

QUINTESENTIALLY ESTATES

Renters Rights Act
A Guide for Landlords.

The Renters' Rights Act received Royal Assent on 27 October 2025 and begins implementation on 1 May 2026. Changes will be introduced in phases to give landlords, tenants and agents time to prepare.

Renters Rights Acts Timeline

2025

2026

2023-2025

The Renters' Rights Bill (previously the Renters' Reform Bill) has been debated in Parliament for two years.

October 14

Progressing past the final stage of debate the Bill returned to the House of Commons to become law

October 27

The Bill received Royal Assent and became the Renters' Rights Act. We will finalise the updates we have been planning to our processes, which will keep our landlords ahead of the changes and compliant.

May 1st 2026

Late 2026

Phase 1 of the Act will come into effect first, followed by Phase 2, which will introduce both a Private Rented Sector Database and a mandatory Landlord Ombudsman.

Future implementation

Phase 3 of the Act will introduce the Decent Homes Standard (Awaab's law) – a date is yet to be clarified by the Government

Changes from 1st May 2026.



Abolition of Section 21

All tenancies will move to periodic contracts, there will be no fixed end date. A tenancy will end only when a tenant chooses to leave or when a landlord has valid grounds for possession.



Changes to Section 8

Following the removal of Section 21, landlords seeking possession must rely on Section 8, which will feature expanded and strengthened grounds, including new criteria for selling or moving back into a property.



Periodic Contracts Become Standard



Upfront Rent Limitations

Upfront rental payments will be capped at one month at a time.



Revised Notice Periods

Tenants may end their tenancy at any time with two months' notice.
Landlords may give four months' notice if they wish to sell or move in.
Notice periods for grounds such as anti-social behaviour or rent arrears will vary, but many will increase significantly.



Restrictions on Rent Increases

One rent increase permitted per year.
Must reflect the market rate.
Tenants may contest the increase if they believe it unfair.



Landlords cannot accept offers above the advertised asking price.



Pet

Tenants may request permission to keep a pet.
Landlords must consider each request and respond thoughtfully.



No Discrimination

“No children” and “No DSS” advertisements will be prohibited.



Minimum Tenancy Period Before Possession

A tenant must receive a minimum of 12 months’ tenancy before a landlord may seek possession on the grounds of sale or occupation (earliest notice at month 8).



Rent Repayment Orders

Rent Repayment Orders will be strengthened, giving tenants and authorities more recourse.



Fines

Fines for non-compliance will range from £7,000 for initial breaches to £40,000 for repeat offences, per offence.



Re-Lets

If a landlord regains possession to sell or move back in, the property cannot be re-let for 12 months.



Documentation

All new tenancies beginning after 1 May 2026 will require updated documentation. A government-issued information sheet must be sent to existing tenants by 31 May 2026.

Further Changes Coming Later.



PRS Database (late 2026):
Mandatory registration of all
rental properties.



Landlord Ombudsman (by 2028).



Future property standards, including the
Decent Homes Standard and Awaab's
Law (dates to be confirmed).

Quintessentially Estates is here to support you.

Tenancy Management

Our dedicated team will prepare evidence-based justifications for rent reviews and issue the appropriate Section 13 notices on your behalf.

Accurate Valuations

Our local specialists combine market insight with deep neighbourhood knowledge to deliver precise rental valuations and help you secure the strongest possible income.

Enhanced Referencing

Dedicated Landlord Support

A single point of contact who oversees all aspects of the property, tenancy and compliance, ensuring consistency, clarity and personalised service.

Specialist Property Management

Routine inspections and proactive maintenance to minimise costly repairs and ensure long-term value preservation.

*Request a
Valuation*

Request Advice

51 KINNERTON ST, BELGRAVIA, LONDON
SW1X 8ED

INFO@QUINTESSENTIALLYESTATES.COM
+44 (0) 207 201 0700