

Overview of the Renters Rights Act 2025

Scrutiny Board 4

4th December 2025

James Ibbs

Safer Housing Team Manager



Purpose of the Act



- Renting more secure, affordable and fair
- Establishes clearer responsibilities for all
- Comprehensive reforms
- Promote transparency across the sector
- Creates a balanced environment
- More inclusive and equitable housing market

Timeline of Implementation



- Originally known as Renters Reform Bill 2023
- Change in Government in July 2024
- Renters Rights Bill introduced by Labour
- Renters Rights Act received Royal Assent on the 27th October 2025
- Commencement either late 2025 or early 2026.
- Guidance by mid-2026
- Full powers expected by the end of 2026.

Key Legislative Changes

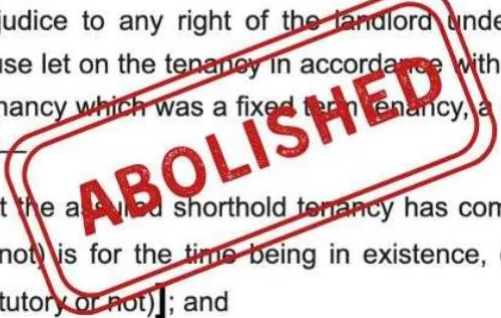


“No Fault” Evictions and Possession

Housing Act 1988

UK Public General Acts > 1988 c. 50 > Part I > chapter II > Section 21

21 Recovery of possession on expiry or termination of assured shorthold tenancy.

- (1) Without prejudice to any right of the landlord under an assured shorthold dwelling-house let on the tenancy in accordance with Chapter I above, on or shorthold tenancy which was a fixed term tenancy, a court shall make an order if it is satisfied—
- (a) that the assured shorthold tenancy has come to an end and no further or not is for the time being in existence, other than ^[F1]an assured statutory or not]; and
- (b) the landlord or, in the case of joint landlords, at least one of them has given the tenant ^[F2]in writing] stating that he requires possession of
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- Abolition of Section 21 “No Fault”
- Must rely on s.8 eviction grounds
- Valid reason to end tenancy
- Eviction cannot occur within first year
- Unlawful eviction – enforcement powers
- Definitions of ASB

Tenancies and Rent

- Assured Shorthold Tenancies replaced with Assured Periodic Tenancies
- Tenant can end with 2 months notice
- Measures to regulate rent increases
- Rent increase once per year
- Statutory process
- No large sums in advance
- Ban on rental bidding



Discrimination and Pets



- Ban on discriminating against tenants on benefits or who have children
- Cannot refuse a tenancy based on financial circumstances or family status
- Enforcement and legal recourse to challenge unfair treatment and seek redress
- Request permission to keep a pet
- Limited grounds to refuse – pet insurance



Decent Homes Standard (DHS)

- DHS in the Private Rented Sector (PRS) for the first time
- Legally enforceable minimum housing “quality” standards
- Raise housing standards
- Reduce health risks
- Enforceable by Local Authority



