Robinson Jackson Group Lettings *The Seasoned Investor is published for our buy-to-let community and is written quarterly by an investor for investors. If you are no longer a landlord or wish to unsubscribe, then* ***click here.***

The SEASONED INVESTOR

Invest Smarter | Live Better



Introducing...

The Seasoned Investor

"As a seasoned landlord of successful buy-to-lets and a keen eye for the next opportunity, I'm delighted to write for The Robinson Jackson Group to help others navigate the ever-changing world of BTL investments."

Andy



Hello, fellow landlords,

We're now moving into phase two of three under the Renters' Rights Act, with the introduction of a new national landlord and property database requiring landlords to register themselves and their rented properties.

We now know the key registration dates, what it will cost and what you'll need to prepare ahead of registration in London and the South East.

Five months ago, the biggest shake-up of the private rented sector in decades became reality. Despite some gloomy predictions, the sky hasn't fallen in.

Phase 1 is increasingly becoming part of everyday letting and, from where I sit as both a landlord and investor, that gives us useful perspective as we turn our attention to Phase 2.

The Government has now released further details about the new '*Register your rental property*' service. Crucially for our Investor Community, the South East and London come later in the regional rollout, giving us valuable time to prepare.

But don't put the dates in your diary and stop reading this newsletter. There are still important details I'm sure you'll want clarified, so I've asked the lettings experts at **The Robinson Jackson Group** to help us separate what we know from what we don't know yet, before setting out the practical steps worth taking now.

Change is easier to manage when you're prepared for it. So, as always, read the Seasoned Investor as it's intended: one landlord sharing the information that matters, so you can Invest Smarter to Live Better.

Andy – Your Seasoned Investor

Did You Know?

Phase 2: What We Know

Back in Spring, point 9 of our Did You Know? section explained that Phase 2 would introduce a national landlord and property database. We now know considerably more.

1. Registration becomes a legal requirement

The Government is introducing a national 'Register Your Rental Property' service. Landlords of assured or regulated tenancies will need to register themselves and each qualifying privately rented property they own.

Initially, properties need to be registered if they are already let or become let during the rollout period. Future legislation will extend this to unoccupied properties before they are marketed for let, with unique landlord and property identifiers eventually required on adverts.

2. Registration will cost £65 per property, every year

The initial registration fee has been confirmed at £65 for each property, renewed annually. Failure to register may result in a financial penalty.

3. The rollout begins on 15 December 2026

Rather than every landlord registering simultaneously, the system will be introduced region by region, with landlords given a three-month window before enforcement can begin.

Property Location	Registration Opens	Deadline To Register
West Midlands	15 December 2026	14 March 2027
East of England	15 January 2027	14 April 2027
East Midlands	15 February 2027	14 May 2027
South East	**15 March 2027**	**14 June 2027**
Yorkshire & Humber	15 April 2027	14 July 2027
North West	15 May 2027	14 August 2027
North East	15 June 2027	14 September 2027
London	**15 July 2027**	**14 October 2027**
South West	15 August 2027	14 November 2027

For most landlords within our Investor Community, the dates to remember are therefore 15 March 2027 for Kent and the South East, and 15 July 2027 for London.

4. You'll need detailed information about each property

Registration will require a GOV.UK One Login and information about both you and your rental property. This includes the address and ownership type, property type, bedrooms, occupants and households, whether it is furnished, rent charged and payment frequency, and relevant HMO, additional or selective licensing details.

Compliance information is also required, including Gas Safety records where applicable, an Electrical Installation Condition Report (EICR) or appropriate Electrical Installation Certificate (EIC), and Energy Performance Certificate (EPC) information.

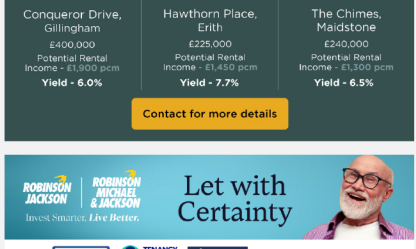
5. Your agent can help, but you remain responsible

Landlords must start and finish the registration process themselves. However, the Government is creating a facility allowing an agreed letting agent or property manager to provide certain information on the landlord's behalf. Further guidance explaining exactly how this will work will be published before launch.

