

# LandlordRadar

Document Preview | Full Compliance Pack

Sample pages from the pack — see the style and structure before you buy

## What's in this preview:

Page 2 — Phase 1 Compliance Cheat Sheet (full document, 1 page)

Page 3 — Written Statement of Tenancy Terms (first page)

Page 4 — Assured Periodic Tenancy Agreement (first page)

The full pack contains 13 documents: editable Word templates, PDF guides, and reference tools for the post-1 May 2026 regime.

**[Get the Full Compliance Pack at LandlordRadar.co.uk](https://LandlordRadar.co.uk)**

# RENTERS' RIGHTS ACT 2025 — PHASE 1

Landlord Compliance Cheat Sheet | Key obligations from 1 May 2026 (plus transitional deadlines)

**WARNING — NON-COMPLIANCE PENALTIES** Financial penalties of up to £7,000 or £40,000 depending on the breach. In some cases, prosecution or a rent repayment order may also apply. Penalties are per tenant, per property. Enforced by local councils.

#	OBLIGATION	DEADLINE	PENALTY / CONSEQUENCE
1	<b>Abolition of Section 21 'no-fault' evictions</b> No new Section 21 notices from 1 May 2026. Notices served before that date may still be used, but court proceedings must be issued by the earlier of 6 months from service or 31 July 2026.	<b>1 May 2026</b> (court: by 31 Jul)	Notice is void if deadline missed; possession route lost
2	<b>All tenancies become assured periodic</b> Fixed-term ASTs convert automatically. No renewals of fixed terms. Tenants stay until they give notice or landlord obtains valid Section 8 possession order.	<b>1 May 2026</b>	Unenforceable fixed-term clauses
3	<b>Serve Renters' Rights Information Sheet</b> Official GOV.UK PDF to every named tenant on existing written tenancies. Must be the actual file, not a link.	<b>31 May 2026</b>	Up to £7,000 civil penalty
4	<b>Provide written tenancy information</b> Prescribed written information about key tenancy terms for all new tenancies from 1 May. For existing verbal tenancies: written terms required by 31 May.	<b>1 May (new tenancies)</b> <b>31 May (verbal)</b>	Up to £7,000; higher penalties for continuing non-compliance
5	<b>Rent increases via Section 13 only</b> Once per year max. 2 months' notice via Form 4A. Rent review clauses are void. Tenant may challenge at tribunal.	<b>1 May 2026</b>	Rent increase is invalid; tenant can challenge
6	<b>Ban on rental bidding</b> Advertised rent must be stated in writing. Cannot encourage or accept offers above the advertised rent.	<b>1 May 2026</b>	Up to £7,000 per offence
7	<b>Maximum one month's rent in advance</b> Cannot request, encourage or accept more than 1 month's rent in advance. No rent in advance before tenancy is entered into.	<b>1 May 2026</b>	Up to £7,000 civil penalty
8	<b>Tenant right to request a pet</b> Must respond in writing within 28 days. Consent must not be unreasonably refused.	<b>1 May 2026</b>	Tenant may apply to court; refusal may be challengeable
9	<b>Anti-discrimination: benefits &amp; children</b> Cannot refuse or discourage tenants because they receive benefits or have children. Applies to marketing and viewings.	<b>1 May 2026</b>	Up to £7,000; potential Equality Act claims
10	<b>New possession grounds &amp; notice periods</b> Expanded Section 8 grounds (sale, family move-in). Rent arrears threshold: 3 months. Some grounds require prior notice at tenancy start.	<b>1 May 2026</b>	Possession claim fails if ground requirements not met
11	<b>Existing compliance duties (safety, certificates)</b> Gas Safety, EICR, EPC, smoke/CO alarms must be current. Non-compliance can affect enforcement and possession routes.	<b>Ongoing</b> (existing law)	Varies by breach; may block possession claims
12	<b>Landlord contact address in England/Wales</b> Provide a postal address in England or Wales for service of notices. Required under Section 48, Landlord and Tenant Act 1987.	<b>Ongoing / before rent is demanded</b>	Rent not lawfully due until address provided

## KEY ACTIONS — DO THIS WEEK:

- Download the official Information Sheet from GOV.UK (the PDF itself, not a link to it)
- Send it to every named tenant by email attachment or post — record proof of delivery
- Review your tenancy agreement — identify clauses that will become unenforceable (fixed terms, rent review clauses)
- Prepare written tenancy information for new tenancies (the government has published what must be included, but no standard template is provided — structure and wording is the landlord's responsibility)

Note: Further measures, including the PRS Database and PRS Landlord Ombudsman, are expected in later phases (2027 onwards).

