

A NEW YEAR, A NEW START.

Why continue to be a Landlord?

Although the Renters Rights Act has been “several years in the making” only in the last 12 months has the reality resonated with Landlords, especially when the Bill finally became an Act on 27<sup>th</sup> October 2025.

From early to mid-2025 an exodus of Landlord’s leaving the rental sector was experienced, with some 15/20 % of fresh property listings for sale originating from former rentals.

Unfortunately, bad news always travels more swiftly than good, and ultimately the severity of a situation gathers more negative momentum.

In reality, YES, this is the most intense overhaul of the rental market since the Deregulation Act of 2015. At the time scaremongers predicted the demise of the industry, but what happened, a new era evolved, more diverse actions emerged, confidence was restored and it was business as usual.

The Renters Rights Act is NO different, YES there are more “hurdles” to overcome, Landlords, along with certain Agents, will have to improve their knowledge and standards, however, as in all walks of life, the strong will continue to thrive.

The rental market, in the sense of demand, is as strong as ever, even more so as the available stock diminishes. So why dispose of your investment? embrace the scenario, rather than desperately seeking other avenues to invest in. Remember, property has maintained consistent steady growth throughout time, look at 10-year price levels to substantiate this. YES, on occasions Property prices falter, although invariably they return and increase to a higher level.

For Landlords a rental property usually forms part of a pension fund, therefore you are in for the “long haul” If you sell and invest your money elsewhere will it yield a higher growth. Work out what the property has gained in value over the last 10 or 20 years, then include your short-term return through the rental revenue covering this period. Would the total amount increase investing in other avenues, without incurring higher risk levels, if the answer is NO, then Keep Calm & Continue Letting?

HOW DO I CONTINUE TO BE A LANDLORD?

Through our experience many Landlords, who self-manage, have a fundamental knowledge of the semantics of letting a property, however now is the time to “raise the bar”.

- 1: An ill-equipped Letting Agent is not the way forward, where you are consistently having to remind them of matters.
- 2: Certification, Legislation & Repairs are a crucial factor.
- 3: Evidential paper trails are paramount.
- 4: Appeasing all governing bodies, ensuring compliance.
- 5: Knowledge is everything to be able to resolve complicated matters to avoid problems escalating and FINES incurred.

The imminent new legislation appears daunting, although it is not insurmountable.

A Landlord self-managing, is NOT the future.

An ARLA Property Mark Agent, who has earned the British Property Gold Award for efficiency since 2020 IS THE WAY FORWARD.

Let The Lee Shaw Partnership guide you through 2026 and beyond.

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