STATUTORY INSTRUMENTS

2026 No. 324

LANDLORD AND TENANT, ENGLAND

The Assured Tenancies (Private Rented Sector) (Written Statement of Terms etc and Information Sheet) (England) Regulations 2026

Made - - - -	*18th March 2026*
Laid before Parliament	*20th March 2026*
Coming into force - -	*1st May 2026*

The Secretary of State makes these Regulations in exercise of the powers conferred by section 16D(2) and (9)(a) of the Housing Act 1988(**a**) and paragraph 7(2), (4) and (6)(a) of Schedule 6 to the Renters' Rights Act 2025(**b**).

Citation, commencement, extent and interpretation

1.—(1) These Regulations may be cited as the Assured Tenancies (Private Rented Sector) (Written Statement of Terms etc and Information Sheet) (England) Regulations 2026.

(2) These Regulations come into force on 1st May 2026.

(3) These Regulations extend to England and Wales.

(4) In these Regulations—

"the 1985 Act" means the Landlord and Tenant Act 1985(**c**);

"the 1988 Act" means the Housing Act 1988;

"the 2025 Act" means the Renters' Rights Act 2025;

"social housing assured tenancy" has the same meaning as in section 145(8) of the 2025 Act.

Required content of written statement of terms etc

2.—(1) This regulation applies to assured tenancies(**d**) to which section 16D of the 1988 Act (duty of landlord and contractor to give statement of terms etc) applies, except for social housing assured tenancies.

(2) For the purpose of section 16D(2) of the 1988 Act, the terms and information which must be included in a written statement are set out in the Schedule to these Regulations.

(**a**) 1988 c. 50; section 16D was inserted by section 12 of the Renters' Rights Act 2025 (c. 26).
(**b**) 2025 c. 26.
(**c**) 1985 c. 70.
(**d**) See Chapter 1 of Part 1 of the Housing Act 1988 for the meaning of "assured tenancy".

Provision of information about changes made by the Renters' Rights Act 2025

3.—(1) This regulation applies to existing tenancies(**a**) to which paragraph 7(2) of Schedule 6 to the 2025 Act (transitional provision: provision of information in writing) applies, except for social housing assured tenancies.

(2) The information which is required to be given for the purpose of paragraph 7(2)(a) of Schedule 6 to the 2025 Act is the version of the document entitled "The Renters' Rights Act Information Sheet 2026", as produced by the Secretary of State, that has effect for the time being(**b**).

Signed by authority of the Secretary of State for Housing, Communities and Local Government

Matthew Pennycook
Minister of State
18th March 2026 Ministry of Housing, Communities and Local Government

(**a**) See section 146(3) of, and paragraph 18 of Schedule 6 to, the Renters' Rights Act 2025 for the definition of "existing tenancy".

(**b**) This document can be found at the following web address: https://www.gov.uk/government/publications/the-renters-rights-act-information-sheet-2026. A hard copy can be obtained by contacting the Private Rented Sector team at the Ministry of Housing, Communities and Local Government, 2 Marsham Street, London, SW1P 4DF.

SCHEDULE

Regulation 2

Content of written statement of terms etc

PART 1

Terms and information to be included in written statement

1. The name of the landlord(**a**) under the tenancy(**b**) and, where two or more persons jointly constitute the landlord in relation to the tenancy, the name of each person that jointly constitutes the landlord.

2. The name of the tenant(**c**) under the tenancy and, where two or more persons jointly constitute the tenant in relation to the tenancy, the name of each person that jointly constitutes the tenant.

3. An address in England and Wales at which notices (including notices in proceedings) may be served on the landlord by the tenant.

4. The address of the dwelling-house let(**d**) on the tenancy ("the property").

5. The date on which the tenant is first entitled to possession under the tenancy.

6. The rent payable under the tenancy and when it is due.

7. A statement explaining that if the landlord makes a new proposal to increase the rent under the tenancy, the landlord must serve a notice on the tenant in accordance with section 13 of the 1988 Act (increases of rent under assured tenancies other than relevant low-cost tenancies)(**e**).

