

COTSWOLD PROPERTY BULLETIN

The Renters' Rights Act 2025

The largest overhaul of letting legislation in recent years - the Renters' Rights Act (RRA) is an act to transform the experience of private renting for 11 million tenants and 2.3 million landlords in England.

The Act came into force on 27th December 2025 and will be implemented in three phases.

Phase one - 1st May 2026

Tenancy reform measures to include transfer of all fixed term tenancies into periodic (rolling) tenancies, end of Section 21 no-fault evictions, cap on rent in advance, anti-discrimination measures, ban on rental bidding, rent increases via Section 13 notices, and new rules on pets.

Landlords must serve 'The Renters' Rights Act Information Sheet 2026' by 31st May on each of their tenants.

Phase two - late 2026 to 2028

Private Rented Sector Database (mandatory register of landlords/rental properties in England) rolled out from late 2026.

Requirements for all landlords to be members of a new Landlord Ombudsman in 2028.

Phase three – 2035 or 2037

Decent Homes Standard and Awaab's Law.

Phase one changes from 1st May 2026

Term

No more fixed terms. All tenancies will become rolling/periodic, therefore should a tenant want to move they can give two months' notice, affording them flexibility and not to feel trapped if life throws a curve ball – usually enough time for landlords to find a new tenant.



Recently let 2 Manor Farm Cottages, Nether Swell.



The Hayman-Joyce Lettings Team

Regaining possession

The process of regaining possession is updated with the removal of no-fault evictions via Section 21 notices. All notices will be implemented under Section 8 of the Housing Act, which gives grounds to allow landlords to regain possession under certain circumstances. There are a total of 26 mandatory grounds and 11 discretionary grounds.

For example, a landlord or a close family member wanting to live in the property; landlord needing possession for selling; landlord needing possession for staff members; ministers of religion needing to live at the property when owned by a religious organisation, are all provided for. These notices must be formally served on the tenants and require four months' notice.

In addition to this are clauses on shorter notice periods for rent arrears, anti-social behaviour, loss of right to rent, with notice periods ranging from immediate to four weeks.

Rent increases

There will be new processes for increasing rents. Landlords may only raise rent once per year and increases will need to be to market value, justified and based on clear evidence. A landlord must serve a Section 13 notice giving a tenant two months' notice.

The tenant will have the right to challenge the increase at tribunal, initially proposed without cost, however, the government have recently confirmed a charge of £47. They must raise the challenge before the starting date of the new rent and inform the landlord they are doing so.

Rent in advance

A landlord will only be able to require up to one month's rent once a tenancy agreement has been signed and before tenancy commencement. They must not accept more than one month's rent upfront.

For landlords in breach, local councils will have the power to require landlords to repay a prohibited payment of rent in advance to the tenant and to impose a civil penalty on landlords, and anyone acting directly or indirectly on their behalf, of up to £7,000 for breaches.

Discrimination

Landlords will not be able to refuse families with children, benefit or housing allowance recipients.

Right to request permission to keep a pet

Probably the most decisive change is the right for a tenant to request to keep pets during a tenancy, which a landlord can only refuse on reasonable grounds. Risk of damage to the property has been excluded as a reasonable ground.

Landlords still have the right not to accept tenants with pets at the outset.

Requirement to state exact specific rent and ban on competitive bidding

When marketing a property to rent it must have a specific amount of rent - not a range, price on application or offers over, for example.

A landlord or agent cannot elicit nor accept any offer above the advertised rent.

For further information please contact

lettings@haymanjoyce.co.uk
Telephone: 01608 653606

Tom Hayman-Joyce



Grounds for possession fact sheet
Please scan the QR code to download our fact sheet, which lists the 26 mandatory and 11 discretionary grounds for regaining possession of your tenanted property under the RRA.



To do list

As a landlord what do you need to do for phase one of the Renters' Rights Act (RRA) which comes into force on 1st May 2026?

Quite simply only one action point is mandatory.

Landlords must serve the official government 'The Renters' Rights Act Information Sheet 2026' by 31st May 2026 on each of their tenants.

This explains to tenants how the changes in the RRA impact them.

It must be served to all assured or assured shorthold tenancies that were created before 1st May 2026, and a copy must be given to every tenant named on the tenancy agreement.

It must be provided unchanged and unedited in either hard copy, handed or posted to the tenants, or emailed / sent by text as an attached .pdf (will be invalid if a link is sent).

If you fail to serve the information sheet you could be fined up to £7,000.

Tenancy agreements do not need to be updated, the RRA will overrule any terms which are in breach. You may, if you wish, update your tenancy agreement, but it is not required.

If your property is managed by us, we will legally serve this notice for you, at no additional cost.

We will be delighted to serve the notice for any of our rent collect or let only landlords, or any local landlord, for a reasonable administration fee. We also offer a full 'MOT' check of your let properties, to give you peace of mind that you are legally compliant.

Our expanding team of qualified, knowledgeable letting experts is led by Sue Maaz FARLA and includes Emma Cattell MARLA, Sara Walton LLB (Hons), Anne Lake and Anna MacCurrach with support from Tom Hayman-Joyce MRICS, MARLA.



Landlords' seminar

Thank you to everyone who joined us for our landlords' seminar, it was a hugely successful, sold-out event focusing on The Renters' Rights Act 2025, with additional advice on mitigating risk as a landlord, tips on improving tax efficiency and likely future changes to Minimum Energy Efficiency Standard (MEES).

The discussion was led by experts Tom Hayman-Joyce from Hayman-Joyce, Matthew Cotton from Kendall & Davies Solicitors and Sophia Maynell from Tayabali Tomlin Chartered Accountants.

We raised over £500 for North Cotswold Foodbank, by donating and topping up the attendance fees.

To view a recording of the seminar and its invaluable advice please scan the QR code.



LET AGREED



Marlow Cottage, Icomb Rent - £1,900 p/m

Nestled in the picturesque village of Icomb, the cottage epitomises quintessential English charm.

TO LET



The Stone Barn, Honington £1,600 p/m

A deceptively spacious, detached barn conversion with an array of character features.

Angela Anslow | ★★★★★

Having let my small cottage in Moreton with Hayman-Joyce over the last 10 years, I have recently re-let it with the assistance of Sue and the extremely efficient, friendly and courteous lettings team, about whom I cannot speak too highly. Nothing has been too much trouble and Emma's help in arranging speedy maintenance / decorating work between lets has been much appreciated. I would thoroughly recommend Hayman-Joyce's lettings department to any other prospective landlords wishing similarly to let their properties.

Helen Beaumont | ★★★★★

Excellent service from the lettings team at Hayman-Joyce. From marketing the property, finding a suitable tenant and effective communication throughout the process. We cannot recommend them highly enough.

Mr & Mrs Gowers | ★★★★★

A first-rate service from the lettings department. Professional and helpful advice and support, given in a friendly and reassuring manner, making the whole experience a pleasure. We can't recommend it too highly.