



Ministry of Housing, Communities & Local Government

Rt Hon Steve Reed OBE MP
*Secretary of State for
Housing, Communities &
Local Government*
2 Marsham Street
London
SW1P 4DF

To: Local Authority Leaders

Dear Leader,

Renters' Rights Act 2025

The Renters' Rights Act 2025 achieved Royal Assent on 27 October 2025. This landmark piece of legislation will deliver on our manifesto commitment to transform the experience of private renting for 11 million tenants across England, including through abolishing no fault evictions. In November, we published our Implementation Roadmap, which set out our planned phased implementation of the Act:

- **Phase 1**, on 1 May 2026, will introduce a transformative new tenancy system, empowering tenants to challenge poor practice in the sector. Landlords will no longer be able to evict tenants without a lawful reason, and tenants will be able to leave contracts when they need to. We will also ban rental bidding and end discrimination against tenants on benefits or with children.
- **Phase 2**, from late 2026, will see the introduction of a new Private Rented Sector Database, providing local authorities with much better data to enforce in their areas. We will also introduce a new Ombudsman to support tenants and landlords to resolve disputes more quickly.
- In **Phase 3**, we will focus on raising standards through the extension of Awaab's Law, with the timescale for this subject to consultation. We will also introduce a modernised Decent Homes Standard to the private rented sector from 2035.

I am clear that our reforms will not be successful without the support of local councils to enforce the new rules, and the Act places new duties on councils to enforce its measures. Strong local leadership will be essential to ensure that landlords and tenants understand their new rights and responsibilities, and – crucially – that we address the minority of landlords and agents who don't meet our new standards.

We have made sure you have the tools to prepare for the legislation in your area, and to support your residents to benefit from their new rights. Through the Act, we are extending civil penalties and rent repayment orders and enhancing councils' powers of investigation to make enforcement easier. [We have published a suite of guidance for councils.](#) We are also providing support and training to council officers across the country through our regional network of private rented sector housing experts 'Operation Jigsaw'.

We know that these responsibilities will incur additional costs, which is why we have provided £18.2 million of new burdens funding in 2025/26 to help councils to prepare for their new responsibilities under the Act. I can now confirm we will provide new funding of £41 million in 2026/27. The allocation for 2026/27 for each local authority is attached, and we are committed to sustainable

funding support through this spending period. I hope this will give you the confidence to recruit the additional permanent staff you need.

Our expectation is that costs will also in part be offset by civil penalty income from landlords and agents who flout the rules. We would emphasise the importance of local authorities having robust procedures in place to collect civil penalty debts effectively.

Allocations for 2026/27, which are based on PRS stock numbers with a floor, reflect that the large majority of new duties and responsibilities under the Act rest with local housing authorities, but that the duty to enforce the new rent in advance provisions sits with weights and measures authorities. We are already monitoring local authority enforcement activity and outputs as part of our new private rented sector enforcement data collection to ensure local authorities are meeting their duties to renters in their areas.

In February, we also announced £49.65 million across 2026/27 and 2027/28 to support local authorities with carrying out their homelessness duties, as a result of the Renters' Rights Act. The funding confirmed above will be in addition to this.

This Government is giving councils the tools and powers and funding you need to bear down on the minority of bad landlords and agents and ensure the increased rights of all tenants in the private rented sector are protected. We expect you to give this the priority it deserves, and I look forward to your vital support in enacting these historic reforms.

Yours sincerely,

A handwritten signature in dark ink that reads "Steve Reed". The signature is written in a cursive style with a horizontal line underneath the name.

