

## FREE CHECKLIST

# Renters Reform Checklist.

Practical landlord steps · England · 2026

A practical, plain-English checklist for landlords preparing for the Renters Reform regime. Open-ended periodic tenancies, no Section 21, deposit caps, and stricter council enforcement are now the norm. The lists below are the steps every self-managing landlord should already be taking.

## QUICK START — DO THESE FIRST

- List every rental property you own and how it is managed.
- Create one digital compliance folder per property.
- Set reminders for Gas Safety, EICR, EPC, insurance, and licensing.
- Ensure key documents can be produced quickly if requested.

## TENANCY, NOTICE & EVICTIONS

- Assume open-ended periodic tenancies — no fixed end date.
- Do not rely on Section 21; plan for Section 8 only.
- Maintain written evidence: rent records, inspections, repairs, complaints.
- Prepare possession evidence packs in advance.

## DEPOSITS & RENT IN ADVANCE

- Check deposit cap: maximum 5 weeks' rent (6 weeks if rent exceeds £50,000/year).
- Protect deposits correctly and retain proof.
- Plan for limits on rent in advance (generally one month).
- Do not use upfront rent as a substitute for proper referencing.

### **SAFETY & COMPLIANCE TRACKING**

- Gas Safety Certificate: annual checks, retain all historic certificates.
- Electrical Safety (EICR): inspection at least every 5 years.
- EPC: confirm rating and plan improvements where needed.
- Track historic, current, and future compliance dates.

### **COUNCIL ENFORCEMENT READINESS**

- Check licensing requirements for each property.
- Maintain an inspection and repair log.
- Respond to council correspondence promptly and in writing.
- Operate as if your property could be inspected at any time.

### **TENANT SELECTION**

- Use consistent affordability and credit checks.
- Verify previous landlord references.
- Complete Right to Rent checks and retain evidence.
- Use guarantors where appropriate and document everything.