



Renters' Rights Act 2025: at a glance

The Renters' Rights Act ("the Act") received Royal Assent on 27 October 2025. The Act transforms the landscape of residential lettings in the private rented sector (PRS) in England.

The Government has released a Roadmap outlining implementation dates for the Act, which is being introduced in three key phases.

We set out a high-level overview of some of the key changes below:

Phase One – 1 May 2026

Abolition of fixed-term Assured Shorthold Tenancies (ASTs)

- The Act abolishes fixed-term ASTs, which will automatically convert to assured periodic tenancies ("APT's") on **1 May 2026**.
- Landlords will no longer be able to tie tenants into a fixed letting period.
- Tenants will be able to serve two months' notice to terminate their APT at any point.

Abolition of Section 21 notices

- The Act abolishes Section 21 notices – commonly known as 'no fault' evictions, where landlords can regain possession without providing a reason provided certain requirements are met.
- Section 21 notices cannot be served from **1 May 2026**
- Landlords will have until 31 July 2026 to issue possession proceedings based on Section 8 notices or section 21 notices which were served pre-1 May 2026 (or 6 months from the date the section 21 notice was served - whichever date is soonest).

Section 8 notices – grounds for eviction

- Landlords will only be able to use Section 8 notices to terminate APTs from **1 May 2026** and the notice must cite a ground of possession.
- The Section 8 notice procedure already exists, but the Act expands and modifies the existing grounds for possession. A new ground is that landlords will be able to regain possession if they wish to sell the property. As is already the case, some of the grounds of possession are discretionary, so possession is not guaranteed.
- Section 8 notice periods have generally increased (from 2 weeks – 2 months to 4 weeks - 4 months) and in certain cases there will be other restrictions on serving notice.
- The amount of rent arrears which must have accrued to be able to obtain possession on the mandatory ground has also increased.

Deposits

- To obtain possession via the Section 8 notice procedure, landlords must have complied with the deposit protection rules (which is not a requirement currently for serving a Section 8 notice).

Rent reviews

- Contractual rent review provisions will be of no effect from **1 May 2026**.
- Rent increases can only be made once a year by serving a Section 13 notice, with a minimum of two months' notice. Rent increases must be in line with market rent.
- Tenants have the right to challenge rent increases in the First-tier Tribunal.

Rental bidding

- From **1 May 2026**, landlords will be prohibited from inviting or accepting rental bids above the advertised rent.

Rent in advance

- From **1 May 2026**, Landlords will no longer be able to demand more than one month's rent in advance – although provisions in ASTs which currently provide for more than one month's rent in advance and convert to APTs will remain enforceable.

Pets

- The Act introduces an implied right for tenants to request permission to keep pets from **1 May 2026** which cannot be unreasonably refused. Landlords are under time limits to respond to such requests.

Information Sheet & Written statement

- The Act imposes a new obligation on landlords and their agents to provide tenants, which have a written tenancy which converts to an APT from **1 May 2026**, with the Government issued Information Sheet by **31 May 2026**.
- For APTs granted from **1 May 2026** (i.e. is not a tenancy which converts to an APT) tenants must be provided with a Written Statement, containing the information prescribed by the applicable regulations. The Government has produced the Written Statement for distribution and has confirmed how it must be served on tenants.

Discrimination

- The Act prevents landlords from being able to refuse to rent to people in receipt of benefits or tenants with children from **1 May 2026**. Any discriminatory clauses in existing ASTs (or APTs) will cease to apply.

Financial penalties and sanctions

- As a result of the Act, landlords or agents may face financial penalties ranging from £7,000 to £40,000.
Offences at the higher end of this range may be criminal
- The government has already published the "Investigatory Powers Guidance for Renters' Rights Act 2025", which will assist local housing authorities in determining whether an offence has been committed. This came into force on **27 December 2025**.

Phase Two – From Late 2026

Private Rented Sector Database ("PRSD")

- The PRSD is being introduced, which is a mandatory digital database landlords will be required to join, paying an annual fee.
- Landlords will need to be "active" on the PRSD, otherwise they may struggle to obtain possession. It is not clear what the requirements for entry onto the database will be.

Private Rented Sector Ombudsman ("the Ombudsman")

- The Ombudsman is being introduced, and its primary function will be to deal with tenant complaints. It is expected landlords will be required to join the Ombudsman and pay a fee.

Note: Further details on the PRSD and Ombudsman are expected later in 2026 – neither currently exist.

Phase Three – 2035/2037

Decent Homes Standard ("DHS")

- The DHS shall be introduced across the PRS for the first time, ensuring properties meet a minimum standard.
- Awaab's Law is also being extended to the DHS, introducing strict requirements for landlords to deal with hazards (including damp and mold).

Key contacts



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