



Renters' Rights Act 2025

Your rights, protections and what to expect under the new reforms

The Renters' Rights Act 2025 is now law, marking one of the most significant reforms to the private rented sector in decades. These changes are designed to enhance protections for tenants, raise housing standards, and provide greater stability, clarity, and fairness across all stages of a tenancy.

This guide sets out the key rights and safeguards being introduced, together with the expected implementation dates, so you can understand exactly how the new rules will support you throughout your tenancy.

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

Winkworth

for every step...

The Government has set out a timeline for when different parts of the Renters' Rights Act will come into force. The roadmap below explains when the changes happen and, importantly, how each stage will improve your rights, security, and living conditions.

27th December 2025

Stronger protection start

Local authorities will gain new powers to inspect rental properties, request documents and access third-party data. This means councils will be better equipped to identify unsafe or non-compliant landlords and take action more quickly.

Late 2026 - 2028

Free independent help for tenants

From late 2026, you'll begin to benefit from the introduction of a national landlord database and the new PRS Landlord Ombudsman. This will make it easier to check that your landlord is properly registered and will give you access to free, independent help if something goes wrong.

1st May 2026

Major improvements to your tenancy rights

Phase 1 introduces major improvements for tenants, including the end of Section 21 "no-fault" evictions, a move to flexible rolling monthly tenancies, fairer rules around possession, limits on rent in advance, and a cap of one rent increase per year. Landlords will no longer be able to encourage rent bidding or discriminate against tenants with children or on benefits, and you'll have a new right to request a pet with clear, reasonable response times.

2035 - 2037

Higher housing standards and faster repairs

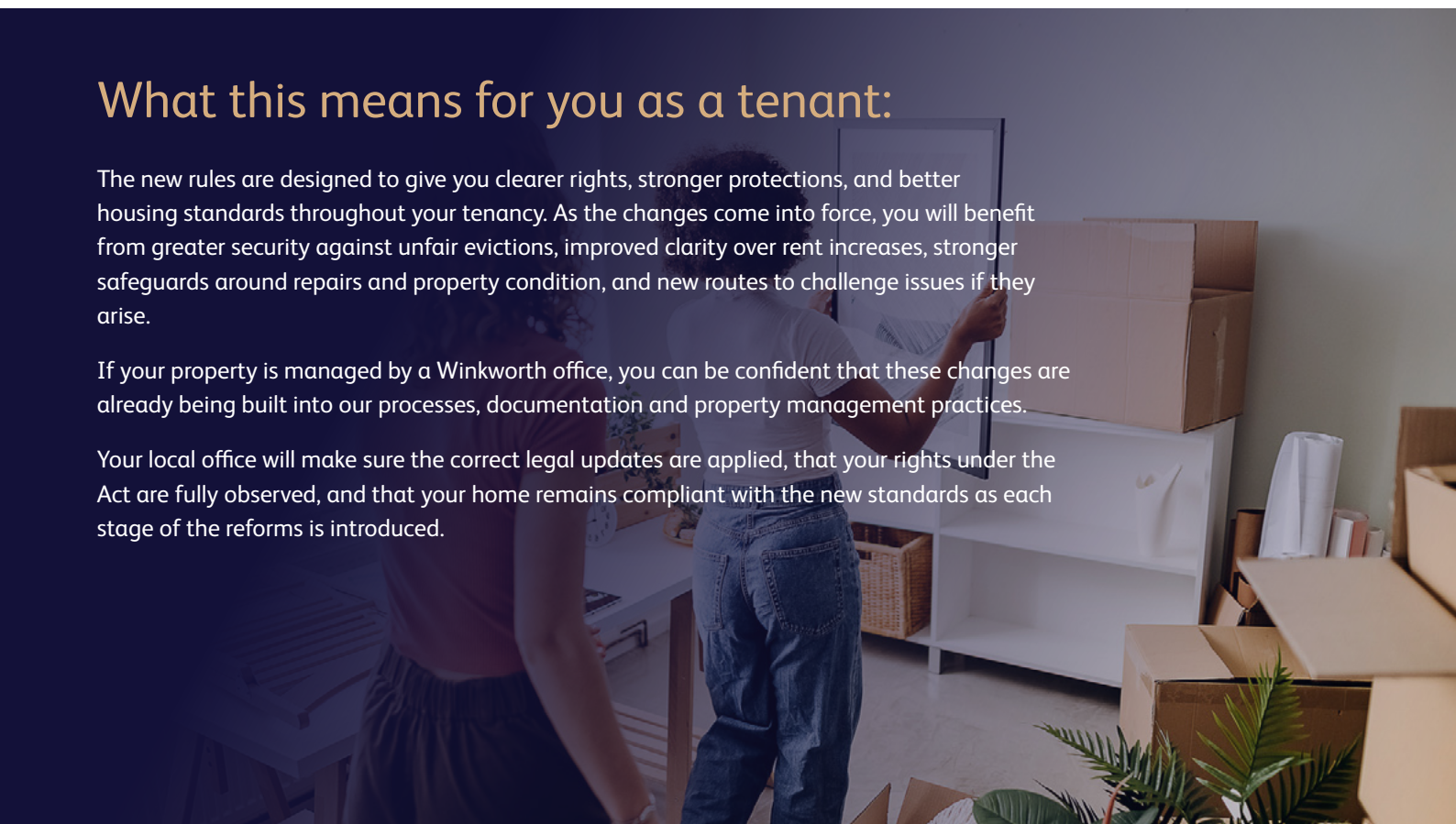
Between 2035 and 2037, the Government plans to extend the Decent Homes Standard and Awaab's Law into the private rented sector. This will further strengthen your right to a safe, well-maintained home and require landlords to tackle issues such as serious damp and mould promptly and effectively.

