



Henderson's

- LETTINGS & MANAGEMENT -

RENTERS RIGHTS ACT

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Date: 7th Jan 2026

Presenter: Mark Henderson





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Close with questions ?



1 SECTION 21 ABOLISHED

The Renters' Rights Bill will ban Section 21 'no-fault' evictions to give renters greater security in their homes. Section 8 will now become the main way to evict tenants and grounds for possession have been updated and expanded.

2 PERIODIC TENANCIES REPLACE ASTS OVERNIGHT

All fixed-term assured shorthold tenancies (ASTs) will convert to periodic tenancies overnight. Any contract you sign now will immediately become a periodic tenancy once the Bill becomes law, rather than running for the duration agreed in the contract.

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 late February 2025, there are no plans to backdate rent increases.

5 DECENT HOMES STANDARD ESTABLISHED

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



6 AWAAB'S LAW INTRODUCED

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

7 BIDDING WARS BANNED

You must advertise a fixed asking rent and cannot accept offers above this price.

8 MORE FREEDOM TO HAVE PETS IN LETS

Tenants will have more freedom to request a pet. However, you can require a tenant to have some form of pet insurance.

9 DIGITAL DATABASE & PROPERTY OMBUDSMAN SET UP

A new digital database will provide transparency on landlord compliance. The property ombudsman will provide a fair and resolution service to settle disputes without the need for court involvement.

10 TENANT DISCRIMINATION BANNED

You can't refuse tenants just because they have children or are receiving benefits.



Renters Rights Act

From the date the Bill was introduced to the House of Commons on 11th September 2024, it took 413 days to reach Royal Assent.

- 24 guides
- 226 pages
- 76,770 words,
- 6,218 paragraphs
- 18,650 lines of text



WHAT IT LOOKS LIKE:



ROADMAP – RENTERS’ RIGHTS ACT

The government has published the Roadmap for the Implementation of the RRA 2025.

The RRA 2025 will be implemented in 3 Phases, starting the 1st May 2026.

However, the investigatory powers being given to Local Authorities will begin the 27th December 2025.

Date	Audience	Milestone
27 October 2025	Tenants, landlords & local councils	Royal Assent RRA 2025
November 2025	Landlords	Landlord guidance for Phase 1 of measures
November 2025	Local councils	Enforcement guidance for local councils
November 2025	Landlords	Communications campaign for landlords
27 December 2025	Local councils	Local Council enforcement & investigatory powers

ROADMAP – RENTERS’ RIGHTS ACT

April 2026	Tenants	Communications campaign for tenants
April 2026	Tenants	Tenant guidance - Phase 1
1 May 2026	Tenants, landlords and local councils	Implementation Phase 1 measures of the RRA 2025
From late 2026	Landlords and local councils	PRS Database guidance
2027	Tenants and landlords	Reforms apply to the Social Rented Sector
2028	Landlords	Mandatory sign-up landlords to join PRS Landlord Ombudsman
TBC – subject to consultation	Tenants and landlords	Implementation of Awaab’s Law for the PRS
TBC – subject to consultation	Tenants, landlords and local councils	Implementation Decent Homes Standard PRS

Phase One RRA:

RENTERS' RIGHTS ACT

PHASE 1 COMMENCES

1 MAY

- Periodic tenancies commence
- Section 21 abolished
- Cap on rent in advance
- Anti-discrimination measures
- Ban on rental bidding
- Annual rent increases via section 13 notices
- Tenant's rights to request a pet

