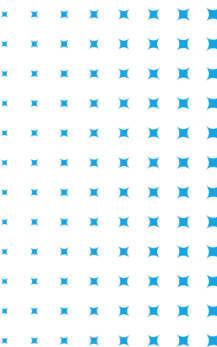


Renters Rights Bill Guide



PAYINLESS
PROPERTY MANAGEMENT



A practical, plain-English guide to the Renters' Rights Bill for UK landlords. Published by *Payinless Property Management*

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Why This Guide Matters

The Renters' Rights Bill is set to be one of the biggest overhauls of the private rental sector in recent decades. This guide explains what's changing, how it affects you as a landlord, and what steps to take to stay compliant and protect your income.

Key Changes Under the Renters' Rights Bill

This section outlines the core changes introduced by the Bill. Each reform is followed by its real-world impact on landlords and suggested actions.

1. Abolition of Section 21 'No-Fault' Evictions

What's Changing: Section 21 has been abolished. Landlords can no longer end a tenancy simply because they wish to. From now on, possession can only be regained under **Section 8 grounds**. Under the Renters' Rights Bill, there will be around **36 different grounds**, each with its own rules, notice periods, and evidential requirements.

Impact: This is a major shift for landlords. To regain possession, you will need to rely on the correct ground, issue the right notice, and provide suitable evidence. Any mistakes could result in delays, lost rental income, or the case being dismissed in court.



Action: It is important to be aware of the expanded list of grounds and to keep records and paperwork in order. Staying organised will make the process far smoother if possession is ever required.

How Payinless Property Can Help: We handle the detail for you. From ensuring tenancy agreements are compliant to keeping evidence ready and accessible, we make sure your position is protected. If possession is ever needed, we manage the process properly so you do not have to worry.



2. Extended Section 8 possession grounds and notice periods

What's Changing: The rent arrears threshold for serving notice will increase from 2 months to 3 months. The notice period itself will increase from 2 to 4 weeks, delaying the earliest point at which landlords can regain possession.

Impact: Recovering possession when tenants fall behind on rent will now take much longer. You cannot act until rent is more than three months overdue, and even then you must wait a further four weeks before regaining possession. On a property renting at £1,200 per month, that could mean **losing over £4,800 before you are even allowed to take the first legal step.**

Action: Strengthen your rent collection process and have a clear arrears strategy in place. Consider Rent and Legal Protection to ensure your income is covered if tenants stop paying.

How Payinless Property Can Help: We manage rent collection and arrears from start to finish. That includes setting up and administering Rent and Legal Protection on your behalf. If a tenant falls behind, we handle the process so you stay compliant and your rental income remains protected.

 *[Want to understand how Rent and Legal Protection works? Read our quick guide for everything you need to know.](#)*

3. Introduction of Open-Ended Tenancies

What's Changing: Fixed term tenancies are being abolished. From now on, all new tenancies will begin as periodic from day one. That means no more 6 or 12-month contracts and no formal renewals.

Impact: The safety net of fixed terms will disappear. Tenants will be able to leave with only a short notice period, creating more uncertainty for landlords. You will also lose the natural “checkpoints” of tenancy renewals, which are often used to review rents, refresh paperwork, or inspect properties. Without proper systems in place, this could result in missed rent increases, overdue safety checks, and weaker control over your investment.



Action: Stop issuing fixed-term agreements immediately. Review how you handle rent reviews, inspections, and tenancy updates. These will now need to be built into your ongoing management rather than tied to a contract renewal date.

How Payinless Property Can Help: We take care of the new open-ended structure for you. Our team manages rent reviews, schedules inspections, and keeps agreements compliant, so you stay in control even without fixed terms. With us, nothing slips through the cracks.

4. Mandatory Written Tenancy Agreements

What's Changing: Verbal tenancies will no longer be valid. Every tenancy must now have a written agreement that meets legal standards.

Impact: A handshake or a casual arrangement is no longer enough. If you do not provide a compliant written agreement, you could be committing a legal offence. This leaves you open to penalties, disputes with tenants, and difficulty enforcing your rights in court.

Action: Review all your existing tenancies. Make sure every one of them is properly documented with a written agreement that covers the new legal requirements.

How Payinless Property Can Help: We prepare and manage fully compliant tenancy agreements on your behalf. That means your tenancies are legally sound, your position as landlord is protected, and you avoid unnecessary legal risks.

