

# R3nters (Reform) Bill



## Back on the agenda

### When was it first announced?

The intention for the Government to introduce the renters (reform) bill was announced during the Queen's Speech back in the early parts of 2022 (see R3's newsletter at the time [here](#)).

### Where are we at?

The Bill was introduced to the House of Commons and given its First Reading on Wednesday 17 May 2023. MPs will next consider the Bill at Second Reading. The date for second reading has not yet been announced.

Further readings will take place, including readings in the House of Lords, before the bill reaches its final stages and is given Royal Assent (becomes law). So it is unclear when the legislation will eventually be introduced but the Government has indicated it would like the Bill in place "as quickly as possible".

### What is it?

It's a piece of legislation aimed making provisions to change the law about rented homes, including provisions abolishing fixed term assured tenancies and assured shorthold tenancies, imposing further obligations on landlords in relation to rented homes.

### What provisions will it include?

**Figure 1 – Key Provisions** below summarises the key changes proposed as part of the Bill.

### What might it mean for the housing market and tenants?

The jury's out on this one, with mixed views and opinions as to whether this will improve the lettings market from a tenant's perspective in the long-term, or whether it will further discourage landlords and potential landlords from keeping investment assets in this form, reducing the number of properties available at any given time, and ultimately driving rents upwards.

### R3 will keep on updating you

R3 will continue to do the heavy lifting for you and keep you updated on further developments, together with our thoughts on it, as the Bill goes through Parliament.

## FIGURE 1 – Key provisions

R3 has only included those provisions that are likely going to be more relevant for expats moving into London. Not all provisions are listed below. For the details of the proposed Bill in full, please see Government website [here](#)

