

10 Unmissable Realities of the Renters' Reform Bill

1. Section 21 Is Being Abolished

'No-fault' evictions under Section 21 will be banned. Going forward, Section 8 will be the main route

for ending a tenancy, with expanded and updated grounds for possession.

2. ASTs Will Automatically Become Periodic

Fixed-term Assured Shorthold Tenancies (ASTs) will transition to periodic tenancies overnight once

the new law takes effect. Any tenancy agreement you sign today will automatically convert once the

legislation is enacted.

3. Rent Can Only Be Increased Once a Year

Landlords will only be allowed to raise rent once every 12 months via a Section 13 notice. Rent

review clauses in tenancy agreements will no longer be valid.

4. Tenants Can Challenge Rent Increases

If tenants believe a rent increase is excessive, they can refer the matter to a First-tier Tribunal.

While backdated increases aren't currently part of the reform, challenges to future increases are

encouraged.

5. New Decent Homes Standard Introduced

Landlords must meet minimum housing standards under the Decent Homes Standard. Failing to

comply could lead to fines of up to £7,000 and possible prosecution.

6. Awaab's Law Applies to the PRS

Originally part of the Social Housing Regulation Act, Awaab's Law requires landlords to respond promptly to serious health hazards, including damp and mould, within strict timeframes.

7. Rent Bidding Banned

Bidding wars are prohibited. All rental properties must be advertised at a fixed price, and accepting offers above the asking rent will be unlawful.

8. Pets in Lets – With Conditions

Tenants will have more rights to request a pet. While landlords can't unreasonably refuse, they can require pet insurance to cover any potential damage.

9. National Landlord Register & Ombudsman Coming

A new digital landlord register will improve transparency and track compliance. A Property Ombudsman will also be introduced to resolve disputes without court involvement.

10. Discrimination Against Tenants is Prohibited

Landlords will no longer be allowed to refuse applicants simply because they have children or receive housing benefits (DSS).

Timeline of the Renters' Reform Bill

Key Timeline – Renters' Reform Bill - Bill Announced: September 2024 - House of Commons

Completed: January 2025 - House of Lords (Committee Stage): Pending - Expected to Become

Law: Spring 2025

Contact Us

Green Tick Property Group Ltd will continue to monitor updates and support our landlords and tenants through the transition.

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RENTERS' RIGHTS BILL 2025: COMPREHENSIVE OVERVIEW

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What is Renters Rights Bill 2025

The Renters' Rights Bill 2025 is a transformative piece of legislation aimed at reshaping the private rental sector in the UK by providing greater security, transparency, and fairness for tenants. A key feature of the bill is the abolition of Section 21 'no-fault' evictions, which previously allowed landlords to evict tenants without giving a reason. In its place, all tenancies will become periodic by default, offering tenants the flexibility to leave with two months' notice while requiring landlords to provide valid grounds and notice periods if they wish to end a tenancy. This move is designed to reduce housing instability and protect renters from unfair or sudden displacement.

The Renters' Rights Bill 2025 aims to make renting fairer by improving living conditions, protecting tenants from unfair treatment, speeding up repairs, controlling rent increases, and holding landlords more accountable through new rules and a digital landlord register.

When will it happen?

The Renters (Reform) Bill is expected to become law in summer 2025, although the exact date depends on how quickly it progresses through Parliament. As of now, it has passed several key stages but still needs final approval before being fully enacted.

Once passed, some parts of the law may come into effect immediately, while others will likely be introduced in phases to give landlords, letting agents, and tenants time to adjust.

We have put together this newsletter to provide key insights and important updates regarding the Renters' Rights Bill, helping you stay informed on the upcoming changes in the rental sector.

STRENGTHENING TENANT SECURITY

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EVICCTIONS

Abolition of Section 21 'No-Fault Evictions:

- Landlords can no longer evict tenants without providing a valid reason.
- All tenancies will transition to periodic agreements, offering tenants greater stability.

