



MEREDITH
& CASTLE

A GUIDE TO THE RENTERS' RIGHTS ACT

A SHORT GUIDE TO CUT THROUGH THE CONFUSION
AND ENSURE COMPLIANCE

The Renters' Rights Act 2025 received Royal Assent on 27th October 2025 - officially becoming law on this date.

The guide to the Act on the official government website contains 11,173 words.

Nobody has time to sift through that.

Luckily, Meredith & Castle are here to cut through the fluff and give you the key points in a simple, readable format.



WHY?

The Act aims to:

- Provide renters with greater security, rights and protections
- Enable tenants to stay in their homes for longer, allowing them to build their lives in their communities
- Drive up the quality of privately rented housing
- Allow authorities to crack down on unscrupulous landlords
- Provide benefits for responsible landlords who provide a high-quality service to their tenants
- Improve the reputation of the sector
- Ensure that good landlords experience simpler regulation, with clearer possession grounds when necessary.

WHEN?

The changes will be introduced in three phases to ensure understanding and compliance.

We will go through each in a little more detail later in the document, but the main points start overleaf.

NB. A power to provide local authorities with more robust house inspection rights and standards came into effect on 27th December 2025.

PHASE ONE

1ST MAY 2026

Phase one will:

- **Remove s21 “no fault” evictions**
- **Introduce Assured Periodic Tenancies (APTs), replacing any existing Assured Shorthold Tenancies (ASTs) on this date**
- **Reform possession grounds**
- **Limit rent increases to once a year**
- **Ban rental bidding and rent in advance**
- **Prevent blanket bans against tenants who have children, pets, or receive benefits**
- **Expand civil penalties and strengthen local authority enforcement**

PHASE TWO

“LATE 2026”

Phase two will:

- Introduce the Private Rented Sector (PRS) database
- Establish the PRS Landlord Ombudsman (after the introduction of the database)

Tuesday
8

PHASE THREE

DATES TO BE CONFIRMED

Phase three will:

- **Introduce a Decent Homes Standard (DHS) to the Private Rented Sector**
- **Require that all privately rented properties meet a minimum Energy Performance Certificate rating of C**
- **Review the Housing Health and Safety Rating System (HHSRS)**
- **Introduce Awaab's Law into the Private Rented Sector**

A LOOK AT THE PHASES IN DETAIL

The following pages highlight the changes in more detail:

REMOVE S21 “NO FAULT” EVICTIONS

This removes the ability for private landlords to use s21 of the Housing Act 1988 to evict tenants - evicting a tenant without a specific reason.

Under the new reformed s8 notices, landlords must now state a specific reason for eviction.

Reasons can include:

- Repeated arrears
- Anti-Social Behaviour
- Landlord, or close family member, moving into the property
- Selling the property

REMOVAL OF NO-FAULT EVICTIONS

REPEATED ARREARS

Two months' arrears 3 times in the last 3 years. This applies even if the tenant has paid their rent by the time of their court hearing.

ANTI-SOCIAL BEHAVIOUR (ASB)

Defined as "behaviour which is capable of causing nuisance or annoyance". Tenants can be served a shorter 2-week notice period.

MOVING IN / SELLING

Four months' notice must be given to the tenant in these circumstances. Landlords cannot market or re-let their property within 12 months of using these grounds.

ASSURED PERIODIC TENANCIES (APTs)

ALL ASSURED SHORTHOLD TENANCIES (ASTs) WILL BECOME ASSURED PERIODIC TENANCIES (APTs)

With an APT, tenancies will roll on from month to month without any specified end date.

DON'T GET CAUGHT OUT

Under the old system, tenancies could become periodical *only* at the end of a fixed-term contract. This is now no longer the case.

ENDING A TENANCY

TENANTS

Need to give 2 months' notice

LANDLORDS

Must use s8 rules to evict for a reasonable cause,
with appropriate notice

DON'T GET CAUGHT OUT

Tenants can give their 2-month notice to leave at
any point, including immediately after moving
in, meaning they can use periodic tenancies as
short-term accommodation.