8. Where a relevant bill payment is payable by the tenant to the landlord under the tenancy (whether as part of the rent or in addition to it)—

(a) a statement to that effect,

(b) a statement of whether it is payable as part of the rent or payable in addition to the rent, and

(c) where it is payable in addition to the rent—

(i) each amount payable or an explanation of when and how the tenant will be notified of the amount of each payment, and

(ii) when each payment is due or an explanation of when and how the tenant will be notified of the due date of each payment.

9. If the requirements in section 213 of the Housing Act 2004 (requirements relating to tenancy deposits)(**f**) apply in relation to the tenancy, the amount of any tenancy deposit.

(**a**) See section 45 of the Housing Act 1988 for the definition of "landlord".
(**b**) See section 45 of the Housing Act 1988 for the definition of "tenancy".
(**c**) See section 45 of the Housing Act 1988 for the definition of "tenant".
(**d**) See section 45 of the Housing Act 1988 for definitions of "dwelling-house" and "let".
(**e**) Section 13 was amended by section 6 of the Renters' Rights Act 2025 and S.I. 2003/259, 2013/1036.
(**f**) 2004 c. 34; section 213 was amended by section 184(2) of the Localism Act 2011 (c. 20) and section 26(3) of the Renters' Rights Act 2025.

10. If section 5(1) of the Protection from Eviction Act 1977 (validity of notices to quit)(**a**) applies in relation to the tenancy, the minimum notice period a tenant must provide when giving a notice to quit the property.

11. If section 5 of the 1988 Act (security of tenure)(**b**) applies to the tenancy, a statement explaining that in accordance with the 1988 Act—

(a) in most circumstances the landlord can only bring an end to the tenancy by obtaining an order of the court for possession of the property and the execution of the order, and

(b) if the landlord seeks to obtain such an order—

(i) the landlord or, in the case of joint landlords, at least one of them must usually serve on the tenant a notice of proceedings for possession which, amongst other requirements, is in the prescribed(**c**) form and specifies the ground or grounds of possession, and

(ii) the ground or grounds of possession will determine the minimum period of notice, if any, that the landlord must give before proceedings are begun.

12. If section 9A of the 1985 Act (fitness for human habitation of dwellings in England)(**d**) applies to the tenancy, a statement explaining that the landlord is under an obligation to ensure the property is fit for human habitation, to the extent required by that section.

13.—(1) Subject to sub-paragraph (2), a statement explaining that the landlord is under an obligation to do the following, to the extent required by section 11 of the 1985 Act (repairing obligations in short leases)(**e**)—

(a) to keep in repair the structure and exterior of the property,

(b) to keep in repair and proper working order the installations in the property for the supply of water, gas and electricity and for sanitation, and

(c) to keep in repair and proper working order the installations in the property for space heating and heating water.

(2) The statement in sub-paragraph (1) is not required to be included if any of the following conditions are met—

(a) section 11 of the 1985 Act does not apply in relation to the tenancy;

(b) a county court order under section 12(2) of that Act has been made in relation to the tenancy(**f**);

(c) the property is contained in premises in respect of which the right to manage has been acquired by a RTM company under Chapter 1 of Part 2 of the Commonhold and Leasehold Reform Act 2002(**g**) (and has not ceased to be exercisable by it).

(**a**) 1977 c. 43; section 5(1) was amended by section 32(1) of the Housing Act 1988 and section 20(2) of the Renters' Rights Act 2025.

(**b**) Section 5 was amended by section 222 of the Housing Act 2004, paragraph 6 of Schedule 11 to the Housing and Regeneration Act 2008 (c. 17), section 40(6) of the Immigration Act 2016 (c. 19) and paragraph 23 of Schedule 2 to the Renters' Rights Act 2025.

