



Training

Renters' Rights: Implementation timings



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While the timing of implementation is unclear until the government provides more guidance, we can make some educated guesses. David Smith, a prominent law partner at Spector Constant & Williams, offered his view...

Expected Date*	Event	What this means for agents
27 th October (confirmed)	Royal Assent was achieved	The Bill has now become an Act, enabling the creation of supporting regulations. However, most provisions of the Act will not take effect immediately. The section establishing a single Lead Enforcement Authority has now come into force.
27 th December (two months after Assent)	Automatic commencement of: • New exemptions to Housing Association 1988 tenancies • Local Housing Association (LHA) reporting duties • New LHA investigatory powers	• Leases with a term longer than 21 years will no longer qualify as Assured Shorthold Tenancies (ASTs). • Local authorities now have stronger investigative powers, including the ability to enter suspected HMOs without prior notice, to enter property businesses without a warrant, and to remove documents as needed. • Landlords and agents will not be able to discriminate against tenants or prospective tenants on the basis that they have children visiting or living with them or are on state benefits.
April 2026*	Implementation of: • Ending S21, fixed terms, ASTs • New grounds of possession • New rent increase rules • New wording for tenancy agreements • Bans on rent in advance • Non-discrimination provisions • Permission for pets	This part of the Act covers the main changes most people know about — like ending Section 21 “no-fault” evictions, getting rid of fixed-term tenancies, and adding stronger rules on rent increases. It also means landlords can’t refuse to rent to someone just because they have children (living with them or visiting) or because they receive state benefits.

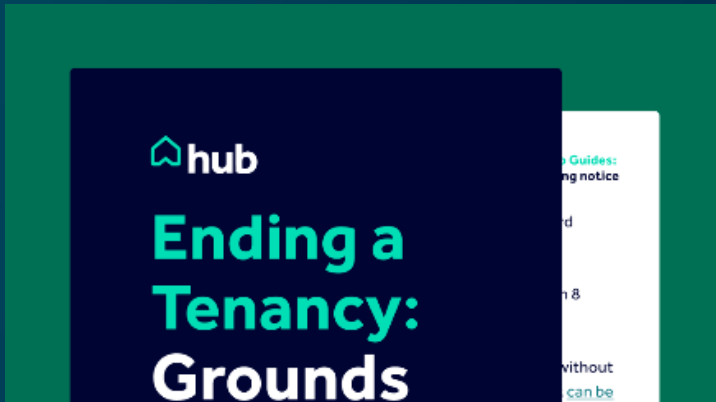


Expected Date*	Event	What this means for agents
One month after implementation of Section 21 changes	Notice service	All existing tenants must be sent a copy of the government-provided leaflet explaining what is changing in their tenancies. All student tenants must be sent a notice of the intention to rely on ground 4A if the landlord wishes to do so.
October 2026*	Implementation of: • Private Rented Sector (PRS) database • Landlord redress scheme • Decent Homes Standard	These changes all rely on other third-party agreements or systems which will take time to test and agree. The Decent Homes Standard has yet to be finalised in the PRS but is likely to be done shortly.
From October 2026*	Start of Awaab's law	In the social sector Awaab's law (which specifies timelines for fixing certain types of repair) has been rolled out over an extended period, slowly applying to more types of repair.
Unknown	Wales and Scotland to implement anti-discrimination provisions	Wales and Scotland have been granted powers to ban discrimination against children and tenants on benefits. They have not said whether they will implement these powers at all or indicated a timeline. Wales may not do this at all if it is not done before the Welsh Senedd elections in May 2026.

Most of the Act will not come into force immediately on Royal Assent, and some parts will take some time to put together as it relies on other things being operative. It is not possible to be certain when each part comes into effect until the government formally announces it, and even then, implementation dates can be changed at short notice.



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