

The landlord database: your checklist for 2027

Every landlord in England must register every property they let. Here is what it means for Derby, Derbyshire and Nottinghamshire, and what to have ready.

Your dates

15 December 2026 The register opens. You can register any property from this date.

15 February 2027 Registration starts in the East Midlands, which covers Derby, Derbyshire and Nottinghamshire.

14 May 2027 East Midlands deadline. Every property you let must be registered by this date.

14 March 2027 Deadline for the West Midlands, which covers Burton upon Trent and the rest of Staffordshire.

What it costs

£65

a year for each property, renewed each year.

If you do not register

£7,000

fine, or up to £40,000 for repeated breaches or false information. Tenants may claim back rent.

Getting a property back

The court will not grant a possession order without an active registration, other than for anti-social behaviour.

Who registers

The landlord, and every joint landlord. A letting agent cannot register for you, but can prepare and supply the information.

You must add the property details within 28 days of creating your entry, and keep them up to date.

We prepare all of this for every landlord we manage for.

Full management at 8% of the rent. No set-up fee. No VAT.

01332 416 366

What the register asks for

Gather this for each property before you start. Tick it off as you go.

About the property

- | | |
|---|---|
| ☐ Full address | ☐ How you own it
For example personally, jointly or through a limited company |
| ☐ Property type | ☐ Furnished, part furnished or unfurnished |
| ☐ Number of bedrooms | ☐ Any HMO, additional or selective licence
With the licence number |

About the tenancy

- | | |
|--|---|
| ☐ Whether it is currently let | ☐ The rent and how often it is paid |
| ☐ Number of people living there | ☐ Whether any bills are included in the rent |
| ☐ Number of households | |

Safety certificates

- | | |
|--|---|
| ☐ Gas safety record
Renewed every 12 months | ☐ Energy Performance Certificate
Rating and expiry date |
| ☐ Electrical safety report (EICR) or certificate (EIC)
Usually every 5 years | ☐ Any energy efficiency exemption
If the property is registered as exempt |

If a certificate has expired, renew it before you register. An out of date certificate on the register is easy for a council to spot.

Missing a certificate?

When we manage your property we track every renewal date and remind you before anything runs out.

optionestates.co.uk

Keep your paperwork possession ready

Since 1 May 2026 there is no Section 21. Getting a property back now depends on having the right records for every step of the tenancy.

At the start of every tenancy

- ☐ Right to rent checks done and copies kept
- ☐ Deposit protected in a government approved scheme, with the prescribed information given to the tenant within 30 days
- ☐ Copies of the gas safety record, electrical report and EPC given to the tenant
- ☐ Smoke alarm on every storey, and a carbon monoxide alarm in any room with a fixed combustion appliance other than a gas cooker, tested on the day the tenancy starts
- ☐ No more than one month's rent taken in advance, and no offers accepted above the advertised rent

During the tenancy

- ☐ Rent increases once a year only, using a Section 13 notice with two months' notice
- ☐ Written pet requests answered within 28 days
- ☐ Inspection reports, photos and repair records kept and dated
- ☐ A rent record showing every payment and any arrears
- ☐ Gas safety renewed every year, and certificates kept up to date on the register

Coming next

- ☐ 2028: every landlord must join the new landlord ombudsman
- ☐ 1 October 2030: rented homes need an EPC rating of C or above, with a spending cap of £10,000 per property. Keep receipts for work done since 1 October 2025

Rather hand it over?

Option Estates, 119a Friar Gate, Derby. Full management at 8%, no set-up fee, no VAT.
Call 01332 416 366 or email info@optionestates.co.uk

Get a rent figure