# Student landlords fleeing market amid Renters' Rights Bill uncertainty threatens housing availability



As the landscape of student housing undergoes significant shifts, the impending Renters' Rights Bill has prompted urgent concerns among industry experts. With more student landlords exiting the market than ever—fuelled by uncertainty surrounding future regulations—students could be left worse off, according to Sophie Lang, the regional executive for Cornwall at ARLA Propertymark. In a recent interview, Lang highlighted that landlords are retreating from the sector, leading to a diminished supply of rental properties for students, exacerbating an already pressing housing crisis.

Lang emphasised that this trend is not merely coincidental. Over her two decades in the property industry, she has never witnessed such a mass exodus. She instructs that the introduction of the Renters' Rights Bill has brought about widespread concern among landlords regarding its implementation. In particular, she pointed out, “Any uncertainty causes fear, and the fear reaction is to run away,” a sentiment echoed by others in the sector who share worries about the bill's potential to disrupt the student housing market.

The challenges lie especially in the proposed abolition of fixed-term tenancies. Lang articulated that these tenancies have historically provided both students and landlords with a sense of stability aligned with the academic calendar. She noted that without these contracts, students could find themselves facing unexpected rental turnover, further complicating their housing security. "The student rental market runs in a very set cycle," she explained, accentuating the specific needs of students that the new proposals may overlook.

Moreover, the bill allows for certain exemptions that some believe unfairly favour purpose-built student accommodation. This type of housing will not be held to the Decent Homes Standard, raising concerns about the quality of accommodations students may be expected to accept while private landlords remain similarly bound. It is this kind of disparity that Lang and other experts argue could contribute to a decline in available accommodation and an increase in rent, ultimately leading to higher costs for students. A survey from Save the Student revealed the average monthly rent in private accommodation at £532, while rent in purpose-built facilities typically reaches £615.

The implications of the Renters' Rights Bill extend beyond immediate housing availability; they also threaten students' access to higher education itself. The National Residential Landlords Association has warned that if landlords withdraw properties from the rental market due to the perceived risks associated with the bill, the consequences could significantly disrupt the student housing landscape, making it less affordable for many. This view is echoed by the National Union of Students, which highlights that the exclusion of students from the bill could lead to increased financial pressures, rendering university attendance a daunting possibility for some.

A further complication arises from the bill’s provision banning large payments of rent in advance. This change, according to Lang, fails to consider the funding structure of many students who prefer to pay upfront when their student loans come through. She expressed confusion over the rationale behind such a ban, arguing that it limits landlord and student flexibility and complicates financial arrangements during a period when affordability is already a pressing issue.

As these developments unfold, it is clear that the student rental market requires specific considerations that the current legislation may be failing to address. The recent significant lobbying efforts by Propertymark reflect the urgency of advocating for amendments that safeguard student rights and accommodation needs.

Overall, while the intent behind the Renters' Rights Bill may be to enhance tenant protection, its effects on the student housing market could create more harm than good, resulting in less housing availability and increased costs at a critical time. Industries and representatives must now engage in an informed and constructive dialogue to ensure that the future of student accommodation can accommodate the unique needs of this demographic.

**Reference Map**

1. Paragraph 1: 1
2. Paragraph 2: 1
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7. Paragraph 7: 1, 6
8. Paragraph 8: 3, 6
9. Paragraph 9: 1, 2, 3, 4

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

## Bibliography

1. <https://www.property118.com/renters-rights-bill-will-leave-students-worse-off-warns-industry-expert/> - Please view link - unable to able to access data
2. <https://www.nrla.org.uk/news/renters-rights-bill-will-limit-access-to-higher-education> - The National Residential Landlords Association (NRLA) warns that the Renters' Rights Bill could limit access to higher education by disrupting the student housing market. The bill's proposal to end fixed-term tenancies may lead to a shortage of available student accommodation, as landlords might withdraw properties from the market due to increased uncertainty and potential rent increases. The NRLA emphasizes the need for reforms that consider the unique nature of student housing to prevent adverse effects on students' housing options and educational opportunities.
3. <https://www.nus.org.uk/renters-bill-exclusion> - The National Union of Students (NUS) expresses concern over the exclusion of student housing from the Renters (Reform) Bill. Despite initial expectations that the bill would protect all renters, student accommodations, including purpose-built student housing, have been excluded. This exclusion leaves students vulnerable to 'no-fault' evictions and other issues not addressed by the bill, potentially leading to housing instability and increased financial pressures for students.
4. <https://www.derwentfm.com/the-renters-rights-bill-what-it-means-for-student-accommodation/> - Derwent Facilities Management discusses the implications of the Renters' Rights Bill on student accommodation. The bill introduces significant changes, such as the abolition of fixed-term tenancies and the introduction of periodic tenancies, which could disrupt the traditional academic rental cycle. The article highlights potential challenges for landlords and tenants, including increased uncertainty and the need for adaptable accommodation models to align with academic schedules.
5. <https://www.vickeryholman.com/news/renters-rights-bill/> - Vickery Holman examines the impact of the Renters' Rights Bill on the student letting market. The bill proposes measures like the abolition of Section 21 'no-fault' evictions and the conversion of all assured and assured shorthold tenancies to periodic tenancies. These changes could disrupt the annual letting cycle crucial for student housing, leading to potential void periods and income gaps for landlords, and affecting the availability and affordability of student accommodation.
6. <https://propertyindustryeye.com/a-third-of-student-properties-at-risk-under-renters-rights-bill/> - Property Industry Eye reports that the Renters' Rights Bill could jeopardize a third of student properties, particularly one- and two-bedroom houses and flats. The bill's exclusion of these properties from certain protections may lead landlords to withdraw them from the student market, resulting in a significant housing shortage for students by the 2026 academic year. The article emphasizes the need for amendments to the bill to prevent adverse effects on student housing availability.
7. <https://concreteuea.co.uk/2025/02/14/a-new-era-for-student-renters-exploring-the-uk-governments-renters-reform-bill/> - The Official Student Newspaper of UEA explores the Renters' Reform Bill's potential impact on student renters. The bill aims to provide greater predictability and security for tenants by ending 'no-fault' evictions and introducing open-ended tenancies. However, the article highlights concerns that these reforms may not fully address the unique needs of student renters, potentially leading to housing instability and increased financial pressures for students.