



# PRS Landlord and Agent 2024 Update

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LONDON



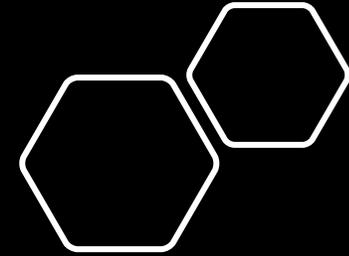
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# Promotional Offer

Standard Incentives plus one of the offers below

- **Rent Payment to cover first month**
- **£50 top up for 2 years - rent agreement set £100 above LHA and client paying half**
- **Cover cost of insurance – to cover premium of policy of choice up to the value of £533**
- **An additional £1000 for each bed size**



# INCENTIVES

	12 Month Tenancy	24 Month Tenancy
Studio	£500.00	£1,000.00
1 bedroom	£1,000.00	£3,000.00
2 bedrooms	£2,500.00	£6,500.00
3 bedrooms	£2,500.00	£6,500.00
4 bedrooms +	£2,500.00	£6,500.00



HM Government

# How to rent

The checklist for  
renting in England

October 2023



## How to Rent Guide 9<sup>th</sup> July 2018 – England only

- The Ministry of Housing, Communities & Local Government (MHCLG) has published a new 'How to Rent' booklet, the checklist for renting in England, commonly referred to as the How to Rent Guide
- This booklet must be provided to assured shorthold tenants whose tenancy started or was renewed from 26 June 2018 onwards

Energy  
Performance  
Certificate (EPC)  
- Minimum  
Energy Levels  
Regulations  
(MEES) – 1 April  
2018 – England  
and Wales

From 1 April 2018, any building which is to be rented on a new tenancy or a renewal, must have a minimum energy rating of "E"

From 1 April 2020, the minimum level "E" applies to all tenancies – including existing

31/12/2025

Minimum spend £3.5K

31/12/2028

Gas Safety (Installation and Use)  
(Amendment) Regulations 2018 – 6  
April 2018 – England and Wales

The Gas Safety Regulations are being amended and of particular interest is an improvement in flexibility for landlords and agents when obtaining a gas safety record.

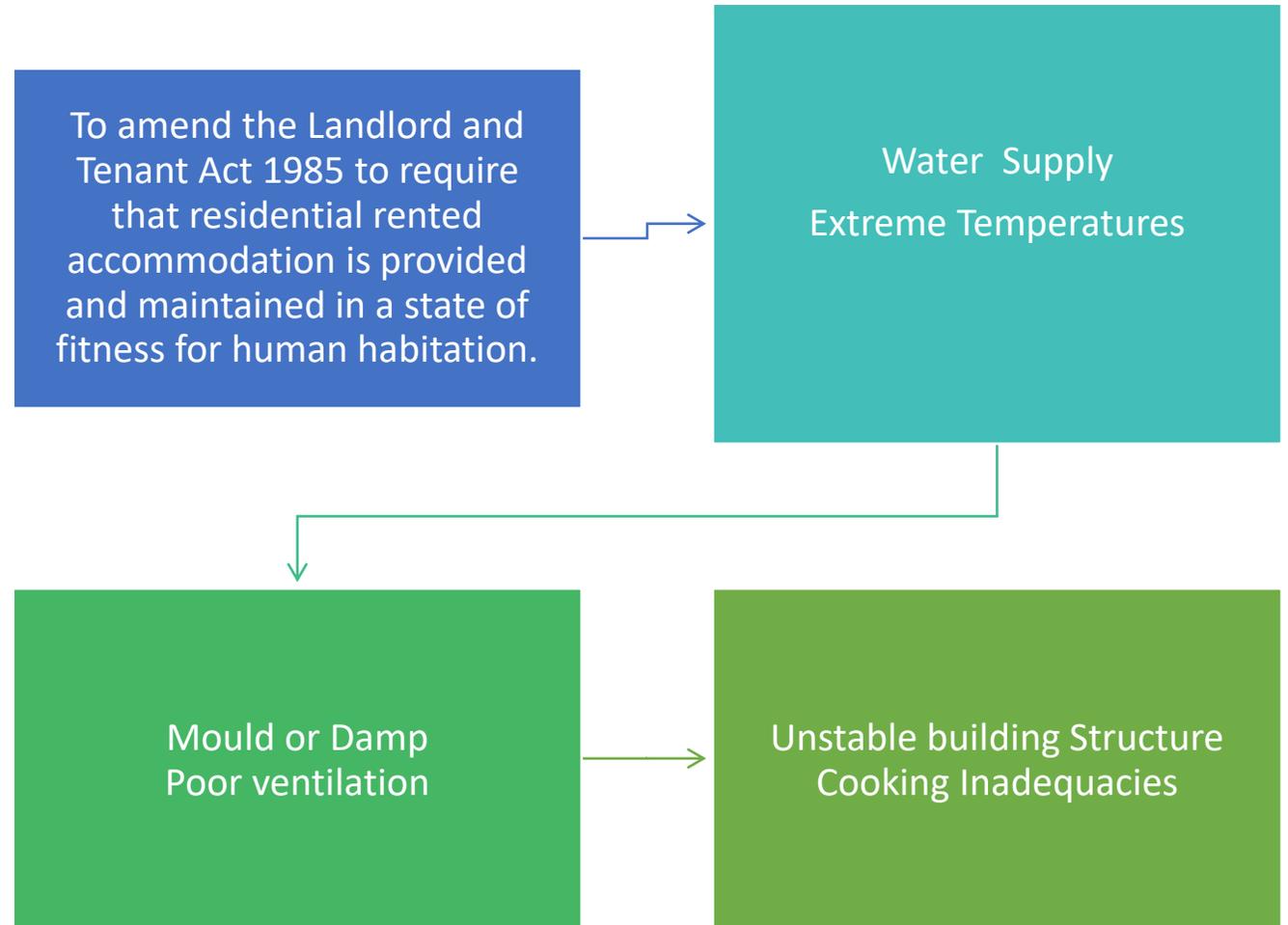
Landlords will be able to have a gas safety record completed up to 2 months before the “deadline date” and the following record will not need to be from 12 months of the last check but instead the deadline date will remain for the following year. This allows landlords to get gas safety records completed up to two months earlier and not be penalised.

