FLASH SUMMARIES |

RENTERS' RIGHTS ACT

WHAT ARE THEY?

We have created a series of 'Flash Summaries' to help you and your team stay ahead of every legislative update within the Renters' Rights Act. Each page breaks down the key changes and clearly explains what they mean for you, your tenants, and your landlords.

DID YOU KNOW?

57%

of landlords do not feel prepared for the introduction of the Renters' Rights Act.

Property Industry Eye

WHAT'S INCLUDED?

1 | The Abolishment of Section 21 Notices.

2 | New Possession Grounds.

3 | End of Rent In Advance.

4 | Periodic Tenancies.

5 | Right To Request A Pet.

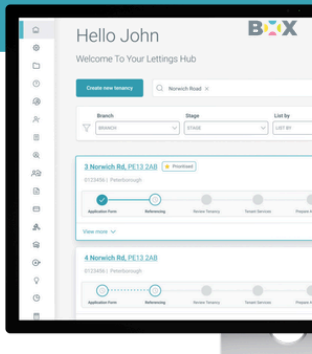
6 | Student Lettings and 4A Notices.



BOX IS RENTERS' RIGHTS READY

With a team of 140+ specialists available from 5am to 9pm, six days a week, we're here whenever you need us. Whether you get in touch by email, phone, live chat or through BOX, you can count on us to be ready to help.

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THE ABOLISHMENT OF SECTION 21

WHAT IS THE CHANGE?

The end of Section 21 notices, also known as, "no-fault"evictions will require letting agents and landlords to use evidence-based section notices in order to evict a tenant. This includes a landlord selling the property, moving back into the property or the tenant breaching the tenancy agreement and the landlord seeking possession.

DID YOU KNOW?

In Q2 2025, eight of the 10 local authorities with the highest rates of private landlord claims were in London, with Barking and Dagenham topping the list at 760 claims per 100,000 households.



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Ensure landlords understand that getting their property back will be harder from the 1st May, and guide them through the new possession routes and increased timelines under the new grounds. Ensure a complete audit trail of the tenancy is available. Also, keep any evidence that the tenancy has been breached, the proof of your intentions to move / renovate the property, or any supporting materials that will ensure the court can see the notice is being served for a valid reason.



TENANTS

Tenants can't be evicted without a valid legal ground but must continue meeting all tenancy obligations. Falling into repeated arrears, causing anti-social behaviour or breaching the agreement may form part of a landlord's evidence under the new grounds.



OUR SOLUTION



Rent and Legal Protection is the solution that ensures rent arrears are paid until vacant possession as well as up to £100k legal fees are covered if the landlord needed to evict a tenant. Court backlogs, rental amounts and legal fees are all set to rise with the changes so ensure you have a comprehensive solution in place. The nil-excess policy also comes with in-house mediation, speeding up the resolution.

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RENTERS RIGHTS BOXREADY

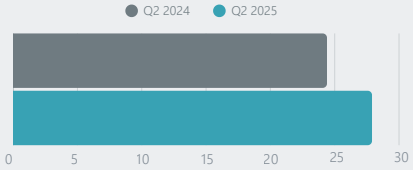
NEW POSSESSION GROUNDS

WHAT IS THE CHANGE?

With the removal of Section 21 Notices, landlords will have to rely solely on updated and expanded Section 8 grounds to seek possession. These include new or strengthened grounds for selling a property, moving back in, anti-social behaviour, and repeated rent arrears. Evidence-based cases will now be the only route to regain possession.

DID YOU KNOW?

The timeline for landlord repossession continues to increase, from 24.4 weeks for the second quarter of 2024, to 27. 9 weeks for the same period in 2025.



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Support landlords in understanding the updated Section 8 grounds and what qualifies as a valid reason for possession. Keep detailed records of the tenancy, including inspections and rent payment history. A solid audit trail will be essential for a successful court application.

Where the possession ground relates to selling or moving in, ensure the correct notice periods are followed.

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Tenants can't be evicted without a valid legal ground but must continue meeting all tenancy obligations. Falling into repeated arrears, causing anti-social behaviour or breaching the agreement may form part of a landlord's evidence under the new grounds.

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END OF RENT IN ADVANCE

WHAT IS THE CHANGE?

