

TLIC Renters Reform Bill 2023 response additional information

Written Statements

The Welsh route of a new occupation contract was incredibly complex for agents to decipher and is very difficult for tenants to read, they do not understand and the new variations that need to be served confuse them. The conversion of the old style agreements to the new has been at best grey and at worst completely confusing for the tenants. Given the size of the PRS in England we would urge that a standard agreement with scoring through r not be implemented, and we do not see how it helps the tenants beyond the method in Northern Ireland in point 1. If you do go down this road, the previous AST should not be required to be converted as a written statement and it should simply be stated that if any of the old tenancy terms contradict the Renters Reform Act or Regulations they should be read as in line with the regulations.

The Scottish route of a mandated agreement is an option going forward, but as above should not be retrospective and avoid the over complicated welsh fundamental / supplemental / additional terms. As the PRT's can be amended, the far clearer way for tenants to have the key information is to have the universal prescribed form with clear concise information. These could be served at the front pages of any tenancy agreement.

It is also key that tenants have very clear communication on the upcoming changes, agents and landlords require prescribed information to serve akin to an updated how to rent guide to serve on all new and current tenants.

All information should be able to be provided electronically and thought should be given to clear instructions as to if specific consent will be required for this from the tenants. We assume the tenants will not be required to sign the documents but you may wish to mandate that we give them the opportunity to sign. Either way clarity is needed as to what constitutes good service. Anyone unable to accept electronic communication should be able to make a written request confirming how they wish to be served.

For any further changes in legislation or process, Landlords and agents with large portfolios need time to comply. Historically we get reasonable notice that something is coming down the line but do not get the specifics until a few days before and all must be completed within 2-4 weeks. We need to look after our Tenants and so we need time to complete wholesale tasks. Please ensure 6 months to a year minimum is given dependent on whether the task can be done as one collective mailout or needs to be done on an individual basis.