

# Renters Rights Act 2025

Overview and Scrutiny  
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**Bromsgrove**  
District Council  
[www.bromsgrove.gov.uk](http://www.bromsgrove.gov.uk)



# Renters Rights Act 2025 - Overview

- Renters Rights Act 2025 received Royal Assent: 27<sup>th</sup> October 2025 and is considered the biggest reform in Private Rented Sector in a generation.
- The Act builds on the Housing Act 2004 and expands the Local Authorities enforcement duty from property conditions to tenancy regulation and consumer protections.
- The ONS [2021] estimates that there are 4,395 private rented properties in Bromsgrove, however this could be significantly more due to under reporting.

# Renters Rights Act 2025

Implemented in 3 Phases: -

## Phase 1 – 1<sup>st</sup> May 2026

- Abolition of Section 21
- Expanded possession grounds
- Introduction of Assured Tenancies
- Introduction of rent controls
- Anti-discrimination provision
- Rights for tenants to request a pet
- Enhanced investigatory powers for Local Authorities

## Phase 2 (late 2027+)

- National Private Rented Sector Database (PRS)
- Landlord Ombudsman

# Renters Rights Act 2025

## Phase 3 – 2035-2037

- Introduction of the Decent Homes Standard in the private sector for the first time
- Proposals on Minimum Energy Efficiency Standards being a C rated or above
- Extend Awaabs law into the Private Rented Sector

All of these phases will have a direct operational impact on the authority particularly the Private Sector Housing Team and Housing Options.

The report highlights several key operational pressures: -

1. Increased Service Demand
2. Potential rise in homelessness presentations
3. Potential reductions in PRS stock if landlords choose to exit the market.
4. New areas of work for the PRS team

# Operational Capacity

## Operational

- The team has already been expanded from 3 FTE to 5 FTE, and significant training and upskilling is underway to prepare officers for their new duties.
- Funding has been secured to implement a regulatory case management system to meet new statutory reporting duties.
- The Private Sector Housing Enforcement Policy will be updated and brought to a future meeting.

# Financial Capacity

## Financial Implications

The report explains that Bromsgrove has been allocated: -

- £16,575.66 in New Burdens funding for implementation
- £50,497.00 across 2026–2029 through the Homelessness, Rough Sleeping & Domestic Abuse Grant
- Expected costs to include IT upgrades, legal support and potential increase in TA.
- There is the potential that future income from civil penalties and a share of landlord registration fees however we await further government guidance on these elements.

# Request to Resolve/Recommend

- The Cabinet is asked to **RESOLVE** that
- The update provided in the report in respect of the Renters Rights Act 2025 be noted.
- The new burdens funding of £16,575.66 be noted.
- The Cabinet is asked to **RECOMMEND** that:-
- The Scheme of Delegations be amended to incorporate new powers under the Renters Rights Act 2025 in accordance with the wording set out at Appendix 1