
The Renters Rights Bill, Supported Housing Act and the Private Rented Sector Strategy

Housing Scrutiny Commission

Date of meeting: 10th July 2025

Lead directors: Chris Burgin & Sean Atterbury

Useful information

- Ward(s) affected: All
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- Report version number: v0.1

1. Summary

- 1.1 This report details the implementation of the Renters Rights Bill, the Supported Housing Act 2023 (regulations) and the introduction of a Private Rented Sector Strategy.

2. Recommended actions/decision

- 2.1 That members read and comment on the content of the report.

3. Detailed report

- 3.1 The Renters Rights Bill 2025 and the Supported Housing (Regulatory Oversight) Act 2023 are two key pieces of legislation that are going to have significant impact on the work of Local Authorities.
- 3.2 The Renter Rights Bill is currently at Report stage in the House of Lords and it is likely to come into force in Summer 2025 but the timetable is moveable due to the passage of the legislation through the parliamentary process.
- 3.3 The Supported Housing Act came into force on 29 August 2023. The key provisions in the Act require the government to publish regulations or take other steps before these measures take effect. The exact date these measures will take effect is not currently known.
- 3.4 The report will go on to provide details of the changes and their inclusion in our Private Rented Sector Strategy that is currently under development.
- 3.5 **The Renters Rights Bill 2025**
- 3.6 A detailed report on the provision and implications is attached at **APPENDIX 1** but a summary of the key provisions are as follows:
- a) Abolish fixed-term assured shorthold tenancies (ASTs) - as a result of this, all tenancies will become periodic
 - b) Limit rent increases - the shift to periodic tenancies means Section 13 notices will be the only way for landlords to raise the rent; these can only be served once per year
 - c) Abolish Section 21 evictions - landlords will no longer be able to serve “no-fault” notices to regain possession of their properties

- d) Expanded Section 8 possession grounds - the Government is adding and updating both mandatory and discretionary grounds due to the abolition of Section 21
- e) Ban rental bidding wars - landlords and agents can't accept offers above the advertised price
- f) Introduce a landlord ombudsman - this will help resolve disputes between landlords and tenants impartially
- g) Create a private rented sector database - designed to compile information about landlords and properties and provide visibility on compliance
- h) Apply the Decent Homes Standard - all rental properties must meet minimum quality standards
- i) Prohibit discrimination - landlords can't refuse tenants on benefits or with children

3.7 It is important to note that the Government has confirmed that the provisions will be rolled out in a staged process, but we have no further detail at this time on which provisions/regulations will be published first or a related timescale.

3.8 These changes have wide reaching implications across a significant number of services across the council and the following is an at a glance guide to the scope of this impact:

New provision	Main Services impacted
Abolish fixed-term assured shorthold tenancies (ASTs) - as a result of this, all tenancies will become periodic	Housing Solutions Tenancy Management – HomeCome Legal Services (advice)
Limit rent increases - the shift to periodic tenancies means Section 13 notices will be the only way for landlords to raise the rent; these can only be served once per year	Homeless Services Housing Solutions Trading Standards/Private Rented Sector (EHO function) Legal Services
Abolish Section 21 evictions - landlords will no longer be able to serve “no-fault” notices to regain possession of their properties	Homeless Services Tenancy Management - HomeCome
Expanded Section 8 possession grounds - the Government is adding and	Homeless Services

updating both mandatory and discretionary grounds due to the abolition of Section 21	Housing Solutions
Ban rental bidding wars - landlords and agents can't accept offers above the advertised price	Homeless Services & Housing Solutions Trading Standards/Private Rented Sector Team (EHO function) Legal Services
Introduce a landlord ombudsman - this will help resolve disputes between landlords and tenants impartially	Homeless Services & Housing Solutions Private Sector Housing (EHO function)
Create a private rented sector database - designed to compile information about landlords and properties and provide visibility on compliance	Any service with a need to access this information should have this made available. Private Sector Housing (EHO function) and associated teams.
Apply the Decent Homes Standard - all rental properties must meet minimum quality standards	Private Sector Housing (EHO function) Housing Solutions
Prohibit discrimination - landlords can't refuse tenants on benefits or with children	Housing Solutions Trading Standards/Private Rented Sector Team (EHO function) Legal Services
Additional Investigation & Enforcement	
A Duty to Report Enforcement Activity	Any Service carrying out enforcement under this Act.
Additional Investigation and enforcement Powers inc. Harassment Act	Private Sector Housing (EHO function) Trading Standards Housing Solutions – PRS Team Legal Services

3.9 Given the scope of the changes there is a dedicated Project Manager and Board co-ordinating the corporate response to this significant legislative change.

