



## 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.

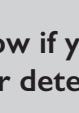
The changes aim to **strike a fair balance** between renters and landlords, making the system **more stable, safer and easier to understand**.

#### 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.

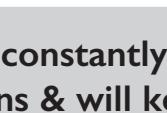


### GOV.UK

#### 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.



Christchurch | Southbourne | Highcliff | Bransgore  
[www.sladeshomes.co.uk](http://www.sladeshomes.co.uk)

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