



FREE GUIDE FOR TENANTS

Renting in England

Last reviewed 1 October 2026

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Renting in 2026

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About this guide

This guide is for anyone renting a home privately in England under the rules that came into force on 1 May 2026.

It covers assured periodic tenancies, the standard private tenancy since the Renters' Rights Act took effect. That includes most homes let through an agent or directly by a landlord, and shared homes where you have your own room. It doesn't cover lodgers who live with their landlord, council or housing association homes, purpose-built student halls, holiday lets, or homes where the rent is over £100,000 a year.

The government's previous checklist for tenants, How to rent, was withdrawn on 1 May 2026 because the law changed. Landlords now give tenants the government's Renters' Rights Act Information Sheet 2026 instead, and this guide brings the practical advice up to date around it. It is general information, not legal advice, so for your own situation check GOV.UK or speak to an adviser.

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The Renters' Rights Act at a glance

The Renters' Rights Act 2025 is the biggest change to renting in England for decades. Its main changes came into force on 1 May 2026, and existing tenancies switched over to the new rules automatically.

	BEFORE 1 MAY 2026	NOW
Your tenancy	Usually a fixed term, often 6 or 12 months	Rolling (periodic), with no end date
Being asked to leave	A landlord could serve a "no-fault" Section 21 notice	Section 21 is abolished. A landlord needs a legal reason, called a ground
Leaving	Usually tied in until the fixed term ended	Two months' notice in writing, at any time
Rent increases	Set by the tenancy agreement	Once a year at most, with two months' formal notice

Rent in advance	Could be several months	No more than one month, and only after signing
Pets	Up to the landlord	Landlords must consider a request within 28 days and can't refuse unreasonably

Security in your home

"No-fault" evictions have ended. A landlord can now only end a tenancy for a reason set out in law, such as selling the property, moving in themselves or a close family member, serious rent arrears or anti-social behaviour. Selling and moving in can't be used during the first 12 months of a tenancy, need four months' notice, and stop the landlord from re-letting or re-advertising the home for 12 months afterwards. Tenants, in turn, can leave whenever they need to by giving two months' notice in writing.

Rent

Rent can go up only once a year, and not in the first 12 months. The landlord must use the formal notice (Form 4A) and give at least two months' warning, and a tenant who thinks the new rent is above the market rate can challenge it at the First-tier Tribunal. Rent review clauses in tenancy agreements no longer apply. Bidding wars are banned: landlords and agents must advertise a rent and can't ask for, encourage or accept offers above it. No rent can be taken before the tenancy agreement is signed, and then no more than one month in advance.

Fair treatment

Tenants can ask to keep a pet, and the landlord must reply within 28 days and can't refuse without a good reason. Landlords and agents can't turn someone away because they have children or receive benefits, though they can still check that a tenant can afford the rent. Every tenant must also be given the government's Renters' Rights Act Information Sheet; for tenancies that began before 1 May 2026, that was due by 31 May 2026.

Stronger enforcement

Councils have new powers to investigate and can fine landlords and agents up to £7,000 for a first breach of many of the new rules, rising to £40,000 or prosecution for serious or repeated breaches. Tenants can claim back up to two years' rent through a rent repayment order for certain offences, and for the first time councils can fine landlords directly for illegal eviction.

Still to come

A national database of private landlords is rolling out region by region from late 2026, and every landlord will have to register. A landlord ombudsman, giving tenants a free way to resolve complaints without going to court, is expected to be compulsory for landlords from 2028. The government also plans to apply the Decent Homes Standard to private rented homes (proposed for

2035 or 2037), to extend Awaab's Law on fixing hazards such as damp and mould to private renting, and to raise the minimum energy rating for rented homes to C by 2030. Timings for these are still being consulted on.

PART TWO

Finding and moving into a home

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Before you start

A little preparation makes renting quicker and less stressful, and helps you spot a bad deal before you commit.

What you can afford

Work out what you can comfortably pay each month after your other bills. Many landlords look for an annual income of around 30 times the monthly rent, and spending more than about a third of your take-home pay on rent leaves little room for anything else. Remember to budget for council tax, energy, water, broadband and the TV licence, which tenants usually pay on top of the rent.

If you're on a low income, you may be able to get help through the housing element of Universal Credit, or Housing Benefit if you already receive it. For private renters this is based on the Local Housing Allowance for your area, which you can check online before you start looking. Landlords and agents can no longer refuse you simply because you receive benefits.

