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Committee Stage: Wednesday 23 October 2024

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## Renters' Rights Bill (Amendment Paper)

This document lists all amendments tabled to the Renters' Rights 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 Any withdrawn amendments are listed at the end of the document.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: 1 to 40

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Secretary Angela Rayner

Gov 1

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

“(5) After section 11 of the 1988 Act insert—

**“11A Possession on ground 6A: compensation of tenant**

- (1) This section applies where a court makes an order for possession of a dwelling-house let on an assured tenancy on Ground 6A in Schedule 2 to this Act (whether or not the order is also made on any other ground).
- (2) The court may order the landlord to pay to the tenant such sum as appears sufficient as compensation for damage or loss sustained by that tenant as a result of the order for possession.
- (3) In deciding whether to make an order under this section, and what compensation to order, the court must (in particular) take into account the circumstances which led to Ground 6A being available as a ground for making an order for possession (including any conduct by the tenant which caused or contributed to Ground 6A being available).”

**Member's explanatory statement**

This gives the court power to order the landlord to pay compensation to the tenant where possession is obtained on Ground 6A (failure of premises to comply with planning requirements etc).

Secretary Angela Rayner

Gov 2

- ★ Schedule 1, page 157, leave out line 13

**Member's explanatory statement**

This allows Ground 1B to be used to obtain possession whenever the landlord intends to grant an assured tenancy to another person (whether or not it is to be granted pursuant to a rent-to-buy agreement).

Secretary Angela Rayner

Gov 3

- ★ Schedule 1, page 157, leave out line 30

**Member's explanatory statement**

This leaves the definition of "market rent" out of Ground 1B, as it is superseded by Amendment 4.

Secretary Angela Rayner

Gov 4

- ★ Schedule 1, page 157, line 33, after "rent" insert "(and here "rent" and "market rent" include any amount payable by way of service charge)"

**Member's explanatory statement**

This ensures that any service charge is taken into account in both the rent and the market rent (when determining whether the rent is higher than 80% of the market rent).

Secretary Angela Rayner

Gov 5

- ★ Schedule 1, page 165, line 18, leave out from "than" to ", and" in line 22 and insert "80% of market rent (and here "rent" and "market rent" include any amount payable by way of service charge)"

**Member's explanatory statement**

This replaces the term "affordable rent" with a reference to rent that is no more than 80% of the market rent.

Secretary Angela Rayner

Gov 6

- ★ Schedule 1, page 168, line 30, leave out "situations has occurred" and insert "applies"

**Member's explanatory statement**

This changes the opening wording so that it works better with the provision which follows.

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Secretary Angela Rayner

Gov 7

★ Schedule 1, page 169, line 30, at end insert—

“(g) compliance with a planning enforcement notice or injunction would be, or is, incompatible with continued occupation of the dwelling-house by the tenant.”

**Member's explanatory statement**

This enables the landlord to obtain possession where planning enforcement action has been taken and compliance with that action would be incompatible with continued occupation under the tenancy.

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Secretary Angela Rayner

Gov 8

★ Schedule 1, page 169, line 37, at end insert—

““planning enforcement notice or injunction” means—

- (a) an enforcement notice issued under section 172 or 182 of the TCPA 1990 that has taken effect,
- (b) a breach of condition notice served under section 187A of the TCPA 1990,
- (c) an injunction granted under section 187B of the TCPA 1990,
- (d) a listed building enforcement notice issued under section 38, 45 or 46 of the P(LBCA)A 1990 that has taken effect, or
- (e) an injunction granted under section 44A of the P(LBCA)A 1990;

“P(LBCA)A 1990” means the Planning (Listed Building and Conservation Areas) Act 1990;

“TCPA 1990” means the Town and Country Planning Act 1990;”

**Member's explanatory statement**

This defines the term “planning enforcement notice or injunction” which is used in Amendment 7.

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Secretary Angela Rayner

Gov 9

★ Schedule 1, page 172, leave out lines 29 to 32

**Member's explanatory statement**

This is in consequence of Amendment 5.