What this means for you as a tenant:

The new rules are designed to give you clearer rights, stronger protections, and better housing standards throughout your tenancy. As the changes come into force, you will benefit from greater security against unfair evictions, improved clarity over rent increases, stronger safeguards around repairs and property condition, and new routes to challenge issues if they arise.

If your property is managed by a Winkworth office, you can be confident that these changes are already being built into our processes, documentation and property management practices.

Your local office will make sure the correct legal updates are applied, that your rights under the Act are fully observed, and that your home remains compliant with the new standards as each stage of the reforms is introduced.



Changes for current and new tenancies as of 1st May 2026:

Evictions: Greater security for tenants

Section 21 “no-fault” evictions are being abolished, which means your landlord will not be able to end your tenancy without a valid legal reason. If they need to seek possession, they must rely on one of the permitted Section 8 grounds such as selling the property or serious rent arrears.

This gives you clearer rights and stronger protection.

Rent in Advance: Fairer up-front costs

Landlords will no longer be able to require multiple months’ rent in advance, nor take rent before a tenancy is entered into. Once your tenancy has begun, you may choose to offer rent in advance if this better suits your circumstances.

Making renting more accessible for everyone.

Tenancies: Rolling monthly contracts

All tenancies will move to monthly Periodic Tenancies, giving you greater flexibility. You will no longer be tied into fixed terms or break clauses, and you can choose to leave at any time with two months’ notice. Your landlord can only ask you to leave by using a valid Section 8 ground. This new system gives you more control over your tenancy and makes the process clearer and fairer.

Your home, your flexibility.

Discrimination: Unlawful to Ban Benefits or Children

Landlords will no longer be allowed to refuse you a tenancy because you receive benefits or have children. Any clause in a mortgage, insurance policy or head lease that previously required this type of discrimination will no longer be valid. This change ensures you are assessed fairly on your individual circumstances.

Greater fairness and a more inclusive rental market.

Pets: Requesting Consent to Keep a Pet

You will have a new legal right to request permission to keep a pet in your home, and your landlord will only be able to refuse if they have a reasonable and legitimate reason, such as a restriction in a superior lease. This gives you a clearer, fairer process when wishing to introduce a pet into your household.

A more balanced approach to pet-friendly renting.

Bidding: No rent bidding

Landlords and agents will not invite or accept offers above the advertised rent. The price you see when a property is marketed must be the maximum price you are asked to pay, with no pressure to outbid other applicants. This ensures a fairer, more transparent renting process and protects you from being drawn into competitive bidding.

The advertised rent is the final rent – no bidding, no pressure.

2026 PRS Database & Landlord Ombudsman: Stronger Protection for Tenants

From late 2026, every landlord must register on the national PRS database before they can let a property. They will also have to join the new Landlord Ombudsman scheme, giving you access to independent dispute resolution if something goes wrong.

These changes ensure your landlord is properly registered, accountable, and part of a system designed to help you resolve issues fairly and transparently.

Rent: One increase per year

Under the new rules, your rent can only be increased once each year, and your landlord must give you at least two months’ written notice using the correct legal form. Old rent-review clauses in tenancy agreements will no longer apply. If the increase is not in line with local market rents, you will have the right to challenge it at the Tribunal.

More predictability for rental costs.

Student Tenancies: Notice Timelines

If you are renting a non-purpose-built student property, your landlord must confirm that you are a full-time student (or are expected to become one) at the start of the tenancy. They must give you written notice before the tenancy begins if they intend to recover possession at the end of the academic year, and the tenancy cannot be signed more than six months before it starts. If they do need the property back, they must give you at least four months’ notice, with the tenancy ending between 1st June and 30th September ahead of re-letting to another student. These rules give you more clarity, predictable timelines, and better protection when planning your studies and accommodation.

Greater certainty for students throughout the academic year.

Tenancies in Writing: Your Right to Clear Terms

You will be entitled to receive a written tenancy agreement setting out the terms of your tenancy. From March 2026, your landlord must also provide a mandatory Tenant Information Sheet, and you must receive it no later than the 31st of May 2026.

Written clarity for a fairer renting experience.

2035 – 2037 Decent Homes Standard: Higher Standards for Your Safety

The Decent Homes Standard will be introduced in the private rented sector, giving you the right to a home that is safe, well-maintained, and free from serious hazards. Awaab’s Law will also apply, setting strict time limits for landlords to investigate and fix issues such as severe damp and mould.

These reforms mean your landlord must act quickly, carry out proper inspections, and ensure your home meets clear standards – so you can live safely and comfortably.

Why Renting Through Winkworth Gives You Confidence

Choosing a Winkworth property means renting with an agent who is fully committed to meeting – and exceeding – the new Renters’ Rights standards. Our offices stay up to date with every legal requirement, from fair advertising and written agreements to repairs, safety, and landlord accountability. We work only with compliant landlords, ensure all documentation is correct, and provide clear guidance throughout your tenancy.

Our priority is to make your renting experience fair, transparent, and well-supported. With Winkworth, you can be confident that your rights are protected, issues are dealt with promptly, and your home meets the standards you deserve.