

Landlord Law Free Webinar

The End of Section 21 – What we know so far



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With David Smith –

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- Policy Director for the Residential Landlords Association

If you have any questions for David, please put them in the questions box in the GoToWebinar panel. We will answer as many as we can.



Section 21 Changes

Dr David Smith
Anthony Gold Solicitors

What's Happened

- Longer tenancies consultation response
 - But no Housing Court consultation response
 - Yet!
- But before that
 - The Big Announcement!
- Annoyingly, not discussed
 - Flagged to stakeholders late on Friday
 - Publicly released midnight Monday

What's Announced

- A further consultation
- On ending s21
- How that might be done
- Including
 - Ending s21
 - Court reform
 - Section 8 grounds reform

- What does this mean?
 - It's a little unclear
- There is a planned possession reform programme anyway
 - So is this a further reform?
 - Or the existing one re-packaged
- What other reforms are possible?
 - Will funding be provided for this?

- Announcement suggested grounds for moving back in and sale
- But moving back in is a ground
- A more ambitious reform programme would be better
 - Fewer traps and odd restrictions on grounds
 - Better structure for rent arrears
 - More useful ASB grounds
 - Removal of outdated and pointless grounds

What's Next?

- Another consultation
 - Possibly more than one
- Select committees might try to get involved
- Ultimately a Bill before Parliament
- Timeline is not all that soon
 - Brexit may get in the way
- But there will be a drive to get there before the next election
 - So late 2020 is likely

Possible problems

- Trust in an integrated reform programme
- Genuine shorter tenancies
 - Student lets, for example
- Retaining the confidence of lenders
- Will some landlords just walk away?
 - Especially if they are close to retirement
 - Or not making enough
- Will tenants want more?
 - Already talk of rent control
- What if this doesn't solve the problems?
 - Realistically only more housing can do this