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Secretary Angela Rayner

Gov 10

★ Clause 12, page 17, line 7, leave out “subsection (5)” insert “subsections (5) and (5A)”

**Member's explanatory statement**

This amendment is consequential on Amendment 11

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Secretary Angela Rayner

Gov 11

★ Clause 12, page 17, line 16, at end insert—

“(5A) Where a tenancy becomes a tenancy to which this section applies by virtue of section 143C(3) of the Housing Act 1996 (demoted tenancies: change of landlord), the statement under subsection (2) must be given within the period of 28 days beginning with the date on which the new landlord becomes the landlord under the tenancy.”

**Member's explanatory statement**

This creates an exception from the new duty, inserted by clause 12 of the Bill into the Housing Act 1988, for a landlord to provide a written statement of certain matters before entering into an assured tenancy, so that the landlord of a tenancy which becomes an assured tenancy following the transfer of a demoted tenancy under the Housing Act 1996 has 28 days from becoming the landlord of the tenancy to fulfil those duties.

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Secretary Angela Rayner

Gov 12

★ Schedule 2, page 174, line 29 at end insert—

*“Greater London Council (General Powers) Act 1973*

7A In section 25 of the Greater London Council (General Powers) Act 1973 (provision of temporary sleeping accommodation to constitute material change of use), in subsection (2)—

- (a) in paragraph (a), after “person” insert “otherwise than under or by virtue of an assured tenancy”;
- (b) after that paragraph insert—

“(aa) “assured tenancy” means an assured tenancy within the meaning of Chapter 1 of Part 1 of the Housing Act 1988;”

**Member's explanatory statement**

This creates an exception to the restriction on the provision of temporary sleeping accommodation in residential premises in Greater London for less than 90 days, where occupation of such accommodation is under or by virtue of an assured tenancy agreement.

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Secretary Angela Rayner

Gov 13

★ Schedule 2, page 174, line 31, leave out paragraph 8 and insert—

“8 The Housing Act 1985 is amended as follows.

8A In section 81ZA (grant of secure tenancies in cases of domestic abuse), in subsection (4), in the definition of “qualifying tenancy”, in paragraph (b), omit sub-paragraph (i).

- 8B In section 81B (cases where old-style English secure tenancies may be granted), in subsection (2C), in the definition of “qualifying tenancy”, in paragraph (b), omit “which is not an assured shorthold tenancy and”
- 8C In section 82A (demotion because of anti-social behaviour)—  
 (a) in subsection (1), omit paragraphs (ba) and (c);  
 (b) in subsection (8), omit paragraph (b).
- 8D In section 171B (extent of preserved right), omit subsection (1A).
- 8E In Schedule 3 (grounds for withholding consent to assignment by way of exchange), in ground 2A, in the definition of “demotion order”, omit “or section 6A of the Housing Act 1988”.

**Member's explanatory statement**

This adds further amendments to the Housing Act 1985 to remove the power of private registered providers of social housing and registered social landlords to apply for demotion orders relating to secure tenancies (new paragraph 8C(a)) and otherwise in consequence of the changes made by Part 1 of the Bill.

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Secretary Angela Rayner

Gov 14

★ Schedule 2, page 176, line 2, at end insert—

- “17A In section 15 (limited prohibition on assignment etc. without consent), in subsection (3), omit “a statutory periodic tenancy or”.
- 17B In section 17 (succession to assured tenancy)—  
 (a) in subsection (1)(a), omit “periodic”;  
 (b) in subsection (1A)(a), omit “periodic”;  
 (c) omit subsection (1B);  
 (d) omit subsection (1C);  
 (e) in subsection (1D), for “, (1A), (1B) or (1C)” substitute “or (1A)”;  
 (f) in subsection (5), omit “or (1B)(c) above”;  
 (g) in subsection (6), omit “, (1C)”;  
 (h) omit subsection (7).”

**Member's explanatory statement**

This makes further amendments to the Housing Act 1988 to take account of changes made by Part 1 of the Bill.

