

# R3 BRIEFING PAPER

## Renters' Rights Act 2025

### BRIEFING PAPER NOVEMBER 2025

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“ The Renters' Rights Act 2025 marks a major reform of residential lettings in England, the most significant in decades. Timelines for implementation have finally been published.

### Renters' Rights Act 2025

#### Major reform – timetable announced

The Act received Royal Assent on 27 October 2025, and a timeline for implementing its provisions has been published on 13 November 2025.

#### Government Roadmap (summarised overleaf)

This roadmap provided by the Government gives an overview of their implementation plans for the coming months. The move to a new system of periodic tenancies is at the heart of the Act and once “switched on”, it will mean the end of fixed-term tenancies and the abolition of section 21 ‘no-fault’ evictions.

#### What will it mean for corporates and their relocating employees?

Preparing early will be important, as the Act will have implications for the rental market which will, directly and indirectly, affect tenants and their ability to rent. As the Act reshapes the London rental market, R3 is on hand to provide feedback on your relocation policy and ensure it is positioned to be a key tool for supporting employees moving to the Capital.

#### The main provisions of the Act

The act introduces several provisions, listed below. This update provides a broad timeframe for implementation of changes - **see overleaf**.

1

##### NO MORE ASTs

All tenancies to become assured periodic tenancies (APT) giving tenants 2 months notice to terminate from the outset

2

##### ABOLISH s21 “NO FAULT” EVICTION

Abolish s21 evictions: “no fault” notices from Landlords to regain possession no longer permissible

3

##### GROUND FOR POSSESSION

Grounds for possession enhanced to allow Landlords to recover their property when reasonable; each with different notice periods

4

##### LIMITED RENT INCREASE

Restriction on rent increases, with notice to increase rent to be provided once a year and at market rate

5

##### END BIDDING WARS

Banned: offers above asking price can no longer (by law) be accepted by Landlords or Estate Agents

6

##### OTHER PROVISIONS

- Cap on +1 month rental payments
- LL ombudsman
- Private rental sector database
- Pets

### Are you ready?

The Renters' Rights Act 2025 will fundamentally reshape the London rental market from **1 May 2026**. These changes will impact tenancy availability and the rental process for your employees.

Renting will become more costly, and more admin heavy for Landlords, who will also likely be squeezed further as part of the budget with the introduction of possible NI tax at 8% on rental profits.

This will likely reduce stock as some will exit the market, or increase rents as Landlords look to pass on additional costs, fees and risks to tenants.

Preparing early is essential. R3 can provide expert analysis to ensure your relocation policy is not only compliant but becomes a strategic tool for effectively supporting your talent moving to the UK.

Contact us to discuss how we can help you prepare for a smooth transition.

Marco and Anna

Contact details overleaf

**27 Oct 2025**  
Royal Assent

**YEAR** 2025

**Renters' Rights Act 2025**

The Bill receives Royal Assent and becomes law. But the implementation of its provisions is not immediate.

**We are here**

**YEAR** 2026

**1 May 2026**  
Phase 1

*Only main provisions are highlighted*

**Abolish section 21 'no fault' evictions:** landlords will no longer be able to use s21 of the Housing Act 1988 to evict their tenants

**Assured Periodic Tenancies** are introduced: the vast majority of **new tenancies** and **existing tenancies** 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.

**Reform possession grounds:** landlords will only be able to evict tenants when they have a valid reason.

**Limit rent increases to once a year:** landlords will have to follow the revised s13 procedure and provide the tenant with a notice detailing the proposed rent increase at least 2 months before it is due to take effect.

**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 not be able to request more than 1 month's rent in advance.

**Require landlords to consider pet request:** 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.

**Late 2026**  
Phase 2

*Only main provisions are highlighted*

**Stage 1 – database for landlords:** Landlords will need to sign up to the Database to include their contact details, property details and safety information (gas certificate, energy performance certificate)

**Late 2026 to mid-2027**

**Stage 2 – Introduction of Ombudsman:** to provide a redress service when things go wrong. This scheme will be mandatory for Landlords.

**Secondary legislation**

While many of the changes are contained in the Act itself, the Government will need to make secondary legislation to add further detail to some provisions and to bring the Act's measures into force such as the commencement regulations to implement the abolition of section 21 'no fault' evictions and the introduction of Assured Periodic Tenancies for new and existing tenancies which will come into effect on 1 May 2026.

**R3 will continue to keep you updated**

The Government will continue to share information ahead of the statutory regulations and R3Location will continue to update you on this as and when relevant.



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