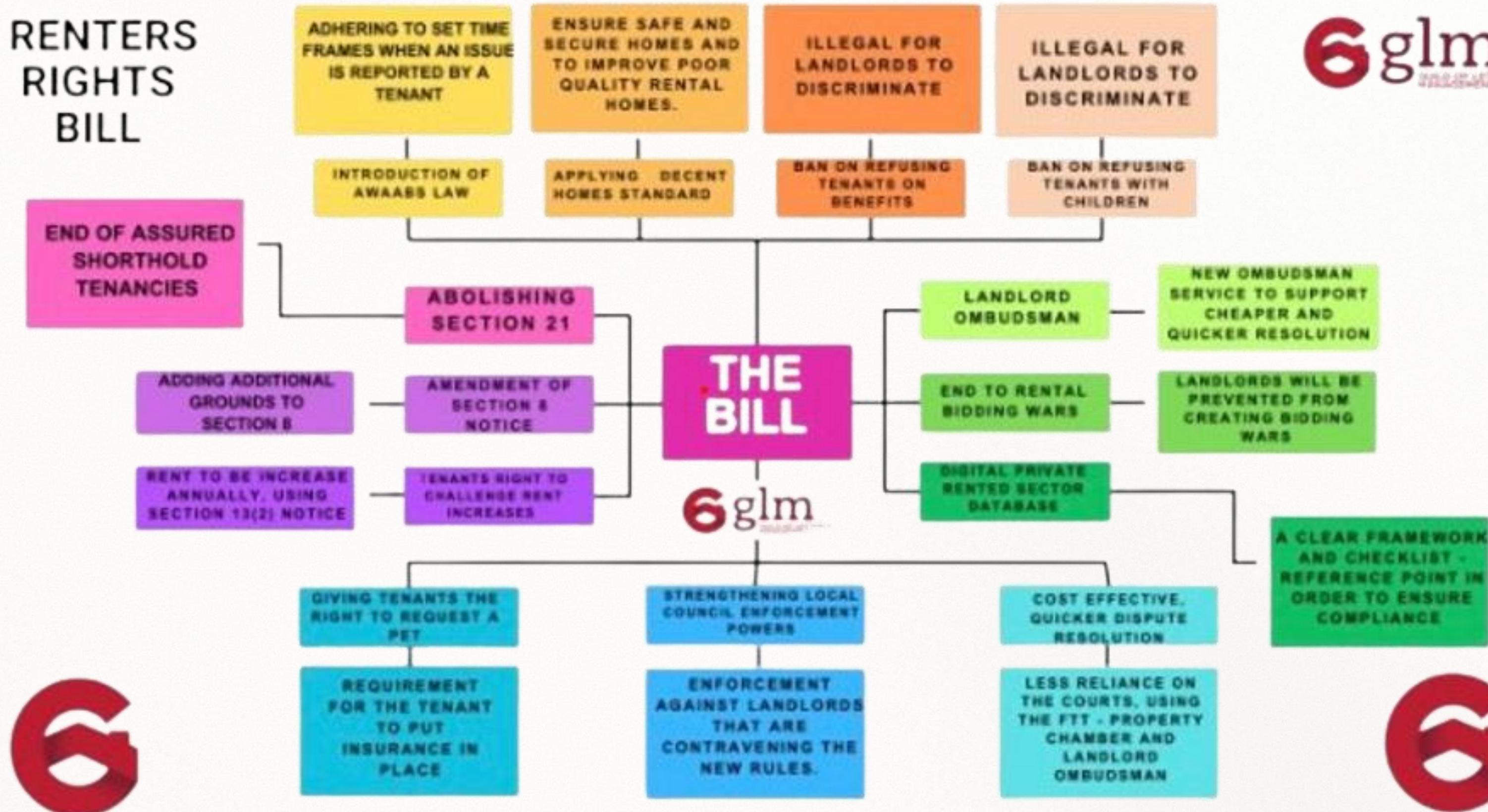
You can fine landlords, agents, or anyone acting on their behalf up to £7,000 if they do one or more of the following:

- **claim to let the property on a fixed-term tenancy instead of a rolling tenancy, for example, by adding an end date**
- **claim to end a tenancy verbally**
- **require a tenancy to be ended verbally**
- **fail to give a tenant written notice that a specified ground might be used where this is required by law . For example, Ground 1B, sale of dwelling-house after rent to buy agreement**
- **fail to give a written statement of terms containing the information required by regulations**
- **fail to give existing tenants a copy of the Government published 'information sheet' before 1 June 2026.**
- **use a possession ground in a section 8 notice, 'purported' notice of possession or claim form when they do not reasonably believe that a possession order will be granted by the court on that ground**
- **try to end the tenancy using a notice to quit or purported notice of possession**

Breaches:

Act Breakdown:

RENTERS RIGHTS BILL



Government website and info:



<https://www.gov.uk/government/publications/guide-to-the-renters-rights-act>

Notices a few examples :

1 Occupation by landlord or family

The landlord or their close family member wishes to move into the property. Cannot be used for the first 12 months of a new tenancy. - 4 months

1A Sale of dwelling-house

The landlord wishes to sell the property. Cannot be used for the first 12 months of a new tenancy. - 4 months

5A Occupation by agricultural worker

The landlord requires possession to house an agricultural worker, either as an employed or self-employed worker for the landlord. - 2 months

6B Compliance with enforcement action

The landlord is subject to enforcement action and needs to regain possession to become compliant. Under this ground, the court will be allowed to require the landlord to pay compensation to the tenant when ordering possession. - 4 months

7 Death of tenant

The tenancy was passed on by will or intestacy, and proceedings began within the requisite period of 12 months. The ground can only be used if the new tenant wasn't living in the property immediately before the previous tenant died, the previous tenant also inherited the tenancy or it is a "special tenancy", e.g. supported accommodation. - 2 months

7B No right to rent

At least one of the tenants has no right to rent under immigration law as a result of their immigration status and the Secretary of State has given notice to the landlord of this. - 2 weeks

8 Rent arrears

The tenant has at least 3 months' (or 13 weeks' if rent is paid weekly or fortnightly) rent arrears both at the time notice is served and at the time of the possession hearing. - 4 weeks

8 Mandatory & 18 Discretionary grounds + subs

Suggestions :

Use an agent

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And Or

Landlord Insurance

Legal only or R&LP

AKA Simon



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ANY QUESTIONS...