Get your documents ready

Landlords and agents will want to confirm your identity, your income or employment and your credit history, and they must check that every adult who will live in the home has the right to rent in England. You can prove this with original documents such as a British or Irish passport, or online using a share code from GOV.UK if you have a visa or eVisa. Having payslips, bank statements and a previous landlord's contact details to hand will speed things up.

Think about what you need

Decide on the areas you'd consider, since a wider search gives you more choice, and what matters to you, such as your commute, schools, parking or outdoor space. If you have a pet, or are thinking of getting one, say so early. If you're disabled or have a long-term condition and might need changes to the home, raise these with the landlord or agent too: they must consider reasonable requests and explain any refusal, and you may be able to apply to your council for a Disabled Facilities Grant towards the cost of adaptations.

Renting through an agent or directly

You can rent through a letting agent or directly from a landlord. Either way, check who you're dealing with before you hand over any money.

Every letting agent in England must belong to a government-approved redress scheme, either The Property Ombudsman or the Property Redress Scheme, so you have somewhere independent to complain if something goes wrong. Agents who handle rent or deposits must also be members of a client money protection scheme. Agents must show which schemes they belong to, along with their fees, in their office and on their website. Many reputable agents are also members of professional bodies such as Propertymark or Safeagent.

If you rent directly, ask whether the landlord belongs to an accreditation scheme; your council can tell you about local ones, and national schemes are run by organisations such as the National Residential Landlords Association. From 2028, all private landlords will also have to belong to the new landlord ombudsman.

Make sure you know your landlord's name and an address in England or Wales where you can send them notices, because they must give you this information. If the home is a flat, it's reasonable to ask whether the landlord owns it and whether the freeholder and any mortgage lender have agreed to it being let. Be very cautious if the person letting the home isn't the owner, as it could be an unlawful sublet.

Watch out for scams. Never pay anything before you've seen the property, in person or on a live video call, and checked who you're paying and why. Be wary of deals that seem too good to be true or pressure to pay quickly, and never pay in cash or by untraceable transfer.

What to check when viewing

Viewings are your chance to check the home properly and ask questions before you commit.

The home itself

Look at the heating, hot water and water pressure, check for signs of damp, mould or leaks, and test the phone signal. There must be a working smoke alarm on every storey used as living space, and a carbon monoxide alarm in any room with a fixed fuel-burning appliance such as a boiler or wood burner. Check you're happy with the furniture, fixtures and fittings, because it may be hard to change them later. The home must be safe and free from serious hazards, and fit to live in. You can also check the area's long-term flood risk on GOV.UK.

The costs and the rules

Ask exactly what's included in the rent, which bills you'll pay, the council tax band, and the energy rating on the Energy Performance Certificate (EPC). A rented home must be rated E or above unless it has a valid exemption, and you can look up any home's certificate online. Ask about any rules on smoking, bikes, rubbish and recycling. The deposit can't be more than five weeks' rent, or six weeks if the annual rent is £50,000 or more, and it must be protected in a government-approved scheme.

Some landlords offer a deposit replacement product instead of a cash deposit, usually for a non-refundable fee and sometimes a monthly charge. You can't be made to take one, and you may still have to pay for any damage or unpaid rent at the end, so read the terms carefully and check the provider is regulated by the Financial Conduct Authority.

Licences

Many shared homes, known as houses in multiple occupation (HMOs), need a licence from the council, and some councils require a licence for every privately rented home in certain areas, known as selective licensing. Ask whether the home needs one and whether the landlord has it. If a licence is needed but missing, you may be able to claim back rent.

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Applying and moving in

Once you've found the right home, there are a few steps before you get the keys.

Holding deposit

You can be asked for a holding deposit of up to one week's rent to reserve the home while checks are carried out. The landlord or agent then normally has 15 days to agree the tenancy with you, unless you agree a different deadline in writing. If the tenancy goes ahead, the holding deposit must be returned within 7 days or put towards your first rent or deposit, with your agreement. It can only be kept if you give false or misleading information, fail the right to rent check, pull out, or don't take reasonable steps to agree the tenancy by the deadline.

Referencing

We or the landlord will usually check your income, employment, previous landlords and credit history, and confirm your right to rent. If your income doesn't meet the landlord's requirements, you may be asked for a guarantor (see Insurance and guarantors). You can't be charged for any of these checks.

