

The Renters' Rights Act 2025 is intended to implement Labour Party manifesto commitments to 'overhaul the regulation of our country's insecure and unjust private rented sector'. The Act only applies to England, and will be brought into force in three phases, with the first phase expected to come into force on 1 May 2026.

While the Act is intended to 'provide tangible benefits for responsible landlords' by providing simpler regulation, as its title implies the primary intention is to protect tenants.

The excellent 'Landlords' Toolkit' page on the Army Families Federation website lists the major changes under the Act, and also explains that

The Renters' Rights Act represents a significant step forward in improving the private rented sector in England. It aims to create a fairer, more secure system for everyone who relies on private renting. The Act is designed to strengthen protections, increase transparency, and support both tenants and landlords in maintaining safe, stable homes.

However, these changes may have unintended consequences for Army families who need to let out their home when they are assigned elsewhere, especially those who have used Forces Help to Buy (FHTB) to purchase their property. With the introduction of a 12-month notice period for regaining possession of a rental property, it may become more difficult for families to ensure their home is available when they need to return at the end of an assignment.

AFF has raised concerns to the MOD Policy Team on how the bill may impact Serving Personnel. If you are experiencing issues please do contact the housing team on: housingsupport@aff.org.uk

- [Army Families Federation: Landlords Toolkit](#)
- [GOV.UK: Guide to the Renters' Rights Act](#)