FleetMilne

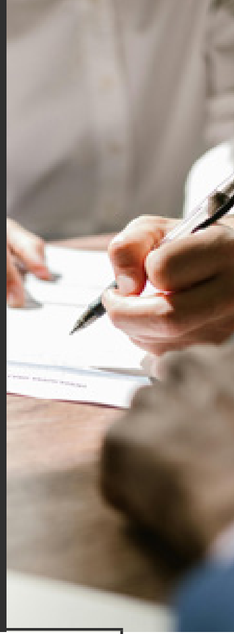
THE RENTERS' RIGHTS ACT

FOR LANDLORDS

The Renters' Rights Act marks the most significant change to the private rental sector in decades. It's designed to strengthen tenants' rights, raise housing standards, and create a fairer, more consistent market.

For landlords, this means adapting to new rules around evictions, property standards, and compliance requirements. While the legislation may seem complex, the right management approach makes it entirely manageable. These changes will take effect from 1st May 2026 unless otherwise noted.

Here's a clear overview of what's changing.



TENANCIES

- No more fixed terms – all new and existing tenancies are now rolling periodic.
- Tenant notice – tenants can give 2 months' notice, in line with rent/tenancy dates.
- Landlord notice – only possible under Section 8 grounds.

UPFRONT RENT PAYMENTS

- Upfront rent no longer allowed (max 1 month, and only after tenancy signed).
- Anyone not meeting income requirements can apply for a professional guarantor service via Goodlord.

SECTION 21 ABOLISHED – SECTION 8 CHANGES

- Section 21 "no-fault" evictions are abolished.
- Section 8 must now be used with specific grounds

RENT INCREASES

- Annual rent reviews permitted (every 12 months).
- Tenant appeals possible via tribunal – but Rent Protection covers the difference if appeal upheld.

PETS

- Tenants can request permission to keep a pet – cannot be unreasonably refused.
- Head lease restrictions remain valid grounds for refusal.

LANDLORD OMBUDSMAN & PORTAL

- A new landlord/property portal will act as a central compliance database, expected to launch in late 2026.

RENTAL BIDDING

- Accepting offers above asking rent is prohibited.

AWAAB'S LAW / MAINTENANCE

- New regulations set strict timelines for resolving issues, especially damp & mould.

We hope this is a useful summary, for more information refer to the full version or **contact us.**