

# What Landlords Should Prepare for in 2026

Version 1.

# What landlords should prepare for in 2026



## Contents

---

|   |   |
|---|---|
| The Must-Do's .....                                     | 3 |
| The Watch List .....                                    | 4 |
| The 'Can Waits' .....                                   | 5 |
| Where to find more information .....                    | 6 |
| Fleet Mortgages: The specialist buy-to-let lender ..... | 7 |

# The Must-Do's



## Renew Electrical Safety Certificates

- The first mandatory EICRs for existing tenancies were due by 1st April 2021
- This means millions will expire in April 2026
- EICRs must be **renewed every five years**

## ASTs Are Coming to an End

- From **1st May 2026**, Assured Shorthold Tenancies (ASTs) will be abolished
- All tenancies, new and existing, will automatically become periodic, running month-to-month (or week-to-week) with no fixed end dates
- Tenants will be able to give **two months' notice** to end the tenancy at any time

## The Abolition of Section 21

- If a landlord needs to use Section 21 to regain possession of a property, **the clock is ticking**
- The last day a landlord has to serve a valid notice is **30th April 2026**
- **From 1st May 2026**, landlords will only be able to rely on the **new and updated grounds** under Section 8



# The Watch List

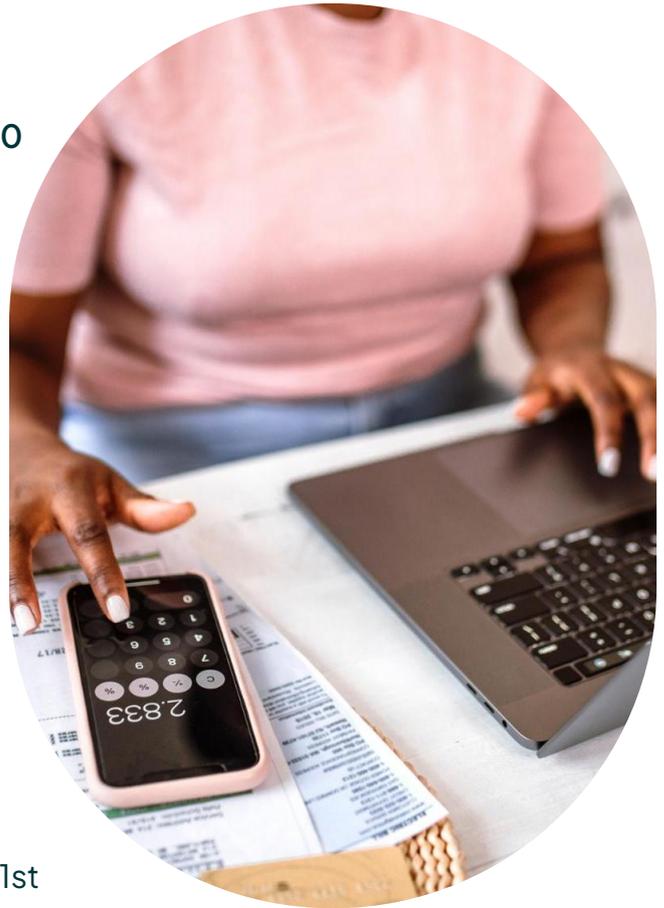


## Register for Making Tax Digital

- If a landlord's combined gross income from property and self-employment was **£50,000 or more** in the 2024/25 tax year, **Making Tax Digital** rules will apply from **6th April 2026**
- This doesn't replace self-assessment yet. Landlords still needed to submit their 2024/25 return as normal by 31st January 2026
- For now, this is **one to plan for** rather than act on immediately

## Track Energy Efficiency Spending

- Rental properties don't need to reach EPC B and C until **1st October 2030**, but what landlords spend now matters
- Any energy efficiency work carried out from 1st October 2025 counts towards the £10,000 cost cap under the government's Warm Homes Plan
- **Landlords should keep a record of any spending.** Some costs are tax-deductible as repairs, and tracking also makes it easier to apply for a high-cost exemption if needed



# The 'Can Waits'



## Registering for the PRS Database

- The Private Rented Sector Database is expected to come into effect as part of the second phase of the Renters' Rights Act in late 2026
- There are no confirmed dates yet, so there's nothing for landlords to do for now

## New Housing & Health Safety Rules

- Maximum civil penalties for housing standard breaches will increase to £40,000 on 1st May 2026
- Wider changes to housing and health safety rules (including clearer standards around damp, mould, excess cold and fire safety) are confirmed, but full enforcement under the new Decent Homes Standard will not begin until 2035, as confirmed by the government
- Some elements, such as repair timeframes similar to Awaab's Law, will be consulted on and phased in separately



## Where to find more information



### **UK Parliament**

[Renters' Rights Act 2025 - Parliamentary Bills - UK Parliament](#)

### **Stay up to date with the various stages of the Act**

[Renters' Rights Act Stages - Parliamentary Bills - UK Parliament](#)

### **GOV.UK**

[Guide to the Renters' Rights Act - GOV.UK](#)

### **NRLA (National Residential Landlords Association)**

[The Renters' Rights Act Hub | NRLA](#)

### **Making Tax Digital**

[Making Tax Digital for Income Tax - HMRC guide](#)

### **NICEIC**

[EICR \(Electrical Installation Condition Report\)  
Electrical safety standards in the rented sector](#)



## Fleet Mortgages: The specialist buy-to-let lender



We're a specialist intermediary only buy-to-let lender and we're owned by Starling Bank. We offer specialist criteria for both professional and semi-professional landlords, providing bespoke solutions on an Individual or Limited Company basis for regular residential properties as well as HMOs and MUFBs.

**Get in touch with our team today**

**Tel:** 01252 916 800

**Email:** [sales@fleetmortgages.co.uk](mailto:sales@fleetmortgages.co.uk)

**[www.fleetmortgages.co.uk](http://www.fleetmortgages.co.uk)**

**Find your BDM**



The information contained in this guide is provided for information only and should not be construed as legal advice on any matter. You should not rely on the information published in this guide. Whilst we have tried to ensure that the information in this guide is accurate, the information in this guide does not take account of individual circumstances and may not reflect recent changes in the law.

Do not act or refrain from acting upon this information without seeking professional legal advice: you are strongly advised to obtain specific, personal legal advice about your circumstances or matter and not to rely on the information or comments in guide.

We do not accept any responsibility for any loss which may arise from accessing or relying upon the information in this guide and to the fullest extent permitted by English law, we exclude all liability for loss or damages, direct or indirect, arising from use of this guide.

# Fleet Mortgages

See how we can help **01252 916 800**  
[fleetmortgages.co.uk](https://fleetmortgages.co.uk)

Fleet Mortgages is a trading name of Fleet Mortgages Ltd. Registered in England (08663979)  
Registered Office: 2nd Floor, Flagship House, Reading Road North, Fleet, Hampshire, GU51 4WP