

FREE LANDLORD GUIDE

The 2026 Landlord Compliance *Checklist*

Everything you need to stay legally compliant as a residential landlord in England — updated for the Renters' Rights Act 2025.

WHY THIS MATTERS

The biggest legal shake-up in a generation

The private rented sector has seen its biggest legal shake-up in a generation. The Renters' Rights Act 2025 began coming into force on 1 May 2026, abolishing Section 21 'no fault' evictions and moving every tenancy onto a single assured periodic model. Getting compliance wrong isn't just risky — it can mean fines of up to £7,000 per breach, invalid notices, and difficulty regaining possession of your own property.

A note on accuracy

Regulations referenced here reflect the position as at August 2026. Several elements of the Renters' Rights Act 2025 are being rolled out in phases over the coming years. Always check GOV.UK or speak to us for the latest position before relying on any date below.

SECTION 1

Tenancy & possession rules

- ☐ Confirm all your tenancies have converted to assured periodic tenancies — fixed terms and ASTs no longer exist for new lettings.
- ☐ Stop relying on Section 21 — it has been abolished. Possession must now be sought under the updated Section 8 grounds.
- ☐ If you serve notice using rent arrears or sale/moving-in grounds, check the current notice periods, as several have changed.
- ☐ Provide new tenants with a written statement of terms before they move in, and give the Government's official Renters' Rights Act Information Sheet.
- ☐ Do not accept or invite rental bidding above the advertised asking rent.
- ☐ Do not unreasonably refuse a tenant's request to keep a pet — a blanket 'no pets' policy is no longer enforceable.

SECTION 2

Rent & deposits

- ☐ Rent increases can only be made via the Section 13 process, once every 12 months; tenants can challenge an increase at tribunal.
- ☐ Protect every deposit in a Government-approved scheme (Lane & Browns uses the Tenancy Deposit Scheme) within 30 days of receipt.
- ☐ Serve the prescribed information for the deposit scheme within the same 30-day window.
- ☐ Keep records showing the deposit was protected correctly — the single most common reason a landlord loses a possession claim.

SECTION 3

Safety certificates

Requirement	Frequency	Notes
Gas Safety Certificate (CP12)	Annual	Required wherever there's a gas appliance, flue or supply pipework.
EICR	Every 5 years	A copy must be given to tenants within 28 days of the inspection.
EPC	Every 10 years	Minimum rating of E currently applies; tighter MEES remains under consultation.
Smoke alarms	Tested at start of tenancy	At least one on every storey used as living accommodation.
Carbon monoxide alarms	Tested at start of tenancy	Required in any room with a fixed combustion appliance.

SECTION 4

Right to Rent & immigration checks

- ☐ Carry out a Right to Rent check on every adult occupier before the tenancy starts, using original documents or the Home Office online service.
- ☐ Keep copies of documents checked, and the date, for the duration of the tenancy plus one year afterwards.
- ☐ Re-check anyone with time-limited immigration status before their permission expires.

SECTION 5

Licensing & registration

- ☐ Mandatory HMO licensing applies to any house in multiple occupation let to five or more people forming more than one household.
- ☐ Check whether your local authority operates a selective licensing scheme — Central Bedfordshire Council has not currently designated one, but this is worth re-checking annually.
- ☐ Watch for the Private Rented Sector (PRS) Database, phasing in regionally from late 2026.

SECTION 6

Insurance & ongoing management

- ☐ Landlord (buildings) insurance is in place and reflects that the property is tenanted.
- ☐ You have a system for logging and actioning repair requests promptly.
- ☐ You know who is responsible — you or your agent — for each item on this list, and it's written down somewhere.

This is exactly why landlords move to a managed service

Lane & Browns tracks every certificate renewal, handles Right to Rent checks, protects deposits correctly and keeps you compliant as the rules keep changing — so a call like this never lands on your desk unexpectedly.

Don't want to manage all of this yourself?

Lane & Browns have been letting and managing homes in Sandy for over 35 years. Whether you're buying your first rental property or looking for a letting agent who'll actually pick up the phone, we're here to help.

01767 691122

lettings@lane-browns.co.uk

71 Banks Drive, Sandy, Bedfordshire SG19 1AE

It starts with a chat and a cup of tea.

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