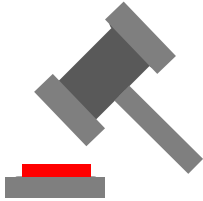


R3 BRIEF

Legal Update #12



Executive Summary

We're delighted to publish our legal newsletter in our effort to provide updates twice a year on any relevant information that affects tenants and their rights.

RENTERS (REFORM) BILL



What is it, when will it pass and what will it mean for tenants?

EPC RATINGS



Deadline to introduce a new minimum standard to EPC for rented properties postponed from 2025 to 2028

HOW TO RENT GUIDE



A new version of the How TO Rent Guide has been published by the Government.

Renters (Reform) Bill

What is it?

This Bill represents the biggest change in the regulation of the private rented sector for over two decades. It is currently slowly making its way through Parliament, with a second reading having been undertaken in the House of Commons.

What measures will it contain?

It is unclear whether all measures will remain as detailed in the draft legislation (concession on s21 has already taken place with a postponement of that measure beyond 2024) and it is possible that the introduction of new requirements will be made in stages across 2024.

Main measures include:

- **Periodic tenancies:** all tenancies to move to being periodic without having a specified end date, with 2 months notice from the outset for tenants
- **Rent increases:** these will be limited to once per year and the minimum notice for landlords to provide of any change in rent will be increased to two months
- **Keeping pets:** Tenants will be able to request permission to keep pets in their home and landlords cannot unreasonably withhold consent (but will still be able to)
- **New ombudsman:** Landlords 'may' be required to join a government approved ombudsman covering all private landlords regardless of whether they use a letting agent
- **New digital Property Portal:** may be introduced to provide a single 'front door' to help landlords comply with their legal requirements

No action needed

For now, nothing changes and R3 will continue to monitor the Bill closely as it moves towards becoming law.

EPC Ratings

What are they?

Energy Performance Certificates (EPCs) tell you how energy efficient a building is and give it a rating from A (very efficient) to G (inefficient). Landlord must make sure rental properties have an EPC rating to 'E' or above.

Changes proposed

Government had considered the introduction of new minimum standards and increase the E rating to a C rating by 2025. However, these plans have now been scrapped as part of prime minister Rishi Sunak's green review.

What next?

The deadline has been pushed back to 2028, and it may be that some landlords will decide to begin making improvements to comply ahead of this date.

How to rent guide

What is it?

The guide is for tenants and landlords in the private rented sector to help them understand their rights and responsibilities.

It is issued by the Government and provides a helpful checklist and more detailed information on each stage of the process, including:

- what to look out for before renting
- living in a rented home
- what happens at the end of a tenancy
- what to do if things go wrong

New version

The Government has issued its latest version of the Guide on 2nd October 2023 and you can access it [here](#).

Things to know when you rent

It is worth remembering that agents and landlords should provide you with the 'How To Rent Guide' when you rent a property in the UK, alongside the following documents:

- A tenancy agreement
- Inventory
- Deposit paperwork
- Contact details of managing agents
- Gas safety certificate
- Energy Performance Certificate
- Electrical inspection records
- Proof that smoke and carbon monoxide alarms work

How to rent guide

If you find these newsletter helpful, why not contact us and see how we can improve your experience of relocating your employees to the UK?