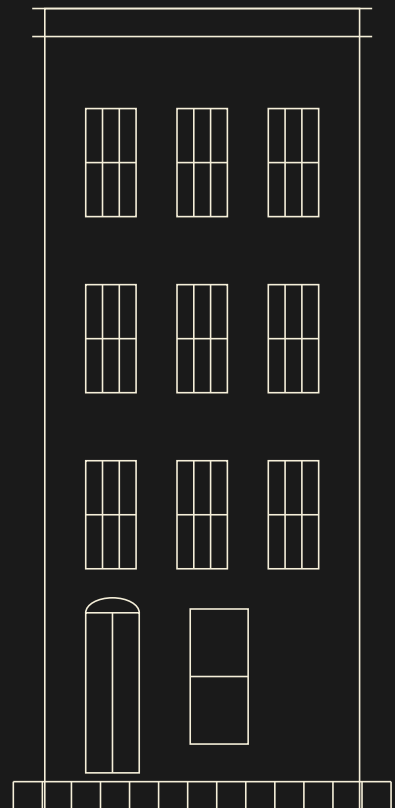


THE LONDON LANDLORD SURVIVAL GUIDE 2026.

The Renters' Rights Act has rewritten private renting in England.
What changed, what it costs — and a better way to let.



THE ASSURED SHORTHOLD TENANCY IS DEAD.

On 1 May 2026, the Renters' Rights Act came into force — the largest reform of private renting in England in nearly forty years. Every assured shorthold tenancy in the country converted, overnight, into an open-ended periodic tenancy. Fixed terms are gone. Section 21 is gone. The framework most London landlords built their investment case upon no longer exists.

Rents may now rise only once a year, through the statutory Section 13 process, and tenants can challenge increases at tribunal. Bidding above the advertised rent is illegal. Rent in advance is capped at one month. Refusing tenants with children or on benefits is unlawful. Pet requests must be answered, with reasons, within twenty-eight days.

None of this is speculative. It is the law of the land as you read this — and it applies to your existing tenancies, not merely new ones.

The rules changed mid-game. This guide is the new scoreboard.

THE DEADLINE CALENDAR.

31 MAY 2026

Information sheet deadline — passed. Every landlord had to give tenants the official government information sheet. Penalty: up to £7,000 per tenancy. If you missed it, act now; late is better than never.

31 JULY 2026

The end of Section 21 — passed. Notices served before 1 May had to reach court by this date. Any that did not have lapsed, and no Section 21 claim can ever be brought again.

LATE 2026

The PRS Database begins rolling out, area by area. Registration becomes mandatory for every private landlord, with an annual fee. Civil penalties run from £7,000 to £40,000 — and registration is expected to become a condition of seeking possession.

2028

The PRS Landlord Ombudsman is expected to launch. Membership mandatory; decisions legally binding.

1 OCTOBER 2030

Every privately rented home must reach EPC C, or hold a valid exemption. Improvement spending from 1 October 2025 counts toward the cost cap — keep every receipt.

EVERY EVICTION NOW NEEDS A REASON — AND EVIDENCE.

Possession now runs exclusively through Section 8, on specific legal grounds proven to a court. The grounds most London landlords will actually use:

SELLING — GROUND 1A

Four months' notice; unusable in the first twelve months of a tenancy. If the sale falls through, the property cannot be re-let or re-marketed for twelve months. Misuse risks a rent repayment order of up to two years' rent.

MOVING IN — GROUND 1

For you or close family. The same four months' notice, twelve-month protected period, and re-letting restriction apply.

SERIOUS ARREARS — GROUND 8

The threshold rose from two to three months' unpaid rent, required both at notice and at hearing. Notice period: four weeks. A tenant who pays below the threshold before the hearing defeats the ground.

Using a ground you do not genuinely intend to rely on is itself an offence.

Possession went from a formality to a court case.

YOUR TENANT CAN LEAVE IN TWO MONTHS. ANY MONTH.

Every tenancy is now periodic, and tenants may end theirs with two months' notice at any point — month three, month fifteen, the week before Christmas. Voids are no longer an occasional event; they are a structural feature of the standard letting model.

