

Landlord Information Pack



The New National Landlord Database

What You Must Know and How We Help

Overview

As part of the sweeping reforms introduced by the Renters' Reform Bill, the government is launching a new mandatory National Landlord Database. This is designed to improve transparency, raise standards across the private rental sector, and empower tenants with more information about who is letting properties.

Every landlord in England will be legally required to register themselves and each of their rental properties on this new system. Failure to comply could result in fines, enforcement action, or even a ban from letting. This guide explains what the database is, how it works, and why landlords should act now to ensure full compliance.

What's the National Landlord Database

The database is a centralised digital platform that:

- Holds the details of every landlord in England
- Records each rental property and its compliance status
- Makes certain information available to tenants and local authorities
- Helps councils identify rogue landlords and enforce standards

What Landlords Must Do

Landlords will be required to:

1. Register Themselves

- Provide full legal name, contact information, and proof of landlord status.

2. Register Each Property

- List every rental property under management, including its address, EPC rating, compliance records, and licensing status.

3. Update the Database

- Keep property and landlord information current.
- Report changes to occupancy, ownership, or compliance promptly.

Registration Will Not Be Free

- There will be a registration fee per landlord and per property, likely to be reviewed annually.
- Landlords who fail to pay or provide accurate information will face financial penalties.

Penalties for Non-Compliance

Failing to register or supplying false/incomplete information may result in:

- Fines up to £5,000 per offence
- Entry onto a public 'rogue landlord' list
- Rent Repayment Orders
- Prohibition from issuing eviction notices

Visibility to Tenants

- Tenants will be able to search the database to see if their landlord is properly registered.
- Tenants will also be able to view compliance information and see if any complaints or enforcement actions have been filed against a landlord.

How This Impacts You as a Landlord

This change increases accountability and raises the bar for professionalism. While this benefits good landlords, it also means:

- Every property must be legally compliant before it is registered
- Missed deadlines or paperwork errors could lead to enforcement
- Landlords will no longer be able to 'fly under the radar'

Why You Shouldn't Go At It Alone

Managing registration across multiple properties, ensuring compliance, and keeping records up to date is time-consuming and legally sensitive. One mistake could:

- Invalidate your ability to regain possession of a property
- Result in public listing on the database
- Trigger legal and financial consequences

How Bates & Co Lettings Can Help



Full Registration Management: We register you and your properties on your behalf.



Database Maintenance: We keep your entries up to date with compliance checks, document uploads, and tenant updates.



Legal Assurance: We ensure your registration data aligns with all legal documents and requirements.



Compliance Guarantee: We make sure each property meets all safety and documentation standards before it goes live.



Reputation Protection: We help ensure you stay off any public enforcement registers.

Why Bates & Co?

As Hailsham's only independent high-street letting agent with over 20 years' experience, we understand the stakes. We've helped landlords navigate past legal reforms—and we're prepared to do it again, with a dedicated team focused solely on compliance, property management, and legal protection.