

Landlord newsletter

A newsletter for HMO landlords, managing agents and letting agents in Camden



Issue 12 – Autumn 2025

Welcome to our autumn newsletter. The long awaited and much anticipated Renters' Rights Act 2025 is here! So in this edition we are covering the key aspects and what this will mean for landlords over the next few months. We also have news about our next landlord forum coming up on 4 December.

Local updates & information

Landlord forum

We will be hosting the next landlord forum on **Thursday 4 December at 2pm**. This will be an online only event over Zoom. It goes without saying that the focus will be the Renters' Rights Act. The keynote speaker is Peter Littlewood, co-chair of the London Landlord Accreditation Scheme (LLAS) who will talk you through the practical implications of the Act.

Register here

Other topics on the agenda are:

- Making Tax Digital
- Camden's private sector housing service update

If any landlords or agents have ideas for topics/speakers for future forums, please email janet.wade@camden.gov.uk.

Details of the last forum on 25 June can be found on the [Council's website](#)

Register for Camden Council's Housing Taskforce Landlords Focus Group

The Camden Housing Taskforce is a new expert advisory group set up by Camden Council to support the development of a long-term housing strategy.

The Taskforce will make recommendations for how the council's approach to delivering new homes can make the greatest impact for residents. It will set out how the Council and its partners will work together to tackle the housing challenges facing our community.

It's important that residential landlords from across the Borough have the opportunity to inform the evidence that will help the Taskforce make their recommendations.

To do this we're organising an online focus group which will bring together a group of residential landlords to talk about their experiences of providing homes in Camden. The session will last about an hour and everyone who takes part will receive a £15.00 High Street Shopping Voucher.

If you're interested in taking part in this focus group, please complete [this short survey](#).

Should the link above not work, you can also find the survey here:

<https://jsjvlcrqs0n.typeform.com/to/S8QyvYut>

Camden Climate Fund

The Camden Climate Fund continues to provide grants (now up to £15,000) to support landlords to deliver energy efficiency improvements to their properties. Camden may provide funding to cover up to 50% of the total installation costs for energy efficiency improvements such as low carbon heating or insulation, up to a maximum of £15,000 (subject to eligibility criteria).

Click [here](#) for more information, or email us at camdenclimatefund@camden.gov.uk

A message from our public health team - free help to stop smoking this winter

Stoptober may be over, but it's never too late to quit. Anyone can get free support to help stop smoking.

Tenants (or landlords living in Camden) can speak to Camden's Breathe Stop Smoking Service for free support that works. They understand what it is like and they will not judge.

To find out more visit www.breathestopsmoking.org or call 020 3633 2609.

Camden Lettings

The Council are looking for property in Camden or neighbouring boroughs to help their fight against homelessness.

The [Camden Lettings team](#) are looking for HMOs, studio flats or one to four bedroom properties at Local Housing Allowance (LHA) rates.

What they offer:

- A generous cash incentive
- Extensive support and advice to landlords and tenants throughout the life of the tenancy
- Reliable, long-term tenants for at least 12 months
- A free London Landlord Accreditation Scheme (LLAS) voucher worth £100

Interested in letting your property?

Get in touch with the Camden Lettings team on **020 7974 4158** or at camdenlettings@camden.gov.uk

E-bikes and e-scooters becoming one of the capital's fastest-growing fire risks

The problem of fires caused by e-bikes and e-scooters continues to grow. These are often caused by faulty e-bikes or batteries and chargers.

[Fire England](#) have produced information to raise awareness around the safe purchasing, use and charging of e-bikes and e-scooters. Information can also be found on the [Camden Private Renters](#) website.

National updates

The Renters' Rights Act 2025

The [Renters' Rights Act](#) was passed by parliament in October 2025. The government have announced that the first phase (part 1 of the Act relating to tenancy reform) will come into force on 1 May 2026. The rest of the Act will come in two further stages. Full guidance to the Act can be found on [GOV.UK](#).

The first phase coming in on 1 May will mean major changes for the private rented sector (PRS), and will include:

- An end to section 21 'no-fault' evictions.
- An end to fixed term assured and assured shorthold tenancies (ASTs). All tenancies will be assured periodic tenancies.

- Renters will be able to stay in their property until they end their tenancy (giving 2 months' notice) or until the landlord serves a valid notice to end it or obtains a court/possession order.
- Within 12 months of the start of a tenancy, landlords can only give notice in limited circumstances, such as rent arrears or antisocial behaviour. After 12 months, a landlord may only seek possession under defined grounds, such as selling or moving into the property, with 4 months' notice
- Rent increases (within a tenancy) limited to once per year at market rate. Landlords must give tenants at least 2 months' notice. Renters can challenge increases to First-tier Tribunal.
- Only one month's rent payable in advance and landlords will be unable to request payment before an agreement is signed.
- All tenancies must have a written agreement.
- Every tenant has the right to request a pet, which the landlord cannot unreasonably refuse.
- Ends the unfair practice of rental bidding.
- Illegal for landlords to discriminate against tenants who receive benefits or have children.

Phase 2, is likely to start in late 2026, and includes:

- Introduction of a PRS Ombudsman.
- New PRS database - all landlords will be required to register.

More protections will come with phase 3 which include:

- Extension of the Decent Homes Standards (DHS) to the PRS. The DHS has already been in place for social tenants for many years.
- Awaab's Law to be extended to the PRS.

In order to ensure tenants are properly protected, Councils have also been given stronger enforcement powers including tougher fines and rent repayment orders.

You can find out more, including what to do to prepare before the Act comes into force, on the Council's [webpages](#).

If you own, rent or manage an HMO you need to make sure you have an HMO licence and comply with the conditions. Our [webpages](#) contain useful information and if you still have any questions, contact the HMO licensing team (details below).

Contact the team

If you would like any further information concerning your HMO licence, or to report an unlicensed HMO, please contact the HMO licensing team hmolicensing@camden.gov.uk or phone the team on 020 7974 5969.