

Peter Littlewood
iHowz Landlord Association
&
LLAS

The Renters Rights Act



Difference between LLAS & iHowz



LLAS

Training and accreditation

Has accredited over 70,000 landlords and agents since 2004



What is Accreditation?

Voluntary scheme for landlords and agents

Make attendees aware of:

Standards

Good practice

legislation

Opportunity for networking/discussions



Overview of Accreditation training

Landlord/agent will attend an initial,
whole day Accreditation Training

Then need to acquire CPD points to
maintain accreditation:

Attend LLAS CPD training

Attend approved forums/seminars



iHowz Landlord Association

Free Member Help Line

Free Renters' Rights Act Advice

Free Tax Investigation Insurance

*Discounted Legal Services for Landlord and Tenant
Matters*



iHowz Landlord Association

*Free Access to model Tenancy Agreements,
Essential Notices, Forms, Agreements, Documents*

Discounted Property Insurance

Regular Newsletters and E-Bulletins

Regulatory Updates

Representation at National and Local Government



The Renters' Rights Act 2025

What Landlords Need to Know & Do Now



Renters' Rights Act: The 4-Phase Implementation Timeline

Timeline Phase	Date (Approx.)	Key Event / Provision	Summary of Impact
Phase 1: Enforcement Readiness	Dec 27, 2025	Local Authority Powers Activated	Councils gain increased investigatory powers, including the authority to enter properties without a warrant in certain circumstances, setting the stage for strict financial enforcement.

Renters' Rights Act: The 4-Phase Implementation Timeline

Timeline Phase	Date (Approx.)	Key Event / Provision	Summary of Impact
Phase 2: The Tenancy Shift	May 1, 2026	Abolition of S21 & Fixed Terms	Section 21 (no-fault evictions) is abolished. All new and existing tenancies automatically become periodic (rolling). New Section 8 mandatory grounds (like selling or moving in) take effect. £7,000 fines for administrative breaches (e.g., falsely claiming a fixed term) commence.

Timeline Phase	Date (Approx.)	Key Event / Provision	Summary of Impact
Phase 3: Sector Regulation	Late 2026 / 2028	Database and Ombudsman Schemes	<p>Mandatory Landlord Registration: All landlords and properties must be registered on a new national database.</p> <p>Mandatory Ombudsman: Landlords must join a redress scheme, providing tenants with a free, binding complaint route (up to £25k compensation). £40,000 fines for serious, repeated, or fraudulent breaches (e.g., misuse of possession grounds) are in effect.</p>

Renters' Rights Act: The 4-Phase Implementation Timeline

Timeline Phase	Date (Approx.)	Key Event / Provision	Summary of Impact
Phase 4: Property Standards	2028 / 2035	Decent Homes Standard & Awaab's Law	Awaab's Law: Expected to introduce strict, statutory deadlines for landlords to address severe hazards like damp and mould. Decent Homes Standard (DHS): All private rented homes must meet standards for repair, facilities, and thermal comfort (expected fully by 2035).

The End of Fixed Terms & Section 21

Key Changes (Effective May 1st, 2026):

- 1. Section 21 Abolished:** No more "no-fault" evictions.
- 2. All Tenancies Periodic:** No more fixed terms. All new and existing tenancies become rolling.



The End of Fixed Terms & Section 21

Key Changes (Effective May 1st, 2026):

3. Tenant Notice: Tenants can give just **2 months' notice** to leave at any time

4. Transitional Rule: S21s served before May 1st must have a court date by July 31st, 2026.



New Rules on Rent & Bidding

Rent Increases: Limited to **once every 12 months**.

Must use **Section 13 (Form 4)** statutory notice.

Tenants can challenge the increase at a Tribunal if they believe it exceeds the **Open Market Rate**.

Advertising & Bidding Ban: You must display the asking rent. It is **illegal** to accept offers above the advertised price. Upfront rent payments are capped (usually 1 month).

Pets & Non-Discrimination

Tenant's Right to a Pet: Landlords cannot **unreasonably refuse** a written request for a pet (28-day written response rule).

Reasonable Refusal Examples: Head lease forbids it, or property is wholly unsuitable.



Pets & Non-Discrimination

Condition: Landlords can request the tenant to purchase **Pet Damage Insurance**.

Discrimination: Banned from refusing tenancies based on applicants receiving **Benefits (UC)** or having **Children**.



