Infosheet | Renters' Rights Act 2025

Consideration Of Amendments
Completed 22nd October 2025

Royal Assent
Completed October 27th 2025

Landmark Moment For Renters And Landlords

The Renters' Rights legislation has achieved Royal Assent, officially becoming the Renters' Rights Act 2025 on 27 October 2025.

The Government has called it "the most significant increase in renters' rights in a generation"; and the Act forms the cornerstone of the Government's housing reform agenda, bringing fundamental changes to tenancy law, property standards, and enforcement powers to the private rented sector.



Sir Keir Starmer
| Prime Minister

Every family deserves the dignity of a safe and secure home.

What The Act Does

The Renters' Rights Act 2025 will 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.



However, the full shape of the changes are still yet to be confirmed; this is because once an Act becomes Law, the text itself is final, but most provisions still need secondary regulations before they come into force.

Timeline And Phasing | What's Next?

Drawing together legal and industry analysis from across the sector, the most likely working timetable for implementation of the various aspects of the Act is:

Date	Aspect	Status
27th October 2025	Royal Assent – the Act becomes Law	Granted
27th December 2025	Enforcement and investigatory powers begin	Confirmed
April 2026	Main tenancy reforms expected: • End of Section 21 notices • Periodic tenancies • New expanded grounds for possession • Limits on taking rent in advance • Rent increases to be notified via Section 13 notices • Pets can be requested in lettings	Estimated
October 2026	Launch of PRS database and landlord redress scheme Awaab's Law rollout begins	Estimated
2027 - 2028	Ombudsman operational	Estimated
2035	Decent Homes Standards rollout begins	Estimated

Data source: Suzanne Smith, David Smith, The National Residential Landlords Association, Property Industry Eye

However, all dates beyond December 2025 are speculative, and depend on future regulations and system readiness.



The first tranche will take effect on 27 December. Beyond the banning of rental discrimination … not much of the first tranche will affect private landlords directly. The big bang for us all will be when the new assured periodic tenancy system comes into force, likely in Q2 2026.

Suzanne Smith

| The Independent Landlord

The Independent Landlord™

The First Confirmed Date | 27 December 2025

The first provisions of the Act take effect two months after Royal Assent which means that from 27 December 2025, local authorities will be able to:

- Enter business premises (with or without a warrant) to inspect and seize documents.
- Require information from landlords, agents, or anyone connected with rented housing.
- Use Council Tax, Housing Benefit and Deposit Scheme data for investigations.
- Enforce new non-discrimination rules in letting practices.



These powers carry fines of £7,000 for a first offence and up to £40,000 for repeated non-compliance.

Additionally, tenants can now apply for Rent Repayment Orders of up to 24 months' rent for certain breaches.

This is the first tangible enforcement date under the new regime. Local authorities will move from advice-giving to active regulatory inspection and enforcement.

Awaab's Law And The Decent Homes Standard

Awaab's Law came into force for social housing on 27 October 2025, creating mandatory deadlines for investigating and repairing serious hazards such as damp and mould.

The Renters' Rights Act extends these principles to the private sector, expected to begin from the Autumn of 2026, with full Decent Homes Standard compliance likely by 2035 following current consultation.

Local authorities will be able to fine landlords for failure to meet property-condition standards under a broadened Housing Health and Safety Rating System.

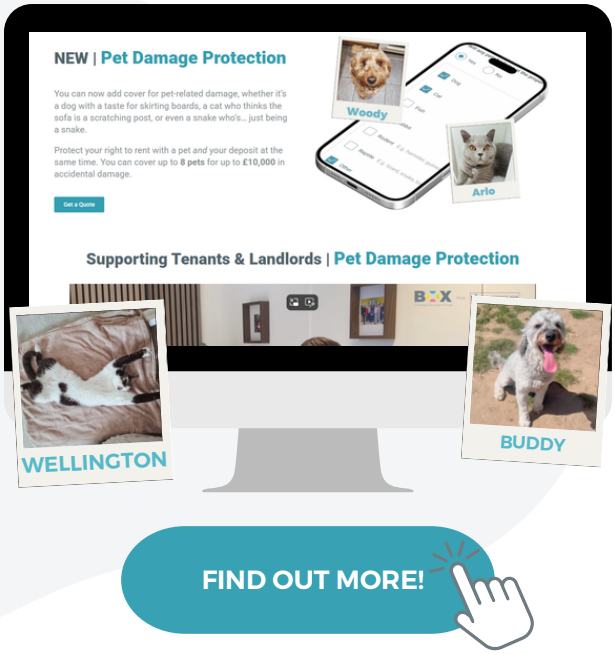


Our historic Act marks the biggest leap forward in renters' rights in a generation.

Steve Reed MP
| Housing Secretary



BOX Technology that powers lettings From THE LETTINGS HUB



FIND OUT MORE!

PETS IN LETS

The Renters' Rights Act 2025 will make it easier for tenants to keep pets, with landlords expected to give fair consideration and respond to requests within 28 days.

At The Lettings Hub, we know pets can make a house feel like home; but they can also bring new responsibilities. Our Pet Damage Protection helps landlords say yes with confidence, giving everyone reassurance if the unexpected happens.

Because happy tenants, happy landlords, and happy pets make for longer, more secure lets.

The new right to request a pet is set to take effect alongside the tenancy reforms, largely expected from April 2026, though no formal commencement date has yet been confirmed.



Now the Bill has become an Act, its provisions cannot change. The best way to get ready is to ensure you are meeting all your obligations and that all your documentation is up to date and accessible.

Ben Beadle

| Chief Executive | The National Residential Landlords Association

NRLA

Impact For Letting Agents

From 27th December 2025:

- Councils may request or seize business records; therefore, be inspection-ready.
- Client Money Protection membership and advertising standards will be enforced.
- Staff should know how to respond to investigatory notices and data requests.

As the countdown now begins for the first elements of the Act to be implemented, we recommend agents take time to review the obligations, update any documentation, and ensure records are accessible and complete I the event the Council does take any enforcement action.

Understand The Timeline... And Plan Backwards



The exact implementation dates for different elements of the Act are still unconfirmed, but are now broadly clear.

Start by mapping out your own internal timeline for readiness. Work backwards from the most likely scenario, assuming the Section 21 abolition and other major reforms could take effect in the Spring.

Build in those 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 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!

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 Act 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.
- 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.

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 Act introduces new compliance requirements; and it also brings with penalties for errors, so now is 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 Act 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 FROM THE LETTINGS HUB
the home for lettings

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.

