



Renters' Rights Act 2025

Landlords' Guide – What Has Changed & How We Can Help

The Act is now in force.

The Renters' Rights Act 2025 came into force on 1st May 2026 – the most significant reform of the private rental sector (PRS) in England in decades. The changes are designed to give tenants greater security and fairness, while setting higher compliance standards for landlords.

The good news is that if you are one of our managed landlords, we have already been preparing for these changes on your behalf. This guide sets out the key changes and explains exactly how we are supporting you.

For landlords who are not yet using our fully managed service, now is a great time to find out how we can take the complexity of the new legislation off your hands entirely.

Key changes.

What has changed	How we support you
1. All tenancies become periodic.	
<p>Fixed-term Assured Shorthold Tenancies (ASTs) have been replaced by rolling Assured Periodic Tenancies (APTs) with no minimum term.</p> <p>Tenants may stay indefinitely. A tenancy ends only when:</p> <ul style="list-style-type: none">the tenant gives two months' notice, orthe landlord serves a valid Section 8 notice for a specified reason. <p>Note: Any tenancy agreements signed before 1st May can remain in place, although they have automatically changed over to the new rules.</p>	<p>We have already transitioned existing tenancies from ASTs to periodic tenancies.</p> <p>We have set up new, fully compliant APT agreements for tenancies which started after 1st May.</p>
2. The end of Section 21 'no-fault' evictions.	
<p>Landlords can no longer use Section 21 of the Housing Act 1988 to evict tenants without giving a reason.</p>	<p>We will guide you through the Section 8 process whenever possession is needed, ensuring the correct grounds are used and all evidence is in order.</p>

What has changed	How we support you
3. New Section 8 grounds for possession.	
<p>New mandatory and discretionary grounds now cover landlords' legitimate needs, including:</p> <ul style="list-style-type: none"> • Selling the property, • Moving in, or allowing a family member to move in, • Serious rent arrears (three instances of one month's arrears in three years), • Persistent anti-social behaviour. <p>Note: Landlords cannot use the sell or move-in grounds during the first 12 months of a tenancy.</p>	<p>We will advise you on the application of the updated Section 8 grounds to gain possession.</p> <p>We will support landlords in collating evidence needed to justify a possession claim, including detailed records of tenant communication, repairs and any rent arrears.</p>
4. Rent increases limited to once a year.	
<p>Landlords may only increase rent once per year using the revised Section 13 procedure, giving the tenants at least two months' written notice.</p> <p>Increases must reflect "fair market rate" and can be challenged by tenants via the First Tier Tribunal.</p>	<p>We manage the full rent-review process, including:</p> <ul style="list-style-type: none"> • Managing an annual rent-review calendar, • Issuing Section 13 notices, • Collating market evidence to justify any increase, • Maintaining a full audit trail in case of a Tribunal challenge.
5. Ban on rental bidding and paying rent in advance.	
<p>The rent-bidding process - where tenants offer over the asking price to secure the tenancy – is now illegal.</p> <p>Landlords and agents may not request more than 1 month's rent in advance.</p>	<p>We make sure that rental values are accurate to attract quality tenants quickly, minimising void periods.</p> <p>We keep clear records of all offers and communications, and can help tenants arrange a guarantor where needed.</p>
6. New anti-discrimination measures.	
<p>Landlords and agents may not discriminate against applicants who receive benefits or have children – whether by withholding information, preventing viewings or refusing tenancies.</p> <p>Affordability checks based on income are still permitted.</p>	<p>No change here – we do not discriminate.</p> <p>Our referencing process focuses on affordability, income, references and credit history. We are fully compliant with the new rules.</p>
7. Greater rights for tenants to keep pets.	
<p>Landlords may not unreasonably refuse a tenant's request to keep a pet.</p> <p>While landlords can still refuse pets for valid reasons, blanket bans are no longer acceptable and landlords must provide written reasons for refusal.</p>	<p>We handle requests for pets on a case-by-case basis, helping to develop a fair pet policy based on the particular property and the type of pet.</p> <p>We manage the process of responding to pet requests from tenants within the mandated 28-day window.</p>

What has changed	How we support you
8. Stronger local authority enforcement.	
Councils now have greater powers to investigate landlords and enforce compliance. Higher fines and penalties have been introduced for breaches of rental laws.	We carry out thorough inventory, check-in and check-out reports on every tenancy, conduct regular property inspections, and maintain complete records to ensure compliance.

What is still to come.

The second and third phases of Renters' Rights Act changes are set to follow from the end of 2026 onwards and will include:

1. Registration on a PRS Database.

All landlords must register on a new national Private Rental Sector (PRS) to include landlord and property details, as well as safety and compliance information such as gas and electric safety and Energy Performance Certificates. This is not expected to be implemented until the end of 2026.

2. Signing up to a new Landlord Ombudsman.

The Ombudsman will provide a redress service to handle disputes between landlords and tenants, as well as provide tools, guidance and training to support landlords. This is not expected to be fully operational before 2028.

3. Meeting a new Decent Homes Standard.

A Decent Homes Standard (DHS) will be introduced to ensure that all PRS properties meet a minimum standard of housing quality and safety. This will include meeting Awaab's Law which will require landlords to address damp and mould within set timescales. Dates for the DHS are still some way off and will be agreed following a consultation period.

We are here to help.

Navigating these changes is exactly what we are here for.

Whether you have a question about how the new rules affect your tenancy, need help with a possession claim, or simply want reassurance that your property is fully compliant – please get in touch.

Contact us

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Version 3.0 dated 15th June 2026

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