

HENDERSON'S LETTINGS & MANAGEMENT

RENTERS' RIGHTS ACT

Phase 1 Recap & Phase 2 Readiness

A practical briefing for landlords
and property professionals

Henderson's Lettings & Management

England • Phase 1 recap and Phase 2 preparation



Phase 1: the new framework

In England, the main private rented sector changes took effect on 1 May 2026.

Tenancy structure

ASTs moved to rolling Assured Periodic Tenancies.

Possession rules

Section 21 no-fault evictions ended; landlords must rely on valid legal grounds.

Letting practices

New restrictions cover rent increases, bidding, advance rent, pets and discrimination.

THE BIG PICTURE More secure periodic tenancies, clearer processes and stronger renter protections.

High-level recap only — confirm details against current official guidance.

Possession & tenancy agreements

Section 21 abolished

No-fault evictions are no longer available. Landlords must use applicable Section 8 grounds and follow the correct process.

Assured Periodic Tenancies

Existing ASTs transitioned to rolling periodic tenancies; new private tenancies are also periodic, with no fixed end date.

Tenant notice

Tenants generally give 2 months' notice to end an assured periodic tenancy, subject to applicable rules.

Possession grounds

Examples may include rent arrears, antisocial behaviour, or a qualifying intention to sell or move in, subject to statutory conditions.

Rent, advertising & tenant rights

Rent increases

Generally once per year using Section 13 / Form 4A with at least 2 months' notice; tenants can challenge above-market increases.

Advance rent

Rules restrict when rent can be requested and how much can be collected in advance; check current guidance.

Discrimination

It is unlawful to discriminate against applicants because they have children or receive benefits.

Rental bidding

Landlords and agents must not invite or accept offers above the advertised rent.

Pets

Tenants can request a pet; requests must be considered individually, and refusals need a valid reason.

Information sheet

Existing tenants were due the official Information Sheet by 31 May 2026; new tenants must receive required information.

Information and deadlines can vary by circumstances; use current official guidance for case-specific decisions.

Phase 2: what comes next

Two measures strengthen oversight and provide a clearer route for tenant complaints.

01 National PRS Database

A central register for rental property details, landlord contact information and relevant safety documentation. Regional rollout is expected from late 2026.

02 Landlord Ombudsman

A mandatory independent redress scheme for complaints about repairs, property standards or landlord behaviour, intended to resolve issues without court action.

LANDLORD PRIORITY

Get records in order now and monitor official implementation guidance.

National PRS Database

A central source of information to support council oversight and informed tenant choices.

EXPECTED INFORMATION

- | | | |
|---|--------------------------------|--|
| 1 | Ownership details | Who owns the rental property |
| 2 | Contact information | How the landlord can be reached |
| 3 | Property specifications | Core details about the home |
| 4 | Safety certificates | Gas Safety, EPC and EICR documentation |

WHY IT MATTERS

For councils

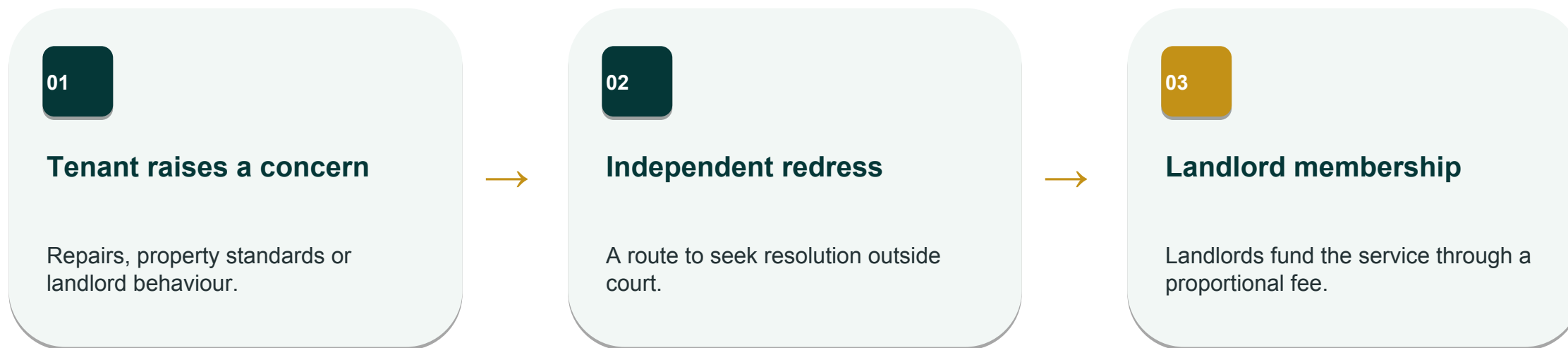
Better visibility to help identify rogue landlords.

For tenants

More information to support rental choices.

Private Rented Sector Landlord Ombudsman

An independent route for tenant complaints, designed to reduce the need for court action.



TIMING

Mandatory membership is expected to scale up toward 2028.

Check official guidance for the final scheme requirements and commencement arrangements.

What landlords should do now

A practical checklist while implementation details and regional dates are confirmed.

01

Gather certificates

Check Gas Safety, EPC and EICR are current; keep records accessible and ready to share.

02

Review property records

Keep ownership, landlord/contact details and property information accurate.

03

Monitor official updates

Follow regional database rollout updates and check the latest GOV.UK guidance.

04

Plan for redress membership

Prepare for mandatory membership and fees when the Ombudsman scheme launches.

KEY CHECKS

Also: issue the required information sheet on time; review tenancy, rent, pets and anti-discrimination processes.

Use current official guidance

This presentation is a practical overview, not legal advice. Requirements can depend on tenancy type, dates and circumstances. Check current GOV.UK guidance before acting.

Official guidance references

- Renters' Rights Act: an overview for landlords
- Assured tenancy agreements: rent increases
- The Renters' Rights Act Information Sheet 2026
- Check current guidance on tenancy terms, possession, pets and discrimination
- Follow official updates on the PRS Database and Landlord Ombudsman

gov.uk/guidance/renters-rights-act-an-overview-for-landlords

gov.uk/assured-tenancy-agreements-a-guide-for-landlords/rent-increases

gov.uk/government/publications/the-renters-rights-act-information-sheet-2026

Use GOV.UK search for the latest Phase 2 database and Ombudsman guidance.



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THANK YOU

Any questions?

Henderson's Lettings & Management

We're here to help with your property letting and management questions.



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Thank you for your time