Renters' Rights Bill | September 2025. Where Are We Now?

The Renters' Rights Bill edged closer to implementation on 8th September, as MPs in the House of Commons considered, debated and voted on a range of amendments made by the House of Lords before the summer.

This stage marked the final opportunity for both Houses to agree on the bill's exact wording before it can receive Royal Assent and become law.

Housing Minister Matthew Pennycook opened the debate by setting out there were only two sets of amendments which were most relevant and important, saying:

> *The first change concerns the date from which a tenant is required to pay a new rent in instances where the first-tier tribunal has set a new rent amount following a tenant's challenge to a proposed increase.*
>
> *The Lords' amendments is a new delegated power that will enable the back dating of rent increases following determinations by the tribunal of new rent amounts.*
>
> *The second important change concerns insurance to cover potential damage from pets. Lords' amendments remove the provisions in the Bill which made landlord consent to a request to keep a pet conditional on the tenant taking out pet damage insurance.*
>
> *Where pet damage occurs, we think that the provisions in the Tenant Fees Act 2019, which allow for tenant deposits to be changed; we have the necessary delegated powers.*



Matthew Pennycook | Housing Minister

This opening speech set the tone for the remainder of the debate.

What Happened In The Commons

The Commons reviewed the amendments made by the Lords. In almost every case, ministers moved to disagree with the Lords' changes, deciding to return the Bill to the version which had previously been agreed by MPs.



Key Votes

Indeed, many of the amendments were rejected by both sides of the house, however there were a number of amendments which went to a full division, and were voted for by MPs.

These were:

1

AMENDMENT 11 | THREE-WEEK PET DEPOSIT

The Lords wanted to allow landlords to take an extra three weeks' rent as a dedicated pet deposit, separate from the usual five-week cap.

The Commons rejected this by 398, to 93 votes.

The government argued that the current five-week deposit should be sufficient; but pointed out that the Tenant Fees Act already gives ministers the power to raise deposit limits later if it later transpires that there is a need.

2

AMENDMENT 64 | RENT REPAYMENT ORDERS

This amendment was proposed to allow rent repayment orders to cover two years of rent where a serious offence has been committed; however, MPs in the Commons voted to disagree, saying this would be disproportionate and create uncertainty for landlords and agents.

3

AMENDMENTS 18 AND 19 | POSSESSION GROUNDS

These amendments were linked to the new Section 8 possession process, which will replace Section 21 notices. Technical amendments were called for a vote; however both were rejected, which means that the government's original framework for grounds remains intact.

Some Amendments Remain Up For Discussion

Although the Commons voted to remove several Lords amendments, the ping-pong stage is not over yet; there remains some disagreement between the Lords and Commons. The Bill will now return to the Lords, who can either:

Accept the Commons decision, ending debate on that point, or insist on their amendment, sending the bill back to the Commons for another round of votes.



Amendments Still Live

Eight amendments are now at the heart of negotiations, and a committee will be established to scrutinise the amendments.

Amendment	Issue
11	Three-week pet deposit
18	Changes to possession grounds and processes
19	Additional adjustments to possession grounds
26	Transitional arrangements
27	Technical clarification
39	Compliance and enforcement
53	Pet-related provisions and insurance
64	Rent repayment orders

Even though the Commons voted down Amendment 11, it remains in play, because the Lords may choose to insist on it when the bill returns to them later this week.

Expected Timeline

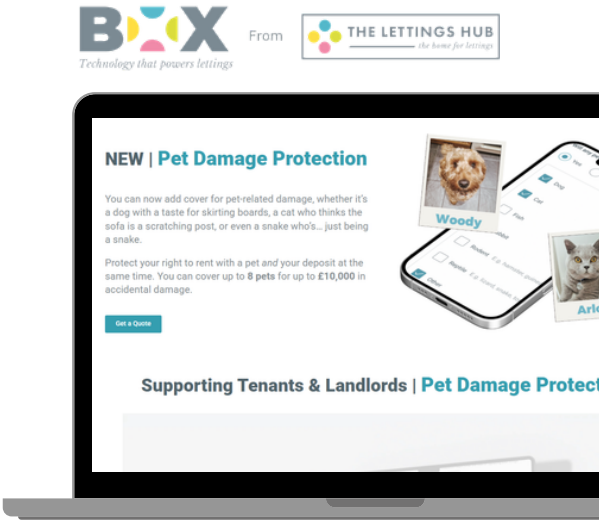
The government continues to reiterate that they want the bill concluded quickly.