What one void cycle actually costs on a typical London flat renting at £2,200 a month (illustrative figures):

Rent lost — six-week average void	£3,300
Council tax while empty (approx.)	£180
Re-letting and referencing fees (approx.)	£450
Cleaning, touch-ups, compliance checks	£250
ONE VOID CYCLE	£4,180

Two of those in three years — entirely plausible under periodic tenancies — and the 'market rent premium' of self-managing has evaporated.

The new maths punishes turnover. Plan for it — or price it out.

THE SELF-AUDIT. SEVEN QUESTIONS.

- 01** Did every tenant receive the official information sheet by 31 May 2026? Up to £7,000 per tenancy if not.
- 02** Are rent increases running through Section 13 only, once a year? Rent-review clauses in old agreements are now void.
- 03** Are you advertising a fixed rent and refusing higher offers? Accepting a bid above asking is now illegal.
- 04** Are you taking no more than one month's rent in advance?
- 05** Could you evidence a Section 8 ground tomorrow — rent ledgers, correspondence, service records — if you needed possession?
- 06** Are you ready to register on the PRS Database when rollout reaches your borough in late 2026?
- 07** Is there a costed plan to reach EPC C by 1 October 2030?

Also coming: Awaab's Law is being extended to the private rented sector, with legally enforceable repair timescales for serious hazards — details to be confirmed in phases. The Decent Homes Standard follows in the mid-2030s.

Seven yeses, and you are ahead of most of the market. Anything less is now a live financial risk — not admin.

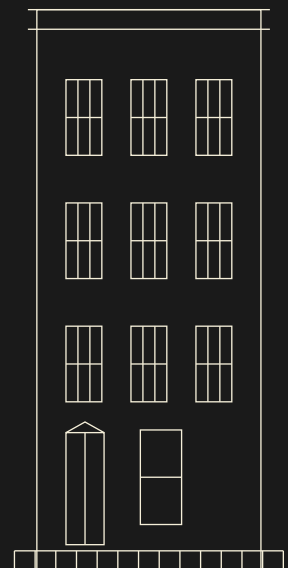
THE OTHER WAY TO LET.

The Renters' Rights Act reformed one thing: the assured tenancy — a home let to an individual as their only or main residence. Serviced accommodation works differently. Guests book a stay for work, relocation or travel, and keep their main home elsewhere. They are guests, not tenants.

That is the model Svnteen The Residency runs: premium serviced accommodation, built around longer stays — contractors on infrastructure projects, NHS staff on placement, families between homes. Every guest is ID-checked, and every stay is looked after by us, end to end.

In London, one rule matters. Letting an entire home for stays of under 90 consecutive nights is capped at 90 nights a year without planning permission. Stays of 90 nights or more do not count toward that cap — which is exactly why we build London portfolios around mid-term stays.

Not a loophole. A different way to let.



HOW SVNTEEN MANAGES IT.

WHAT WE HANDLE

Listing, photography, pricing, guest vetting, check-in, cleaning, linen, maintenance and compliance. One point of contact for all of it: us.

WHAT IT COSTS

15% of booking revenue for our founding landlords. No upfront fees. Running costs — utilities, cleaning, consumables — are set out line by line before you commit to anything.

WHAT YOU KEEP

Ownership, control and the income. A clear statement every month, with full visibility of every booking.

THE HONEST MATHS

A fixed rent does not vary; serviced income does. But one void cycle costs around £4,180 (Chapter 04). We forecast your property at cautious occupancy — 55 to 65% — not best-case figures, so you can compare like for like.

CONDITION

Your property is kept to hospitality standard throughout — because our reviews, and our business, depend on it.

Your property, run like a hotel. Owned by you.

BEFORE YOU DECIDE.

WHAT TO CHECK FIRST

Three pieces of homework before any conversation — with us or anyone else. First, your mortgage: many buy-to-let products need lender consent for serviced accommodation, so confirm before committing. Second, your lease: if the property is leasehold, check it permits short-stay use. Third, your insurance: short-stay guests need specialist cover, not a standard landlord policy.

THE STRAIGHT ANSWER

If we look at your property and a standard let is genuinely the better option for you, we will tell you. A forecast is only useful if it is honest.

ANOTHER OPTION

Prefer a fixed figure? On selected properties we still offer a three-year company let with a guaranteed monthly payment, occupied or empty. Ask whether yours qualifies.

Any operator who skips these questions is not one to sign with.

Svnteen. TheResidency.

Beautifully Managed.

Tell us about your property.

A free earnings forecast, within forty-eight hours.

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