



IMPLEMENTATION – PHASE 1

1st MAY 2026

DATE	IMPLEMENTATION
1 May 2026	Removal of Assured & Assured Shorthold Tenancies (ASTs); Removal of Fixed Term Tenancies
1 May 2026	The Introduction of the Assured Periodic Tenancy (Rolling month to month). All existing tenants must receive a Written Statement of Information – to be issued by the landlord from 1 st May 2026 up to and including the 31 st May 2026
1 May 2026	Section 21 (Form 6A) Abolished & can no longer be used to obtain vacant possession
1 May 2026	Introduction of the New Version Section 8 Notice (Form 3A), Updated & New Grounds for Possession, New Notice Periods for some of the Grounds for Possession, Updated & New Wording for the Grounds for Possession, Restrictions for use of Grounds 1 & 1A, Rent Arrears Threshold & Notice Period amended for Mandatory Ground 8 & Discretionary Grounds 10 & 11

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1 May 2026	Introduction of new rent increase protocols via Section 13(2) (Form 4A) - rent to be increased in line with market rent; 2 month notice period in line with the anniversary date / rent period of the tenancy
1 May 2026	Rental bidding, accepting higher than the advertised rent & accepting more than one monthly payment of rent in advance will be unlawful
1 May 2026	Tenants will have the right to challenge rent increases via the First tier Tribunal (FTT)
1 May 2026	Tenants' right to request pets will come into force. Tenants & Landlords will have to adhere to relevant criteria set out in the RRA 2025
1 May 2026	Introduction of Rental Discrimination. It will be unlawful to discriminate against tenants who are in receipt of benefits & tenants with families unless there is a PMLA



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Tenants will have the right to serve two months notice in writing, and notice must expire on the day when the rent is due or the day before the rent is due.

One tenant will be able to end the joint tenancy without the agreement of the other tenants.

If a joint tenant asks to give a shorter notice period, all the other joint tenants will need to agree to the shorter notice period

If a joint tenant changes their mind and would like to stay, all the other joint tenants will also need to agree. If they do not agree, then the tenancy will need to end.

If some of the existing tenants want to stay, the landlord will be able to create a new tenancy agreement. (Reference checks must be conducted)

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If a tenant fails to vacate upon expiry of a valid Section 8 notice, the landlord can start a claim for possession via the courts