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Samplestone
LETTINGS

LANDLORD REGISTER PACK 2027

Getting ready for the new landlord register in England

Gather what the government register asks for, find your regional deadline, and keep track of changes, fees and renewals.

Prepared for landlords of Samplestone Lettings

Coventry, Warwickshire and Leicestershire

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2 December 2026 (sample date) · General information, not legal advice · Guidance by Plainfiles (TurboKast Ltd), supplied to Samplestone Lettings under licence.
024 0000 0000 (fictional) · lettings@samplestone.example · samplestone.example

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2 December 2026 (sample date)

The new landlord register for rented homes in England

Dear landlord,

GOV.UK says that landlords of assured or regulated tenancies in England must register themselves and each of their rented homes on a new government service, Register your rental property, and pay an annual fee of £65 for each property, reduced during the rollout. We are writing to explain what that means for the homes we let and manage for you, and what we need from you.

When

The service is being rolled out region by region from 15 December 2026, starting in the West Midlands. The deadline depends on where the property is, not where you live. For the areas we cover:

Region	Requirement starts	Register by
West Midlands	15/12/2026	14/03/2027
East Midlands	15/02/2027	14/05/2027

After the deadline for a region, GOV.UK says councils there can start enforcement, and that landlords who do not register risk being fined, once those parts of the law are in force. You can register before your deadline if you want to.

What you need to do

You must start each property registration yourself, with a GOV.UK One Login, and pay its fee (GOV.UK says there is a paper application if you have no digital access). We cannot do this for you or complete your landlord details. GOV.UK says it is your legal responsibility.

Once a property has its registration number and is occupied, you can choose for us to provide the tenancy and safety details. If we have agreed that with you, give the service this email address: lettings@samplestone.example. GOV.UK says the service then sends us a link for that property. You will be notified of anything we submit, and you remain responsible for the record being completed within 28 days.

Please complete the Letting agent handover sheet in the attached pack and tell us about any joint landlords. GOV.UK says each joint landlord must register, and one of them registers the property and invites the others.

What we will do

- Tell you what the register will need for each home we manage, so that you have it ready when you register.
- Using the link the service sends us, provide and keep updated the tenancy and safety details for each home we have agreed with you, and tell you what we have submitted.
- Keep each home's gas safety record, electrical report and energy performance certificate on file and send you copies.
- Remind you before a certificate expires, and update the register within 28 days when something we hold changes.

A note on the rules

GOV.UK published its guidance for landlords and for letting agents on 29 October 2026. The detailed rules are in draft Regulations that had not been made as at 5 November 2026. Dates, the fee and the information asked for can change. We will write to you if they do. The attached pack is general information, not legal advice.

If you have questions, please get in touch.

Yours sincerely,
A. Landlord-Manager
Lettings Director, Samplestone Lettings

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About this pack

SAMPLE: this PDF shows the cover, a cover letter, the guide, one form and the deadline calendar for a fictional agency. The full pack for a licensed agency also contains the other sheets listed below.

What it is

Samplestone Lettings has prepared this pack for landlords of the homes it lets and manages in Coventry, Warwickshire and Leicestershire. It explains the new England landlord register in plain English and gives you forms and checklists to get ready. It follows GOV.UK's guidance of 29 October 2026 for landlords, letting agents and third parties, GOV.UK's Housing Hub page, the draft Private Rented Sector Database Regulations 2026 and the Renters' Rights Act 2025.

Who wrote the guidance

The guidance and forms were written by Plainfiles (TurboKast Ltd) from the sources listed in the guide, and are supplied to Samplestone Lettings under licence. Where the guide says "we" or "our reading", that means Plainfiles, not Samplestone Lettings.

Status and checks

- Text checked against the sources on 5 November 2026. Status points re-checked on 5 November 2026: the Private Rented Sector Database Regulations 2026 are still a draft that has not been made as a statutory instrument, no Commencement No. 4 Regulations were listed, and GOV.UK's guidance pages, the regional dates and the £65 fee were unchanged.
- Penalties and the court possession rule in the Act are described as "when commenced", because they are not yet in force as duties.
- Pack version 1.1.0. The date on the cover letter shows when it was issued. If a date, fee or rule changes, check GOV.UK.

