

Appendix 2:

Rents Rights Act 2025 – Summary of Implementation Stages

OPERATIONAL ISSUES Introduction of the Renters Rights Act 2025 and associated introductory stages:

Preparation phase – from the 27th December 2025 new powers for local Authorities to investigate landlords or agents.

Phase 1 will take effect from 1st May 2026 and includes the following elements:

- Abolish section 21 ‘no fault’ evictions – landlords in the Private Rented Sector (PRS) will no longer be able to use section 21 of the Housing Act 1988 to evict their tenants.
- Introduces Assured Periodic Tenancies in the private rented sector – the vast majority of new tenancies and existing tenancies in the PRS will become Assured Periodic Tenancies. This means tenants will be able to stay in their property for as long as they want, or until a landlord serves a valid section 8 notice. Tenants will be able to end their tenancy by giving two months’ notice.
- Reform possession grounds in the PRS so they are fair for both parties – landlords will only be able to evict tenants when they have a valid reason. Possession grounds will be extended to make it easier for landlords to evict tenants who commit anti-social behaviour, or who are in serious persistent rent arrears.
- Limit rent increases to once a year in the PRS – landlords will have to follow the revised section 13 procedure and provide the tenant with a notice detailing the proposed rent increase at least two months before it is due to take effect.
- Ban rental bidding and rent in advance – landlords and letting agents will not be able to ask for, encourage, or accept an offer that is higher than the advertised rent. Landlords and agents will also not be able to request more than one month’s rent in advance.
- Make it illegal to discriminate against renters who have children or receive benefits – landlords and letting agents will not be able to do anything to make a tenant less likely to rent a property (or prevent them from renting it) because they have children or receive benefits. This includes withholding information about a property (including its availability), stopping someone from viewing it, or refusing to grant a tenancy.
- Require landlords in the PRS to consider tenant requests to rent with a pet – landlords will have an initial 28 days to consider their tenant’s request, and they will have to provide valid reasons if they refuse it.
- Strengthen both local council enforcement and rent repayment orders - civil penalties will be expanded, and there will be a new requirement for local councils to report on enforcement activity. Rent repayment orders will be extended to superior landlords, the maximum penalty will be doubled, and repeat offenders required to pay the maximum amount.

Phase 2 will take effect from 2027 (specific dates to be confirmed) and includes the following elements across two stages:

Stage 1 involves the regional rollout of the database for Landlords and Local Councils. Signing up to the **PRS Database** will be mandatory for all PRS landlords and they will be required to pay an annual fee which will be confirmed closer to launch.

Regulations will mandate landlord registration, payment of a fee and the provision of key information by landlords including -

- The landlord's contact details. This will include capturing relevant information from all joint landlords.
- The property details including the full address, type of property (flat/ house), number of bedrooms, number of households/residents and confirming whether the property is occupied and furnished, etc.
- Safety information – Gas, Electric and Energy Performance Certificates – so tenants are assured about the safety and energy efficiency of the property.

Stage 2 involves the further roll out of the database and introduction of the **Ombudsman**. Public access and data sharing will be enabled following the launch of landlord registration.

The Ombudsman will provide a redress service for private rented sector tenants when things go wrong. It will also support landlords with tools, guidance and training on handling complaints from tenants early. The Ombudsman scheme will be mandatory for PRS landlords. Landlords will be required to fund the service through a fair and proportionate charging model which is due to be confirmed closer to launch.

Implementation of the Ombudsman will happen after the introduction of the database, and the government are exploring ways to share information between the database and the Ombudsman to minimise landlord sign-up burden.

The development of the Ombudsman will happen in stages:

Stage 1 will happen at least 12-18 months before implementation. The Secretary of State will choose a scheme administrator to run the new service, which will then need time to scale up.

Stage 2 will require landlords to be members of the new service, expected to be in 2028, when the Secretary of State is confident the service is ready for delivery. We will make sure landlords are given sufficient notice in advance of requiring them to be members of the scheme.

Phase 3 involves the introduction of a new **Decent Homes Standard (DHS)** in the PRS (dates of implementation to be confirmed following consultation but likely between 2035-2037).

A DHS will be introduced to the PRS for the first time. This will ensure that all PRS properties meet a minimum standard of housing quality and provide local councils with powers to take enforcement action if PRS properties fail to meet it.

While the deadline for implementation may be some years away, the expectation is that landlords should commence works earlier wherever feasible, remaining mindful of the effect of property conditions on tenants.

IN ADDITION to the above, the Government has consulted on plans to require all domestic privately rented properties in England and Wales to meet **Minimum Energy Efficiency Standards (MEES) of EPC C or equivalent by 2030** unless a valid exemption is in place. Further details will be set out surrounding this in due course.

As part of the pathway to applying the DHS to the PRS, the **Housing, Health & Safety Hazard Rating System (HHSRS)** will be reviewed and implemented from 23rd June 2026.

Awaab's Law will also be extended to the PRS, setting clear legally enforceable timeframes within which PRS landlords must make homes safe where they contain serious hazards. This will empower tenants to challenge dangerous conditions in their homes.

It should be noted that the Decent Homes Standard already applies to social housing and Awaab's law applies to social housing from 27th October 2025.