

Nottingham Rental Standard Landlord Forum

13th December 2024



Programme for Today

- 11:05 Update on Renters Rights Bill- Linda Cobb from DASH
- 11:25 A more specific look at how Renters Rights Bill plans to affect student rentals – Me
- 11:45 Guest speakers Alice Jones - An Introduction to the Social Impact of Licensing
- 12:00 HMO Licensing Update – Julie Liversidge, NCC
- 12:10 Selective Licensing update – David Hobbs, NCC
- 12:20 Panel Q&A
- 12:30 Close

Renters' Rights Bill

Impacts on student rentals

13th December 2024

Victoria Tolmie-Loverseed
Deputy CEO, Unipol Student Homes



Renters' Rights Bill

A comprehensive review of private rented sector

Many elements have been carried over from previous Bill

Will significantly enhance the rights of tenants, local authority powers and avenues for redress

From Summer 2025

End of Fixed Term Tenancies / Section 21

Student Grounds for Possession (4a)

PBSA exemption

Implications for student sector

Students will be able to give 2 months notice at any point

- Contracts for 2025 – 2026 are being let now
- Likelihood of higher voids
- Active management required, understanding of legal practice and process

Implications for student sector

Cost management

- Utilities
- Turnover costs
- Council Tax

Implications for student sector

- Some adjustments likely to letting cycle
- Government have admitted rents likely to increase

Some landlords feeling confident about changes

Some may decide to move to other sectors

Mitigations

Open up lettings to professionals and families

Rents likely to increase to account for increased voids and higher costs

The Bill – Outlook for implementation

Complete: First Reading, Second Reading, Committee Stage

Still to complete: Report stage, Third Reading, House of Lords

There will be a big bang commencement date on which all measures implemented.

May be Summer 2025, but seems to be running a bit later so could be early Autumn

Outlook

Students are likely to understand and use these rights early

Student market will change

Impacts will take 18 months to crystallise

Thank you

More to come

Start to prepare now

www.Unipol.org.uk