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Dear

Re: Important Changes to Your Tenancy Under the Renters' Rights Act 2026

I am writing to inform you about several upcoming changes to residential tenancy law introduced by the Renters' Rights Act 2026. These changes are designed to strengthen protections for tenants, improve housing standards, and provide greater clarity and fairness in the rental sector. The new rules will apply to your tenancy from 1st May 2026, however your existing tenancy agreement will remain valid.

Below is a summary of the key changes which may affect you.

1. End of "No-Fault" Evictions

The Act removes Section 21-style "no-fault" eviction notices. This means your tenancy can no longer be ended without a valid legal reason. Landlords must now rely on specific grounds—such as selling the property or serious breach of tenancy—and must provide evidence and follow a formal process.

2. Stronger Security of Tenure

Tenants will have greater stability, with longer notice periods and clearer protections against unfair eviction. You will have the right to remain in the property unless one of the approved grounds for possession applies.

3. Limits on Rent Increases

Rent increases must now follow a regulated process. Key changes include:

- Only one rent increase per 12-month period
- Mandatory written notice of 2 months for any increase
- Increases must be in line with fair-market or inflation-linked limits
- Tenants may challenge increases through the tribunal if they believe they are excessive

4. Repairs and Property Standards

Landlords are now required to meet enhanced property standards. This includes:

- Faster response times for urgent repairs
- Compliance with updated safety and energy-efficiency requirements
- Clearer accountability for maintaining essential services (heating, water, electrics)

Tenants also gain stronger rights to request repairs without fear of retaliatory eviction.

5. Pets and Personalisation

The Act introduces a presumption in favour of allowing pets, subject to reasonable conditions. Tenants may also make minor alterations (such as hanging shelves or painting) with written consent, which cannot be unreasonably refused.

6. New Ombudsman and Dispute Resolution

A national Housing Ombudsman will provide free, independent resolution for disputes between landlords and tenants. This aims to reduce the need for court involvement and ensure fair outcomes.

What This Means for You

Your existing tenancy agreement remains valid, but the new legal protections will override any clauses that conflict with the Act. You do not need to take any action at this time. We will continue to manage your tenancy in line with the updated legislation.

I will be providing a copy of The Renters' Rights Act Information Sheet 2026 to you, after 1st May 2026. This document will provide further information for you and should clarify the changes in more detail.

If, however, you have any questions in the meantime about how these changes affect you, please feel free to contact me at janet.smallacombe@tavistock.gov.uk or phone 01822 613529 (Monday – Wednesday).

We are committed to ensuring a smooth transition and maintaining a positive, transparent relationship with all our tenants.

Thank you for your attention.

Yours sincerely

Jan Smallacombe
Assistant to the Town Clerk
Tavistock Town Council

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