

Amanda Woodward

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PODCAST
with Paul Samuda & Amanda Woodward
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Property Legislation Update



Q&A

Landlords must upgrade their properties to a minimum EPC of a C by 2030



The logo for eco-Landlord, featuring a white house icon above the text "eco-Landlord" in a white sans-serif font, overlaid on a background image of a modern living room.

Your One-Stop Shop to improve
your property's EPC rating

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AML

Anti-money laundering

7835500
2405405
6500223
2050495
2030144
7042025
8000524
5630896
840500
05405
2223
95

5786244
6788

658.21
452.65
472.56
-16.35

785.0
254.05
652.23
254.95
231.44

47.3
120.86
47.25
68.78



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Episodes




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Property Investors Paul Samuda & Amanda Woodward share with you their knowledge, skill & experience on the subject of UK property investing. This podcast is for anyone with a keen interest in UK property and more specifically those interested in the geographical locations of Stoke on Trent, Newcastle under Lyme & Crewe.

The Essential Property Podcast

 <https://feed.podbean.com/theessentialpropertypodcast/feed.xml>



Ep.59 - Paul & Amanda Talk Economic Uncertainty, The House of Lords & Anti Money Laundering - Important Update for Landlords

Monday Apr 28, 2025

Welcome to the **Essential Property Podcast**. In episode 59, hosts **Paul Samuda** and **Amanda Woodward**, catch up on **Economic Uncertainty in the Market**, **The House of Lords** & **Anti Money Laundering**

There is a lot of change taking place for UK landlords and if you are not well informed you will get left behind! Listen to this episode and check that your Agent is keeping you updated with the changes that affect you and further more, protecting your position in the housing market.

Tune in to this engaging episode and navigate the world of property investment amidst a politically charged and constantly evolving industry.

Show Note Links

Renters Rights Bill: <https://www.gov.uk/government/publications/guide-to-the-renters-rights-bill/guide-to-the-renters-rights-bill>

House of Lords Paper: https://www.amandawoodward.co.uk/_files/ugd/6be9a8_686c790906dd4cd8bbb265a2d6efcb4d.pdf

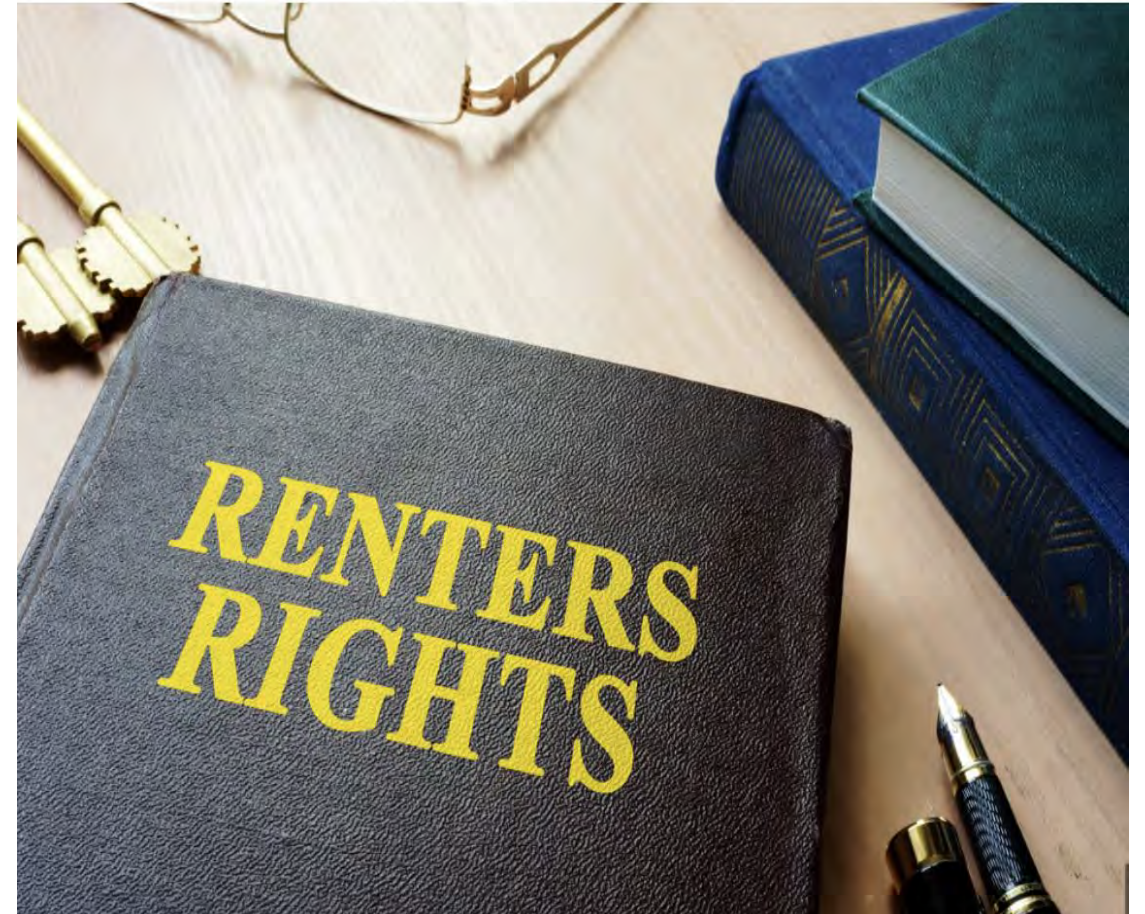
Renters Rights Bill Progress: <https://bills.parliament.uk/bills/3764>

