THE LETTINGS HUB

Infosheet | Top Tips To Prepare For The Renters' Rights Bill

Final Stages

Commons "Ping Pong"	Final Stage In The House Of Lords	Royal Assent	Go Live & Changes Felt
8th September	14th October	To Be Confirmed	We expect first practical changes from early 2026

The Renters' Rights Bill is edging closer to becoming law, with Royal Assent expected sometime this autumn.

However, it is all quite a little quiet right now; this is because MPs aren't due to return to Parliament until mid-October, when the annual conference break is over. This means that over the next few weeks, there won't be any updates on the passage of the Bill during these final stages.

The legislation is set to fundamentally reshape the private rented sector, with:

- The abolition of Section 21 evictions.
- Expanded grounds for Section 8 notices.
- New protections for tenants.
- Strict rules around rent increases.
- The introduction of rolling tenancies.
- New processes for student lets.
- Stricter property condition standards through the extension of the Decent Homes Standards.
- More tenants being allowed to keep pets in their rental home.



There's going to be a lot of change, and it is coming soon. In this info sheet we share our best practice ideas for getting Renters' Rights Ready whilst Parliament is in recess.

Understand The Timeline And Plan Backwards

The exact implementation dates for different elements of the Bill won't be confirmed until after Royal Assent, but the broad shape of the legislation is already clear.

Start by mapping out your own internal timeline for readiness. Work backwards from a worst-case scenario, assuming the Section 21 abolition and other major reforms could take effect as early as March 2026.

You should build in key milestones for staff training, landlord communication, and changes to systems or processes.

Getting your head around the task ahead now, now will give you a realistic sense of what must be prioritised to avoid a last-minute scramble.



Train Your Team Early

Your staff will be on the frontline when it comes to answering questions and supporting both landlords and tenants through the transition; so, make training a priority now, whilst there's still plenty of time.

You should include:

- Clear explanations of the new tenancy framework and the expanded possession grounds once Section 21 is abolished.
- Guidance on handling difficult conversations, such as explaining why certain possession routes have changed or how tenants can challenge rent increases.

DON'T FORGET TO...

Update your staff manuals and new starter induction packs.

Planning the training now, means you have time for new knowledge to bed in before the changes go live.

Engage With Your Landlords Now



Your landlords are understandably a bit concerned about what the Bill means for their investment properties. Left unchecked, this fear could lead to the kind of change you could do without - either your landlord selling the property or switching agents.

Therefore, proactive communication is key:

- Provide clear, jargon-free updates as key milestones are reached.
- Make sure they know about the additional services you have access to such as:
  - Professional Guarantor's as an alternative to taking rent in advance and when the tenant doesn't have a UK based guarantor.
  - Rent and legal protection to provide peace of mind when Section 21 notices are no longer allowed.
  - Pet damage protection for tenants; which means it is easy for pet-loving tenants to add cover onto their home insurance; plus it can cost as little as £2 a month. Reassurance for both your landlords and your tenants at the same time.

By positioning yourself as a trusted advisor, you'll strengthen relationships and demonstrate your ongoing value.