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Secretary Angela Rayner

Gov 15

★ Schedule 2, page 176, line 17, leave out paragraph 21 and insert—

- “21(1) Section 39 (statutory tenants: succession) is amended as follows.  
 (2) In subsection (5), in the words after paragraph (b), omit “periodic”.  
 (3) In subsection (6)—

- (a) in the words before paragraph (a), omit “periodic”;
  - (b) in paragraph (d), after the second “tenancy” insert “(but this is subject to section 4A)”;
  - (c) in paragraph (e), for “sections 13 to 15” substitute “sections 13 to 16C”;
  - (d) omit paragraph (f).
- (4) Omit subsection (7).
- (5) In subsection (8)—
- (a) omit “periodic”;
  - (b) after “above)” insert “; and section 24A does not apply in relation to the assured tenancy to which the successor becomes entitled”.
- (6) For subsection (9) substitute—
- “(9) Where, immediately before the predecessor’s death, the predecessor was a tenant under a fixed term tenancy (the “former tenancy”), the following provisions of this subsection apply in relation to the assured tenancy to which the successor becomes entitled on the predecessor’s death (the “new tenancy”)—
- (a) not later than the first anniversary of the date of the predecessor’s death, the landlord may serve on the tenant, or the tenant may serve on the landlord, a notice in the prescribed form (a “notice of variation”)—
    - (i) proposing terms of the new tenancy, other than terms as to the amount of the rent, that are different from the terms which have effect by virtue of subsection (6)(e) (the “implied terms”), and
    - (ii) if the landlord or the tenant considers it appropriate, proposing an adjustment of the amount of the rent to take account of the proposed terms;
  - (b) where a notice of variation has been served under paragraph (a)—
    - (i) within the period of three months beginning on the date on which the notice was served on him, the landlord or the tenant, as the case may be, may, by an application in the prescribed form, refer the notice to the appropriate tribunal under paragraph (c), and
    - (ii) if the notice is not so referred, then, with effect from such date, not falling within the period referred to in sub-paragraph (i), as may be specified in the notice, the terms proposed in the notice shall become terms of the tenancy in substitution for any of the implied terms dealing with the same subject matter and the amount of the rent shall be varied in accordance with any adjustment so proposed;
  - (c) where a notice of variation is referred to the appropriate tribunal, the appropriate tribunal must consider the terms proposed in the notice and must determine whether those

terms, or some other terms (dealing with the same subject matter as the proposed terms), are such as, in the appropriate tribunal's opinion, might reasonably be expected to be found in an assured tenancy of the dwelling-house concerned, being a tenancy—

- (i) which begins on the date of the predecessor's death, and
  - (ii) which is granted by a willing landlord on terms which, except in so far as they relate to the subject matter of the proposed terms, are those of the new tenancy at the time of the appropriate tribunal's consideration;
- (d) whether or not a notice of variation proposes an adjustment of the amount of the rent under the former tenancy, where the appropriate tribunal determine any terms under paragraph (c), they must, if they consider it appropriate, specify such an adjustment to take account of the terms so determined;
- (e) in making a determination under paragraph (c), or specifying an adjustment of an amount of rent under paragraph (d), there must be disregarded any effect on the terms or the amount of the rent attributable to the granting of a tenancy to a sitting tenant;
- (f) where a notice of variation is referred to the appropriate tribunal, then, unless the landlord and the tenant otherwise agree, with effect from such date as the appropriate tribunal may direct—
- (i) the terms determined by the appropriate tribunal become terms of the new tenancy in substitution for any of the implied terms dealing with the same subject matter, and
  - (ii) the amount of the rent under the statutory periodic tenancy is altered to accord with any adjustment specified by the appropriate tribunal;
- but for the purposes of sub-paragraph (ii) the appropriate tribunal must not direct a date earlier than the date specified, in accordance with subsection (3)(b) above, in the notice of variation;
- (g) nothing in this section requires the appropriate tribunal to continue with a determination under paragraph (c) if the landlord and tenant give notice in writing that they no longer require such a determination or if the tenancy has come to an end." "

#### **Member's explanatory statement**

This makes consequential amendments of section 39 of the Housing Act 1988.

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**Secretary Angela Rayner**

**Gov 16**

★ Schedule 2, page 176, line 37, at end insert—

“30A In section 124 (introductory tenancies), in subsection (2)(b), omit “, other than an assured shorthold tenancy,”.

30B In section 125 (duration of introductory tenancy)—

- (a) in subsection (3), omit “, or a relevant assured shorthold tenancy,”;
- (b) omit subsection (3A).”

**Member's explanatory statement**

This adds further amendments to the Housing Act 1996 relating to introductory tenancies to take account of the changes made by Part 1 of the Bill.

