

# Amanda Woodward

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**ESSENTIAL  
PROPERTY  
OPTIONS**



**CREWE  
& STOKE  
ROOMS  
& SUITES**  
AFFORDABLE ACCOMMODATION

**Stay&Co.**  
MANAGEMENT

**LANDLORDFRA**  
Fire Risk Assessments For Landlords

*The*  
**ESSENTIAL  
PROPERTY**

**PODCAST**

with Paul Samuda & Amanda Woodward

• Stoke • Newcastle • Crewe



**COMFORT  
& CO.**

Coming Soon

Property  
AI

[www.AmandaWoodward.co.uk/MAPS](http://www.AmandaWoodward.co.uk/MAPS)



Property Legislation  
Update



Interactive Presentation

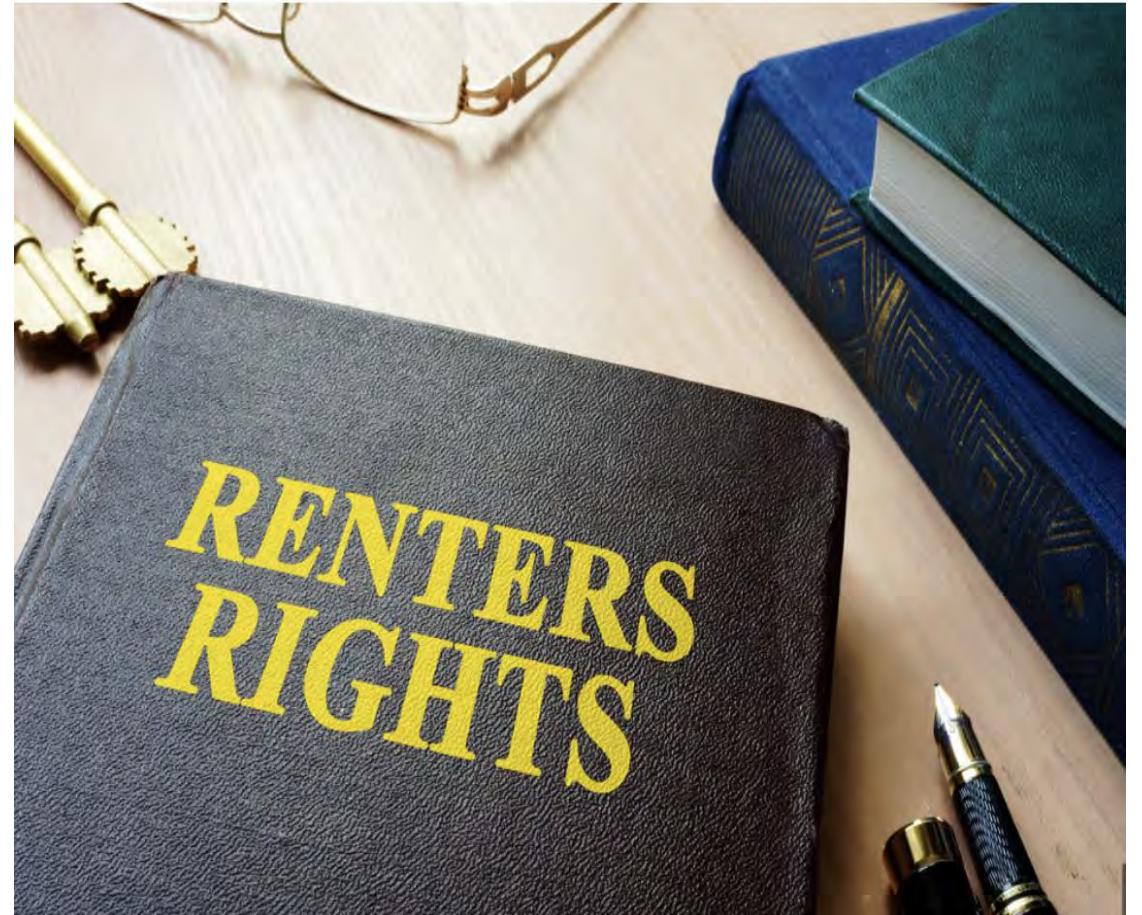


Q&A

A graphic featuring a blue background with a white arrow pointing right. Inside the arrow, the words "RENTAL REFORM" are written in large, bold, black and white letters. To the right of the arrow is a photograph of the Big Ben clock tower in London.

