

## UPDATE

### Renters' Rights Bill

At date of publication, the previous government's Renters (Reform) Bill was before Parliament. Its impact on homelessness and allocations was relatively slight and, accordingly, the book contains "grey boxes" where changes would occur if and once the Bill became law, indicating the effect of those changes. The Renters (Reform) Bill, however, fell with the general election.

Following the election, the new government has introduced the Renters' Rights Bill in its place, with most of the changes which would affect homelessness and allocations remaining the same. The Bill was introduced into Parliament in September 2024. Provisional indications are that the government intends it to start to come into force by Summer 2025.

This note serves to update the grey boxes. Save as set out below, *all* of them are unchanged, save for the change of name from Renters (Reform) Bill to Renters' Rights Bill. All of the changes will of course only apply once the relevant provision is in force, and subject to any transitional provisions.

#### **Box at 2.120**

The prohibition on notice under s 195(6), will apply to notices under s 8 where that notice seeking possession specifies a date for possession within 56 days or a date which has already passed.

#### **Box at 2.148**

Section 175(5) will be amended so that it applies where notice seeking possession has been served under s 8, Housing Act 1988 and the date for possession specified in that notice is within 56 days.

#### **Box at 5.65**

The general exclusion from assured tenancy status in s 209 will apply to private sector accommodation provided under s 199A.

#### **Boxes at 7.64 and 7.69**

Section 175(5) will apply where notice seeking possession has been served under s 8, Housing Act 1988 and the date for possession specified in that notice is within 56 days. Section 195A will be repealed.

#### **Box at 8.82**

Consequent on the repeal of s 195A (re-application within two years after private rented sector offer – see para 3.2), the prohibition on serving notice in circumstance (b) referable to s 195(6), will apply to notices under s 8, Housing Act 1988 where that notice seeking possession specifies a date for possession within 56 days or a date which has already passed.

#### **Boxes at 8.83, 8.87, 8.103, 8.130, 8.287**

The reference to s 193C "(subs (3)-(9))" should now read "(subs (3)-(10))".

#### **Box at 8.90**

Although this provision is not affected by the Renters' Rights Bill, given that the Bill amends s 175(5) so that, in some circumstances, a person served with notice seeking possession under s 8, Housing Act 1988 is threatened with homelessness, such people would appear to be entitled to the benefit of s 195.