07518 390704 · lewisharris@lhre.co.uk

ASSURED TENANCIES IN ENGLAND · EFFECTIVE 29 OCTOBER 2026

Fees to Tenants

Under the Tenant Fees Act 2019, as amended by the Renters' Rights Act 2025, tenants of assured tenancies (including assured periodic tenancies) and licences to occupy housing in England can only be asked for the payments below.

Payment	Amount
Holding deposit	Up to one week's rent, to reserve a property. Refundable, and returned or put towards the first rent or deposit once the tenancy agreement is signed, unless the tenant withdraws, fails a right-to-rent check, provides false or misleading information, or does not take reasonable steps to agree the tenancy by the agreed deadline.
Tenancy deposit	Up to five weeks' rent where the annual rent is under £50,000, or six weeks' rent where it is £50,000 or more. Protected in a government-approved scheme.
Rent	As set out in the tenancy agreement. We cannot ask for or accept rent before the tenancy agreement is signed, and for tenancies from 1 May 2026 rent cannot be required more than one month in advance.
Change to the tenancy	£50 inc. VAT, or reasonable costs incurred if higher, when the tenant asks to change the tenancy.
Ending a tenancy early by agreement	No more than the landlord's loss or our reasonable costs in re-letting the property.
Late payment of rent	Interest at 3% above the Bank of England base rate for each day rent is more than 14 days overdue.
Lost keys or security devices	The reasonable cost of replacement, evidenced in writing.
Utilities, council tax, TV licence and communication services	Payable by the tenant where the tenancy agreement says so.

Tenant protection: LHRE is a member of The Property Ombudsman redress scheme (membership no. T14807-0). Rent and deposits are held by our management partner, Malthouse Lettings & Property Management Limited, a member of the Propertymark Client Money Protection scheme (C0141391). Different rules apply to company lets and tenancies outside the Tenant Fees Act; please see our separate schedule.