(**c**) See section 45 of the Housing Act 1988 for the definition of "prescribed".

(**d**) Section 9A was inserted by section 1(3) of the Homes (Fitness for Human Habitation) Act 2018 (c. 34).

(**e**) Section 11 was amended by section 116(1) and (2) of the Housing Act 1988.

(**f**) Section 12(2) provides that the county court may, by order made with the consent of the parties, authorise the inclusion in a lease, or in an agreement collateral to a lease, of provisions excluding or modifying in relation to the lease, the provisions of section 11 with respect to the repairing obligations of the parties. The court may only make such an order if it appears to the court that it is reasonable to do so, having regard to all the circumstances of the case, including the other terms and conditions of the lease.

(**g**) 2002 c. 15. "The right to manage" is defined in section 71 and "RTM company" is defined in section 73. Section 72 and Schedule 6 set out the premises to which Chapter 1 of Part 2 applies.

14. If regulation 3 of the Electrical Safety Standards in the Private Rented Sector and Social Rented Sector (England) Regulations 2020 (duties of landlords in relation to electrical installations etc.)(**a**) applies in relation to the tenancy, a statement explaining that the landlord is under an obligation to do the following in accordance with that regulation—

(a) to ensure that relevant electrical safety standards are met during any period when the property is occupied under the tenancy,

(b) to ensure relevant electrical installations in the property are inspected and tested by a qualified person (within the meaning of that regulation) at least every five years or, if required by the most recent report referred to in sub-paragraph (c) below, earlier, and

(c) to obtain a report from the person conducting that inspection and test, which gives the results of the inspection and test and the date by which the next inspection and test is required, and to supply a copy of that report to the tenant.

15.—(1) Where this paragraph applies, a statement explaining that the landlord is under an obligation to do the following in accordance with regulation 36 of the Gas Safety (Installation and Use) Regulations 1998 (duties of landlords)(**b**) ("the 1998 Regulations")—

(a) to ensure that there is maintained in a safe condition any relevant gas fitting and any relevant flue which serves a relevant gas fitting,

(b) to ensure that each appliance and flue to which that duty extends is checked for safety—

(i) by, or by an employee of, a member of a class of persons approved, at the time of the check, by the Health and Safety Executive, and

(ii) at intervals to be determined in accordance with the 1998 Regulations, and

(c) to ensure that a record in respect of any appliance or flue so checked is made and, subject to exceptions, that a copy of that record is given to the tenant.

(2) This paragraph applies if there is a relevant gas fitting (within the meaning of regulation 36(1) of the 1998 Regulations) installed in or serving the property and that gas fitting is one to which the 1998 Regulations apply.

16.—(1) Where this paragraph applies, information about section 190 of the Equality Act 2010 (improvements to let dwelling houses)(**c**) ("the 2010 Act"), including in particular—

(a) the fact that section 190 has the effect that a landlord may not unreasonably withhold consent to a tenant's application to make an improvement (within the meaning of section 190(9) of the 2010 Act) to premises where—

(i) a disabled person (within the meaning of section 6 of the 2010 Act) occupies or intends to occupy the premises as their only or main home, and

(ii) the improvement is likely to facilitate the disabled person's enjoyment of the premises, having regard to their disability, and

(b) the fact that the rights and obligations conferred by section 190 do not apply in so far as provision of a like nature is made by the tenancy.

(2) This paragraph applies where the tenant is entitled, with the consent of the landlord, to make improvements (within the meaning of section 190(9) of the 2010 Act) to the property.

17. A statement explaining that in accordance with section 16A of the 1988 Act (requesting consent to keep a pet)(**d**)—

(**a**) S.I. 2020/312; relevant amending instruments are S.I. 2022/634, 2023/1071, 2025/1043.
(**b**) S.I. 1998/2451, amended by S.I. 1999/2024, 2015/51, 2018/139.
(**c**) 2010 c. 15.
(**d**) Section 16A was inserted by section 11(1) of the Renters' Rights Act 2025.