RT HON STEVE REED OBE MP

Secretary of State for Housing, Communities & Local Government

Authority to which grant is to be paid	Amount of grant to be paid
Adur District Council	£60,000
Amber Valley Borough Council	£61,582
Arun District Council	£98,706
Ashfield District Council	£69,914
Ashford Borough Council	£71,110
Babergh District Council	£60,000
Barking and Dagenham London Borough	£154,046
Barnet London Borough	£397,239
Barnsley Metropolitan Borough Council	£160,348
Basildon Borough Council	£81,575
Basingstoke and Deane Borough Council	£87,803
Bassetlaw District Council	£62,660
Bath and North East Somerset Council	£134,187
Bedford UA	£126,710
Bexley London Borough	£128,828
Birmingham City Council	£791,339
Blaby District Council	£60,000
Blackburn with Darwen Borough Council	£108,405
Blackpool Borough Council	£173,369
Bolsover District Council	£60,000
Bolton Metropolitan Borough Council	£180,972
Boston Borough Council	£60,000
Bournemouth, Christchurch and Poole Council	£360,234
Bracknell Forest Council	£80,000
Braintree District Council	£73,020
Breckland District Council	£81,434
Brent London Borough	£348,880
Brentwood Borough Council	£60,000
Brighton and Hove City Council	£324,807
Bristol City Council	£412,204
Broadland District Council	£60,000
Bromley London Borough	£196,200
Bromsgrove District Council	£60,000
Broxbourne Borough Council	£60,000
Broxtowe Borough Council	£62,578
Buckinghamshire Council	£282,540
Burnley Borough Council	£72,352
Bury Metropolitan Borough Council	£126,777
Calderdale Metropolitan Borough Council	£157,501
Cambridge City Council	£123,217
Cambridgeshire County Council	£37,780
Camden London Borough	£270,714
Cannock Chase District Council	£60,000
Canterbury City Council	£104,741
Castle Point Borough Council	£60,000
Central Bedfordshire UA	£143,685

Charnwood Borough Council	£95,726
Chelmsford City Council	£87,379
Cheltenham Borough Council	£92,418
Cherwell District Council	£97,063
Cheshire East UA	£222,101
Cheshire West and Chester UA	£202,406
Chesterfield Borough Council	£60,000
Chichester District Council	£73,095
Chorley Borough Council	£60,000
City of Bradford Metropolitan District Council	£394,612
City of London	£60,000
City of York Council	£147,699
Colchester Borough Council	£128,040
Cornwall County UA	£403,306
Cotswold District Council	£60,000
Coventry City Council	£271,690
Crawley Borough Council	£67,982
Croydon London Borough	£323,074
Cumberland Council	£151,712
Dacorum Borough Council	£68,100
Darlington Borough Council	£95,057
Dartford Borough Council	£62,006
Derby City Council	£188,285
Derbyshire County Council	£37,437
Derbyshire Dales District Council	£60,000
Devon County Council	£47,065
Doncaster Metropolitan Borough Council	£215,762
Dorset Council UA	£225,505
Dover District Council	£71,690
Dudley Metropolitan Borough Council	£164,012
Durham County UA	£328,499
Ealing London Borough	£372,531
East Cambridgeshire District Council	£60,000
East Devon District Council	£79,880
East Hampshire District Council	£60,000
East Hertfordshire District Council	£74,224
East Lindsey District Council	£97,569
East Riding of Yorkshire Council	£212,893
East Staffordshire Borough Council	£74,499
East Suffolk Council	£145,275
East Sussex County Council	£33,119
Eastbourne Borough Council	£90,456
Eastleigh Borough Council	£60,000
Elmbridge Borough Council	£72,478
Enfield London Borough	£290,201
Epping Forest District Council	£61,129
Epsom and Ewell Borough Council	£60,000
Erewash Borough Council	£63,173
Essex County Council	£70,306