The Lords will consider the bill again; this is expected to happen within the next few days. If they insist on any amendments, then the Commons will have another debate, and vote again – which is where the term 'ping-pong' comes from.

However, there is a clear aim to complete this process before the party conference recess later this month – and this remains highly likely.

But, even when the bill does become law, most items will be phased in gradually, and it is still unclear when implementation begins; although many across the market agree that change is not expected before 2026.

The Key Themes Remain

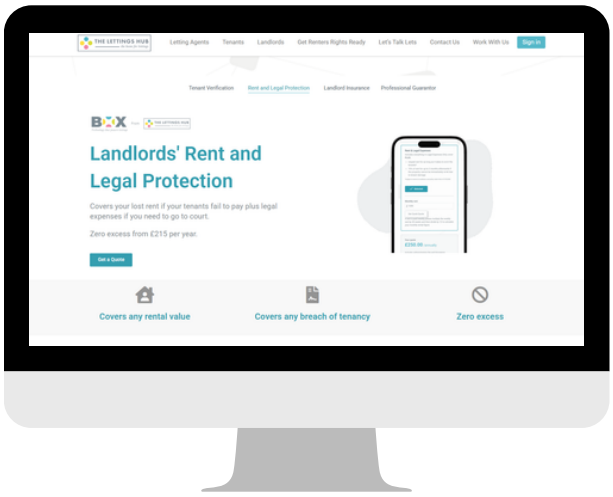


PETS IN LETS

Landlords will no longer be able to unreasonably refuse a tenant's request to keep a pet, and they cannot require tenants to take out pet insurance.

Our Pet Damage insurance can help protect both the tenant's home, and their deposit – even though it is not mandated, it is the sensible choice for tenants keeping a pet.

From THE LETTINGS HUB



NO MORE 'NO FAULT' EVICTIONS

Section 21 will end, and all evictions must now proceed through Section 8, which has been expanded to cover a wider range of scenarios.

Agents will need to help landlords understand the new requirements for regaining possession.

Rent and Legal Protection offers protection for landlords from tenants who fail to pay their rent, particularly where increased court waiting times can mean rent arrears spiral before vacant possession is secured.

RENT INCREASES

Future rent increases can only occur once per year, using Section 13, and can be appealed to a First-tier Tribunal. A new delegated power will allow for rent increases to be backdated; but only if delays become widespread:

> ***It is not the Government's intention to make use of this new power unless and until it is considered necessary to avoid lengthy delays for genuine cases to be heard. If used, it would be subject to full parliamentary scrutiny.***
>
> **Matthew Pennycook** | Housing Minister



RENT IN ADVANCE

Tenants will no longer be able to pay rent in advance of a new tenancy starting, which could impact those who don't have proof of income, or a UK based guarantor.

STUDENT LETS



Purpose-built student accommodation will continue to operate under fixed-term tenancy agreements, recognising the unique academic year structure.

However, because all tenancies will be periodic by default, a new Ground 4A notice must be issued by Private Landlords who do not operate within the Purpose Built Student Accomodation rules before a student tenancy agreement begins; this is required in order to secure vacant possession before the new academic year starts.

What Happens Next



The coming days will decide whether these final eight amendments remain or are removed completely. If the Lords continue to push back, further debates and votes will follow quickly.

However, the Renters' Rights Bill is the biggest reform to the private rented sector in decades, and aside for these final amendments, the direction is now clear.

For agents, this means:

- Reviewing tenancy agreements and procedures immediately.
- Preparing for new compliance requirements.
- Supporting landlords with additional protection products.

BOX FROM THE LETTINGS HUB

At The Lettings Hub, we're always here to support you through the ever-changing lettings landscape. With the Renters' Rights Bill introducing new regulations, staying updated is crucial. That's why we offer a variety of resources to help you navigate these changes smoothly. From webinars and blogs to tailored guides, our platform is packed with expert insights. Be sure to follow us on LinkedIn and bookmark our Renters' Rights Hub for the latest updates, tips, and advice.

