



# Briefing note: **Renters' Rights Act 2025**

---

This briefing note summarises the core issues raised by both speakers and participants at the March 2026 London Specialist Advice Forum meeting, which focused on the Renters' Rights Act.

## **1. Key changes under the Renters' Rights Act**

### **Abolition of Section 21 'no-fault' evictions**

- Tenants can only be evicted on specific legal grounds
- Removes the leading driver of homelessness in the private rented sector (PRS)

### **End of fixed-term tenancies**

- All assured shorthold tenancies will automatically convert into periodic, rolling tenancies

### **New possession framework**

- Evictions require legal grounds (e.g. rent arrears, landlord selling or moving family in)
- 3+ months rent arrears for mandatory eviction
- Longer notice requirements

### **Rent regulation changes**

- Rent increases limited to once per year and must use Section 13 notice
- Tenants can challenge increases at tribunal

### **Ban on certain practices**

- No rental bidding above advertised price and no more than one month's rent upfront
- Prohibition of rental discrimination against families with children or people who receive benefits

### **New tenant rights**

- Right to ask to keep a pet (cannot be unreasonably refused)

### **Written statement of terms**

- Requirement to give all new tenants, and some existing tenants, written information about the key terms of the tenancy

### **Staged implementation**

- Phase 1 (from May 2026): core tenancy and eviction reforms

- Phase 2 (late 2026 to 2028): infrastructure (ombudsman, landlord database, court improvements)
- Phase 3 (consultation-led): Decent Homes Standard for the PRS, Awaab's Law for the PRS

## 2. Implications for renters

### 2.1 Positive impacts

#### **Greater security and stability**

- Harder to evict → more stable housing situations, less fear of retaliatory evictions, and landlords may be likelier to stick with tenants they deem 'reliable' rather than risk getting a new one

#### **Stronger ability to assert rights**

- Increased confidence and power to challenge poor practice, disrepair, and unfair rent increases

#### **Improved rights and protections**

**More time to find a new home and/or seek advice** in case of eviction because of longer notice periods

#### **Greater flexibility**

- Shift to periodic tenancies allows renters to leave unaffordable or unsafe housing, or respond to changing circumstances, without severe financial penalty
- Particularly important in cases of job loss, serious illness, and domestic abuse

**Improved access to PRS** with reduction of upfront costs

### 2.2 Remaining gaps, challenges and risks

#### **Affordability remains the biggest issue**

- Biggest driver of homelessness
  - The combination of rising rents, frozen welfare support, high use of temporary accommodation, and stagnant incomes risks increasing both the number of people experiencing homelessness and the length of time they remain homeless
- Rent increases likely to function as de-facto "economic evictions", continuing to push tenants out
- Tenants may feel stuck in unsuitable housing because of a lack of other affordable housing options
- Without meaningful rent controls, stronger legal protections may not translate into more stability for many renters

#### **Low awareness of rights among renters**

- Many renters will not know their rights have changed and that section 21 has been abolished

#### **Housing system remains complex**

- Most tenants will still struggle to understand and assert their rights, or navigate legal processes, without support

#### **Insufficient legal aid provision**

**Limited capacity in local authority enforcement teams** risks undermining the impact of the reforms

**Landlords may become more risk-averse and increasingly require guarantors**, which creates barriers for migrants and young people in particular

#### **Possible risks in the lead-up to May** when new rules take effect

- Landlords may rush to issue new contracts, increase rents, or evict tenants

### **3. Implications for advice agencies**

#### **Increased case complexity**

- Shift from basic advice to managing complex, evidence-based disputes and detailed legal scrutiny
- Greater focus on checking notice validity, compliance, and legal technicalities

#### **Higher workload at triage, advice, and casework stages**

- Advisors will need to collect more information from clients, such as exact tenancy start dates, evidence of (non)compliance with notice periods, rent increase histories, and presence/absence of government information sheets

#### **Expected surge in demand**

- More tenants aware of rights but unable to navigate the complex system without support
- Before May: increased evictions, rent hikes, and attempts to renew contracts early before new rules take effect
- After May: more rent challenges, disrepair claims, and clarification of new rights under periodic tenancies

#### **Greater role in court and tribunal processes**

- Courts will depend more on duty housing advisors due to very limited specialist housing law expertise among judges
- Increased support needed for rent challenges at tribunals

**Need for expanded legal knowledge** on notice validity, section 8 grounds, procedural duties and counterclaims, particularly around disrepair

**Need for simple guidance tools**, including checklists and quick-reference materials

## 4. Opportunities for collaboration

Improved collaboration between advice agencies, renters' groups, and homelessness organisations could improve outcomes for renters and reduce pressure on overstretched services.

### Strengthening signposting and referral pathways

*Advice agencies → renters' groups:*

- For peer support and community, helping renters feel less isolated and more empowered
- For collective action, which can sometimes lead to quicker resolutions or help buy time

*Renters' groups → advice agencies:*

- For more complex cases requiring legal advice and representation

*Advice agencies ↔ homelessness organisations:*

- Supporting earlier intervention and prevention
- Providing more joined-up support for renters

### Sharing information and resources

- Developing and sharing clear and accessible materials explaining key changes
  - Including translations into relevant community languages
- Sharing legal guidance and practical resources to support consistent advice
- Sharing intelligence on emerging landlord practices (e.g. misleading or unlawful documents, new tactics)

### Awareness-raising through community networks

- Improving awareness of renters' rights through places like libraries, schools, and family hubs
- Renters' groups and local community/grassroots organisations are particularly well placed to reach under-served groups and deliver in-person, trusted forms of information and support

### Joint advocacy on systemic issues

- Unfreezing Local Housing Allowance rates
- Need for increased social housing
- Rent control measures

## 5. Key takeaways

The Renters' Rights Act represents a significant positive shift for renters, strengthening security, stability, and fairness in the private rented sector. However, its impact will depend heavily on

public awareness of rights, access to legal advice, and the effectiveness of local authority enforcement.

Housing affordability remains the most significant and unresolved challenge. Continued rent inflation, combined with stagnant incomes, insufficient financial support, and very limited social housing, will continue to limit access to housing, price many renters out of their homes, and drive homelessness.

Advice agencies, renters' groups, and homelessness services play an important role in ensuring the reforms translate into real-world improvements for renters. Stronger collaboration between these organisations can help ensure renters understand and are able to enforce their rights, support earlier intervention to prevent issues escalating, and provide more holistic, joined-up support.