3.10 The Government has committed to undertake a new burdens assessment and fully fund any additional costs incurred to fulfil this reporting duty. We are yet to have contact or confirmation about how and when this assessment will be carried out.

3.11 **The Supported Housing Act 2023**

3.12 A detailed report on the provisions and implications is attached at **APPENDIX 2**.

3.13 Supported accommodation is characterised as accommodation which provides residents with care, supervision, or support. It is usually managed by a local authority, housing association, charity, or a voluntary organisation. Examples of supported accommodation include group homes, hostels, refuges, supported living complexes and sheltered housing.

3.14 Supported exempt accommodation (SEA) is housing where vulnerable adults are supported to live independently and includes the following:

- a) Care leavers
- b) Survivors of domestic abuse
- c) People with substance dependencies
- d) People with mental health illness
- e) Refugees
- f) People recently released from prison.

3.15 The Act covers the following areas:

- a) Supported Housing Advisory Panel
- b) Local Supported Housing Strategies
- c) National Supported Housing Standards
- d) Licensing
- e) Consultation
- f) Local housing authority functions
- g) Planning
- h) Homelessness
- i) Sharing information related to supported exempt accommodation and use of information
- j) Interpretation and final provisions

3.16 A project board has been set up which is jointly chaired by the Director of Housing and Director of Adult Social Care. A project plan is being developed to support the implementation of the legislation across the Council and a dedicated Project Manager is being recruited.

3.17 The key themes of the project are as follows:

- a) Establishing supported living provision in Leicester
- b) Establishing a partnership board and governance arrangements
- c) Developing a supported housing strategy for Leicester and review current provision linked in with best practice

- d) Look at licensing and regulation with the Private Rental Sector (PRS) team. This will include developing a gateway, establishing fees and resourcing for the scheme, developing an inspection regime using a proforma which includes the support and property aspects, enhanced scrutiny of new and existing Housing Benefit claims and establishing a new or extending the current PRS team to carry out the additional work
 - e) Review of supported housing provision
 - f) Future Commissioning to be led by Adult Social Care and Housing
- 3.18 Alongside the implementation of the provision of this Act, the city council has launched its [ten-year strategy for supported living and extra care](#). This is an ongoing piece of work which is working to deliver against its objectives.
- 3.19 We are awaiting confirmation on new burdens funding to assist in the implementation of this Act.
- 3.20 The Private Renter Sector (PRS) Strategy**
- 3.21 The PRS Strategy is being developed to provide a holistic approach that ensures tenants and landlords are appropriately supported, as well as retaining and improving the council's ability to protect tenants' safety and rights, and tackle rogue/poor landlords and ultimately raise housing standards within the City. A detailed report is attached at **APPENDIX 3**.
- 3.22 The PRS strategy will include our responses to the above new legislation noted in paragraphs 3.5 and 3.11 and will set out several key high level priorities, with delivery via a series of workstreams. The priorities are:
- a) Improving housing standards across the sector
 - b) Improving support for private sector landlords and tenants
 - c) Improving enforcement and protection of tenants' and residents' rights
 - d) Improving access to market for housing solutions
 - e) Improved intelligence and monitoring, and joined up services
- 3.23 This strategy is being led by Regulatory Services with the Housing Division as a key stakeholder as there is significant cross over in these areas of work.
- 3.24 Once the strategy has been drafted a consultation will be carried out and further reports will be provided in advance of publication.
- 3.25 Next steps:**
- 3.26 As noted throughout the report there are many aspects of the new legislation that we are awaiting confirmation about, however preparatory work in anticipation of these changes is underway to ensure we are prepared to respond when these additional requirements of Local Authorities are fully enacted. Having individual Project Boards for both the Renters Rights Act and the Supporting Housing Act is the key Governance that will ensure preparedness and delivery.
- 3.27 As noted above, the Private Rented Sector Strategy is also being developed to support the implementation of these new pieces of legislation to ensure that we have

a fully holistic approach not only internally, but also considering the wider implications within all Housing Sectors in the City.

3.28 Further reports will be provided in due course delivering key updates as both the legislation and supporting strategies develop.

5. Financial, legal, equalities, climate emergency and other implications

5.1 Financial implications

Once the Renter's Rights Bill becomes law, there will be greater clarity over the extent to which additional staffing resources may be required to undertake increased enforcement activity, along with the extent to which this will be covered by new burdens funding. Similarly, while it is clear that there will be additional costs associated with the introduction of the Supported Housing Act, details of funding to support this has not yet been received. The cost of implementing the Private Rented Sector Strategy set out in this report will be managed within existing budgets across multiple teams.

Finance will continue to support the work being undertaken and the financial implications of specific aspects of these workstreams will be provided as the actions to deliver each of the strategies progress.

