



LANDLORD GUIDE:

RENTERS' RIGHT CHANGES

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ONE [1]

OVERVIEW

This is not as complicated as it may first seem. The changes simply introduce a different process, with slightly longer timelines.

This ebook has been created to help you clearly understand these changes and how they may affect your property whether you are renting it out or considering selling in the future.

We have set this out in the simplest way possible, breaking down the processes step by step so you know exactly what to expect and how to stay compliant.

TWO [2]

KEY CHANGES

- Section 21 abolished. No more “no-fault” evictions
 - All tenancies become periodic. No fixed terms - rolling tenancies only
 - Landlords must have a valid reason to evict
 - Must use Section 8 grounds (e.g. selling, arrears, breach)
 - 12-month protection period for tenants
 - Certain grounds (e.g. selling or moving in) cannot be used in the first year
 - Tenants can leave at any time with 2 months' notice
 - Rent increases limited to once per year. Must be done via a formal Section 13 notice
 - Tenants can challenge rent increases. If they believe it is above market value
 - Ban on rental bidding wars. Landlords cannot accept offers above the advertised rent
 - Limit on rent in advance. Maximum of one month's rent upfront
 - Tenants have the right to request pets - Landlords cannot unreasonably refuse
 - Stronger anti-discrimination rules. Cannot refuse tenants with children or those on benefits
 - Mandatory redress scheme for landlords
 - All landlords must be registered with an approved scheme. PRS landlord and property database
 - Registration of landlords and properties will be required
 - Stronger enforcement powers for local authorities. Including fines and penalties for non-compliance
- In simple terms:
- You can still regain possession, but must have a valid reason
 - Tenants have more flexibility
 - The process is more structured and may take longer

TWO [2]

NOTE: ON CHANGES

- For any existing Assured Shorthold Tenancies (ASTs), please note these will automatically convert to assured periodic tenancies from 1st May 2026. This means that any fixed-term provisions previously agreed will no longer apply from that date.
- If you are currently selling your property with tenants in place before 1st May, you may still be able to use the current rules, including serving a Section 21 notice to gain vacant possession (as long as everything has been done correctly).
- However, if the tenancy continues past 1st May and no notice has already been served, the new rules will apply. This means you will no longer be able to use Section 21 and will instead need to use a valid reason (Section 8), such as selling the property. You will also need to wait until the tenancy has reached at least 12 months before serving notice.
- Even after serving notice, tenants may choose not to leave. If this happens, you would need to go through the court process, which can take additional time. This is especially the case if the tenants are not in breach of the tenancy, for example if they are paying rent and following the agreement.
- In simple terms, selling a property with tenants in place may take longer under the new rules, so it is important to plan ahead.

Please note, if your property is not compliant (for example if the deposit has not been protected, required documents have not been issued, or the property is not registered where required), any notice served may be invalid.



THREE [3]

SIMPLE POSSESSION PROCESS

1. First 12 months – you cannot serve notice for sale/moving in
2. After 12 months – serve notice using a valid ground
3. Must provide a reason (Section 8)
4. Notice periods vary depending on the ground (typically between 2–4 months)
5. Tenants can give 2 months notice at any time

FOUR [4]

SECTION 8 (GROUNDS)

Simple Guide: Grounds for Possession (Section 8)

There are 18 legal grounds, but they can be broken down into 3 simple categories:

1. You need the property back (no fault of tenant)

- These are the main ones landlords will use:
- You want to sell the property
- You or your family want to move into the property
- The property is being repossessed (mortgage issues)
- The property needs major works or redevelopment
- The tenancy was for a specific purpose (e.g. student let, job-related housing)
- These are generally stronger grounds where, if used correctly, possession is more likely to be granted

2. Tenant has done something wrong (most common)

- These are the most frequently used grounds:
- Rent arrears (serious or ongoing)
- Late rent payments
- Damage to the property
- Breaking the tenancy agreement
- Anti-social behaviour
- These are commonly used in day-to-day property management

