

Renters' Rights Bill Summary

Karl Hayward | Mishka Simpson | Ian Curtis-Nye



Karl Hayward –

Cert CII

- Joined ABG in 2021
- More than 20 years in insurance
- Now a Business Account Manager
- Relationship manager for Estate & Letting agents
- Always contactable



Mishka Simpson –

Partner

Mishka is a solicitor and head of Lyons Davidson's Landlord and Tenant team. She deals with a wide variety of landlord and tenant disputes and has done so for over 14 years.

Mishka manages a team of lawyers who act on behalf of both landlords and tenants and has regularly written and spoken about all aspects of the Renters' Rights legislation.



Ian Curtis-Nye –

Partner & Divisional Manager

Ian is a solicitor and head of the civil litigation division at Lyons Davidson, managing personal and commercial legal expenses insurance claims from a large number of insurers from across the UK.

Ian is also a member of the civil procedure rules committee, who have oversight of the rules governing the civil courts. Ian closely monitors reform in the court process through changes in legislation across the civil litigation sphere.

What we'll cover:

1. Renters' Rights Bill – what to expect
2. Insurance protection available
3. Questions

The Renters' Rights Bill

- Strengthen the rights of people who rent their home
- Abolition of 'no fault' evictions, increasing tenants' rights to challenge rent increases
- Pet friendly rights for tenants
- Improve the standard of private rented properties
- Better access to information about landlords and properties
- New ombudsman created to resolve disputes between landlords and tenants
- All of the changes will impact England, with only a small proportion of the changes impacting Wales, e.g. ban on discriminatory practices

Before the tenancy is agreed:

- Greater transparency on rent
- Not be allowed to discriminate
- Tenants will have better access to information
- Tenancies periodic from the start

During the tenancy:

- Increased rights to challenge rent increases
- Obligated to consider requests regarding pets
- Rent Repayment Orders (RROs) will become available for a broader range of offences
- Introduction of the Decent Homes Standard

At the end of the tenancy:

- Private Rented Sector Legal Ombudsman Service
- The abolition of Section 21 'no fault' evictions
- Amendments to some of the current 'fault' grounds

Challenges to legislation going through Parliament:

- Close to 30% of the amendments have been accepted to the reform package at committee stage.
- Overall acceptance that reform is needed – main concern is around implementation.
- Readiness of the court system to be able to deal with the changes.
- Amendments to process to cope with the changes, including IT systems.

When is this likely to
be implemented?

What can I do now?

Ensure the property has a valid:

- Gas Safety Certificate (valid for 1 year)
- Energy Performance Certificate (valid for 10 years)
- Electrical Installation Condition Report (valid for 5 years)
- Property Licence (HMO or Selective, usually valid for 5 years) - check the current position with the local authority as new licencing schemes are introduced regularly

Your tenant has been provided with copies of:

- Gas Safety Certificate(s), Energy Performance Certificate(s), Electrical Installation Condition Report
- Current How to Rent Guide (gov.uk)
- The 'Prescribed Information' relating to any deposit
- The deposit protection scheme you are using will have a template that can be completed and provided to the tenant

Your tenant knows how to report repairs to you, and that you attend to any repairs promptly.

Legal & Rent Guarantee Insurance

- Monthly rental cover up to £2500pcm
- Claim for maximum of 15 months' rental income
- Legal expenses cover up to £100,000
- 24/7 legal helpline
- Cover for property legal disputes / repair & renovations / Health & Safety prosecutions
- Vacant possession cover – capped at 75% of the rent for three months
- Replacement locks – post successful eviction (£250 limit)
- Storage of tenant's contents – 21 days (£315 limit)
- No excess

Cost

- Standalone cost per policy is £250 a year
- Reduced to £195 if we insure the property via other landlord insurances

Purchasing criteria

- No adverse credit in the past three years (settled or otherwise)
- A Right to Rent check
- Affordability of 2.5x the rental amount
- Options for: savings, guarantors, payment history

How to purchase:

- Existing customers can get the cover added over the phone
- Or standalone cover can be purchased online

Please call 01603 216399 and speak to our team.

Pet damage – extension of cover

Currently

SAGIC will include the cover on their Landlords/Property Owner policies and Tenants Contents policies.

<https://www.alanboswell.com/personal-insurance/home-property-insurance/tenants-contents-insurance/>

Provides cover for damage that occurs for sudden, unintentional, and unexpected physical loss, breakage, or damage, it does not cover everyday wear and tear. For example, replacing the carpet due to repeated fouling or a flea infestation would not be covered.

The policy would cover if a pet destroys something in one occurrence (subject to the standard excesses).

Cover

£5,000 limit on Landlords/Property Owners and Tenants Contents

How to purchase

Call us on 01603 216399 if you'd like to add this cover.

Cost

£25 including IPT (on top of the landlords/tenants' contents policy)

Coming soon.....

Effective 1st July, Aviva will cover pet damage for negatable cost within their landlord insurance policy.

September 25th, SAGIC reviewing their cover/cost for this cover.

Thanks for attending.

For questions about your insurance, speak to our team on 01603 216399.