

The Renters' Rights Act 2025: Key Facts for Landlords and Agents

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Key Reforms

- **End of Section 21 evictions:** landlords will no longer be able to evict tenants without a legitimate reason.
- **End of ASTs:** all fixed-term assured shorthold tenancies (ASTs) to periodic tenancies overnight.
- **Stricter possession grounds:** stricter, evidence-based grounds are required for evictions.
- **Rent reviews:** annual rent increases are permitted but must reflect local market rates.
- **Rental bidding:** landlords and agents must state an asking rent and cannot accept offers above it.
- **Improved property standards:** landlords must meet new repair and maintenance requirements.
- **Stronger enforcement powers:** local councils will gain stronger enforcement powers, including issuing fines of up to £7,000 for initial breaches and up to £40,000 for serious or repeat offences.

Implications for Landlords and Agents

- Reduced flexibility in regaining possession, particularly in the short term.
- Longer processes and potentially increased costs for repossession.
- Greater costs and responsibilities associated with complying with revised property standards and management practices.
- Increased risk of disputes over rent adjustments, repossession and maintenance.
- Tenancy agreements and procedures must be updated to ensure compliance.

High-Risk Areas to Watch

- **Rent reviews:** increases must be justified and aligned with market rates; excessive hikes may be overturned by tribunal.
- **Possession claims:** courts will require robust evidence and full compliance with new statutory grounds.
- **Eviction notices:** errors or non-compliance may render notices invalid, delaying possession.
- **Repairs and standards:** delays in addressing maintenance issues, especially damp and mould, could block possession claims under Awaab's Law.

Key Dates

- Royal Ascent was granted on 27 October 2025.
- Phased implementation: reforms will roll out in stages, with changes to possession and notice periods among the first.
- **Secondary legislation: further detail on enforcement, rent reviews, and tribunal processes anticipated late 2025 to early 2026.**

How We Can Help You

Our team is here to help you navigate the transition and ensure full compliance with the new requirements:

- **Tenancy reviews:** update agreements and processes to meet new legal standards.
- **Possession strategy:** expert guidance on lawful and effective possession routes.
- **Rent and tenancy management:** advice on rent reviews, tenant communications, and dispute prevention.
- **Compliance audits:** identify risks and ensure properties meet the Decent Homes Standard.
- **Ongoing updates and training:** stay ahead of legal changes with tailored briefings and workshops

Contact us for more information



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