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The UK Government has published its roadmap for implementing the Renters' Rights Act 2025, outlining a phased rollout of major reforms to the private rented sector. Below is the timeline and key points:

Phase 1 of reforms taking effect on 1 May 2026

- Abolition of section 21 'no fault' evictions and use of Assured Periodic Tenancies
- Updated possession grounds under Section 8
- Changes to the rules on rent increases
- Ban on rental bidding and rent in advance
- Ban discrimination against renters who receive benefits or have children
- Landlords to consider tenant requests to rent with a pet
- Strengthening of local authority enforcement power
- Rent repayment orders offences being expanded with increased maximum repayment period

Phase 2 of reforms taking effect from late 2026

- Introduction of the Private Rented Sector Database
- Establishment of the Private Rented Sector Ombudsman

Phase 3: dates to be advised

- Introduction of a Decent Homes Standard for the private rented sector
- Extending Awaab's Law to the private rented sector

For the full roadmap, visit [Renters' Rights Act 2025 – Implementation Roadmap](#).

[Renting out your property: Guidance for landlords and agents](#) is now available. Please note that [Investigatory powers guidance](#) is now also available and will be implemented on 27 December 2025.

We will continue to share further updates as they become available.