

Renters Rights *Bill.* 2026

Key Changes *explained.*

Prepared by Phil Ashton
Founder - The Lettings Cloud

No fault evictions, *abolished.*

- Section 21 notices are to be abolished.
- You can still gain possession — but only for valid reasons (selling, moving in, anti-social behaviour, arrears).
- Section 8 grounds will be strengthened to make this work.

All tenancies will be periodic, month *to month.*

- The end of fixed-term contracts.
- Tenants can leave a property at any point, giving two months' notice.
- Landlords need to factor this into void period planning and scheduling.

Rent *increases.*

- A maximum of one rent increase every twelve months.
- Requires a formal notice prepared by us, with a minimum two month notice period.
- Tenants can challenge increases they think are above market value. We will negotiate on your behalf.

Published *rent only.*

- We must advertise a clear asking rent. This is in place at present.
- We cannot accept offers above the advertised amount.

Up front *rent limits.*

- We cannot take more than one month's rent in advance, plus security bond.
- Reasoning is to ensure fair and accessible renting for more households.

Pets.

- Tenants will have a formal right to request a pet.
- We cannot unreasonably refuse, but we can request pet insurance.
- Expect more conversations, not chaos.

Tenants in receipt of *benefits*.

- It will be against the law for agents and landlords to refuse applications from tenants who are in receipt of benefits.
- Screening is still allowed — discrimination isn't.

Higher property *standards*.

- Decent Homes Standard will now apply to the private sector.
- Faster deadlines for fixing serious hazards (damp, mould, safety issues).
- Staying on top of maintenance will be more important than ever. Our regular digital inspections and experienced team will compliment this.

Increased enforcement & *penalties*.

- Larger fines for certain offences.
- Councils get stronger powers to investigate, inspect, and enforce.
- Keep paperwork tidy — it matters more now. Our compliance regulatory software will look after this smoothly and efficiently.

New landlord *ombudsman*.

A one-stop shop for handling complaints without court involvement.

- Faster, cheaper resolution for both sides.
- All landlords must join.

Rental property *database*.

- All private rented homes must be registered.
- Creates a national record for enforcement and transparency.
- Good news: more professional landlords means a more level playing field.

When is this all *happening?*

- The system will be introduced in phases.
- Most major changes — like periodic tenancies and the end of Section 21 — will arrive from Spring 2026 onward.
- Some enforcement powers roll out earlier.

What we will *do now*.

- Start reviewing your tenancy agreements.
- Prepare for rolling tenancies and standardised rent procedures.
- Check your properties meet the Decent Homes Standard.
- Organise your records so you're ready for database registration.
- Begin planning how we'll handle pet requests and complaint procedures.

The bright *side*.

- This isn't the end of landlord autonomy - it's the end of grey areas.
- Clear rules, fewer disputes, fewer surprises. We expect our landlords will adapt smoothly and often benefit from happier, long-term tenants.

Why we consistently deliver long-term, high-quality tenants.

- We know that every landlord's number one priority is simple: good tenants who stay longer, pay reliably, and look after your property as if it were their own. That's exactly what we specialise in — and here's why we succeed where others struggle.

Rigorous, people-centred *tenant Selection*.

- We don't just "fill vacancies."
- We get to know applicants properly — their work situation, lifestyle, expectations, and long-term plans — so we can confidently match you with tenants who genuinely value a stable, well-kept home.
- Our referencing goes beyond the basics, helping us identify tenants with a strong history of responsibility and reliability.

Strong relationships from *Day One*.

- Respectful tenants come from respectful interactions.
- We invest time in building rapport with tenants from the moment they enquire, setting the tone for open communication, mutual respect, and long-term commitment.
- Happy tenants stay longer — and they take better care of their homes.

We set clear standards - *And tenants appreciate That*.

- Before move-in, we walk tenants through expectations about cleanliness, maintenance, reporting issues, and general property care.
- This creates clarity, prevents misunderstandings, and ensures everyone is on the same page.
- Good tenants value structure — and that's what we provide.

We attract the right type of *Tenants*.

- Our marketing consistently appeals to working professionals and long-term renters looking for stability, comfort, and quality.
- We present homes well, respond quickly, and maintain a positive reputation — which naturally attracts higher-calibre applicants.

A well-maintained property attracts *well-maintained* behaviour.

- We encourage landlords to keep properties in excellent condition, and we support them in doing so.
- When tenants move into a home that is clean, modern, and cared for, they are far more likely to mirror that care and pride.

Proactive management means problems *don't spiral*.

- We stay in close contact with tenants, respond quickly to maintenance issues, and deal with concerns before they become conflicts.
- Tenants who feel listened to and supported treat the property — and the landlord — with respect.

We focus on tenant retention, *not constant turnover*.

Long-term tenants are better for everyone. We work to create stability by:

- Encouraging renewal conversations early
- Building positive landlord-tenant relationships
- Quickly resolving any concerns that could push a good tenant to leave. This reduces vacancy periods and protects your investment.

Our approach creates a *cycle of quality*.

- Good tenants attract good outcomes.
- Because we maintain high standards, high-quality tenants are drawn to us — and stay with us.
- This reputation builds on itself and benefits every landlord we work with.

The *result*.

Reliable, respectful, working tenants who:

- Stay longer
- Pay rent on time
- Communicate well
- Take pride in the property
- Reduce landlord costs and stress
- Make letting with us simple and profitable

Please get in touch.
Phil Ashton
01282 691223
phil@thelettingscloud.com