# RENTAL REFORM

- May 2023 – Conservative
- May 2024 – Failed To Pass
- July 2024 – New Labour Party
- 2024/2025 – Readings / House of Lords (26)
- Autumn 2025 – Royal Assent





# Parliamentary Bills

## Renters' Rights Bill

### Government Bill

Originated in the House of Commons, Session 2024-25

Last updated: 6 March 2025 at 14:18



## Bill passage

 <b>Bill started in the House of Commons</b>	 <b>Bill in the House of Lords</b>	 <b>Final stages</b>
<ul style="list-style-type: none"><li><input checked="" type="checkbox"/> 1st reading</li><li><input checked="" type="checkbox"/> 2nd reading</li><li><input checked="" type="checkbox"/> Committee stage</li><li><input checked="" type="checkbox"/> Report stage</li><li><input checked="" type="checkbox"/> 3rd reading</li></ul>	<ul style="list-style-type: none"><li><input checked="" type="checkbox"/> 1st reading</li><li><input checked="" type="checkbox"/> 2nd reading</li><li><input checked="" type="checkbox"/> <b>Committee stage</b></li><li><input type="checkbox"/> Report stage</li><li><input type="checkbox"/> 3rd reading</li></ul>	<ul style="list-style-type: none"><li><input type="checkbox"/> Consideration of amendments</li><li><input type="checkbox"/> Royal Assent</li></ul>

**Key**       Complete       In progress       Not applicable       Not yet reached

# Quick Questions & Experience Poll



Is section 21 (no fault eviction) staying or going?



Will we be allowed to have 6 & 12 month fixed tenancy agreements?



Are we going to see rent caps introduced in the UK?



Are we going to be allowed to take rent upfront from tenants?

# The 12 Key Changes

**Abolish section 21 evictions**

**Ensure possession grounds are fair to both parties**

**Provide stronger protections against backdoor eviction**

**Introduce a new Private Rented Sector Landlord Ombudsman**

**Create a Private Rented Sector Database**

**Give tenants strengthened rights to request a pet**

**Apply the Decent Homes Standard**

**Apply 'Awaab's Law' to the sector**

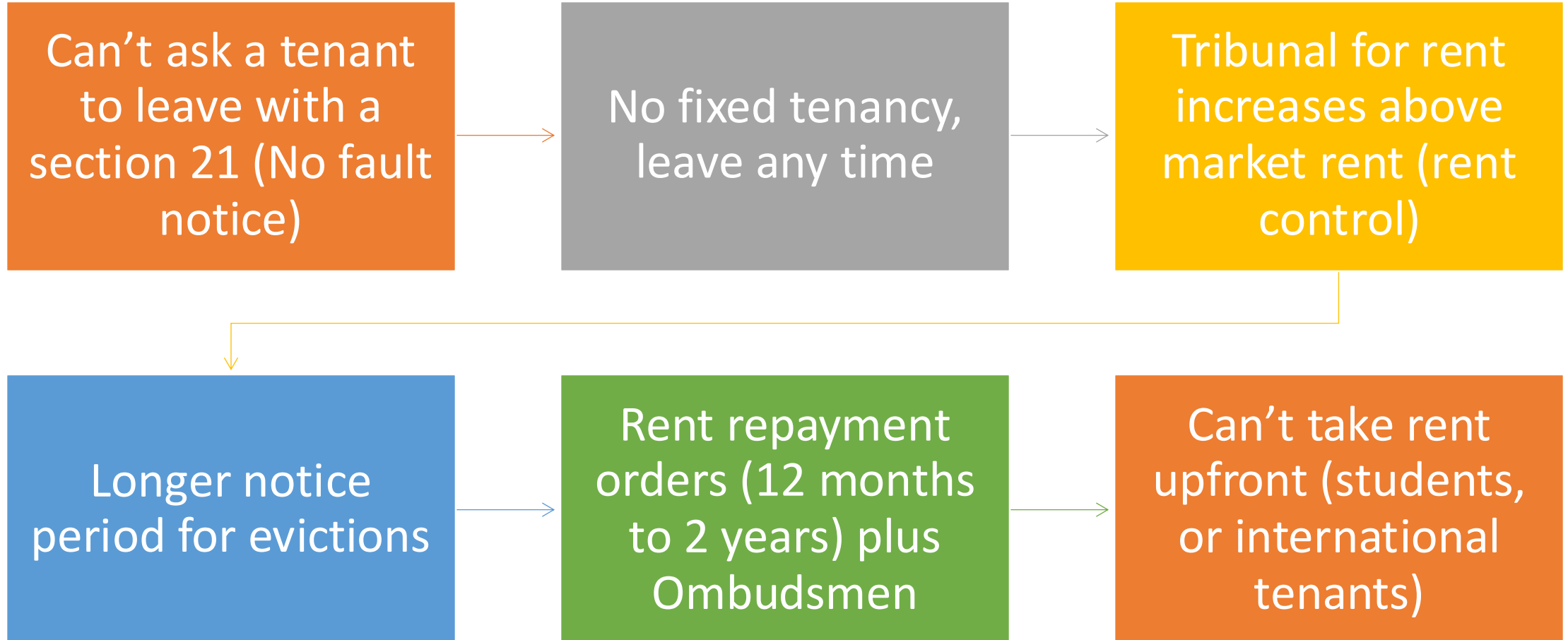
**Make it illegal to discriminate against benefits & children**