Signing and paying

Read the tenancy agreement carefully before you sign, and get advice if anything is unclear. Every tenancy must now have written terms, and you should be given the government's Renters' Rights Act Information Sheet. No rent can be taken until you've signed, and then no more than one month

in advance (or 28 days if you pay weekly). Your deposit must be protected in a government-approved scheme within 30 days of paying it, and you must be given the scheme's details and the required information about how to get it back.

Documents you should receive

Before or when you move in, the landlord must give you the gas safety record (if there's gas), the Energy Performance Certificate and the latest electrical safety report. They must also make sure the smoke and carbon monoxide alarms are working on the day your tenancy starts. Keep all of these with your tenancy agreement and deposit paperwork.

Moving-in day

Go through the inventory or check-in report carefully, take dated photos of anything worn or damaged, and agree any changes before signing it. Take meter readings with dated photos so you don't pay for the previous tenant's energy, and set up your energy, water, council tax, broadband and TV licence. Make sure you have contact details for the landlord or agent, including a number for emergencies, and find out how to report repairs.

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What you can be charged

Under the Tenant Fees Act 2019, landlords and agents in England can only charge the payments the law allows. Anything else is banned.

Rent	No more than the advertised rent, with no more than one month in advance after signing.
Holding deposit	Refundable, up to one week's rent.
Tenancy deposit	Refundable, up to five weeks' rent, or six weeks if the annual rent is £50,000 or more.
Changing your tenancy	A small fee capped by law, or reasonable costs if these are higher, when you ask for a change.
Leaving early	If you ask to leave without giving the full notice, no more than the rent the landlord loses as a result.
Breaking your agreement	Compensation if you break your tenancy agreement, for example for damage to the property.
Bills	Utilities, council tax, TV licence and broadband or phone, where your tenancy says you pay them.

Lost keys

The reasonable cost of replacing keys or security devices.

Late rent

Interest on rent more than 14 days late, at a rate capped by law.

That means no viewing fees, no fees for referencing, admin, setting up or renewing a tenancy, no check-in or check-out fees, and no charges passed on from third parties such as inventory companies. Nor can a landlord or agent make you buy a service, such as insurance or a guarantor product, as a condition of renting. If you've paid a banned fee, ask for it back in writing; if that fails, your council can investigate and fine the landlord or agent, and you can apply to the First-tier Tribunal to have the money repaid.

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Insurance and guarantors

Your landlord's insurance covers the building, not your belongings, and some landlords will want the extra security of a guarantor.

Contents insurance

Contents insurance protects your own things against theft, fire, flood and water damage, and can usually cover items you take out with you. Many policies also offer tenant's liability cover, which pays for accidental damage to the landlord's furniture, fixtures and fittings that would otherwise come out of your deposit. Add up what it would cost to replace everything so you aren't underinsured, and check the excess, any single-item limits and whether bikes, laptops and phones are included. If your area is at risk of flooding, make sure that's covered. Whether you take out insurance, and who you buy it from, is your choice.

Rent guarantors

A guarantor agrees to pay your rent, or the cost of damage, if you can't. They're usually a parent, close relative or friend living in the UK. The landlord or agent will check their income and credit history, and some ask for a homeowner.

A guarantor signs a written, legally binding agreement, and you should both get copies of it and of the tenancy agreement. Read it carefully: how long it lasts depends on its wording, which matters more now that tenancies roll on, and in a joint tenancy a guarantor could be asked to cover the whole rent if another tenant doesn't pay, unless the agreement limits this. For agreements signed from 1 May 2026, a guarantor isn't responsible for unpaid rent after the tenant's death. If a guarantee was signed before then, it's worth checking its terms with the landlord.

If you can't find a guarantor

Not everyone has someone who can do this. Rent guarantor companies act as your guarantor for a fee, so compare their costs and terms before signing. Some councils and charities run rent deposit or guarantee schemes, particularly for people on low incomes, and some universities and colleges

support students. Paying several months upfront is no longer an option, because rent in advance is capped at one month. If any of this applies to you, tell us early and we'll explain what the landlord is looking for.

PART THREE

Living in your home and moving on

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Living in your home

Renting is a two-way relationship. Here's what you must do, what's sensible to do, and what your landlord must do in return.

What you must do

Pay the rent on time, and the bills your tenancy says you're responsible for, such as council tax, energy and water. If you pay for gas or electricity, you can choose your own supplier. Look after the property, and get the landlord's permission before decorating, making changes or attempting repairs. Be considerate to your neighbours, because anti-social behaviour is a ground for eviction, and don't sublet or take in a lodger without checking whether you need the landlord's permission.