**5 Yearly Electrical Safety Checks – 29<sup>th</sup> January  
2019 – England only**

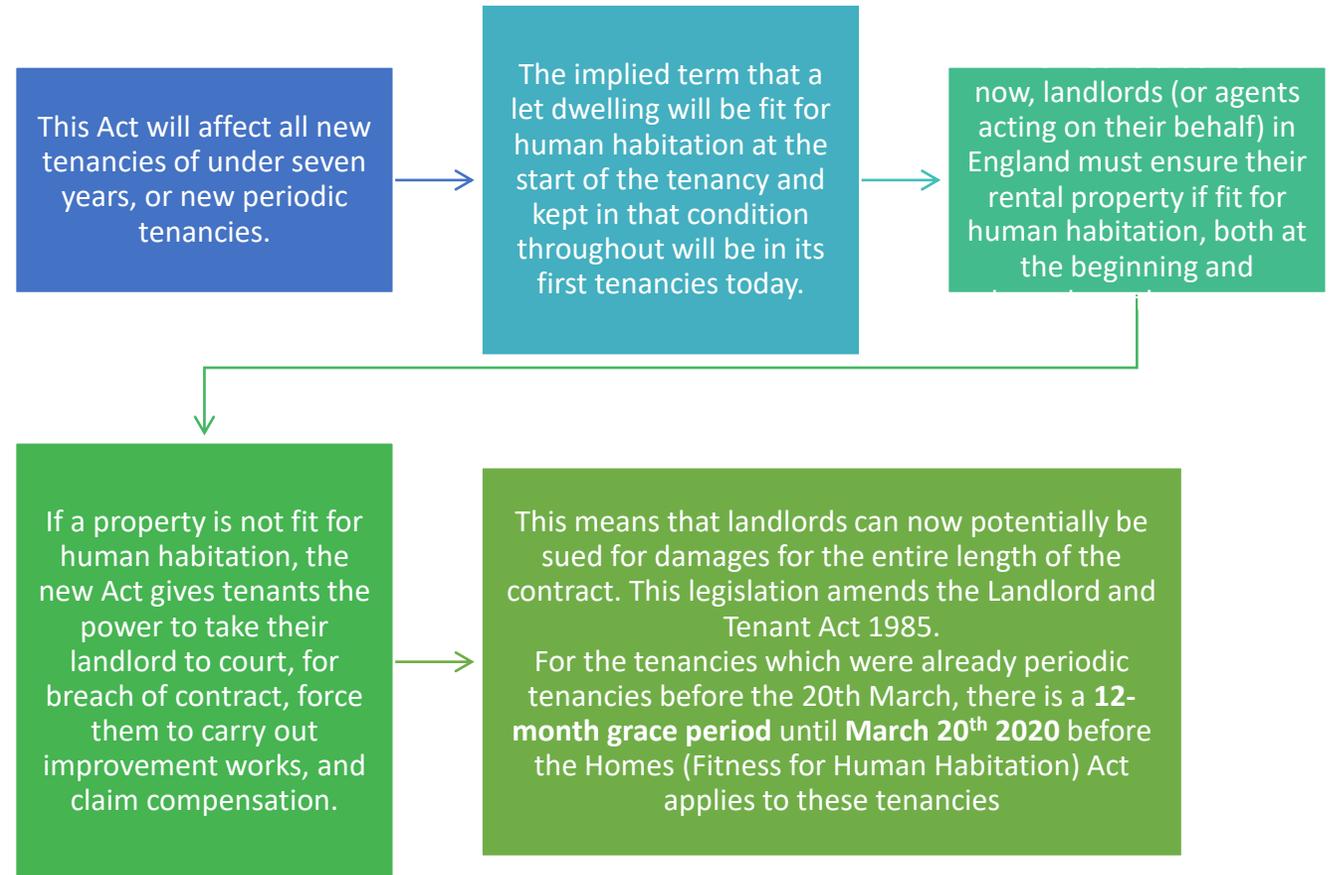
Provision has been made under the Housing and Planning Act 2016 for electrical safety checks to be carried out in regular interval and conducted by competent qualified persons.

Currently, it's a requirement to carry out 5 yearly electrical checks on HMOs but this new legislation would require it on all specified private rented properties

# Homes (Fitness for Human Habitation and Liability of Housing Standards). 20/03/2019



# Homes (Fitness for Human Habitation and Liability of Housing Standards). – 20<sup>th</sup> March 2019-England only



# Proposed Bill

- **Universal Credit** – Fully Operational Service
- **Renters Reform Bill 2023** Pets, Benefits, Section 21/8, LL Register, Ombudsman

DHS, Rent increases

- **Selective Licensing** LBH