What this pack is not

It is not legal advice and not a government form. It does not register you or any property, and a letting agent cannot register for you: the landlord starts and completes the registration on the government service. It is not issued or endorsed by any government body, regulator or council. It covers England only (Scotland has its own landlord registration; Wales and Northern Ireland are not covered).

What is inside

- **Landlord register quick-start guide**: What the landlord register is, who must register, the region-by-region deadlines, the fee, the 28-day, 3-month and 12-month rules and how to use this pack.
- **Letting agent handover sheet**: Which tenancy and safety details a letting agent or property manager may supply or update, and a record of the landlord's authorisation.
- **Deadline calendar**: The nine regions, the date the rules start and the date you must register by, with the council areas in each region.

The full pack contains

Landlord register quick-start guide; Landlord details sheet; Letting agent handover sheet; Property page (one per property); Document checklist; Property data sheet; Deadline calendar; 28-day change log; Renewals and reminders; Fee and payment log.

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Landlord register quick-start guide

What the landlord register is, who must register, the region-by-region deadlines, the fee, the 28-day, 3-month and 12-month rules and how to use this pack.

Read this first. It explains the new register for rented homes in England in plain English and shows how the other documents in this pack fit together. It is not legal advice. The rules are still in draft in places, so check GOV.UK before you rely on a date or a fee.

1. What the register is

A new government online service, Register Your Rental Property, is being rolled out in England region by region from 15/12/2026, starting in the West Midlands. Housing Hub says that landlords of assured or regulated tenancies must register themselves and each rented home on it once the requirement reaches the region the home is in (section 3 has the dates). It is the first stage of a database of privately rented homes (the private rented sector (PRS) database) created by the Renters' Rights Act 2025. Councils will use it to check landlords and enforce the rules.

Source: Get ready: 'Register your rental property' service (Housing Hub); Renters' Rights Act 2025, sections 75 to 96 (the database, penalties and possession rule)

This pack covers England only. Scotland has its own separate landlord registration: mygov.scot says you register or renew online at the Scottish Landlord Register website (see the mygov.scot page in the sources). This pack does not cover Wales or Northern Ireland.

Source: Registering as a private landlord (Scotland)

> Status of the law, checked 05/11/2026. GOV.UK published guidance for landlords, letting agents and third parties on 29/10/2026, and this pack follows it. The Regulations that set out the detail are still a draft that has not been made as a statutory instrument. The Act's database duties and penalties (sections 82, 90, 91 and 92) are not yet in force as duties: the explanatory memorandum says a Commencement No. 4 Regulations 2026 will bring them in, and we could not find it (only Commencement Nos 1 to 3 exist, and they do not bring in these sections). Dates and rules in this pack can change.

Source: Register your rental property service: guidance for landlords (29 October 2026); Register your rental property service: guidance for letting agents and property managers (29 October 2026); Register your rental property service: guidance for third parties (29 October 2026); The Private Rented Sector Database Regulations 2026 (draft, not yet made as a statutory instrument); Explanatory Memorandum to the Private Rented Sector Database Regulations 2026 (draft); Renters' Rights Act 2025, section 145 (commencement); The Renters' Rights Act 2025 (Commencement No. 1) Regulations 2025 (S.I. 2025/1354); The Renters' Rights Act 2025 (Commencement No. 2 and Transitional and Saving Provisions) Regulations 2026 (S.I. 2026/421); The Renters' Rights Act 2025 (Commencement No. 3) Regulations 2026 (S.I. 2026/638)

2. Do you have to register?

GOV.UK says you must if you are a private landlord renting out a home in England on an assured or regulated tenancy. The duty comes from the Act (section 63 sets out who it covers), and as section 8 explains we could not find that it is in force yet. You make a landlord entry for yourself and a dwelling entry for each home you let.

