The Renters' Rights Act What do our clients think?

April 2026

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What Our Clients Really Think About the Renters' Rights Act

In late 2025, Allsop surveyed clients of our Residential Auctions and Investment businesses to understand how the Renters' Rights Act is reshaping their outlook. The results make for sobering reading - not just for tenants & landlords, but for anyone with an interest in the long-term health of the private rented sector.

Note: *This survey reflects the views of Allsop's landlord client base and is not intended to be nationally representative. Results should be interpreted in the context of the respondent profile above.*

The Renters' Rights Act received Royal Assent in October 2025. With its most significant provisions - including the abolition of Section 21 'no fault' evictions and the move to periodic tenancies - due to take effect from 1st May 2026, we wanted to understand how our landlord clients are responding.

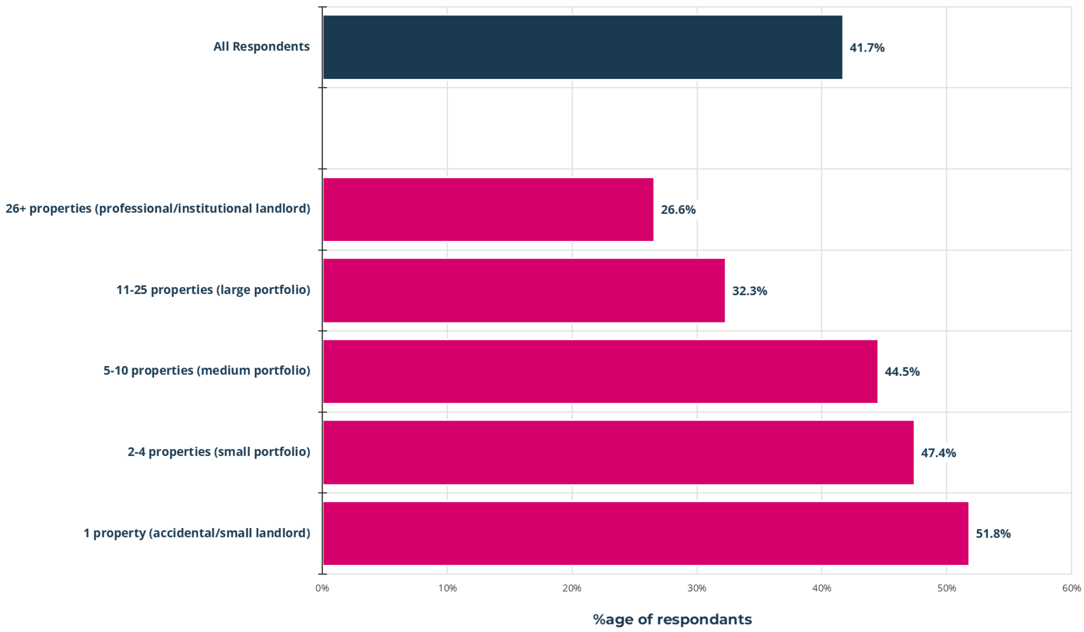
Over 1,000 did.

Our headline finding is stark. When asked about their likelihood of continuing as a landlord following the abolition of Section 21, **41.7% said they were unlikely or very unlikely to do so.**

Among **single-property landlords** - who make up a significant share of PRS supply - that figure rises to 51.8%. These are not marginal numbers.

Question:
Following the abolition of s.21, how likely are you to continue letting your property/properties in the private rented sector?

%age of Responses:
Very Unlikely or Unlikely



Source: Allsop Renters' Rights Act Landlord Survey Dec'25

Base: all respondents (n=911)
Excludes non-responses (n=145)

Figures may not sum to 100% due to rounding
Breakdown by portfolio size excludes respondents who did not provide portfolio information

Nor are they entirely surprising, when set against the longer arc of landlord sentiment.

The Government's own **English Private Landlord Survey** has tracked a steady erosion of confidence over recent years: in 2018, **75% of landlords said they would relet a vacant property**.

