

Renters Rights Bill Explained: What Landlords Should Do in 2026

The Renters Rights Bill 2026 is the most significant change to the private rental sector in years. Designed to strengthen tenant protections and create fairer, more transparent tenancies, it also places new responsibilities on landlords across England and Wales.

If you're a landlord understanding these updates and acting early will be essential for compliance and to maintain positive tenant relationships.

In this blog post, we'll break down what's changing, what it means for landlords, and how to prepare your properties for the year ahead.

What Is the Renters Rights Bill 2026?

The Renters Rights Bill 2026 builds upon the earlier Renters Reform proposals, aiming to give tenants stronger legal rights, improve housing standards, and increase accountability within the private rental market.

While the final details are still being refined, the bill is expected to:

- Abolish Section 21 "No-fault" evictions, replacing them with a fairer system that still allows landlords to regain possession under specific grounds (e.g. selling the property or moving back in).
- Introduce a new mandatory Ombudsman scheme to resolve disputes quickly and reduce court backlogs.
- Require landlords to register properties on a national database of private rented homes.
- Strengthen minimum housing standards, particularly around damp, mould, and energy efficiency.
- Make longer, more stable tenancy agreements the default option.

Key Implications for Landlords

While the bill is designed to protect tenants, it also encourages professional standards and transparency for landlords. Here's what you'll need to focus on:

1. Ensure Your Property Standards Are Up to Date

Expect tighter enforcement on safety and habitability. That means:

- Ensuring EICR, EPC, and Gas Safety Certificates are current.
- Regularly inspecting for damp and mould.
- Keeping an audit trail of maintenance and repair work.

Schedule mid-tenancy inspections every 3 to 5 months to spot issues early and document your compliance.

2. Update Your Tenancy Agreements

If Section 21 is abolished, tenancy agreements will need revising. Make sure your terms:

- Clearly define possession grounds under the new law.
- Include clauses compliant with the latest Tenancy Deposit Protection rules.
- Reflect the new default tenancy structure (likely periodic or rolling).

Consult a legal advisor or letting professional to review all existing templates before renewal dates in 2026.

3. Register Your Properties Promptly

The new **Private Rented Property Database** will likely require registration of all tenancies, similar to Scotland and Wales.

Non-compliance could lead to fines or a ban on letting until registration is complete.

Keep all documentation: proof of ownership, compliance certificates, inventory and inspection reports, ready for upload.

4. Document Everything - Especially Inventories

Dispute resolution under the new Ombudsman scheme will rely heavily on evidence. A **professional inventory report**, complete with time-stamped photographs, will be crucial for proving the property's condition at move-in and check-out. ***Rochester Williams inventory inspections provide landlords with the documentation they'll need to defend against unfair claims.***

Key Implications for Landlords continued

5. Communicate Proactively with Tenants

Clear communication prevents escalation. Provide tenants with easy-to-read summaries of their rights and your responsibilities and respond quickly to maintenance requests. This will not only reduce complaints but demonstrates compliance with the “good landlord” standards expected under the Bill.

Why Acting Early Matters

By preparing now, you'll:

- Avoid future penalties and legal disputes.
- Build trust with tenants through transparency.
- Strengthen your property's long-term value and reputation.

How Rochester Williams Residential Lettings Can Help

At Rochester Williams, we support landlords across Leicester, Leicestershire, Rutland, South Yorkshire & Coventry areas, with:

- **Professional Inventory Reports** – Fully compliant, date-stamped, and dispute-ready.
- **Mid-Tenancy and Check-Out Inspections** – Ensuring properties meet the required standards.
- **End-of-Tenancy Cleaning and Maintenance** – Helping landlords maintain compliance and re-let faster.
- **Reactive Viewings** – Our team is trained to react to last minute viewings as we understand that the property market in Leicester, Leicestershire, Rutland, South Yorkshire and Coventry are fast paced. Our company reacts by keeping to the pace of our customers.
- **Clear and Precise Inventory Reports** – Our clear and precise Inventory, Check-Out, and Mid-Term reports are structured by the DPS to be fully compliant. In return, this gives our customers peace of mind knowing their reports cover them for all uncertainties.
- **Our expert team have a combined experience of over 40 years within the industry.**