

## Important updates for Newham's private landlords

Dear Newham landlords, licence holders and agents,

Renting in England is changing, and as a private landlord in Newham, it's important that you're prepared.

Below are two key updates for landlords: important changes under the Renters' Rights Act 2025 (including how the Council will apply these changes locally in Newham), and an opportunity to help shape how we communicate with you in the future.

## Renters' Rights Act 2025 – Key changes from May 2026



The Renters' Rights Act 2025 introduces significant legal changes for private landlords in England.

Most of these changes will come into force on **1 May 2026**.

If you rent out a property in Newham, you are responsible for ensuring your:

- tenancy arrangements
- property standards
- letting and management practices

all comply with the new law.

We've created a dedicated webpage explaining the key changes, what they mean for landlords, and the actions you may need to take. This guidance is general information only and does not constitute legal advice.

[Renters' Rights Act 2025: key changes for landlords – Newham Council](#)

If you're unsure how the new rules may affect you, we strongly encourage you to review the [guidance](#) in full.

Alongside these national changes, Newham Council has now approved how the Council will implement and enforce the Renters' Rights Act locally.

## What's changing from 1 May 2026?

### Renters' Rights Act 2025: What it means for landlords



Before 1 May 2026	After 1 May 2026
Section 21 could be used to evict tenants without reason	Section 21 abolished, landlords must use Section 8 and provide a valid legal ground
Most tenancies were fixed term Assured Shorthold Tenancies (ASTs)	Most tenancies become assured periodic tenancies (with no fixed end date)
Rent increases could be agreed at any time	Rent can usually only be increased once per year, with at least two months' notice
No set limits on the amount of rent requested in advance	Limits apply to rent in advance for new tenancies
Tenants could be encouraged to bid above the advertised rent	Bidding wars are banned, properties must be advertised and let at a fixed price
Landlords could refuse applicants with children or those in receipt of benefits	Discrimination against tenants with children or on benefits is unlawful
Pets could be refused without explanation	Tenants can request to keep pets, landlords must respond and can only refuse with a valid reason

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## **Renters' Rights Act 2025: Newham Council implementation and enforcement**

Newham Council has now formally approved its plans for implementing and enforcing the Renters' Rights Act from 1 May 2026, including a revised Private Sector Housing Enforcement Policy.

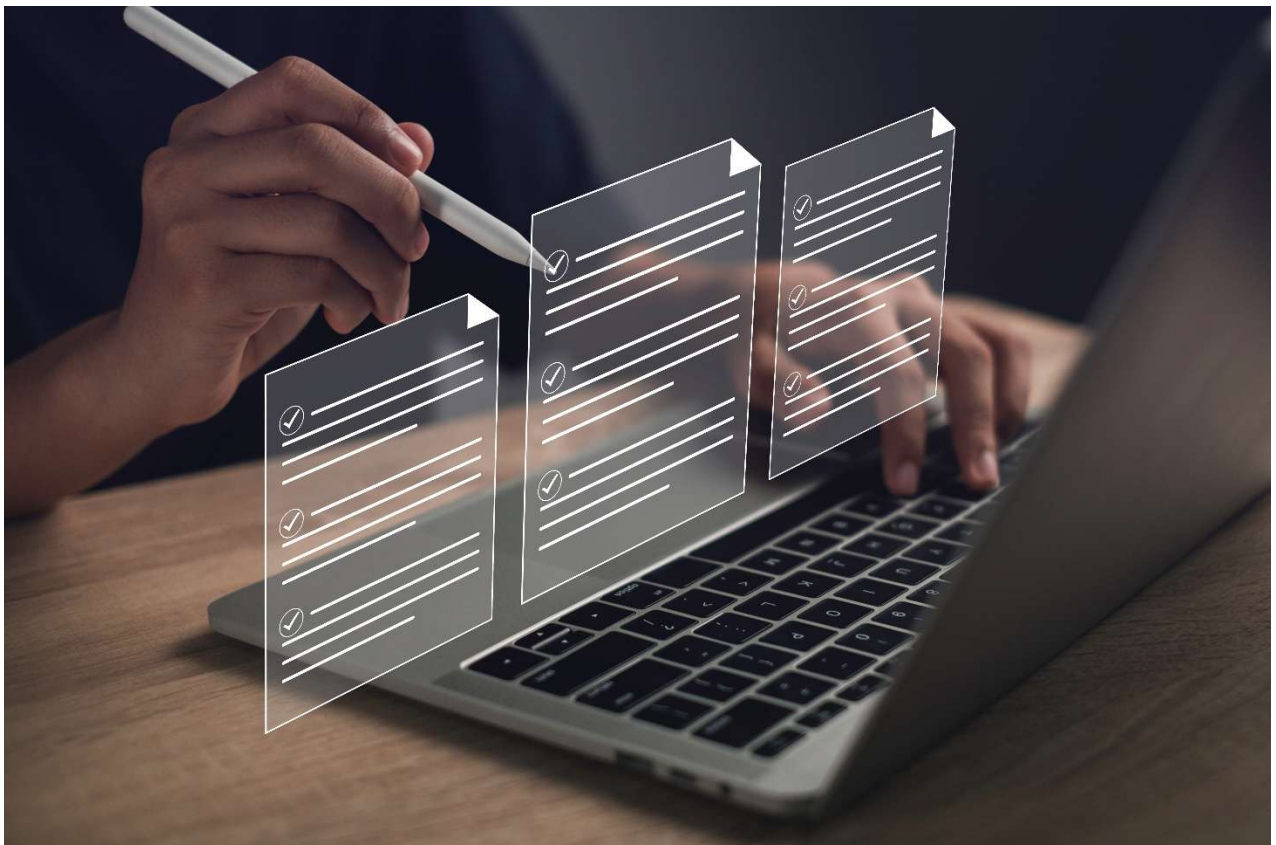
The approved plans are set out in a detailed report and appendices which cover:

- the Council's readiness and implementation planning for the Act
- a revised Private Sector Housing Enforcement Policy, effective from 1 May 2026
- an Equality Impact Assessment

These documents explain how the Council will apply and enforce the new legislation locally. Landlords are strongly encouraged to review them to understand what to expect in Newham once the new law comes into force.

[Officer Key Decision: Renters' Rights Act implementation and enforcement \(29 April 2026\) – Public Decision Pack](#)

## **Help shape our future communications – Digital Correspondence Pilot**



We're working to improve how we communicate with Property Licensing landlords across Newham.

As part of this, we are reviewing our services to move to more digital ways of working where possible.

At present, when you apply and pay for a property licence, you provide:

- an email address
- a mobile telephone number

We would like to make better use of these details.

## **What's changing?**

Instead of printing and posting letters, notices and licences, we plan to provide these documents:

- electronically
- by email
- in PDF format

### Get involved – Pilot Project

This summer, we'll be running a Digital Correspondence Pilot Project, and we'd like landlords to take part.

If you join the pilot, you'll be able to:

- share your communication preferences
- tell us about your experience of using the online licensing application
- help shape future improvements to our services and systems

**Register your interest here:** [Property Licensing: Digital Correspondence Project – Landlord Resources – Newham Council](#)

Thank you for working with us to improve standards and services across Newham's private rented sector.

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