

SHOOSMITHS

# The Renters' Rights Act 2025

Information to be provided to tenants

FOR  
WHAT  
MATTERS



# Introduction

The Renters' Rights Act 2025 (the Act) introduces new duties on private rented sector landlords to provide their tenants with prescribed written information about the terms on which they occupy their homes.

The duty to provide information applies differently depending on whether the tenancy is new or existing as at 1 May 2026, and whether it is written or oral.

The obligations are underpinned by a new enforcement regime, which includes significant financial penalties for non-compliance.

This advice note gives you the guidance and tools you need to provide the required information.



**SIMON FOSTER**  
PARTNER

+44 (0)3700 869 953  
+44 (0)7809 321 837  
[simon.foster@shoosmiths.com](mailto:simon.foster@shoosmiths.com)



**LISA PETTYFER**  
RESIDENTIAL TEAM LEADER

+44 (0)3700 866 404  
+44 (0)7808 887 275  
[lisa.pettyfer@shoosmiths.com](mailto:lisa.pettyfer@shoosmiths.com)

# Information sheet

For an existing tenancy which has been converted into an assured periodic tenancy by the Act, landlords must provide a copy of the government Information Sheet by no later than 31 May 2026.

## Who should be provided with the Information Sheet

All existing private rented sector tenants. The intention of the document is to inform tenants about the changes made by the Act.

Note that if an existing tenancy has only been agreed verbally, the landlord will need to instead provide the tenant with a Written Statement of terms (see below).

## Content of the Information Sheet

The Renters' Rights Act Information Sheet 2026 is a specific pdf document prepared and issued by government, setting out the tenant's new rights under the Act.

The Information Sheet must be provided in its exact form, with no amendment or rebranding.

## Deadline for action

The Information Sheet must be provided to existing tenants by no later than 31 May 2026.

Emailing a link to the pdf available on the government website will not be enough – a copy of the document itself must be sent to the tenant either by post, email or by hand.

## Sanctions for non-compliance

Failure to provide the Information Sheet to an existing tenant may result in a civil penalty of up to £7,000.

If the breach continues for more than 28 days after the penalty is imposed (or after any appeal), the landlord is committing a criminal offence and may face prosecution or a further penalty of up to £40,000.

## Actions to take now

- Review your existing portfolio to assess how many tenants need to be issued with an Information Sheet.
- Start sending out the Information Sheet as soon as possible, before 31 May 2026. Accessible formats are available.
- Ensure that your administration team are retaining evidence that the statements are being issued (e.g. email read receipts, requiring tenants to sign and return a copy by way of acknowledgment).



Ministry of Housing,  
Communities &  
Local Government

## The Renters' Rights Act Information Sheet 2026

From 1 May 2026, the Renters' Rights Act 2025 will give tenants new rights and introduce new rules for private landlords. This information sheet explains how the new rules may affect your current tenancy.

These changes only affect you if you are a tenant in the private rented sector with an assured or assured shorthold tenancy. If you live in social housing or you are a lodger, the new rules will not usually apply to you.

These rules have been introduced by law. Your landlord cannot put anything into a tenancy agreement to change or disapply them.

This document is only a summary of the changes. The new rules may change or impact your tenancy in a way not described below. The new rules apply to your tenancy automatically, even if your landlord does not update your tenancy agreement.

If you do not have a written tenancy agreement or any written record of the tenancy's terms, then your landlord must provide you with certain written information on or before 31 May 2026.

# Written statement of terms

For any new tenancy entered into on or after 1 May 2026, or where there is no written record of an existing oral tenancy, landlords must provide a full written statement of terms.

## Who should be provided with the Statement

The obligation applies to any assured tenancy, other than where the parties have simply varied the terms of a pre-1 May 2026 tenancy.

The statement can either be a written agreement, or a record of the agreed terms.

## Content of the Written Statement

The content of the Statement is set by regulations.

Whether included in the tenancy agreement itself or as a separate document, the Statement includes details such as:

- The identities of the parties
- Information about rent and other bills, including due dates
- How the landlord can regain possession, with specific reference to the requirement (in most cases) to obtain a court order
- Other statements about the landlord's statutory obligations relating to e.g. repair, electrical and gas safety and consent to a request to keep a pet.

## What else can be included?

For some grounds of possession, you need to have given prior written notice of your wish to be able to recover possession (e.g. where the dwelling is let in the course of employment, or in some situations relating to social housing).

You can include this prior written notice in the Statement.

## Deadline for action

The Statement must be given before the tenancy is entered into, including before any oral agreement is concluded.

## Sanctions for non-compliance

Failure to comply with the duty to provide a tenant with a Statement may result in a civil penalty of up to £7,000.

If the breach continues for more than 28 days after the penalty is imposed (or after any appeal), the landlord is committing a criminal offence and may face prosecution or a further penalty of up to £40,000.

Where a landlord who has previously received a penalty commits another offence within five years, they may face prosecution or a further penalty of up to £40,000.

## Actions to take now

- Review your existing assured and assured shorthold tenancy templates, to ensure they incorporate the prescribed Statement.
- Prepare an additional standalone template form of Statement where this needs to be issued before the written form of tenancy is agreed.
- Ensure that your administration team are retaining evidence that the statements are being issued (e.g. email read receipts, requiring tenants to sign and return a copy by way of acknowledgment).

Shoosmiths can assist with reviewing and updating your existing documents, or helping you prepare new compliant templates.



**DISCLAIMER**

This information is for general information purposes only and does not constitute legal advice. It is recommended that specific professional advice is sought before acting on any of the information given. Please contact us for specific advice on your circumstances.