Signed: Stuart McAvoy – Head of Finance

Dated: 18th June 2025

5.2 Legal implications

There are no direct legal implication flowing for this report which is essentially an information report identifying the need for a project board to implement legislation currently going through parliament. Officers should, once a project plan is finalised, seek specific legal guidance for the identified workstreams, legislation and development of the PRS strategy

Signed: Feizal Hajat

Dated: 13th June 2025

5.3 Equalities implications

Under the Equality Act 2010, public authorities have statutory duties, including the Public Sector Equality Duty (PSED) which means that, in carrying out their functions, decision makers must pay due regard to the need to eliminate unlawful discrimination, harassment and victimisation and any other conduct prohibited by the Act, to advance equality of opportunity between people who share a protected characteristic and those who don't and to foster good relations between people who share a protected characteristic and those who don't.

Since the passing of the Equality Act 2010 landlords and letting agents in the UK have been legally prohibited from discriminating against potential tenants based on the protected characteristics under the Act, this includes refusing to rent or treating someone unfairly. Protected Characteristics under the Equality Act 2010 are age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex, sexual orientation.

The report provides an update on the implementation of the Renters Rights Bill, the Supported Housing Act 2023 (regulations) and the introduction of a Private Rented Sector Strategy. A PRS strategy is being developed which has five identified high-level priorities with associated workstreams which include the upcoming legislative changes ensuring a holistic approach is taken across the council and the city's housing sectors. These changes place additional responsibilities on the council and we need to ensure that equality considerations are included and embedded in our governance processes and the priorities and workstreams identified in the strategy. We need to ensure that consultation on the draft strategy is accessible and targeted at relevant stakeholders.

It is recommended that Equality Impact Assessments (EIAs) are carried out as appropriate for example when reviewing provision, commissioning services, etc, and take into account the demographic profile of the city.

Carrying out an EIA is an iterative process, which should be revisited throughout the decision-making process and updated to reflect any feedback/changes due to consultation as appropriate. The EIA findings should be shared with decision makers, throughout the process, to inform their considerations and used as a tool to aid consideration around whether we are meeting the aims of the PSED.

Signed: Sukhi Biring, Equalities Officer

Dated: 18th June 2025

5.4 Climate Emergency implications

Housing is responsible for 33% of carbon emissions in Leicester, with PRS housing often the worst performing in terms of emissions. Following the city council's declaration of a Climate Emergency in 2019 and its aim to achieve net zero carbon emissions for the city and council addressing these emissions is vital to meeting our ambition, particularly where the council has a higher level of influence and control.

Previous commentary on items such as the PRS strategy update and the impact of the Renters Rights Bill advised that emissions reduction and carbon impact analysis should be carried out wherever possible at the earliest possible stages, along with providing advice on practical energy demand reduction solutions for landlords and tenants in addition to low carbon heating and renewable energy technologies. It was also noted that the PRS strategic priorities aligned with those of the climate emergency response through raising housing standards and improvement enforcement of tenants' and residents' rights.

The Decent Homes Standard is being reviewed to include an updated list of building components and services that must be in a reasonable state of repair and meet modern expectations. The standard will have stronger rules around damp and mould, including minimum timeframes for repairs and heating and ventilation systems will need to meet new energy efficiency standard.

The Renters' Rights Bill is likely to have a positive impact on the energy efficiency of PRS homes in city through:

- The extension of the Decent Homes Standard, which includes minimum requirements for insulation and heating systems.
- Mandatory disclosure of compliance information on the PRS database, coupled with increased investigatory and enforcement powers and duties for local authorities, may

lead to more identification of sub-standard properties in relation to energy efficiency and subsequently more enforcement action.

Improvements to the register of rented accommodation could lead to easier access to information on the status of properties, energy performance and better enforcement of standards.

With regards to Supported Housing Act, all opportunities to incorporate measures to improve the energy efficiency should be explored and take into account the new standards.

Many of the opportunities to reduce carbon emissions may also provide further co-benefits in terms of reduced fuel poverty and costs, increased indoor air quality, more robust climate change resilience and an improvement in health and wellbeing.

Signed: Phil Ball, Sustainability Officer, Ext: 37 2246

Dated: 16th June 2025

5.5 Other implications (You will need to have considered other implications in preparing this report. Please indicate which ones apply?)

6. Background information and other papers:

N/A

7. Summary of appendices:

APPENDIX 1 – Renters Rights Bill Report



RRB Briefing - March
2025.docx

APPENDIX 2 – Supported Housing Act Report



Supported Housing
(Regulatory Oversight)

APPENDIX 3 – Private Rented Sector Strategy Report

8. Is this a private report (If so, please indicate the reasons and state why it is not in the public interest to be dealt with publicly)?

9. Is this a “key decision”? If so, why?