



Ministry of Housing,
Communities &
Local Government

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Ministry of Housing, Communities & Local
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Dear Chief Executive

Implementation of the Renters' Rights Act 2025

On 23 October 2025, the Renters' Rights Act 2025 received Royal Assent, marking a key milestone in delivering the Government's manifesto commitment to transform the private rented sector. The first phase of these measures will be implemented on 1 May 2026, including banning Section 21 evictions, which will give greater security and stability to the 11 million renters living in the private rented sector.

Yesterday (13 November), the department published [an implementation roadmap](#) which sets out our plans to deliver these reforms. It outlines when each reform measure will be brought into force, alongside information on how we are engaging and supporting the sector. Please can you ensure your Heads of Service and team leaders read it and familiarise themselves with the changes and cascade it to their wider teams.

The Bill receiving Royal Assent is just the start of this transformation. The success of our reforms will rely on the sector's ability to effectively implement them. We are providing a range of support through the PRS communications campaign, bespoke guidance and extensive engagement with all parts of the sector. As we now prepare for an overhaul of the private rented sector, councils have a duty to ensure their teams are prepared for these changes. The work your officers do will be essential in helping the government to deliver its promise, and in ensuring the reforms' success are achieved.

New Burdens Funding

In line with legislation, we are undertaking a new burdens assessment and are committed to funding the net cost to local councils of our reforms. For this financial year 2025/26, local housing authorities will receive an additional £18.2 million, to fund familiarisation and preparation costs and staff recruitment. Funding allocations are based on the number of private rented sector properties in each local authority area using 2021 census data. We expect to confirm the new burdens funding allocation for 2026/27 in early 2026, ahead of the first phase of our measures being implemented.

The role of LA enforcement officers

Enforcement officers play a crucial role in upholding standards and protecting tenants in the private rented sector. The extensive package of measures that have been introduced in the Renters Rights' Act will provide officers with further tools to support their work. On 27 December 2025, the Investigatory Powers measures will commence in relation to existing

legislation, notably the Housing Act 2004 and Prevention from Eviction Act 1977. On 1 May 2026 other enforcement provisions, for example strengthening the Rent Repayment Order regime and extending civil penalties to Protection from Eviction Act offences, will come into force. Teams can access the guidance that we've produced [here](#).

LA preparedness

Local authorities have an important role in the delivery of the reform programme, beyond the role of PRS enforcement officers. Teams within housing departments that provide support, advice or information on housing, benefits and other social welfare issues relating to the private rented sector will need to understand what these changes mean.

Throughout policy development and the journey of the Renters Rights' Act through Parliament, we have carried out extensive engagement with local councils, and representative organisations such as the Local Government Association, Greater London Association and National Trading Standards Estate Agency Team and combined authorities such as Greater Manchester Combined Authority, to provide officers with the support and confidence they need to enact these once-in-a-generation reforms. Ahead of the reforms, a suite of detailed guidance has been [produced and is available on GOV.UK](#). It has been developed with vital feedback from enforcement officers to ensure the guidance works for them. During this period, as we prepare to implement our reforms, all PRS enforcement officers should take the time to read the guidance.

It is vital that heads of service start to prepare their teams to ensure everyone feels confident and empowered to carry out their work in line with these changes.

Alongside guidance, the department has funded 'Operation Jigsaw' a cross-local council initiative, to design and deliver a bespoke programme of training, webinars and resources to help local council officers fully understand their new responsibilities and be ready to enforce them. Please encourage all your heads of service to contact their regional Operation Jigsaw leads for regular updates and further information. You can contact opjigsaw@powys.gov.uk who will be able to direct you.

The department has increased our existing funding for Shelter's Expert Housing Advice Line, which provides one-to-one advice by phone for professionals and volunteers who help clients with housing cases. The government will continue to fund the Housing Loss Prevention Advice Service (HLPAS) which provides anyone at risk of losing their home with free legal advice, and representation in court. The department would like to sincerely thank all officers for their continued engagement with the department. Each person plays a vital role in helping to implement the government's reform programme, ensuring the private rented sector remains safe and secure for all those who live in it.

The government looks forward to continuing to work with your teams on these important changes.

Yours sincerely,



Caroline Crowther and Charlotte Spencer

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