

Renters Rights Act 2025

Overview



What is the Renters Rights Act?

- The Renters' Rights Act is a major reform to the private rented sector in England
- It received Royal Assent (became law) on 27 October 2025
- It establishes the rights and protections that tenants can expect when renting a home, aiming to make renting fairer and more secure.
- Places substantial new duties upon landlords and creates a number of new offences if these duties are breached.
- The Act applies to all private rented properties, regardless of location or landlord size, ensuring consistency across the country.
- Local authorities have a role in supporting implementation, providing guidance, advice, and enforcement where needed.
- The Act is introduced in phases to allow landlords, tenants, and local councils to adapt to its provisions effectively.

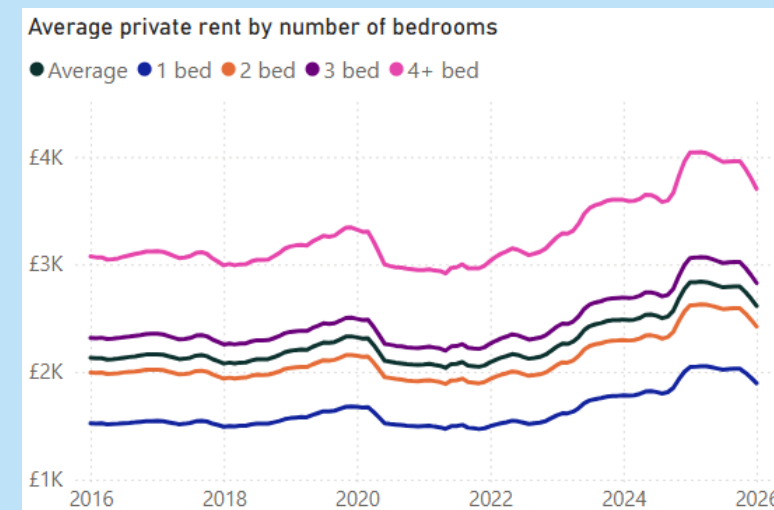
Tenancy reforms

1. End of “No-Fault” Evictions: Landlords will no longer be able to evict tenants without giving a valid reason (Section 21s abolished). Landlords must use valid reasons (strengthened Section 8 grounds) to regain possession, ensuring evictions are based on valid reasons.

2. All Tenancies Will Be Rolling: Instead of fixed-term contracts, all existing assured shorthold tenancies will become assured tenancies. These tenancies can only be ended using certain grounds. This gives tenants more flexibility and makes it easier to leave if needed.

3. Fairer Rent Rules: Rent can only be increased once a year, and tenants will have the right to challenge unfair increases. Landlords won't be allowed to start bidding wars between renters.

4. More Rights for Tenants: Tenants can ask to keep pets, and landlords must consider the request fairly. Discrimination, e.g. refusing DSS or tenants with children, will be banned.



PRS Database / Ombudsman scheme

- 5. New Ombudsman and PRS Database:** A national landlord/property register will be introduced, alongside a new Ombudsman to resolve disputes between tenants and landlords.
- 6. Stronger Powers for Councils:** Local authorities will have more tools to enforce the rules and take action against landlords who don't follow them.
- 8. Decent Homes Standard in the Private Rented Sector (PRS) :** Landlords will be legally required to provide safe and decent housing, setting clearer expectations for property conditions in the PRS.
- Free from category 1 hazards
 - Reasonable state of repair
 - Modern facilities and services
 - Thermal comfort and energy efficiency
 - Damp and mould

Timeline for implementation

Part/Offence/Power/Civil duty	Date
Part 4 investigatory and enforcement powers.	27 December 2025
Ending section 21 'no reason evictions' – Part 1	1 May 2026
Rental bidding – Part 1	
Rent in advance – Part 1	
Rental discrimination – Part 1	
RRO's – new format & 24 month period – Part 1	
Property Database – Part 2	2027
Landlord redress schemes – Part 2	2027
Awaab's Law in the PRS	2028
Decent Homes Standard for the PRS	2035

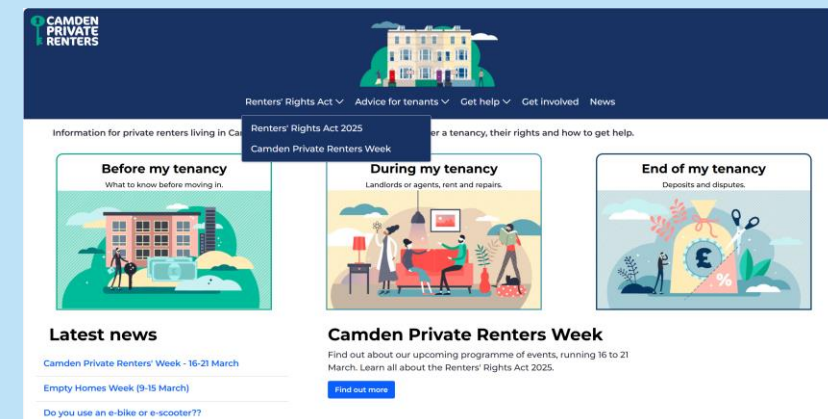
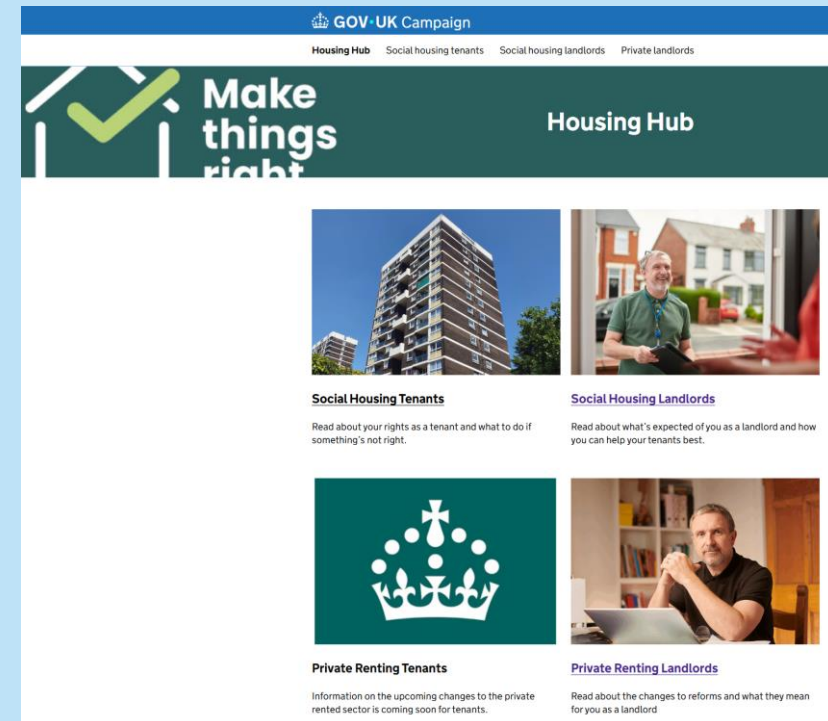
Camden Private Renters Week



- All about raising awareness for private renters.
- Run 5 themed webinars this week – recordings on <https://privaterenters.camden.gov.uk/>

Guidance and support

- MHCLG Housing Hub - <https://housinghub.campaign.gov.uk/>
- Camden Private Renters microsite - <https://privaterenters.camden.gov.uk/>
 - Get help form
 - Content being updated ready for 1 May 2026
- Shelter - https://england.shelter.org.uk/housing_advice/private_renting



Any questions?