, line 12, leave out sub-paragraph (b) and insert—

- “(b) allows the tenant to rent the dwelling house for a period stated in the agreement, which is not less than 5 years or, for dwelling houses in Greater London, 10 years from the beginning of the tenancy so as to enable the tenant to save for a deposit and, over time, purchase their first home.”

**Member's explanatory statement**

This amendment would ensure the wording for the definition of "Rent to Buy Agreement" at sub-paragraph (b) is an accurate reflection of the Rent to Buy product and is in line with the Capital Funding Guide.

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**Matthew Pennycook**

29

Schedule 1, page 116, line 29, after “tenancy” insert “(including any tenancy at will or other tenancy arising on expiry of a fixed-term lease)”

**Member's explanatory statement**

This amendment would extend Ground 2ZA to apply in a situation where a tenancy at will may arise.

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**Matthew Pennycook**

30

Schedule 1, page 117, line 5, at end insert—

“(c) where the intermediate landlord serves notice under this Ground, the intermediate landlord shall be deemed to continue to hold sufficient interest in the dwelling-house to maintain a continuing right to possession until conclusion of any possession proceedings.”

**Member's explanatory statement**

This amendment would ensure that an intermediate landlord retains possession of the property and remains as the landlord of the occupying tenant until the conclusion of possession proceedings.

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**Anthony Mangnall**

5

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

Selaine Saxby  
Steve Double  
John Stevenson  
George Freeman  
Alicia Kearns  
Mr William Wragg  
Sir David Davis  
Sir Charles Walker  
Mark Menzies  
Martin Vickers  
Sally-Ann Hart  
Lee Anderson  
Mr Ian Liddell-Grainger [R]  
Robert Jenrick  
Angela Richardson

Marco Longhi [R]  
Simon Jupp  
Sir Geoffrey Clifton-Brown [R]  
Craig Mackinlay  
Mr David Jones  
Sir Graham Brady  
Sir Bill Wiggin  
Jonathan Gullis  
Greg Smith  
Sir Edward Leigh  
Royston Smith  
Sir Robert Syms [R]  
Philip Davies [R]  
Mrs Sheryll Murray  
Adam Holloway

Andrew Lewer  
Kelly Tolhurst  
Kevin Foster  
Craig Whittaker  
Sir Iain Duncan Smith  
Andrew Bridgen  
Sir Christopher Chope  
Sir Gary Streeter [R]  
Sir Jacob Rees-Mogg [R]  
Chris Green  
Miriam Cates  
Karl McCartney  
Antony Higginbotham  
Mr Philip Hollobone

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.

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<b>Mr Clive Betts</b>	<b>52</b>
Schedule 1, page 122, line 34, leave out "of an intention" and insert "that the landlord may intend"	
<b>Mr Clive Betts</b>	<b>53</b>
Schedule 1, page 122, line 35, at end insert "or the Court is of the opinion that it is just and equitable to dispose of the requirement to serve a written statement."	
<b>Mr Clive Betts</b>	<b>50</b>
Schedule 1, page 123, line 3, leave out lines 3 to 9	
<b>Mr Clive Betts</b>	<b>51</b>
Schedule 1, page 125, line 13, at end insert—	
<i>"Ground 6AA</i>	
A relevant social landlord granted a tenancy of the dwelling house to the tenant as temporary decant accommodation in order to demolish their original home in the context of re-development and the landlord seeking possession requires vacant possession of the dwelling house because—	
(a) the landlord has served the tenant with notice that the new home is ready to move into, or	
(b) the temporary use of the accommodation has otherwise come to an end."	
<b>Matthew Pennycook</b>	<b>16</b>
Mr Clive Betts	
Schedule 1, page 125, leave out line 17	
<b>Member's explanatory statement</b>	
This amendment would retain the existing 12-month period within which the landlord can initiate proceedings on this ground for possession.	

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**Mr Clive Betts**

55

Schedule 1, page 125, line 17, at end insert—

“(ab) At the end of the second unnumbered paragraph, insert—

“This ground applies only where the landlord is a private registered provider of social housing.””

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**Matthew Pennycook**

17

Schedule 1, page 125, line 18, at end insert—

“(c) at the end of the last unnumbered paragraph insert—

“This ground applies only where the landlord is a private registered provider of social housing.””

**Member's explanatory statement**

This amendment would limit the use of Ground 7 of Schedule 2 of the 1988 Act to social rented housing.

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**Matthew Pennycook**

18

Schedule 1, page 125, line 30, leave out paragraph 23

**Member's explanatory statement**

This amendment would remove the new ground for possession for repeated rent arrears.

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**Matthew Pennycook**

19

Schedule 1, page 125, line 30, leave out “After Ground 8” and insert “Before Ground 9”

**Member's explanatory statement**

This amendment would move new Ground 8A from the list of mandatory grounds for possession (in Part I of Schedule 2 to the Housing Act 1988) to the list of discretionary grounds for possession (in Part II of Schedule 2 to the Housing Act 1988).

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**Matthew Pennycook**

20

Schedule 1, page 126, line 14, leave out paragraph 24

**Member's explanatory statement**

This amendment would maintain the existing definition of anti-social behaviour as being conduct causing or likely to cause a nuisance or annoyance, rather than being defined as behaviour “capable of causing” nuisance or annoyance.



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**Matthew Pennycook**

25

Schedule 2, page 128, line 29, leave out “omit subsection (5)” and insert—

“for subsection (5) substitute—

“(5) A person is also threatened with homelessness if—

- (a) a valid notice has been given to the person under section 8 of the Housing Act 1988 in respect of the only accommodation the person has that is available for the person’s occupation, and
- (b) that notice will expire within 56 days.””

**Member’s explanatory statement**

This amendment would maintain the homelessness prevention duty owed by local authorities to persons who have received a notice to vacate a property and would extend it to notices for possession issued under section 8 of the Housing Act 1988.

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**Matthew Pennycook**

26

Schedule 2, page 129, line 1, leave out “omit subsection (6)” and insert—

“for subsection (6) substitute—

- “(6) But the authority may not give notice to the applicant under subsection (5) on the basis that the circumstances in subsection (8)(b) apply if a valid notice has been given to the applicant under section 8 of the Housing Act 1988 that—
- (a) will expire within 56 days or has expired, and
  - (b) is in respect of the only accommodation that is available for the applicant’s occupation.””

**Member’s explanatory statement**

This amendment would ensure that the homelessness prevention duty owed by a local authority cannot end whilst a valid notice under section 8 of the Housing Act 1988 has been issued in respect of the only accommodation available to that person.

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## 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.