

Evictions in the new world

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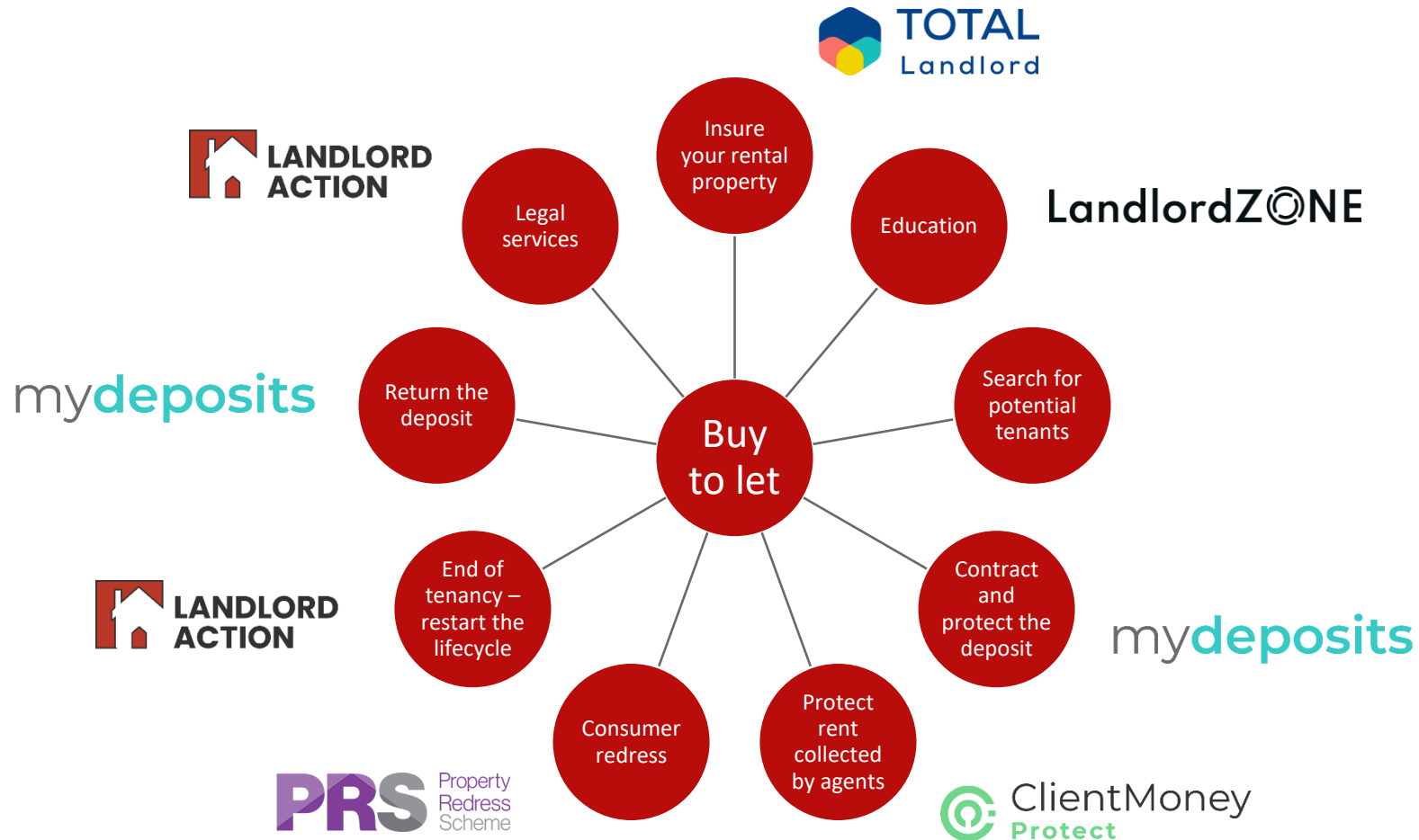
Business Development Executive – Total Property

Victoria Valentine

- 19 years working with landlords and agents
- Business owner and portfolio landlord in the North-east
- Working alongside Paul Shamplina at Total Property
- Eviction Advisor for Landlord Action
- Lettings Advisor for HF Assist
- Mediator for the Property Redress Scheme
- Business Development Executive for Total Property
- Winner of 'Best County Durham Real Estate MD' at the Managing Director of the Year Awards 2022
- Winner of 'Most Trusted Real Estate MD' in 2022



Supporting the landlord lifecycle



The current **state of the private rented sector**

- Approximately a fifth of UK homes are privately rented
- Approximately 15% of UK households in the PRS stay in the same tenancy for over 10 years*
- Average monthly rent for a house in England is £1,434*
- HCEO Association reports the average rent arrears is over £12,000 nationally and £19,000 in London per property
- We're seeing a wave of Landlords selling up due to rising regulation, higher costs and uncertainty
- 41% of landlord are planning to sell, only 6% planning to buy*
- 15.6% of all new property sales in Q1 2025 were previously rented homes with only 2.9% subsequently re-let**
- Still a high tenant demand
- Still some great opportunities for the savvy Landlord

*Office for National Statistics

**TwentyEA

The good old days?

