

# 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 or persistent rent arrears, anti-social behaviour, or the National Trust selling the property.  
You will always be told why you are being asked to leave.
- The National Trust must give you at least 4 months' notice to evict for sale 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 2028

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 2026/2027

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?**

<b>27 Oct 2025</b>	<b>Royal Assent</b> Act signed into law
<b>1 May 2026</b>	<b>Phase 1 - Core Rights Live</b> Section 21 abolished · Periodic tenancies · Rent limits · Anti-discrimination · Pet rights
<b>31 May 2026</b>	<b>Info Sheets Sent</b> The National Trust must send you the government tenant Information Sheet
<b>Late 2026/2027/2028</b>	<b>Phase 2 - Infrastructure</b> Landlord database · Private Rented Sector Ombudsman launches
<b>TBC</b>	<b>Phase 3 - Property Standards</b> Decent Homes Standard · Awaab's Law on damp and mould

**7. Your Rights at a Glance**

<b>No-Fault Evictions Gone</b>	<b>Rolling Tenancy Security</b>
--------------------------------	---------------------------------

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

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](http://tantuk.org) | 0845 4633563 | [england.shelter.org.uk](http://england.shelter.org.uk) | Your local Citizens Advice | Government Guidance