5. Stricter Rent Increase Procedures

What's Changing: Rent can still only be increased once a year, and now requires at least two months' notice using Form 4 under Section 13.

Impact: Tenants can challenge any rent increase through the First Tier Tribunal (FTT). If they do, the increase will only start after the tribunal's decision, and it cannot be backdated. In cases of financial hardship, the tribunal may also delay the increase by up to two months. This gives tenants a strong incentive to challenge even fair increases. With tribunals already facing heavy workloads, landlords are likely to face long delays before receiving the rent increase they planned for.



Action: Reduce the risk by gathering solid market evidence before serving notice. Keep clear records and plan ahead to avoid unnecessary disputes.

How Payinless Property Can Help: We take care of the entire rent review process. From compiling evidence and serving Form 4 correctly to handling tenant objections and tribunal cases, we make sure rent increases are managed smoothly and on time.

6. Doubling of Rent Repayment Orders

What's Changing: Tenants could previously reclaim up to 12 months of rent if a landlord was found in breach of key obligations. Under the new rules, this will double to 24 months.

Impact: A single slip on compliance could now mean tenants reclaim up to two full years of rent. On a property at £1,200 per month, that could mean a **penalty of more than £28,000**. Breaches include common issues such as missed safety certificates, licensing failures, or not protecting a deposit correctly.

Action: Staying fully compliant is no longer optional. Make sure all property safety checks are completed on time, deposits are protected, and licences are in place. Every detail matters when the stakes are this high.

How Payinless Property Can Help: We keep your property compliant at every stage. From organising safety checks to maintaining records and ensuring licences are up to date, we protect you from costly repayment claims and safeguard your rental income.

7. Abolition of Blanket Bans on Pets

What's Changing: The Renters' Rights Bill will restrict blanket "no pets" rules. Landlords can no longer refuse pets automatically. Each request must be considered on its own, and if you refuse, you must provide a written explanation within the set timeframe.

Impact: A general ban on pets in your adverts or tenancy agreements will no longer hold. You can still refuse a pet if there is a genuine reason, such as the property being unsuitable, restrictions in a head lease, or health and safety concerns.



But every refusal must now be justified in writing. If handled incorrectly, you risk disputes, complaints, and possible claims of unfair treatment.

Action: Update your tenancy agreements and policies now. Be prepared to review pet requests individually, give clear written responses, and keep records of your decisions in case of challenge.

How Payinless Property Can Help: We manage the process for you. From updating agreements to handling tenant requests and putting protective conditions in place, we ensure your property is safeguarded while you remain compliant with the new law.

8. Creation of a New Property Portal (Landlord Register)

What's Changing: A new national Property Portal is being introduced. Every landlord will be legally required to register and keep their compliance documents up to date.

Impact: This adds a new legal duty for landlords. Each property must be registered correctly, with safety certificates, licences, and compliance records uploaded and kept current. Failure to comply could mean fines of up to **£7,000**. Providing false or misleading information, or repeatedly failing to meet your obligations, could result in fines of up to **£40,000** and even criminal prosecution. For landlords with several properties, the admin burden will be significant.

Action: Start preparing now. Get your property details, certificates, and licences in order so you are ready to register when the portal goes live.



How Payinless Property Can Help: We manage the entire process for you. From registering properties and uploading compliance documents to monitoring renewal dates and keeping records up to date, we protect you from costly penalties and save you the hassle.



9. Introduction of a Privately Rented Sector Ombudsman

What's Changing: At present, self-managed landlords do not need to belong to a redress scheme. The Renters' Rights Bill will change this, making it mandatory for all landlords to join the new Ombudsman. Tenants will then be able to escalate complaints without going through the courts.

Impact: This gives tenants a straightforward route to challenge landlords. Even minor issues could be escalated to the Ombudsman if a tenant feels dissatisfied. Poor record-keeping or a missed response could work against you. Ombudsman decisions can be binding, which means landlords risk being ordered to pay compensation or make changes without the chance to argue in court first.

Action: Prepare by setting up a clear complaint-handling process and keeping full records of communications with tenants. Without this, you may find yourself exposed if a tenant raises a dispute.

How Payinless Property Can Help: We handle complaints on your behalf and maintain accurate records, so disputes are resolved quickly and professionally. By having us manage the process, you reduce the risk of escalation and protect yourself from unnecessary claims.

