

## **Important Updates for Landlords – Lettings, Compliance & Property Management**

Prepared by: Nik Dhimal Real Estate

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As legislation and compliance standards evolve, it's essential that landlords stay informed and proactive. This guide outlines key updates and practical steps to manage your properties effectively.

### **1. Upcoming Renters 'Bill Reform**

Recent and upcoming changes in tenant legislation may impact how landlords manage tenancies. Key points include:

- **New tenancy rights:** Some protections for tenants are being expanded.
- **Termination rules:** Section 21 notices may no longer be available in certain circumstances. Alternative approaches may be required.
- **Pet clauses:** Tenants may have more rights regarding pets. Include clear clauses in tenancy agreements.
- **Non-discrimination:** Landlords must ensure all tenancy decisions are fair and comply with equality law.

We recommend reviewing your tenancy agreements and policies to ensure compliance. Our team can assist with drafting updated clauses and reviewing tenancy agreements.

## **2. Property Condition – Mould & Damp**

Mould & Damp Inspections – starting from £250

Early inspections prevent serious tenant complaints, rent loss, and legal action. Please contact us for details.

- Regular inspections are recommended, especially in high-risk areas (bathrooms, kitchens, basements).
- Ensure prompt remediation of any issues identified.

Our team can provide inspection reports and guidance for compliance and tenant safety.

## **3. Tenancy Set-Up & Fixed Terms**

- We recommend new tenancies be clearly documented, even if not fixed-term.
- Clearly define: rent, deposit, responsibilities, pets, and notice periods.
- Consider standardised tenancy agreements to avoid disputes.

## **4. Ending Tenancies**

- Section 21 notices may no longer be available in all cases.
- Alternative methods include:
  - Mutual agreement with tenants
  - Section 8 notices where appropriate
  - Negotiated surrender agreements

Our team can advise on compliant ways to regain possession while protecting your interests.

## **5. Compliance & Regulation**

- Landlord Ombudsman: Adherence to codes of practice is essential to avoid complaints.
- EPC Ratings: Keep properties up-to-date and monitor upcoming EPC changes. Tenants may be affected, and compliance is mandatory.
- Ensure health & safety certificates, including gas, electrical, and fire, are maintained and accessible.

## **6. Our Support**

- We provide guidance for managing tenants, inspections, and legislative updates.
- Our goal: help landlords stay compliant while maintaining property value and tenant satisfaction.

## **How We Can Help**

- Drafting tenancy agreements with updated clauses
- Pet clause management and advice
- Mould and damp inspections (£250)
- Compliance guidance for EPC, Gas, Electrical, Fire, and Additional Licensing
- Guidance on tenancy termination and new legislative requirements

## **Contact Us:**

Anita Oparska Curtis

Lettings Manager

Nik Dhimal Real Estate

[anita.manager@nikdhimal.com](mailto:anita.manager@nikdhimal.com)

01926 962 752

[www.nikdhimal.com/lettings](http://www.nikdhimal.com/lettings)