

renters rights.

your landlord snapshot

Our no fluff guide to the **renters rights bill** coming into force **May 2026.**

Top Changes

*Rosemoor is here to take the stress out of these changes. We stay ahead of legislation so you don't have to, and we'll manage all **compliance, documentation and tenancy updates** on your behalf. Our role is to remove the complications and keep your property fully protected, fully compliant and running smoothly.*



End of Section 21 No Fault Evictions



Section 21 has been abolished. Landlords can still regain possession, but only through updated Section 8 grounds, which have been expanded and strengthened.



Regain property via Section 8

- Landlord selling the property
- Landlord or close family moving in
- Serious rent arrears
- Anti-social behaviour



New Tenancy Structure



All tenancies will move to periodic (rolling monthly) agreements. Rather than fixed term AST.



This means:

- No more fixed terms
- Rent increases allowed once per year using Section 13
- Tenants must give two months' notice to leave

Existing tenancies will auto-transfer to rolling at end of fixed term



Pets Allowed by Default (With Conditions)



Tenants can request a pet and landlords must consider the request reasonably.



Landlords can:

- Require pet insurance to cover potential damage
- Refuse on reasonable grounds

Rosemoor will always act in the best interest of the Landlord



New Landlord Portal & Database



All landlords will need to register properties on a new digital Landlord Portal.



This will:

- Verify compliance (EPC, Gas Safe, EICR, How to Rent, etc.)
- Hold a national landlord database

There is no official date as yet for this, but we will keep you at the forefront as soon as it is released.



New Property Standard: Decent Homes Standard



All rented homes must now meet the Decent Homes Standard, similar to social housing.



This covers:

- Property condition
- Safety and repair standards
- Damp, mould and insulation expectations

Rosemoor will ensure your properties meet this criteria and advise where attention is needed.