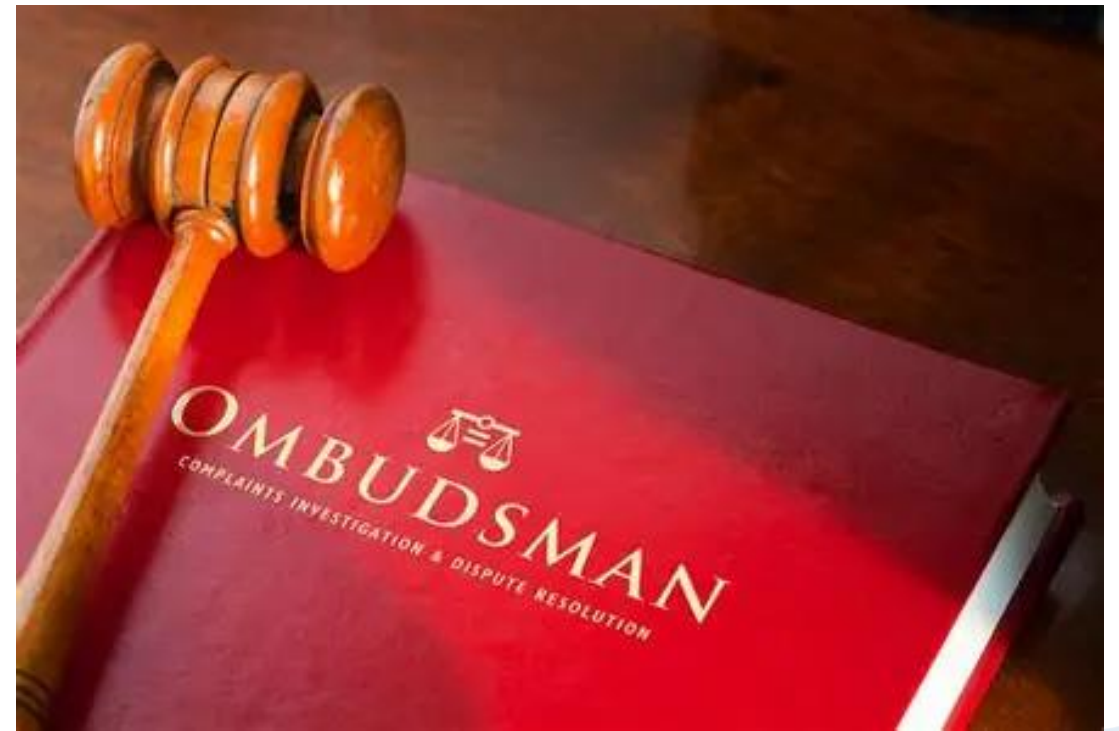
Awaab's Law



- The **Social Housing (Regulation) Act 2023** 'Awaab's Law'
- Social landlords must investigate and remedy hazards
- Will apply to Landlords in the PRS
- Direct route through Courts
- Potential enforcement by the Council

PRS Landlord Ombudsman

- Creation of a Private Rented Sector Landlord Ombudsman
- All landlords required to register
- Handle tenant complaints and disputes without needing court action
- Free, impartial, and legally binding resolution to tenant complaints
- Failing to register carries fines of up to £7,000, or even prosecution



PRS Database



Creation of a Private Rented Sector Database



All landlords will be required to register themselves and their properties on this database

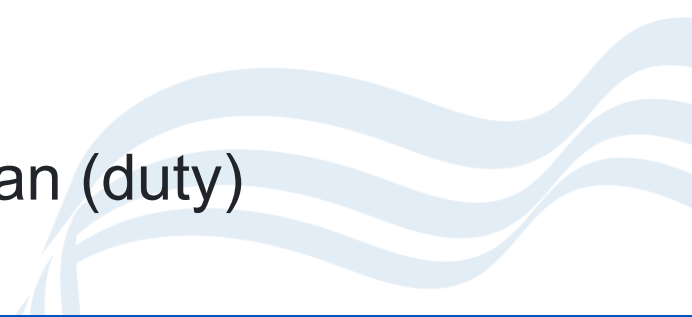


Landlords who fail to register on the database may face penalties of up to £7,000




Properties will not be eligible for possession proceedings unless correctly registered

Enforcement and Investigatory Powers

- Enhanced enforcement and investigatory powers to ensure compliance
 - Minor non-compliance = up to £7,000
 - Serious non-compliance = up to £40,000
 - **DUTY** on the Council to enforce – previously a power
 - Expected to create a workforce, or workforce capacity
 - Tenants will be able to complain directly to the Ombudsman (duty)
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Implementation

- Restructured Safer Housing and Communities service
 - Government Roadmap – 1st May 2026
 - New Burdens (£18.2m for 2025/26)
 - WMCA x2 Apprentice Compliance Officers
 - Income ring fenced for carrying out the Council's enforcement functions
 - Clause 82 provides PRS Database Operator to provide a portion of fees to Local Authority for enforcement activity
 - Review Safer Housing and Communities Enforcement Policy – Full Council March 2026
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Questions



[Guide to the Renters Rights Bill](#)