(a) the tenant may keep a pet(**a**) at the property if the tenant asks to do so in accordance with section 16A and the landlord consents, and

(b) such consent is not to be unreasonably refused by the landlord.

18. If the tenancy is granted as a tenancy of supported accommodation (within the meaning of paragraph 12(1) of Schedule 2 to the 1988 Act(**b**)), a statement to that effect and an explanation of why it is granted as such a tenancy.

PART 2

Interpretation

19. In this Schedule—

"communication service" means a service enabling any of the following to be used—

(a) a telephone other than a mobile telephone;

(b) the internet;

(c) cable television;

(d) satellite television;

"notices in proceedings" means notices or other documents served in, or in connection with, any legal proceedings;

"relevant bill payment" means a payment—

(a) in respect of council tax;

(b) for or in connection with the provision of a utility;

(c) towards energy efficiency improvements under a green deal plan (within the meaning of section 1 of the Energy Act 2011(**c**));

(d) in respect of a television licence;

(e) for or in connection with the provision of a communication service;

"television licence" means a licence for the purposes of section 363 of the Communications Act 2003 (licence required for use of TV receiver)(**d**);

"tenancy deposit" has the same meaning as in section 212 of the Housing Act 2004 (tenancy deposit schemes)(**e**);

"utility" means—

(a) electricity, gas or other fuel, or

(b) water or sewerage.

(**a**) See section 45 of the Housing Act 1988 for the definition of "pet" (as inserted by section 11(2) of the Renters' Rights Act 2025).
(**b**) Paragraph 12(1) was inserted by paragraph 25 of Schedule 1 to the Renters' Rights Act 2025.
(**c**) 2011 c. 16.
(**d**) 2003 c. 21.
(**e**) The definition of "tenancy deposit" in section 212 was amended by section 26(2) of the Renters' Rights Act 2025.

EXPLANATORY NOTE

(This note is not part of the Regulations)

These Regulations set out the tenancy terms and other information which landlords of relevant private rented sector assured tenancies in England (or their contractors, as the case may be) must include in the written statement they give to their tenants under section 16D of the Housing Act 1988 ("the 1988 Act") and the information they must give to their tenants under paragraph 7(2) of Schedule 6 to the Renters' Rights Act 2025 ("the 2025 Act").

Regulation 2 and the Schedule provide for the terms and information which must be included in a written statement given under section 16D of the 1988 Act by a landlord (or their contractor, as the case may be) of a tenancy entered into on or after 1st May 2026 or of a wholly oral tenancy entered into before 1st May 2026. This includes information about the rent and bills payable to the landlord, how the landlord can end the tenancy and various statutory duties imposed on the landlord relating to the standard of the dwelling-house let on the tenancy.

Regulation 3 provides for the information a landlord (and their contractor, as the case may be) of a written tenancy (whether wholly or partly in writing) which was entered into before 1st May 2026 must give to a tenant under paragraph 7(2) of Schedule 6 to the 2025 Act. That information is to be given in the form of a document entitled "The Renters' Rights Act Information Sheet 2026" produced by the Secretary of State (as it has effect from time to time). This document contains information about the changes made by the 2025 Act and is known as an information sheet. The information sheet can be found at the following web address: https://www.gov.uk/government/publications/the-renters-rights-act-information-sheet-2026. A hard copy can be obtained by contacting the Private Rented Sector team at the Ministry of Housing, Communities and Local Government, 2 Marsham Street, London, SW1P 4DF.

Schedule 6 to the 2025 Act provides for certain transitional provisions to apply in circumstances specified in that Schedule in relation to the application of these requirements to tenancies entered into before 1st May 2026.

A de minimis impact assessment of the effect that this instrument will have on the costs of business and the public sector is available alongside this instrument on www.legislation.gov.uk and from the Ministry of Housing, Communities and Local Government, 2 Marsham Street, London, SW1P 4DF.

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