

## **Diocesan Synod 29.11.25**

### **Update on the Renters Act - November, 2025**

#### **Progress to date**

The Renters' Rights Act has now received Royal Assent, with implementation anticipated in May 2026. The government has committed to issuing further guidance ahead of commencement and to publishing a detailed implementation timetable in due course. Once in force, the Act will end the creation of new fixed-term assured tenancies and transition all existing agreements into the new system.

#### **Impact on the DBF**

At this stage, the full implications for the DBF remain uncertain, as key operational details have not yet been published. There is also likely to be a broader effect on the rental market, including a cultural shift towards viewing rental properties as more stable, long-term housing options.

The Act includes a specific provision enabling the recovery of a property for use by a minister of religion, which is important for our context. The lettings sector is currently reviewing the latest government guidance in preparation for the main provisions coming into effect in May 2026.

Given that the legislation is designed to support long-term tenancies, we need to understand the practical implications for short-term arrangements, particularly during periods of interregnum. The DBF is actively engaging with letting agents to obtain further advice on these issues, including the potential impact on how we manage our rental portfolio and on future rental income.

#### **Further information**

[Guide to the Renters' Rights Act](#)

[Renters' Rights Act 2025](#)