

# The Essential Landlord Guide to the Renters Rights Bill 2025

The Renters' Reform Bill aims to improve tenant rights by banning 'no-fault' evictions (Section 21) and making all tenancies open-ended. As of May 2025, it is currently progressing through the House of Lords, with Royal Assent expected in mid to late 2025. While not yet law, key provisions are expected to be enacted shortly after approval.

## **Abolition of Section 21 (No-Fault Evictions)**

- Landlords can no longer evict tenants without a valid reason.
- Evictions now require specific, justifiable grounds (e.g., rent arrears or breach of tenancy).
- Longer notice periods will apply, even in justified cases.

## **Fairer Grounds for Eviction**

- The bill outlines exact scenarios where eviction is permitted, helping avoid legal gray areas.
- Want to know what counts as a valid reason? Let's chat.

## **Enhanced Tenant Rights & Protections**

- Rent Increases: New limits and guidelines to ensure fairness.
- Pet Rights: Tenants will have the right to request a pet, and landlords will not be able to unreasonably refuse. However, tenants must agree to pet insurance or cover potential damage

## **Rental Bidding Wars Banned**

- No more over-the-odds rental hikes through tenant bidding.

## **Improved Property Standards**

- Tougher rules on health and safety in rental properties.
- Landlords must ensure properties meet updated compliance standards—are you covered?

## **Enhanced Enforcement Powers for Local Authorities**

- Councils now have greater authority to enforce housing regulations.
- Non-compliant landlords could face steeper fines and legal action.

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## How This Impacts Landlords

- Increased Responsibilities – More focus on compliance and property standards.
- Reduced Flexibility – Especially around evictions and rent increases.
- Potential Cost Increases – From property maintenance to legal fees.
- Tenant Retention – Longer stays could reduce turnover costs.

## Are you aware of your current responsibilities within UK law?

Did you know that landlords in England must comply with over 170 separate pieces of legislation and more than 400 individual regulations to legally let a property? \*

**At Daniel & Hulme we keep you on the right side of compliance**

## What Should You Do Now?

- Don't Wait for Fines or Disputes – Get ahead of the legislation.
- Book a FREE Landlord Compliance Check with Daniel and Hulme.
- Stay Informed ...
  - Sign up for our WhatsApp Broadcasts for bite-sized updates
  - We'll be producing a Landlord guide once the bill has passed

## Why Work With Daniel and Hulme Letting Agents?

- We make legal jargon simple.
- We follow the changes in the industry
- We are members of Propertymark
- We'll help you navigate the complexities, so you're always compliant.
- From rent reviews to eviction notices – we've got your back.

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