English Private Landlord Survey: <https://www.gov.uk/government/statistics/english-private-landlord-survey-2024-main-report/english-private-landlord-survey-2024-main-report>



RENTAL REFORM

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



Parliamentary Bills

 HOUSE OF LORDS

[UK Parliament](#) > [Business](#) > [Legislation](#) > [Parliamentary Bills](#) > [Renters' Rights Bill](#)

 [Bill feed](#)

Renters' Rights Bill

Government Bill

Originated in the House of Commons, Session 2024-25

Last updated: 16 May 2025 at 09:13



Bill passage



Bill started in the House of Commons

- ☒ 1st reading
- ☒ 2nd reading
- ☒ Committee stage
- ☒ Report stage
- ☒ 3rd reading



Bill in the House of Lords

- ☒ 1st reading
- ☒ 2nd reading
- ☒ Committee stage
- ☒ **Report stage**
- ☐ 3rd reading



Final stages

- ☐ Consideration of amendments
- ☐ Royal Assent

Key



Complete



In progress



Not applicable



Not yet reached

Landlord Concerns



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

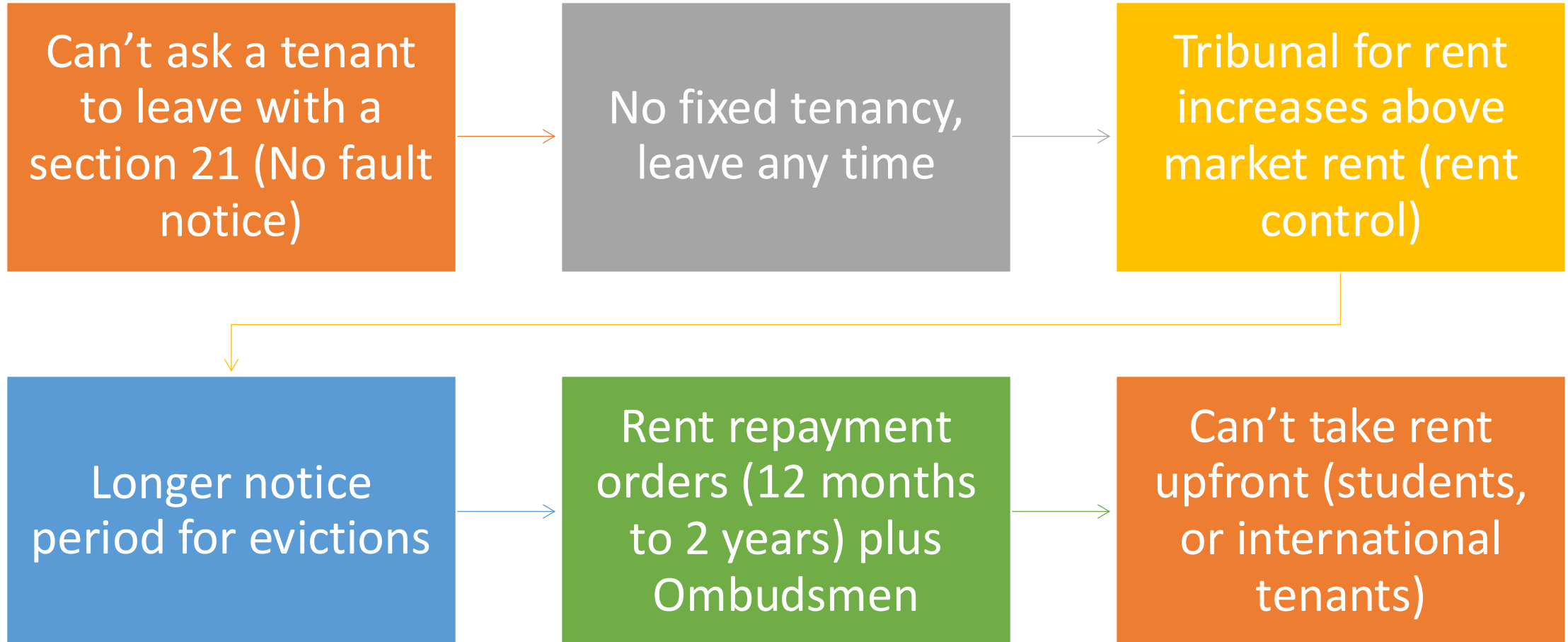
Make it illegal to discriminate against benefits & children

