Landlord Renters' Reforms Checklist

This landlord checklist brings together the essential actions to review, update and plan for ahead of the new renting reforms. Use it to understand what's required, stay compliant and protect your property. Our team is here to guide you through each stage and provide support where needed.

View the new Implementation Dates & Timeline

1. Review Your Tenancies

☐	Identify any fixed-term agreements	Review each tenancy to confirm whether it is currently fixed-term. Make a note of the exact end dates, as fixed terms will no longer exist under the new system. Understanding which tenancies will naturally end first will help you plan ahead and avoid surprises.
☐	Note when they will convert to periodic	Under the new rules, all current tenancies will automatically convert to periodic once the reforms take effect. Track which agreements will transition immediately on implementation and which will follow later. This helps with forecasting rent cycles, notice periods and communication with tenants.
☐	Check whether new Section 8 grounds may apply	The expanded Section 8 grounds introduce new scenarios where possession can be sought, such as repeated rent arrears or breaches of tenancy. Assess whether any of your current tenants fall into categories that may be affected, so you can plan early and avoid issues later.
☐	Confirm any existing rent review patterns	Record how and when rent reviews currently occur for each tenancy. Once the reforms begin, rent increases can only be made once every 12 months, with a new notice process. Knowing your current approach helps you adjust smoothly to the new requirements.
☐	Note which tenants may request pets under the new rules	Under the new pet provisions, tenants will gain the right to request a pet, and landlords must respond within set timescales. Identify which tenants are likely to request pets, any property-specific limitations, and whether pet insurance or additional conditions may be needed.

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2. Update Your Documentation

☐	Replace old Assured Shorthold Tenancy (AST) templates	Update your tenancy agreements so they reflect the new rules and remove any outdated clauses that no longer apply. The old AST templates will become Assured Periodic Tenancy (APT) templates in May 2026.
☐	Refresh renewal packs	Go through your renewal paperwork to confirm it reflects the shift to periodic tenancies, updated notice periods and the new requirements for ongoing agreements.
☐	Remove all references to Section 21	As Section 21 is being abolished, check every document for old references and remove them to avoid confusion or accidental non-compliance.
☐	Standardise your rent review procedure	Ensure your rent review approach follows the new once-per-12-months limit and uses the correct notice format and timings set out in the reforms.
☐	Ensure tenants receive up to date guidance	Update any guidance or information you give tenants so it accurately reflects their rights, responsibilities and the changes introduced by the latest renters' reforms.
☐	Update household information packs	Review your property welcome packs or household information booklets you pay pass on to your tenants to ensure all processes, terminology and expectations match the new standards.

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3. Prepare for PRS Updates

☐	Gather proof of property ownership	Make sure you have clear evidence of ownership for every property you let, as this will be required when you register each one on the new PRS Database.
☐	Collect key property details (address, type, EPC rating)	Bring together essential property information such as full address, property type and EPC rating, so you're ready to enter accurate details when the system opens.
☐	Ensure compliance certificates are up to date (EPC, Gas, EICR, alarms)	Check that all required compliance certificates are current, correctly recorded and easily accessible, as they must be uploaded or referenced during registration. We can offer guidance on the process and everything you need to register.
☐	Organise safety documents in one place	Create a central folder - digital or physical - to store key safety documentation, making ongoing updates and renewals easier to manage.
☐	Plan how you will keep records updated	Think about how you'll maintain accurate information in thew long-term, including how new certificates, inspections or changes will be recorded throughout the tenancy.
☐	Prepare for annual renewal requirements	The PRS Database will require yearly renewals, so plan for reminders, document checks and updates to ensure you remain fully registered and compliant.

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4. Get Ready for the Ombudsman Scheme

☐	Note that all landlords must join the new ombudsman	Every landlord, including accidental and one-property landlords, will be legally required to join the new government-approved ombudsman scheme. Membership will provide tenants with an independent route for resolving complaints.
☐	Set aside budget for membership fees	Joining the ombudsman will involve a membership fee, paid annually. Begin planning for this cost now by factoring it into your operating expenses, so you're financially prepared when the scheme launches and the requirement becomes mandatory.
☐	Understand your responsibilities under the scheme	The scheme will set clear standards for how landlords must handle complaints, including fair treatment, transparent communication and responding within specific timeframes. Familiarising yourself with these obligations early will make compliance far easier.
☐	Keep communication records in case disputes arise	Good record-keeping will be essential once the scheme is in place. Keep clear, dated copies of all communication with tenants, including emails, text messages, notices, maintenance updates and summaries of important conversations. Having a complete and organised log will make it far easier to evidence your actions, resolve disputes quickly and demonstrate that you've acted fairly and in line with the scheme's expectations.

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5. Communicate with Your Tenants

☐	Explain how new rent review rules work	Make sure tenants understand that rent can only be reviewed once every 12 months and must follow the new notice requirements. Clear explanation now helps avoid confusion later and keeps everyone aligned with the updated process.
☐	Clarify notice periods and tenancy changes	Talk tenants through how notice periods will work under the new system and what the switch to periodic tenancies means for them. Setting expectations early helps maintain stability and reduces uncertainty.
☐	Prepare for pet requests and pet insurance requirements	Explain the new rights around pet requests, including your expected response times and any conditions such as pet insurance. Being transparent from the start helps tenants understand the process and prevents misunderstandings.
☐	Keep tenants informed as reforms roll out	Provide updates as each phase of the reforms is implemented so tenants always know what to expect. Regular communication builds trust and ensures no one is caught off guard by upcoming changes.
☐	Maintain clear, friendly communication	Adopt an open, approachable communication style. Friendly, consistent dialogue helps prevent issues from escalating and supports a positive landlord and tenant relationship during a period of significant change for everyone involved.

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6. Plan for Future Property Standards

☐	Inspect each property for damp or signs of mould	Carry out regular checks for any signs of damp, mould or excess moisture. Identifying problems early allows you to put fixes in place before tighter future standards make compliance more demanding.
☐	Review insulation and ventilation	Assess how well your property retains heat and how effectively it ventilates. Good insulation and airflow reduce energy loss, help prevent condensation issues and support healthier living conditions.
☐	Address any maintenance issues early	Deal with repairs and condition issues as soon as they arise. Tackling problems proactively avoids larger, more expensive work later, especially once updated national standards are confirmed.
☐	Budget for future improvements	Set aside funds for upgrades you may need to make in the coming years, such as improved insulation, better ventilation systems or enhanced safety measures. Planning ahead helps spread costs more comfortably.
☐	Keep an eye on upcoming standards	Stay informed about new property condition standards being developed as part of the reforms. Knowing what's coming will help you prepare in good time and maintain compliance without last-minute pressure.

Whatever the changes ahead, our property management team is on hand to help you stay compliant and safeguard your properties. Contact us to find out more about our award-winning support.

Contact our Lettings Team

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