RENT

Rent can now only be increased once per year and only after giving the tenant two months' notice.

This is done by serving a s13 notice.

APPEALS

Tenants can appeal rent increases which are significantly above the market rate.

DON'T GET CAUGHT OUT

The notice period to increase rent has doubled from the old process, which used to be one month.

RENT

An asking rent must be published, and offers above this rate cannot lawfully be accepted.

The Act also ends payment of rent in advance.

This prohibits requiring or accepting any payment of rent in advance of the tenancy being entered into.

A landlord will only be able to ask for up to one month's rent once a tenancy agreement has been signed, and before it begins.

This is designed to protect tenants from large requests for rent in advance that are beyond their means.

BLANKET BANS

Blanket bans to exclude certain tenants, such as families with pets, children, or those on benefits are not permitted.

Landlords can no longer “unreasonably refuse” tenants to have a pet. Landlords must respond to a request within 28 days.

If the landlord refuses this request, they must clearly state why.

DON'T GET CAUGHT OUT

Before the Act was passed, the proposal was that landlords had 42 days to consider a request, and that tenants must have pet insurance or pay the landlord an equivalent amount. This was removed before the Act was finalised.

REASONABLE GROUNDS

The Act doesn't give a list of what "reasonable grounds" are to refuse a request for a pet, but examples widely accepted in guidance include:

- The pet poses a safety risk
- The property is unsuitable (i.e. no outdoor space for a large dog)
- The tenant cannot demonstrate responsible ownership
- The landlord has medical or religious reasons
- The pet would breach head-lease terms.

IS ANYTHING EASIER FOR LANDLORDS?

Although called the “*Renters’ Rights Act*”, it also makes things easier for landlords. Here’s how:

- A simpler tenancy system with no confusion about renewal dates or re-issuing agreements every 6 or 12 months, reducing admin
- Clearer, stronger possession grounds
- A new Ombudsman that helps to ensure complaints are resolved quickly and cheaply, with issues being settled without lengthy and expensive court hearings
- Increased trust in the system from tenants
- A national database with clear guidance, centralised information and better enforcement against rogue landlords

NEED MORE INFORMATION ON THE OTHER PHASES?

We have detailed information on the first phase only at this time, as this is the most time-critical aspect of the Act, and requires landlords to put measures in place to ensure compliance.

We will be publishing further information on the other phases nearer the time.

DON'T GET CAUGHT OUT

Make sure you're ready and compliant by 1st May 2026. If you need further help or information, please feel free to contact us using the contact information on our website:

www.meredithandcastle.com



TAKE THE STRESS OUT OF PROPERTY MANAGEMENT

Landlords often point to the following reasons for why they don't enjoy the experience:

- Tenant issues, fallout and evictions
- Maintenance
- Law, regulations and compliance

If any of this resonates and you're curious about how we could make your life easier, we'd love to have a simple, no-pressure conversation.

We can discuss how we can handle the problems that drain your time and energy, so you can finally enjoy the benefits of your investment without the stress.

No sales pitch, no pushy tactics - just an honest chat about your property, the challenges, and whether we're the right people to help. And if we're not, we'll tell you. If that sounds refreshing, reach out and let's talk at meredithandcastle.com.

FURTHER READING AND SOURCES

Implementing the Renters' Rights Act 2025: Our roadmap for reforming the private rented sector (Gov website, published November 2025):
https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/Implementing_Renters_Rights_Act_2025_-_roadmap.pdf

Guide to the Renters' Rights Act (Gov website, published 6th November 2025)
<https://www.gov.uk/government/publications/guide-to-the-renters-rights-act/guide-to-the-renters-rights-act>

Thank you for reading our guide.

Every attempt has been made to ensure accuracy, however if you spot any errors or discrepancies, please contact us so that we can rectify them.

HOW TO GET IN TOUCH



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