

Assure Move
explains the

RENTERS RIGHTS ACT

in a way that makes sense!



WHAT IS THE RENTERS RIGHTS ACT, AND WHY IS IT BEING INTRODUCED?

The Renters' Rights Act of 2025 is a major change to how renting works in England, **set to come into effect as of 1 May 2026**.

In a nutshell, it gives renters more security, clarity, and flexibility while protecting them from unscrupulous landlords.

For landlords, it doesn't introduce one single rule that changes everything overnight.

Instead, it reshapes the framework that tenancies sit within — how they start, how they run, how rent is reviewed, and how possession is regained when needed.

The renter's right act aims to modernise the rental system built on the Housing Act of 1988, better reflecting the needs of today's renters.



OUT WITH SECTION 21

One of the most talked-about parts of the Renters' Rights Act is the **removal of Section 21**, often referred to as the "no-fault eviction".

Under the current system, Section 21 allows a landlord to regain possession of a property without giving a specific reason, provided the correct notice and paperwork are served.

This route has been widely used for decades, not just in difficult situations, but also when landlords need to sell, move back in, or restructure their portfolio.

The Renters' Rights Act removes Section 21 entirely.

IN WITH SECTION 8

Instead, possession will be regained through Section 8, which already exists but **will become the only legal route**.

Section 8 requires a landlord to rely on one or more clearly defined grounds for possession, as opposed to simply giving notice and serving the relevant paperwork.

Some grounds are mandatory (meaning the court must grant possession if proven), while others are discretionary (where the court considers the circumstances).

The key difference is that evidence matters.

Under section 8, landlords may regain possession of a property when:

- The landlord selling the property
- The landlord or a close family member moving in
- Serious rent arrears
- Repeated late payment of rent
- Anti-social behaviour or tenancy breaches
- Significant damage or neglect



Why is section 21 being removed?

The intention behind removing Section 21 is to **give renters more confidence that they won't lose their home unexpectedly**, particularly in response to sudden rent increases or complaints about property condition.

From a policy perspective, the government's view is that:

- Long-term renters need greater stability
- Clear reasons should be given when possession is sought
- Good landlords should already be operating within these principles

What this means in practice

For landlords, the shift isn't about losing the right to regain possession — **it's about how that right is exercised**.

In practical terms:

- Possession may take longer than under Section 21
- Accurate records, inspections, and communication become more important
- Issues are best addressed early, rather than left to escalate

Straightforward scenarios — such as selling a property or dealing with genuine rent arrears — remain valid grounds. However, the process is more structured and relies on preparation rather than speed



OTHER KEY PROVISIONS OF THE RENTERS' RIGHTS ACT



All Tenancies Will Start as Periodic

Under the Act, **fixed-term assured shorthold tenancies will be replaced by periodic tenancies.**

This means:

- There is no fixed end date written into the tenancy
- The tenancy continues until:
 - the tenant gives the required notice, or
 - the landlord regains possession using a valid Section 8 ground

While this may feel like a loss of structure for landlords used to fixed terms, in practice:

- Most tenants do not move frequently
- Long-term occupancies remain the norm, especially in London
- The focus shifts from contract renewal to ongoing tenancy management

Landlords who manage tenancies well are unlikely to see increased turnover — but those who rely solely on fixed-term cycles may need to adjust their approach.

The Act limits rent increases to once per year, using the statutory process.

Key points:

- Rent increases must be served via Section 13 notice
- At least two months' notice must be given
- Rent cannot be increased within the first 12 months of a tenancy
- Increases must reflect fair market rent

There is no fixed cap on rent increases, but they must be:

- Reasonable
- Evidence-based
- In line with comparable local properties

This encourages a more measured, data-driven approach to rent reviews rather than sudden or speculative increases.

