



**Generation  
Rent**

# **Renters' Rights Act 2025**

## Tenancy changes

Dan Wilson Craw, Deputy Chief Executive

# Outline



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- New tenancies
- Written agreements
- Notice to end tenancy

# Renting today



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- Fixed terms
  - Difficult to move out of unsuitable home
  - Pressure to renew at the end of it
- No obligation to provide written agreement
  - Tenants have rights regardless of existence of agreement
  - Unclear where you stand
  - Unclear what the landlord can demand
- Notice to move out
  - 1 month outside fixed term
  - Ending fixed term early incurs permitted fee

# New changes from **May 1<sup>st</sup> 2026:**



## **The end of fixed term contracts**

- Rolling “periodic tenancies” replace assured shorthold tenancies
- 2 months’ notice for tenant to end
- Landlord needs valid reason to take possession
- Affects all tenancies from 1 May
- Landlord can’t tell you the tenancy is still fixed term – incurs penalty from council, and potential for rent repayment order

# New changes from **May 1<sup>st</sup> 2026:**



## Tenancy agreement/information sheet

- Landlord must give you certain information about the tenancy and your rights by 31 May
- Existing tenancies with written agreement – information sheet needed
- Tenancies without written agreement – new agreement needed with specified information
- New tenancies – written agreement needed
- Exact detail tbc
- Penalty from council for landlords who fail to comply

# New changes from **May 1<sup>st</sup> 2026:**



## **Moving out**

- Two months' notice to end the tenancy
- But can be provided at any time
- Landlords can't charge a fee – and unreasonable deductions from deposit can be challenged through protection scheme

# Thank you!

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

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



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