

Renters' Rights Act: Practical Checklist for Landlords

The Renters' Reform Act will significantly change how private rented property is owned and managed in England. This checklist highlights key areas landlords should review in order to prepare for the new regulatory environment and remain compliant.

1. Portfolio & strategy review

Confirm which properties are affected (England only legislation)

Identify tenancies most likely to change within the next 12 to 24 months

Review long term plans for each property in light of reduced flexibility

Assess whether each asset remains suitable as a long term hold

Revisit rental yield assumptions, noting rent increases will be limited to once per year

2. Tenancy & possession readiness

Understand that Section 21 "no fault" evictions will be removed

Familiarise yourself with revised Section 8 grounds and evidence requirements

Ensure tenancy agreements are current and legally compliant

Maintain clear records of:

Rent payments and arrears

Tenant communications

Complaints and dispute history

Property inspections and condition

3. Rent review planning

Confirm rent increases are limited to once per year

Allow for a minimum of two months' notice on rent increases

Prepare for potential tribunal challenges to proposed rent levels

Avoid reliance on projected rent increases in cashflow planning

4. Property standards & ongoing compliance

Review whether properties meet the Decent Homes Standard

Ensure all required safety certificates are in place and up to date

Check EPC ratings and future minimum energy requirements

Review maintenance records and recurring repair issues

Budget for potential upgrade or remediation works

5. Registration & oversight requirements

Prepare to register properties on the new Private Rented Sector portal or database

Understand ongoing reporting and information requirements

Factor in mandatory membership of the Landlord Ombudsman

Anticipate increased local authority oversight and enforcement activity

6. Tenant communication & management practices

Review policies relating to tenants with children or those in receipt of benefits

Ensure letting and management practices are fair and non discriminatory

Review complaint handling and tenant communication processes

Assess whether current management arrangements remain appropriate

7. Financing & mortgage considerations

Review existing mortgage terms and upcoming refinance dates

Consider how property condition and tenancy stability may be assessed

Plan funding requirements for expected property improvements

Ensure financial planning reflects the updated regulatory framework

Summary

The Renters' Reform Act introduces increased accountability, stricter property standards and stronger tenant protections. Early review and preparation across portfolio strategy, tenancy management, compliance and financing will be key to adapting successfully.

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