For landlords, this reinforces the value of:

- Annual market reviews
- Properties maintained to a standard that justifies the rent level

Yearly Rent Increases — How They Will Work



OTHER KEY PROVISIONS OF THE RENTERS' RIGHTS ACT



Managing Rent Disputes and Challenges

Tenants will have the right to challenge rent increases if they believe them to be excessive.

If a challenge occurs:

- The case may be referred to a tribunal
- Decisions are based on:
 - Comparable market rents
 - Property condition
 - Local demand and supply

Well-justified rent increases — supported by evidence — are unlikely to be overturned.

The key to avoiding disputes is not avoiding rent increases, but ensuring:

- Communication is clear and timely
- Rent reviews are realistic and defensible
- Records are thorough and consistent

Landlords who maintain good relationships and well-kept properties typically experience fewer disputes — even under tighter regulation.

Market Rent and the End of Rental Bidding

The Act is expected to **curb rental bidding** practices by:

- Requiring a clear advertised asking rent
- Preventing landlords from accepting offers above that figure

This aims to create a fairer, more transparent rental market.

For landlords, this means:

- Pricing accuracy becomes more important than ever
- Achieving strong returns depends on:
 - Correct initial valuation
 - Property presentation
 - Attracting the right tenant — not just the highest offer

Market rent will increasingly be defined by:

- Comparable listings
- Property condition
- Tenant demand at the time of marketing

Rather than driving rents up through bidding wars, the Act rewards landlords who price strategically and manage tenancies for the long term.



The Renters' Rights Act doesn't require immediate action, but it does reward landlords who are organised, informed, and prepared.

1. Know your setup

Be clear on how your property is let and managed. Understanding your current position makes it easier to adapt as the rules change.

2. Keep records tidy

With possession relying more on evidence, clear documentation matters. Rent history, agreements, inspections and communication should be easy to access.

3. Manage proactively

Rolling tenancies place more emphasis on regular contact and early problem-solving. Issues addressed promptly are less likely to escalate.

4. Think long term

Steady pricing, well-maintained homes and longer occupancies tend to outperform short-term fixes over time.

5. Don't rush

There's no need to make big changes overnight. Measured decisions, made with good information, usually lead to better outcomes.

**I'M A
LANDLORD.
WHAT DO I DO
NOW?
HOW DO I
PREPARE?**



Navigating property ownership has never been static — and the Renters' Rights Act marks another significant shift in how tenancies are created, managed, and reviewed. As regulation becomes more structured, **landlords are increasingly expected to demonstrate clarity, compliance, and consistency** at every stage of a tenancy.

This is where experienced, hands-on support from Assure Moves makes a meaningful difference.

Assure Move is a London-based property specialist supporting landlords across North and East London.

With years of experience in lettings and property management, **we help landlords adapt to regulatory change while protecting both their investment and their peace of mind.**

[View our landlord services](#)

How We Support Landlords

Assure Move offers a range of landlord services tailored to today's regulatory environment, including:

- **Full property management**, handling tenant liaison, rent collection, maintenance coordination, and compliance oversight
- **Tenant sourcing and vetting**, with thorough referencing to support stable, long-term tenancies
- **Ongoing compliance support**, including safety checks, inspections, and documentation tracking
- **Clear reporting and communication**, so landlords always know where they stand
- **Optional guaranteed rent solutions**, for landlords seeking predictable income and reduced exposure

Each service is designed to work together — creating a more resilient, well-managed tenancy under the evolving rules of the rental sector.

CONFIDENCE, CLARITY, AND CONTROL — WHATEVER THE LEGISLATION BRINGS

Compliance Managed — Not Chased

Inspections, certificates, and deadlines monitored continuously to keep your property fully compliant.

*Better oversight.
Fewer disputes.*

Proactive management reduces disputes and keeps tenancies smooth.

*Clear Records.
Clear Position.*

Clear, organised records create an accessible audit trail when needed.

Get Started Today



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Seamless, Stress-Free Ownership

Less chasing, less paperwork — just clear support that keeps ownership running smoothly and efficiently, no matter how legislation changes!