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Renters' Rights Act: Exclusive Government Live Q&A

rightmove 



Our experts joining us today:



Stephanie Kvam,
Deputy Director for PRS Housing
Redress and Regulatory Systems
at the Ministry of Housing,
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Government



Ross McInnes,
Deputy Director for PRS Strategy,
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Implementation in stages

Phase one

May
2026

- Abolish s21 no-fault evictions.
- Vast majority of tenancies now Assured Periodic Tenancies.
- Reformed possession grounds.
- Limit rent increases to once a year.
- Ban rental bidding and rent in advance.
- Require landlords to consider pet requests.
- Strengthen rent repayment orders.

Rollout of the new PRS Database in two stages.

Set-up of the PRS Landlord Ombudsman Service, with landlords expected to join in 2028.

Phase two

From
late
2026



Implementation in stages

Phase
three

TBC

- Consultation responses pending on:
 - **Minimum Energy Efficiency Standards (MEES)** of EPC C or equivalent by 2030.
 - **A new Decent Homes Standard** – 2035 or 2037.
- Further consultation planned on extension of **Awaab's Law** in the PRS.

Further details at GOV.UK - Renters' Rights Act 2025: Implementation roadmap. [Download here](#)



Preparing for implementation

Support for landlords and agents

We know you need time and support to prepare your business for the changes. Here are a few things you can do now to get ready for the first phase of implementation:

- Read our new [GOV.UK guidance](#) to familiarise yourself with the changes
- Download our [landlord checklist](#) to easily keep track of what you need to do
- Sign up to email alerts via [gov.uk/rentingischanging](#) so you know when:
 - The official [government information sheet](#) is published (you'll need to give this to your tenants, if you have an existing written tenancy agreement)
 - The new rules for [future written tenancy agreements](#) are published.



Q&A