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**Secretary Angela Rayner**

**Gov 17**

★ Schedule 2, page 177, line 2, at end insert—

“31A In section 143C (change of landlord), in subsection (3), omit “shorthold”.”

**Member's explanatory statement**

This adds further amendments to the Housing Act 1996 relating to demoted tenancies to take account of the changes made by Part 1 of the Bill.

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**Secretary Angela Rayner**

**Gov 18**

★ Schedule 2, page 178, line 23, at end insert—

“(c) in Schedule 1 (demoted tenancies), omit paragraph 2(3).”

**Member's explanatory statement**

This amends Schedule 1 to the Anti-social Behaviour Act 2003 in consequence of the amendment made to section 171B of the Housing Act 1985 by Amendment 13.

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**Secretary Angela Rayner**

**Gov 19**

★ Schedule 2, page 178, leave out lines 25 to 27 and insert—

45 The Housing Act 2004 is amended as follows.

46 Omit section 75.

47 Omit section 98.

48 In section 116 (general effect of final management orders), in subsection (4)—

- (a) in paragraph (a)(ii), omit “(subject to paragraph (b))”;



- (b) for paragraph (b) substitute—
  - “(b) paragraph (a) does not apply to the creation of an interest in the nature of an assured tenancy within the meaning of Part 1 of the Housing Act 1988.”
- 49 In section 136 (making of final EDMOs), in subsection (5), before paragraph (a) insert—
  - “(aa) paragraph 2 is to be read as requiring the notice under paragraph 1 to also set out the rights and powers of the authority under paragraph 10(3) of Schedule 7 in connection with a dwelling in relation to which a final EDMO is in force;”.
- 50 In Schedule 7 (general effect of final EDMOs), in paragraph 10(4)—
  - (a) in paragraph (a)(ii) omit “(subject to paragraph (b))”;
  - (b) for paragraph (b) substitute—
    - “(b) paragraph (a) does not apply to the creation of an interest in the nature of an assured tenancy within the meaning of the Housing Act 1988.”

#### Member's explanatory statement

This replaces the amendments to the Housing Act 2004 and adds new amendments to the provisions in that Act relating to management orders to take account of the changes made by Part 1 of the Bill.

Secretary Angela Rayner

Gov 20

★ Schedule 2, page 179, line 4, at end insert—

- “(ba) in section 158 (secure and assured tenancies: transfer of tenancy)—
  - (i) omit subsection (3)(b)(i) and the “and” after it;
  - (ii) omit subsection (4)(b) and the “or” before it;
  - (iii) in subsection (8)(b), omit the words “that is not an assured shorthold tenancy”;
  - (iv) in subsection (9)(b), omit the words “that is not an assured shorthold tenancy”;
  - (v) in subsection (10), omit “shorthold”;
- (bb) in section 159 (further provisions about transfer of tenancy under section 158), in subsection (6)(c), for “and “assured shorthold tenancy” have” substitute “has”;

#### Member's explanatory statement

This adds further amendments to the Localism Act 2011 in relation to the transfer of tenancies to take account of the changes made by Part 1 of the Bill.

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**Secretary Angela Rayner**

**Gov 21**

★ Schedule 2, page 179, line 8, at end insert—

“(ea) in section 184 (tenancy deposit schemes), omit subsections (10) to (13);”

**Member's explanatory statement**

This repeals section 184(10) to (13) of the Localism Act 2011. The repealed provision amends section 215 of the Housing Act 2004 (which is replaced by clause 25(5) of the Bill).

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**Secretary Angela Rayner**

**Gov 22**

★ Clause 59, page 84, line 23, leave out from “in” to end of line 25 and insert “section 13(1A), (1AA) or (1AB);”

**Member's explanatory statement**

This adds a reference to the new subsection (1AA) which will be inserted into section 13 of the Landlord and Tenant Act 1985 by clause 30(3)(b)(ii).

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**Secretary Angela Rayner**

**Gov 23**

★ Clause 62, page 90, line 16, at end insert—

“(4A) Regulations under subsection (1) may require a person—

- (a) to provide relevant property information to the administrator of a landlord redress scheme, on applying to become a member of the scheme;
- (b) at any time after becoming a member of a landlord redress scheme, to notify the administrator of the scheme of any change to relevant property information previously provided by the person as soon as reasonably practicable, or within a period, as specified in the regulations.