Audit Your Digital Footprint



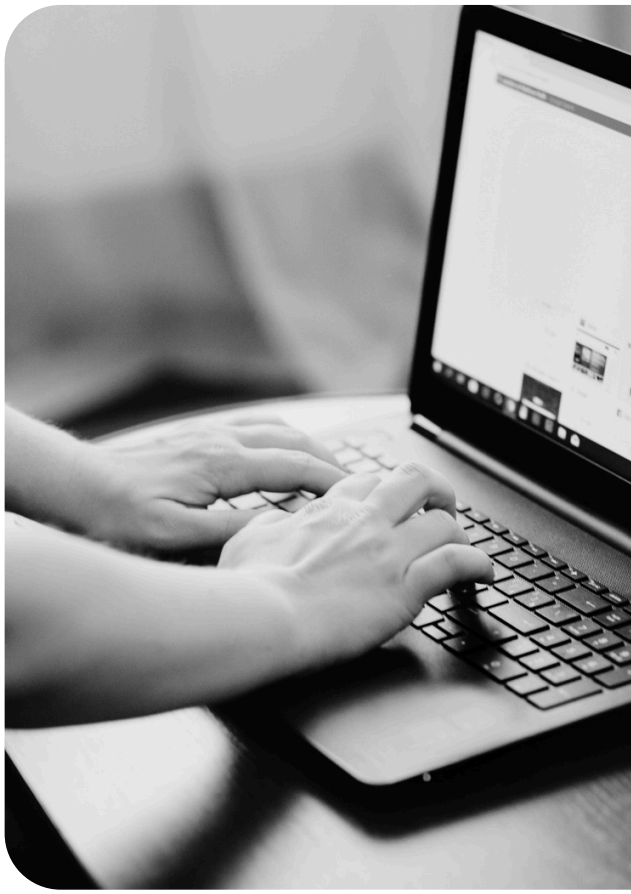
Your website, blogs, and downloadable guides can be the first point of information for both tenants and landlords. But - outdated content could cause confusion... or worse, you could have an issue with compliance.

Start by reviewing:

- Advice pages that mention Section 21, fixed-term tenancies, student lets, rent in advance, or eviction processes. These will all need to be updated or flagged with a clear disclaimer about when the content was created.
- Automated templates such as tenant welcome emails, rent reminders, or maintenance notifications to ensure the language matches the new framework.

Strengthen Internal Processes And Systems

The Bill introduces new compliance requirements; and penalties for mistakes, making now the right time to stress-test your processes.



Ask yourself:

1 | Are you 100% comfortable with how you handle all of your processes, including collecting rents, keeping on top of licensing and HMO requirements, and property compliance?

2 | Are you happy with the filing systems you have in place for storing evidence? Ask yourself, could you immediately access inspection reports, tenant communications, and repair records. If you can't, build the systems now.

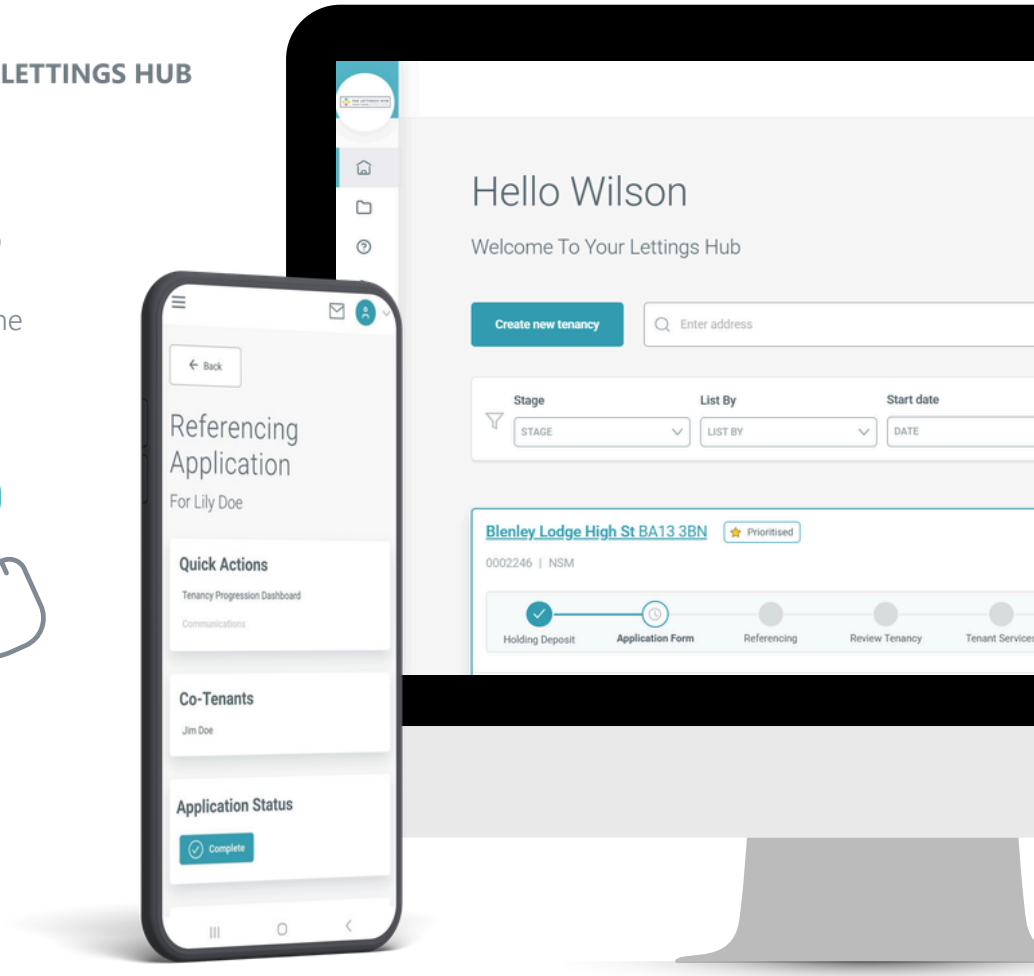
3 | When the Bill is implemented, you will have to rollout new tenancy agreements, and process more complex tenancy management requirements. Are you sure you have the best systems in place to deal with this?

