# NRLA calls for practical amendments to improve Renters’ Rights Bill before Lords debate



The National Residential Landlords Association (NRLA) has urged government ministers to support a range of practical amendments to the Renters’ Rights Bill that are designed to make the proposed rental reforms workable in practice. The call comes ahead of the Bill’s Committee Stage in the House of Lords.

At the core of the Bill is the planned abolition of Section 21, which currently allows landlords to repossess rental properties without providing a reason, commonly referred to as ‘no fault’ evictions. While the NRLA supports the principle of ending Section 21, it warns that without sensible adjustments, the reforms risk becoming unmanageable and could have unintended consequences for landlords, tenants, and the justice system.

Among the amendments the NRLA is backing are several proposed by peers from across the political spectrum:

* The Liberal Democrats, represented by Housing Spokesperson Baroness Thornhill, have called on the Government to review the impact of the reforms on the justice system. The abolition of Section 21 is expected to lead to an increased number of possession cases being heard in courts, particularly where landlords have legitimate reasons such as tenant anti-social behaviour or serious rent arrears. Currently, the average time taken for courts to process and enforce possession cases exceeds seven months, and the Housing Minister has previously acknowledged that the court system is “on its knees.”
* A cross-party amendment seeks to protect the annual cycle of all student housing. The Bill’s removal of fixed-term tenancies raises concerns about landlords’ certainty that properties will be available for new students at the start of each academic year. Although the Government has proposed a possession ground addressing this issue, it excludes one- and two-bedroom properties, which comprise approximately one-third of student accommodation. This amendment therefore aims to extend the possession ground to all student housing, ensuring landlords can maintain their usual rental cycles.
* Another notable amendment, brought forward by a former Number 10 legal adviser, proposes reversing an increase in the amount of rent arrears a tenant can accumulate before landlords are able to seek possession on mandatory grounds related to arrears. The Bill currently allows tenants to build up 50% more arrears before landlords can take possession action. The NRLA expresses concern that allowing higher arrears will hinder tenants from resolving debt problems promptly and may make responsible landlords more reluctant to rent to individuals with limited or poor credit histories, especially those new to the UK rental market.

The Liberal Democrats, represented by Housing Spokesperson Baroness Thornhill, have called on the Government to review the impact of the reforms on the justice system. The abolition of Section 21 is expected to lead to an increased number of possession cases being heard in courts, particularly where landlords have legitimate reasons such as tenant anti-social behaviour or serious rent arrears. Currently, the average time taken for courts to process and enforce possession cases exceeds seven months, and the Housing Minister has previously acknowledged that the court system is “on its knees.”

A cross-party amendment seeks to protect the annual cycle of all student housing. The Bill’s removal of fixed-term tenancies raises concerns about landlords’ certainty that properties will be available for new students at the start of each academic year. Although the Government has proposed a possession ground addressing this issue, it excludes one- and two-bedroom properties, which comprise approximately one-third of student accommodation. This amendment therefore aims to extend the possession ground to all student housing, ensuring landlords can maintain their usual rental cycles.

Another notable amendment, brought forward by a former Number 10 legal adviser, proposes reversing an increase in the amount of rent arrears a tenant can accumulate before landlords are able to seek possession on mandatory grounds related to arrears. The Bill currently allows tenants to build up 50% more arrears before landlords can take possession action. The NRLA expresses concern that allowing higher arrears will hinder tenants from resolving debt problems promptly and may make responsible landlords more reluctant to rent to individuals with limited or poor credit histories, especially those new to the UK rental market.

The NRLA also emphasises the need for ministers to provide the rental sector with greater certainty regarding the timeline for implementing the new system that will replace Section 21. Thus far, the Government has not clearly specified when the new arrangements will take effect nor defined what it means when it commits to ensuring courts will be ‘ready’ to handle the expected increase in possession cases.

Ben Beadle, Chief Executive of the NRLA, stated, “Ministers must back these constructive, sensible proposals to ensure the Renters’ Rights Bill works in practice.” He added, “Without changes the justice system will not cope, students will struggle to plan where they will live and responsible landlords will avoid the risk of taking tenants with a poor, or no, credit history in the UK.”

The Renters’ Rights Bill remains under scrutiny as it progresses through parliamentary stages. The NRLA’s input highlights the complexities in balancing tenant protections with the operational realities faced by landlords and the courts.

Source: [Noah Wire Services](https://www.noahwire.com)

## References

* <https://www.nrla.org.uk/news/renters-rights-bill-amendment> - This URL supports the NRLA's position on the Renters' Rights Bill amendments, including concerns about the transition period for possession claims and the need for changes to ensure the Bill's practicality.
* <https://www.nrla.org.uk/news/renters-rights-amendments-backing-lords> - This URL explains the NRLA's support for specific amendments to the Renters' Rights Bill, such as revising the rent arrears threshold and ensuring court readiness to handle increased possession cases.
* <https://www.property118.com/nrla-calls-for-urgent-action-on-renters-rights-bill-amendments/> - This article highlights the NRLA's urgent call for practical amendments, emphasizing concerns about the justice system's capacity and student housing cycles.
* <https://www.adamsestates.net/changes-to-renters'-rights-bill-proposed-by-nrla-nw-1142.htm> - This URL provides details on NRLA-supported amendments, including those related to rental arrears thresholds and student possession grounds.
* <https://www.lettingaproperty.com/landlord/blog/renters-rights-bill/> - This article explains the Renters' Rights Bill's key changes, such as the abolition of Section 21 and the introduction of stricter rent increase regulations, which are relevant to the NRLA's concerns and proposed amendments.