

Welcome to Rentguard News

Here you'll find the low-down on all the latest goings-on at Rentguard, including any changes to policy, personnel or industry legislation, as well as information on new products, rates, promotions and upcoming events.



What landlords need to know about the Tenant Fees Act

From **June 1** it will be illegal for landlords and letting agents to charge tenancy fees, while security deposits are to be capped at five weeks' rent.

The introduction of the **Tenant Fees Act** on June 1 means you will be liable to pay a penalty if you ask tenants to pay for referencing, property viewing, pet fees and deposit, credit and immigration checks, administration fees and renewing a contract, among other things.

Not all fees are being abolished - landlords and letting agents can still charge tenants for the cost of replacing a key they have lost, if they are **more than 14 days** late paying rent, or if they change a tenancy before the end of a contract, for example, replacing a tenant or terminating it early. This is capped at **£50** for each change unless the landlord is able to prove that the cost is higher and that a reasonable loss has been suffered.

The Tenant Fees Act applies to assured shorthold tenancies, student accommodation tenancies and licences to occupy housing in the private rented sector in England.

Letting fees are already illegal in Scotland while a ban in Wales is due to come into force this September.

Security deposits are to be capped to a maximum of

five weeks' rent in advance if the total annual rent is **less than £50,000**. If the total annual rent exceeds this and is **below £100,000**, landlords and agents can ask for up to six weeks' rent from tenants as a tenancy deposit.

If tenants paid a holding deposit of more than five weeks' rent before June 1, they are not entitled to the balance back unless they renew the tenancy agreement, in which case they may be owed some money to adjust the deposit to reflect the new cap.

Rentguard at BIBA 2019

We hope you enjoyed **BIBA 2019** as much as we did!

A very big thank you to all those who came and visited us at our stand, it was lovely meeting new people as well as seeing some familiar faces.

This year we were able to showcase our new 'What could go wrong?' campaign which creatively highlights a few of the things our insurance products cover, through the use of animals. [Click here to view our campaign!](#)

Keep an eye out for our next newsletter where the winner of the **Montblanc Writing Set** prize draw will be revealed!

Don't forget Rentguard's established Let product underwritten by L&G can be found on SSP! If you would like some assistance with this please contact your Relationship Manager.

Employee Spotlight

30 seconds with



Kishen Patel Business Development Manager

Email: Kishen.Patel@rentguard.co.uk

How long have you worked at Rentguard?

I've been working at Rentguard since October 2017. I first started in Customer Services and I moved to Business Development in June 2018.

What do you enjoy most about your role?

I enjoy the fact that no day is the same, the lovely people I get to talk to and the lasting rapport I get to make with brokers. Every day is unpredictable and exciting.

What is the most challenging part of your role?

The most challenging part of my role would be being able to manage and keep top of the multiple responsibilities this position brings. Between prospecting, maintaining existing relationships and bringing in new business it's a hard balancing act to find the time to do everything.

What makes Rentguard stand out from the rest?

The opportunities they provide you to progress in your career.

Landlords will be left 'virtually powerless' if Section 21 is abolished

Landlords will be "virtually powerless" to tackle chronic anti-social behaviour from tenants if the government's proposal to abolish **Section 21** goes ahead, according to the National Landlord Association (NLA) group.

The NLA members Q1 2019 survey found in the past year **14%** have reported having tenants who engaged in anti-social activities, including drug abuse and playing loud music.

As the law currently stands, landlords can issue a "no fault" **Section 21** notice to persistently disruptive or abusive tenants in order to repossess their property, usually within four months and without having to go through the courts.

Recently, the government has unveiled plans to abolish **Section 21**, a decision which some landlords say could make it difficult to evict anti-social tenants as they will be forced to rely on the more costly and time consuming **Section 8** notice, which involves giving evidence in court.

Richard Lambert, the NLA's CEO said the proposal will leave landlords "virtually powerless" to deal with anti-social tenants and argued the blame can't be left on landlords if they don't have adequate tools to deal with the problem.

New Products From Rentguard!

We have launched a new **Commercial Property Insurance** product with **Pen Underwriting**. This is our third product launched with **Pen**, further enhancing the partnership between **Rentguard** and **Pen Underwriting**.

The product allows Commercial Property insurance of rebuilds up to **£7.5m** and will also quote for unoccupied commercial property. Please contact your RM for full details!

We have also launched a new **Owner Occupier** product with **UKGeneral**, which offers blanket levels of cover of **£500k** on the buildings and **£50k** on the contents; this product means the Rentguard owner-occupier panel is the strongest it has ever been!