

Call for Evidence: Implementing and monitoring the Renters' Rights Act in London

The London Assembly Housing Committee has launched an investigation into the implementation and monitoring of the Renters' Rights Act in London. This investigation aims to:

- Examine how the measures in the Renters' Rights Act can be implemented and adhered to in London
- Identify key challenges local authorities in London will face in monitoring and enforcing the measures in the Renters' Rights Act, including having the necessary capacity and resources to do so
- Investigate to what extent renters and landlords understand their new rights and responsibilities under the Renters' Rights Act
- Identify what actions the Mayor of London should take to adapt his current and planned work on the private rented sector to reflect the new measures contained within the Renters' Rights Act
- Ask what actions the Mayor of London can take to support local authorities in London to implement, monitor, and enforce the measures in the Renters' Rights Act
- Investigate how the Mayor of London will monitor the impact of the Renters' Rights Act on the wider London housing market

The Committee would like to invite those who have knowledge and/or experience of this topic to provide written evidence to the Committee. The information you provide will help to inform the work of the Committee and influence its recommendations.

Background

The Renters' Rights Act received Royal Assent on 27 October 2025.¹ Shelter has described the Act as “the victory of a lifetime for renters who have fought for years for better protections,”² but there is concern among tenants' unions that the Act does not go far enough to address rental affordability.³ The National Residential Landlords Association (NRLA) has stated that it “represents one of the most significant policy reforms of the rental sector in a generation”⁴ and has warned the Act could result in a number of problems for the sector.⁵

Amongst other measures, the Act will abolish section 21 ('no-fault') evictions and fixed-term tenancies and replace these with a new tenancy structure where all tenancies will be periodic. The Act will change how landlords can increase rent by restricting this to one section 13 notice a year and increasing the notice period for a rent increase from one month to two months.⁶

Local authorities will be able to issue civil penalties against landlords who fail to comply with the measures in the Act and retain the revenues for future

¹ UK Parliament (2025), '[Renters' Rights Act 2025](#)'.

² Shelter (2025), '[Shelter responds to Royal Assent for the Renter's Rights Bill](#)'.

³ Inside Housing (2025), '[Affordability is 'key area' missing from Renters' Rights Act, MPs told](#)'.

⁴ NRLA (n.d.), '[The Renters' Rights Act: Everything you need to know](#)' (accessed 10 November 2025).

⁵ NRLA (2025), '[Renters' Rights: A stick to beat us with?](#)'.

⁶ MHCLG (2025), '[Guide to the Renters' Rights Act](#)'.

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enforcement work. These new powers will come into effect on 27 December 2025. The first phase of the measures, including the abolition of section 21 evictions, the new tenancy structure, and rules on rent increases will come into effect on 1 May 2026.⁷

Key questions

The Committee would welcome submissions addressing any of the following questions. If you would like to share information or views on other related issues, please feel free to do so.

1. What will change for private renters and landlords in London due to the measures introduced by the Renters' Rights Act, and how will it be possible to measure their success?
2. What support do private renters need to help them benefit from the measures contained in the Renters' Rights Act?
3. What will be the main challenges for local authorities in London in monitoring and enforcing the measures introduced by the Renters' Rights Act?
4. Do local authorities in London have the capacity and resources they need to monitor and enforce the measures introduced by the Renters' Rights Act?

5. How will the Renters' Rights Act affect the Mayor's Private Rented Sector Partnership, manifesto commitments, and work to provide safe and decent homes for Londoners?
6. How can the Mayor support local authorities in London to implement and enforce the measures introduced by the Renters' Rights Act, and monitor the impact on Londoners?
7. How can the Mayor help renters and landlords understand their new rights and responsibilities under the Act?
8. What impact will the Renters' Rights Act have on the supply of rented properties, and how can this be monitored?

You do not need to answer all questions - please answer only those that are most relevant to you or your organisation.

How to submit evidence

Please send evidence as an email attachment to: scrutiny@london.gov.uk

Please use 'Housing Committee call for evidence' as the subject line.

The deadline for submission is Friday 6 February 2026.

⁷ MHCLG (2025), ['Guide to the Renters' Rights Act'](#).

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Further information

Will responses be published?

Yes, in most cases we will publish written submissions and the name of the individual or organisation that submitted it online. This is so that there is transparency about what evidence the Committee has received.

Exceptions to this are usually applied where there is a legal reason for non-publication or if there is a safeguarding or welfare issue. If there is a reason that you would like your evidence not to be published with your name (submitted anonymously) or to not be published (submitted confidentially), please let us know and the Committee will consider it. However, this cannot be guaranteed, and the Assembly may be required to release non-personally identifiable information if requested under the Freedom of Information Act 2000.

What will the evidence I provide be used for?

The responses to this Call for Evidence will be used to develop questions to ask the GLA. These will be held as open meetings, and anyone is welcome to attend as an audience member to watch the discussion on the [Assembly webcasts page](#).

The responses to this Call for Evidence will also be used to inform recommendations to the Mayor, which will likely be in a report. If information and/or quotations from submissions to this call for evidence are used in this output, we will cite you. We inform those who have submitted evidence about the outcome of the investigation in the form of a link to a report or output when it is published.

Where can I find your privacy notice?

The London Assembly and the GLA are committed to protecting your privacy and personal data when you contact us or submit evidence. You can find the GLA's privacy notice [here](#).

About the Committee

The Housing Committee examines matters relating to housing in London and takes a lead on scrutiny of the Mayor's Housing Strategy. To read more about our previous work, please [visit our website](#).

Committee Members

- Zoë Garbett AM (Chair)
- Sem Moema AM (Deputy Chair)
- The Lord Bailey of Paddington AM
- Andrew Boff AM
- Leonié Cooper AM
- James Small-Edwards AM

Contact us

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