Source: Register your rental property service: guidance for landlords (29 October 2026); Renters' Rights Act 2025, section 63 (who is a residential landlord); Get ready: 'Register your rental property' service (Housing Hub)

If you let a home with someone else (joint landlords), GOV.UK says each landlord must register, and one of them registers the property and invites the others to it. If you own part of a rented property and are entitled to possession of it, you must register as a joint landlord even if you are not named on the tenancy agreement. The landlord details sheet in this pack has a joint-landlord section.

Source: Register your rental property service: guidance for landlords (29 October 2026); Explanatory Memorandum to the Private Rented Sector Database Regulations 2026 (draft); The Private Rented Sector Database Regulations 2026 (draft, not yet made as a statutory instrument)

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Partnerships and organisations: members of an English business partnership register as individuals and follow the joint-landlord rules. Companies, charities, trusts, limited liability partnerships and Scottish partnerships register as organisations. Anyone from the organisation can register it and then add team members, who can register and update properties. If you let a home with an HMO licence, you make one registration for the whole property, not one for each room.

Source: Register your rental property service: guidance for landlords (29 October 2026)

You do not need to register a tenancy of supported exempt accommodation (as defined in section 12 of the Supported Housing (Regulatory Oversight) Act 2023): GOV.UK says so, and draft regulation 3 writes it into section 63 of the Act. Your other assured or regulated lets still need entries. During the rollout, 15/12/2026 to 14/11/2027, you only have to register a home that is let, or becomes let, in that period. Empty homes are covered later: GOV.UK says you will have to register a home before it is marketed or advertised, and put the landlord and rental property numbers on adverts. It has not set a date for that and says it will update its guidance first.

Source: Register your rental property service: guidance for landlords (29 October 2026); Register your rental property service: guidance for letting agents and property managers (29 October 2026); The Private Rented Sector Database Regulations 2026 (draft, not yet made as a statutory instrument); Stronger protections and greater confidence for renters

3. The deadlines, region by region

The service is rolled out one region at a time from 15/12/2026, starting with the West Midlands, so, according to Housing Hub, only homes in the West Midlands are required to be registered from that date. Housing Hub says the requirement then starts for other regions on a rolling monthly basis. Once a region's date arrives, Housing Hub says you have a 3-month window to register, and that after the deadline councils in the region will be able to start enforcement, once the penalty sections of the Act are in force (section 8). The deadline follows the property's location, not your own address. A landlord living in London with a rental in Birmingham must meet the West Midlands deadline.

Source: Get ready: 'Register your rental property' service (Housing Hub)

Region	Rules start	Register by
West Midlands	15/12/2026	14/03/2027
East of England	15/01/2027	14/04/2027
East Midlands	15/02/2027	14/05/2027
South East	15/03/2027	14/06/2027
Yorkshire and Humber	15/04/2027	14/07/2027
North West	15/05/2027	14/08/2027
North East	15/06/2027	14/09/2027
London	15/07/2027	14/10/2027
South West	15/08/2027	14/11/2027

Source: Get ready: 'Register your rental property' service (Housing Hub); The Private Rented Sector Database Regulations 2026 (draft, not yet made as a statutory instrument)

Where the dates come from: GOV.UK's guidance of 29/10/2026 and Housing Hub give the start and end dates and the 3-month window. The draft Regulations give only the start dates (regulation 1(3)). They also come into force 'for all other purposes' on 15/09/2027, and do not say what that covers.

Source: Register your rental property service: guidance for landlords (29 October 2026); Get ready: 'Register your rental property' service (Housing Hub); The Private Rented Sector Database Regulations 2026 (draft, not yet made as a statutory instrument)

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You can register earlier than your deadline, from 15/12/2026, including all your properties in different regions in one go. The Deadline calendar in this pack lists the council areas in each region (from Schedule 1 to the draft Regulations). GOV.UK's announcement says all landlords actively letting property will need to have registered by 14/11/2027.