What you should do

Report repairs promptly, in writing where you can, so small problems don't become big ones that could affect your deposit. Learn how to use the boiler and where the stopcock, fuse box and meters are. Test the smoke and carbon monoxide alarms regularly, ideally once a month. Ventilate the home to help prevent condensation, and consider asking your energy supplier for a smart meter (if your tenancy says you need permission, the landlord shouldn't unreasonably refuse). It's also worth registering to vote at your new address, which helps your credit rating.

What your landlord must do

Your landlord must keep the structure and exterior in repair, along with the water, gas and electricity supply, heating and hot water, sinks, baths, toilets and drains. They must keep the home free from serious hazards and fit to live in, maintain any appliances and furniture they supply, arrange a gas safety check every year and an electrical safety check at least every five years, and keep the alarms in working order. They must have any licence the property needs, keep its energy rating at E or above, and protect your deposit.

Your landlord or agent must give at least 24 hours' written notice before visiting for things like inspections or repairs, and visits should be at reasonable times. Except in a genuine emergency, they can't let themselves in without your permission.

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Rent increases and pets

Two of the most common questions during a tenancy now have clear rules.

Rent increases

Your landlord can raise the rent only once a year, and not during the first 12 months. They must use a formal Section 13 notice (Form 4A) and give you at least two months' notice of the new rent. Clauses in tenancy agreements that set automatic increases no longer apply. You can also agree a new rent with your landlord informally.

If you think the proposed rent is more than the home would let for on the open market, you can apply to the First-tier Tribunal before the new rent is due to start. The tribunal decides the market rent. You'll never be asked to pay more than your landlord proposed, any increase won't be backdated, and in cases of hardship the tribunal can delay the start of the new rent by up to two months.

Pets

If you'd like to keep a pet, ask your landlord in writing, describing the animal. They must reply within 28 days (they can ask for more information, which may extend this by 7 days) and can't refuse unreasonably. Good reasons might include someone in the building being allergic, the home being too small for the animal, or the lease of a flat banning pets. Simply not liking pets, or a bad experience with a previous tenant, is not a good reason. If a request is refused unreasonably or ignored, you can complain to the landlord, and later to the landlord ombudsman or the courts. Your deposit can be used for any damage your pet causes.

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Repairs, damp and safety

Most repair problems are quickly sorted by reporting them clearly. If they aren't, there is help.

Tell your landlord or agent as soon as something needs fixing, straight away for anything affecting health or safety such as a gas smell, an electrical fault or a leak. Put it in writing, with photos, and keep a copy. Keep paying your rent while you wait: withholding rent puts you at risk of eviction for arrears.

Damp and mould are among the most common problems. Tenants can help by ventilating rooms and drying clothes outdoors where possible, but persistent damp is often caused by leaks, poor insulation or faulty ventilation, which are the landlord's responsibility. The government plans to extend Awaab's Law, which sets deadlines for landlords to investigate and fix hazards like damp and mould, to private renting, with the timetable still to be confirmed.

If your landlord doesn't carry out repairs, contact your council's private housing or environmental health team. They can inspect the home using the Housing Health and Safety Rating System and can order the landlord to fix serious hazards, with fines and prosecution for those who don't. You can also take your landlord to court yourself if the home isn't fit to live in, under the Homes (Fitness for Human Habitation) Act 2018, and the court can order repairs and compensation. Shelter and Citizens Advice can help you work out the best route.

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When you want to leave

You can end your tenancy at any time by giving your landlord at least two months' notice in writing.

Your notice should end on the last day of a rental period or the day before rent is due, and you must keep paying rent until it ends. Keep a copy and a record of when you sent it. If you want to leave sooner, ask your landlord: if they agree, get it in writing. They can only charge you their actual loss and reasonable costs for letting you go early.

Before you hand back the keys

Make sure your rent is up to date, and don't hold back the last month's rent expecting it to come out of the deposit. Pay your final bills and tell your energy and water suppliers and the council you're moving. Remove all your belongings, dispose of rubbish and unwanted furniture, and clean thoroughly. Compare the home against your inventory, allowing for fair wear and tear, and take dated photos. Take final meter readings, return every set of keys, and give your forwarding address.

Getting your deposit back

Try to attend the check-out inspection. Your landlord or agent should tell you about any deductions they want to make, and once you've agreed the amount your deposit must be returned within 10 days. If you can't agree, your deposit protection scheme offers a free, independent dispute service; the evidence you collected at check-in and check-out will matter. If your deposit wasn't protected, you can take the landlord to court and may be awarded up to three times the deposit.

