

Getting Landlords Renters' Rights Ready: A Guide for Advisers

Version 1.



What is the Renters' Rights Bill?



The Renters' Rights Bill has been designed to transform the experience of private renting and to improve the current system for both the 11 million private renters and 2.3 million landlords in England.

The Bill is set to redefine the landscape for both landlords and tenants, giving tenants more security to stay in their homes and more freedom to leave substandard properties.

Expected to reach Royal Assent in the autumn of 2025, the Bill is likely to take effect in early 2026, so, as advisers, now is the time to start thinking about what your landlord clients need to do to get Renters' Rights ready.

“As advisers, you need to start thinking about what your landlord clients need to do to get ready for the Renters' Rights Bill.”



Steve Cox
Chief Commercial Officer

What will the Bill's impact be on landlords?

As an adviser, it's important to keep up to date with the Bill and the impact the measures will have on landlords and be ready for the challenges that lie ahead.

In this guide, we break down the key measures of the Renters' Rights Bill in a straightforward way to explain what each of them means for your landlord clients and what they can do to prepare for it.

1. The end of Assured Shorthold Tenancies (ASTs)



One of the most significant changes to be introduced as part of the Bill is the abolition of all fixed-term tenancies. This means that instead of agreeing to a fixed term of six or twelve months, tenancies will roll on a month-to-month basis by default.

What does this mean for landlords?

- No more fixed-term tenancies (although any existing fixed-term agreements will continue until their natural end date)
- No more “renewals” as the tenancies will automatically continue until either the landlord or the tenant brings them to an end
- Tenants will have greater flexibility and will be able to terminate at any time with 2 months’ notice
- Section 21 “no fault evictions” will be abolished, and landlords will only be able to terminate if they are able to rely on a statutory ground for possession under Section 8, e.g. they wish to sell up, move in themselves, or there are rent arrears



Landlord checklist

Landlords should:	
<input checked="" type="checkbox"/>	Check when any existing fixed-term tenancies are due to expire, and be prepared for them to become periodic when the Renters’ Rights Bill comes into force
<input checked="" type="checkbox"/>	Allow all tenancies to become periodic, rolling on a month-to-month basis and not renew existing fixed-term tenancies when they expire
<input checked="" type="checkbox"/>	Explain to tenants that they are transitioning to periodic tenancies when the fixed-term expires in preparation for the Renters’ Rights Bill
<input checked="" type="checkbox"/>	Develop new ways to encourage longer-term occupancy in the absence of fixed-term commitments
<input checked="" type="checkbox"/>	Check whether any tenants are in arrears and if so, manage the rent arrears proactively
<input checked="" type="checkbox"/>	Be prepared for greater turnover of tenants and longer voids when the Bill comes into force

2. Rent: New rules and regulations



The Renters' Rights Bill will introduce new rules which govern how landlords can set, collect, and increase rents. The aim is to provide tenants with greater predictability and fairness while allowing landlords to adjust rents in line with market conditions.

- All rental listings will need to contain a proposed rent, and landlords and agents won't be able to accept offers above the advertised price, putting an end to rental bidding wars
- Landlords won't be able to require tenants to pay rent for multiple months in advance, and instead will only be able to ask for one month's rent at a time
- Landlords will need to use section 13 to increase rents, and tenants will have the ability to challenge the proposed increase at a tribunal



What does this mean for landlords?

Landlord checklist

Landlords should:	
<input checked="" type="checkbox"/>	Be prepared to change any rents that are currently payable for periods longer than a month, to monthly payments
<input checked="" type="checkbox"/>	Collect evidence of the market rent before making rent increases. Landlords should be aware that they can increase rents – <u>but only once per year</u> – and any increase must align with market rates
<input checked="" type="checkbox"/>	Familiarise themselves with section 13 of the Bill. Rent rises will have to be communicated to tenants via section 13 giving at least 2 months' notice
<input checked="" type="checkbox"/>	Be aware that tenants may challenge a proposed rent increase if they think it's unfair by applying to the First-tier Tribunal, which could lower the amount of the increase if it would take the rent above the market rate
<input checked="" type="checkbox"/>	Introduce a formal reference process for new tenants, including credit checks, if not already doing so, to help assess whether they are likely to be good long-term tenants who will pay the rent on time

3. Prohibiting Rental Discrimination



The Renters' Rights Bill will address rental discrimination practices which means landlords will not be able to turn down prospective tenants just because they receive benefits or have children, unless they have a good reason to do so.

- It will be illegal for landlords to discriminate against tenants who receive benefits – it will not be possible to have a blanket “No DSS” or “Professionals Only” policy
- Landlords will need to take into account the money received through benefits when assessing affordability
- Landlords will be able to take into account credit referencing reports when selecting tenants
- It will still be possible to ask for guarantors
- Landlords will not be able to refuse tenants who have children



What does this mean for landlords?

