

Report to Wells Town Council 2nd January 2026
from Peter, Your North Norfolk District Councillor

New Renters Rights Act to bring first reforms in 40 years

New Government reforms introduce new responsibilities and rights for landlords and tenants designed to improve living standards, increase transparency in contracts and provide greater security for tenants.

The Renters Rights Act 2025 was passed into law in October 2025, and as of December 2025, Councils were granted greater powers to investigate and enforce standards in the private rented sector.

For landlords and letting agents there are a list of new responsibilities and changes to understand. These will be valid from 1 May 2026:

- An end to Section 21 evictions – Landlords can only evict tenants with a specific, legally valid reason called ‘possession grounds’. This will protect tenants, but also help landlords to evict tenants who commit anti-social behaviour.
- An end to Fixed-term tenancies – Tenancies will be ‘rolling tenancies’, and will be ended when either the tenant gives two months’ notice, or the landlord serves a valid order to end it.
- An end to rental bidding and repeat rent increases: Tenancies will be advertised at a set price and landlords will have to follow a legal process for increasing the rent, limited to once per year.
- An end to rental discrimination: Landlords will not be able to act in a way that discriminates against prospective renters, such as preventing viewings or refusing a tenancy because they have children or receive benefits.
- Fair pet policies: Landlords must consider and respond to tenant requests for pets, and have to provide valid reasons if they choose to refuse it.

Housing charity Shelter have advice for private tenants about the Renters Rights Act:

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Cllr. Jill Boyle, portfolio holder for Housing & People Services, said:

“We welcome reforms that bring more stability and protections to the private rented sector and encourage both tenants and landlords to learn the new rights and responsibilities.”

Cllr. Callum Ringer, portfolio holder for IT, Environmental Services & Waste said:

“These rental reforms mean that the Council can take more action to make sure that tenancies are lawful, and landlords have followed procedure otherwise they will face Civil Penalties. It also brings in more enforcement powers to ensure tenants aren’t subjected to hazardous or substandard living conditions, such as excess cold, damp or mould. Similarly, these reforms also mean that we can support landlords with anti-social tenants and lawful evictions.”

In North Norfolk, the Housing Tenure as of 2021, showed that 17.7% of households were in private rented properties.

More info for tenants and landlords can be found via www.north-norfolk.gov.uk/rentersrightsact2025

Read the Renters Rights Act 2025 Act in full via the Ministry of Housing, Communities and Local Government.

