

Renters Rights Bill

15th September 2025

What is it?






A Bill to make provision changing the law about rented homes, including provision abolishing fixed term assured tenancies and assured shorthold tenancies; imposing obligations on landlords and others in relation to rented homes and temporary and supported accommodation; and for connected purposes.

UK Parliament, August 2025






Current Status

Bill passage



Bill started in the House of Commons

-  1st reading
-  2nd reading
-  Committee stage
-  Report stage
-  3rd reading

Bill in the House of Lords

-  1st reading
-  2nd reading
-  Committee stage
-  Report stage
-  3rd reading

Final stages

-  Consideration of amendments
-  Royal Assent

Current Status (2)

- Expected to become law by late 2025
- Implementation not expected until early 2026
- The exact date that any changes will come in is not yet known.
- Some provisions will only become law when additional regulations are made, which could take months and possibly years, e.g. Awaab's law (Social Rented Sector)

What to Expect - Eviction

- Abolition of section 21 (no fault) eviction
- Eviction will be by section 8. A reason for possession must be given
- New grounds for possession, e.g. ASB, will be added as well as modifying some of the existing grounds, e.g. rent arrears
- Selling or moving back in will become a new mandatory ground. Property may not be re-let for 12 months if this ground is used

A valid notice to quit

- LLs will need to ensure that tenancy deposit is protected
- Gas safe certificates and EPCs may not be required
- If tenant chooses to end tenancy notice to quit could increase to 2 months

https://england.shelter.org.uk/housing_advice/eviction/section_21_eviction/how_to_check_a_section_21_notice_is_valid

Rent Increases

- Will only be permissible through section 13 notice (Housing Act 1988)
- Permitted once per year
- 2 months notice must be given
- Tenants may be allowed to challenge in the first-tier tribunal

Bidding Wars

- Will require properties be advertised for a specific rental figure
- Figures may not be invited, encouraged or accepted which are higher

Pets

- Will give assured tenants a right to keep a pet in their home if:
 - They make a request and LL consents
 - LLs may not unreasonably refuse request
 - All requests and consents are written
 - LLs may request an 'extra deposit'

Discrimination

- LL or agent may not prevent someone with children or in receipt in benefit from:
 - Accessing information
 - Enquiring about or viewing a property
 - Entering into a tenancy
- Ability to afford rent can still be considered
- Clauses that restrict landlords from letting to families or benefit claimants will be banned

What to expect – Disrepair

- Proposals to extend Decent Homes Standard and Awaab's law to the private rented sector
- Awaab's law currently applies to social rented sector only. It requires LLs must address hazards like and damp and mould within strict timescales (law introduced in 2023, regulations could in force by Oct 2025)

What to expect – Disrepair

- Decent Homes Standard consultation - <https://www.gov.uk/government/consultations/consultation-on-a-reformed-decent-homes-standard-for-social-and-privately-rented-homes>
- Closed 10th September

What to expect – Enforcement

- Most new rules will be Council enforced
- Expansion of existing civil penalties for non-compliance issues, e.g. unlawful eviction or failure to register with rented sector database
- Expansion of rent repayment orders, e.g. unlawful eviction, false information provided to rented sector database
- RRO will apply for the occupier (as is the case now)

What to expect – Private Rented Database

- A database that will require a landlord is registered to
- LL will be restricted from gaining possession or advertising unless they are registered
- Database will record landlord details of banning orders, financial penalties or other relevant offences.

What to expect – Private Rented Sector Ombudsman

- A proposal for all landlords to join a redress scheme or ombudsman
- The ombudsman role will be to investigate tenant complaints about landlords
- They will recommend how things can be put right and if compensation should be payable
- LL may need to be registered before property can be marketed

Round up

- Expected to become law by late 2025
- Implementation not expected until early 2026
- Some requirements are caveated with ‘not known how it will work in practice’ and;
- When it will be introduced is to be confirmed by ‘future regulations’

Further Support

- National Residential Landlords Association - <https://www.nrla.org.uk/resources/renters-rights-bill-hub>
- Shelter - https://england.shelter.org.uk/professional_resources/news_and_updates/what_to_expect_from_the_renters_rights_act
- DASH (free e-learning for landlords) - <https://www.dashservices.org.uk/news/free-elearning-for-landlords>

Thank you for listening – Questions?