

# Renters Rights Act 2025

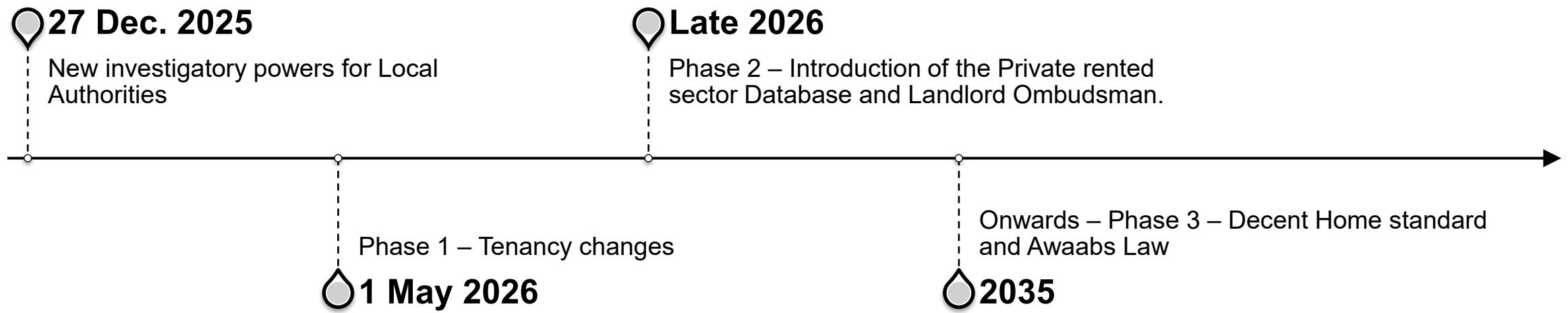
## Housing Overview and Scrutiny

5<sup>th</sup> February 2026



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# Renters Rights Act 2025 – road map to implementation



## Annex A: Milestones

Date	Audience	Milestone	Date	Audience	Milestone
27 October 2025	Tenants, landlords and local councils	Royal Assent for the Renters' Rights Act 2025	April 2026	Tenants	Tenant guidance for first phase of measures goes live
November 2025	Landlords	Landlord guidance for first phase of measures goes live	1 May 2026	Tenants, landlords and local councils	Implementation of first phase of measures of the Renters' Rights Act 2025
November 2025	Local councils	Enforcement guidance for local councils goes live	From late 2026	Landlords and local councils	PRS Database and associated guidance goes live for local councils and landlords
November 2025	Landlords	Communications campaign for landlords commences	2027	Tenants and landlords	Reforms apply to the Social Rented Sector
27 December 2025	Local councils	New local council enforcement measures and investigatory powers (provided by the Act) for local councils go live	2028	Landlords	Mandatory sign-up for landlords to join the PRS Landlord Ombudsman
April 2026	Tenants	Communications campaign for tenants commences	TBC – subject to consultation	Tenants and landlords	Implementation of Awaab's Law for the PRS
			TBC – subject to consultation	Tenants, landlords and local councils	Implementation of Decent Homes Standard for the PRS



# What is included in Phase 1 – 1<sup>st</sup> May 2026

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Abolish Section 21s “no fault” evictions

Introduces Assured Periodic Tenancies

Reform possession grounds

Limit rent increases

Ban rental bidding and rent in advance

Make it illegal to discriminate against renters

Require landlords to consider pets

Strengthen enforcement actions and rent repayment orders



# What is included in Phase 2 – Late 2026

## **Rollout of Landlord and Rental Property Database (2 stages to this role out)**

- Stage 1 – regional rollout of the database
- Stage 2 – rollout further with Public Access and Data Sharing

## **Database is proposed to include the following subject to the will of Parliament and additional legislative regulation.**

- Landlord details,
- Property details,
- Gas, Electric and EPC certificates.

## **Private Rented Sector Landlord Ombudsman established (2 stages)**

- Stage 1 - 12 to 18 months before implementation SoS will select scheme administrator
- Stage 2 – requirement for landlords to become members (expected 2028)



# What are we doing to get ready?

Working group established with relevant officers from service areas impacted by Renters Rights Act

Private Sector Housing Team is leading on Renters Rights Act due to statutory enforcement function

Private Sector Housing Team recruiting to new posts – Private Sector Housing Compliance Officer and Private Sector Housing Environmental Health Officer (Pending Budget approval)

Process, and reporting mechanisms being integrated based on new legislative requirements

Training led by “Jigsaw” being rolled out nationally – SKDC are hosting a session for 100 officers from across 30 authorities delivered by DASH relating to new investigatory powers in February.



# Thank you for listening

## Any questions?



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