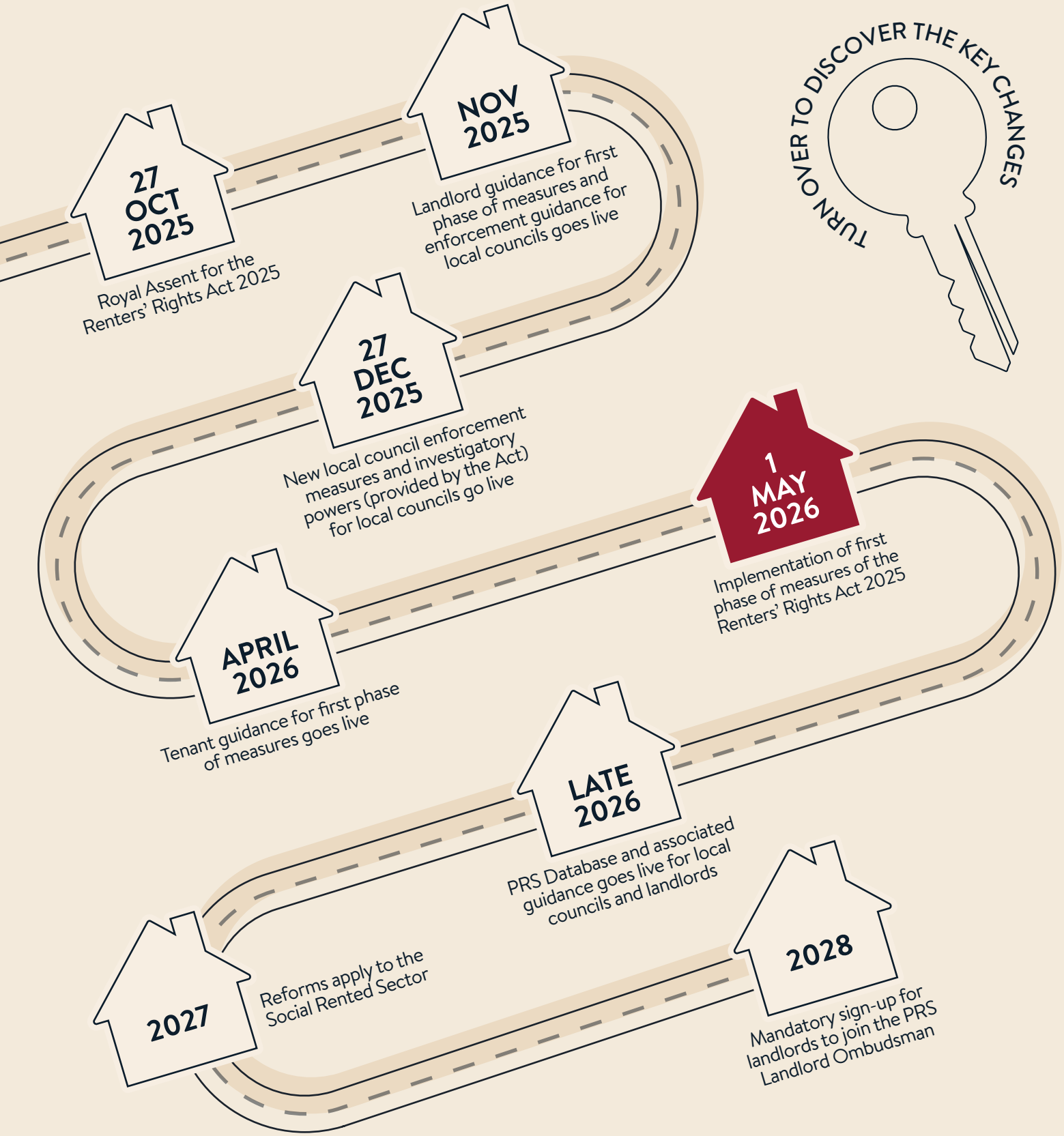
CURCHODS

The *Road* to Renters' Rights Reform

Big changes are coming for landlords in England. The Renters' Rights Act 2025 is now law and will start rolling out during 2026. It's designed to make renting fairer and safer for tenants – but that means new rules and new responsibilities for landlords too. Are you prepared?



What is the Renters' Rights Act 2025?

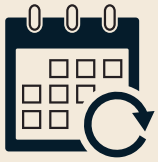
The Act introduces major changes to the private rented sector, with most reforms taking effect from 1 May 2026. It aims to increase tenant security while creating clearer processes for landlords.

What are the *key* changes?



1. End of Section 21 'No-Fault' Evictions

From 1 May 2026, landlords will no longer be able to serve Section 21 notices. Possession must instead be sought through updated Section 8 grounds. Any Section 21 notices served before this date will remain valid.



2. All Tenancies Become Periodic

Fixed-term ASTs will transition into rolling periodic tenancies. Tenants may end the tenancy with standard notice, typically two months.



3. Rent Increases Limited to Once Per Year

Rent can only be increased once every 12 months, using a prescribed notice and giving at least two months' notice.



4. Ban on Rental Bidding

Landlords and agents cannot ask tenants to offer above the advertised rent. A clear proposed rent must be included in marketing.



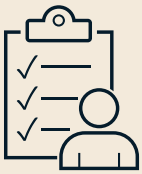
5. Rent in Advance Capped at One Month

Landlords may not request more than one month's rent upfront. Tenants must pass affordability checks or provide a guarantor.



6. Tenant Protections Strengthened

Blanket bans on tenants with children or benefits are prohibited. Tenants may request a pet and landlords must give reasonable justification for refusal.



7. Increased Compliance Requirements

A PRS landlord register and national Ombudsman will be introduced and councils will gain stronger enforcement powers.

Scan to find out more at www.curchods.com

For guidance, support and compliant management of your tenancy, contact Curchods Lettings.

CURCHODS