

12 INDISPUTABLE **RENTERS' RIGHTS BILL** REALITIES (EVERY LANDLORD NEEDS TO KNOW)

The Renters' Rights Bill is the most significant reform the private rented sector (PRS) has seen since the Housing Act of 1988. Here's what you need to know about the changes...

1 SECTION 21 ABOLISHED

The Renters' Rights Bill will ban Section 21 'no-fault' evictions to give renters greater security in their homes. Sections 1 & 1a will now become the main way to evict tenants and grounds for possession have been updated and expanded. Grounds 1 and 1a are for landlords wishing to either sell their property or move back into it and four months' notice has to be given. Reletting the property once vacant possession is secured is not possible for 12 months.

2 PERIODIC TENANCIES REPLACE ASTS OVERNIGHT

All fixed-term assured shorthold tenancies (ASTs) will convert to periodic tenancies overnight. Any deal you sign now will immediately become a periodic tenancy once the RRB becomes law, rather than running for the duration agreed in the contract. Tenants will need to give two months' notice to terminate their tenancy.

3 RENT INCREASES LIMITED TO ONCE PER YEAR

Serving a Section 13 notice once per year will be the only way to raise the rent now ASTs are being abolished. Rent review clauses, renewals and written agreements will be no more.

4 TENANTS CAN CHALLENGE RENT INCREASES

Tenants can use a first-tier tribunal service to appeal rent increases they think are unfair. As of the latest review, there are no plans to backdate rent increases. There is some discussion about having a review board which can sense check any appeal by tenants so that needless claims are not made.

A photograph of a modern, multi-story apartment building with balconies, set against a clear sky. The building is the top-left corner of the page.

5

DECENT HOMES STANDARD ESTABLISHED

Private rental homes need to meet minimum standards. Landlords who fall below these standards can be fined up to £7,000 by local councils and may face prosecution.

6

SECTION 8 ARREARS TIME INCREASED

Currently a tenant can be two months rent in arrears at the point when you can serve a Section 8 notice to gain possession. If they are at least two months still at the point at which the case goes to court, then possession has to be granted. Under the new bill, the time will be increased to three months.

7

AWAAB'S LAW INTRODUCED

Initially part of the Social Housing (Regulation) Act, this law means landlords must follow strict timescales to address health hazards, such as damp and mould.

8

BIDDING WARS BANNED

Landlords and letting agents must advertise a fixed asking rent and cannot accept offers above this price.

9

MORE FREEDOM TO HAVE PETS

Tenants will have more freedom to request a pet. However, landlords can require a tenant to have some form of pet insurance. Requests can be reasonably refused and currently it appears as though if your head lease prevents pets then this will be sufficient to refuse.

10

DIGITAL DATABASE & PROPERTY OMBUDSMAN SET UP

A new digital database will provide visibility on landlord compliance so that tenants can make informed decisions. The bill introduces a new private rented sector ombudsman offering a fair and impartial resolution service to settle disputes without court involvement.

11

TENANT DISCRIMINATION BANNED

Landlords can't refuse tenants just because they have children or are receiving benefits, although minimum referencing criteria will still apply in terms of affordability

12

RENT IN ADVANCE

Landlords will no longer be permitted to take rent in advance other than monthly. For overseas tenants it is likely that a greater use of rent insurance will be taken up which will provide cover for the landlord at the tenant's cost.

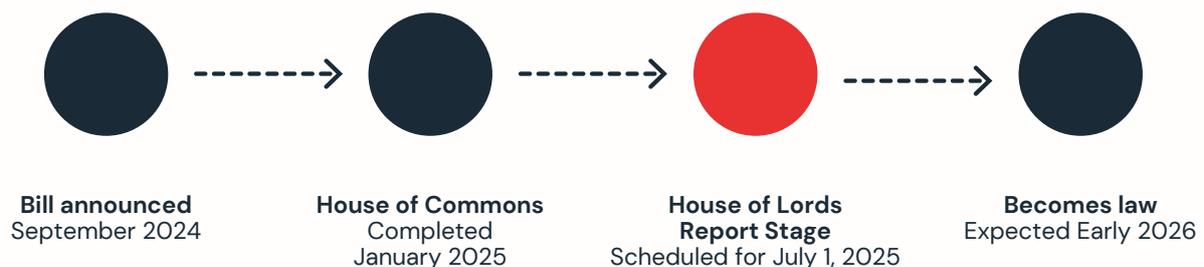
WHEN WILL THE RENTERS' RIGHTS BILL BECOME LAW?

The Renters' Rights Bill is expected to pass Royal Assent and become law before Parliament rises for summer on July 22, 2025. The Bill was initially expected to become law after Easter, but a delay to the committee stage has pushed timelines back.

This said, the government's recent report stage date announcement could potentially throw a spanner in the works. The final session of this stage is currently scheduled for July 15 in the House of Lords, giving the government a very tight turnaround to achieve Royal Assent before the summer recess.

However, Peers may conclude their business in the sessions scheduled for July 1 or 7, giving the government more time. If it doesn't reach Royal assent before July then it will be likely in September which will mean a Q1 2026 implementation

TIMELINE OF THE RENTERS' RIGHTS BILL



HOW CAN THE RENTERS' RIGHTS POTENTIALLY BENEFIT ME AS LANDLORDS – **5 KEY POSITIVES**

1

LONGER, MORE SECURE TENANCIES

When tenants feel protected and treated fairly, they are more likely to stay long-term—reducing loss of income during vacant periods and the costs of finding new tenants.

2

IMPROVED TENANT QUALITY AND RESPONSIBILITY

Renters who understand their rights also tend to understand their responsibilities, resulting in better communication, fewer issues, and well-maintained properties.

3

STABILITY FOR ANNUAL RENT REVIEWS

A clear framework around renters' rights supports structured, predictable rent increases—helping landlords plan income reliably while remaining fair.

4

EARLY REPORTING OF MAINTENANCE ISSUES

Informed tenants are more likely to report problems promptly, allowing landlords to address them before they escalate into more costly repairs.

5

REDUCED CONFLICT AND LEGAL RISK

Transparent rights reduce misunderstandings and disputes, potentially protecting landlords from legal challenges and helping maintain a positive reputation.