

The Letter



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Renters' Rights Bill

What Landlords Need to Know

Shortly after the general election was called in May 2024, the Conservative government's final act was to pass reforms to leasehold and freehold in England and Wales into law. However, these reforms were missing key promises such as a cap on ground rents.

Since then, the election and eventual change in Government led to many questions about the Renters Reform Bill and how the Labour Party would approach the private rental sector.



This issue of The Letter will break down the King's Speech at the State opening of Parliament, and the key details behind Labour's plan for rental and building reforms including what this can mean for landlords.

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Rent Reform

The Renters' Rights Bill is designed to end the practice of 'no fault' evictions that was introduced under section 21 of the Housing Act 1988.

It will also bring in other rights and protections such as giving tenants more scope to challenge rent increases.

Landlords will have no right to refuse a tenant's reasonable request to keep a pet, although they will be allowed to demand insurance to cover potential pet damage.

The bill will also set clear legal expectations around the timescales that private sector landlords must observe when making homes safe where there are serious hazards such as damp and mould, a step known as Awaab's Law.

Ministers want the bill to apply a 'decent homes standard' to the private rented sector and they plan to introduce a new digital national database of landlords and their properties.

Leasehold and Commonhold

Under separate legislative plans for leasehold and commonhold reform, homeowners will have greater rights and protections over homes governed by the centuries-old leasehold system.

These include addressing the issue of 'unregulated and unaffordable' ground rents and the removal of the risk of forfeiture as a means of enforcing compliance with a lease agreement.

What do the proposed laws mean for the residential property market?

Homebuilding

On the Planning and Infrastructure bill, the King said the aim of his Ministers was to 'get Britain building, including through planning reform, as they seek to accelerate the delivery of high-quality infrastructure and housing'.

The bill is designed to make improvements to the planning system at a local level, modernising planning committees and increasing local planning authorities' capacity to speed up and improve delivery.

Finding the balance

We understand and support the government's aim of raising standards in the private rented sector.

At the same time, we urge Ministers to recognise and not undermine the vital role of responsible landlords and agents in providing safe and secure homes for millions of people through a competitive rental market.

With planning reform, we welcome any moves that will unlock the widely acknowledged logjams facing developers and investors while ensuring a changed system is workable and sustainable.

As the various legislative plans go through their Parliamentary scrutiny, we encourage all involved to find the right balance for everyone's benefit.

We look forward to hearing more detail on the contents of the various bills as they progress.

If you are a homeowner, landlord, tenant or prospective seller or buyer, and want to discuss a property question, we're here to help. Contact us on 02392 826731 or visit www.chinneckshaw.co.uk.

Providing excellent customer care is by far the most rewarding part of our job.

We really appreciate everyone who has taken the time to give us a five-star review on Google recently.

To see our reviews, or to leave your own, please search Chinneck Shaw on Google.



Industry Update

In this section, we keep you up-to-date with all the changes to the private rented sector, including important legal developments.

Pets at Home?

Number 10 Downing Street is welcoming a new Prime Minister - Sir Keir Starmer - but how will the Landlord feel about the family's rescue moggy JoJo and the rumours circulating about his daughters' petition for a dog?



With the new Renters Rights Bill, Landlords will no longer be able to refuse a tenant's reasonable request to keep a pet. So what is there to consider when it comes to tenants and their animals? Here we share the 4 main points from the proposed legislation.

1

The intention is to encourage Landlords to no longer issue blanket bans on pets by default and instead to consider each request on a case-by-case basis.

2

When considering requests, Landlords must also take into account animal welfare considerations including: property size, animal size and type, access to outside space and time the animal will be left alone.

3

The Bill ensures that Landlords will now have the right to require tenants to take out an insurance policy in case of damage caused by their pets.

4

While Landlords will be able to request tenant's insure against pet damage, they won't be able to request any additional deposit for a pet.



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Our newest recruit:

Yas Austin

Property Manager

Chinneck Shaw are pleased to welcome experienced Property Manager Yas to the team. With 18 years working in Lettings, Yas has a wealth of experience of property management with a keen interest in Block Management.

With Level 3 ARLA and Level 2 IRPM qualifications Yas is a brilliant addition to the team.

Along with her property auctioneer husband, Yas and the family have recently relocated from the New Forest to Clanfield and are enjoying exploring their new area.



Keep in touch:

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