# Generation Rent warns NRLA's eviction plans threaten student renters under new bill



The National Residential Landlords Association (NRLA) is facing significant criticism from the activist group Generation Rent over its stance on the Renters’ Rights Bill, which is poised to reshape the landscape of tenant protections in England. Generation Rent's statement highlights that while the Bill aims to eliminate Section 21 evictions and introduce periodic tenancies, a considerable number of students living in Houses in Multiple Occupation (HMOs) could still find themselves vulnerable to eviction during the summer months.

The campaigners assert that approximately 300,000 students are affected by the NRLA's push for new eviction grounds, which could allow landlords to terminate tenancies between June and September. This could disrupt the lives of students who, particularly those estranged from family, rely on summer employment or prefer to remain in their homes until their courses conclude. The situation is further complicated for students living in university halls, where protections are notably weaker due to the nature of licence agreements rather than assured shorthold tenancies. As a result, many will remain outside the intended protective umbrella of the Renters' Rights Bill.

According to Generation Rent, while the new legislation proposes various benefits for some students, those residing in Purpose-Built Student Accommodation (PBSA) may find themselves at a disadvantage. The group claims that these accommodations will be classified under the less secure licensing agreements, stripping students of critical rights like deposit protection and sufficient notice periods for evictions. The Census data suggests that approximately 433,000 students inhabit these halls, but the actual number is likely higher, given the surge in student populations post-pandemic.

The growing crisis in the student housing market, particularly during a time of soaring housing costs, adds urgency to these criticisms. Reports indicate that students are increasingly facing poor living conditions, with a National Union of Students survey revealing that over half have encountered issues such as dampness or pest infestations, and 84% have reported various housing problems. The escalating costs necessitate that students dedicate more of their limited finances to substandard housing, a situation Generation Rent vehemently argues is exacerbated by an unregulated private rental sector.

The implications of the Renters' Rights Bill extend beyond immediate housing security. Landlords and various industry bodies have voiced their concerns, suggesting that the proposed changes could diminish the availability of rental properties suitable for students, complicating their housing arrangements and potentially leading to a shortage. This has prompted calls for amendments to the Bill to better accommodate the unique needs of student renters and preserve the stability of the student housing market.

As discussions around the Bill continue, many advocate for a closer examination of its provisions to ensure that it serves all tenants adequately, particularly vulnerable student populations. The situation underscores a critical need for robust debate on how to balance landlord interests with the much-needed protections for renters, ensuring that vulnerable groups are not left to navigate a tumultuous housing landscape without adequate safeguards.

## Reference Map:

* Paragraph 1 – [[1]](https://www.landlordtoday.co.uk/breaking-news/2025/05/generation-rent-claims-nrla-wants-some-renters-to-be-at-risk-of-eviction/), [[6]](https://www.landlordtoday.co.uk/breaking-news/2025/05/generation-rent-claims-nrla-wants-some-renters-to-be-at-risk-of-eviction/)
* Paragraph 2 – [[1]](https://www.landlordtoday.co.uk/breaking-news/2025/05/generation-rent-claims-nrla-wants-some-renters-to-be-at-risk-of-eviction/), [[2]](https://www.accommodationforstudents.com/student-landlord-guides/4522), [[5]](https://en.wikipedia.org/wiki/Renters%27_Rights_Bill_2024)
* Paragraph 3 – [[3]](https://sturents.com/student-accommodation-news/en/2024/09/17/renters-rights-bill-could-add-to-student-housing-shortages/3385), [[4]](https://wonkhe.com/wonk-corner/the-renters-rights-bill-is-a-mess-for-students-now-the-lords-need-to-fix-it/)
* Paragraph 4 – [[1]](https://www.landlordtoday.co.uk/breaking-news/2025/05/generation-rent-claims-nrla-wants-some-renters-to-be-at-risk-of-eviction/), [[4]](https://wonkhe.com/wonk-corner/the-renters-rights-bill-is-a-mess-for-students-now-the-lords-need-to-fix-it/)
* Paragraph 5 – [[2]](https://www.accommodationforstudents.com/student-landlord-guides/4522), [[3]](https://sturents.com/student-accommodation-news/en/2024/09/17/renters-rights-bill-could-add-to-student-housing-shortages/3385)
* Paragraph 6 – [[5]](https://en.wikipedia.org/wiki/Renters%27_Rights_Bill_2024), [[7]](https://wonkhe.com/wonk-corner/the-renters-rights-bill-is-a-mess-for-students-now-the-lords-need-to-fix-it/)

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## Bibliography

1. <https://www.landlordtoday.co.uk/breaking-news/2025/05/generation-rent-claims-nrla-wants-some-renters-to-be-at-risk-of-eviction/> - Please view link - unable to able to access data
2. <https://www.accommodationforstudents.com/student-landlord-guides/4522> - This article discusses concerns raised by industry bodies regarding the Renters' Rights Bill and its potential impact on the student housing market. Propertymark and the National Residential Landlords Association (NRLA) have called for amendments to the bill to protect the annual cycle of student housing and ensure the availability of properties for each academic year. The NRLA emphasizes the need for changes to prevent students from struggling to plan their housing arrangements.
3. <https://sturents.com/student-accommodation-news/en/2024/09/17/renters-rights-bill-could-add-to-student-housing-shortages/3385> - This article highlights concerns that the Renters' Rights Bill could exacerbate student housing shortages. The bill's provisions, such as banning 'no-fault' Section 21 evictions and ending fixed-term tenancies, may make it more challenging for landlords to operate in the student market. The article suggests that these changes could lead to fewer available properties for students, compounding existing housing issues.
4. <https://wonkhe.com/wonk-corner/the-renters-rights-bill-is-a-mess-for-students-now-the-lords-need-to-fix-it/> - This opinion piece critiques the Renters' Rights Bill, arguing that it could negatively impact students. The author points out that the bill allows landlords to evict students during summer months, potentially forcing them to pay for unused housing. Additionally, the bill excludes Purpose-Built Student Accommodation (PBSA) from many protections, leaving students in these accommodations with weaker rights compared to those in private houses.
5. <https://en.wikipedia.org/wiki/Renters%27_Rights_Bill_2024> - This Wikipedia article provides an overview of the Renters' Rights Bill 2024, detailing its provisions and significance. The bill aims to strengthen tenant protections in England by banning 'no-fault' evictions, limiting rent increases, and introducing periodic tenancies. It also seeks to modernize rental standards and enhance housing security for over 4.5 million households.
6. <https://www.landlordtoday.co.uk/breaking-news/2025/05/generation-rent-claims-nrla-wants-some-renters-to-be-at-risk-of-eviction/> - This article reports on Generation Rent's criticism of the National Residential Landlords Association (NRLA). Generation Rent claims that the NRLA is advocating for eviction grounds that would affect students in two-student house-shares and those living alone. The article also discusses concerns about students in Purpose-Built Student Accommodation (PBSA) losing out on new protections under the Renters' Rights Bill.
7. <https://wonkhe.com/wonk-corner/the-renters-rights-bill-is-a-mess-for-students-now-the-lords-need-to-fix-it/> - This opinion piece critiques the Renters' Rights Bill, arguing that it could negatively impact students. The author points out that the bill allows landlords to evict students during summer months, potentially forcing them to pay for unused housing. Additionally, the bill excludes Purpose-Built Student Accommodation (PBSA) from many protections, leaving students in these accommodations with weaker rights compared to those in private houses.