



A guide to

RENTERS' RIGHTS BILL: WHAT IT MEANS FOR YOU AS A LANDLORD



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Welcome,

Hi, my name is Martin and I am the proud owner and director of Patricia Shepherd Lettings & Management.

The Renters' Rights Act introduces major reforms to the private rented sector in England.

The aim of the legislation is to improve housing standards, strengthen tenant security and create a more consistent regulatory framework for landlords.

The Government has confirmed that the reforms will be introduced in stages, with the first key changes expected to come into force from May 2026.

This guide outlines the main proposals and what they are likely to mean for you as a landlord, so you can begin preparing with confidence.

Best Regards,

Martin Jackson

Director

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*Disclaimer: The information in this guide does not constitute legal or financial advice.

Tenancy Reform

The Act will remove Section 21 “no-fault” evictions. Landlords will instead be required to rely on specified legal grounds for possession, such as rent arrears, anti-social behaviour, or where the landlord intends to sell or move into the property.

Transition to Periodic Tenancies

Assured shorthold tenancies will be replaced with periodic assured tenancies.

This means most tenancies will roll from month to month rather than being fixed-term. Existing tenancies are expected to transition into the new system once the reforms take effect.

Tenants will generally be required to provide two months’ notice if they wish to leave.

This guide breaks down the key proposals and explains what they could mean for you as a landlord.

Rent and Financial Changes

Annual Rent Increases

Landlords will still be able to increase rent, but generally only once per year using a formal notice process.

Tenants will have the right to challenge proposed increases through an independent tribunal if they believe the rent exceeds local market levels.



Top Landlord Tip:

Start keeping written records of all tenant communication. Clear documentation will help protect you under the new rules.



Restrictions on Rent in Advance

The Act introduces limits on requesting rent in advance. Landlords will typically only be able to require one month's rent before the tenancy begins.

Ban on Rental Bidding

Landlords and letting agents will be required to advertise a clear asking rent and must not invite or accept offers above that figure.

What Should Landlords Do Now?

Although many reforms will be phased in, landlords can begin preparing by:

- Reviewing existing tenancy agreements
- Planning for the move to periodic tenancies
- Checking properties meet expected safety and quality standards
- Preparing for new registration requirements
- Keeping clear written records of communication and compliance

Early preparation will help minimise disruption and support a smooth transition.



FREQUENTLY ASKED QUESTION

Do I need to take action immediately?

While the legislation is being introduced gradually, landlords are encouraged to begin reviewing their arrangements now.

Will I still be able to regain possession of my property?

Yes. The Act provides revised legal grounds for possession in specific circumstances such as selling or moving into the property.

Will the changes affect existing tenancies?

Most existing assured shorthold tenancies are expected to move onto periodic arrangements once the reforms are implemented.

Can I still refuse pets?

Yes, where there is a reasonable and justified ground for doing so.

How can Patricia Shepherd help?

Our experienced team can assist with reviewing tenancy agreements, ensuring compliance and managing your property throughout the transition.

For our fully managed landlords, there's no need to worry, we'll handle all of this on your behalf and ensure you remain fully compliant every step of the way.



NEED SUPPORT PREPARING FOR THE CHANGES?

IF YOU WOULD LIKE GUIDANCE ON HOW THE RENTERS'
RIGHTS ACT MAY AFFECT YOU, PLEASE GET IN TOUCH:

enquiries@patriciashepherd.co.uk

Sutton: 0208 036 2555

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www.patriciashepherd.co.uk

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My wife and I have been clients of Patricia Shepherd Lettings for more than two decades, renting out two properties. In all that time they have never put a foot wrong. I can thoroughly recommend the whole team. You can trust their advice to be the best, backed up by decades of experience. When legislation changes, as it has frequently, in relation to the landlord and tenant relationship, they are always up to date and looking out for the interests of both parties. Don't even bother yourself going elsewhere, these people are at the top of the tree. Larger organisations have staff that come and go quickly, but with Patricia Shepherd, rest assured you will be in safe hands. - Steven

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PATRICIA SHEPHERD
LETTING & MANAGEMENT

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