

A landlord's
guide to the

*Renters'
Rights Act*



The Renters' Rights Act is a significant shift in the private rented sector, aiming to strengthen tenant protections and clarify your responsibilities as a landlord.

Our goal is to equip you with the knowledge you need to remain compliant and successful in a changing regulatory environment. This guide provides an impartial analysis of why the reform matters, its implications for you, and actionable steps you can take to adapt.



Introduction

Recent years have seen increased scrutiny of England's rental market amid calls for fairer treatment of tenants and more transparent obligations for property owners. With the proportion of households renting privately on the rise, changes in the law carry wide-reaching consequences for both renters and landlords. This paper should help you understand the context, challenges, and opportunities presented by the new law.

Understanding the Renters' Rights Act

- 🕒 **Key objectives and provisions of the act:** The legislation seeks to enhance tenant security, limit unfair evictions, raise minimum property standards, and increase transparency in the rental process. Notable measures include the abolition of Section 21 'no-fault' evictions, the introduction of more stringent property maintenance requirements, and clearer processes for dispute resolution.
- 🕒 **Timeline and legislative process:** The act has followed the standard parliamentary process, including consultation with landlords, tenants, and industry bodies. It is expected to be enacted in stages.



Why the act is important

- 🕒 **Protection for tenants:** The act prioritises tenant security by reducing the risk of arbitrary eviction and improving living conditions. It seeks to empower renters to report issues without fear of retribution and provides stricter guidance for rent increases and tenancy termination.
- 🕒 **Raising standards in the private rented sector:** By setting higher minimum standards for accommodation and clarifying responsibilities around repairs and maintenance, the act aims to ensure that all tenants enjoy safe, healthy homes.
- 🕒 **Socio-economic impact:** A fairer, more predictable rental market supports community stability, encourages long-term investment in the housing market, and may help ease the broader housing crisis by making renting a more attractive and secure option.

When will this take place?

Most core provisions are expected to come into effect in stages from early to mid-2026, although some local authority enforcement powers began in December 2025.

Impact on you as a landlord

- 🕒 **Legal obligations and compliance requirements:** You will need to adapt tenancy agreements and practices to align with the new rules, including limits on eviction grounds, mandatory property standards, and clearer communication protocols with tenants.
- 🕒 **Potential financial and operational implications:** The changes may require investment in property improvements, adjustments to business models, and enhanced record-keeping. You should prepare for possible increases in compliance costs and the need for ongoing education on legislative updates.
- 🕒 **Changes to tenancy agreements:** All new and existing tenancies will need to be amended to become rolling contracts with no set end date.

Key changes to be aware of

- 🕒 **Abolition of Section 21 evictions:** You can no longer evict tenants without a legal reason. Instead, you must use an updated Section 8 notice with specified, legitimate grounds for possession, such as selling the property or moving in a close family member.
- 🕒 **All tenancies become periodic:** Fixed-term assured shorthold tenancies (ASTs) are being abolished. All new and existing tenancies will become rolling contracts with no set end date, providing tenants with greater security and flexibility.
- 🕒 **Tenant's right to end tenancy:** Tenants will be able to end a periodic tenancy by providing a minimum of two months' written notice.
- 🕒 **New possession grounds for landlords:** The existing Section 8 grounds are expanded and modified. New grounds include if you wish to sell the property or for you and your family to move in (neither can be used within the first 12 months of a tenancy and require 4 months' notice).
- 🕒 **Rent increases:** Rent increases will be limited to once per year using a single, formal Section 13 notice process, with at least two months' notice provided to the tenant. Tenants can challenge excessive increases at the first-tier tribunal, which will no longer be able to set a rent higher than the landlord's proposed amount.
- 🕒 **Pets in properties:** You cannot unreasonably refuse a tenant's written request to keep a pet. You must respond in writing within 28 days and can require the tenant to have pet damage insurance.
- 🕒 **Prohibition of discrimination:** Landlords and agents are banned from implementing blanket bans against prospective tenants who receive benefits (No DSS) or have children.
- 🕒 **Ban on rental bidding wars:** Landlords and agents must advertise properties with a fixed asking rent and cannot invite, encourage, or accept offers of a higher rent.
- 🕒 **Decent homes standard and Awaab's law:** The Decent Homes Standard (minimum property quality requirements) and Awaab's Law (fixed timeframes for addressing health and safety hazards like damp and mould) will be extended to the private rented sector, though secondary legislation for this is still pending.
- 🕒 **New ombudsman and database:** You will be required to join a mandatory private rented sector ombudsman scheme for dispute resolution and register yourself and your property/ies on a new national database.
- 🕒 **Stronger local authority powers:** Local authorities will have enhanced enforcement powers, including the ability to request information and enter premises to investigate breaches, with increased fines for non-compliance.

What you need to do

- 🕒 **Steps for staying compliant:** You should familiarise yourself with the details of the act, seek professional advice where necessary, and ensure all legal documents and property management practices are up to date.
- 🕒 **Best practices for adapting property management strategies:** Proactive maintenance, clear communication with tenants, and the use of digital management tools can help streamline compliance and promote positive landlord-tenant relationships.
- 🕒 **Resources for further guidance:** Official government publications, landlord associations, and independent advisers such as Simpson Financial Services offer support and up-to-date information on navigating new requirements.

The Renters' Rights Act is a landmark piece of legislation with the potential to reshape the private rental market. For you as a landlord, understanding and adapting to these changes is crucial – not only for legal compliance but also for long-term success as a property professional.



Next steps

If you are a landlord seeking clarity or support on how the new act affects your property portfolio and mortgage arrangements, contact Simpson Financial Services today. Our independent advisers in Leamington Spa are ready to help you navigate the evolving landscape and secure your property investments with confidence.



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