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Letting your property with RB Gates

Letting a property in England has changed significantly following the Renters' Rights Act 2025. Our fully managed service takes care of finding and vetting your tenant, keeping you compliant and looking after the property day to day, so you can enjoy the income without the paperwork.

10%

Fully managed service
10% of the rent collected, deducted from each rent payment before it is paid to you. **No VAT is charged on our fees.** Our fees and the services included are confirmed in your terms of business before we act for you.

What our fully managed service includes

- Visiting the property to give a rental valuation and lettings advice, including what is needed to meet current standards.
- Marketing at the set advertised rent (rental bidding is now banned) on property portals, our applicant list and a To Let board, and accompanying viewings.
- Referencing, credit checks and Right to Rent checks, with records kept as the law requires.
- Preparing the tenancy agreement and written statement of terms required under the Renters' Rights Act, and arranging signatures.
- Collecting the holding deposit, first month's rent and tenancy deposit within the legal limits, and protecting the deposit with the Deposit Protection Service (DPS).
- Preparing an inventory and schedule of condition, and checking the tenant in.
- Transferring utilities and council tax into the tenant's name.
- Collecting the rent, paying it to you promptly and providing a detailed monthly statement.
- Regular inspections with written reports, and arranging repairs through our contractors or your preferred contractor.
- Tracking gas safety, electrical (EICR) and EPC renewal dates, and keeping copies on file.
- Managing annual rent reviews using the statutory section 13 process.
- Serving the correct notices, managing the check-out, and handling deposit returns and any disputes through the DPS.
- Re-letting the property to keep void periods to a minimum.

Third-party costs such as safety certificates, EPCs, inventories, repairs and licence fees are not included in the management fee. They are charged at the supplier's invoiced cost and will be agreed with you beforehand, except in a genuine emergency.

Getting your property ready

Item	Details
Exterior	Front of the property tidy and in good decorative order; paths, drive and garden clear; house number visible; garage or outbuildings emptied.
Services	Gas, electricity and water connected. Check any oil or LPG tank is working and filled, and empty any septic tank before the tenancy starts.
Interior and furnishings	Choose furnished, part-furnished or unfurnished. Neutral decor, hard-wearing flooring and good-quality kitchens and bathrooms let fastest. Heating, hot water, electrics and plumbing must be safe and working. Leave appliance manuals and service contract details, and have the whole property professionally cleaned.

Before you let

Item	Details
Mortgage	Get your lender's written consent to let (or a buy-to-let mortgage).
Leasehold	Check your lease allows subletting and obtain any consent needed from the freeholder or managing agent.
Insurance	Tell your insurer the property is let and hold suitable landlord buildings, contents and liability cover. Policy terms that bar tenants on benefits are now unenforceable.
Licensing	Some properties need a licence from the council before they are let: larger HMOs (5 or more people forming 2 or more households) and properties in additional or selective licensing areas. We can check this for you.
Tax	Declare rental income to HMRC. Making Tax Digital for Income Tax now applies to landlords with qualifying income over £50,000, falling to over £30,000 from April 2027 and over £20,000 from April 2028. Landlords living abroad must register with HMRC's Non-Resident Landlord Scheme, otherwise we must deduct basic-rate tax from the rent. Please take advice from your accountant.
Post	Arrange mail redirection if you are moving out.

Your legal and safety obligations

Requirement	What you need to do
Gas safety	Annual gas safety check of all appliances and flues by a Gas Safe registered engineer. Give the tenant a copy before they move in and within 28 days of each annual check. Keep records for at least 2 years.
Electrical safety (EICR)	The fixed electrical installation must be inspected and tested by a qualified person at least every 5 years (sooner if the report says so). Give the tenant a copy, and complete any remedial work within 28 days or sooner if required. Supplied appliances must be safe.
Smoke and carbon monoxide alarms	At least one smoke alarm on every storey used as living accommodation, and a carbon monoxide alarm in every room with a fixed combustion appliance (except gas cookers). Alarms must work at the start of each tenancy and be repaired or replaced once reported faulty.
Energy Performance Certificate	A valid EPC (valid 10 years) must be given to tenants. The minimum rating to let is currently E. The government has confirmed this will rise to C for all tenancies from 1 October 2030, unless an exemption is registered.
Furniture and fire safety	Upholstered furniture and furnishings supplied must meet the Furniture and Furnishings (Fire) (Safety) Regulations and carry compliance labels.
Legionella	A Legionella risk assessment of the water system is required.
Electrical work	Most domestic electrical work must be carried out by a registered competent person and certified (Building Regulations Part P).

