PUMP COURT
CHAMBERS

Renters' Rights Act 2025

Nazifa Chowdhury (2022)

Overview

- Background to the Act
- Where are we now (as at 14 October 2026)?
- Key changes

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.
- Began life as the Conversative party's Renters' Reform Bill; albeit varied to be more tenant-friendly.
- Does not impact social housing tenancies until 2027 (Phase 2).

Where are we now (as at 14 October 2026)?

- Implemented in phases.
- **Phase 0 – 27 December 2025**
  - Council's investigative powers
  - Information Sheet to be provided by landlords to existing tenants
- **Phase 1 – 1 May 2026**
  - Existing ASTs with fixed end dates have become periodic, rolling tenancies. They are now called "assured periodic tenancies". Usually monthly, unless tenancy agreement sets out a shorter period. (s.1-2 of RRA 2025)
  - No more s.21 evictions.
  - Rent review clauses have no effect.
  - Rent increases must take place in accordance with s.13 of the Housing Act 1988 (as amended). Landlord to serve s.13 Notice (Form 4A) giving 2 months' notice. (s.6 of RRA 2025)
    - One rent increase every 12 months.
    - Rent increase cannot be higher than the open market.
    - If tenant disagrees, matter can be referred to FTT (Property Chamber) for determination. (s.7 of RRA 2025)

Phase 1 cont.

- Prohibition of rent in advance before lease entered into (s.9 of RRA 2025)
  - Schedule 1 to the Tenant Fees Act 2019 (permitted payments) is amended. Landlord and letting agents cannot request unlimited or discretionary rent payments in advance **before** tenancy agreement signed.
  - Can only request 1 months' advance rent – s.9.1A(1) of RRA 2025 and Schedule 1 of Tenant Fees Act 2019
- Right to request permission to keep a pet (s.11 of RRA 2025)
  - Makes it an implied term of every assured tenancy that a tenant can ask to keep a pet
  - Consent not to be unreasonably withheld.
  - Decision to be conveyed within 28 days of the request being made (+7 days if landlord needs to obtain decision of superior landlord).
  - Reasonable ground to withhold consent: if keeping a pet places landlord in breach of superior tenancy or if superior landlord refuses consent.
- Amended grounds for possession (s.3 of RRA 2025) set out in Schedule 1
  - Ground 1 (occupation by landlord/family): can only be considered 1 year after tenancy began.
  - Ground 1A (sale of freehold or intention to grant 21-year+ long lease): can only be considered 1 year after tenancy began.

Phase 1 cont.

- Grounds 2ZA-2ZB: possession when superior tenancy ends. Landlord is the tenant under the superior tenancy, and superior tenancy is due to expire within 12 months of notice being given.
- Interim accommodation for students/the homeless will not give rise to an assured tenancy (s.32 of RRA 2025) unless the landlord confirms the same.
- Ground 4A: possession of student accommodation for occupation by students. Where a property is in a HMO, the tenant was a student when the tenancy was entered into, and the landlord gives notice of letting to another student.
- Ground 8 (para 24 of Schedule 1): 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.
- s.4 of RRA 2025: possession based on anti-social behaviour (ground 14) expanded to consider effects on other occupiers where a HMO is concerned.
- Chapter 3 of RRA 2025: Landlords to avoid direct or indirect discrimination towards tenants on benefits or with children.
- s.56 of RRA 2025: No unfair bidding – landlords must publish asking price and cannot accept bids above that price.

Phase 2: from late 2026

- Private Rental Sector Database: Stage 1 - regional rollout.
- All tenancies **must** be registered or landlords will risk civil penalty of £7,000 for initial breaches up to £40,000, or criminal conviction (s.91-92 of RRA 2025).
  - No registration = no possession order under any ground, except grounds 7A (tenant convicted of serious offence) or 14 (tenant anti-social behaviour) – s.90 of RRA 2025.
  - Landlords to pay a fee (TBC) for registration – s.81 of RRA 2025.
  - Information on database will include: landlord's contact details, gas, electric and EPC information, property details, and relevant offences landlord has committed (s.83 of the RRA 2025).

Phase 2 cont.

- Private Rental Sector Database: Stage 2 - Public access and PRS Ombudsman.
  - Public access and data sharing on database will be enabled.
  - Ombudsman will be set up to provide ADR services (s.64 of RRA 2025).
  - Implementation in 2 stages.
    - Stage 1: SoS to appoint an administrator of the scheme.
    - Stage 2: by 2028, landlords expected to sign up.
  - Only for tenant redress (landlords cannot bring their own complaints. Government to explore mediation options).
  - All private landlords in England, including their (managing) agents must join.
  - Landlords must comply with Ombudsman decisions as if they were court orders (s.68 of RRA 2025).
  - Small fee payable for the service by landlords – fee TBC.
  - Failure to do above risks penalty of £7,000 for initial breaches up to £40,000, or criminal prosecution (s.66-67 of RRA 2025).

Phase 3

- Decent Homes Standard – Part 3 of the RRA 2025
  - Still under consultation.
  - Government has consulted on plans to require all domestic privately rented
  - properties in England and Wales to meet Minimum Energy Efficiency Standards (MEES) of EPC C or equivalent by 2030.
  - Extension of Awaab's law to private rented sector. Will require landlords to investigate and fix damp, mould, and other serious hazards within strict deadlines, such as investigating significant damp/mould within 10 working days and making homes safe within 5 working days.
  - SoS to implement secondary legislation to give effect to this.

Contact details

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Nazifa is a barrister and former solicitor with a broad civil practice focusing on trusts of land, landlords and tenants (residential and commercial), commercial contracts, and companies law. Nazifa is regularly instructed in residential possession claims arising from rental arrears, trespass, termination of licences, and other grounds giving rise to discretionary orders of possession by the Court, such as tenancy fraud.

Nazifa transferred to the Bar following a career as a corporate and commercial solicitor. She has been praised for her strong advocacy skills and ability to assist parties in settling matters outside of litigation.

Nazifa's experience in property law includes landlord and tenant disputes (residential and commercial) and real property disputes concerning trusts of land and boundary disputes.

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