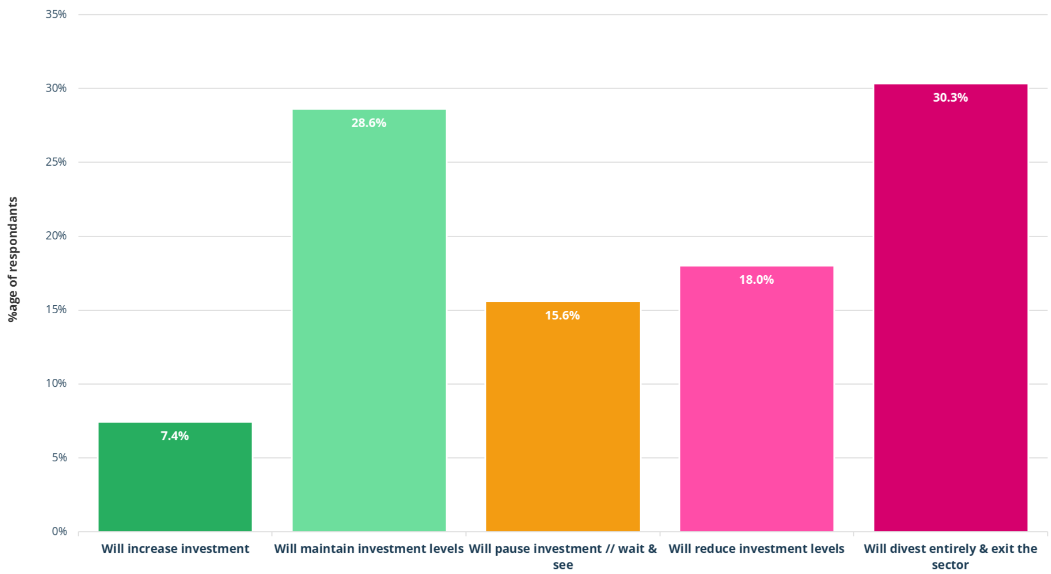
By 2021 that had fallen to 68%, and **by 2024 to 59%.**

Our survey suggests the RRA has accelerated that decline sharply - a hockey stick in negative sentiment, arriving precisely as implementation becomes imminent. The direction of travel was already clear; the Act appears to have crystallised it.

Investment intentions reinforce the picture. Asked how the RRA will affect their plans over the next two to three years, **nearly a third of respondents (30.3%) said they plan to divest entirely**, with a further 18% planning to reduce their portfolios. **Combined**, **48.4% are signalling a contraction in their PRS exposure**.

Only 7.4% plan to increase investment.

Question:
How do you think the Renters' Rights Act will affect your property investment plans over the next 2-3 years?



Source: Allsop Renters' Rights Act Landlord Survey Dec'25

Base: *all respondents (n=860)*
Excludes: *non-responses (n=196)*

Figures may not sum to 100% due to rounding

The breakdown by portfolio size, however, tells a more nuanced story - and points to where the sector may be heading. Among **single-property landlords, 62.5% plan to reduce investment or exit entirely.**

That figure falls to 36.8% among those with 26 or more properties.

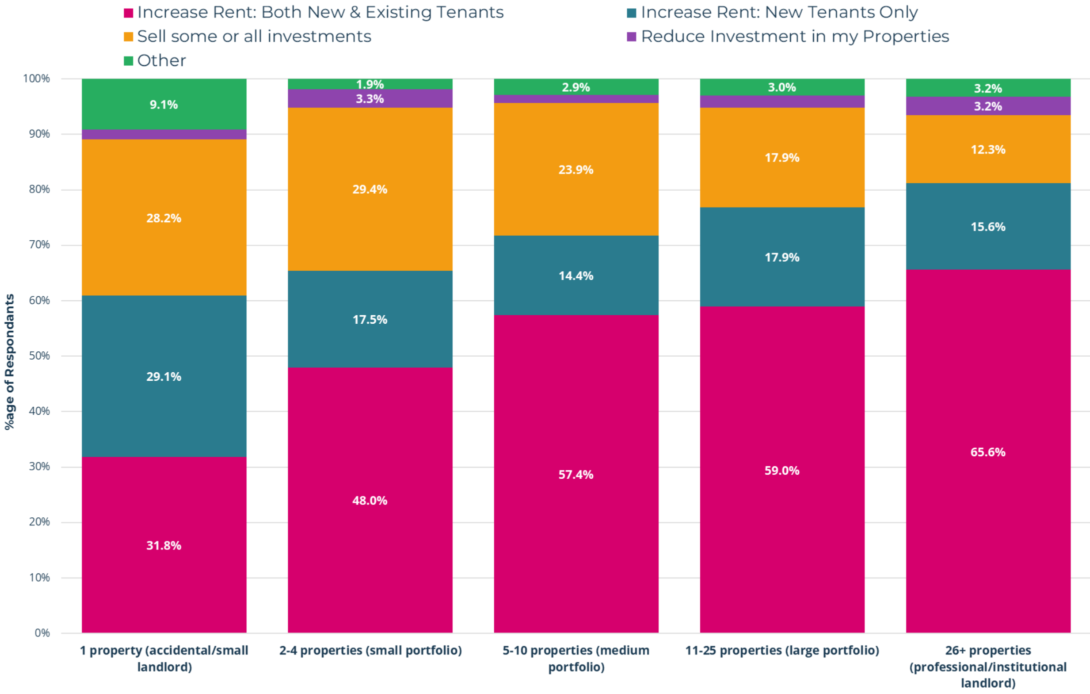
Looked at from the other direction, **44% of professional landlords (26+ properties) plan to increase or maintain their investment levels over the coming years**, compared to just 25% of single-property landlords.

