



The Renter's Rights Bill

A landlord's guide to compliance



Melton
Borough
Council



The Renters' Rights Bill (RRB) represents the most significant change in rental laws in decades.

The Bill (RRB) is steadily moving through Parliament and is expected to become law by autumn 2025.

While adapting to the new rules may seem challenging, preparing now will protect your business, strengthen tenant relationships, and ensure you remain fully compliant.

As a landlord, understanding these changes now will help you prepare for a smooth transition, avoid penalties, maintain strong tenant relationships and continue to operate successfully in the evolving rental market.

This guide outlines the key requirements and steps you can take to ensure full compliance.

1 The end of Section 21 'no-fault' evictions

What's changing?

- Section 21 evictions will be abolished, meaning landlords can no longer evict tenants without a specific reason.
- All tenancies will become periodic (rolling contracts).
- Possession will only be granted under legally defined grounds, such as:
 - Selling the property.
 - Moving in yourself or for a close family member.
 - Tenant rent arrears or anti-social behaviour.

How to prepare:

- Familiarise yourself with the new possession grounds: understand when and how you can lawfully regain possession.
- Keep clear records if you plan to sell, refurbish, or move into a property to support any future possession claims.
- Improve tenant communication: a strong landlord-tenant relationship will help reduce disputes over possession.

2 Private rented sector database

What's changing?

- All landlords must register their properties on a new national Private Rented Sector database.
- This aims to improve transparency and enforcement in the rental market.

How to prepare:

- Gather essential documents ahead of time, including:
 - Gas Safety Certificate
 - Energy Performance Certificate (EPC)
 - Electrical Installation Condition Report (EICR)
- Ensure your records are up to date, as missing documents could lead to compliance issues.

3 Meeting the Decent Homes Standard

What's changing?

For the first time, private landlords must meet the Decent Homes Standard, ensuring properties are:

- Safe and well-maintained.
- Free from serious hazards (such as damp, faulty wiring, or poor insulation).
- Fit for human habitation.
- Meet Awaab's Law which will be extended to the private rented sector, requiring landlords to address damp and mould and serious issues within set timescales. www.gov.uk/government/news/awaabs-law-to-force-landlords-to-fix-dangerous-homes

How to prepare:

- Conduct an inspection, either yourself or with a professional, to identify and fix potential hazards.
- Budget for necessary repairs, as non-compliance could lead to fines.
- Respond to tenant repair requests promptly, ensuring you meet the new legal timeframes.



4 Changes to rent increase

What's changing?

- Rent increases will be limited to once per year.
- Landlords must give tenants at least two months' notice of a rent increase.
- Tenants will have the right to challenge unfair rent hikes through a tribunal.
- Only 1 months rent in advance can be requested once any tenancy agreement has been signed, and before the tenancy commencement date.

How to prepare:

- Set up a rent review calendar - plan rent adjustments in a structured way.
- Ensure rent increases are based on market conditions to avoid disputes.
- Keep clear records of rent changes and justifications.

5 Tenant dispute resolution: The Ombudsman scheme

What's changing?

- A Private Rented Sector Landlord Ombudsman will handle disputes between landlords and tenants.
- The Ombudsman's decisions will be legally binding.
- All landlords must register with the scheme.

How to prepare:

- Sign up for the Ombudsman Scheme as soon as it's available - it will be mandatory.
- Keep detailed records of maintenance requests and tenant interactions to help resolve disputes.
- Focus on clear communication with tenants to prevent conflicts before they escalate.

6 New rules on pets in rentals

What's changing?

- Tenants will have the right to request a pet, and landlords cannot unreasonably refuse.
- Landlords may require pet insurance to cover potential damages.

How to prepare:

- Update your tenancy agreements to include pet-related terms (e.g rules on pet behaviour and damage).
- Consider requiring pet insurance, ensuring property protection within legal limits. Create a fair and transparent pet policy, balancing tenant needs and property upkeep.



7 Stronger protections against tenant discrimination

What's changing?

- The new law bans discrimination against tenants on benefits or with children.
- Tenant selection must be fair and transparent, based only on financial suitability.

How to prepare:

- Review your tenant screening process ensure it complies with non-discrimination rules.
- Focus only on affordability, references, and credit history when assessing applications.
- Remove any outdated policies that might unintentionally exclude certain groups.

8 Stronger local authority enforcement

What's changing?

- Councils will have greater powers to investigate landlords and enforce compliance.
- Higher fines and penalties will be introduced for breaches of rental laws.

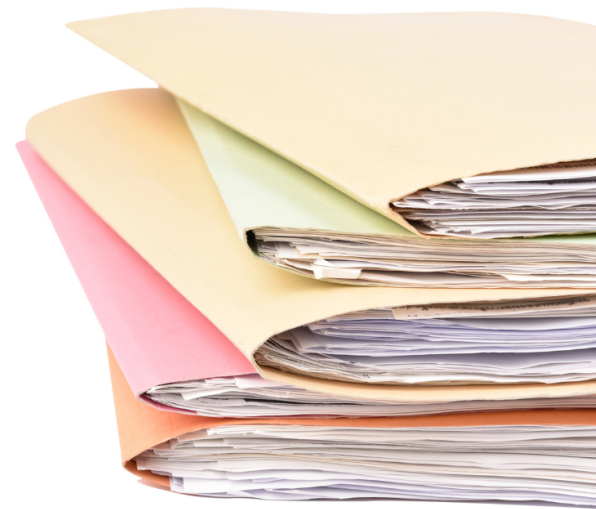
How to prepare:

- Stay informed on local council regulations, as enforcement will be stricter.
- Conduct regular property inspections to ensure ongoing compliance.
- Engage with local authorities proactively to stay ahead of any new requirements.

Next steps

How landlords can prepare now:

- Stay updated on the Bill's progress, the final version may include additional changes. Review your property portfolio and identify areas needing upgrades or compliance adjustments.
- Update your tenancy agreements in line with the new regulations.
- Develop a clear record-keeping system to track compliance and avoid penalties.
- Engage with professional landlord associations to stay informed and receive guidance.





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