# UK tenants face rising rents and legal protections on the horizon



Tenants across the UK are facing rising rental costs, with the average monthly private rent increasing by 7.7% over the past year according to the latest data from the Office for National Statistics. In March 2025, the average cost to rent a home reached £1,332 per month, representing a £96 increase compared to the same period in 2024.

Notably, the region with the highest annual rent inflation for the first time since April 2023 was not London, but the North East, where rent inflation reached a record 9.4% in the year to March 2025. This marks a new peak for the region and highlights the widespread nature of rent increases across the country, adding financial pressure on tenants.

Mike Hayne, a solicitor at HCB Solicitors, has provided key guidance on what tenants should know when faced with a rent increase. Speaking to the Manchester Evening News, Mike emphasised that tenants need to review their tenancy agreements, particularly if they are in a fixed-term contract. “Rent usually can’t go up unless you agree to it or the fixed term comes to an end,” he explained.

Mr Hayne also pointed out that landlords must give proper written notice of any rent increase, stating, “usually at least a month’s notice for rolling or periodic tenancies.” He urged tenants to engage in open communication with their landlord or estate agent if the proposed increase seems too high, as this can often lead to a compromise.

For those who remain concerned that the rent increase might be excessive or not aligned with local market trends, Mr Hayne advised seeking legal advice. “Knowing your rights makes all the difference,” he said, emphasising the importance of fairness and transparency in rent adjustments from both landlords and tenants.

In parallel with these rising rents, developments in legislation are underway that could impact future rental agreements. The Renters’ Rights Bill, currently at the Committee Stage in the House of Lords, aims to strengthen tenant protections across England. One of the key features of the Bill is the proposed abolition of ‘no fault’ evictions under Section 21, which currently allows landlords to repossess properties without providing a reason.

If enacted, the Bill would also address rent increases by providing safeguards against excessive rises and improve renting conditions to be more accommodating for tenants with children and pets. Additional rules intended to improve landlords’ compliance standards are included to enhance the overall rental experience.

As the rental market continues to evolve with rising costs and forthcoming legislative changes, tenants are encouraged to stay informed about their rights and to communicate openly with landlords regarding rent changes. The Manchester Evening News is reporting.

Source: [Noah Wire Services](https://www.noahwire.com)

## References

* <https://www.ons.gov.uk/releases/privaterentandhousepricesukmarch2025> - Supports the information about rising rental costs across the UK, including data on the Price Index of Private Rents (PIPR) which measures private rent inflation.
* <https://www.ons.gov.uk/economy/inflationandpriceindices/bulletins/privaterentandhousepricesuk/march2025> - Corroborates the average monthly private rent increases and regional variations in rent inflation across the UK.
* <https://www.zoopla.co.uk/discover/property-news/rental-market-report/> - Provides additional insights into the rental market, including trends in rental growth and supply-demand dynamics impacting rent levels.
* <https://estateagentnetworking.co.uk/ons-private-rent-and-house-prices-uk-april-2025/> - Supports the information about regional variations in rent inflation, highlighting the North East as having the highest rent inflation for the first time since April 2023.
* <https://homelet.co.uk/homelet-rental-index> - Offers further evidence of rising rents across different regions of the UK, with specific figures for average rental prices in March 2025.