



# PUMP COURT CHAMBERS

## **Renters' Rights Bill as at 23/09/2025**

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- Background to Bill
- Where are we now (as at 23 September 2025)?
- Key reforms proposed

# Background

- Part of the Labour party's 2024 manifesto
- Aims to protect private renter population of circa. 11 million.
- Aims to reduce rate of homelessness.
- Replaced the Conservative party's Renters' Reform Bill.

# Where are we now?

as at 23 September 2025

- Near final stages.
- Amended Bill to be reviewed by House of Lords on 14 October 2025.
- Royal Assent expected in late 2025, with implementation in 2026.

# Key Reforms

- **No more ASTs – all tenancies to be periodic**
  - Offers greater flexibility to tenants.
  - Tenants can end tenancies with 2 months' notice (**NB**: end date of the tenancy will need to align with the end of a rent period).

# s.21 abolished

- **No more s21 evictions**
  - 12-month protected period at start of tenancy. No property sale or evictions in this period.
  - Tenancies to be terminated only on specific mandatory grounds that will generally require 4 months' notice.

## s.8 amendment

- **s8 possession for non-payment of rent**
  - Now requires 3 months' unpaid rent (or 13 weeks' if rent is paid weekly or fortnightly).
  - Both at the time notice is served and at the time of the possession hearing.

# Rent Increases

- **Private sector**

- Rent increases to be made via a statutory ‘section 13’ process, as amended by the Bill.
- Landlords to complete a form (pro forma on GOV.UK) which is to be served on tenants.
- No further action needed – if accepted, tenant pays the new rent on the next rent date.
- If disputed – tenants to refer to FTT (Property Chamber) before the new rent starts date and informs the landlord of the referral.

- **Social sector**

- Providers of “relevant low-cost tenancies” (as defined in the Bill) will retain their current mechanisms for increasing rent.



# Advance Rent

- **Advance rent abolished or penalty up to £5,000**
  - Tenant Fees Act 2019 to be amended so landlords/letting agents cannot accept any advance rent.
  - Advance rent of 1 month (or 28 days for tenancies lasting no more than 1 month) to be payable after a tenancy agreement has been signed and before commencement.
  - Housing Act 1988 to be amended to reflect new position (currently no legal limit).

# Dispute Resolution

- **Private Rented Sector Landlord Ombudsman Service**
  - Will be set up to provide ADR services.
  - Only for tenant redress (landlords cannot bring their own complaints. Government to explore mediation options).
  - Enforcement capabilities:
    - All private landlords in England, including their (managing) agents must join.
    - Landlords must comply with Ombudsman decisions.
    - Small fee payable for the service (by landlords).
    - Failure to do above risks penalty of £7,000 for initial breaches up to £40,000, or criminal prosecution.

- **Private Rented Sector Database**
  - All tenancies must be registered or landlords will risk civil penalty of £7,000 for initial breaches up to £40,000, or criminal conviction.
  - No registration = no possession order under any ground, except grounds 7A or 14 (tenant anti-social behaviour).
  - Landlords to pay a fee for registration.
  - Information on database TBC but will include details on property standards and offences.

# Other Regulations

- Landlords to avoid direct or indirect discrimination
  - Target “No DSS” adverts (tenants who receive housing benefits for rent) as well as adverts preventing pets and children.
  - Breach = £7,000 civil penalty by local council.
- No unfair bidding – landlords must publish asking price and cannot accept bids above that price.
- Decent Homes Standard and Awaab’s Law = property to be safe for habitation or risk £ penalty and breach of tenancy proceedings.

**Thank You**

**Questions?**