

## Appendix 1 - Renters Reform Bill Implications

Change or new policy	Implications		
	Tenants	Landlords	West Lindsey
A range of additional legal requirements placed onto landlords.	Will need to understand their new rights in line with the new Bill	<p>Will need to understand new requirements and ensure that they are complying with the law.</p> <p>May result in landlords withdrawing from the market.</p>	<p>Will need to play a role in ensuring that tenants and landlords are aware of new requirements.</p> <p>If landlords withdraw from the market this will increase evictions and mean less accommodation available in the private rented sector.</p>
Abolish section 21 “no fault” evictions	Increased security of tenure for tenants. Tenants can still give the same notice to end a tenancy as they can currently		<p>Where an invalid notice is served, Home Choices will need a new process to work with landlord and tenant to prevent homelessness</p> <p>Where a valid notice is served time frames are likely to be shorter potentially making it harder to prevent homelessness.</p> <p>More communication will be required with landlords and tenants around validity of notices and WL action from that.</p>

<p>End of fixed term tenancies where Tenancy agreement notice periods of more than two months would be banned.</p>	<p>The end of fixed term tenancies means tenants would be free to leave at any stage of their tenancy by giving two months' notice to their landlord, awarding them far more freedom than they currently have.</p> <p>6 months' notice to implement. All existing tenancies will then revert to this 12 months later.</p> <p>Will also apply to Registered Providers (Social Landlords).</p>	<p>Will apply to new tenancies on a date TBC. Additional understanding needed in relation to new requirements.</p>	<p>If a landlord attempts to create a fixed term tenancy or seeks to serve a notice to quit, they can be penalised by the local authority.</p> <p>Difficult to end a homelessness duty in a property where the tenancy can be ended sooner than 6 months.</p> <p>Would need clarification as to whether an improvement notice would still protect a tenancy, if there is no rent arrears etc. With new grounds for possession detailing property deterioration, where will this cross with LLs responsibility to manage the property.</p>
<p>Introduce new grounds for eviction for landlords who genuinely want to sell their properties or move back in</p>	<p>Can still be served a no-fault eviction notice if the landlord wants possession of the property</p>	<p>Under revised section 8 grounds, landlords would be able to give a tenant two months' notice should they wish to sell or move into their rental property, while notice periods for other grounds (anti-social behaviour, rent arrears, etc) will vary.</p>	<p>Will be required to investigate complaints about grounds for possession.</p> <p>Notice periods on some grounds for possession are very short and the response from Home Choices to prevent homelessness will have to be fast.</p>

			<p>If a tenant reports disrepair, LL becomes aware and blames issues on tenant damage, this is a short notice period and would need clarification on how retaliatory evictions can be prevented.</p>
<p>Make it illegal for landlords and agents to refuse to rent to people who receive benefits or have children</p>	<p>Potentially increases scope of properties they can access for housing.</p>		<p>Are likely to be the enforcement body for this.</p> <p>More guidance will be required as it likely they can give different reason for not accepting, e.g. referred by LA as there will be an assumption on benefits.</p>
<p>Introduces the right to keep a pet</p>	<p>Will be able to request if they wish to have a pet in the property.</p>	<p>Cannot refuse reasonable requests in relation to pets. Unclear as to how reasonability will be measured.</p>	<p>This may generate complaints from tenants and required subsequent investigation.</p>
<p>Creation of a national landlord register through the new property portal</p>	<p>Will provide renters with all the information required to make an informed choice before entering into a tenancy agreement</p>	<p>Will require every landlord to register every property on the portal and pay a fee to do so. This will be a legal requirement.</p>	<p>Will need to make provision for enforcing against any landlord that is not registered on the portal.</p> <p>Will this enforcement take into account all other contributing offences, such as by not registering to the portal you've not provided documents etc..</p>

			CP work is extensive and multiple offences/separate fines would create large workload with multiple grounds for appeal.
Creation of a Private Sector Housing Ombudsman for tenant complaints.	<p>Will be able to complain to the Ombudsman about matters relating to their tenancy.</p> <p>May cause confusion in regard to who to report what issue to (i.e. the landlord, the council or the ombudsman)</p>	Will be required to sign up to the ombudsman scheme and pay a fee to do so.	<p>Will need to make provision for enforcing against any landlord that is not registered with the Ombudsman. Lack of clarity as yet on how the Ombudsman will interact with the Council given its statutory inspection role in the PRS.</p> <p>Same as above*</p>
A requirement for all Councils to take formal action for a range of new offences in relation to registration for the portal and ombudsman, tenancy provision and harassment and unlawful evictions.	An expectation that the Council will be able to take action and investigate any new offences.	Additional legislation to adhere to and maintain compliance with.	<p>Additional enforcement responsibilities over and above the existing legislation. Unclear as to whether his requirement will be absolute.</p> <p>Will need to be clear on which we have a duty to take action on and then decide what our threshold level is for an offence, we will become aware of a high volume of breaches, without the time or resource to action them all. Possible mail out similar to SL an option, to evidence LLs have had</p>

			additional warning of regulation changes
Additional provisions to issue financial penalties for additional offences.			Impact on resources will need to be understood.