



Tenant Information from JSP Property on the Renters' Rights Act 2025

From May 2026 the Renters' Rights Act comes into effect which will end Assured Shorthold Tenancies (AST). Their removal will fundamentally reshape how tenancies start, continue, and end.

As tenants of JSP you have no reason for concern and your home remains secure under the new form of "Rolling Tenancy". Below we have set out a few points that you should take note of.

No More Fixed Terms

All new tenancies will automatically be periodic (rolling) contracts. This means they continue indefinitely until you as tenant choose to leave or the landlord gains possession under specific legal grounds. Traditional 6 or 12-month agreements no longer exist.

Tenant-Driven Flexibility

As tenants you will be able to end your tenancy with two months' notice at any time, without waiting for the end of a fixed term. This gives you more control over when to move. Unfortunately, it leaves JSP as landlords facing greater uncertainty over tenancy duration and gives us higher risk of voids (not good for our mortgage repayments). Thus, where possible we ask that you give us as much notice as possible.

Landlord's Possession Rights Limited to Valid Grounds

With the **end of ASTs**, landlords can no longer rely on "no-fault" evictions. To regain possession, we now rely on "**Section 8**" grounds, such as rent arrears, serious breaches of tenancy or where we wish to sell. The government's aim is to introduce new grounds to ensure balance, particularly allowing landlords to reclaim properties if they wish to sell or move back in.

Transition Period for Existing Tenancies

Where you have a recently renewed AST it will remain valid until they naturally end, after which they'll automatically convert into periodic tenancy as described above.

How Rent Reviews Will Work Under the New Regime

The **periodic tenancy reforms** will also modernize how rent reviews work and JSP as landlords must now follow formal procedures as noted below to make changes legally.

Rent Increases Only Once per Year

Under the new rules, landlords can only raise rent once every 12 months. Traditionally JSP have looked at 2 yearly reviews which we intend to continue. In line with our existing principals any proposed increase must be fair, reflect market conditions, and follow the proper notice procedure.

New Notice Requirements

JSP must give you as our tenants at least two months' written notice before implementing any rent rise. At JSP it is our intention to provide 3 months' Notice.

Tribunal Oversight for Disputes

If you as a tenant believe a rent increase is excessive, you can refer the case to the First-tier Tribunal. The tribunal will assess the property's market value and set a fair rent.

To avoid any need for the Tribunal when proposing a new rent JSP will provide justification of the market rent to include, where possible comparable rents and local market trends. If you feel the figure is above the market rent, please reply to our Notice within one month with full reasoning and any comparable rents justifying your claim.

If you have any concerns over the changes noted above or otherwise brought about by the Renters' Rights Act 2025, please contact us and remember it is intended to make life better for you as tenants.