Tenants will no longer be able to pay more than one month's rent in advance, which could impact tenants who don't have a UK based guarantor, or don't have a permanent job (for example, overseas students, those returning to the UK after travelling, or those who are retired).

DID YOU KNOW?

7% of tenancies begin with an upfront rental payment, with 15% of those tenants paying over £5,000 per month and 6% paying £1,000 or less.

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Ensure your affordability and referencing processes can clearly identify when a guarantor is required.

Landlords who would have allowed rental payments in advance in the past, may now feel less confident with some tenants, in certain circumstances.

TENANTS



Tenants will not be able to pay large upfront sums to secure a property, and may need to rely on a guarantor. If they do not have a UK-based guarantor, a Professional Guarantor service may be suitable.

OUR SOLUTION



Professional Guarantors allow tenants to pay a fee to a third-party company, which then acts as their guarantor. This also removes the emotional pressure of asking a loved one to take on personal liability.

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PERIODIC TENANCIES

WHAT IS THE CHANGE?

All new tenancies will become periodic by default, with no fixed terms. This creates greater flexibility for tenants but also increases the unpredictability of tenancy length for landlords, making robust affordability and guarantor support more important.

DID YOU KNOW?

56% of UK tenants are on a fixed-term tenancy.

Dutton Gregory

AGENTS + LANDLORDS

Without fixed terms, tenants can leave with shorter notice, but also stay for a longer period of time.

For those tenants who will be in a fixed term tenancy on May 1st, a new tenancy agreement will not have to be issued however, agents or landlords must send the tenant the letter provided by the Government explaining the changes.



TENANTS

Tenants have greater flexibility, with no long-term tie-in.

However, affordability and referencing requirements remain in place, and tenants may need a guarantor, in case their circumstances change.



OUR SOLUTION



Robust tenant screening is more vital than ever. Our comprehensive referencing includes ID Verification Technology (IDVT), Anti-Money Laundering (AML) checks, and Politically Exposed Persons (PEPs) and Sanctions screening, helping you identify the right tenants swiftly and securely. Knowing who you're letting to and preventing avoidable evictions has never been more important.

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RIGHT TO REQUEST A PET

WHAT IS THE CHANGE?

Tenants will have the right to request permission to keep a pet, and landlords cannot unreasonably refuse the request. However, there are no formal guidelines about what constitutes reasonable or unreasonable.

DID YOU KNOW?

65% of pet owners reported difficulty in finding a rental property, a higher proportion than renters without pets.

The Financial Impact of Pet Ownership in Rental Properties

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Your landlords need to be aware of reasonable grounds for denying the request, such as a Head Lease clause which prevents pets. There may also be concerns around the proposed pet being too large for a small property.



However, they cannot just have a blanket ban, and importantly, they must adhere to the 28 day timescale of responding to the tenant.

TENANTS

Without insurance cover, any damage from their pet could leave the tenant living with the problem until they move out; then they face deductions from their deposit later. With insurance, repairs can be carried out immediately, avoiding conflict and stress – and protecting deposits.



OUR SOLUTION



Our Pet Damage Protection gives landlords and tenants the confidence to say "yes" to pets without worry.

It covers scratching, chewing, biting, and fouling damage, as well as fixtures, flooring, and tenant contents, offering financial protection and peace of mind.

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STUDENT LETTINGS AND 4A NOTICES

WHAT IS THE CHANGE?

Student lettings (except for purpose-built student accommodation) must follow the same rules as all other private rented sector tenancies. This means landlords and agents can no longer rely on fixed terms to ensure vacant possession for the next academic year. Instead, they must use the new 4A Notice - a specific possession route designed for student properties - provided strict criteria are met.

DID YOU KNOW?

70% of students stated they have never heard of the new legislation that is coming into place

Property Industry Eye

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Landlords will no longer be able to guarantee the end of a tenancy using a fixed term. To regain possession for the following academic year, you must serve a 4A Notice before the tenancy starts, and you must also ensure the property qualifies as a genuine student let.

TENANTS



Tenants are not able to pay rent in advance, which could mean there is a greater reliance on guarantors. However, as there are also no more fixed term tenancies, a personal guarantor will not only be liable for the whole tenancy – their responsibility could be open ended.

OUR SOLUTION



Our Professional Guarantor option allows tenants to pay a fee to a third-party company, which then acts as their guarantor. This option removes the responsibility of a personal guarantor, who would have an increased liability under the new regime.