Source: Get ready: 'Register your rental property' service (Housing Hub); The Private Rented Sector Database Regulations 2026 (draft, not yet made as a statutory instrument); Stronger protections and greater confidence for renters

> The Regulations are still shown on legislation.gov.uk as a draft that has not been made (checked 05/11/2026). You can register before your region's start date, so if you have homes in several regions you can register them together, as long as none is registered after its region's end date. Before you rely on a date, check GOV.UK's guidance in the sources.

Source: Register your rental property service: guidance for landlords (29 October 2026); The Private Rented Sector Database Regulations 2026 (draft, not yet made as a statutory instrument)

4. What it costs

GOV.UK says the service fee is £65 a year for each property, with no VAT. You pay when you register each property and then every year. You are not charged for your landlord registration or for updating your records. During the rollout the first payment is pro-rated: days before 15/11/2027 are not charged. The formula is (£65 divided by the length of the year in days) multiplied by (days until your renewal date minus the free days), rounded down. GOV.UK's two examples: registering on 15/12/2026 costs £5.34, and registering on 25/06/2027 costs £39.60. The draft Regulations leave the amount to the database operator (regulation 14), so it can change. In some cases a fee may be needed to reactivate a lapsed entry (regulation 12(5)); no reactivation amount has been published.

Source: Register your rental property service: guidance for landlords (29 October 2026); The Private Rented Sector Database Regulations 2026 (draft, not yet made as a statutory instrument); Explanatory Memorandum to the Private Rented Sector Database Regulations 2026 (draft)

Tax: GOV.UK says the service fee is tax-deductible and tells you to read the relevant HMRC guidance when you submit your tax return. The Fee and payment log in this pack records what you pay.

Source: Register your rental property service: guidance for landlords (29 October 2026); Work out your rental income when you let property (HM Revenue and Customs)

Each entry lasts 12 months and becomes inactive the day after its renewal date unless you renew it. GOV.UK says the renewal date for every property you register is one year from when you registered your first property, so a portfolio renews together. If you do not provide outstanding property information within 28 days, GOV.UK's landlord guidance says the registration may be deactivated, and its agent guidance and the draft Regulations say it becomes inactive, so plan on it going inactive. Your landlord registration is also deactivated if you have no active properties. The Renewals and reminders sheet in this pack works out the dates and a reminder.

Source: Register your rental property service: guidance for landlords (29 October 2026); The Private Rented Sector Database Regulations 2026 (draft, not yet made as a statutory instrument)

5. What you will be asked for

You sign in with a GOV.UK One Login. If you do not have digital access, GOV.UK says you can use a paper-based application, and you can contact the service for it once it is live. You then make a landlord entry for yourself (or your organisation) and a dwelling entry for each home. The detail is in Schedules 2 and 3 to the draft Regulations, and the documents in this pack follow the same order.

Source: Register your rental property service: guidance for landlords (29 October 2026); Get ready: 'Register your rental property' service (Housing Hub); The Private Rented Sector Database Regulations 2026 (draft, not yet made as a statutory instrument)

- Landlord entry: your name, date of birth, home address, phone and email (or the organisation's details, its Companies House or charity number, and a named contact).

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- Dwelling information: the address, who the landlord is, ownership type, dwelling type, number of bedrooms, whether it is let now, and the freehold owner, superior landlord or property manager if there is one.
- Tenancy information: number of occupants and households, any HMO, additional or selective licence, furnished status, rent and how often it is paid, and whether utilities are included.
- Safety documents: gas safety record (if the home has gas), electrical report (EICR) or electrical installation certificate (EIC), the energy performance certificate (EPC) if you had to give one to the current tenant, and any MEES exemption.

