

LETTINGS REGULATIONS

As we approach the close of another year, it's remarkable how quickly the time has passed. As you may be aware, additional lettings regulations were introduced throughout 2025.

At Slades Lettings, we are committed to keeping all our clients fully informed of these developments and the implications they may have for you and your properties.

The latest updates include:

RENTERS RIGHTS ACT

From 1 May 2026, new laws will kick in that give 11 million renters stronger rights, better protections and more security in their homes.

What's Changing?

No more 'no-fault' evictions – landlords in the private rented sector won't be able to evict tenants without a valid reason.

Goodbye to fixed contracts – all tenancies in the private rented sector will roll on from month to month or week to week (depending on your arrangement) with no end date, giving renters more flexibility. Tenants can end them with two months' notice as well.

Fairer rent rules – landlords can only raise rent once a year, and renters can challenge unfair hikes.

No more bidding wars – landlords must stick to no more than the advertised rent price.

One month's rent upfront, max – landlords can't ask for more.

No discrimination – it'll be illegal to refuse tenants just because they receive benefits or have kids.

Pets welcome – renters can now ask to live with a pet and landlords must consider it fairly.

What About Landlords?

Landlords will still be able to get their property back for clear reasons – like selling up, moving in, or dealing with rent arrears or anti-social behaviour.

The changes aim to **strike a fair balance** between renters and landlords, making the system **more stable, safer and easier to understand**.

What's Coming Next?

From late 2026, more improvements will roll out:

A Private Rented Sector Database

This is a register of all landlords and rental properties in England, so you can check who you're renting from. The new online database will be rolled out gradually by area from late 2026, showing who is renting out homes across England. You'll be able to check your landlord and see if they're properly registered once it is live in the area you live.

A free complaints service

The Private Landlord Ombudsman will be launched to help renters sort complaints against landlords quickly and fairly - without needing to go to court. It will create an independent person to resolve your complaints against your landlord quickly and fairly.

Progressing future plans - warmer and safer homes

The government is also continuing work to improve living conditions in privately rented homes. Consultations will inform their timelines. New rules in the future will raise the standard of rented homes - tackling damp, mould and dangerous conditions. Landlords will need to fix serious hazards faster and make homes more energy efficient, helping tenants stay warm and cut bills.

This is what's coming:

Quick landlord action to fix hazards

The government is looking to extend Awaab's Law to private rentals - forcing landlords to act fast when homes are unsafe. A consultation on how best to do this will be launched soon, so private tenants can benefit from protections like those already supporting social housing tenants.

Greener homes by 2030

By 2030, we plan to require that all privately rented homes must meet new energy efficiency standards (EPC rating C or better), unless exempt. That means better insulation, lower bills and greener living.

A new Decent Homes Standard for private rentals

For the first time, the government will introduce a Decent Homes Standard for privately rented homes - a clear set of rules to make sure every rented property is safe, warm and in good repair.

This new standard will help raise the bar across the board, giving renters confidence that their home meets basic safety and quality rules - and giving councils more power to crack down on landlords who don't meet them.

How Will I Know How to Exercise My New Rights Next Year?

First of all, landlords will be responsible for sticking to these new rules – and your local councils will have stronger powers to act if landlords break them.

To help you understand your new rights better, the government will publish guidance before the changes kick in on 1 May 2026.



GOV.UK

RENTERS RIGHTS ACT

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Electrical Inspection Condition Reports



As a Landlord you will remember when the regulation changed regarding Electrical Inspection Condition Reports only being valid for 5 years. Subsequently a large volume of EICR's that were carried out are now coming up for renewal.

Electrical regulations have also been updated so it is likely that many of these will fail, we are prepared for this and have our dedicated electricians on standby to honour all works we ask them to carry out in a timely fashion for our Landlord's protection.

Smoke and Carbon Monoxide Detectors



Smoke detectors have been required by Law in rental properties since 2015.

All detectors have a life span (even hard-wired detectors) of usually between 7-10 years. We encourage any units that are undated be replaced as your insurance may be invalidated in the event of a fire if the detectors are expired.

Local authorities can also enforce non-compliance with fines of £5,000.

Please let us know if you would like us to check the dates of your detectors & change if undated or expired.

Rent Protection & Legal Expense Cover

We are all aware of the cost-of-living crisis affecting not only Tenants but Landlords and businesses too. In this financial climate, which is unlikely to change for a while yet, we have negotiated a Rent Guarantee Policy with our referencing company, with affordable monthly payments for the duration of the tenancy (see the attached brochure). It has never been more important to ensure that your risk is adequately covered.

If you would like the peace of mind of Rent Protection, including full legal expenses to cover eviction, for a relatively modest sum, please let us know. These policies can be added to our managed properties during the term of a tenancy, subject to conditions. Rent protection & legal expenses cover, come with our strong recommendations.



We are constantly keeping an eye on changing regulations & will keep you all informed with any further updates throughout 2026.

Slades Lettings will be closed from
6pm 23rd December until **9am 30th December 2025**
 We then close lunchtime
31st December until **8.30am 2nd January 2026**

Finally, on behalf of us all at Slades we wish you all a Merry Christmas & Prosperous New Year.

