

The Renters' Right Bill: What It Means for the Future of Rental Property

The Renters' Right Bill is set to be the most significant overhaul of England's private rented sector in decades. Whether you're a landlord, tenant, or property professional, this legislation brings a wave of changes designed to rebalance power, improve standards, and modernise how we rent. But what do these reforms really mean for the property market?

Goodbye to 'No-Fault' Evictions

At the heart of the bill is the abolition of Section 21, commonly known as the 'no-fault' eviction route. This means landlords will no longer be able to evict tenants without a valid reason. It's a landmark shift toward greater tenant security, aimed at reducing arbitrary evictions and promoting longer-term tenancies. This helps to promote "secure homes" and "reliable tenancy models", appealing to both tenants and conscientious landlords alike.

Hello to Periodic Tenancies

In another bold move, the bill proposes to replace fixed-term tenancies with contractual periodic tenancies. This change is intended to give tenants greater security of tenure and flexibility to move on by giving 2 months' notice*. Agents can guide landlords and tenants through the new system, emphasising fairness and flexibility across the board.

Evictions: Clearer, Fairer Grounds

Though Section 21 is going, the Section 8 possession route is being strengthened. Landlords will still be able to evict for reasons like rent arrears, anti-social behaviour, or if they wish to sell or move in themselves, giving greater transparency for landlords and tenants. As your managing agent, we will help support and navigate all parties through the new eviction process; highlighting support services, compliance checks, and eviction guidance

Rents Under Control

Under the proposed changes, rent increases will be limited to once per year and must be in line with current market rates at the time. Landlords will need to give their tenants the required 2 months' notice. As your managing agent, we will guide all landlords and tenants through these changes, providing full property reviews and using our local expertise to give transparent market advice.

New Regulatory Landscape

Two major new institutions are set to shape the sector:

- (1) A Private Rented Sector Ombudsman, offering fair, impartial and binding dispute resolution.
- (2) A Property Portal, where landlords and agents must register to prove compliance.

Our property management services will ensure that our landlords remain compliant in all areas, avoiding any unnecessary breaches.

Pets Welcome (Within Reason)

Tenants will now have a formal right to request permission to keep a pet at the property. Landlords will need to consider these requests and cannot unreasonably refuse. Pet damage insurance may be required by some landlords to cover any damage at the property, but the door is open to a more pet-friendly rental market.

Adapting for the Future

The Renters' Rights Bill may challenge long-held norms, but it also opens the door to a more modern, fair, and transparent rental market. As an award-winning property agency, we are here to educate, support, and add value through the services we offer. Change is coming - and we're here to help you thrive through it.

What the Renters' Rights Act Means for You as a Landlord

The Renters' Rights Act represents the biggest shake-up to the private rented sector in decades. Whether you own one property or a large portfolio, the changes will affect how you let, manage, and protect your investment.

For landlords who act early, there is a real opportunity to stay compliant, avoid disruption, and strengthen the resilience of their rental income. Here's what you need to know - and what you should be doing now.

1. Start With Your Fixed-Term Tenancies

The first place every landlord should be looking is their existing fixed-term agreements. Under the Renters' Rights Act, fixed-term tenancies will be phased out and replaced with open-ended periodic agreements. This means:

- You will no longer have a guaranteed end date
- Tenants can leave with shorter notice
- Regaining possession becomes more regulated and process-driven

If you have properties currently in fixed terms, this is your window to plan ahead. When these agreements transition into the new system, the way you manage risk, cash flow, and future planning will change.

Landlords who review their portfolio now - rather than waiting until a tenancy rolls over - will be in a far stronger position.

2. We Are Contacting Landlords as Soon as Possible

We are proactively reaching out to landlords because timing matters. Once the Act comes into force, many landlords will be dealing with:

- Tenancy structures they didn't prepare for
- More uncertainty over possession
- Increased exposure if rent stops being paid

Early conversations allow us to:

- Review how your current tenancies will be affected
- Flag any potential risk points
- Put the right protections in place before problems arise

Waiting until something goes wrong will be far more costly and stressful.

3. Educating Every Landlord - New and Existing

Whether you are new to property or have been a landlord for 20 years, the rules are changing for everyone.

The Renters' Rights Act introduces:

- New tenancy structures
- Changes to eviction and possession grounds
- New obligations around rent, notices, and tenant security

Assumptions that worked in the past may no longer apply. Our role is to make sure landlords fully understand:

- What has changed
- What is still allowed
- Where the risks now sit

A well-informed landlord is far less likely to make costly mistakes - and far more likely to protect their long-term investment.

4. Rent Protection Is Now Essential

Perhaps the biggest shift under the Renters' Rights Act is this - your rental income is no longer as predictable as it used to be.

With open-ended tenancies and stricter possession rules, a tenant who stops paying rent can remain in your property for much longer - often many months - while the legal process runs its course. That makes rent protection no longer a "nice to have", but a core part of any professional landlord strategy.

Rent protection provides:

- Guaranteed monthly income if a tenant stops paying
- Legal cover for possession proceedings
- Reduced stress, risk, and financial exposure

In the new rental landscape, landlords without protection are effectively self-insuring - often at great cost.

Final Thoughts

The Renters' Rights Act is not just a regulatory update - it fundamentally changes how risk is shared between landlords and tenants.

The landlords who thrive will be the ones who:

- Act early
- Understand the new rules
- Put the right safeguards in place

If you would like a review of how your properties and tenancies are affected, or to discuss rent protection under the new framework, now is the time to do it.

The future of renting has changed - make sure your portfolio is ready.