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The headline changes

There are 12 big headline changes

- 1) Abolition of Section 21 “no fault” evictions and ASTs
- 2) Creation of Assured Periodic Tenancies (APT) in the private rented sector
- 3) Revised section 8 possession grounds
- 4) Limit rent increases to once a year
- 5) Ban rental bidding and limit rent in advance to 1 month
- 6) Introduce offence on discrimination against renters with children or receiving benefits

The headline changes

- 7) Tenants will be able to request to have a pet
- 8) Strengthen local authority enforcement by creating a civil penalties system for Councils
- 9) Introduction of the Landlord Database of PRS properties.
- 10) Establishment of the PRS Landlord Ombudsman
- 11) Introducing a decent homes standard to the PRS
- 12) Extension of Awaab's law to the PRS

Implementing the RRA in 3 phases

The RRA will be 'commenced' in 3 phases

Phase 1 – May 1st brings in the new tenancy system and other tenancy related changes

Phase 2 – from late 2026 (no date given by the Gov yet) – brings in the landlord database and starts the secondary legislation process for setting up the Landlord Ombudsman for the PRS, but this is not the date the LO comes in. This is likely to be around 2028.

Phase 3 - focuses on raising standards in the private rented sector through:

- a) introducing a decent homes standard and
- b) extending 'Awaab's' law to the private rented sector

The timetable

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