If your landlord wants you to leave

Your landlord now needs a legal reason, known as a ground, to end your tenancy, and must follow a strict process.

To start, the landlord must give you a Section 8 notice that names the ground or grounds they're relying on. How much notice they must give depends on the ground. The most common are below.

REASON	NOTICE
Selling the home	4 months. Can't be used in the first 12 months of a tenancy.
Landlord or close family moving in	4 months. Can't be used in the first 12 months.
Serious rent arrears	4 weeks. At least three months' rent owed (or 13 weeks if paid weekly) when notice is given and at the hearing.
Other rent arrears or repeated late payment	4 weeks. The court decides whether eviction is reasonable.
Breaking the tenancy terms or damage	2 weeks. The court decides whether eviction is reasonable.
Anti-social or criminal behaviour	Court proceedings can start immediately.

A landlord who ends a tenancy to sell or move in can't re-let or advertise the home for rent for 12 months afterwards. Students in shared houses can also be asked to leave at the end of the academic year with four months' notice, if they were told about this in writing before the tenancy began.

What happens next

A notice on its own doesn't mean you have to leave. If you stay after it ends, your landlord must apply to court for a possession order, and you can explain at any hearing why you disagree. A court can't make an order if your deposit wasn't protected properly, except for anti-social behaviour, and once the database is live, if the landlord hasn't registered. Only court-appointed bailiffs can remove you, and only after an order and a warrant. A landlord who changes the locks, removes your belongings, cuts off utilities or harasses you to make you leave is committing a criminal offence: contact your council, or call 999 in an emergency.

Get advice early

If you receive a notice, read it straight away and get advice. Shelter and Citizens Advice give free advice, and the Housing Loss Prevention Advice Service offers free legal advice to anyone at risk of losing their home, before and during court proceedings, whatever their income. If you're worried

about becoming homeless, contact your council's housing team as soon as you receive a notice; they may have a legal duty to help and shouldn't wait until you're evicted.

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If things go wrong

Most problems can be sorted out by talking to your landlord or agent. If not, here's where to turn.

Struggling with the rent. Speak to your landlord or agent as early as possible; they're more likely to agree a plan if you raise it before arrears build up. Check you're getting all the benefits you're entitled to, and ask your council about a Discretionary Housing Payment if your benefits don't cover the rent. Citizens Advice, Shelter and MoneyHelper offer free help with debt and budgeting.

A complaint about an agent. Use the agent's complaints process first. If that doesn't resolve it, complain to their redress scheme, The Property Ombudsman or the Property Redress Scheme, which can order compensation.

A complaint about a landlord. For unsafe conditions, banned fees, unprotected deposits, illegal eviction, harassment, discrimination or bidding, contact your council, which can investigate and fine landlords. Once the landlord ombudsman is running, you'll also be able to complain to it for free.

Claiming money back. If your landlord commits certain offences, such as illegal eviction, letting an unlicensed property or ignoring an improvement notice, you can apply to the First-tier Tribunal for a rent repayment order of up to two years' rent. You can also apply to the tribunal to recover banned fees.

If your relationship ends. If you live with a partner and separate, you may have the right to stay in your home even if the tenancy isn't in your name. Get advice before you leave or give notice, especially in a joint tenancy.

Checklists, jargon and contacts

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Checklists

Tick these off as you go.

Before you sign

- ☐ Work out what you can afford, including bills and council tax
- ☐ Have ID, proof of income and references ready, and a guarantor if you may need one
- ☐ Check the agent belongs to a redress scheme and shows its fees
- ☐ View in person, checking for damp, alarms, the EPC rating, bills and any licence
- ☐ Get the holding deposit terms in writing (no more than one week's rent)

Moving in

- ☐ Read the tenancy terms before you sign
- ☐ Pay no more than one month's rent in advance, and only after signing
- ☐ Get the Information Sheet, EPC, gas safety record and electrical safety report
- ☐ Find out which scheme protects your deposit (within 30 days)
- ☐ Check the inventory, take dated photos and report any problems
- ☐ Take meter readings and set up utilities and council tax
- ☐ Note how to report repairs, and consider contents insurance

Moving out

- ☐ Give at least two months' notice in writing
- ☐ Clean thoroughly and put right any damage beyond fair wear and tear
- ☐ Take final meter readings and tell suppliers and the council
- ☐ Return all keys and give your forwarding address
- ☐ Agree any deductions. If you can't, use the deposit scheme's free dispute service