Source: Get ready: 'Register your rental property' service (Housing Hub); The Private Rented Sector Database Regulations 2026 (draft, not yet made as a statutory instrument)

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6. The time limits: 28 days, 3 months and 12 months

The draft Regulations set three 28-day rules, a 3-month rule and a 12-month renewal:

Source: The Private Rented Sector Database Regulations 2026 (draft, not yet made as a statutory instrument); Explanatory Memorandum to the Private Rented Sector Database Regulations 2026 (draft)

- Let home, entry first: when you make a dwelling entry for a home that is already let, you can make it without the tenancy and safety information (Part 2 of Schedule 3), but you must provide it within the period of 28 days beginning with the date you made the entry. If you do not, the entry becomes inactive (regulations 6(2) and 11(2)(a)).
- Home not yet let: Housing Hub says unoccupied homes need not be registered yet and that landlords should wait for further guidance. If you did register a home that was not yet let, the draft Regulations say you must add that information within the period of 28 days beginning with the day a tenancy begins (regulation 9(1)).
- Changes: if anything in your landlord entry or in a dwelling entry for a let home becomes out of date, you must update it before the end of the period of 28 days beginning with the day it went out of date (regulations 8 and 9(4)).
- Landlord entry, then a dwelling entry: a landlord entry becomes inactive if no dwelling entry naming you as the landlord is made within the period of 3 months beginning with the day you made the landlord entry (regulation 11(1)(a)). Do not make your landlord entry long before you are ready to make your first dwelling entry. The Property data sheet works out this date from 'Landlord entry made on'.
- Renewal: every entry must be renewed every 12 months or it becomes inactive the day after its renewal date (regulation 10).

Source: The Private Rented Sector Database Regulations 2026 (draft, not yet made as a statutory instrument); Explanatory Memorandum to the Private Rented Sector Database Regulations 2026 (draft)

How we count, and why you should check: the Regulations say 'the period of 28 days beginning with' a day, and '3 months beginning with' a day. They give no worked example and GOV.UK has not published a counting rule. We read this as including the day itself: that day is day 1, so the last day to update is 27 days after the day it changed, and the 3-month period ends the day before the same date three months on (if that date does not exist because the later month is shorter, the sheets stop a day early, which is the safe side). For example, if your entry went out of date on 01/03/2027 (say a new EPC was issued), counting that day as day 1 gives 28/03/2027 as the last day. The sheets in this pack use our reading. It is our reading, not a quotation from the Regulations, so if a date is close, update early.

The change log in this pack works out the last day for you. Update the register first, then record the date.

7. If you use a letting agent

You, the landlord, must start each property registration and pay its fee. It is your legal responsibility. Once the property has its registration number and is occupied, you can choose for a letting agent or property manager to provide the tenancy and safety details, and for that you need an email address for the agency. The service sends the agency a unique link for that property. Using the link the agent can provide and update licence details, the number of tenants and households, furnishing, rent and bills included, and the gas safety, electrical and energy certificates with their dates. GOV.UK says the agent is responsible for the accuracy of what it submits, you are notified of anything it submits, and you stay responsible for the record being completed within 28 days, even if you have delegated it. Using this feature is voluntary for the agent. The Letting agent handover

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sheet in this pack records who supplies what, and your authorisation. It is a record for your own use, not a government form.

Source: Register your rental property service: guidance for letting agents and property managers (29 October 2026); Register your rental property service: guidance for landlords (29 October 2026); The Private Rented Sector Database Regulations 2026 (draft, not yet made as a statutory instrument); Explanatory Memorandum to the Private Rented Sector Database Regulations 2026 (draft)

8. What happens if you do not register

These are the penalties the Act sets out, and GOV.UK's guidance repeats the £7,000 and £40,000 figures. As far as we can find they are not in force yet: the Act's database duties come into force by Commencement Regulations, the explanatory memorandum says a Commencement No. 4 Regulations 2026 will bring them in, and we could not find that instrument on 05/11/2026. Read each point below as 'when commenced'.

Source: Register your rental property service: guidance for landlords (29 October 2026); Renters' Rights Act 2025, section 145 (commencement); Explanatory Memorandum to the Private Rented Sector Database Regulations 2026 (draft); The Renters' Rights Act 2025 (Commencement No. 1) Regulations 2025 (S.I. 2025/1354); The Renters' Rights Act 2025 (Commencement No. 2 and Transitional and Saving Provisions) Regulations 2026 (S.I. 2026/421); The Renters' Rights Act 2025 (Commencement No. 3) Regulations 2026 (S.I. 2026/638)