DISCLAIMER: This document is for informational purposes only and does not constitute legal advice. Verify all requirements at legislation.gov.uk and GOV.UK. Laws may change — check for updates. Sources: Renters' Rights Act 2025, Housing Act 1988, GOV.UK landlord guidance (April 2026).

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# Written Statement of Tenancy Terms

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Private landlord template for England  
Renters' Rights Act 2025 compliance

Use this document to give a tenant the written information that landlords must provide about the key terms of an assured tenancy in England.

This template is designed to be used as a standalone document. It can be given alongside a tenancy agreement or, for an existing purely verbal tenancy, as the written record of the tenancy terms.

This document is not a tenancy agreement. It records information and notices required by law. It does not create extra tenant obligations, fixed terms, break clauses or rent review clauses.

## When to use this template

- For a new assured tenancy starting on or after 1 May 2026: give this document before the tenancy is agreed.
- For an existing assured tenancy created before 1 May 2026 where there is no written record of the tenancy terms: give this document by 31 May 2026.
- Complete all red placeholder text before giving the document to the tenant. Delete guidance notes before issuing the final version if you do not want the tenant to see them.

*The wording below uses plain English and is designed to cover the minimum information described in current GOV.UK guidance. It should still be checked against the latest official guidance before issue.*

# Assured Periodic Tenancy Agreement Template

For private landlords in England from 1 May 2026

**What this document is.** This is a template agreement for creating a new assured periodic tenancy of a standard single-let residential property in England. It is designed for use on and after 1 May 2026 under the Renters' Rights Act 2025. It is not suitable for HMOs, student lets, supported accommodation, holiday lets or social housing.

**How to use it.** Complete every red placeholder before signing. Give the tenant any separate written statement of tenancy terms and other prescribed documents required by law. Remove guidance notes before issuing a final signed copy if you prefer a cleaner contract.

## Key information summary

<b>Landlord</b>	<b>[LANDLORD FULL NAME(S)]</b>	<b>Tenant(s)</b>	<b>[TENANT FULL NAME(S)]</b>
<b>Property</b>	<b>[FULL PROPERTY ADDRESS]</b>	<b>Start date</b>	<b>[DD/MM/YYYY]</b>
<b>Rent</b>	<b>[GBP AMOUNT]</b>	<b>Frequency / due date</b>	<b>[e.g. Monthly in advance on the 1st day]</b>
<b>Deposit</b>	<b>[GBP AMOUNT OR NO DEPOSIT]</b>	<b>Deposit scheme</b>	<b>[SCHEME NAME / N/A]</b>
<b>Service address</b>	<b>[ADDRESS IN ENGLAND OR WALES]</b>	<b>Inventory</b>	<b>[ATTACHED / TO FOLLOW / NOT USED]</b>

**Guidance note:** A one-page summary at the front makes the agreement easier to use and review. It does not replace the numbered clauses below.

## 1. Parties, property and status of the tenancy

- 1.1** This agreement is made between **[LANDLORD FULL NAME(S)]** of **[LANDLORD ADDRESS FOR SERVICE IN ENGLAND OR WALES]** (the Landlord) and **[TENANT FULL NAME(S)]** (the Tenant).
- 1.2** The Landlord lets to the Tenant the residential property known as **[PROPERTY ADDRESS]**, together with the fixtures, fittings and contents listed in any inventory or check-in schedule supplied with this agreement (the Property).
- 1.3** The tenancy starts on **[DD/MM/YYYY]**. The Tenant is entitled to possession of the Property from that date, subject to the terms of this agreement.
- 1.4** This is an assured periodic tenancy under the Housing Act 1988, as amended. It is not a fixed-term tenancy and it continues from period to period until it is ended in accordance with the law and this agreement.
- 1.5** The Property is to be occupied by the Tenant as the Tenant's only or principal home unless the Landlord agrees otherwise in writing.