Useful contacts

Renters' Rights Act overview for tenants	gov.uk/guidance/renters-rights-act-overview-for-tenants
Tenant Fees Act guidance for tenants	gov.uk/guidance/tenant-fees-act-2019-guidance-for-tenants
Deposit Protection Service	depositprotection.com
mydeposits	mydeposits.co.uk
Tenancy Deposit Scheme	tenancydepositscheme.com
Gas Safe Register	gassaferegister.co.uk
Shelter (free housing advice)	england.shelter.org.uk
Citizens Advice	citizensadvice.org.uk
Housing Loss Prevention Advice Service	gov.uk (search "Housing Loss Prevention Advice Service")
Assured periodic tenancies: guide for tenants	gov.uk/assured-periodic-tenancies-tenants
Grounds for possession guidance	gov.uk (search "grounds for possession guidance")
The Property Ombudsman	tpos.co.uk
Property Redress Scheme	theprs.co.uk
MoneyHelper (free money advice)	moneyhelper.org.uk
Electrical Safety First	electricalsafetyfirst.org.uk
Foundations (home adaptations)	foundations.uk.com
Check long-term flood risk	gov.uk/check-long-term-flood-risk
Your local council	gov.uk/find-local-council

Jargon buster

Common renting terms in plain English.

Assured periodic tenancy	The standard private tenancy in England since 1 May 2026. It rolls on month to month with no fixed end date.
Client money protection	Insurance that protects rent and deposits held by a letting agent if the agent goes bust or misuses the money.
Deposit replacement product	An alternative to a cash deposit, usually for a non-refundable fee. Optional, and you may still pay for damage.
EICR	Electrical Installation Condition Report. An electrical safety check needed at least every five years.
EPC	Energy Performance Certificate. A rental home needs a rating of E or above.
Fair wear and tear	Normal deterioration from everyday use, which can't be deducted from a deposit.
First-tier Tribunal	The independent tribunal that can decide whether a proposed rent increase is above the market rent.
Gas safety record	The yearly check of gas appliances by a Gas Safe registered engineer.
Ground for possession	A legal reason a landlord can rely on to end a tenancy, such as selling, moving in, or serious rent arrears.
Guarantor	Someone who agrees to pay the rent, or the cost of damage, if the tenant can't.
HHSRS	Housing Health and Safety Rating System. How councils assess hazards such as damp, cold or fire risk in a home.
HMO	House in multiple occupation: a home shared by several tenants from different households. Often needs a council licence.
Holding deposit	A payment of up to one week's rent to reserve a property while checks are done.
Information Sheet	The government's Renters' Rights Act Information Sheet 2026, which landlords must give tenants. It replaced the old How to rent guide.
Inventory and check-in report	A record of the property's condition and contents at the start of the tenancy, used to agree any deposit deductions at the end.

Landlord ombudsman	A free complaints service for private tenants that all landlords will have to join, expected from 2028.
Local Housing Allowance	The figure used to work out help with rent for private renters on Universal Credit or Housing Benefit.
PRS database	The new national register of private landlords and their properties, rolling out from late 2026.
Redress scheme	An independent complaints service every letting agent must belong to: The Property Ombudsman or the Property Redress Scheme.
Referencing	Checks on a tenant's income, employment, previous landlords and credit history.
Rent repayment order	An order that can make a landlord who breaks certain rules repay up to two years' rent.
Right to Rent	The check that every adult tenant has the right to rent in England.
Section 13 notice (Form 4A)	The formal notice a landlord must use to increase the rent, at most once a year.
Section 21	The old "no-fault" eviction notice. Abolished from 1 May 2026.
Section 8	The notice a landlord now uses to end a tenancy, based on a legal reason (a "ground").
Selective licensing	A council scheme requiring every privately rented home in a chosen area to have a licence.
Tenancy deposit	Money held against damage or unpaid rent. Capped at five weeks' rent (six if the annual rent is £50,000 or more) and protected in a government-approved scheme.



We're here to help

Whether you're looking for your next home or have a question about renting, our team in Colliers Wood is happy to talk it through.

VISIT US	CALL	EMAIL
104 High Street, Colliers Wood London SW19 2BT	0203 488 4633	info@solemove.co.uk

This guide is general information about renting a home in England, last reviewed on 1 October 2026 against GOV.UK guidance. It isn't legal, tax or financial advice. Rules change, so check GOV.UK or take professional advice about your own situation.

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