



Case Study

The Abolition of the Section 21 Notice

WHERE EXPERIENCE
MEETS EXCELLENCE

Introduction

Excello Law offers clients a compelling and value-driven commercial service which is structured to fully support the needs of today's modern business.



Excello Law is a 21st century law firm. Our emphasis upon new technologies, lower overheads and quality advice from senior commercial lawyers is a disruptive business model and one with which many traditional law firms are finding it difficult to compete.

We are continuing to build our law firm around the best and brightest lawyers. Our lawyers have worked for some of the most respected law firms in England and Wales, having either worked in the City of London or for well-known regional commercial law firms.

Our average post qualification experience is 19 years. This means that whilst our fees are competitive our clients have access to the right level of expertise for their business.

We meticulously tailor each team we assemble for our clients to precisely meet their legal requirements, providing them with unparalleled legal expertise.

Welcome to our vision for legal services.

Why Excello Law?

Excello Law offers a dynamic and value driven legal service. Our clients are always centre stage.

Clients benefit from:

- » A senior experienced legal team ready to advise and support clients in all their commercial legal needs
- » Each lawyer's 100% focus on the client, relieved from the constraints and pressures of law firm politics
- » An unconditional and resolute commitment to providing commercial value to business clients and general counsel
- » A commercial ability to reverse engineer corporate business solutions from a client centric perspective - 'you tell us what you want, we provide exactly that'
- » A conscious move away from billable hour/units
- » A totally transparent financial model that allows clients to manage legal spend from a cash flow perspective without surprise

We can offer you support in:

- » Agriculture & Estates
- » Banking & Finance
- » Business & Corporate
- » Charities & Social Enterprise
- » Commercial Contracts
- » Commercial Litigation & Dispute Resolution
- » Construction
- » Data Protection & information Governance
- » Employee Incentives
- » Employment
- » Family
- » Franchising
- » Immigration
- » Insolvency & Corporate Recovery
- » Intellectual Property
- » IT, Telecoms & Digital
- » Minerals, Environment & Energy
- » Planning
- » Private Client
- » Property Litigation
- » Property Development
- » Real Estate
- » Sports, Media & Entertainment

Landlords and Letting Agents

Are you aware of the changes coming in early 2026?

The Abolition of the Section 21 Notice, also known as the “no-fault eviction” notice, is to come into effect in England. This is likely to be in the first half of 2026 as part of the Renters’ Rights Bill.

What does this mean?

Landlords will not be allowed to evict tenants without a specific and valid reason, and will apply to both new and existing tenancies.

Key points:

- » Section 8 will become the only Eviction Route.
- » A Section 8 notice requires a specific, valid ground for eviction (e.g., rent arrears, property damage).
- » Fixed-term tenancies will be converted to periodic tenancies, meaning they continue on a rolling basis (e.g., monthly).
- » The Bill will introduce new grounds for possession, including a ground for landlords who want to sell their property, but with increased notice periods.

» The changes will apply to all tenancies at the same time, unlike the previous proposal to phase in the changes for new tenancies first.

» The Renters' Rights Bill aims to provide tenants with greater security and empower them to challenge poor practices without fear of retaliatory eviction.

» The Bill aims to provide landlords with more straightforward regulation and clearer grounds for possession.

Key Considerations for Landlords:

- » Landlords need to familiarise themselves with the new and existing grounds for possession under Section 8.
- » Existing tenancy agreements may need to be reviewed to ensure they comply with the new regulations.
- » Consider the Implications of Abolishing Fixed-Term Tenancies
- » Landlords will need to adapt to the new landscape of periodic tenancies.

Section 21 notices are still valid until the Renters’ Reform Bill becomes Law, therefore we would urge you to seek Professional Advice to understand the full implications of the new legislation and how to prepare for it.

Your Team



Sarah Oakley
Property Litigation
Partner

For further details or advice, please
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Sarah Oakley is an experienced Dispute Resolution Lawyer. She specialises in commercial and private litigation.

She is highly experienced in property litigation acting for both commercial and private clients including contested lease renewals, dilapidations, rent arrears, forfeiture, residential possession claims under section 8 and section 21.

Sarah also advises on Freehold and Leasehold cases to include service charge dispute, right to manage and enfranchisement.

Sarah is highly experienced in dealing with all TOLATA cases where there is dispute between unmarried couples.

Sarah also specialises in:

- Debt Recovery
- Contested Probate
- Neighbour Disputes to include disputes with easements, restrictive covenants and boundaries.
- Contract Disputes – commercial and private
- Professional Negligence
- Commercial Disputes
- Construction Disputes
- Claims against unauthorised occupiers.

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