

The Renters' Rights Act – Implementation

18 March 2026

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Back to basics

What is changing and when?

- 1 May 2026
- Tenancies become periodic (assured tenancies)
- Fixed terms abolished
- Section 21 abolished (with some exceptions)
- Tenants can give two months' notice
- New eviction grounds
- New notice periods
- Mandatory written tenancy statement
- Rent arrears ground increased to three months' arrears
- Rent in advance limited



Section 21 transitional period

- **Valid S21 notice served & claim paperwork provided to the court prior to 1 May 2026**
 - Even if possession proceedings have not concluded by 1 May 2026 = S21 notice remains valid until conclusion
- **Valid S21 notice served but claim paperwork has not been provided to the court prior to 1 May 2026**
 - Can only issue proceedings reliant upon that notice, if issued by the earlier of:
 - six months after the date you gave the notice
 - three months beginning with the commencement date (being prior to 31 July 2026)



What about “old” Section 8 notices? Same (ish) rules!

- **Valid S8 notice served & claim paperwork provided to the court prior to 1 May 2026**
 - If possession proceedings have not concluded by 1 May 2026 = S8 notice remains valid until conclusion
- **Valid S8 notice served but claim paperwork has not been provided to the court by 1 May 2026**
 - Can only issue proceedings reliant upon that notice, if issued by the earlier of:
 - 12 months after the date you gave the notice
 - three months beginning with the commencement date (being prior to 31 July 2026)



Section 8 – Grounds for possession

Mandatory vs Discretionary

- Mandatory preferred

Section 8 – Grounds for possession

Mandatory vs Discretionary

- Mandatory preferred
- Evidence required to demonstrate intention – eg. evidence for intention to sell.

New Ground 1A – Intention to sell the property

Notable requirements

- Mandatory Ground – evidence of intention required
- Four months' notice
- Tenancy must have commenced at least one year before the “relevant date” (the date the notice expires)
- Restricted period – 12 months
- Penalty if relet within restricted period, potential to include RRO



New Ground 1 – Occupation by landlord or family

Notable requirements

- Mandatory Ground – evidence of intention required
- Four months' notice
- Tenancy must have commenced at least one year before the “relevant date” (the date the notice expires)
- Restricted period – 12 months
- Penalty if relet within restricted period, potential to include RRO



Amended Ground 8 – Serious rent arrears

Notable requirements

- Mandatory Ground
- Three months of arrears
- Four weeks' notice



Discrimination

Potential grounds for discrimination

- Pets
- Children
- Benefit status
- Civil penalties up to £7,000
- All about reasonableness and proportionality – but further examples to be provided by the government + case law to develop naturally



Written statement of terms vs information sheet

Key difference

- Written statement of terms = only for new assured periodic tenancies or existing oral tenancies
- Information sheet = for existing written tenancies
- More detail on next slides...

Duty to provide “information sheet”

Landlords/agents must serve on existing tenants as of 1 May 2026

- This is essentially a sheet which explains the new legislation
- Must be provided to all existing tenancies by 31 May 2026
- Standard document due to be produced by the government this month
- Failure = civil penalty (up to £7k)

Duty to provide “written statement of terms”

S.16D added to Housing Act 1988

- Landlord or agent must give written statement to a tenant before entering into a tenancy agreement
- Statement will include details of the tenancy, property, tenant, landlord, rent, safety & compliance information and tenant’s rights.
- Failure = penalty (up to £7k) and limits on grounds for possession
- Applies to all new assured periodic tenancies created from 1 May 2026 plus any purely verbal leases created before that date
- Not yet a standard document

Written statement for student HMOs – Ground 4A

Must be provided before tenancy entered into

- Covers their wish to recover possession on the basis that they met the student test at the start of the tenancy, and that the landlord intends to let to students who meet the test on the next occasion
- The statement can be included in the tenancy agreement
- Must be provided by 31 May 2026 for existing tenancies
- Notice on Ground 4A won't be valid unless this statement has been properly included and served

Written statement of terms

VS

Information sheet

VS

Written statement for students

Let's check you've got all of this!

Where has compliance gone?

Are compliance documents still required for a notice to be valid?

- Currently, only deposit compliance
- And deposit compliance not necessarily required when serving notice relying on grounds for anti-social behaviour
- Still to be seen whether this will be amended to incorporate GSCs, EPCs, or whether it will be brought in through case law
- Should still be compliant, to be safe! Plus, still required to have these things to avoid other potential issues/penalties



Deposit requirements recap!

Sections 212–215 Housing Act 2004

- Deposit must be protected within 30 days of it being received
- Prescribed information must be provided within 30 days of it being received (including any leaflets/ scheme terms and conditions)
- Government approved schemes: MyDeposits, Tenancy Deposit Scheme (TDS), Deposit Protection Scheme (DPS)
- BIG consequences if non-compliant – we can assist in these situations
- Send tenancy agreement and deposit information with a signed covering letter



Rent increases

Small changes

- Must use Section 13 notice (Form 4 pre - 1 May 2026)
- Must use Section 13 notice (Form 4A post - 1 May 2026)
- Once per year (52 weeks)
- Market rate
- Rent review clauses and automatic rent increases in tenancy agreements = void
- Two months' notice before the new rent takes effect
- Tribunal



Future implementation

Further developments to be implemented include:

- PRS database (approx. late 2026)
- Redress scheme (approx. 2027–2028)
- EPC minimum rating increase – from E to C (approx. 2030)

Date	Comment
27 April 2026	Advisable last date to serve S21 and S13 under old rules
30 April 2026	Last possible date to serve S21 notice (before 4:30pm).
1 May 2026	Key date! New regime comes into force. All ASTs become assured periodic tenancies. No more S21 notices. New Form 4A for S13 rent increases.
31 May 2026	Deadline to serve information sheet, written statements and Ground 4A written statements.
31 July 2026	Deadline to file court proceedings for valid S21 notices served prior to 1 May

Disclaimer

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It is not intended to be a comprehensive analysis of the subject matter that is being discussed or presented in written or verbal form. The information is believed to be correct as of 18 March 2026.

It is not intended to be a substitute for formal advice from the appropriate person in the organisation to a client under the terms of a suitable signed engagement letter.

If you want to know more, contact us...

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