
COMPLIANCE CHECKLIST · ENGLAND (POST 1 MAY 2026)

Landlord Legal Compliance Checklist — England

PRS & HMO statutory documents under the Renters' Rights Act 2025

Refreshed for the post-1 May 2026 regime — assured periodic tenancies, written tenancy information duty, RRA 2025 Information Sheet, abolition of s.21 and ASTs, reformed s.8 grounds, rental bidding ban, Awaab's Law, Decent Homes Standard extension, PRS Database & Ombudsman, plus every HMO document benchmarked against BS 9792:2025.

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What changed on 1 May 2026? The Renters' Rights Act 2025 came into force. Section 21 'no-fault' eviction and the assured shorthold tenancy (AST) are abolished. All new and converted tenancies are assured periodic tenancies. The old How to Rent guide was withdrawn the same day.

Statutory documents to serve on every new tenant

Document Detail & legal basis

Written tenancy information New statutory duty (RRA 2025) from 1 May 2026 — landlord must provide written information on key tenancy terms before the tenancy begins.

Renters' Rights Act 2025 Official MHCLG sheet (last updated 8 June 2026) — mandatory for all new Information Sheet tenancies and must have been issued to existing tenants by 31 May 2026.

EPC (Energy Performance Minimum E currently; government confirmed 21 Jan 2026 intention to Certificate) legislate for EPC C in PRS — track implementation date.

Gas Safety Record (CP12) Annual, Gas Safety (Installation and Use) Regs 1998 — within 28 days of issue; before move-in for new tenants.

EICR (electrical report) Every 5 years, Electrical Safety Standards Regs 2020 (guidance reissued 1 Nov 2025, regime now also covers social rented sector).

Deposit Prescribed Information 30 days from receipt, HA 2004 ss.212–215 as amended by RRA 2025 s.26 and SI 2026/325.

Right to Rent check evidence Immigration Act 2014 — manual / online / IDSP. See Home Office Landlord's Guide (26 June 2025).

In-tenancy safety & repairs duties

- Smoke alarm on every storey + CO alarm in every room with a fixed combustion appliance (Smoke and CO Alarm (Amendment) Regs 2022, in force 1 Oct 2022).
- Legionella risk assessment for hot/cold water systems (HSE ACoP L8).
- Awaab's Law — RRA 2025 Pt 3 enables strict timescales to investigate and remedy serious hazards; secondary regulations being finalised — track commencement.
- Decent Homes Standard — RRA 2025 enables extension to PRS; Interim Impact Assessment published July 2025.
- Repairing obligations under s.11 Landlord and Tenant Act 1985 remain unchanged.

HMO-specific documents

- HMO licence (mandatory: 5+ persons forming 2+ households) — displayed copy and conditions on file.
- Fire Risk Assessment under the Regulatory Reform (Fire Safety) Order 2005 and the Fire Safety (England) Regs 2022 — benchmarked against BS 9792:2025 (published 1 Aug 2025, supersedes LACoRS 2008 as the housing FRA code of practice).
- LACoRS detection grades (LD1/LD2/LD3) still referenced by many councils but cross-check against BS 9792:2025.
- FD30 fire doors with intumescent seals and self-closers on risk rooms / escape routes.

- Emergency lighting where escape routes are not naturally lit; periodic testing logs.
- Floor plans, manager details, schedule of repairs and gas/electrical certs in management pack.

Possession after 1 May 2026

Section 21 is abolished. Possession is now sought under reformed Section 8 grounds (mandatory, discretionary and new RRA 2025 grounds — e.g. landlord/family moving in, sale, persistent arrears redefined). Always check current MHCLG guidance before serving notice; old s.21 templates and timelines no longer apply.

Rent reviews, bidding & pets

- Rent increases only via reformed s.13 notice — once per year, 2 months' notice, tenant may challenge at the

First-tier Tribunal.

- Rental bidding banned — the advertised rent is the maximum that can be accepted.
- Tenant has a statutory right to request a pet; landlord cannot unreasonably refuse and may require pet damage insurance.

PRS Database & Ombudsman

RRA 2025 establishes a Private Rented Sector Database (landlord and property registration) and a single PRS

Ombudsman. Both go live on dates set by MHCLG — confirm registration is in place before marketing a property.

Quick verification table

Document / duty Status (June 2026)

How to Rent checklist Withdrawn 1 May 2026 — do not issue

RRA 2025 Information Sheet Mandatory — issue to all tenants

Written tenancy info (RRA 2025) Mandatory from 1 May 2026

Assured periodic tenancy Default for all new tenancies s.21 notice Abolished — use reformed s.8

AST No longer exists for new lettings

BS 9792:2025 (HMO FRA) Current code of practice

EICR guidance Reissued 1 Nov 2025 (PRS + social)

Sources gov.uk: Renters' Rights Act — overview for landlords (1 May 2026); RRA 2025 Information Sheet (last updated 8

June 2026); Written information for tenants (1 May 2026); EPC PRS consultation response (21 Jan 2026). legislation.gov.uk: RRA 2025; SI 2026/325; SI 2025/1043. HSE: gas, legionella ACoP L8.

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