Revised Grounds for Possession:

- Landlords can regain possession for reasons such as selling the property or personal occupancy.
- These grounds cannot be invoked within the first 12 months of a tenancy.
- A four-month notice period is required, and the property cannot be re-let for 12 months post-eviction.

Transition to periodic Tenancies:

- Fixed-term tenancies are replaced with periodic ones.
- Tenants can end the tenancy with a two-month notice at any time

Summary:

Section 21 'no-fault' evictions are being abolished, meaning landlords must now give a valid reason to evict tenants. All tenancies will shift to periodic agreements, providing tenants with more flexibility and stability. Landlords can still repossess properties for reasons like selling or moving in themselves, but not within the first 12 months, and must give four months' notice. After eviction, the property cannot be re-let for 12 months. Tenants can leave at any time with two months' notice.

ENHANCING LIVING STANDARDS AND FAIRNESS

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LIVING STANDARDS

Introduction of the Decent Homes Standards :

- Applies to the private rental sector, ensuring properties are safe and free from hazards.
- Landlords must address serious issues like damp and mould promptly.

Implementation of AWAAB'S Law:

Mandates timely repairs of serious hazards to maintain safe living conditions.

Anti-Discrimination Measures:

Prohibits landlords from discriminating against tenants receiving benefits or those with children.

Pet Ownership Rights:

- Tenants can request permission to keep pets.
- Landlords cannot unreasonably refuse and may require pet insurance to cover potential damages.

Summary:

New standards aim to ensure rental homes are safe and free from hazards, requiring landlords to fix serious issues like damp and mould promptly (Decent Homes Standards & Awaab's Law). Landlords are now prohibited from discriminating against tenants on benefits or with children. Tenants also have the right to request pets, and landlords must not unreasonably refuse—though they can ask for pet insurance.

REGULATING RENT PRACTICES AND DISPUTE RESOLUTION

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RENT PRACTICES

Regulation of Rent Increases:

- Rent can only be increased once per year.
- Landlords must provide a two-month notice for any rent increase.
- Tenants have the right to challenge excessive rent hikes through the First-tier Tribunal.

Ban on Rental Bidding Wars:

Landlords and agents cannot encourage or accept offers above the listed rent price.

Establishment of a Landlord Ombudsman:

A new ombudsman service will provide free and impartial resolution for disputes, reducing reliance on court proceedings.

Summary:

New measures in the rental sector include limiting rent increases to once per year, with landlords required to give tenants at least two months' notice. Tenants have the right to challenge any unfair rent hikes through the First-tier Tribunal. To promote fairness and transparency, landlords and agents are now banned from accepting rental offers above the advertised price. Additionally, a new Landlord Ombudsman service will offer tenants and landlords a free, impartial alternative to resolving disputes without the need for court proceedings.

ENFORCEMENT AND COMPLIANCE MEASURES

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COMPLIANCE

Strengthening of Rent Repayment Orders (RROs):

- Tenants can reclaim up to 24 months of rent if landlords breach certain obligations.
- Applies to offences like illegal eviction or failure to comply with housing standards

Creation of a Private Rented Sector Database:

- A digital platform for accessing key rental information, improving transparency.
- Landlords must register to demonstrate compliance and understand their legal obligations.

Enhanced Local Authority Powers:

- Local councils are granted greater powers to investigate and penalize non-compliant landlords.
- Civil penalties increased from £30,000 to £40,000 for serious breaches.

Summary:

New enforcement and compliance measures in the rental sector aim to strengthen tenant protections and improve landlord accountability. Tenants may now reclaim up to 24 months of rent through Rent Repayment Orders (RROs) if landlords commit serious offences such as illegal eviction or failure to meet housing standards. A new digital Private Rented Sector Database will enhance transparency by requiring landlords to register and stay informed of their legal obligations. Additionally, local authorities have been granted greater powers to investigate and penalise non-compliant landlords, with civil penalties increasing from £30,000 to £40,000 for serious breaches.