Renters' Rights Act: Exclusive Government Live Q&A





Our experts joining us today:



Stephanie Kvam,
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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.

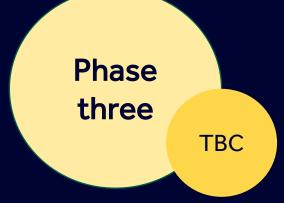
Set-up of the **PRS Landlord Ombudsman Service**, with landlords expected to join in 2028.

Phase two

From late 2026



Implementation in stages



- 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 <u>landlord checklist</u> 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