

PRS Database: One-Page Landlord Checklist (JN Compliance & Safety Solutions Ltd)

PRS Database: Landlord Readiness Checklist

JN Compliance & Safety Solutions Ltd

A clear, practical one-page guide to help landlords prepare for the upcoming national PRS Database launching later this year.

1. Confirm Your Landlord Details

Ensure your personal or company landlord information is accurate and ready for registration.

2. List Every Rental Property

Prepare a complete list of all rental properties you own in England. Each property must be registered individually.

3. Gather Required Safety Certificates

Upload-ready digital copies of:

- Gas Safety Certificate
- Electrical Installation Condition Report (EICR)
- Energy Performance Certificate (EPC)

Check expiry dates and arrange renewals where needed.

4. Review Tenancy Documentation

Ensure tenancy agreements, deposit protection, and prescribed information are up to date. Councils will cross-reference this data.

5. Identify Compliance Gaps

Check for missing documents, overdue inspections, or properties requiring remedial work before registration.

6. Prepare for Annual Fees

Budget for the upcoming annual fee per property. Final fee structure is still to be confirmed.

7. Understand Section 8 Restrictions

Non-registration will block Section 8 possession on all grounds except anti-social behaviour.

8. Verify Council Tax Alignment

Ensure council tax records match your tenancy arrangements. Councils will use this to identify unregistered landlords.

9. Plan Your Registration Process

Decide whether you will complete the registration yourself or require support from JN Compliance.

10. Stay Updated on Launch Details

Monitor announcements for the confirmed launch date, fee structure, exemptions, and transitional arrangements.

JN Compliance & Safety Solutions Ltd

Practical, people-focused compliance support for landlords and property managers across the UK.

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