10. Ban on Discrimination Against Benefit Claimants and Families with Children

What's Changing: In the past, landlords could reject applicants on the basis that they received benefits or had children. This often risked indirect discrimination claims. The Renters' Rights Bill now makes such refusals explicitly unlawful.

Impact: Landlords must assess every application fairly. Rejecting an applicant simply because they claim benefits or have children under 18 could lead to a formal complaint or legal action. If investigated, poor record-keeping could leave you with little defence.

Action: Remove any "No DSS" or "No children" wording from your adverts, policies, or agreements. Make sure applications are assessed on affordability and suitability alone, and keep detailed records of your decision-making process.



How Payinless Property Can Help: We handle tenant referencing and marketing in a fully compliant way. Our approach ensures that all applicants are treated fairly, protecting you from discrimination claims and keeping your lettings process professional.

11. Decent Homes Standard for Private Rentals

What's Changing: The Decent Homes Standard, previously used in social housing, will now apply to private rentals. This creates a legally enforceable minimum standard across the sector.

Impact: Properties must now be safe, warm, and free from serious hazards such as damp, mould, or structural disrepair. If a property falls short, landlords risk enforcement action and possible rent repayment claims. Even common issues like poor insulation or outdated heating could trigger compliance problems if left unresolved.

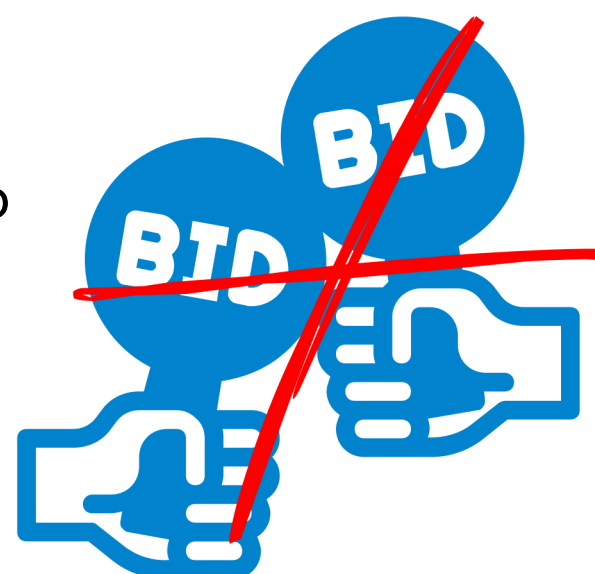
Action: Inspect your properties thoroughly and deal with any issues before they escalate. Pay particular attention to damp, insulation, and repairs, as these are areas that commonly fall below the new standard.

How Payinless Property Can Help: We carry out property checks, arrange repairs, and oversee contractors to keep your rentals compliant with the Decent Homes Standard. By staying on top of these requirements, we protect both your tenants and your investment.

12. Ban on Bidding Wars

What's Changing: Landlords and agents will no longer be allowed to invite or accept rent offers higher than the advertised price. Every property must be let at the listed rent or below.

Impact: Marketing a property with a low "guide rent" and then pushing applicants to bid more will be unlawful. All applicants must be treated equally at the advertised rent.



Any breach could lead to complaints, penalties, or claims of unfair treatment. For landlords, this means the rent you set at the start is the rent you are bound to.

Action: Set realistic rent levels from the beginning. Review your advertising on platforms such as OpenRent, Rightmove, and Zoopla to make sure it is clear, fair, and consistent.

How Payinless Property Can Help: We set rents accurately in line with the market and manage all applications fairly. Our transparent process protects you from compliance breaches while still ensuring your property achieves the best sustainable rent.

13. Restrictions on Rent in Advance

What's Changing: Landlords will no longer be able to request several months of rent in advance. The Bill limits this to a maximum of one month's rent (or 28 days for weekly tenancies).

Impact: Clauses asking for multiple months of rent upfront will not be legally enforceable. This removes a tool many landlords use to protect against higher-risk tenants. Without alternatives in place, landlords may feel more exposed to arrears and financial uncertainty.

Action: Review your tenancy agreements and remove any clauses requiring rent beyond the new limit. Consider safer alternatives such as guarantors or rent protection insurance.

How Payinless Property Can Help: We manage rent collection fully within the new rules and set up protective measures to safeguard your income. From arranging guarantors to implementing Rent and Legal Protection, we ensure you remain compliant while still protecting your cash flow.





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