

# Renters' Rights Act 2025 – Key Changes for Private Landlords

We understand these changes may feel overwhelming, but we're here to support you every step of the way. The Renters' Rights Act 2025 is designed to create a fairer system for both landlords and tenants. Below is a clear summary of what's changing and what you need to do to stay compliant while protecting your investment.

Applies in England – phased implementation from 1 May 2026

## Tenancy Structure

- **End of Fixed-Term Tenancies:** All Assured Shorthold Tenancies (ASTs) will be abolished. From 1 May 2026, all tenancies become open-ended Assured Periodic Tenancies.
- **Periodic Tenancy Explained:** Tenancies will roll on a monthly basis, giving flexibility for tenants while landlords retain rights to regain possession under legal grounds.
- **Section 21 Removed:** 'No-fault' evictions are abolished. Landlords can no longer end a tenancy without reason.
- **Section 8 Required:** To regain possession, landlords must use Section 8 and specify valid grounds such as rent arrears, anti-social behaviour, or new grounds introduced by the Act (selling the property or moving back in).

## Rent Rules

- **Rent Increases:** Limited to once per year via statutory Section 13 process. Tenants can challenge increases at the First-tier Tribunal.
- **No Rent Bidding:** Landlords cannot accept offers above advertised rent.
- **Advance Rent:** Maximum one month's rent upfront.

## Tenant Rights

- **Pets:** Tenants have a right to request pets; landlords must consider reasonably. Insurance for damage may be required.

- No Discrimination: Illegal to refuse tenants with children or those on benefits.

## Property Standards

- Decent Homes Standard: From late 2026, all private rented properties must meet the Decent Homes Standard. This means homes must be free from serious hazards, in a reasonable state of repair, have modern facilities (kitchen under 20 years old, bathroom under 30 years old), and provide adequate thermal comfort. Full compliance expected by 2030.

More info: <https://www.gov.uk/government/consultations/consultation-on-a-reformed-decent-homes-standard-for-social-and-privately-rented-homes>

- Awaab's Law: Awaab's Law will be extended to private landlords under the Renters' Rights Act. This will introduce legally enforceable timeframes for investigating and fixing hazards such as damp and mould. The exact deadlines for private landlords have not yet been confirmed and will be set out in future regulations, expected from 2026 onwards.

More info: <https://www.gov.uk/government/publications/awaabs-law-guidance-for-social-landlords>

## Compliance & Administration

- Private Rented Sector Database: Mandatory landlord and property registration (rolling out late 2026).
- Landlord Redress Scheme: Compulsory membership for dispute resolution without court.
- Written Tenancy Terms: Landlords must provide compliant written agreements and government info sheets.

## Key Dates

- 1 May 2026: Main reforms start (tenancy changes, rent rules, pet rights).
- Late 2026: PRS Database and Ombudsman launch.
- 2027–2030: Full rollout of property standards and enforcement.

## What Landlords Should Do Now

- Review tenancy agreements and update templates.
- Plan rent reviews before new limits apply.
- Audit property standards for compliance.
- Prepare for registration and redress scheme membership.
- Familiarize yourself with Section 8 grounds and notice requirements.

## Official GOV.UK Guidance

- Tenancy reforms: <https://www.gov.uk/private-renting>
- Rent rules: <https://www.gov.uk/rent-increases>
- Section 8 guidance: <https://www.gov.uk/evicting-tenants-section-8>
- Decent Homes Standard: <https://www.gov.uk/government/consultations/consultation-on-a-reformed-decent-homes-standard-for-social-and-privately-rented-homes>
- Awaab's Law: <https://www.gov.uk/government/publications/awaabs-law-guidance-for-social-landlords>

Scan the QR code below for GOV.UK Renters' Rights guidance:

