

1. Is the law fit for purpose?

The idea behind the changes are good, but the way they're currently written could cause problems. Research shows that rent controls can reduce the number of rental homes, stop landlords from investing in their properties, and limit tenants' options. A better approach would protect tenants while keeping the rental market strong and fair.

2. Rent caps and fixed-term tenancies

Capping rent increases may sound helpful, but if not linked to real-world costs like inflation or wage growth, it can discourage landlords from staying in the market or maintaining their properties.

- Fewer rental properties
- Lower-quality housing
- Landlords choosing only "low-risk" tenants, which can lead to discrimination

Removing fixed-term tenancies could also make it harder for landlords to plan, especially for those who need flexibility for personal or business reasons.

3. Unintended consequences

These changes could create a two-tier system: long-term tenants with lower rents, and new tenants facing much higher rents. Landlords might also cut back on repairs or leave the market entirely, making housing shortages worse and affecting quality.

4. Does this support the Government's housing goals?

The Government's Strategic Plan aims to improve housing affordability and tenant security. But if these changes reduce the number of rental properties or discourage investment, they may do more harm than good. A balanced strategy should support both tenants and responsible landlords.

5. Landlords' right to end tenancies

Restricting when landlords can end tenancies may cause issues. If they can't regain possession for reasons like housing a family member or doing major renovations, some may stop renting their properties. This is especially worrying for small landlords who rely on flexibility.

6. The Rent Tribunal

A Rent Tribunal could help resolve disputes fairly—but only if it is properly resourced and clear in how it makes decisions. The Tribunal must have clear rules, enough staff and funding, and support systems in place for tenants and landlords alike. The appeals process should also be simple and accessible.

7. Accurate rent data

Using outdated rent data could lead to unfair decisions. We suggest setting up a real-time rent register to help the Tribunal access accurate, up-to-date market information.

8. Communicating the changes

Any new rules must be clearly explained to both landlords and tenants. Misunderstandings could lead to accidental breaches or misuse. Communication should be in plain language, multilingual, and shared widely—including through community groups, letting agents, and social media.

9. Penalties

Penalties for breaking the law should be fair and give people a chance to correct honest mistakes. If penalties are too harsh, smaller landlords may leave the market—reducing rental supply and leaving housing in the hands of larger, corporate landlords.

10. The role of professional property managers

Most landlords are individuals with one or two properties—often “accidental landlords” renting out a property they didn’t plan to own. They usually rely on this income for retirement or family support.

While some issues with rent or maintenance do occur, these are often due to a lack of knowledge—especially among private landlords who are not professionally trained. On the other hand, letting agents follow professional standards and are better equipped to comply with the law.