



Cheshire West & Chester Landlord Forum

Thursday 21st November

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Regional Engagement Executive

The UK's largest membership organisation for private residential landlords.

The National Residential Landlords Association (NRLA) supports and represents **more than 110,000 members** across England and Wales.

Renters' Rights Bill Overview

- The Government has now published the Renters' Rights Bill. MPs will be able to debate the Bill for the first time on 9 October
- This will bring forward the biggest changes to the private rented sector in over 30 years
- The Bill will need to be debated by both Houses of Parliament before it becomes law – which will take several months. However, the Government has indicated it is a priority
- While amendments may be made during this process, it's unlikely that they will be significant as the Government has a large majority
- The Housing Minister has said he would like the Bill to be in force by summer 2025

RRB: Tenancy & Possession

- **End of Section 21, the so-called ‘no fault eviction’.** Section 21 notices served before the commencement date will continue to be valid until they expire.
- **Abolish fixed-term tenancies.** All tenancies to become periodic with no more than a month at a time for the periods. Tenants can serve two months’ notice to end the tenancy, at any time, and via any written method.
- **New ‘Landlord circumstance’ grounds.** A new ground where the landlord needs to sell will be introduced, as well as an amended ground where the landlord or their family needs to move in. Landlords won’t be able to use these grounds in the first 12 months of a tenancy, will need to give four months’ notice, and can’t market the property for 12 months after the notice expires or the claim is filed at court.
- **Mandatory rent arrears ground amended** - requiring three months’ arrears and four weeks’ notice.
- **A new student possession ground** – which will require prior notice from the landlord and only applies to HMOs let entirely to students.
- **Ban discrimination** against tenants in receipt of benefits or with children when choosing who to let to.

RRB: Setting Rents

- **Ban rental bidding wars** – preventing landlords and agents from encouraging or accepting rents above the listed rate.
- **Limit in-tenancy rent rises** to a single annual increase capped to whichever is lowest of market rates or the amount proposed by the landlord. Landlords must give two months' notice. Tenants can challenge this via the First-tier Tribunal. Any increase can't happen until the tribunal's made its decision.

RRB: Standards & Enforcement

- **Introduce a Decent Homes Standard** to the private rented sector with fines of up to £7,000 for failing to meet standards
- **Extend Awaab's Law to private renting** – setting clear timeframes within which landlords must make homes safe where they contain serious hazards
- **Create a digital private rented sector database** with information for landlords, tenants, and councils
- **Local authority enforcement** - give local authorities greater powers to investigate and enter PRS properties and substantially increase the financial penalties for non-compliance

RRB: Resolving Disputes

- **Set up a new ombudsman service** that will provide fair, impartial and binding resolution to both landlords and tenants, reducing the need to go to court.
- **Support for landlords who want to initiate disputes** will not be through the ombudsman, but the Government has confirmed they are looking at ways to allow this.

RRB: Anticipated Timmings

July 2024	Sept 2024	Autumn	Winter	Early 2025	Spring 2025	Summer 2025
The Renters' Rights Bill announced in the King's Speech	Renters' Rights Bill introduced in Parliament	Debated in the House of Commons	Debated in the House of Lords	Ping-Pong	Royal Assent	Commencement
Sets out its long-term vision for the private rented sector.	The biggest shake-up of the laws governing the private rented sector in several decades. Introduced on 11 September 2024.	The Bill is debated and scrutinised by MPs. Second reading was on 9 October 2024. Usually, amendments are made at this point.	Follows a similar process to that in the House of Commons.	Amendments from the House of Lords are debated and agreed or rejected by the House of Commons and vice versa.	At this stage, the bill becomes law. Potentially March / April 2025.	The new provisions come into force, applying to new and existing tenancies.

Supporting Our Members

- We will provide all the resources you will need, including documents like tenancy agreements, guides, training and webinars, to ensure you comply with the new legislation going forward
- We continue to campaign for pragmatic changes which have a realistic chance of making sure reforms are fair to landlords as well as tenants
- Sign up for our weekly e-news, and visit our **hub** for the latest updates on our campaigning, and expert analysis:
[nrla.org.uk/campaigns/renters-rights-bill](https://www.nrla.org.uk/campaigns/renters-rights-bill)
- Our September Listen Up Landlords podcast focuses on the Bill
- Watch back our member-only webinar with detail on the Bill – hosted by our chief executive Ben Beadle and with guest speakers:

Guy Horsington, deputy director for the private rented sector,
Ministry of Housing, Communities and Local Government

Rik Smith, director of tenancy services, Goodlord

Chris Norris, Campaigns and Policy Director, NRLA

James Wood, Head of Policy at the NRLA



Become a member today

Our vision, mission & values

Our vision is to lead a thriving rental sector

Our mission is to support and be the voice of private landlords



Integrity



Professionalism



Agility



Leadership



Inclusivity

Member benefits

- ✓ Expert advice from real people
- ✓ Over 130 documents and guides
- ✓ State of the art Property Management Platform
- ✓ Local events, support and webinars
- ✓ Great discounts at some of the nation's biggest stores
- ✓ Discounted training courses and accreditation
- ✓ Exclusive mortgage, insurance and referencing options
- ✓ Effective campaigning and lobbying of government



Exclusive member discounts

- ✓ FREE Tax Investigation Insurance worth over £100
- ✓ 10% B&Q TradePoint discount card
- ✓ 10% discount at LOFT Interiors
- ✓ 5% discount on compliance checks with Safe2
- ✓ 1 month FREE boiler & home emergency cover
- ✓ Exclusive discounts on mortgages, tenant referencing, and more



Simplifying Compliance: Safe2

- **Simplify compliance with our all-in-one service**
- Safe2 are the perfect solution for your property compliance certificates and with our market-leading online platform, you can order any required certificate with just a click of a button.
- Safe2 will seamlessly organise the inspection and arrange the date with either the tenant or letting agent and keep you updated along the way.
- You receive an exclusive discount as an NRLA member



The NRLA in numbers



Over

110,000

Members



Average score

4.7/5

3,245 Trustpilot reviews



Over

100,000

advice line calls



Downloaded

10,000

documents and guides



Over

50,000

Downloads on documents and guides



Over

3,000

eLearning courses completed



Over

38,000

attended online meetings

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