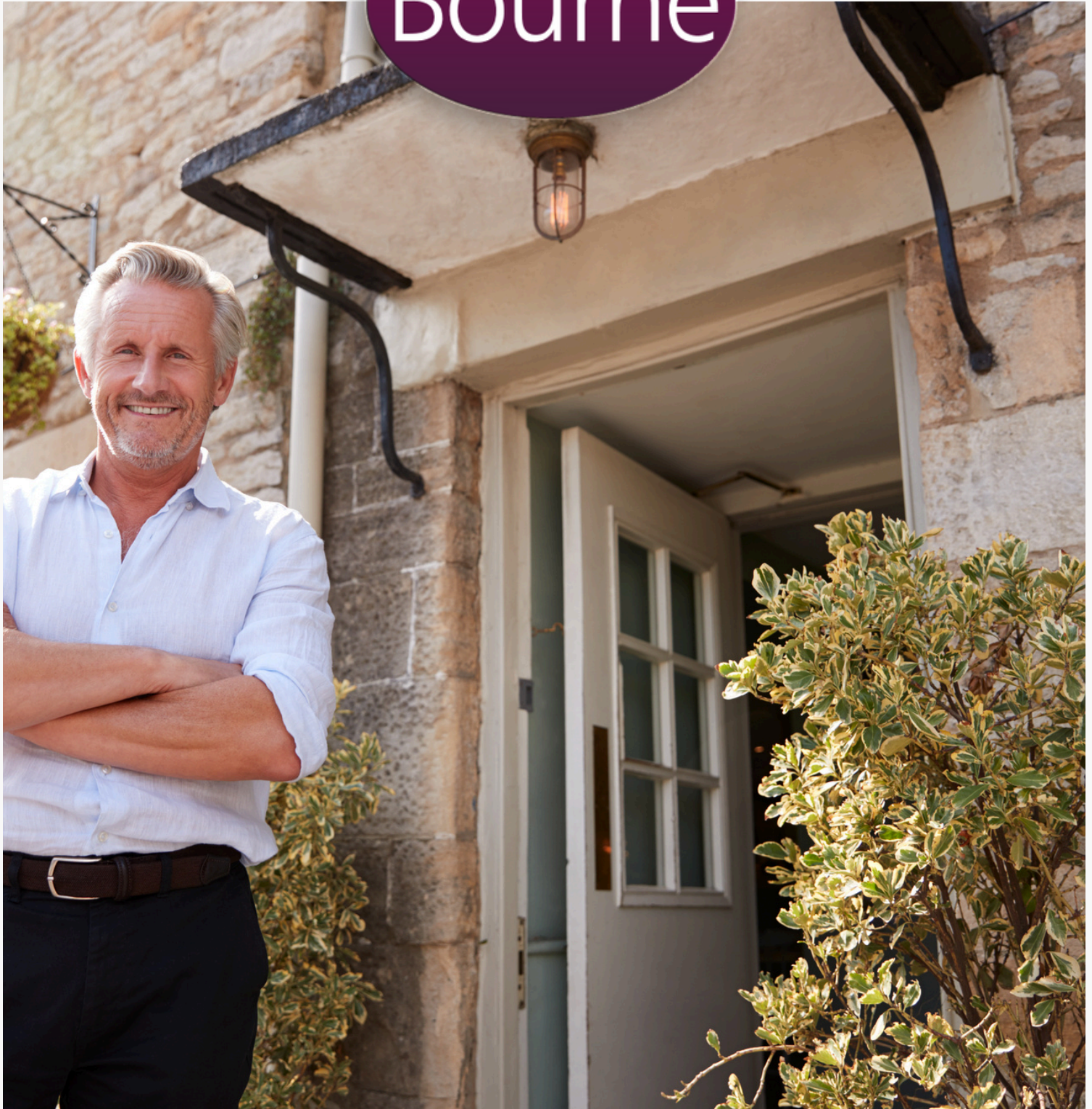


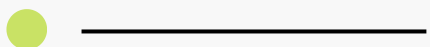
The Renters' Rights Act 2025

Bourne



www.bourneestateagents.com

The Renters' Rights Act 2025



Significant reforms to the private rented sector are on the horizon. With the Renters' Rights Act 2025 now approved, landlords and agents will soon be required to meet new legal standards aimed at improving transparency, fairness, and property conditions across the sector.

While the Government has confirmed that changes will be introduced gradually, many of the core tenancy reforms will be in place on the 1st May 2026.

The initial phase of legislation is expected to include:

The removal of Section 21 “no-fault” evictions.

Replacing fixed-term ASTs with rolling (periodic) tenancies.

Updated rules around rent increases.

Further measures including a national landlord register, Ombudsman membership, and extended Decent Homes obligations, will follow in stages.

What this means for landlords

Stay compliant. Protect your investment. Plan ahead.

The new rules bring tighter oversight and increased enforcement powers for local authorities. Landlords who take early action will be best positioned to navigate the transition smoothly and avoid costly penalties.

We've summarised the key parts of the act.

Landlords' Responsibilities

Evictions: Section 21 removed

Section 21 evictions will be abolished. Possession will only be granted under approved Section 8 grounds, such as property sale, arrears or breach of tenancy. Ensuring the correct notice is being served and evidenced is vital to avoid delays.

Tenancies: All contracts become periodic

Fixed-terms and break clauses will be phased out. All tenancies convert to rolling periodic agreements, with tenants able to give two months' notice. Landlords will need to give up to 4 months notice and have a valid reason to serve.

Ban on reletting

Landlords will not be permitted to relet their property for 12 months if they serve notice to sell or reoccupy and fail to do so. We are on hand to help you navigate through this, should this situation arise.

Rent: One rise per year

Rent can only be reviewed annually, with two months' notice required. Tenants may challenge increases, so clear documentation and market evidence are crucial.

Bidding: No rent-bidding practices

Advertising a property at one price and encouraging higher offers will become unlawful. Marketing must accurately reflect the intended rent to remain compliant.

Pets: Reasonable requests considered

Tenants gain a formal right to request permission for pets. Landlords must respond within 28 days with a valid reason if declining. Blanket bans may no longer be acceptable.

Discrimination: No DSS/children bans

Landlords cannot refuse tenants based on benefits status, family circumstances, or similar characteristics. Any direct or indirect discriminatory practices will carry enforcement risk.

Rent in Advance: Restricted limits

Requesting multiple months' rent upfront will not be permitted. Alternative risk-management tools (such as guarantors) may be needed.



Landlords' Responsibilities

Penalties: Fines & repayment orders

Breaches can lead to fines of up to £40,000 and Rent Repayment Orders covering up to 12 months of rent.

Student tenancies: Updated notice rules

Fixed terms remain only for tenancies where all the tenants within the household are in full time education. Landlords do have the right to issue a notice to the tenants to advise that they wish to reclaim the property back to keep in line with the student market timetable.

Due in later stages:

Database & Redress: Compulsory registration

All landlords must register themselves and their properties on the new national database before letting, and must join the sector Ombudsman. Letting without registration will attract penalties.

Standards: Decent Homes & Awaab's Law

Proactive maintenance becomes essential. Tight turnaround times for repairs to hazards such as mould or damp will apply. Local authorities can issue significant fines for non-compliance.



How we can help

Stay ahead of the changes with professional guidance.

Whilst this is a brief version of the legislation, there are many more nuisances to take into account to ensure you are complaint.

If we manage your property, you can rest assured that your property will be complaint and we will stay ahead of all of these changes on your behalf.

Now is more important than ever to look at a fully managed service on your property if you are not currently on a managed contract with us

We've got you covered.