



TenantScreening.co.uk

**The Renters' Rights Act Checklist**  
**Effective 1st May 2026**

## Overview

The Renters' Rights Act, coming into force on **1st May 2026**, introduces significant reforms to the private rented sector. These changes are designed to improve tenant protections, increase transparency, and standardise tenancy practices across England.



Tenant Screening has prepared this overview to help landlords, agents, and property professionals understand the key requirements and how they impact tenancy assessments and onboarding processes.

## Key Requirements for Tenants

Under the new legislation, tenants will be required to provide the following documentation during the application process:

### 1. Proof of Identity / Right to Rent

- Valid passport or other official identification
- Evidence confirming legal residency status

### 2. References & Proof of Income

- Employment references
- Recent bank statements or payslips
- Credit check information to assess affordability

### 3. Proof of Tenant Behaviour

- Information to verify previous rental history, as this becomes more important with new eviction rules

These checks reinforce the importance of thorough and accurate tenant screening prior to tenancy approval.

## Key Documents Tenant Must Receive (as part of the reform)

Landlords will now be legally required to issue the following documentation:

- **Official Tenant Information Sheet**

A mandatory document that must be provided before the tenancy begins (or by 31st May 2026 for existing tenancies). This is available from the GOV.UK website -

[https://assets.publishing.service.gov.uk/media/69bc04b8f7b1c24d8e23ce60/The\\_Renters\\_Rights\\_Act\\_Information\\_Sheet\\_2026.pdf](https://assets.publishing.service.gov.uk/media/69bc04b8f7b1c24d8e23ce60/The_Renters_Rights_Act_Information_Sheet_2026.pdf)

- **Written Tenancy Agreement**

All tenancies must be documented in writing and include prescribed legal information.

- **Safety Certificates**

- Gas Safety Certificate
- Electrical Installation Condition Report (EICR)
- Energy Performance Certificate (EPC)

- **Deposit Protection Certificate**

Proof that the tenant's deposit is secured within a government-approved scheme.

- **Property Licence (if applicable)**

Required for licensable properties such as HMOs.

## Key Changes to Tenancy Rules

- **Removal of Fixed-Term Tenancies**

All tenancies will become periodic, removing the need for fixed-term agreements and renewals.

- **No more section 21 notices**

You cannot give you a section 21 notice from 1 May 2026, meaning most 'no fault' evictions will end. You will need a legal reason to evict tenant using a section 8 notice. You could still be evicted if you get a valid section 21 before the law changes

- **Tenant Rights to Request Pets**

Tenants will have the legal right to request pets, and landlords must not unreasonably refuse.

- **Rent Increase Restrictions**

Rent increases will be limited to **once per year**, requiring a minimum of **two months' notice** via the formal Section 13 process.

## Implications for Landlords & Agents

These reforms place greater emphasis on:

- **Robust referencing processes**
- **Accurate affordability assessments**
- **Clear documentation and compliance**
- **Improved communication with applicants**

Failure to comply with the new requirements could result in delays, legal complications, or enforcement action.

Tenant Screening recommends reviewing your current processes now to ensure full compliance ahead of implementation.

## How Tenant Screening Can Help

Our comprehensive screening services ensure:

- Full verification of identity and Right to Rent
- Detailed employment and income checks
- Credit and affordability assessments
- Landlord referencing and behavioural insights

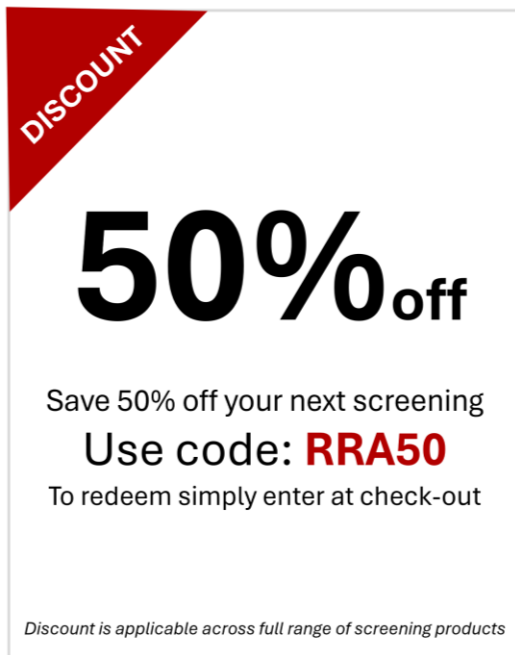
We help you make informed decisions while staying compliant with upcoming legislation. To start a screening on a new or existing tenant, visit our website – <https://www.tenantscreening.co.uk>

## Exclusive Offers

Whether you're looking to strengthen your referencing process or furnish your properties to a high standard, these offers provide the perfect opportunity to **save money while enhancing your services**.

Take advantage of discounted access to **professional tenant referencing solutions** at [www.tenantscreening.co.uk](http://www.tenantscreening.co.uk) - helping you make faster, more informed decisions with confidence.

In addition, enjoy an exclusive saving at [www.landlordfurniture4u.co.uk](http://www.landlordfurniture4u.co.uk), where you'll find **high-quality, durable furnishings tailored specifically for rental properties**, combining style, practicality, and affordability.



**DISCOUNT**

# 50% off

Save 50% off your next screening  
**Use code: RRA50**  
To redeem simply enter at check-out

Discount is applicable across full range of screening products



**SAVING OFFER**



# 10% off

Save 10% off furnishing next your room or rental property  
**Use code: LF4U-10**  
To redeem visit [landlordfurniture4u.co.uk](http://landlordfurniture4u.co.uk) and enter code when you check-out

## Tenant Screening

**Web:** [www.tenantscreening.co.uk](http://www.tenantscreening.co.uk)  
**Email:** [info@tenantscreening.co.uk](mailto:info@tenantscreening.co.uk)  
**Tel:** 01793 847014  
**WhatsApp:** +44 7301 929539



TenantScreening.co.uk