

What Landlords Should Do Now

Pre-Implementation Checklist

To get ahead of the curve, here's a practical checklist you should be working through now:

1. **Audit all tenancies** — review existing leases, notices, expiry dates, rent review clauses, and compliance status.
2. **Upgrade property standards** — proactively identify repairs, hazards, insulation issues, mould, damp, safety compliance.
3. **Digitize records and evidence** — establish a secure system for photographic inventories, maintenance logs, inspection reports, communication trail.
4. **Plan rent increases carefully** — gather market comparables, justify proposals, and document your rationale.
5. **Review tenant criteria & procedures** — avoid discriminatory filters, develop fair pet policies, and ensure transparent tenant screening.
6. **Register properties ahead of schedule** — when the PRS database opens, ensure you are first in compliance.
7. **Consult your insurer and tax advisor** — assess whether new rules affect your insurance or tax position.
8. **Communicate with tenants** — promote transparency, clarify expectations, and manage goodwill ahead of change.
9. **Stay informed** — monitor government announcements, guidance and implementation timetables.
10. **Partner with a forward-thinking agent** — one who is actively preparing for change, like our qualified lettings team at VitalSpace.