Landlord checklist

Landlords should:	
<input checked="" type="checkbox"/>	Continue to have the final say on who they let their property to but should carry out referencing checks
<input checked="" type="checkbox"/>	Consider applicants on their individual circumstances and assess whether there are objective reasons not to accept tenants with children. For example, if the property is an HMO, or if it's a one-bedroom flat and the tenant has teenage children
<input checked="" type="checkbox"/>	Decide on selection criteria that are not directly or indirectly discriminatory, for instance, income from all sources including benefits not to be less than 2.5 x rent, no CCJs, good credit history

“Tenant selection will be more important than ever. Stress the importance of adopting a formal reference process to your landlord clients.”



Steve Cox
Chief Commercial Officer

4. Extending the Decent Homes Standard (DHS) to the PRS



Originally developed for social housing, the DHS sets out criteria for what constitutes a 'decent' home and will ensure tenants benefit from homes that are safe and decent. The detail has yet to be finalised but a property is likely to require reasonably modern facilities and is in a reasonable state of repair.

- Although landlords already have many obligations regarding repair and remedying hazards, there will be greater focus on the standards of rental properties, particularly where damp and mould are present
- Local authorities will have greater powers of enforcement, with increased rights to impose civil penalties on landlords who don't comply
- Regular inspections and proactive maintenance will be more important than ever



What does this mean for landlords?

Landlord checklist

Landlords should:	
<input checked="" type="checkbox"/>	Conduct a thorough property inspection to identify any potential issues
<input checked="" type="checkbox"/>	Create a detailed plan of repairs and maintenance for improving the property and bringing it up to standard, prioritising any which may pose safety issues, especially where damp and mould is present
<input checked="" type="checkbox"/>	Be proactive about repairs and maintenance and schedule regular property inspections, ideally every 6 months
<input checked="" type="checkbox"/>	Keep in touch with tenants and check whether they have noticed any issues or anything that needs repair
<input checked="" type="checkbox"/>	Keep records of communications with tenants concerning repairs and the efforts taken to carry out the repairs

5. New Regulatory Obligations



The Renters Rights Bill will introduce two new regulatory obligations that will be compulsory for landlords to comply with, once launched:

1) PRS Landlord Database registration:

Landlords will be legally required to register both themselves and their properties on the PRS Landlord Database. This will help landlords understand their legal obligations and demonstrate compliance.

2) Introduction of a PRS Ombudsman:

Landlords in England with assured or regulated tenancies (including those who use a letting agent) will also have a legal obligation to join the PRS Ombudsman, an independent body designed to provide a fair and impartial dispute resolution service for both landlords and tenants.

“Speak to your landlord clients about how they can improve their properties to encourage long-term tenants.”



Steve Cox
Chief Commercial Officer

- We don't yet know the details or when these schemes will be launched
- Landlords won't be able to let properties unless they have active registrations on the Database, and have uploaded relevant documents
- Tenants will be able to take complaints to the Ombudsman for free

What does this mean for landlords?

Landlord checklist

Landlords should:	
<input checked="" type="checkbox"/>	Ensure gas safety certificates, electrical installation condition reports (EICRs) and EPCs are all up to date – it's likely these will all need to be added to the Database
<input checked="" type="checkbox"/>	Think about how they handle complaints and whether they need a complaints procedure
<input checked="" type="checkbox"/>	Keep records of interactions with tenants, including those related to complaints

Final Thoughts



It is possible for a landlord with a handful of properties to be professional. It starts with understanding the new rules, being organised and taking compliance seriously. There will be no more 'winging it' for landlords, or delegating all responsibilities to letting agents.

Landlords will need to know enough about the rules to be able to judge if their letting agents are doing a good job, in compliance with the Act.

To adapt to the new regime, landlords need to have the mindset of a business – and that is by providing a high-quality product to their consumers. This means putting the needs of their customers at the heart of their decision-making process, to maintain professional standards and build a sustainable business with happy tenants.



What can advisers do to help landlord clients get Renters' Rights ready?



As the Renters' Rights Bill is likely to come into force at some point during 2025, advisers need to be aware of the various measures that will be introduced as part of the Bill and ensure they keep up to date with the Bill's progress.

Landlord awareness

- Recent research by Pegasus Insight* highlighted that only 65% of landlords claimed to have good awareness of the contents of the Renters' Rights Bill
- And the same research revealed that only just over a quarter of landlords were 'somewhat aware' of the Bill

Adviser opportunity

- With many landlords still unclear on the bill's implications, informed advisers will be more valuable and in demand than ever
- Advisers who can interpret the changes clearly and tailor advice to landlords' individual circumstances will have a distinct edge

Advisers who stay informed and proactive will be well-positioned to support their clients and grow their reputations in the sector.

Where to find more information

UK Parliament

[Renters' Rights Bill - Parliamentary Bills - UK Parliament](#)

Stay up to date with the various stages of the Bill

[Renters' Rights Bill Stages - Parliamentary Bills - UK Parliament](#)

GOV.UK

[Guide to the Renters' Rights Bill - GOV.UK](#)

NRLA (National Residential Landlords Association)

[The Renters' Rights Bill Hub | NRLA](#)



*Pegasus Insight Landlord Trends Report Q1 2025

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