

renters' rights act 2025

a practical guide
for landlords

The Renters' Rights Act 2025 introduces the biggest changes to the private rented sector in decades.

This guide explains **what's changing, what you need to do, and how to stay compliant.**

1

End of fixed-term tenancies

From implementation (expected 1 May 2026):

- Tenancies will become periodic (rolling)
- Assured Shorthold Tenancies (ASTs) will be replaced by a single system of periodic tenancies
- Tenants will be able to give 2 months' notice to leave

What this means for you:

- Less long-term certainty on tenancy duration
- Greater focus on retention and tenant management

2

Section 21 is removed

"Section 21" (no-fault eviction) is being abolished. Landlords will only be able to regain possession using specific legal grounds, such as:

- Selling the property
- Moving in yourself or a family member
- Serious rent arrears
- Breach of tenancy

What this means:

- Every eviction must be legally justified and evidenced
- Process, documentation, and compliance are critical

3

Rent increases change

- Rent increases are limited to one formal increase per year per tenancy
- Must be carried out using the formal Section 13 process
- Tenants can challenge increases at tribunal

What this means:

- Informal rent increases are no longer appropriate
- Market evidence and correct process are essential

4 Written statement of terms required

Landlords must provide tenants with a written statement of terms before an assured tenancy is signed.

The written statement of terms must:

- Reflect the new legal structure
- Clearly set out key terms
- Rent details and increases
- Responsibilities
- Notice rules
- Deposit information

5 Tenants have the right to request pets

- Tenants can request to keep a pet
- Landlords must not unreasonably refuse, and refusals must be justified

Landlords can:

- Set reasonable conditions
- Consider updating their own, personal insurance policy to cover pet damage

6 Property standards tighten

Expect stronger enforcement on:

- Damp and mould
- Safety hazards
- Repairs

Tenants will have:

- Faster and clearer routes to challenge poor conditions



7 New ombudsman & landlord database

Landlords will be required to:

- Join a Private Rented Sector Ombudsman
- Register on a national landlord database

This increases:

- Transparency
- Accountability



Why many landlords are using Managing Agents

The new system is more regulated and evidence-driven.

A professional managing agent can help you:

- Stay compliant with changing legislation
- Handle rent reviews and legal notices correctly
- Maintain detailed records for possession cases
- Manage tenant communication and disputes
- Ensure safety and property standards are met

In a system without Section 21, professional management is no longer optional for many landlords — it's risk management.

8 Bidding wars banned

- You must advertise a fixed asking rent
- You cannot accept offers above the advertised rent

9 Stricter compliance = higher risk

With Section 21 removed:

- Errors in process can **delay possession**
 - Poor documentation can **weaken your position**
 - Compliance failures can **lead to penalties**
- ✓ Update tenancy agreements
 - ✓ Review rent review processes
 - ✓ Keep detailed records (repairs, communication, rent)
 - ✓ Ensure full legal compliance
 - ✓ Plan for longer-term tenant management

Key Takeaways

The Renters' Rights Act shifts the balance toward:

- **Longer-term tenancies**
- **Stronger tenant rights**
- **Higher compliance expectations for landlords**

Landlords who are organised, informed, and well-advised will continue to perform well — but the margin for error is significantly reduced.



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