R3 BRIEFING PAPER
Renters' Rights Act 2025

> *The Renters' Rights Act 2025 marks a major reform of residential lettings in England. The Government has opted for a "big bang" approach to implementation starting 1 May.*

Key changes from 1 May 2026

*The Renters Rights Act will introduce significant changes on 1 May 2026, enhancing protections for tenants and altering landlord (**"LL"**) responsibilities in the private rental sector. Here are the key changes.*

1 — Fixed-term agreements end

All tenancies become periodic ■
Tenants notice: 2 months from start ■
Previous LL break clauses not valid ■

> *Common law agreements (annual rent over £100k) and corporate leases will fall outside of RRA 2025.*

> *12-month protected period at the start of new tenancies, during which LL cannot evict tenants to sell property or move in.*

2 — Grounds for possession for LL

■ s21 'no fault' eviction abolished
■ LL's notice restricted to s8 grounds
■ 'protected period' for LL applies

3 — New rules for rent

Increases once a year only (s13) ■
In line with market rates ■
Monthly rental payments only ■

> *Bidding wars will be banned. This may incentivise Landlords to price slightly more aggressively at the onset*

> *Refusals will need to be reasonable – such as pets banned under a Head Lease.*

2 — Rules on pets

■ 'no pets' marketing still permissible
■ Limited rights to refuse pets
■ Pet insurance can't mandatory

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.

Make sure to get in touch with us. In the meantime, we commit to keeping you updated with legislative progress.

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