- When commenced, a council may impose a financial penalty of up to £7,000 if you breach a requirement of section 82: marketing or advertising a home without active landlord and dwelling entries, leaving the unique identifiers out of a written advert, or (as the landlord) not ensuring you have active entries that meet the update requirements (section 82(3); the penalty is in section 91).
- When commenced, a financial penalty of up to £40,000 (or a fine on conviction) applies to the offences in section 92: knowingly or recklessly giving false or misleading information in a material respect, carrying on the conduct 28 days after a penalty, and a further breach within five years of an earlier penalty or conviction (section 92(3) and (4) set out the exact cases).
- When commenced, while the landlord (or any of the joint landlords) is in breach of the duty to have active entries, a court may not make an order for possession under section 7 of the Housing Act 1988, unless the ground is Ground 7A or Ground 14 in that Act (section 90).

Source: Renters' Rights Act 2025, sections 75 to 96 (the database, penalties and possession rule)

GOV.UK also says that from 15/12/2026 tenants will be able to apply to the First-tier Tribunal for rent repayment orders where a landlord has knowingly or recklessly given the service false or misleading information, or has committed continuing or repeated breaches of certain requirements, but only once the registration period for their area has opened (section 98 of the Act). We could not find that the section 92 offences these depend on are in force yet, so read this as 'when commenced' too. GOV.UK's guidance for third parties says the possession restriction will start from Winter 2027.

Source: Register your rental property service: guidance for landlords (29 October 2026); Register your rental property service: guidance for third parties (29 October 2026)

9. How to use this pack

1. Fill in the Landlord details sheet once. Joint landlords each fill in their own details and use Part D.
2. If a letting agent or property manager will help, fill in the Letting agent handover sheet.
3. Fill in a Property page for each home, or type straight into the Property data sheet (one row per home, in the same order as the register).
4. Use the Document checklist to find and save the gas, electrical and energy documents as files you can upload.
5. Find each home's region in the Deadline calendar and note the date you must register by.
6. Register on the government service. Write down the date you made your landlord entry, the date you made each dwelling entry and the fee you paid: the Property data sheet works out your 3-

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month and 28-day dates, and the Fee and payment log records the payment.

7. Enter the dates in the Renewals and reminders sheet so that you are reminded before each renewal date.
8. Log every later change in the 28-day change log and update the register in time.

10. Other time limits to keep in step

These are the rules for homes in England. Scotland and Wales have their own landlord rules, so do not rely on this table for a home there. They are not asked for by the register, but the dates you enter must match them. Set your own reminder 60 days before each due date. That is good practice, not a legal rule.

Check	Legal time limit
Gas safety check	Every 12 months. A check up to 2 months early keeps the old due date.
Electrical inspection (EICR)	Every 5 years at most, or sooner if the report says so.
EPC	Valid for 10 years. Rating E or above to let, unless an exemption is registered.
Deposit protection	Protect the deposit and give the prescribed information within 30 days of receiving it.
Smoke and CO alarms	Check they work on the day a new tenancy starts.

Source: The Gas Safety (Installation and Use) Regulations 1998, regulation 36; The Gas Safety (Installation and Use) Regulations 1998, regulation 36A (checks made early); The Electrical Safety Standards in the Private Rented Sector and Social Rented Sector (England) Regulations 2020, regulation 3; Energy Performance Certificates; Domestic private rented property: minimum energy efficiency standard - landlord guidance; Housing Act 2004, section 213 (tenancy deposits); The Smoke and Carbon Monoxide Alarm (England) Regulations 2015: Q&A booklet for the private rented sector

> Other duties may apply, such as licensing in some areas and other changes under the Renters' Rights Act 2025. Check GOV.UK and your council's website.

11. Where to get help

- The Housing Hub page for private landlords on GOV.UK (in the sources). GOV.UK says a contact centre will be available once the service is rolled out.
- Your council's private rented sector or housing team.
- For your own situation: a solicitor or a landlord association.

Source: Get ready: 'Register your rental property' service (Housing Hub)

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Letting agent handover sheet

Which tenancy and safety details a letting agent or property manager may supply or update, and a record of the landlord's authorisation.

