

THE RENTERS' RIGHTS ACT 2025

If you are currently a landlord or thinking about letting out a property for the first time, you will need to be up to date on the new legislation which became law in October 2025 and a lot of which will be implemented on 1st May 2026. This law introduces important and substantial changes to the private rented sector by introducing clearer and expanded grounds of possession if landlords need to recover their properties while also ensuring more security for good tenants. The most important aspect of these phases and timetables for introduction are:-

Phase 1

- Section 21 Notices (“no fault” evictions) to be banned from **30th April 2026**.
- All Tenancies to become **Assured Tenancies** from **1st May 2026**. There will no longer be any “fixed term” tenancies.
- **New grounds for possession** introduced with varying notice periods depending on the reason for possession. For example, if a landlord wishes to sell, they will need to give a minimum of 4 months’ notice. For cases of severe Anti Social Behaviour in a property, there is a minimum notice period of 2 weeks before court action will commence.

Phase 2

To be introduced later this year:

Introduction of a **Database** of private rented properties. This will be easily accessible for everyone and bring together key information for landlords, tenants and local councils.

A **Private Landlord Ombudsman** to help settle issues between tenants and landlords without the need for costly court proceedings.

Phase 3

Introduction in 2027/2028

This phase will introduce **Awaab’s Law** and is about raising standards in the private sector. Local council’s already have increased powers of enforcement in the legislation but these will be extended. There will also be a revised **Decent Homes Standard** applied to all private rented properties.

Other notable changes will include:

- Tenants have to give 2 months' notice to leave the property unless agreed otherwise
- Landlords must provide tenants with a "statement of terms" at the start of each tenancy, rather than a fixed term tenancy agreement
- Implied right of tenants to keep a pet
- Preventing discrimination against tenants on benefit income or with children
- Limiting frequency of rent increases and advance payments of rent

However, landlords will of course be able to ensure that the rent is affordable for prospective tenants.

There are many ways current and new landlords can prepare for these changes. Below are some useful links to the Government Renters Rights Act Roadmap website; to Shelter website outlining changes for tenants and information for both landlords and tenants in a handy leaflet published by DASH (Decent & Safe Homes).

[Implementing the Renters' Rights Act 2025: Our roadmap for reforming the private rented sector](#)

[Renters Rights Act: private tenants - Shelter England](#)

[Staying Compliant: A Practical Checklist for Landlords](#)

Landlords should also make sure their certificates are current ie Gas Safe, EICR and EPC and renew as soon as possible if close to expiry. All existing tenancy agreements will continue as they are but will not be renewed as a fixed term once that tenancy ends.

The City of Lincoln Council Private Housing Team housing.privatesector@lincoln.gov.uk and our Private Housing Liaison Officers in the Housing Solutions team are here to help and guide you through these changes.

You can also contact HousingSolutions@lincoln.gov.uk for more information about letting your property through the Council Private Landlord Scheme which offers many benefits to Landlords including on-going support.