Enforcement & Financial Penalties

Local Authority Powers (From Dec 27, 2025):

Increased investigatory powers; can demand data from banks/third parties.

Fines: Minor Breach: Up to £7,000.

Serious/Repeat Non-Compliance: Up to £40,000 (or prosecution).



Enforcement & Financial Penalties

Rent Repayment Orders (RROs): Liability extended to **24 months** of illegal rent (previously 12).



The Student Market (Specifics)

The Problem: Periodic tenancies conflict with annual academic cycles.

A partial Solution: Mandatory Ground 4A (NEW): Allows possession for HMOs let to full-time students.

Possession Window: June 1st – September 30th.



The Student Market (Specifics)

Notice Period: 4 Months. ⚠️ **CRITICAL PRE-CONDITION:** Landlord **MUST** notify the tenant in writing *before* the tenancy starts that they intend to use Ground 4A.



Regaining Possession - Mandatory Section 8 Grounds

*Since S21 is gone, possession must use S8
(Form 3A).*

Mandatory Grounds (Judge MUST Grant):

Ground 1: Landlord/Family Moving In (4 months notice). Cannot be used in the first 12 months.



Regaining Possession - Mandatory Section 8 Grounds

Ground 1A (NEW): Landlord Selling (4 months notice). Cannot be used in the first 12 months. Cannot re-let for 12 months after notice expiry.

Ground 8: Serious Rent Arrears. Tenant must be in **3 months' arrears** (up from 2). Notice is 4 weeks.



Regaining Possession - Discretionary Grounds

Discretionary Grounds (Judge CONSIDERS if Reasonable):

Ground 14: Anti-Social Behaviour (ASB).
Immediate notice possible.

Ground 10/11: Persistent late payment (even if not 3 months in arrears).

Regaining Possession - Discretionary Grounds

Ground 12: The tenant has breached a term of the tenancy agreement, other than rent.

Ground 13: Deterioration of property (neglect).

CRITICAL RULE: If the **Deposit is NOT** properly protected, you **CANNOT** use most of these grounds to gain possession.

Phase 2 - Future Compliance (Late 2026+)

Landlord Database: Mandatory registration for all properties and landlords. Must be kept up-to-date with safety certificates.

Ombudsman Scheme (Expected 2028):

Mandatory membership for all landlords.

Tenants can complain for free. Decisions are **binding** (orders compensation up to £25k).



Property Standards (The Long View)

Awaab's Law (PRS - Expected 2028): Sets **strict, statutory deadlines** for fixing serious hazards, especially damp and mould. (e.g., 5 days to start urgent work).

Decent Homes Standard (DHS - Expected 2035): Requires all private rentals to meet standards for: Repair, Facilities, and Thermal Comfort.



Property Standards (The Long View)

Likely includes the **EPC C by 2030** target.



Action Plan - What to Do NOW

- 1. Contract Review:** Update agreements (remove fixed terms, add Ground 4A for students).
- 2. Compliance Audit:** Check deposit protection, Gas, EICR, and EPC certificates are perfect.
- 3 Financial Planning:** Budget for higher voids and the 3-month arrears buffer.

Action Plan - What to Do NOW

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Action Plan - What to Do NOW

4. Update Processes: Implement a robust tenant complaints log and maintenance tracker.

5. Know Your Exit: If you might sell, understand the 12-month lock-in on Ground 1A.



Potential consequences

Landlords very cautious about offering – many prospective tenants won't be offered

Existing ASB tenants likely to be pre-emptively evicted.



Future evictions will have record (S8)



Potential consequences

Result?

More landlords leaving/going to holiday lets.



Potential consequences

Especially difficult for student landlords:

Cannot sign before March 1st

No Fixed Term – difficult to ensure next intake
can get in

Limited rent in advance/guarantor =

Problem for overseas tenants/no guarantor



Potential consequences

Especially difficult for student landlords:

If one student gives notice, landlord could evict all, or replace with someone unsuitable



Potential consequences

Especially difficult for student landlords:

Results?

Student tenants forced into more expensive
PBSA.



Q&A & Conclusion

Summary: The PRS is now a heavily regulated sector focused on **Service Provision**.

Success requires **Preparation, Documentation, and Professionalism**.

Questions?



Fact sheet available
Email for your copy
info@ihowz.

See here for a link to the Government guides

www.ihowz.uk/rra_rules/



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