(4B) For the purposes of subsection (4A), “relevant property information” means such information as may be specified in the regulations relating to—

- (a) any residential tenancy under which the person is the residential landlord;
- (b) any dwelling which is proposed to be marketed for the purpose of creating a residential tenancy under which the person will be the residential landlord.”

**Member's explanatory statement**

This enables regulations made under clause 62 (landlord redress schemes) to require a person on applying to join a landlord redress scheme to provide certain information about residential tenancies of which they are the landlord, or dwellings that will be marketed for the purpose of becoming residential tenancies of which they will be the landlord. There is also a separate duty to notify the scheme administrator of any changes to such information.

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Secretary Angela Rayner

Gov 24

★ Clause 98, page 118, line 27, at end insert—

“(ba) a building or part of a building constructed or adapted for use as a house in multiple occupation if—

- (i) it is for the time being only occupied by persons who form a single household, and
- (ii) the accommodation which those persons occupy is let under a relevant tenancy or is supported exempt accommodation, except where the accommodation which those persons occupy is social housing and the landlord under the tenancy, or the provider of the supported exempt accommodation, is a registered provider of social housing,”

**Member's explanatory statement**

This expands the definition of “qualifying residential premises” - and therefore expands the scope of the power in new section 2A inserted by this clause - so as to catch HMO accommodation which is occupied by only one household (and therefore does not count as an HMO because it is not actually in multiple occupation).

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Secretary Angela Rayner

Gov 25

★ Clause 98, page 118, line 34, after “(b)” insert “, (ba)”

**Member's explanatory statement**

This is consequential on Amendment 24.

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Secretary Angela Rayner

Gov 26

★ Schedule 4, page 186, line 4, leave out sub-paragraph (3) and insert—

“(3) After subsection (8) insert—

“(9) But unoccupied HMO accommodation is “qualifying residential premises” for the purposes of this Part only to the extent provided for by section 2B(1)(ba).””

**Member's explanatory statement**

This is consequential on Amendment 24.

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Secretary Angela Rayner

Gov 27

★ Schedule 4, page 202, line 5, leave out from second “premises” to “, and” in line 6 and insert “other than—

- (i) homelessness accommodation (see paragraph B1), or
- (ii) common parts (see paragraph 4)”

**Member's explanatory statement**

This excludes homelessness accommodation from the scope of the new paragraph A1. Instead it is dealt with by the new paragraph B1 inserted by Amendment 29. (Common parts are already excluded from new paragraph A1.)

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Secretary Angela Rayner

Gov 28

★ Schedule 4, page 202, line 11, leave out from beginning to second “the” in line 13 and insert—

“(1A) Sub-paragraph (2) applies in relation to the premises if they are—

- (a) a dwelling or HMO let under a relevant tenancy,
- (b) an HMO where at least one unit of accommodation which forms part of the HMO is let under a relevant tenancy, or
- (c) a building or a part of a building constructed or adapted for use as a house in multiple occupation if—
  - (i) it is for the time being only occupied by persons who form a single household, and
  - (ii) the accommodation which those persons occupy is let under a relevant tenancy.

(2)”

**Member's explanatory statement**

This is consequential on Amendment 24.

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Secretary Angela Rayner

Gov 29

★ Schedule 4, page 202, line 31, leave out paragraph (b) and insert—

“(4) In this paragraph—

“common parts” means common parts that are qualifying residential premises by virtue of section 2B(1)(d);

“homelessness accommodation” means accommodation in England—

- (a) the availability of which is secured under Part 7 of the Housing Act 1996 (homelessness), and
- (b) which is residential premises, whether by virtue of paragraph (e) or another paragraph of section 1(4).

*Service of improvement notices: homelessness accommodation (whether or not it is qualifying residential premises)*

B1 (1) This paragraph applies where the specified premises in the case of an improvement notice are homelessness accommodation (which has the same meaning here as in paragraph A1).

(2) The notice must be served on any person—

- (a) who has an estate or interest in the premises, and

- (b) who, in the opinion of the local housing authority, ought to take the action specified in the notice.
- (3) This paragraph applies instead of paragraph 1, 2 or 3 (in a case where that paragraph would otherwise apply to the improvement notice)."