The PRS is not simply shrinking - it is also consolidating.

Smaller, often accidental landlords are exiting, while larger, more institutional operators are selectively holding or growing. Whether that structural shift ultimately serves tenants well remains an open question.

The cost question is equally revealing. Asked how they intend to respond to increased compliance costs, **70.3% said they would raise rents** - making tenants, in effect, the primary absorbers of the regulatory burden. A further 23.2% said they would sell.

Question:
If your costs increase as a result of new regulations (e.g., compliance, registration, Ombudsman membership, property standards), how do you expect to respond?



Source: Allsop Renters' Rights Act Landlord Survey Dec'25

Base: all respondents (n=911)
Excludes non-responses (n=145)

Figures may not sum to 100% due to rounding
Breakdown by portfolio size excludes respondents who did not provide portfolio information

The irony is not lost on many of our respondents: legislation designed to improve conditions for renters may, in practice, reduce supply and push rents higher.

This tension runs through the free text responses to our survey, where landlords were invited to share their broader views. Across nearly 400 comments, the dominant themes were disillusionment, exit intent, and a strong sense that the Act - however well-intentioned - will produce consequences its architects have not fully reckoned with.

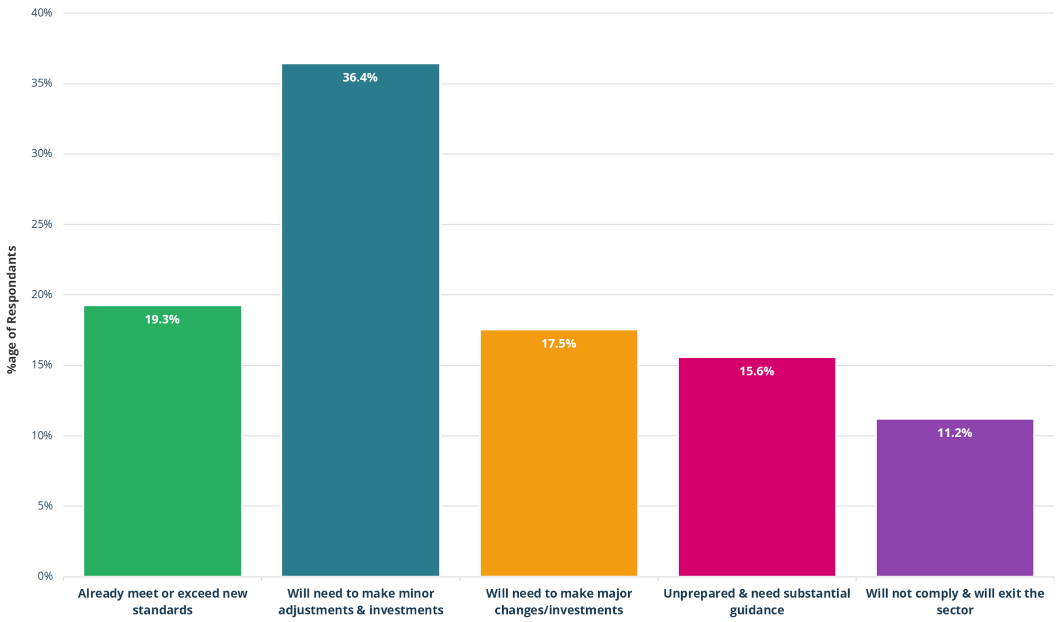
"*Good landlords are being punished for the sins of a minority*" was a sentiment expressed, in various forms, by dozens of respondents.

