

What the Renters' Rights Act Means for Renters

Today marks a historic moment for renters all across England.

Following years of campaigning, the Renters' Rights Bill has finally passed through Parliament and received Royal Assent, becoming the Renters' Rights Act (2025). This is a generational change in the law that could potentially change millions of people's lives.

For decades, renters have faced issues such as home insecurity, unfair evictions, and poor living conditions. Families uprooted overnight. Children forced to change schools again and again. People forced to live in poor conditions under extortionate rents.

That's why this act truly matters. It is a step forward for the fundamental rights and dignity of millions. But we also know that it's just the start, and challenges still lie ahead because rights are only real when enforced.

What The Renters' Rights Act 2025 Changes For Renters

As expected, the Renters' Rights Act will introduce several changes for private tenants:

- **No more Section 21 evictions:** Also known as “No-fault evictions”, Section 21 allowed landlords the power to ask tenants to leave their home with as little as two months' notice without cause. They have been abolished.
- **Rolling tenancies will replace fixed-term tenancies:** Instead of receiving a fixed six—or twelve-month tenancy, renters will roll on by default. This reform will allow renters to have more stability in their rental while still allowing them to end their tenancy in a reasonable period should they choose to do so.
- **The Decent Homes Standard:** Whereas before many renters struggled with mould, damp, and unsafe electrics, now landlords must ensure that homes are safe, warm, and free from serious hazards. Any issues must be tackled by law.
- **Limits on excessive upfront rent:** Landlords can no longer demand several months' rent in advance, which has locked those in poverty out of the rental market. Upfront payments will now be capped, which makes it easier for everybody to rent a home without facing unaffordable costs.

Make no mistake, these are vital changes. Collectively, they have the potential to give renters more power, security, and dignity in their homes.

Why The Renters' Rights Act Matters

Behind the black and white of the legal documents are real lives.

Each and every day, Shelter has heard from people facing eviction through no fault of their own. We have listened to parents who are unsure whether their children can stay at the same school next term. We've heard from young workers sleeping on a friend's sofa or in a car because they can't afford a deposit and six months' rent upfront in some of our major cities. We've heard from families living in damp flats that have breathing problems, too afraid to complain as they have nowhere else to go.

There are 11 million private renters in England. That means millions of people rely on the private rental sector, which has, up until now, left them vulnerable and open to exploitation. The Renters' Rights Act will give people a better opportunity to build a life in one place, allow them to plan for the future, and live without the constant fear of having to move home.

What Still Needs To Happen After The Renters' Rights Act

Passing the Act is only the first step. For renters to feel a real difference, we need:

- **Vigorous enforcement:** Local authorities must receive funding to investigate bad landlords and enforce the new law. Landlords will be ready to find loopholes or ignore these new rules, and councils must be prepared, or renters will continue to suffer.
- **Clear communication:** For many, the passing of bills in parliament is not something that registers. It is not headline news. Therefore, every renter must know what rights they now have, particularly the vulnerable. A public information campaign and accessible advice services are essential to inform the public of these changes..
- **More social housing:** The reform of private renting has been vital, but that still doesn't solve the root of the housing emergency. Decades of underinvestment in social homes mean that millions of families still can't afford a genuinely affordable home. Building new social housing is the only viable long-term solution.

How Renters And Supporters Can Take Action

The Renters' Reform Act is a huge win, but it doesn't deliver on its promise by simply existing. Here's how you can help:

- **Donate:** Your support helps us provide free advice to renters and push the government and local authorities to enforce these new changes. [Donate here](#).
- **Campaign:** Join our movement to demand proper funding for enforcement and the creation of more social homes. Add your voice to our [Renters' Rights Bill campaign](#) page.
- **Share:** Tell others about their new rights. Share this blog and spread the word using **#RentersReformNow**.

The Future Of Renting

The Renters' Rights Act is a huge step forward. It proves that change is possible when renters and campaigners unite and refuse to stay silent.

But renters deserve more than headlines. They deserve homes that are safe, secure, and affordable. They deserve rights that are respected and enforced. And they deserve a housing system that puts people, not profit, first.

At Shelter, we'll keep fighting to ensure this new law works in practice and that it's only the beginning of the change renters need.