BOX *Technology that powers lettings* From THE LETTINGS HUB

NEED SOME HELP?

BOX from The Lettings Hub can help streamline administration, reduce compliance risk, and provide real-time updates for both staff and clients.

RENTERS' RIGHTS BILL BOX READY **BOOK A DEMO**



Refresh Your Terms Of Business And Marketing Material



While you can't finalise tenancy agreements until the government publishes the exact wording, you can start planning your updated Terms of Business now.

- Consider how your service offering will evolve under the Bill, for example, will you roll out new pricing models or service tiers.
- Update your marketing materials to reflect your expertise in navigating these reforms.
- Make sure any external advertising or brochures don't reference processes or fees that will soon be outdated.

By getting ahead of this, you'll avoid having to rush changes when implementation dates are announced.

Communicate Clearly With Tenants



Tenants will have questions and, in some cases, misconceptions about their new rights. Clear, proactive messaging will reduce disputes and build goodwill.

Consider a short blog series or leaflet campaign to explain:

- The end of Section 21 and what it means for tenancy security.
- The process for requesting pets and the introduction of pet damage protection.
- How rent increase challenges will work under the new framework.
- The new property standards landlords must meet.

Transparent communication shows you're committed to fairness and helps foster positive tenant relationships.

Preparing Today, For Confidence Tomorrow

The coming weeks are a brilliant opportunity to prepare, train, and communicate. By acting now, you can turn uncertainty into confidence.

Watch out for our full series of info sheets – comprehensive guides to the changes we can expect in the Bill, including:

- Preparing For The Removal Of Section 21 Notices.
- Section 8 Notices | Expanded Grounds And Notice Periods.
- Rent In Advance | When It Is, And Isn't Allowed.
- Fixed Term Tenancies | What You Need To Know.
- Increasing Rents Using A Section 13 Notice.
- Pets In Lets | Creating (And Protecting) Pet Friendly Tenancies.
- Students Lets | Your Definitive Guide.
- Decent Homes Standards And Awaabs Law.
- Rent Repayment Orders And Penalties.



BOX FROM THE LETTINGS HUB

At The Lettings Hub, we're always here to support you through the ever-changing lettings landscape. With the Renters' Rights Bill introducing new regulations, staying updated is crucial. That's why we offer a variety of resources to help you navigate these changes smoothly. From webinars and blogs to tailored guides, our platform is packed with expert insights. Be sure to follow us on LinkedIn and bookmark our Renters' Rights Hub for the latest updates, tips, and advice.

