Bitesize Renters' Rights Act: What Residents Need to Know

The Government's **Renters' Rights Act** introduces changes to how rented homes are managed. Some changes are already in place, while others are expected to affect housing association tenants from **October 2027**.

For social housing tenants

- Starter tenancies will no longer be used.
- Fixed-term tenancies will no longer be used.
- assured shorthold tenancies (AST) will become assured periodic (rolling) tenancies (APT)

For intermediate rent tenants

- "No-fault" evictions using Section 21 notices will end.
- All tenancies will become assured tenancies.
- Changes will be made to the rent increase process.
- Residents will receive information about these changes before they take effect.
- Existing tenancy deposits will remain in place.

For leaseholders and shared owners who rent out their home

- Tenants who rent a sub-let property are now assured tenants with an APT; they cannot have a fixed term contract.
- Section 21 "no-fault" evictions have been abolished.
- Rent increases are limited to once a year.
- New rules allow landlords to regain possession in certain circumstances, such as moving into or selling the property, but not during the first 12 months of a tenancy.
- Stronger powers are available to tackle antisocial behaviour.

Other important changes

- Rental bidding wars are banned.

- Landlords cannot require excessive rent payments in advance.
- It is illegal to discriminate against renters because they have children or receive benefits.
- Landlords must consider requests from tenants who wish to keep a pet.

What is a Section 21 eviction?
Before May 2026, a Section 21 eviction, often called a "no-fault eviction", allowed private landlords to ask tenants to leave their home without needing to give a reason or prove the tenant had done anything wrong. The Government plans to abolish Section 21 ("no-fault") evictions for housing association tenants from October 2027, giving renters more protection and security in their homes.

Please note: Some details of the new legislation are still being clarified, including how transfers, mutual exchanges, lodgers and succession rights may be affected.

For more information, residents can visit the Government's guidance on the Renters' Rights Act