



THE RENTERS' RIGHTS ACT

What landlords need to know
and how to prepare



The Biggest Change

to The Private Rented Sector in a Generation

The Renters' Rights Act 2025 introduces wide-ranging reforms to the private rented sector in England. These changes will affect how tenancies are created, managed, reviewed, and brought to an end.

It's one of the biggest changes to the renting system in decades, and it affects everyone in the private rented sector.





Put simply, the Act is designed to make renting fairer, safer and more secure, while still giving responsible landlords clear rules and confidence.

For landlords this is a shift in how rental businesses operate – but with the right preparation, it can be managed smoothly.

Understanding the changes early will help protect your investment, avoid disruption, and maintain positive tenant relationships.

KEY CHANGES

- 01 No more “no-fault” evictions
- 02 All tenancies become periodic
- 03 Fairer and clearer possession grounds
- 04 A simpler, fairer system for rent increases
- 05 Stronger rights to request a pet
- 06 A new Ombudsman and landlord database
- 07 Tougher rules on safety and fairness

01

No more “no-fault” evictions

- The Act abolishes Section 21, which means renters can't be asked to leave without a reason
- Landlords must use proper, lawful grounds if they need possession



02

All tenancies become periodic

- Fixed-term assured and assured shorthold tenancies will be replaced with rolling, periodic tenancies
- Renters will be able to give two months' notice at any time, and landlords must rely on clear legal grounds to end a tenancy

03

Fairer & clearer possession grounds

- The Act strengthens landlords' ability to regain their property when genuinely needed (e.g. to move in or sell), while giving tenants longer notice periods and protections to prevent misuse of these grounds

04

A simpler, fairer system for rent increases

- Landlords can only increase rent once a year, using a standard process
- Tenants have the right to challenge increases they believe are above market rate at the tribunal – without the risk of the tribunal raising it even higher

05

Stronger rights to request a pet

- Tenants can request permission to keep a pet, and landlords cannot unreasonably refuse



- Landlords must respond within set timeframes, and extra information can be requested if needed

06

A new Ombudsman and landlord database

- A national Private Rented Sector Ombudsman will offer quick, fair resolution of complaints
- A new landlord database will help tenants check who they're renting from, and enable compliant landlords to show they are meeting obligations

07

Tougher rules on safety and fairness

- The Act applies the Decent Homes Standard to the private rented sector
- Strengthens timelines for fixing serious hazards (Awaab's Law)
- Bans discrimination against renters on benefits or with children
- Ends rental bidding by making it illegal to accept offers above the advertised rent.

When do the new rules start to apply?

The Renters' Rights Act isn't being introduced all at once.

The government confirmed a three-phase rollout, with the first major changes beginning in **May 2026**.

Phase 01

THE BIG CHANGES (FROM 1 MAY 2026)

This is when the reforms that most renters and landlords will notice come into force.

From **1 May 2026**, the following will apply to the private rented sector:

- Section 21 evictions will be abolished
- All private tenancies become Assured Periodic Tenancies
- Rent increases limited to once a year, through the updated Section 13 process
- Rental bidding banned (landlords and agents cannot ask for or accept offers above the advertised rent)
- Rent in advance capped at one month
- Discrimination against tenants with children or on benefits becomes illegal
- Tenants gain the right to request a pet, and landlords must consider it within set timeframes
- Stronger enforcement powers for councils and tougher rent repayment orders

Social housing comes later. These Phase 1 rules apply first to the private rented sector only. Social housing landlords will move to the new system in 2027, after the Regulator of Social Housing updates its standards.

Phase 02

THE DATABASE AND OMBUDSMAN (FROM LATE 2026 INTO 2028)

From late 2026, landlords will begin joining the new national Private Rented Sector Database. This will roll out regionally.

After the database is established, the government will introduce the new PRS Landlord Ombudsman, which will become mandatory for landlords in 2028.

Phase 03

THE DATABASE AND OMBUDSMAN (FROM LATE 2026 INTO 2028)

The final phase involves raising physical housing standards in the PRS. This includes:

- A new Decent Homes Standard
- Extending Awaab's Law to the private rented sector

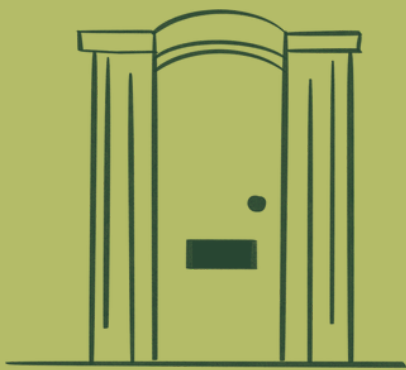
The government is still consulting on the details and timelines, but these are long-term measures likely to come into force in the 2030s.

TIMELINE OVERVIEW

- 
- May 2026
Most major changes for private landlords and tenants
 - Late 2026–2028
Database and Ombudsman rollout
 - 2027
Rules apply to social housing
 - 2030s
Housing quality standards
(DHS + Awaab's Law)

How to Prepare Now

Practical Steps for Landlords



Taking action early will reduce risk and avoid costly mistakes once the new rules take effect.

PREPARATION CHECKLIST

-  Review and update tenancy agreement templates
-  Remove reliance on fixed terms and Section 21 procedures
-  Understand the revised Section 8 possession grounds and notice periods
-  Review property conditions against Decent Homes expectations
-  Ensure compliance records (repairs, safety, inspections) are up to date
-  Review rent review processes and future rent increase plans
-  Consider professional management or compliance support



How Flower Property Can Support You

Navigating legislative change can be complex.
You do not need to manage it alone.

FLOWER PROPERTY PROVIDES:



- Expert guidance on compliance and documentation
- Tenancy agreement updates and reviews
- Portfolio-wide readiness assessments
- Ongoing property management aligned with the new rules
- Clear, practical advice tailored to your properties

We work proactively with landlords to ensure compliance while protecting rental income and long-term investment value.



Get in touch

To discuss how the Renters' Rights Act 2025 affects your properties and how we can support you:

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A reassuring final note

The Renters' Rights Act 2025
represents change not crisis.

With the right advice, clear systems,
and professional support, landlords
can adapt confidently and continue
to operate successful, compliant
rental businesses.



Flower Property is here to help you
every step of the way.

Are you
Renters'
Rights
Ready?

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