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The Renters' Rights Act 2025



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The key provisions of the Renters' Rights Act 2025 will take effect on **1 May 2026**. The Act imposes many new obligations on landlords and failure to comply with them can result in stiff penalties.

The Act introduces significant changes to the residential short-term letting system in England. These include the ending of fixed term tenancies. All existing Assured Shorthold Tenancies will become Assured Periodic Tenancies from **1 May 2026** and any other existing fixed term tenancies will be converted to periodic tenancies.

This is a summary of the key changes that will be coming in and the actions that you should take to make sure you can meet the obligations and deadlines that will be imposed.

Existing Tenancies

What you need to do for each property that you let out:

You should make sure you have a full copy of the current or latest Assured Shorthold Tenancy Agreement and the supporting documents for your tenancies.

All current tenants will need to be supplied by **31 May 2026** with either (1) an Information Sheet or (2) a Written Statement of Terms depending on whether or not the tenancy is wholly or partly in writing

Information Sheets

For tenancies which are wholly or partly in writing landlords will be required to notify tenants of the changes to their tenancy by serving them with an Information Sheet by no later than **31 May 2026**. The information sheet can be found here: www.gov.uk

The Information sheet must be given in hard copy to the tenants by post or hand or by sending the PDF document as an attachment, for example by e-mail or text message. Please note that sending a link to the document will not be valid.

Written Statement of Terms

For all tenancies which were not granted wholly or partly in writing landlords will be required to serve a Written Statement of Terms on the tenant by **31 May 2026**. The information to be given to tenants in the Written Statement of Terms is set out here: www.legislation.gov.uk

You should work out the key terms of any unwritten tenancy to include in the Written Statement of Terms. You may also wish to provide a Written Statement of Terms to tenants for any partly written tenancies.

New Tenancies

For all new tenancies granted from **1 May 2026** landlords must provide tenants with the Written Statement of Terms before the tenancy is granted.

You should ensure that you continue to comply with the existing law and regulations regarding the grant of tenancies, including the supply of valid EPC and gas safety certificates, electrical safety checks, and confirmation that any smoke or carbon monoxide alarms are in good working order prior to the grant of a tenancy.



Ending Existing Tenancies

From 1 May 2026 the ability to serve on the tenant two months' notice to quit for no reason under section 21 of the old legislation will be lost. The last date that a Section 21 Notice can be served is **30 April 2026**.

The last date that court proceedings may be issued on the grounds of a Section 21 Notice served on or before 30 April 2026 is **31 July 2026**.

If proceedings are not issued by **31 July 2026**, landlords will be prohibited from relying on the Section 21 Notice, even if it was served by **30 April 2026**,

What you need to do:

If you want to serve a Section 21 Notice before **30 April**, make sure that you take legal advice to ensure that your notices are valid and can be served in time. Be prepared so that the notices comply with the current statutory requirements and you must issue possession proceedings by **31 July 2026** or the ability to obtain possession will be lost. We set out a list below of some of the requirements to ensure that a valid notice and claim can be made within the deadline:

- Make sure that the tenant received a gas safety certificate before they moved in and that a copy of it has been kept.
- Make sure that there have been annual gas safety inspections and that gas safety certificates have been issued every 12 months, including within the last 12 months of the tenancy
- Make sure that a current copy of the How To Rent Guide is served on the tenant before you serve the Section 21 Notice. Keep a copy of it and make sure that you can prove service on the tenant.
- Make sure that the tenant has received a copy of the Energy Performance Certificate for the Property.
- If there is a deposit, make sure that the deposit has been protected in the Deposit Protection Scheme. Make sure you have a copy of the Deposit Protection Certificate and proof that the prescribed information was served on the tenant.

Ending New Tenancies

New Grounds for Possession

With Section 21 removed, possession will be available only through updated and expanded grounds for possession under Section 8 of the Housing Act 1988, including selling the property, landlord/family occupation, serious arrears or antisocial behaviour. A link to the new grounds for possession is set out here: www.gov.uk

If you have any HMO properties occupied by full time students, where you will want to rely on the new possession Ground 4A, you must provide those tenants with a written statement that their tenancy is one to which Ground 4A applies by 31 May 2026.

What you need to do:

Review the revised grounds to check if they apply to your future plans for the property, and make sure that your letting agents are up to speed with the new changes. We strongly recommend that you seek legal advice before serving any notices for possession once the new legislation comes into force.

Tenant ending the tenancy

Both before and after the new legislation comes into force a tenant can bring a tenancy to an end at any time on no less than two months' written notice given to the landlord provided that the tenancy ends on a day when the rent is due or the day before.

Rent Reviews

From 1 May 2026, Section 13 of the Housing Act 1988 will be amended so that rent will only be able to be increased by formal notice to the tenant under the statutory procedure and at no less than yearly intervals for private landlords. Tenants will be entitled to apply to the first tier tribunal in order to question the increased rent. Rental increases above a market rent will not be allowed.

What you need to do:

Consider whether you can increase rents on existing tenancies ahead of 1 May 2026 and get ready to implement an annual review schedule compliant with the Section 13 rules.



Obligations and Penalties

There are a number of new landlord obligations which will apply from 1 May 2026, including:

- No more than 1 month's rent in advance may be taken.
- Bidding wars and charging rent above advertised prices are banned.
- Landlords will not be able to refuse to let to tenants with children or those receiving benefits.
- A tenant request for pets must be reasonably considered.

Local authorities will gain strength and enforcement powers from 1 May 2026 and serious or repeat breaches can attract fines between £7,000 and £40,000 Read more: www.gov.uk

What you need to do:

- Review policies for tenants with pets, children and those who are in receipt of benefits
- Ensure that all tenancy documents, rent review processes and property standards meet the new requirements
- Implement robust record keeping
- Make sure that your letting agents are fully up to speed with the new obligations and that their practices comply with the new legislation.
- If in doubt, seek legal advice.

For more information, please contact



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