

1 December 2022

THE WAY YOU RENT IS CHANGING

Here's what landlords need to do...



Convert existing tenancies

Occupation contracts can start verbally, but you must issue a written statement of the contract to all contract-holders (this replaces the current tenancy or licence agreement).



Be aware of new notice periods for possession

No-fault notice (periodic standard contracts only) - six months minimum for new occupation contracts, and can't be served in first six months of occupation.

Breaches: No notice period for anti-social behaviour (you can apply to the court straight after giving the notice); 14 days for serious rent arrears (arrears of 8 weeks / 2 months); one month's notice for other breaches.



Ensure properties are Fit for Human Habitation

Including electrical safety testing and ensuring working smoke alarms and carbon monoxide detectors are provided.



Repossess an abandoned property

without needing a court order, after serving a four-week warning notice



Contract-holders can be added or removed

Without having to end the current contract and start another one.



Enhanced succession rights means the contract holder is entitled to pass on their home

(Up to two times) to other people that live with them (including a spouse, adult children or a carer) if they die.



Working together

for a safe home for all