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

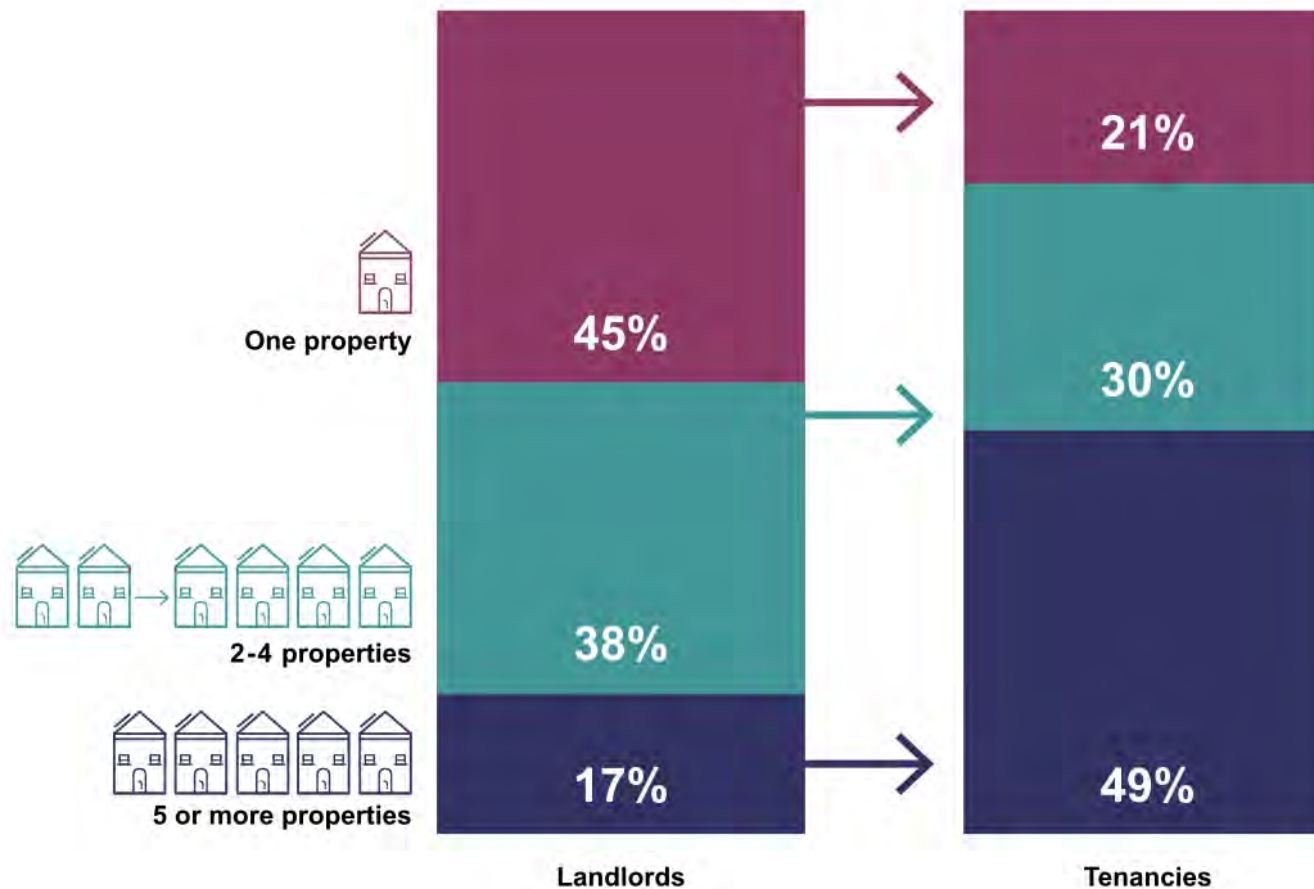
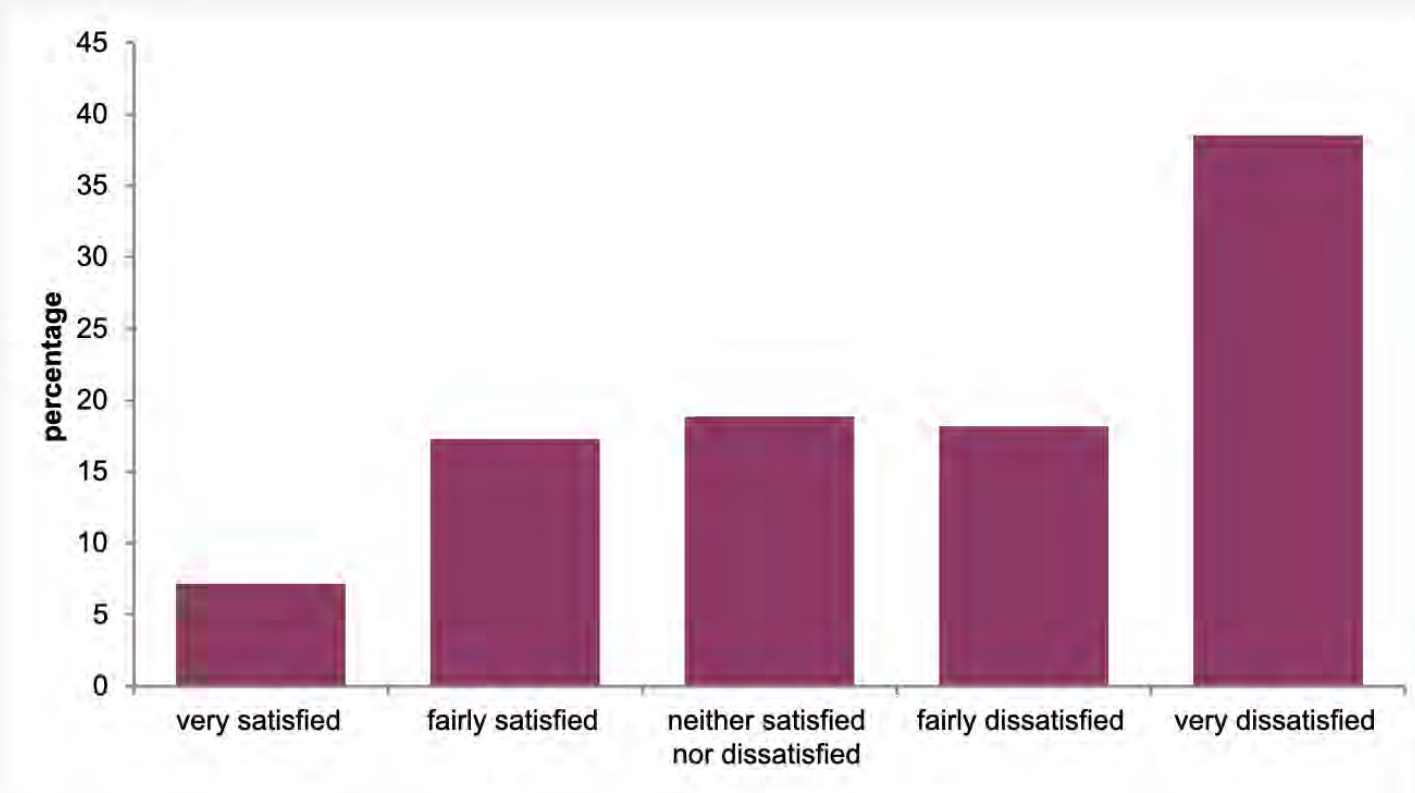


Figure 3.6: Satisfaction with experience of using the Courts and Tribunals Service



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

PLAYER

use of Lords

Thursday 15 May 2025 Meeting started at 11.05am, ended 5.47pm

Oct 2024 –
May 2025



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INFO

AUDIO ONLY

<https://bills.parliament.uk/bills/3764/publications>

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Some of the proposed amendments

- Pros

- Letting agent training
- 12 months (max) rent upfront.
- Nothing up front.
- Fixed tenancies are back (maybe)
- 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.
- Or, changed to a set % to be confirmed. Rents increased 9% last year, inflation only 2% to would be worse off.
- Tribunal for rent increases
- No rent upfront allowed
- Very detailed landlord database
 - All your addresses
 - Any rent increase disputes

Alternative Strategies



Remember

- 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



FORTUNE
FAVOURS
THE BRAVE



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