

# The Essential Landlord's Guide

## Renters Rights Act 2025



This Guide is taken directly from the government's road map which was published in November 2025. It has been designed to be easier to read and print if required. Whilst this is subject to change, it gives us an idea of what is coming down the line and when:

Implementation will be phased in three stages to help agents, landlords, and tenants adapt.

**Phase 1** started on May 1, 2026. As we've always suspected, this is when the legislation's big ticket items became effective, including the abolition of Section 21, the transition to periodic tenancies, rent increases being limited to once per year, and more.

**Phase 2** will happen between 2026 and 2028. It will include the introduction of the PRS database and the landlord ombudsman.

**Phase 3** will happen from 2030 onwards, including the application of Awaab's Law and the Decent Homes Standard to the PRS.

While many of the changes to the PRS are contained in the Act itself, the government will need to make secondary legislation (in the form of regulations) to add further detail to some provisions and to bring the Act's measures into force. Guidance should be published at each stage and we will update you as we get the finer details!

Source of Information for this guide: <https://www.gov.uk/government/publications/renters-rights-act-2025-implementation-roadmap/implementing-the-renters-rights-act-2025-our-roadmap-for-reforming-the-private-rented-sector>



# Phase 1: From 1 May 2026

In Phase 1 the government will:

- a. **abolish section 21 ‘no fault’ evictions** – landlords in the PRS will no longer be able to use section 21 of the Housing Act 1988 to evict their tenants.
  
- b. **introduce Assured Periodic Tenancies in the private rented sector (PRS)** – the vast majority of new tenancies and existing tenancies in the PRS will become Assured Periodic Tenancies. This means tenants will be able to stay in their property for as long as they want, or until a landlord serves a valid section 8 notice. Tenants will be able to end their tenancy by giving two months’ notice.
  
- c. **reform possession grounds in the PRS so they are fair for both parties** – landlords will only be able to evict tenants when they have a valid reason. Possession grounds will be extended to make it easier for landlords to evict tenants who commit anti-social behaviour, or who are in serious persistent rent arrears.
  
- d. **limit rent increases to once a year in the PRS** – landlords will have to follow the revised section 13 procedure and provide the tenant with a notice detailing the proposed rent increase at least 2 months before it is due to take effect.

## How Will JDG Help?

- We have worked with our referencing providers and their solicitors to produce new assured periodic tenancy agreements for all new tenancies that grant the maximum protections for our landlords allowed in law.
- Our team are continually being trained to understand the Act as a whole and are currently learning about the strengthened possession grounds under Section 8.
- We already increase rent once a year and we have updated our rent review systems to ensure the correct notices are ready to send out and reminders are set

# Phase 1: From 1 May 2026 - Continued

e. **ban rental bidding and rent in advance** – landlords and letting agents will not be able to ask for, encourage, or accept an offer that is higher than the advertised rent. Landlords and agents will also not be able to request more than 1 month's rent in advance.

f. **make it illegal to discriminate against renters who have children or receive benefits** – landlords and letting agents will not be able to do anything to make a tenant less likely to rent a property (or prevent them from renting it) because they have children or receive benefits. This includes withholding information about a property (including its availability), stopping someone from viewing it, or refusing to grant a tenancy.

g. **require landlords in the PRS to consider tenant requests to rent with a pet** – landlords will have an initial 28 days to consider their tenant's request, and they will have to provide valid reasons if they refuse it.

h. **strengthen both local council enforcement and rent repayment orders** - civil penalties will be expanded, and there will be a new requirement for local councils to report on enforcement activity. Rent repayment orders will be extended to superior landlords, the maximum penalty will be doubled, and repeat offenders required to pay the maximum amount.

## How Will JDG Help?

- We have reviewed our practices to reflect taking rent in advance - this includes exploring other options such as guarantors. We already don't encourage rental bidding.
- Our application process allows all types of applicant to apply for properties and our focus is on their affordability and suitability on a case by case basis rather than outdated stigmas and assumptions.
- We have a dedicated pet contract and clauses in place, designed to help tenants understand their responsibilities and how this can affect their deposit and to protect landlords

## Phase 2: From late 2026

During Phase 2 the government will introduce the PRS Database and PRS Landlord Ombudsman. This will be done in 2 key stages, beginning from late 2026:

### Stage 1: Regional rollout of the database for landlords and local councils

We will commence roll out of the Database from late 2026. Signing up to the PRS Database will be mandatory for all PRS landlords and they will be required to pay an annual fee which will be confirmed closer to launch.

