

# RENTERS' RIGHTS ACT 2025

## WHAT LANDLORDS NEED TO KNOW

The Renters' Rights Act 2025 brings major changes to private renting in England. For landlords, the key point is that tenancies are now more flexible for tenants and more regulated for landlords, so it is important to understand the new regulations and review how landlords manage their properties.

This leaflet gives a simple summary of the main changes and what landlords can expect.

## KEY REFORMS AND IMPLEMENTATION TIMELINE

### PHASE ONE - WHAT HAS CHANGED

#### From December 2025

- **Local authority investigatory powers:** Local councils have stronger powers to investigate breaches, including inspecting properties with or without notice and, in some cases, with a warrant.

#### From 1 May 2026

- **Removal of fixed-term and Assured Shorthold Tenancies (ASTs):** Existing tenancies will move to rolling Assured Periodic Tenancies (APT), so tenants can stay for as long as they want and will be able to end their tenancy by giving two months' notice, or until a valid Section 8 notice is served. Landlords do not need to issue new agreements
- **Abolition of Section 21:** Landlords will only be able to terminate a tenancy for one of the reasons specified in section 8 of the Housing Act 1988. Tenants must be given the minimum notice period for each of these grounds
- **Advance rent limits:** Landlords can only request one month's rent in advance, plus a security deposit of up to five or six weeks' rent. Existing agreements do not need to be changed

- **Student agreements:** Students cannot be asked to sign tenancy agreements more than six months before moving in. Purpose built student accommodation is exempt from the new APT regime
- **Local authority investigatory powers:** Local councils have stronger powers to investigate breaches, including inspecting properties with or without notice and, in some cases, with a warrant
- **Annual rent increases:** Rent can only be increased by landlords once a year with at least two months' notice. Tenants can challenge increases they believe are above market rate
- **Stronger action against unethical landlord practices:** Councils have greater enforcement powers, with financial penalties rising to up to £40,000 for serious breaches
- **Ban on discrimination:** Landlords must not refuse tenants if they have children, receive benefits, or request a pet, although pet insurance can still be required
- **Prohibition of rental bidding:** Properties must not be let for more than the advertised rent
- **Regaining possession:** Landlords cannot sell or move back into a property during the first 12 months of a new tenancy and must give at least four months' notice to tenants.

### PHASE TWO (FROM LATE 2026)

- **New Private Rented Sector Landlord Database:** Landlords will need to register their details and properties on a new database so tenants can make informed decisions before entering into a tenancy
- **New PRS Landlord Ombudsman Service:** All private landlords will need to join the Ombudsman service, which will deal with complaints raised by tenants.

### PHASE THREE – LATER CHANGES (DATE TO BE CONFIRMED)

- **The Decent Homes Standard:** Minimum housing standards will extend to private rentals to help ensure homes are safe and fit to live in.

## PRIVATE RENTED SECTOR LANDLORD OMBUDSMAN SERVICE

The landlord Ombudsman service will allow tenants to raise complaints about their landlords free of charge. It is designed to provide fair and impartial resolutions, and may require landlords to apologise, supply information, take corrective action, or pay compensation. For landlords, this should help improve complaint handling and provide guidance on responding to tenant issues more effectively.

When the service is fully introduced, landlords will be expected to join and comply with its decisions. Failure to do so may lead to expulsion from the service and enforcement actions from local councils, although there will be a process for landlords to rejoin if they address their compliance issues.

More information on the key reforms and upcoming changes can be found on our website at [familybuildingsociety.co.uk/renters-rights-act](https://familybuildingsociety.co.uk/renters-rights-act)

Please note that this leaflet is for general information only and reflects the position at the date of publication. It does not constitute legal advice and should not be treated as such. It is provided without any representations or warranties, express or implied. You should seek your own independent legal advice on your personal circumstances.

If you need this document in an alternative format please call us on **03330 140146**.

To find out more, please contact our Family Service Team:



[familybuildingsociety.co.uk](https://familybuildingsociety.co.uk)



**03330 140146**



[mortgage.service@familybsoc.co.uk](mailto:mortgage.service@familybsoc.co.uk)

**EBBISHAM HOUSE  
30 CHURCH STREET  
EPSOM  
SURREY  
KT17 4NL**

Family Building Society is a trading name of National Counties Building Society which is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority.

Firm Reference No.206080  
[register.fca.org.uk](https://register.fca.org.uk)