Last updated: 29th January 2026

Mobile Connectivity Committee Hosted

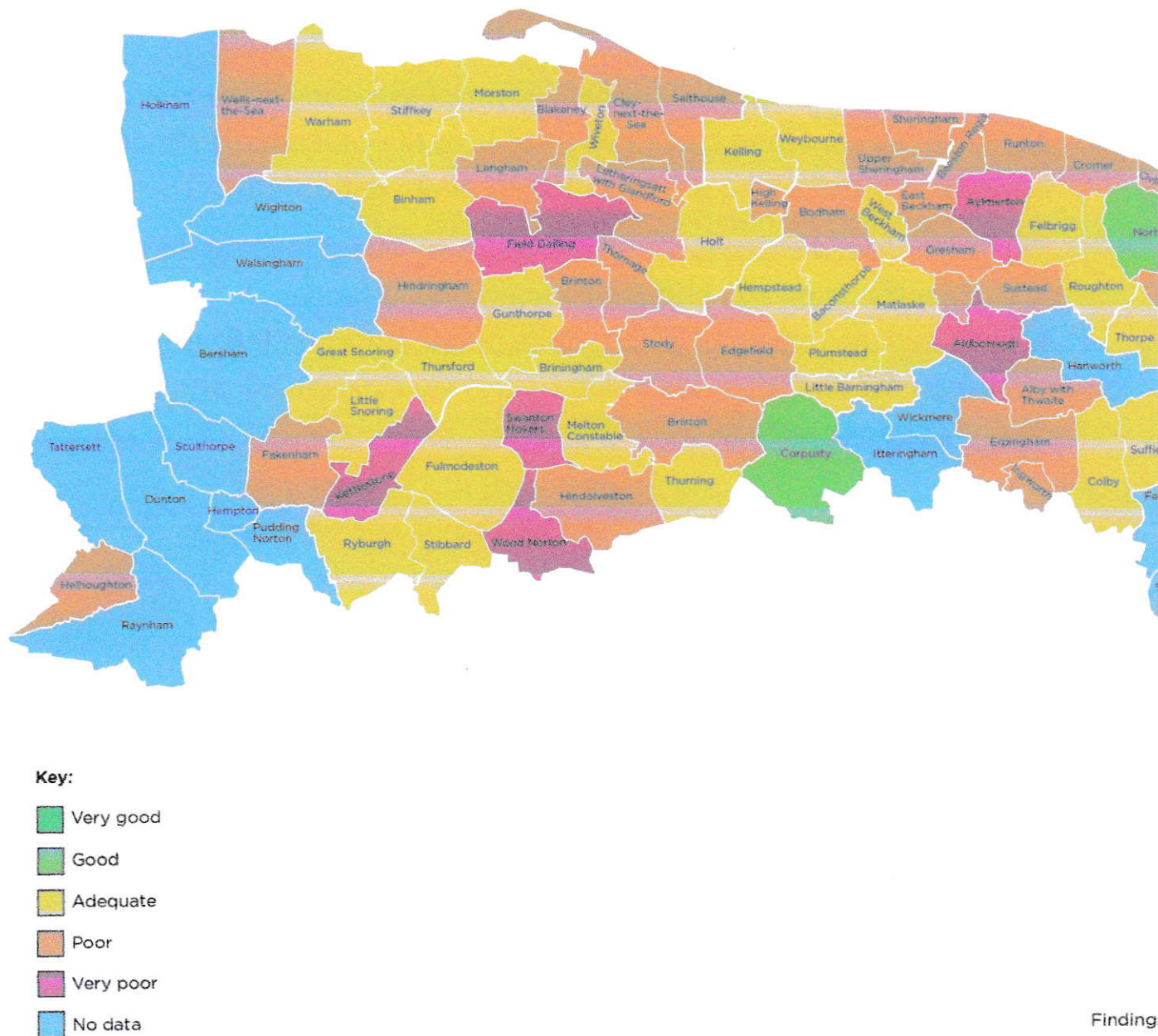
Date published: 30th January 2026

North Norfolk District Council hosted a special Overview and Scrutiny Committee on Wednesday January 28 to discuss mobile connectivity in North Norfolk.

A representative from the Mobile Network Operators was invited to answer questions from councillors and hear the concerns of residents and businesses owners who are impacted by poor connectivity.

We heard from the Governor of a school which had to close due to power cuts compromising all communications; a local farmer who shared the impact of poor mobile phone signal and the impact on mental health for remote workers; and the Coastguard who outlined the dangers of no service areas.

North Norfolk District Council's understanding of Mobile Coverage in North Norfolk following its recent findings



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Councillors posed questions to ascertain what the main stumbling blocks were to improving coverage in our area, and to make representation the perceived level of service operators provided, did not match the realities of people's everyday experiences.

Attendees listened with interest as the representative outlined some of the planned improvement works, which included a commitment between operators and the Government to have 5G coverage for 90% of populated areas - and as much as 99.95% for some of the biggest operators in North Norfolk including Vodafone / Three - by 2030.

It became clear that to move forward constructively, open and direct lines of communication need to be forged between the public, the Council and operators, an approach which was welcomed on all fronts.

Cllr Victoria Holliday, Chair of the Overview and Scrutiny Committee, commented: "We know that in parts of North Norfolk it isn't possible to use a mobile phone, even in an emergency.

NNDC's Overview & Scrutiny Committee has mapped this out, using our best understanding of real-life data.

This shows what we all know: our phones often don't work, and we need our mobile connectivity to improve.

As a result of our discussion with Mobile UK, phone companies should have a better understanding of what it means to live where coverage is so poor, and that something needs to be done about it.

We are pushing for more investment in North Norfolk. We're also ready to work collaboratively with the industry because we know how important good mobile connectivity means for our residents."

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Council Tax Consultation 2026/27 Cont

Council's current precept is £173.52 per year, and is proposing to increase this to £178.71 per year.

This represents an increase of £5.19 annually, or 10p weekly.

Funding from Central Government for Local Authorities is given on the assumption that Councils will be raising Council Tax by the maximum amount available.

The Council has a legal responsibility to balance the budget for each financial year and undertakes saving exercises.

See the 2026/27 Consultation

North Norfolk District Council is the tax collection authority, and the distribution of Council Tax is shared between Norfolk County Council and the Town/Parish Councils.

Last updated: 15th January 2026