

A recent BAFF blog post mentioned that the first phase of the Renters' Rights Act 2025 is due to come into force in May 2026.

There was nothing specifically about service accommodation in the Renters' Rights Bill as first introduced by the Labour Government - or in its predecessor Bill introduced under the Conservative Government but never completed its stages before the General Election in 2024.

Sarah Gibson MP (Lib Dem, Chippenham) found cross-party support for a clause to be added to the Bill to require an annual assessment of

(a) the extent to which service family accommodation in England meets the relevant standards during that year, and

(b) the work to maintain and improve the standard of service family accommodation in England that is undertaken during that year and planned for subsequent years.

The first report will cover the year 1 April 2026 to 31 March 2027.

This provision only covers England, but the Act also includes powers for Scottish and Welsh Ministers to make complementary provisions for their jurisdictions.

While elections are imminent in both Scotland and Wales, we trust that the necessary regulations will be adopted as soon as possible, so that assessment of service accommodation in both nations can proceed on a similar timetable to England's.

- [Part 3 Renters' Rights Act 2025 - Decent Homes Standard](#)
- [The Renters' Rights Bill - Sarah Gibson MP](#)