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COMPLIANCE CHECKLIST · ENGLAND (POST 1 MAY 2026)

# Landlord Legal Compliance Checklist — England

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

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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 The old How to Rent guide was withdrawn the same day.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.

## Where JN Compliance is different

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