Regulations will mandate landlord registration, payment of a fee and the provision of key information by landlords. Subject to the will of Parliament, we expect this to include at minimum, for each PRS property:

- The landlord's contact details. This will include capturing relevant information from all joint landlords.
- The property details including the full address, type of property (flat/ house), number of bedrooms, number of households/residents and confirming whether the property is occupied and furnished, etc.
- Safety information – Gas, Electric and Energy Performance Certificates – so tenants are assured about the safety and energy efficiency of the property.

#### How Will JDG Help?

- Once the database is established, we will update our landlords on what the requirements are going to be.
- Where possible, we will aid our landlords in the sign up process.
- We already hold your safety certificates and documents on our CRM systems - we can provide anything you need to upload to the new portal.

## Phase 2: From late 2026

### Stage 2: Further roll out of the database and introduction of the Ombudsman

Public access and data sharing will be enabled following the launch of landlord registration.

**We will also establish the PRS Landlord Ombudsman during Phase 2.** The Ombudsman will provide a redress service for private rented sector tenants when things go wrong. It will also support landlords with tools, guidance and training on handling complaints from tenants early. The Ombudsman scheme will be mandatory for PRS landlords. Landlords will be required to fund the service through a fair and proportionate charging model, confirmed closer to launch.

Implementation of the Ombudsman will happen after the introduction of the Database, and we continue to explore ways to share information between the Database and the Ombudsman to minimise landlord sign-up burden.

The development of the Ombudsman will happen in stages:

- **Stage 1** will happen at least 12 to 18 months before implementation. The Secretary of State will choose a scheme administrator to run the new service, which will then need time to scale up.
- **Stage 2** will require landlords to be members of the new service – we expect this to be in 2028, when the Secretary of State is confident the service is ready for delivery. We will make sure landlords are given sufficient notice in advance of requiring them to be members of the scheme.

#### How Will JDG Help?

- Once the ombudsman is established, we will update our landlords on what the requirements are and costs are going to be.
- Where possible, we will aid our landlords in the sign up process.



## Phase 3: A new Decent Homes Standard in the PRS (dates settled following consultation)

The Government will introduce a Decent Homes Standard (DHS) to the PRS for the first time. This will ensure that all PRS properties meet a minimum standard of housing quality and provide local councils with powers to take enforcement action if PRS properties fail to meet it. They consulted on the updated DHS between 2 July and 12 September 2025, and proposed that it is brought into force in either 2035 or 2037.

They are currently considering consultation responses and will announce details of the standards and confirm the implementation timeline as soon as possible. While they are proposing a long-term deadline, our expectation is that landlords should commence works earlier wherever feasible, remaining mindful of the effect on tenants.

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 unless a valid exemption is in place. Further details will be set out in the government's response to the consultation. 24. As part of the pathway to applying the Decent Homes Standard to the PRS, we will implement the review of the Housing Health and Safety Rating System (HHSRS).

They will extend Awaab's Law to the PRS, setting clear legally enforceable timeframes within which PRS landlords must make homes safe where they contain serious hazards. This will empower tenants to challenge dangerous conditions in their homes. We will consult on the details of this policy, including implementation timescales, in due course.

### How Will JDG Help?

- Our team already complete an HHSRS checklist when they take on a property which is a framework from within the decent homes standard. This ensure your property is tenant ready from day 1
- They also react quickly to any maintenance that is reported by your tenants



The Government's roadmap makes it clear that the Renters' Rights Act will be introduced in phases, giving landlords plenty of time to prepare before changes come in. We are already up to date with the phase 1 changes and can help you with these. The aim of the reforms is to create a fair, better-regulated private rented sector while ensuring responsible landlords benefit from clearer rules and a more stable system.

With JDG managing your property, we'll guide you through each stage, update your documents and processes, and make sure you remain fully compliant and protected throughout the transition



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