Exeter City Council	£97,888
Fareham Borough Council	£60,000
Fenland District Council	£65,507
Folkestone and Hythe District Council	£81,114
Forest of Dean District Council	£60,000
Fylde Borough Council	£60,000
Gateshead Metropolitan Borough Council	£129,297
Gedling Borough Council	£61,092
Gloucester City Council	£88,145
Gloucestershire County Council	£34,687
Gosport Borough Council	£60,000
Gravesham Borough Council	£60,000
Great Yarmouth Borough Council	£71,965
Greenwich London Borough	£238,516
Guildford Borough Council	£81,612
Hackney London Borough	£279,823
Halton Borough Council	£80,000
Hammersmith and Fulham London Borough	£241,671
Hampshire County Council	£62,138
Harborough District Council	£60,000
Haringey London Borough	£307,183
Harlow District Council	£60,000
Harrow London Borough	£218,043
Hart District Council	£60,000
Hartlepool Borough Council	£80,000
Hastings Borough Council	£86,138
Havant Borough Council	£60,000
Havering London Borough	£139,768
Herefordshire Council	£136,231
Hertfordshire County Council	£56,530
Hertsmere Borough Council	£60,000
High Peak Borough Council	£60,000
Hillingdon London Borough	£231,154
Hinckley and Bosworth Borough Council	£60,000
Horsham District Council	£67,469
Hounslow London Borough	£260,857
Hull City Council	£227,965
Huntingdonshire District Council	£96,023
Hyndburn Borough Council	£60,000
Ipswich Borough Council	£102,519
Isle of Wight Council	£119,509
Isles of Scilly Council	£20,000
Islington London Borough	£247,153
Kensington and Chelsea Royal Borough	£217,598
Kent County Council	£86,211
King's Lynn and West Norfolk Borough Council	£94,819
Kingston upon Thames Royal Borough	£153,681
Kirklees Council	£279,913
Knowsley Metropolitan Borough Council	£91,029

Lambeth London Borough	£345,936
Lancashire County Council	£69,205
Lancaster City Council	£97,145
Leeds City Council	£611,543
Leicester City Council	£307,435
Leicestershire County Council	£31,266
Lewes District Council	£60,000
Lewisham London Borough	£272,162
Lichfield District Council	£60,000
Lincoln City Council	£86,956
Lincolnshire County Council	£45,561
Liverpool City Council	£441,735
Luton Borough Council	£191,035
Maidstone Borough Council	£91,861
Maldon District Council	£60,000
Malvern Hills District Council	£60,000
Manchester City Council	£568,088
Mansfield District Council	£68,338
Medway Council	£187,668
Melton Borough Council	£60,000
Merton London Borough	£196,810
Mid Devon District Council	£60,000
Mid Suffolk District Council	£60,000
Mid Sussex District Council	£72,196
Middlesbrough Council	£115,072
Milton Keynes Council	£196,914
Mole Valley District Council	£60,000
New Forest District Council	£83,054
Newark and Sherwood District Council	£64,578
Newcastle City Council	£230,069
Newcastle-under-Lyme Borough Council	£60,000
Newham London Borough	£364,374
Norfolk County Council	£52,618
North Devon District Council	£65,626
North East Derbyshire District Council	£60,000
North East Lincolnshire Council	£136,632
North Hertfordshire District Council	£64,919
North Kesteven District Council	£61,166
North Lincolnshire Council	£113,793
North Norfolk District Council	£63,589
North Northamptonshire Council	£225,319
North Somerset Council	£149,861
North Tyneside Council	£129,193
North Warwickshire Borough Council	£60,000
North West Leicestershire District Council	£60,000
North Yorkshire Council	£417,555
Northumberland County UA	£200,214
Norwich City Council	£129,832
Nottingham City Council	£292,974

