



JAMES
ANDERSON

An Overview of the Renters' Rights Bill

The Renters' Rights Bill (RRB) continues to progress through Parliament, here's the latest information landlords need to know.



ABOLITION OF SECTION 21 “NO-FAULT” EVICTIONS

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NOTICES

- Grounds under Section 8 have been expanded including Grounds 1 and 1A , so you can sell your property or move back in.
- The notice period for Grounds 1 and 1A has been extended to **4 months**.
- Where a Tenant is in rent arrears, the notice period **required from the Landlord is 4 weeks**. The Tenant must have accumulated 3 months' arrears before notice can be served.

MANDATORY REGISTRATION & DECENT HOMES STANDARD

- Landlords must register with the **National Landlord Database** and **The Private Rented Sector Ombudsman**.
- Properties must meet the minimum Decent Homes Standard and Awaab's Law.



RENT INCREASES CONTROLLED BY SECTION 13

- Rent can only be increased **once every 12 months** via S13 notice and must reflect market levels.
- **Section 13 carries a 2 month notice.**
- Tenants will have the right to challenge excessive rent increase via the First-Tier Tribunal.

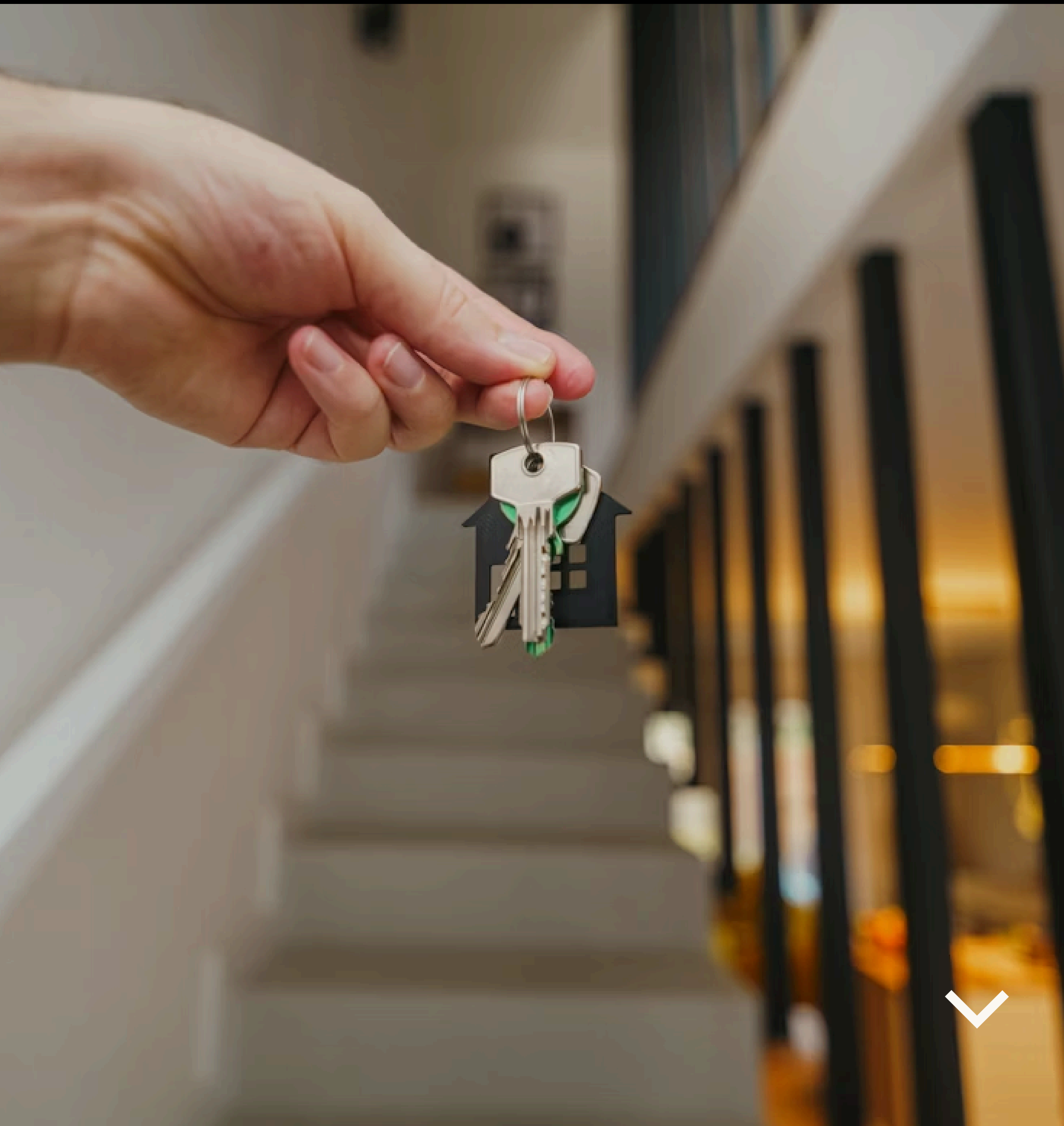
RENT PAYMENTS

- **Payments in advanced are not allowed.**
- Initial rent: maximum 1 month at commencement of tenancy.
- Tenancy periods are monthly rolling.
- Fixed term will be abolished.



BIDDING

Landlords **will not** be able to accept rental offers above the advertised asking price.



Guidance for Landlords

- Review and update tenancy agreements to comply with Renters' Rights Bill.
- Ensure compliance with Decent Homes Standard and Awaab's Law.
- Familiarise yourself with new grounds for eviction.
- Take up a **Rent Protection Policy** via your letting agent to protect your investment and income.
- Landlords should be prepared to accept Tenant's pets.



Key Takeaways

- The core elements of the Bill remain unchanged: Section 21 removal, controlled rent increases, and tenant protections.
- The Bill returns to MPs in the House of Commons on the 22nd of October for final approval before Royal Assent.
- Early 2026 remains the target for implementation — **preparation is essential.**



The Progress (of the Renters' Rights Bill)

- Consideration of Amendments (Sept – Oct 2025):
- 8 Sept 2025 (Commons) – Government rejects House of Lords' amendments.
- 14 Oct 2025 (Lords) – Bill with House of Lords.
- **22nd of Oct 2025 – Back in House of Commons.**
- Once the final bill has been agreed and met final approval, it will be passed to Royal Assent.