

Landlord Preparation Checklist – Renters (Reform) Bill

The Renters (Reform) Bill is bringing major changes to the private rented sector in England. Use this checklist to prepare your properties and processes ahead of implementation in 2026.

1. Review your tenancy agreements

- Ensure current tenancy agreements comply with upcoming requirements for periodic tenancies.
- Update any clauses that may become invalid once Section 21 “no-fault” evictions are abolished.

2. Understand new possession grounds

- Familiarise yourself with the revised Section 8 grounds for possession (rent arrears, sale of property, landlord moving in, etc.).
- Keep clear and accurate records to support any future possession claims.

3. Audit your property condition

- Check that each property meets or exceeds the Decent Homes Standard.
- Record inspections, maintenance work, and repairs to demonstrate compliance.

4. Prepare for the new landlord portal

- Gather property, ownership, and tenancy information ready for registration.
 - Review and update your digital and paper records to ensure all details are accurate.
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5. Strengthen communication with tenants

- Let tenants know you're aware of and preparing for the upcoming reforms.
 - Respond promptly to repair requests, maintenance issues, and complaints to build positive relationships.
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6. Review your financial protection

- Reassess rent-guarantee and landlord insurance policies.
 - Consider how the shift to longer, rolling tenancies may affect your cash flow or investment plans.
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7. Monitor key dates and official updates

- Stay informed through GOV.UK, the NRLA, and other reputable landlord resources.
 - Plan ahead for Phase 1 (early 2026) and Phase 2 (later 2026) implementation of the new rules.
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Recommendation

Taking proactive steps now will help you stay compliant, protect your investment, and manage your portfolio smoothly once the new rules take effect. Consider using a management agent so you have someone compliant and on the ball in your corner.