6. Registration will eventually become visible to tenants

The database isn't simply an administrative exercise. In future, tenants will be able to use the service to establish whether a landlord is complying with key legal requirements, while councils will use it to help identify and tackle poor practice.

Exactly what information the public will be able to see has not yet been confirmed. The Government says this will balance transparency for tenants with landlords' privacy.



Landlord Registration: What You Need to Know

Get Ready for Phase 2 - Watch Now

What We Don't Know - Yet!

The Government has filled in many of the blanks surrounding registration, but not all of them. Here are the areas we're still watching.

1. Exactly how agents will be able to help

We know landlords must start and finish their own registration, while agents and property managers can be authorised to provide certain information. What they can complete and exactly how that process will operate is still to be published.

2. What tenants and the public will see

The Government intends to create a public interface allowing tenants to check key compliance information, but exactly which landlord and property information will be publicly accessible has not yet been confirmed.

3. How registration before marketing will work

Future legislation will require unoccupied properties to be registered before they can be marketed for let and unique identifiers to appear on adverts. For now, the Government specifically advises landlords with unoccupied properties to wait for further guidance.

4. The final details of the Landlord Ombudsman

The Landlord Ombudsman remains part of Phase 2, but mandatory landlord membership is currently scheduled for 2028. Further detail about its operation will follow.

The important message is therefore don't second-guess what hasn't been published. There is plenty landlords can prepare today without worrying about unanswered questions. We'll continue monitoring developments and update our Investor Community as further guidance appears.

What Landlords Should Do Now

1. Know your registration date

Identify the region for each property in your portfolio and make a note of its opening date and deadline. Remember, you can register from 15 December if you'd prefer to deal with properties in different regions together.

2. Get your property information together

Check the information you hold for each investment, including ownership, bedrooms, occupants, rent, furnishing and licensing details. Portfolio landlords may find it useful to keep this information together rather than gathering it property by property when registration arrives.

3. Audit your certificates

Make sure your Gas Safety Record where applicable, electrical safety documentation and EPC information are complete and current. Check expiry dates too, so anything likely to require renewal can be dealt with in good time.

4. Don't rush

Registration opening in December doesn't mean landlords with properties in Kent or London need to race to complete it. There is time. Use it to get your records in order and allow the Government to publish the remaining guidance before your deadline arrives.

5. Decide how hands-on you want to be

Five months into the Renters' Rights Act, being a landlord certainly hasn't become impossible. It has, however, become more structured and administration continues to grow.

Perhaps that's why we're seeing more and more landlords choosing Fully Managed services, with over 60% now opting to let our teams handle the day-to-day management of their investment. For many, it's increasingly a decision about time, expertise and peace of mind rather than simply the management fee.

Looking Ahead - Phase 3

The Renters' Rights Act is being introduced in three phases: Phase 1 arrived in May 2026, Phase 2 begins from late 2026 and Phase 3 will focus on property standards, including the new Decent Homes Standard from 2035.

2035 may sound a long way off, but significant improvements can require significant investment. My advice is to use that time wisely: understand what your properties may need and consider putting money aside gradually, rather than facing a large bill as the deadline approaches.

In the meantime, the experts across The Robinson Jackson Group already have a good understanding of what's likely to be coming and would be pleased to work with you on a plan for your investments. As further details of Phase 3 are confirmed, I'll share what we know in future editions of *The Seasoned Investor*.

Until next time, my fellow landlords, stay informed, stay prepared and continue to Invest Smarter to Live Better.

Warm regards,

Andy.
The Editor, Seasoned Investor.

Three investment opportunities that caught my eye

Conqueror Drive, Gillingham
£400,000
Potential Rental Income - £1,900 pcm
Yield - 6.0%

Hawthorn Place, Erith
£225,000
Potential Rental Income - £1,450 pcm
Yield - 7.7%

The Chimes, Maidstone
£240,000
Potential Rental Income - £1,300 pcm
Yield - 6.5%

Contact for more details