**Member's explanatory statement**

The definitions are consequential on Amendment 27. The new paragraph B1 provides for the service of all improvement notices relating to homelessness accommodation (and replaces the current provision which only catches notices about requirements under regulations under section 2A).

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**Secretary Angela Rayner**

**Gov 30**

- ★ Schedule 4, page 203, line 5, leave out "let under a relevant tenancy, or" and insert "a dwelling or HMO let under a relevant tenancy,"

**Member's explanatory statement**

This is consequential on Amendment 24.

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**Secretary Angela Rayner**

**Gov 31**

- ★ Schedule 4, page 203, line 8, at end insert "or
  - (c) are a building or a part of a building constructed or adapted for use as a house in multiple occupation—
    - (i) that is for the time being only occupied by persons who form a single household, and
    - (ii) where the accommodation which those persons occupy is let under a relevant tenancy,"

**Member's explanatory statement**

This is consequential on Amendment 24.

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**Secretary Angela Rayner**

**Gov 32**

- ★ Schedule 4, page 203, line 12, after "tenancy." insert—
  - "(2B) Where—
    - (a) sub-paragraph (2A) does not apply in relation to the specified premises,
    - (b) the specified premises consist of or include the whole or any part of a building containing homelessness accommodation, and
    - (c) the person providing the homelessness accommodation—
      - (i) is a tenant of that accommodation under a tenancy which has an unexpired term of 3 years or less (the "short tenancy"), and

- (ii) accordingly is not an owner in relation to the homelessness accommodation (see section 262(7)(b)),

the authority must also serve copies of the order on any person who, to their knowledge, is a tenant under the short tenancy, a landlord under the short tenancy, or a superior landlord in relation to the short tenancy, and who is not otherwise required to be served with a copy of the notice under this paragraph.

(2C) In sub-paragraph (2B) “homelessness accommodation” means accommodation in England—

- (a) the availability of which is secured under Part 7 of the Housing Act 1996 (homelessness), and
- (b) which is residential premises, whether by virtue of paragraph (e) or another paragraph of section 1(4).”

**Member's explanatory statement**

This requires copies of a prohibition notice to be given where homelessness accommodation is provided by a person who is a tenant of the accommodation under a lease with an unexpired term of 3 years or less.

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**Secretary Angela Rayner**

**Gov 33**

- ★ Schedule 4, page 203, line 13, leave out “after “(2)” insert “or (2A)”” and insert “for “sub-paragraph (2)” substitute “this paragraph””

**Member's explanatory statement**

This is consequential on Amendment 32.

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**Secretary Angela Rayner**

**Gov 34**

- ★ Schedule 4, page 203, line 28, leave out “let under a relevant tenancy, or” and insert “a dwelling or HMO let under a relevant tenancy,”

**Member's explanatory statement**

This is consequential on Amendment 24.

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**Secretary Angela Rayner**

**Gov 35**

- ★ Schedule 4, page 203, line 31, at end insert “or

- (c) are a building or a part of a building constructed or adapted for use as a house in multiple occupation—
  - (i) that is for the time being only occupied by persons who form a single household, and
  - (ii) where the accommodation which those persons occupy is let under a relevant tenancy,”

**Member's explanatory statement**

This is consequential on Amendment 24.

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Secretary Angela Rayner

Gov 36

★ Schedule 4, page 203, line 35, after “tenancy.” insert—

“(2B) Where—

- (a) sub-paragraph (2A) does not apply in relation to the specified premises,
- (b) the specified premises consist of or include the whole or any part of a building containing homelessness accommodation, and
- (c) the person providing the homelessness accommodation—
  - (i) is a tenant of that accommodation under a tenancy which has an unexpired term of 3 years or less (the “short tenancy”), and
  - (ii) accordingly is not an owner in relation to the homelessness accommodation (see section 262(7)(b)),

the authority must also serve copies of the order on any person who, to their knowledge, is a tenant under the short tenancy, a landlord under the short tenancy, or a superior landlord in relation to the short tenancy, and who is not otherwise required to be served with a copy of the notice under this paragraph.

