



# The Renters' Rights Act

## What It Means for Landlords, Letting Agents and Estate Agents in Sutton

The Government's new Renters' Rights Act starts in May 2026. It brings in important changes for landlords, letting agents and estate agents in Sutton, especially if you currently rent to households supported by the Council or are thinking about doing so.

The new law makes big changes to the private rented sector. It aims to create a rental market that is more stable, clearer and more professional for landlords, letting agents and estate agents, as well as tenants. It also creates several new opportunities for landlords, letting agents and estate agents who work with the Council.

### What this means for you

**Mandatory Information:** By 31 May 2026, you must provide your tenants with the official Renters' Rights Act Information Sheet if they have written tenancy agreements. If your tenancy is based on a verbal agreement, you must provide the tenant with written information outlining the key terms by this same date. [The Renters' Rights Act Information Sheet 2026](#)

#### 1. Greater stability and longer-term tenancies

The new rules are designed to reduce how often tenants move. This means you are more likely to have tenants who stay longer. For you as a landlord, letting agent or estate agent, this could mean:

- Fewer empty periods between lets
- Lower costs because you won't need to re-let as often
- More reliable and predictable rental income

#### 2. Improved tenant quality and tenancies

The Council will keep working closely with households to make sure they are properly supported and ready to manage a tenancy. With the stronger rules in the new law, landlords, letting agents and estate agents can expect:

- Tenancies that last longer
- Fewer disputes because expectations are clearer

- Tenants who understand their responsibilities and are held to them

### 3. A more professional and transparent market

The Renters' Rights Act will help make renting more consistent across the whole sector. This means:

- Clearer rules about what landlords, letting agents and estate agents and tenants are responsible for
- Standard property requirements that everyone must follow
- More confidence for good landlords, letting agents and estate agents who already meet their obligations

## Working with the Council

Working with the Council gives landlords, letting agents and estate agents extra reassurance. This includes:

- A reliable and straightforward nominations process
- Ongoing support for tenants throughout their tenancy
- A steady and consistent demand for your properties

## Why this is a positive change

Although the new rules may mean some adjustments, they are designed to create a more stable and predictable rental market. Landlords, letting agents and estate agents who work closely with the Council are well placed to benefit from:

- Lower risk because tenants receive support
- Consistent demand in a busy housing market
- More reliable long-term rental income due to stable tenancies

With the Renters' Rights Act, landlords, letting agents and estate agents will be operating within a clearer and more structured system. Stronger protections for tenants also help create longer-lasting, more sustainable tenancies, which benefits both landlords, letting agents and estate agents, as well as residents.

## Key Facts of the Act

- **Abolition of the fixed term tenancies** - Assured Shorthold Tenancies will be replaced by new periodic (rollover) tenancies
- **Pricing transparency** - Rent bidding will now be an offence
- **End to discrimination** - Landlords/Agents can't discriminate against children
- **Pets request** - Cannot be unreasonably refused
- **Rent increases** - Now limited to once a year
- **Stronger enforcement** - councils have been given more powers to prosecute landlords and agents

## What to do next

- If you already work with us, we will keep you updated and support you through any changes.
- If you are thinking about letting your property to the Council or to households we support, we would be happy to talk through the options and how we can work together.
- Check out the [Government guidance for landlords](#).
- If you have any questions about how the new rules might affect you as a landlord, please call the Council's main switchboard on **0208 770 5000**.