

# **Renters Rights Act 2025**

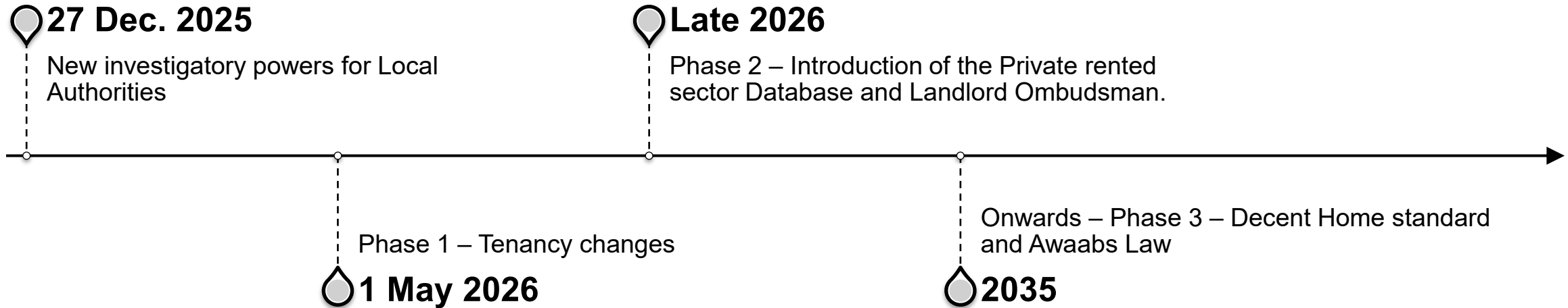
## **Housing Overview and Scrutiny**

5<sup>th</sup> February 2026



**SOUTH  
KESTEVEN  
DISTRICT  
COUNCIL**

# Renters Rights Act 2025 – road map to implementation



## Annex A: Milestones

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

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## **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?

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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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