Low interest rates

Rent rises “willy-nilly”

Section 21

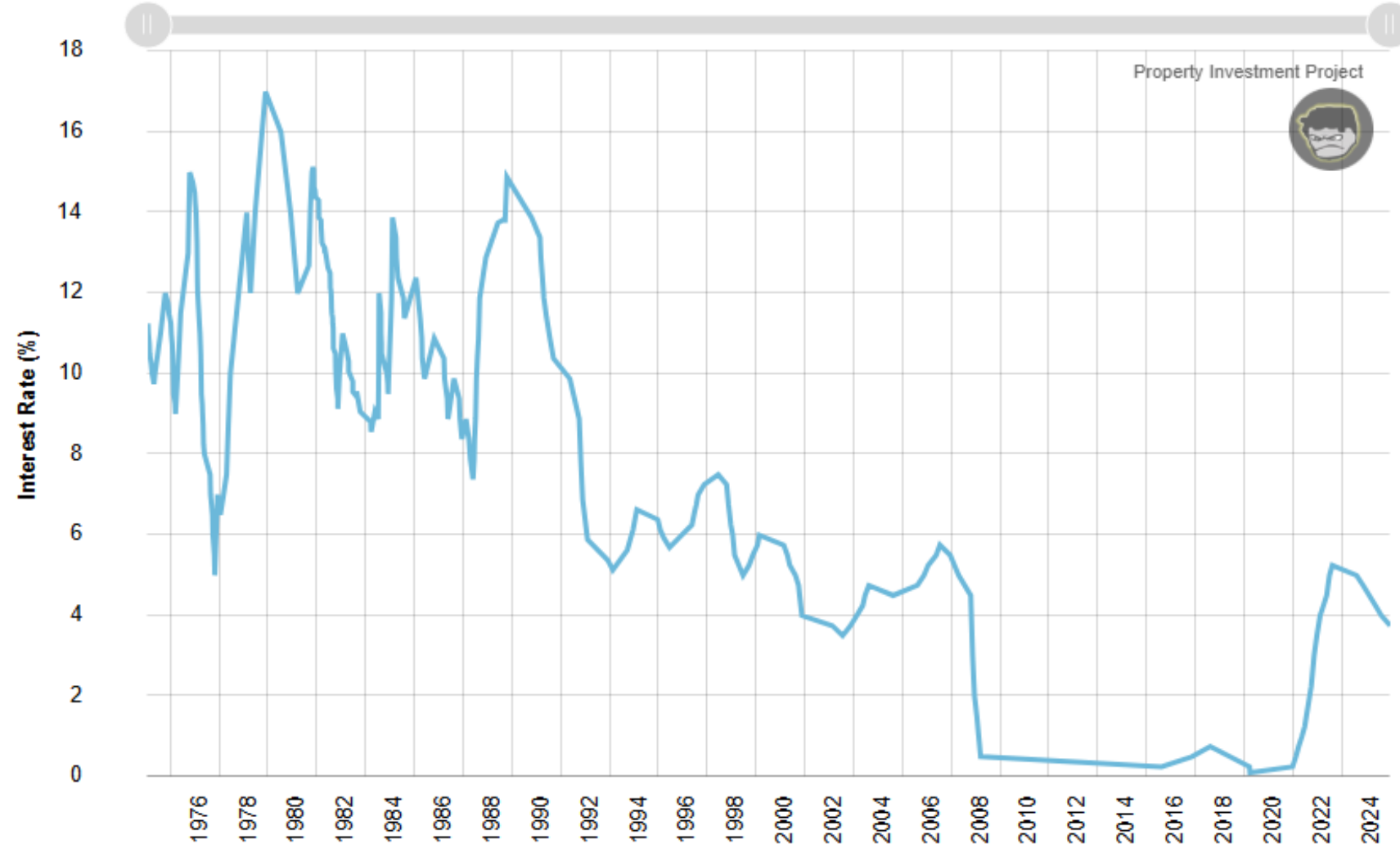
No redress

No deposit protection



No security for Tenants

Landlords are adaptable!



