

RENTAL REFORM COMPLIANCE CHECKLIST (2025)




Update Tenancy Agreements






What to Do:

- Replace old fixed-term contracts with periodic agreements
- Remove clauses related to Section 21
- Ensure contracts are fair and reflect tenants' new rights (e.g., on pets)

Why It Matters:

-  Old agreements will no longer be valid under new law. Unfair terms may be challenged.

Risk of Non-Compliance:

-  Tenant disputes
-  Inability to enforce eviction
-  Redress orders or legal action


Prepare for Section 21 Abolition






What to Do:

- Understand valid grounds for possession under Section 8
- Review your existing tenant issues (arrears, ASB, sale plans)
- Document all interactions and notices

Why It Matters:

-  You won't be able to evict without a reason — evidence will be critical.

Risk of Non-Compliance:

-  Court rejects possession application
-  Long delays in regaining property
-  Legal costs & tenant compensation



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Join a Redress Scheme (Mandatory)






What to Do:

- Register with a government-approved Landlord Redress Scheme (once required)
- Assign a lead contact for complaint handling

Why It Matters:

-  Tenants can escalate issues to an ombudsman – you must be accessible.

Risk of Non-Compliance:

-  Civil penalties (up to £5,000)
-  Banning orders for repeat breaches
-  Tenant complaints escalate faster


Ensure Your Property Meets the Decent Homes Standard






What to Do:

- Inspect for damp, mould, leaks, unsafe electrics, poor insulation
- Upgrade any areas failing the standard
- Keep maintenance records

Why It Matters:

-  The Decent Homes Standard will apply to the private sector for the first time.

Risk of Non-Compliance:

-  Improvement notices
-  Rent repayment orders
-  Heavy fines or PRS bans



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Review and Update Pet Policies



What to Do:

- Remove blanket pet bans
- Allow reasonable pet requests unless you have valid grounds to refuse
- Update tenancy clauses accordingly

Why It Matters:

- 📄 Tenants will gain a legal right to request pets, and refusals must be justified.

Risk of Non-Compliance:

- ⚠️ Complaints to redress schemes
- ⚠️ Legal challenge for discrimination
- ⚠️ Reputational damage

Plan for Shorter Void Periods



What to Do:

- Prepare for tenants to leave with only 2 months' notice
- Build flexibility into your financial planning
- Automate your re-letting process

Why It Matters:

- 📄 Fixed terms are gone — you may have more frequent tenant turnover.

Risk of Non-Compliance:

- ⚠️ Extended voids due to slow marketing
- ⚠️ Missed income if unprepared
- ⚠️ Contract disputes from unclear expectations



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Digital Court Readiness (From 2026)






What to Do:

- Prepare for digital eviction case submissions
- Learn new online procedures and evidence formatting
- Assign someone to handle tech-based court interaction

Why It Matters:

 Possession hearings will become faster – if you're digitally ready.

Risk of Non-Compliance:

-  Delays in case processing
-  Dismissal for incorrect submissions
-  Legal cost escalation

Communicate Changes to Tenants






What to Do:

- Notify tenants of their new rights in writing
- Update your website or portal with compliance info
- Offer reassurance where needed

Why It Matters:

 Proactive communication builds trust and avoids disputes.

Risk of Non-Compliance:

-  Misunderstandings escalate to complaints
-  Loss of long-term tenants
-  Bad reviews or social media backlash



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Register with the Landlord Portal (when live)






What to Do:

- Stay informed about when the new National Landlord Portal launches
- Ensure all properties are listed with correct info
- Upload EPCs, compliance docs, and contact details

Why It Matters:

 The landlord register will be mandatory to operate legally.

Risk of Non-Compliance:

-  Civil fines
-  Restriction from renting
-  Enforcement action by local councils


Stay Educated – Attend CPD or Legal Updates






What to Do:

- Attend landlord webinars (e.g., via NRLA, local council, or Sumoy Estates)
- Subscribe to reliable newsletters
- Engage with landlord networks or forums

Why It Matters:

 Reforms are evolving – keeping up protects you legally and financially.

Risk of Non-Compliance:

-  Being caught off-guard by rule changes
-  Missed deadlines or forms
-  Fines or tenant disputes from ignorance



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