Requirement	What you need to do
Right to Rent	Check every adult occupier's right to rent in the UK before the tenancy starts and keep copies of the checks.
Tenancy deposit	Capped at 5 weeks' rent (annual rent under £50,000) or 6 weeks' rent (£50,000 to £100,000). Must be protected in a government-approved scheme, with the prescribed information given to the tenant, within 30 days. We protect all deposits with the Deposit Protection Service (DPS).
Property condition (HHSRS)	The property must be free from serious (Category 1) hazards under the Housing Health and Safety Rating System, which councils can enforce.
Equality and disability	Under the Equality Act 2010 tenants may ask for reasonable adjustments, and landlords must not discriminate.

The Renters' Rights Act 2025 – what has changed

Phase one came into force on 1 May 2026 and applies to new and existing private tenancies in England:

- **Periodic tenancies only.** Assured shorthold and fixed-term tenancies have become assured periodic tenancies. Tenants can end the tenancy with two months' notice.
- **No more section 21.** Possession is only available on the statutory grounds under section 8, for example rent arrears, anti-social behaviour, or the landlord selling or moving in.
- **Selling or moving in** needs at least 4 months' notice, and the notice cannot end in the first 12 months of the tenancy. After using the selling ground you cannot re-let or market the property to let for 12 months.
- **Rent increases** are limited to once a year using the section 13 notice, with at least two months' notice. Tenants can challenge them at the First-tier Tribunal. Rent review clauses no longer apply.
- **Rent and upfront payments.** Properties must be advertised at a set rent, with no bidding above it. No rent can be taken until the tenancy agreement is signed, and then only the first month's rent in advance.
- **No discrimination** against tenants because they receive benefits or have children.
- **Pets.** Tenants can request a pet, and the landlord must not unreasonably refuse.
- **Written terms.** New tenants must receive a written statement of the key terms before the tenancy is agreed. Existing tenants had to be given the government's Renters' Rights Act Information Sheet 2026 by 31 May 2026.
- **Higher penalties.** Councils have stronger investigation powers and can issue larger fines for breaches.

Coming next

- **Private Rented Sector Database** (from late 2026): all landlords will need to register themselves and their properties, with their safety certificates.
- **Private Rented Sector Landlord Ombudsman:** membership will become compulsory for all landlords, expected around 2028.
- **Decent Homes Standard and Awaab's Law** (date to be confirmed): new minimum standards, and timescales for dealing with hazards such as damp and mould.

We monitor these changes for every property we manage and will let you know what you need to do and when.

Budgeting for letting

Allow for mortgage payments, any work needed to meet the standards above, safety certificates and licence fees, insurance, our management fee, void periods, and a contingency fund for repairs and replacements.

Tenancies outside the Act

Company lets, lettings at over £100,000 a year rent and properties that are not the tenant's only or main home are usually let on a contractual (non-assured) basis. Different rules apply, and we will advise on the right agreement.

Client Money Protection: Client Money Protect – membership no. CMP009943
Tenancy deposits: protected with the Deposit Protection Service (DPS)
Independent redress scheme: The Property Ombudsman (TPO) – membership no. D10573. If we cannot resolve a complaint, you can refer it to TPO: www.tpos.co.uk
Company: R B Gates Limited, registered in England & Wales, company no. 08200520. Registered office: 97 London Road, Leicester LE2 0PF
Fees for tenants are set out in our separate *Tenants – Permitted Payments* guide.