Landlord	Agent or property manager	Date agreed

Use this if a letting agent or property manager will help with your registration. The landlord starts each property registration, pays the fee and stays responsible. Once the property has its registration number and is occupied, the landlord can give the agency's email address and the service sends the agency a link for that property. This sheet records what was agreed. It is a record for your own use, not a government form.

1. Who and which homes

Landlord (or joint landlords)

Agent or property manager: name, address, telephone and email

Home or homes covered (addresses)

2. What an agent can do

Information	Where	Agent may supply first	Agent may update later
Your landlord entry (name, contact details, organisation details)	Schedule 2	No	No
Address, landlord's name and correspondence details, ownership type, dwelling type, bedrooms, freeholder, superior landlord or property manager	Schedule 3, Part 1, paragraphs 1 to 5 and 7	No	No
Whether the home is currently let	Schedule 3, Part 1, paragraph 6	No	Yes
Occupants, households, HMO or other licence	Schedule 3, Part 2, paragraphs 8 to 10	Yes	Yes
Gas safety record copy and issue date	Schedule 3, Part 2, paragraph 11	Yes	Yes
EICR or EIC copy and date	Schedule 3, Part 2, paragraph 12	Yes	Yes
EPC information, tenancy start date, MEES exemption	Schedule 3, Part 2, paragraphs 13 to 15	Yes	Yes
Rent, utilities and furnishing	Schedule 3, Part 2, paragraphs 16 and 17	Yes	Yes

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Source: The Private Rented Sector Database Regulations 2026 (draft, not yet made as a statutory instrument); Explanatory Memorandum to the Private Rented Sector Database Regulations 2026 (draft)

'Yes' means the draft Regulations allow an agent you have appointed to do it (regulations 4(5) and 7(2)). GOV.UK's guidance of 29/10/2026 lists what an agent can provide through the link: licence details, tenants and households, furnishing, rent, bills included, and the gas safety, electrical and energy certificates with their dates. It does not list every item in the table, so check the service. It does not make the agent responsible for the registration: landlords remain responsible for ensuring the information is provided within 28 days, and the agent is responsible for the accuracy of what it submits. GOV.UK says landlords pay the property's fee on the service: agree below who bears the cost.

Source: Register your rental property service: guidance for letting agents and property managers (29 October 2026); Register your rental property service: guidance for landlords (29 October 2026); The Private Rented Sector Database Regulations 2026 (draft, not yet made as a statutory instrument)

Links and passwords

- The agency receives a unique link for each property and sets a password the first time it uses the link.
- Anyone in the agency with the link and password can update that registration, so plan how they are stored safely.
- The agency cannot reset a password itself. The landlord cancels the access link and sends a new one.
- The landlord is notified of any data the agency submits.

Source: Register your rental property service: guidance for letting agents and property managers (29 October 2026)

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3. What we have agreed

- [ ] The agent will provide the tenancy and safety details through the service's link once the property has its registration number and is occupied
- [ ] The agent will update the tenancy and safety details when they change (and, as the draft Regulations allow, whether the home is let, if the service offers it)
- [ ] The agent will tell me the same day when they provide or change anything
- [ ] I will supply everything the agent may not (the landlord entry and Part 1, including whether the home is let when I register it)

Agency email address the landlord will give the service

How the agent will tell me (email, phone, portal)

Who bears the registration fee (the landlord pays it on the service), and how it is recovered

Date the dwelling entry was made

Date the agent provided Part 2 (28 days beginning with the day the entry was made, for a let home)

Date of the last update by the agent

Source: The Private Rented Sector Database Regulations 2026 (draft, not yet made as a statutory instrument)

4. Landlord authorisation record

I appoint the agent named above to provide and update the information ticked in section 3 for the homes listed in section 1. I understand that I remain responsible for providing all the required information and for my own landlord entry. Signing this sheet does not register anyone.

