
Report Stage: Friday 22 November 2024

Renters' Rights Bill, As Amended

(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 Any withdrawn amendments are listed at the end of the document.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 3

Gideon Amos

NC1

Ian Byrne

To move the following Clause—

“Limit on rent to be requested in advance of tenancy

In the 1988 Act, after section 14ZB (inserted by section 8 of this Act) insert—

“14ZBA Maximum rent to be paid in advance

No rent may be requested or received in advance of any period of the tenancy which exceeds the rent for two months of the tenancy.””

Gideon Amos

NC2

To move the following Clause—

“Impact of Act on provision of short-term lets

The Secretary of State must, within two years of the passing of this Act, publish a review of the impact of sections 1 to 3 on the number of landlords offering properties on short-term lets rather than in the private rented sector.”

Alex Sobel

NC3

Margaret Mullane
Charlotte Nichols
Carla Denyer
Dr Simon Opher
Cat Eccles

Paula Barker

Abtisam Mohamed

To move the following Clause—

“Limit on rent in advance of tenancy

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

“(1A) But if the amount of rent payable in advance of any period of the tenancy exceeds the equivalent of one month’s rent, the amount of the excess is a prohibited payment.””

Member's explanatory statement

This new clause would make it unlawful for a landlord to demand or accept more than one month’s rent in advance in respect of a tenancy or licence of residential accommodation.

Alex Sobel

NC4

Charlotte Nichols
Carla Denyer
Dr Simon Opher
Cat Eccles
Paula Barker

Abtisam Mohamed

To move the following Clause—

“Signature of lease for student accommodation

Where a tenant meets the student test set out in paragraph 10 of Schedule 1, the relevant tenancy agreement may not be signed before 1 March in the year in which the tenancy is intended to take effect.”

Member's explanatory statement

This new clause would prevent student leases being signed before March in the year in which they are intended to commence.

Gideon Amos

1

★ Clause 7, page 9, line 6, leave out from “determination” to end of line 11 and insert—

“(4AA) Where the rent for a particular period of the tenancy is to be greater than the rent for the previous period by virtue of a notice, determination or agreement mentioned in subsection (4A), the rent may not be greater than the rent for the previous period increased by the Bank of England Base Rate.

(4AB) Any provision relating to an assured tenancy to which this section applies is of no effect so far as it provides—

- (a) that the rent for a particular period of the tenancy must or may be greater than the rent for the previous period otherwise than by virtue of a notice, determination or agreement mentioned in subsection (4A), or
- (b) that the rent for a particular period of the tenancy, where greater than the rent for the previous period by virtue of a notice, determination or agreement mentioned in subsection (4A), must or may be greater than the rent for the previous period increased by the Bank of England Base Rate."

Gideon Amos

2

★ Clause 19, page 32, line 16, at end insert—

"(aa) where it is given by a tenant in relation to a premises in which they are the first tenants since its construction, not less than twenty-four months before the date on which the notice is to take effect;"

Gideon Amos

3

★ Clause 98, page 117, line 33, after "(homelessness)," insert "or that is provided by the Ministry of Defence for use as service family accommodation,"

Member's explanatory statement

This amendment would extend the Decent Homes Standard to Ministry of Defence service family accommodation.

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.