3. Other / more specific situations

- Less common, but still valid:
- Tenant gave false information when applying
- Tenant has lost the right to rent
- Property is part of supported housing
- Tenant's employment linked to the property has ended
- Alternative accommodation has been offered

Important to understand

- Some grounds are "mandatory" – the court must grant possession if proven
- Others are "discretionary" – the court will decide if it is reasonable
- Some grounds require evidence and court approval, so it is important the correct ground is used

Simple way to explain it

You can take your property back if:

- You need it back (for example, to sell or move in)
- The tenant has done something wrong
- There is another valid legal reason



FIVE [5]

LEGAL DOCUMENTS REQUIRED

From Landlords:

- Passport ID
- Proof of Address
- Proof of Ownership
- AML / Source of Funds
- PEP & Sanctions

(Veriphy)

We Handle:

- EICR, Gas, EPC Certificates
- Tenancy & Agency Agreement
- Referencing & Right to Rent
- Deposit registration



SIX [6]

TENANT CHECKS

- ID & Proof of Address
- Landlord Reference
- Employment & Income Checks
- Referencing via Goodlord / Vouch



SEVEN [7]

COMPLIANCE CHECKLIST

- PRS Registered
- Deposit protected (DPS)
- Valid certificates in place
- Right to Rent completed
- Tenancy agreement issued correctly
- Prescribed information served (where applicable)
- Documentation stored



EIGHT [8]

PETS & DISCRIMINATION

- Pets must be considered reasonably. You can refuse if unsuitable property, lease restrictions or insurance limits apply.
- Refusal must be reasonable and justified in writing if requested.
- Landlords cannot discriminate based on children or benefits.



NINE [9]

OUR COMPLIANCE & ACCREDITATIONS

- PRS Members
- DPS Protected
- PropertyMark | CMP Protected
- TLP Audited Accounts
- ICO Registered
- HMRC AML Registered | Veriphy Platform



TEN [10]

FEE STRUCTURE

Management Fees (excluding VAT):

- 12% – Fully Managed
- 4% – Rent Managed
- 8% – Let Only
- 10% – Short Lets

£400 – Set up cost

Additional Costs:

- 2.25% – Rent & Legal Protection
(annual, per tenant)
- £150-£300 – Professional Cleaning
- £150-£300 – Inventory (Check-In & Check-Out)

Important:

We no longer charge an upfront letting fee. However, set up costs still apply.

Our management fee is deducted monthly from the rent.

Full terms and fees are outlined within our agency agreement, and we aim to ensure full transparency with no confusion or hidden costs.



ELEVEN [11]

DISCLAIMER & USEFUL LINKS

This guide is for general guidance only and may be subject to change before or after 1st May.

Key Resources for Landlords

For the most up-to-date guidance, we recommend reviewing the official resources below:

1. Guide to the Renters' Rights Act

<https://www.gov.uk/government/publications/guide-to-the-renters-rights-act/guide-to-the-renters-rights-act>

2. Renters' Rights Act: Overview for Landlords

<https://www.gov.uk/guidance/renting-out-your-property-guidance-for-landlords-and-letting-agents/renters-rights-act-an-overview-for-landlords>

3. Evicting Tenants (Section 8 Process)

<https://www.gov.uk/evicting-tenants/section-21-and-section-8-notice>

4. Grounds for Possession (Full Breakdown)

<https://www.gov.uk/government/publications/grounds-for-possession-guidance-for-landlords-and-letting-agents/grounds-for-possession-guidance-for-landlords-and-letting-agents>

5. Renting is Changing (Simple Overview)

<https://housinghub.campaign.gov.uk/renting-is-changing/>

These resources are regularly updated by the government and should be referred to for the most current guidance.

We hope this has helped you better understand the upcoming changes and what they mean for you as a landlord.

We're here to help

If you have any questions about your tenancy or need further guidance, please do not hesitate to get in touch with us.

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