**End the practice of rental bidding**

**Strengthen local authority enforcement**

**Strengthen rent repayment orders**

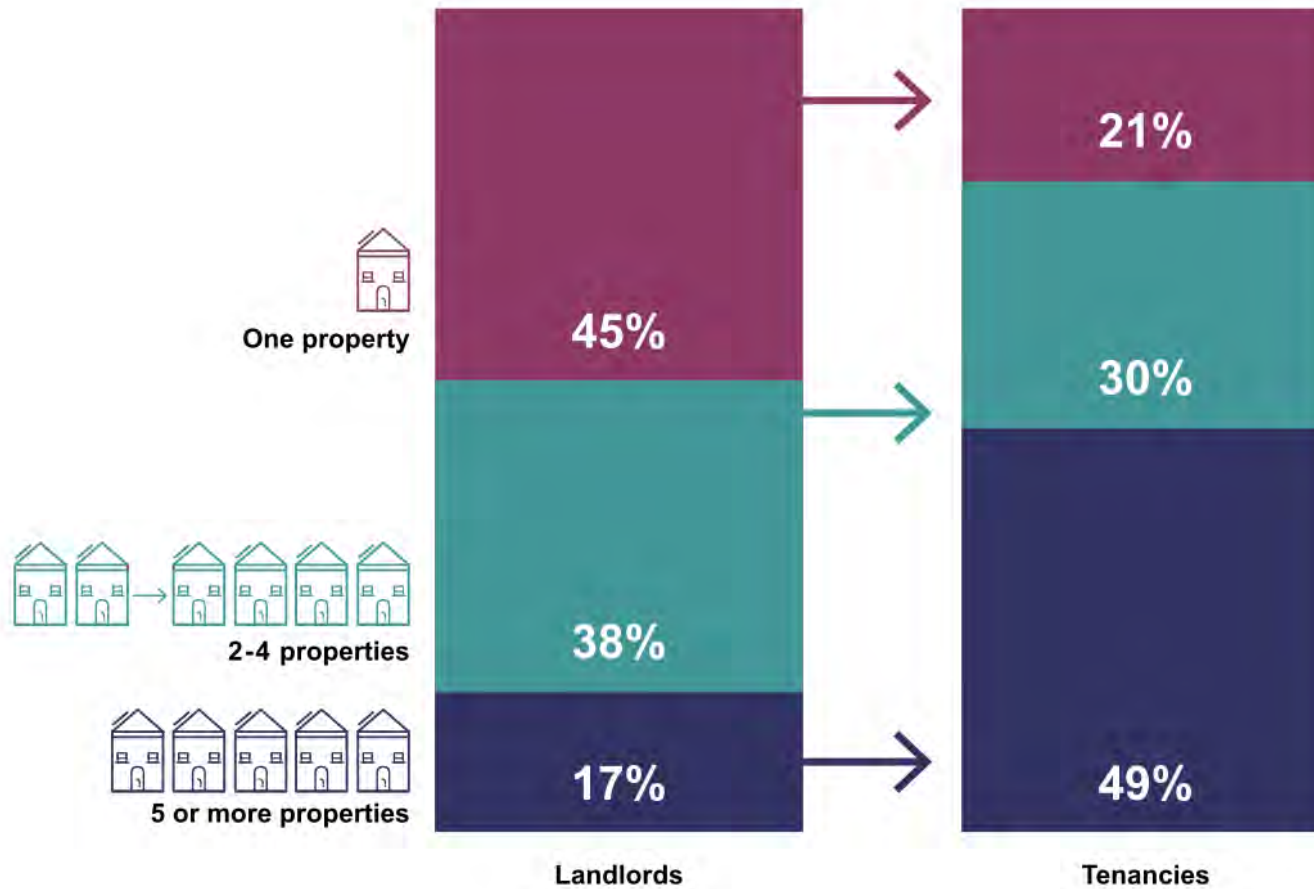
# The Big 6



Official Statistics

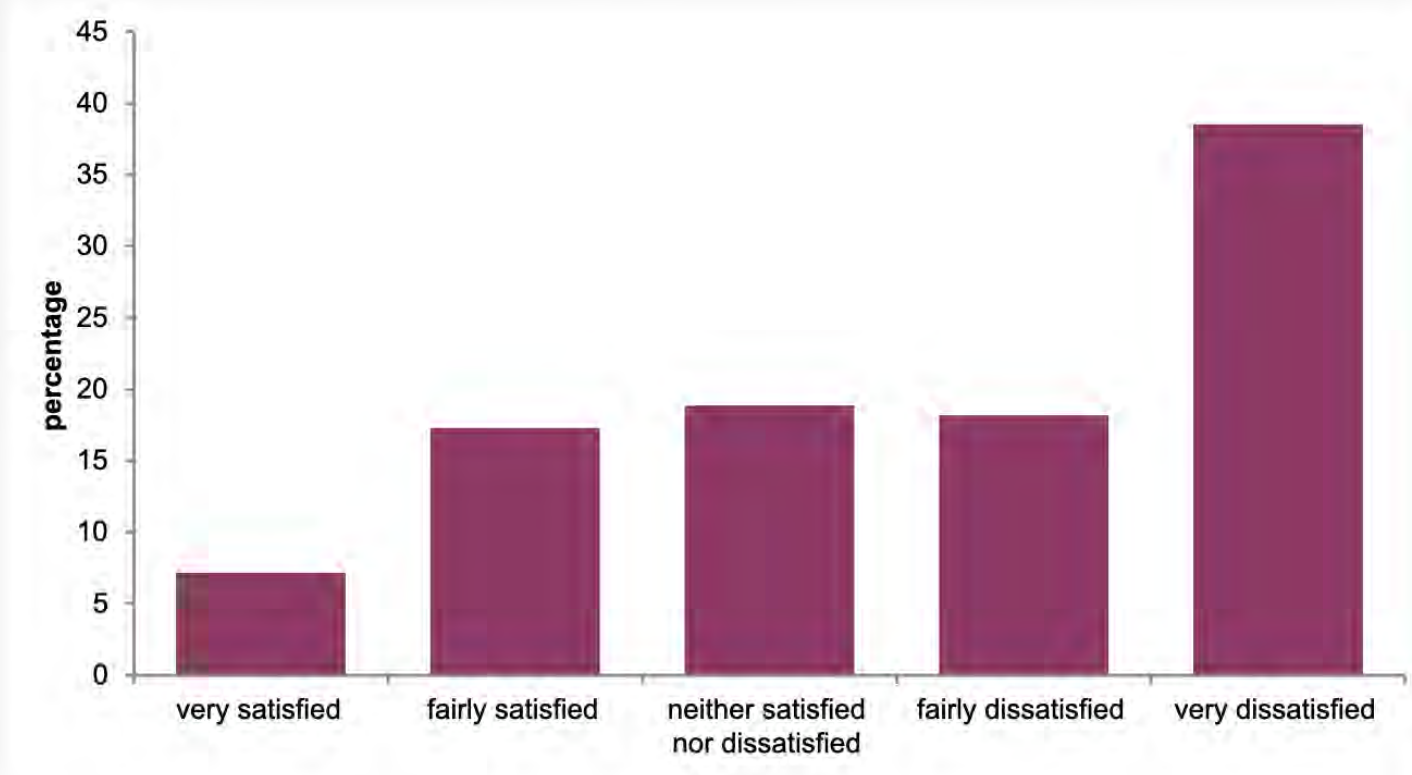
# English Private Landlord Survey 2024: main report

Published 5 December 2024





**Figure 3.6: Satisfaction with experience of using the Courts and Tribunals Service**



Base: all landlords who have used HMCTS in past two years; weight: landlord weight.

Note: underlying data are presented in Annex Table 3.11

Source: English Private Landlord Survey 2024

**26<sup>th</sup> February 2025**

# House of Lords Update

- Pros

- Letting agent training
- 12 months (max) rent upfront
- Fixed tenancies are back
- Notice periods are back. They tried 2 months notice at any time. Now has to be 4 months on so 6 month AST are back.
- Section 21 are back for small landlords, 5 properties or less.
- Section 21 for large landlords will be delayed until courts are ready

- Cons

- No rent increase for 4 years apart from CPI linked inflation
- Rents increased 9% last year, inflation only 2%.
- Tribunal for rent increases

# Alternative Strategies

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# Remember

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- Property is long term
- Diversify strategy but keep in the property market
- Don't measure short term profits
- Don't focus on the things you can't control
- Markets, Politics & Wars are out of our control
- Buy Well
- Keep the faith 😊

# Stay Informed

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FORTUNE  
FAVOURS  
THE BRAVE

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