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# Landlord Database

All landlords will have to sign up to a PRS database registering themselves and all the properties that they rent out

- The Government's intention is to deliver a 'one stop shop' containing information about the landlord and the property, including the documents required to rent a property and whether a landlord has been subject to a civil penalty.
- A landlord will be prevented from gaining possession unless they are registered (exception for serious ASB)
- If a landlord lets, or even advertises a property without that property being registered on the database, they can be issued with a civil penalty of up to £7,000
- The Government say the database will be rolled out regionally from late 2026 so when a landlord has to 'sign up' may vary from region to region during 2027

# Database - what will a landlord have to do

They will have to pay a fee to register (estimated at £30 per property) and provide the required information including:

- The landlord's contact details (but not their personal address)
- The property details, including the full address, type of property (flat/house), number of bedrooms, number of households/residents and confirming whether the property is occupied and furnished.
- Safety information – Gas, Electric and Energy Performance Certificates

# An Ombudsman for the PRS

The implementation of a new PRS Landlord Ombudsman will happen in stages

**Stage 1** - the Government will choose a scheme administrator to run the new service, and once chosen they will need time to recruit and prepare

**Stage 2** is the 'go live' stage expected to be in 2028

- It will be compulsory for all landlords to be members of the new Ombudsman Service and will have to pay a fee (estimated at around £100 per landlord not per property they own).
- Tenants will be able to complain and have their concerns looked at by an impartial third party.
- The rules for how it will work will need to be developed – for example in respect of when would a tenant complain to the Council (who could issue a civil penalty) and when would they complain to the Ombudsman

# Extending the Decent Homes Standard to the PRS

The aim of the Government is for all PRS properties to meet a new PRS 'Decent Homes Standard' (DHS) by 2035

The Government is still to announce final list of what will be included but likely to include:

- Window restrictors on windows above hip level
- Thermostatic Radiator Valves (TVR) on all radiators
- Landlords cannot refuse a tenant's need for a disabled adaptation in their property
- Wash hand basin must be provided with all toilets
- All properties to have extractors fitted in bathroom and kitchens
- All properties to be EPC C by 2030

# Introducing Awaabs law to the PRS

Already applies to social landlords who must investigate and fix dangerous damp and mould in set time periods, as well as repair all emergency hazards within 24 hours.

This as well as other requirements to tackle hazards will be rolled out to the PRS with clear timescales for action, for example, re damp and mould:

- 24 hours to investigate a report
- 48 hours to act on findings
- 7 days to complete any works