The Government's own Impact Assessment acknowledged some of these risks - but largely set them aside. It assumed landlord numbers will remain broadly constant at 2.3 million throughout the appraisal period, and that any supply reduction would be "*small.*"

It also suggests that those landlords most likely to exit are those providing the poorest service - an optimistic framing that our survey data does not obviously support. The landlords telling us they are most likely to leave are disproportionately small, individual operators - often long-term, debt-free owners who have simply concluded that the risk-reward balance no longer works for them.

Preparedness is also a client concern. Only 19.3% of respondents feel they already meet the new standards. Around 27% describe themselves as either unprepared or planning to exit rather than comply - a figure that points to a significant compliance gap as the May implementation date approaches.

Question:
How prepared do you feel you are for the new compliance requirements?



Source: Allsop Renters' Rights Act Landlord Survey Dec'25

Base: all respondents (n=867)
Excludes non-responses (n=189)

Figures may not sum to 100% due to rounding

None of this is to suggest the Act's objectives are wrong.

Greater security of tenure, clearer redress mechanisms, and a more professional PRS are outcomes most in the sector would broadly welcome. But the cumulative weight of regulatory change - layered on top of mortgage rate rises, tax reform, and EPC obligations - is clearly testing the resolve of a large cohort of smaller landlords.

The sector is changing and changing quickly. The question is whether the supply side can absorb that change without further pressure on an already stretched rental market.

METHODOLOGY STATEMENT:

This report presents the findings of a survey of private landlords conducted by Allsop in December 2025, with fieldwork running through to February 2026. The survey was distributed via an online portal to clients of Allsop's Residential Auctions and Investment teams, with participation encouraged through three rounds of prompt emails. A total of 1,056 responses were received.

The survey was designed to capture landlord sentiment and forward-looking intentions in the context of the Renters' Rights Act, which received Royal Assent in October 2025 and is due to take full effect from 1st May 2026.

RESPONDANT PROFILE:

Portfolio Size - The majority of respondents hold smaller portfolios, broadly consistent with the composition of the private rented sector nationally. 13.3% own a single property, 31.1% hold between two and four properties, and 24.0% between five and ten. A meaningful proportion — 31.6% — hold larger or professional-scale portfolios of eleven or more properties, including 17.3% with 26 or more.

Portfolio Size	n	%
1 property	134	13.3%
2-4 properties	313	31.1%
5-10 properties	242	24.0%
11-25 properties	144	14.3%
+26 properties	174	17.3%
Total (answered)	**1,007**	

49 respondents did not answer this question.

Landlord Type - Respondents span a broad range of ownership structures. Individual and sole landlords account for the largest single group (35.6%), followed by limited company landlords (29.0%) and those in joint ownership arrangements (27.1%). A smaller proportion manage their portfolios through multiple structures (7.7%).

Landlord Type	n	%
Individual/sole landlord	351	35.6%
Limited company landlord	286	29.0%
Joint ownership	267	27.1%
Multiple structures	76	7.7%
Other	7	0.7%
Total (answered)	**987**	

69 respondents did not answer this question.

Primary Tenant Base - The survey captures landlords letting across a wide range of tenant demographics. The largest groups serve mixed tenant bases (33.0%) and young professionals (32.4%), with families accounting for 23.6%. Students and Housing Benefit/Universal Credit recipients each represent a smaller share of the sample.

Primary Tenant Base	n	%
Mixed tenant base	321	33.0%
Young professionals	315	32.4%
Families	230	23.6%
FT Students	45	4.6%
Housing Benefit/UC Recipients	44	4.5%
Other	18	1.8%
Total (answered)	**973**	

83 respondents did not answer this question.

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