



# The 2026 Landlord Guide

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What the New Rental Rules Mean for Your Property

*A simple guide from the Longsons Lettings Team to help landlords understand the upcoming changes.*



THE NEW LANDLORD LANDSCAPE

# Introduction

The rental landscape is changing.

New legislation coming into effect in 2026 will introduce important updates to the way tenancies are managed in England.

These changes come from the Renters' Rights Act 2025 and will affect most landlords in the private rented sector.

While the regulations are evolving, rental property continues to be an important and resilient long-term investment. Understanding the new rules will help landlords continue letting successfully and remain compliant.

This guide highlights some of the key changes landlords should be aware of.



# Key Changes

## Section 21 Is Being Abolished

The current Section 21 process allows landlords to regain possession of a property without providing a specific reason.

Under the new legislation, this will be removed. Landlords will instead need to rely on **specific legal grounds** when seeking possession.

This means the correct procedures and documentation will become even more important.

## Rent Increases Will Follow a Process

Under the new rules, landlords will need to follow a formal process when increasing rent.

This means:

- rent increases can generally only occur once per year
- landlords must provide formal written notice
- the increase must reflect the open market rate

Proper timing and documentation will be essential.

## Fixed-Term Tenancies Will End

From May 1<sup>st</sup> 2026, most tenancies will move to a **rolling periodic structure**.

This means:

- tenancies will no longer have a fixed end date
- tenants can give notice to leave
- the tenancy will continue until either party ends it legally

Understanding how this works will help landlords manage expectations and tenancy stability.

## Tenants May Request Pets

Tenants will now have the right to request permission to keep pets in a rental property.

Landlords cannot unreasonably refuse these requests and must consider them individually.

# What Landlords Should Review

With the upcoming changes, landlords may wish to review:

-  Tenancy Agreements
-  Compliance Documentation
-  Property Inspection Schedules
-  Rent Review Processes
-  Tenant Communication Procedures

Taking a proactive approach helps ensure a smooth transition as the new rules come into effect.



# Support from Longsons Lettings

The Longsons Lettings team regularly supports landlords with:



Tenancy Management



Compliance Guidance



Rent Reviews



Keeping Up To Date With Legislative Changes

SUPPORTING LANDLORDS THROUGH A CHANGING MARKET

# Contact & Support

The rental landscape is evolving, but landlords remain essential in providing homes across our communities.

At Longsons Lettings, our role is to help landlords navigate legislative changes, manage tenancies effectively, and ensure properties remain compliant and well managed.

Whether you have a question about the new rules or simply want guidance on your property, our team is here to help.



## Book a Rental Valuation

If you would like to understand the current rental value of your property, our team can provide a free, no-obligation valuation.



## Speak to Our Team

If you have questions about the rental legislation our lettings team would be happy to help from tenancy structures to rent reviews.

 01760 721389

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