Nottinghamshire County Council	£41,833
Nuneaton and Bedworth Borough Council	£70,330
Oadby and Wigston Borough Council	£60,000
Oldham Metropolitan Borough Council	£144,406
Oxford City Council	£132,708
Oxfordshire County Council	£40,875
Pendle Borough Council	£65,194
Peterborough City Council	£173,949
Plymouth City Council	£213,673
Portsmouth City Council	£204,725
Preston City Council	£99,367
Reading Borough Council	£181,596
Redbridge London Borough	£258,653
Redcar and Cleveland Borough Council	£92,753
Redditch Borough Council	£60,000
Reigate and Banstead Borough Council	£69,884
Ribble Valley Borough Council	£60,000
Richmond upon Thames London Borough	£168,880
Rochdale Metropolitan Borough Council	£144,027
Rochford District Council	£60,000
Rossendale Borough Council	£60,000
Rother District Council	£60,000
Rotherham Metropolitan Borough Council	£149,453
Rugby Borough Council	£63,411
Runnymede Borough Council	£60,000
Rushcliffe Borough Council	£60,000
Rushmoor Borough Council	£63,032
Rutland County Council	£80,000
Salford City Council	£253,546
Sandwell Metropolitan Borough Council	£205,795
Sefton Council	£187,237
Sevenoaks District Council	£60,000
Sheffield City Council	£355,118
Shropshire County UA	£201,760
Slough Borough Council	£140,274
Solihull Metropolitan Borough Council	£106,235
Somerset Council	£362,235
South Cambridgeshire District Council	£70,315
South Derbyshire District Council	£60,000
South Gloucestershire Council	£158,535
South Hams District Council	£60,000
South Holland District Council	£60,000
South Kesteven District Council	£84,890
South Norfolk Council	£63,515
South Oxfordshire District Council	£72,842
South Ribble Borough Council	£60,000
South Staffordshire Council	£60,000
South Tyneside Council	£87,550
Southampton City Council	£243,941

Southend on Sea City Council	£174,580
Southwark London Borough	£308,224
Spelthorne Borough Council	£60,000
St Albans City and District Council	£71,735
St Helens Borough Council	£111,742
Stafford Borough Council	£69,631
Staffordshire County Council	£38,515
Staffordshire Moorlands District Council	£60,000
Stevenage Borough Council	£60,000
Stockport Metropolitan Borough Council	£155,918
Stockton-on-Tees Borough Council	£126,183
Stoke-on-Trent City Council	£189,259
Stratford-on-Avon District Council	£62,237
Stroud District Council	£60,000
Suffolk County Council	£44,274
Sunderland City Council	£154,871
Surrey County Council	£57,079
Surrey Heath Borough Council	£60,000
Sutton London Borough	£144,451
Swale Borough Council	£82,638
Swindon Borough Council	£158,772
Tameside Metropolitan Borough Council	£150,515
Tamworth Borough Council	£60,000
Tandridge District Council	£60,000
Teignbridge District Council	£79,590
Telford and Wrekin Council	£140,965
Tendring District Council	£99,709
Test Valley Borough Council	£60,208
Tewkesbury Borough Council	£60,000
Thanet District Council	£121,589
Three Rivers District Council	£60,000
Thurrock Council	£110,516
Tonbridge and Malling Borough Council	£60,000
Torbay Council	£144,733
Torridge District Council	£60,000
Tower Hamlets London Borough	£376,362
Trafford Metropolitan Borough Council	£130,062
Tunbridge Wells Borough Council	£68,970
Uttlesford District Council	£60,000
Vale of White Horse District Council	£67,082
Wakefield Metropolitan District Council	£189,905
Walsall Metropolitan Borough Council	£157,524
Waltham Forest London Borough	£233,791
Wandsworth London Borough	£406,771
Warrington Borough Council	£122,749
Warwick District Council	£88,918
Warwickshire County Council	£29,778
Watford Borough Council	£83,188
Waverley Borough Council	£60,000

Wealden District Council	£68,584
Welwyn Hatfield Borough Council	£60,000
West Berkshire Council	£105,008
West Devon Borough Council	£60,000
West Lancashire Borough Council	£60,000
West Lindsey District Council	£60,000
West Northamptonshire Council	£270,226
West Oxfordshire District Council	£63,753
West Suffolk Council	£131,407
West Sussex County Council	£46,333
Westminster City Council	£336,290
Westmorland and Furness Council	£151,898
Wigan Metropolitan Borough Council	£191,972
Wiltshire County UA	£305,312
Winchester City Council	£68,048
Windsor and Maidenhead Royal Borough Council	£113,466
Wirral Metropolitan Borough Council	£222,042
Woking Borough Council	£65,232
Wokingham Borough Council	£92,902
Wolverhampton City Council	£171,622
Worcester City Council	£70,746
Worcestershire County Council	£27,118
Worthing Borough Council	£81,240
Wychavon District Council	£60,000
Wyre Borough Council	£68,769
Wyre Forest District Council	£60,000
Total	£41,119,991