The Renters' Rights Act is here to stay

- No more fixed term tenancies
- No more Section 21 evictions
- Illegal for Landlords to discriminate
- Ensuring possession grounds are fair to both parties
- Stronger protection against backdoor evictions
- Strengthened rights to request a pet
- End bidding wars
- Strengthen local authority enforcement
- Strengthen rent repayment orders

- New PRS landlord ombudsman
- New PRS database
- Apply the Decent Homes Standard to the PRS
- Apply Awaabs' Law to the PRS
- New minimum EPC
- Review HHSRS

Information for Tenants

If your tenancy is wholly or partly written

- You must give the RRA Information Sheet 2026
- This must be provided to every named tenant between 1st May – 31st May 2026
- The Information Sheet must be printed and hand-delivered or posted, or sent as a PDF attachment
- Links are not permitted
- Penalties may be issued for non-compliance

If your tenancy is verbal only

- You cannot give the RRA information Sheet 2026
- You must provide a written statement about key terms of the tenancy instead. This is to include all contractual terms including rent, deposit and landlords contact info
- This must be provided to every named tenant between 1st May – 31st May 2026
- Landlords who fail to provide this by the deadline may face penalties

If you haven't done either of the above, do it ASAP! A tenant can report you but there's nothing in it for them!

We have new (useful!) Section 8 grounds

Ground 1

Landlord or close family
member wishes to move in

13%

Ground 1A

Landlord wishes to sell

33%

- Both are mandatory grounds
- Initial 12-month protected period where a Landlord cannot use this ground
- Landlords need to provide 4 months notice
- Landlords cannot market or relet their property for 12 months after using this ground
- This restriction begins on the day you serve the Section 8 notice and lasts for 12 months after the earliest date that possession proceedings can officially begin
- For G1A Landlords must demonstrate they have made a genuine attempt to sell their property

The main change to Section 8

Ground 8
Serious rent arrears

33%

- Remains a mandatory ground
- Threshold is raised from 2 months to 3 months arrears
- Notice period is increased from 2 weeks to 4 weeks
- Allows more time for Tenants to repay arrears or come up with a payment plan
- Discretionary rent arrears grounds (10 and 11) remain the same
- 1 year rent arrears could become the new norm - guaranteed rent and Guarantors become more important
- Mediation is becoming more common practice

The Database

- All Landlords will need to register on the Database
- Every property a Landlord has a controlling interest in, must be registered
- If a property is not registered, you cannot serve a possession notice
- Landlords will need to upload all their compliance certificates to the database
- Tenants will be able to 'reference' Landlords, offering them more confidence when entering a new tenancy
- Local Authorities will be able to use the Database to identify breaches
- Local Authorities already got new powers in December 2025 to enter rented properties without warning
- Fines will be issued for non-compliance
- The development system is currently undergoing testing and the live version will be rolled out by region

The Ombudsman

- All Landlords will need to register with the Ombudsman
- The Ombudsman will help deter rogue Landlords
- The Ombudsman will offer a point of redress for Landlord disputes
- Complaints could include repairs, property conditions, communication issues, issues with pets etc
- Fines for non-registration will be up to £7,000 for a first offence and up to £40,000 for repeat offences

Rent Repayment Orders and CPN's

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- Failure to provide written terms
 - Prohibited pre-tenancy payment
 - Attempting to let a property for a fixed term
 - False or misleading advertising
 - Serving an invalid notice – unlawful eviction
 - Failure to license a property
 - Knowingly or recklessly misusing a possession ground
 - Reletting or remarketing a property before the expiry of the 12-month restricted period
 - Discrimination against a tenant
 - Inviting, encouraging or accepting rent that exceeds the advertised rent
 - Failure to comply with an Improvement Order
 - Councils will be able to apply penalties remotely



Key points to note;

- Last date for court applications under the old regime is **31st July 2026**
- The new Section 8 form is the 3A
- You can protect your deposit late and still serve a valid notice
- Any one tenant can serve Notice to Quit for all tenants
- Notice to Quit from your tenant must be in writing but this can be via any medium
- Notice to Quit from your tenant can only be withdrawn with your consent
- 4a is a prior notice ground
- Both ASB grounds 14 or 7a are immediate – no notice period required

Thank you



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