

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:

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

Risk of Non-Compliance:

- 1 Tenant disputes
- 1 Inability to enforce eviction
- A 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.

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







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:

 M Tenants can escalate issues to an ombudsman — you must be accessible.

Risk of Non-Compliance:

- 1 Civil penalties (up to £5,000)
- A Banning orders for repeat breaches
- 1 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.

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







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:

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

Risk of Non-Compliance:

- **1** Complaints to redress schemes
- **1** Legal challenge for discrimination
- 1 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

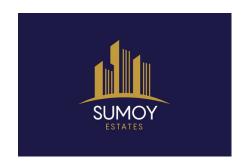
Why It Matters:

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

- <u>A</u> Extended voids due to slow marketing
- **1** Missed income if unprepared
- Lontract disputes from unclear expectations







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:

Nossession hearings will become faster — if you're digitally ready.

Risk of Non-Compliance:

- Lelays in case processing
- A Dismissal for incorrect submissions
- **1** 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:

M Proactive communication builds trust and avoids disputes.

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







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:

M The landlord register will be mandatory to operate legally.

Risk of Non-Compliance:

- A Civil fines
- A Restriction from renting
- **1** 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:

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

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



