

Renters' Rights Act 2026

Know Your New Rights as a National Trust Tenant

Affecting 11 million renters across England • Core changes from 1 May 2026

1. No More No-Fault Evictions

Section 21 'no-fault' evictions are abolished from 1 May 2026.

The National Trust must have a valid legal reason to ask you to leave.

- The National Trust CANNOT evict you without a valid legal reason.
Before: they could use a Section 21 notice with no reason given - that is now illegal.
- Valid reasons include: serious rent arrears, anti-social behaviour, the National Trust selling the property, or moving a family member in.
You will always be told why you are being asked to leave.
- You must be at least 3 months in arrears before a possession claim on rent grounds can be made - giving you more time and protection.
- The National Trust must give you at least 4 months' notice to evict for sale or moving in and cannot do this in the first 12 months of your tenancy.

2. Security & Stability - Rolling Tenancies

All tenancies automatically become rolling (periodic) from 1 May 2026.

No more fixed end dates - your home is yours for as long as you need it.

- No more fixed-term contracts - tenancies continue month to month automatically, with no arbitrary end dates. Protected tenancies remain with original conditions.
- You can end your tenancy at any time with just 2 months' notice. No penalties for leaving.
- Existing assured shorthold tenancies (ASTs) convert automatically on 1 May 2026 - you don't need to sign anything new.
- The National Trust must give you key information about your tenancy in writing before you move in.

3. Fairer Rent Rules

Rent increases

Rent can only be raised ONCE every 12 months

The National Trust must give you at least 2 months' notice before any rise takes effect.

Challenge unfair increases

You can dispute any rent rise you think is above market rate at the First-tier Tribunal.

Max 1 month's rent in advance

The National Trust cannot demand more than one month's rent upfront.

- Rental bidding wars are illegal - the National Trust must advertise a fixed asking price and cannot accept offers above it.

4. Fairer Access - No Discrimination

Discrimination is NOW ILLEGAL

The following are banned:

- Refusing tenants on benefits (Universal Credit, Housing Benefit etc.)
- Refusing families with children
- Advertising 'No DSS' or 'No children'
- Treating these groups differently at any stage of letting

Right to Request a Pet

- 'No pets' blanket bans in adverts are no longer allowed
- You have the right to ask the National Trust to allow a pet
- They must respond within 4 weeks (+ 1 week if they need more info)
- Refusals must be on reasonable grounds - not just 'no'
- You may be asked to take out pet insurance

5. New Powers & Accountability**Private Landlord Ombudsman**

Launching late 2026

A free, independent service to resolve disputes between tenants and the National Trust - without going to court. All landlords must be members.

National Landlord Database

Rolling out from late 2026

Every landlord and rental property in England will be registered. You can check the National Trust's details online.

Stronger Enforcement

Councils get more powers to act. Landlords who break the rules face fines from £7,000 up to £40,000, and criminal sanctions for fraud.

Decent Homes Standard

Coming in Phase 3. Minimum safety and quality standards for all rented homes, plus Awaab's Law requiring action on damp and mould within set timeframes.

6. When Do Changes Happen?

27 Oct 2025

Royal Assent

Act signed into law

1 May 2026

Phase 1 - Core Rights Live

Section 21 abolished · Rolling tenancies · Rent limits · Anti-discrimination · Pet rights

31 May 2026

Info Sheets Sent

The National Trust must send you the government 'How to Rent Guide' tenant information sheet or the information needed in writing - electronic ok

Late 2026

Phase 2 - Infrastructure

Landlord database · Private Rented Sector Ombudsman launches

TBC

Phase 3 - Property Standards

Decent Homes Standard · Awaab's Law on damp and mould

7. Your Rights at a Glance

No-Fault Evictions Gone

The National Trust must have a legal reason to evict you from 1 May 2026.

Rolling Tenancy Security

No more fixed-term end dates. Stay as long as you pay and behave reasonably.

Rent Rise Limits

Max one increase per year. At least 2 months' notice. No bidding wars. One month advance only.

No Discrimination

Benefit claimants and families with children have full equal access.

Right to Ask for a Pet

The National Trust cannot blanket-ban pets - every request must be considered fairly.

A New Ombudsman

Free complaints process launching late 2026 - no need for court action.

For help or advice:

tantuk.org | 0845 463 3563 | england.shelter.org.uk | Your local Citizens Advice