(2C) In sub-paragraph (2B) “homelessness accommodation” means accommodation in England—

- (a) the availability of which is secured under Part 7 of the Housing Act 1996 (homelessness), and
- (b) which is residential premises, whether by virtue of paragraph (e) or another paragraph of section 1(4).”

**Member's explanatory statement**

This requires copies of a prohibition notice to be given where homelessness accommodation is provided by a person who is a tenant of the accommodation under a lease with an unexpired term of 3 years or less.

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Secretary Angela Rayner

Gov 37

★ Schedule 4, page 203, line 36, leave out “or (2A)” and insert “, (2A) or (2B)”

**Member's explanatory statement**

This is consequential on Amendment 36.

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**Secretary Angela Rayner**

**Gov 38**

- ★ Schedule 4, page 203, line 37, leave out “after “(2)” insert “, (2A)”” and insert “for “sub-paragraph (2) or (3)” substitute “this paragraph””

**Member's explanatory statement**

This is consequential on Amendment 36.

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**Secretary Angela Rayner**

**Gov 39**

- ★ Schedule 4, page 204, line 4, leave out “let under a relevant tenancy, or” and insert “a dwelling or HMO let under a relevant tenancy,”

**Member's explanatory statement**

This is consequential on Amendment 24.

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**Secretary Angela Rayner**

**Gov 40**

- ★ Schedule 4, page 204, line 7, at end insert “or

- (iii) are a building or a part of a building constructed or adapted for use as a house in multiple occupation that is for the time being only occupied by persons who form a single household and where the accommodation which those persons occupy is let under a relevant tenancy,”

**Member's explanatory statement**

This is consequential on Amendment 24.

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## Order of the House

[9 October 2024]

That the following provisions shall apply to the Renters' Rights 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 Thursday 28 November 2024.
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.

**Order of the Committee**

[22 October 2024]

That—

1. the Committee shall (in addition to its first meeting at 9.25 am on Tuesday 22 October) meet—
  - (a) at 2.00 pm on Tuesday 22 October;
  - (b) at 9.25 am and 2.00 pm on Tuesday 29 October;
  - (c) at 11.30 am and 2.00 pm on Thursday 31 October;
  - (d) at 9.25 am and 2.00 pm on Tuesday 5 November;
  - (e) at 9.25 am and 2.00 pm on Tuesday 12 November;
  - (f) at 11.30 am and 2.00 pm on Thursday 14 November;
  - (g) at 9.25 am and 2.00 pm on Tuesday 19 November;
  - (h) at 11.30 am and 2.00 pm on Thursday 21 November;
  - (i) at 9.25 am and 2.00 pm on Tuesday 26 November;
  - (j) at 11.30 am and 2.00 pm on Thursday 28 November.
2. the Committee shall hear oral evidence in accordance with the following Table:

Date	Time	Witness
Tuesday 22 October	Until no later than 10.00 am	The National Residential Landlords Association; The Lettings Industry Council

Date	Time	Witness
	Until no later than 10.30 am	Shelter; Citizens Advice
	Until no later than 11.00 am	The Renters Reform Coalition; Generation Rent
	Until no later than 11.25 am	The Housing Ombudsman Service
	Until no later than 2.40 pm	Justin Bates KC; Giles Peaker; Liz Davies KC
	Until no later than 3.00 pm	The Country Land and Business Association
	Until no later than 3.20 pm	Indigo House Group
	Until no later than 3.40 pm	Unipol
	Until no later than 4.20 pm	The British Property Federation; The National Housing Federation; Propertymark
	Until no later than 4.50 pm	The Local Government Association; The Chartered Institute of Environmental Health
	Until no later than 5.10 pm	ACORN
	Until no later than 5.30 pm	The Ministry of Housing, Communities and Local Government
3.	proceedings on consideration of the Bill in Committee shall be taken in the following order: Clauses 1 to 4; Schedule 1; Clauses 5 to 28; Schedule 2; Clause 29 to 71; Schedule 3; Clauses 72 to 98; Schedule 4; Clause 99; Schedule 5; Clauses 100 to 143; Schedule 6; Clauses 144 to 146; new Clauses; new Schedules; remaining proceedings on the Bill;	
4.	the proceedings shall (so far as not previously concluded) be brought to a conclusion at 5.00 pm on Thursday 28 November.	