



Renters' Rights Act 2025

Your Guide to the Changes Ahead

With the Renters' Rights Act 2025 now law, and implementation dates confirmed, it's the perfect time to understand what the reforms mean for you.

Inside this leaflet, you'll find a clear, easy-to-follow breakdown of the key changes and when they come into force—helping you stay compliant and protect your investment with confidence.

**Your trusted partner to support
you through Renters' Rights**

Winkworth

for every step...

The Government has published an implementation roadmap setting out when the different parts of the Act will come into force.

27th December 2025

New investigatory powers for local authorities to inspect properties, request documents and access third-party data will come into force, strengthening enforcement against non-compliant landlords and agents.

31st May 2026

Deadline for landlords to provide tenants with a copy of the government published 'Information Sheet' which will inform tenants about the changes made by the Act.

2030

Implementation of Minimum Energy Efficiency Standards of EPC C or equivalent unless a valid exemption is in place. Further details will be released following government consultations.

1st May 2026

Phase 1 reforms – including the abolition of Section 21 “no-fault” evictions, the move to rolling (periodic) assured tenancies in place of fixed-term ASTs, changes to the Section 8 grounds, limits on taking rent in advance, a ban on rental bidding, a ban on rental discrimination, new requirements around pet requests, and limits on rent increases to once per year.

Late 2026 - 2028

Phase 2 reforms – the national private rented sector database and the new PRS Landlord Ombudsman will begin to roll out, with Ombudsman membership expected to become mandatory for all PRS landlords during 2028.

2035 - 2037

Phase 3 reforms – the extension of the Decent Homes Standard and Awaab's Law into the private rented sector, subject to consultation and confirmation of final dates.

What this means for landlords:

If you manage your own property

You should now review your tenancy and deposit documentation, rent-review processes and property standards to ensure they meet the new legal requirements.

Self-managing landlords will also need to understand the new limits on rent in advance, follow the annual rent-increase rules, and ensure they are familiar with the revised Section 8 possession grounds that will replace Section 21. You will remain responsible for ongoing licensing, safety and certification duties, and must be able to provide documents promptly if requested by a local authority once the new investigatory powers come into force.

Penalties for non-compliance will be significant, so early preparation is essential.

If your property is managed by a Winkworth office

You can be confident that these regulatory changes are already being built into our processes, documentation, and property management practices. Your local office will ensure that all required updates are implemented and that your property remains fully compliant as each stage of the Act comes into force.

Landlords Responsibilities from 1st May 2026 for all current and new tenancies

Evictions: No more Section 21

Section 21 “no-fault” evictions will be abolished. You may only recover possession through one of the Section 8 grounds, such as selling the property or tenant arrears. Using the wrong ground or notice will cause costly delays.

Ensuring the correct legal process is followed will be essential.

Rent in Advance: Limits apply

You cannot require multiple months’ rent in advance and rent cannot be accepted until the tenancy agreement is signed. If you previously relied on advance rent as a safeguard, speak to your office about alternative risk-management tools such as guarantors or rent guarantee insurance.

For tailored guidance on the best protection for your property, contact your local Winkworth office.

Discrimination: Unlawful to Ban Benefits or Children

It will be illegal to reject applicants because they receive benefits or have children. Any mortgage, insurance or lease clause requiring such discrimination will no longer be valid, and unjustified or indirect discrimination could lead to regulatory action.

Fair and consistent assessment of all applicants will be essential under the new rules.

Pets: Requesting Consent to Keep a Pet

Tenants will have a statutory right to request permission to keep a pet, and landlords may only refuse on reasonable and legitimate grounds, such as restrictions in a superior lease. Consent cannot be made conditional on insurance or an additional deposit.

Ensure pet requests are handled fairly and in compliance with the new rules.

Bidding: No rent bidding

It will be unlawful to invite or accept bids above the advertised rent. Marketing must show a clear asking rent, and this figure cannot be exceeded through negotiation. Ensure advertising processes comply with this requirement. Breaches risk penalties and reputational harm.

Breaches may result in penalties and reputational damage.

2026 – PRS Database & Landlord Ombudsman

You will be required to register on the national landlord database before letting a property.

You will also be required to join the new Landlord Ombudsman scheme, which will offer independent dispute resolution and a formal route for tenants to seek redress.

Timely registration will be essential to remain legally compliant .

Tenancies: Rolling monthly contracts

All AST tenancies become monthly rolling Assured Periodic Tenancies. You cannot require fixed terms or break clauses. Tenants can leave with two months’ notice; and landlords must rely on valid Section 8 grounds with notice periods ranging from 2 weeks to 4 months.

Build this increased flexibility into your future planning and property management approach.

Rent: One increase per year

You may increase the rent only once per year, giving at least two months’ written notice using the prescribed Section 13 notice. Contractual rent-review clauses will no longer apply. Tenants may challenge increases at the Tribunal, so ensuring the rent is in line with the local market will be essential.

Clear, transparent rent reviews will be crucial to avoiding disputes.

Student Tenancies: Notice Timelines

For non-purpose-built student properties, landlords must ensure the tenant is a full-time student at the start of the tenancy (or reasonably expect them to become one). A written notice of intent to recover possession must be given before the tenancy begins. The tenancy must be signed no earlier than six months before its start date, and landlords must give at least four months’ notice, ending between 1 June and 30 September, with the intention to re-let to another student.

Landlords should review their student-letting processes now to ensure all notice and timing requirements are met.

Tenancies in writing

If you do not have a written tenancy agreement, you will need to create one and give it to your tenant. The Government will issue a mandatory tenant information sheet in March 2026, which must be completed and given to your tenant by 31st May 2026.

Landlords should ensure all tenancy documentation is in place and ready for the new requirements.

2025 – 2037 – Decent Homes Standard

You will be required to meet the Decent Homes Standard in your properties once it is introduced. Awaab’s Law will also extend to the PRS, creating strict time limits for responding to hazards such as damp and mould. Proactive inspections and prompt repairs will be essential.

Preparing early will make meeting the new standards far simpler.

Enforcement measures for landlords

From 1st May, landlords may face fines of up to £7,000 for breaches such as using fixed-term agreements, ending a tenancy verbally, failing to provide written terms, or not following the correct possession process. More serious or repeated breaches — including remarketing within the restricted period or relying on a possession ground that would not succeed — can attract additional penalties of up to £40,000.

Working with a Winkworth office ensures your tenancies are managed correctly and fully compliant with the new enforcement regime.