



Landlords

NEWSLETTER

MAY 2026
EDITION

Renters Right Act Update

Key changes - Renters' rights - From **1 May 2026**, the reforms will begin to take effect. As a reminder, the key measures include:

Abolition of Section 21 'no fault' evictions	From 1 May 2026, landlords must provide a valid ground for possession, giving tenants greater security and reducing homelessness risk.
Move to periodic tenancies	Fixed-term contracts will be replaced with rolling tenancies, with tenants able to give two months' notice at any time.
Stronger renter protections	Including limits on rent increases (once per year, with two months' notice), a ban on bidding wars, and a new right for tenants to request pets.
Decent Homes Standard and Awaab's Law	Extended to the private rented sector, creating new obligations around addressing serious hazards such as damp and mould within defined timeframes.
Updated Rent Repayment Orders	Councils will have strengthened powers to reclaim rent from landlords who breach legal requirements.
New Ombudsman and Property Portal	A national redress scheme and online database aimed at improving transparency and accountability.

What Landlords and Agents should be doing now

All tenants signed up prior to 1 May 2026 need to be provided with the official information sheet which needs to be provided to tenants **before 31 of May 2026**. The document should be provided by either printing a hard copy, which is posted or given to the tenants by hand or sending the PDF electronically as an attachment, for example, to an email or text message. **You must not email or text the link as this will not be valid.**

The Renters' Rights Act Information Sheet 2026 - GOV.UK

Landlords must provide tenants with key information about their tenancy when creating a new tenancy on or after 1 May 2026. This information can be found here and should be included in the tenancy agreement or provided separately.



Upcoming Changes

The Private Rented Sector (PRS) Database is expected to be introduced in **late 2026** as part of the **Renters' Rights Act**. It will require landlords across England to **register themselves and their rental properties** before they can legally let.

The PRS Database will create a **central register of landlords and rental properties**, helping to increase transparency for tenants and improve standards across the sector.

Tenants will be able to check key information about their landlord and property, while local authorities will have better tools to identify and address non compliance.

Keep a look out for our **next** newsletter where we will provide more information on this.

EMPTY HOMES WEEK

National Empty Homes week is an annual event organised by **Action on Empty Home**.

The event is used to promote the social, economic and environmental benefits of returning empty properties back into use and to raise awareness of the 1 million plus homes across the UK that are currently not in permanent occupation.

This year Empty Homes Week took place from

Monday 9 of March to Sunday 15 of March

and Stratford-on-Avon District Council showcased their efforts to return properties back into occupation by having a display in the reception area of Elizabeth House.

The display offered useful advice on how to report an empty or problematic property in the district, and information on financial assistance, such as VAT reductions and Council Tax discounts as well as a questionnaire for visitors to complete.

Two large colour-coded maps were displayed, which offered a visual insight into the numbers. of empty homes and hotspots across the district.

The display proved popular and resulted in the Empty Homes team receiving several enquiries from members of the public.



MULTI AGENCY WORKING

On Wednesday 8 April, a Housing Standards Officer from the Private Sector Housing Team attended a disruption operation organised by Warwick Police. Also in attendance were Immigration Enforcement, Trading Standards, Environmental Health and Licencing officers in a coordinated effort to ensure businesses in Stratford town centre were compliant.

During the operation, two commercial premises were found to be used for residential use despite the lack of Health and Safety measures and Fire safety concerns. These premises have been prohibited for living accommodation until works are complete to make them safe and compliant.

Overall, several businesses were visited, and some enforcement action was carried out, a few warnings issued, and helpful advice shared.

These joint operations show what can be achieved when agencies work together, tackling local concerns, supporting businesses, and help to keep the community a safe and fair place for everyone.

Looking to occupy your rental property?

Stratford on Avon District Council, working with Warwickshire County Council, is seeking self contained properties for families resettling in Warwickshire through the Government's safe and legal routes programme.

What's on offer:

- Standard assured tenancy, managed as a normal private let
- Holding payment during any void period before move in
- Rent in advance and deposit (up to 5 weeks) available
- Universal Credit housing costs with option for direct payment to landlords
- Top up funding may be available where there is a shortfall
- Up to 5 years of family support, helping sustain tenancies

To find out more, contact:

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For more information: www.warwickshire.gov.uk/migration-services

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