



The Renters' Rights Act 2026 – What It Means for You

The Government is bringing in the new Renters' Rights Act in May 2026. This guide explains what the changes mean for you while you are living in temporary accommodation arranged by Sutton.

The new law is designed to improve standards and give tenants more security in private rented homes. This includes:

- ❖ **More security in private rented homes** - The new rules will give tenants stronger protection from eviction and more stable, longer-term tenancies.
- ❖ **Better property standards** - Landlords will have to meet clearer rules to make sure homes are safe, well-maintained and suitable to live in.
- ❖ **A fairer renting experience** - The changes aim to create a more balanced relationship between tenants and landlords, with clearer rights and responsibilities for both.

Moving on from Temporary Accommodation

The Council helps many households move from temporary accommodation into longer-term homes, including private rented sector (PRS) properties.

The new Renters' Rights Act is expected to make private renting more secure and attractive. If you are offered a private rented home, you can expect:

- More stability in your tenancy
- Better living conditions
- Stronger rights as a tenant

What happens next

Your housing officer will continue to work with you to find suitable long-term housing. This may include private rented accommodation if it meets your needs.

If you are offered a suitable property, we encourage you to think about it carefully. It could give you a stable and positive opportunity to move on from temporary accommodation.

Support available

We know that moving home is a big step and the Council will continue to support you throughout the process. This includes:

- Clear advice about your tenancy rights and responsibilities
- Help to find suitable properties
- Ongoing support if you need it during your move

If you have any questions about how these changes might affect you while you are living in temporary accommodation, please call the Council's main switchboard on 020 8770 5000.

We are committed to helping you move into safe, stable, and suitable long-term accommodation.