

The Renters' Rights Act 2025

What's changing and how can you prepare

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Renters' Rights Act (RRA) – main sections

- The RRA is split into a number of Parts, each of which deals with a separate topic.
- Part 1 – Tenancy reform
- Part 2 – Residential landlords
- Part 3 – Decent homes standard
- Part 4 – Enforcement

Part I – Tenancy Reform

- This will abolish ASTs, s21 eviction notices, periodic tenancies and puts most types of tenancies on a more formal basis with the s8 notice to quit being the only legal way to evict a tenant.
- Written contracts will be mandatory (template recently published by MHCLG) and will run on a periodic basis. It will not be possible to issue tenancies for a fixed period of time.
- Rent increases will only be permitted using the s13 process.
- Discrimination and rental bidding will be prohibited.
- Comes into force 1st May 2026.

Part 2 – Residential landlords

- This Part will introduce a Landlord redress scheme and a Private Rented Sector Database.
- The Landlord redress scheme (AKA PRS Ombudsman) will be an alternative dispute mechanism available to tenants. It will be mandatory for landlords to belong to the scheme.
- The Private Rented Sector Database will operate nationally and will also be mandatory. Entries will need to provide details of the landlord and their property to be let.
- Will possibly come into force late 2026 or 2027.

Part 3 – Decent homes standard

- An update to the Decent homes standard.
- Recently announced that it will not be coming into force until 2035.

Part 4 - Enforcement

- This Part places Councils under a legal duty to enforce various pieces of landlord legislation.
- It also sets the framework of various penalty notices that apply to a range of breaches and offences.
- A breach will have a maximum of £7,000.
- An offence will have a maximum of £40,000.
- Available as an enforcement option from 1st May 2026.
- New investigatory powers granted to Councils from December 2025.

How to prepare

- Review the landlord guides published by Government. There are 25 guides on different topics; work through them as and when needed and keep them bookmarked - [Renting out your property: guidance for landlords and letting agents - Guidance - GOV.UK](#)
- If you will have existing AST tenants at 1st May they will 'passport' onto an assured tenancy. You will need to provide a Govt leaflet that gives updates on their tenancy by 31st May.
- If you have served a s21 before 1st May be aware of the final deadlines to bring that case before court.

How to prepare cont.

- For any new tenancies created on or after 1st May be aware of the new pre-tenancy rules, no rental bidding, no fixed terms, must be a member of the PRS Ombudsman and have an entry on the PRS database (once those schemes are active) etc. Failure to follow the new rules could result in a penalty notice.
- Ensure all new tenants receive the approved written statement of terms or a new version that complies, along with other required documents (EPC, gas safety cert etc.).
- Tenancy deposit rules remain unchanged.
- Continue to follow good practice, such as taking a detailed inventory and carrying out regular property checks; 6 monthly as a minimum.

How to prepare cont.

- During a tenancy respond to reports of disrepair in the usual professional manner.
- An assured tenant can give 2 months' notice to quit.
- If you want to evict an assured tenant it can only be via the s8 procedure, with one or more Grounds for Possession.
- If the required documentation wasn't provided at the start of the tenancy then the court will not grant possession. These include a written tenancy, deposit paperwork, property licence, EPC and others.

How to prepare cont.

- There are many new rules, if you are unsure ask for help, attend training or appoint an agent if you are not confident in complying with the new requirements.
- Keep up to date with announcements from Govt. and the Council as well as from landlord organisations, NRLA etc.
- Develop a good relationship with your tenants, their rights and protections are about to increase.
- Ignorance will be no defence and non-compliance could result in tens of thousands of pounds in fines.