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Out with ASTs and in with APTs /1

The end of fixed term tenancies ASTs and Landlords will not be able to:

- Issue a fixed-term tenancy for say 6 or 12 months
- Require tenants to remain for minimum periods
- Include break clauses that replicate fixed terms

Attempting to create a fixed term tenancy may result in:

- Enforcement action by the local authority with a civil penalty of up to £7,000

Out with ASTs and in with APTs /2

Assured periodic Tenancies (APTs) will replace ASTs as the default tenancy in the PRS

The key things to know about APTs are:

- They will all be what is called rolling tenancies under the Housing Act 1988, with a maximum rent period of one month.
- The RRA Act refers to these new tenancies as “Section 4A assured tenancies”
- All new and existing private tenancies will be APTs regardless of whether they were a fixed term AST before 1st May 2026.
- Any fixed term tenancy that had expired before 1st May and ‘rolled over’ as a statutory periodic tenancy will become an APT.
- Landlords do not have to issue a new APT tenancy agreement or amend their AST to an APT. From May 1st it just defaults to an APT

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- The tenancy periods will be the same duration as the period rent is paid for. If the rent is paid per calendar month, it will be a monthly rolling periodic tenancy. For the few tenancies where the tenant pays weekly, it will be a rolling weekly tenancy.
- If a landlord's tenancy agreement states that the period of the tenancy is longer than a month it will by default be a monthly tenancy regardless of what the landlord states in the agreement.
- The rent period can start at any day of the month and will end the day before the start of the next rent period. For instance, a rent period may run from the 25th of the month until the 24th of the month.

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- Tenancies will no longer expire automatically
- Eviction must be sought under one of the 36 mandatory or discretionary grounds
- Tenants can end the tenancy at any time with two months' notice from the start of the APT but the notice must expire at the end of a rent period.
- It is still allowed for landlords and tenants to agree a shorter notice period if they can come to an agreement to do so.