

Landlord Readiness Checklist

This isn't a DIY to-do list. It's a quick way to sense-check whether your setup is ready. If you're already using an agent, this is what you want happening consistently in the background. If you self-manage, it's the workload you're now committed to.

Possession + Evidence

- If you needed to rely on Section 8, could you pull a clean evidence file in 30 minutes?
- Do you know who would draft/serve the notice, and how they make sure it's the correct form?
- If the tenant didn't leave, who has the "proof pack" ready for court?
- Is compliance tracked across every tenancy, without relying on memory?
- Are inspections happening 6-monthly, with photos/video stored in one place,?
- Do you know what your current agent's inspection schedule actually is, and what it covers?

Standards (Awabb's Law)

- damp/mould (Awaab's Law / DHS direction)
If damp/mould was reported tomorrow, do you know the exact steps, timeline, and who is accountable for what?
- Are repairs logged with a clear audit trail (report, response, contractor, completion)?

Income Strategy

- Do you know your property's true market rent today?
- Have you checked if you're under-let, and if so, do you have a plan before May?
- If your tenant challenged an increase, do you know what's required to evidence that? Rightmove links alone will unlikely suffice.
- Do you have a rent review process that matches the new once-a-year rule? Is it clearly set out?
- Are your rent terms set up as monthly (or less), with no reliance on long 'paid upfront' periods?
- If you normally use rent in advance for comfort, what's your Plan B?

Enforcement + penalties

- If council enforcement landed, could you produce your key documents and logs quickly? Do you know what that looks like?
- Are you confident your setup avoids repeat/persistent 'small breaches'?
- Do you know who would handle an investigation request, and how fast?

The detail most landlords miss: relationship risk

At the heart of this Act, good landlord-tenant relationships become a real risk control tool. When tenancies are open-ended and escalation routes are clearer, the best protection is simple, consistent management that keeps issues small. Quality tenants matter more too, not just "can they pay", but are they likely to stay, communicate reasonably, and look after the home.

- Do you have a routine check-in process, not just reactive repairs?
- Do you have a clear route for urgent issues, and does the tenant know it?
- Do you have a consistent way to measure tenant satisfaction before it becomes a problem?
- Are you confident your tenant selection process screens for behaviour as well as affordability?

This checklist is part of our full
Renters' Rights Act Guide

Headline changes, enforcement risk through, protecting your income and planning next steps.

[Download the full guide](#)