

5 Reasons Landlords should not be concerned about THE RENTERS (REFORM) BILL

1

Rent can be increased annually to market rental value

Historically private landlords increase rent on the turnover on tenants. To keep rental yields high and counteract necessary expenditure rent should be increased annually without fail. Negotiation with the tenant is still essential, and the agreed rent increase must be evidenced by an s.13 notice because tenants won't want the uncertainty of potentially having to pay increased rent months down the line or the formality of defending an s.13 notice at the first tier tribunal. An agents skill will assist in obtaining the best rent.



2 Tenants right to request to keep pets

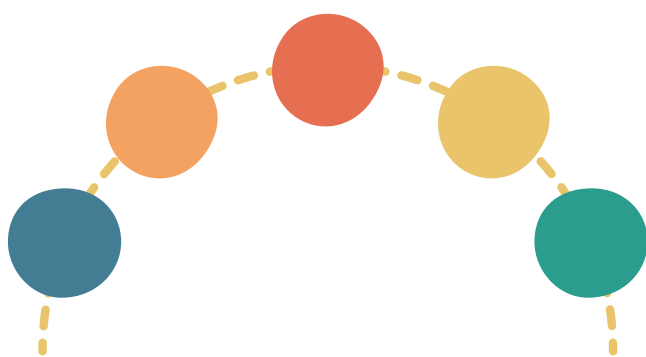
Since over 50% of tenants in the private rental sector have pets*3, refusing to accept them reduces your pool of potential tenants by 50%. Families with children and pets tend to stay in rental properties for an average of three years. A landlord will not be able to unreasonably refuse a pet. Landlords can ensure insurance is taken out and maintained and paid for by the Tenant or held by the landlord.

3

S.21 Notice for possession 'No fault evictions' abolished

94% of Landlords never use a s.21 notice*1

For those 6% who do, it is due to the tenants breach terms of the tenancy agreement which is covered under s.8 grounds. Bolstered s.8 grounds with new and improved mandatory and discretionary grounds give landlords sound reasons for possession.



4

Property Database (Portal)

Professionalising your status as a landlord. Making it simpler to maintain all of your "compliance" data in one location and draw in the best tenants.

5

Written, Assured Tenancies for 28 days monthly rental periods

Although there won't be any fixed-term leases, tenants in a high-quality property will want to stay, as they do now with the average length of a tenancy at 4.4 years. All tenancies will be periodic with a 28-day rental term. *2

It's crucial to establish good communication between the agent, landlord, and tenant. Utilising the knowledge and experience of your letting agency is important because picking the right tenants at the outset is crucial.

Landlords will be protected by good rent and legal expenses insurance.