



**Generation
Rent**

The Renters' Rights Act

*Nye Jones, Head of
Campaigns*

Renting today

Insecure

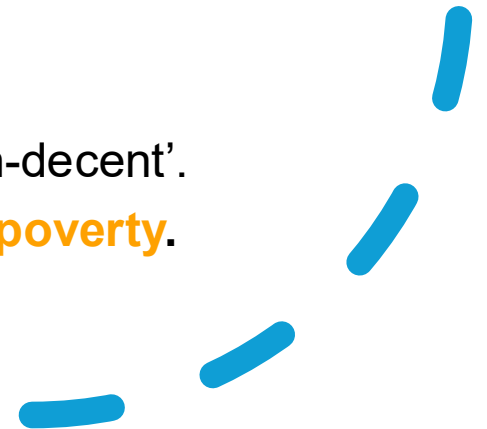
- Section 21 evictions are one of the **major causes of homelessness.**
- Renters are **fearful of asking for repairs** or challenging rent increases.
- Unwanted move **costs over £2,000.**

Expensive

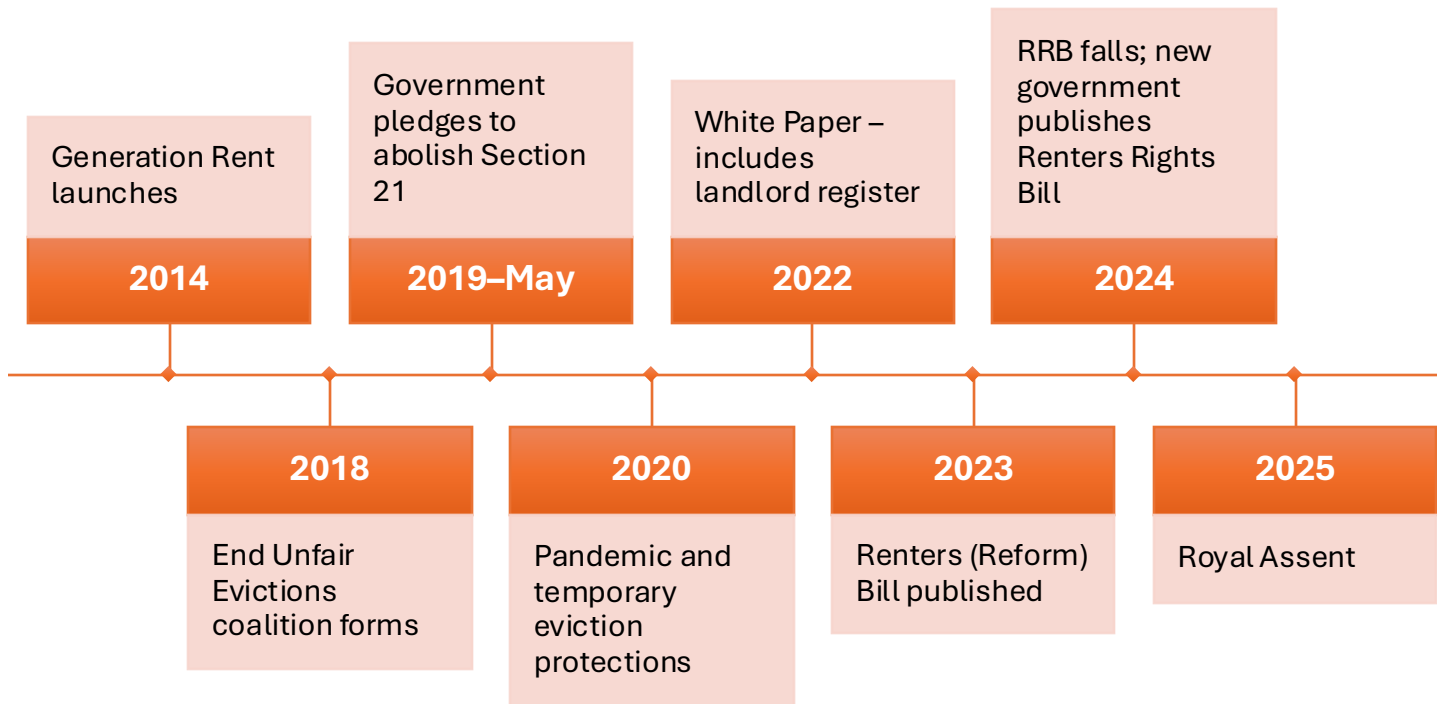
- Renters on average **spend over 36% of their income on rent.**
- **Less than 3%** of homes affordable for people claiming housing benefit.

Poor quality

- **More than one in five** rented homes are 'non-decent'.
- Private renters most likely to experience **fuel poverty.**



Timeline of change





A landmark
day for
renters



“Today is a landmark day for renters across England. This new law is a **vital step towards re-balancing power** between renters and landlords and should be celebrated.”

New changes from May 1st 2026:

No more Section 21 evictions

- Landlords **must have a valid reason for eviction**

The end of fixed term contracts

- All tenancies will be **rolling contracts**, which tenants can end with a two-month notice period

Fewer rent hikes

- Landlords can only **raise rent once a year**, and must give 2 months' notice before doing so
- Tenants can challenge unfair rent hikes in tribunals

No more bidding wars & rent in advance capped

- Landlords **cannot ask for or accept rent higher than the advertised rent price** or accept more than one months rent in advance


Claim rent back

- Six new **Rent Repayment Order** offences

Pets

- Renters can **request to live with a pet** and landlords must consider this fairly


Still to come

- A new **Private Rented Sector Ombudsman** will provide a free, impartial and binding way to resolve disputes without the courts.
 - A new **online landlord database** will give renters access to more information about their home and who they are renting from.
 - Apply the **Decent Homes Standard and Awaab's Law** to the private rented sector
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The
enforcement
problem

Two thirds of councils in England **have not prosecuted a single landlord** in the past three years, with fewer than 2% of tenant complaints leading to enforcement.

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What's
missing?

If the cost of bananas had risen at the same rates as private rents since 1988, **a bunch in the supermarket would now cost around £13.**

Rent as a percentage of income in London boroughs

Area	Percentage of income
Kensington & Chelsea	74.3%
Westminster	55.8%
Wandsworth	54%
Camden	51.7%
Hammersmith & Fulham	51.3%
Haringey	48.3%
Lambeth	47.1%
Merton	46.8%
Richmond upon Thames	45.3%
Southwark	45.1%

Why do high rents matter?

- Locking people in **poverty**.
 - Trapping families in **homelessness**.
 - Risk of **economic evictions**.
 - Preventing **home ownership**.
 - Increasing **welfare spending**.
 - Sucking **money out of local communities and economies**.
 - Allowing a **wealth transfer** from working to non-working people.
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Next steps

- Properly fund councils to **enforce the new law.**
- **Spread awareness** among renters.
- Give Mayor's the power to **limit rent increases in their areas.** Rent increases should be **limited to the CPI rate or wage growth,** whatever is lower.
- **Compensate renters** for unwanted evictions

Thank you!

Get email updates on the RRA in the run-up to May and beyond:

<https://www.generationrent.org/rra-updates/>

Email: nye@generationrent.org



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