Landlord's name, signature and date

Agent's name, signature and date

Date the appointment ended, and why (record it if you change agent)

> Keep this sheet with your registration papers. If you change agent, record the end date. GOV.UK says the landlord can cancel an access link and send a new one; it does not say more on changing agent, so check the service.

Source: Register your rental property service: guidance for letting agents and property managers (29 October 2026)

SAMPLE

Deadline calendar

The nine regions, the date the rules start and the date you must register by, with the council areas in each region.

Find the region for each property by its council area. The deadline follows the property, not your own address. The dates are from GOV.UK's guidance of 29/10/2026 and Housing Hub (the draft Regulations give only the start dates); the council areas are from Schedule 1 to the draft Regulations. Write in how many of your properties are in each region and the date you register them.

Region	Rules start	Register by	Council areas in the region (names shortened)	My properties here	Registered on
West Midlands	15/12/2026	14/03/2027	Birmingham, Coventry, Dudley, Herefordshire, Sandwell, Shropshire, Solihull, Staffordshire, Stoke-on-Trent, Telford and Wrekin, Walsall, Warwickshire, Wolverhampton, Worcestershire		
East of England	15/01/2027	14/04/2027	Bedford, Cambridgeshire, Central Bedfordshire, Essex, Hertfordshire, Luton, Norfolk, Peterborough, Southend-on-Sea, Suffolk, Thurrock		
East Midlands	15/02/2027	14/05/2027	Derby, Derbyshire, Leicester, Leicestershire, Lincolnshire, North Northamptonshire, Nottingham, Nottinghamshire, Rutland, West Northamptonshire		
South East	15/03/2027	14/06/2027	Bracknell Forest, Brighton & Hove, Buckinghamshire, East Sussex, Hampshire, Isle of Wight, Kent, Medway, Milton Keynes, Oxfordshire, Portsmouth, Reading, Slough, Southampton, Surrey, West Berkshire, West Sussex, Windsor and Maidenhead, Wokingham		
Yorkshire and Humber	15/04/2027	14/07/2027	Barnsley, Bradford, Calderdale, York, Doncaster, East Riding of Yorkshire, Kingston upon Hull, Kirklees, Leeds, North East Lincolnshire, North Lincolnshire, North Yorkshire, Rotherham, Sheffield, Wakefield		
North West	15/05/2027	14/08/2027	Blackburn with Darwen, Blackpool, Bolton, Bury, Cheshire East, Cheshire West and Chester, Cumberland, Halton, Knowsley, Lancashire, Liverpool, Manchester, Oldham, Rochdale, St Helens, Salford, Sefton, Stockport, Tameside, Trafford, Warrington, Westmorland and Furness, Wigan, Wirral		

SAMPLE

Region	Rules start	Register by	Council areas in the region (names shortened)	My properties here	Registered on
North East	15/06/2027	14/09/2027	Darlington, Durham, Gateshead, Hartlepool, Middlesbrough, Newcastle upon Tyne, North Tyneside, Northumberland, Redcar and Cleveland, South Tyneside, Stockton-on-Tees, Sunderland		
London	15/07/2027	14/10/2027	City of London and all 32 London boroughs: Barking and Dagenham, Barnet, Bexley, Brent, Bromley, Camden, Croydon, Ealing, Enfield, Greenwich, Hackney, Hammersmith and Fulham, Haringey, Harrow, Havering, Hillingdon, Hounslow, Islington, Kensington and Chelsea, Kingston upon Thames, Lambeth, Lewisham, Merton, Newham, Redbridge, Richmond upon Thames, Southwark, Sutton, Tower Hamlets, Waltham Forest, Wandsworth, Westminster		
South West	15/08/2027	14/11/2027	Bath & North East Somerset, Bournemouth, Christchurch and Poole, Bristol, Cornwall, Isles of Scilly, Devon, Dorset, Gloucestershire, North Somerset, Plymouth, Somerset, South Gloucestershire, Swindon, Torbay, Wiltshire		

Sources: [hub] Get ready: 'Register your rental property' service (Housing Hub); [prs-regs] The Private Rented Sector Database Regulations 2026 (draft, not yet made as a statutory instrument)

SAMPLE