



Agricultural & Development Consultants, Chartered Surveyors, Auctioneers & Estate Agents
Oakleigh House, Thrapston, Northamptonshire NN14 4LJ

Professional Ponderings – June 2026

Residential Lettings

The implementation of Phase 1 of the Renters' Rights Act began in earnest from the 1st May 2026, and we are now fully in the "New World" so to speak.

There has been a fair amount of trepidation and worry for many landlords whilst this Act has worked its way through parliamentary procedure and beyond, and a lot of uncertainty on how the various requirements of the Act could affect their properties and the rental market as a whole.

At Bletsoes, our Lettings Team have been working very hard and diligently behind the scenes to ensure our fully managed landlords always remain compliant and one step ahead, ensuring all processes are reviewed and adjusted where necessary to encompass the new rules and regulations.

The Information leaflet produced by the Government for all existing tenancies was required to be sent to all tenants before the 31st May 2026. Our Lettings team have ensured this has been actioned for all fully managed landlords and have also contacted all our Let only landlords to advise them of the deadline.

We are confident that with extra care and attention given throughout tenancies, including more robust inspection procedures that will benefit both landlords and tenants alike, the new regulations can be worthwhile and beneficial, hopefully for all parties.

There will be additional phases of the Renters' Rights Act rolled out later this year and over the next couple of years, to include the new PRS (Private rented sector) database, requiring landlords to register themselves along with their properties and also the mandatory sign up to the new PRS Landlord Ombudsman service

All these changes show there has never been a better time for private landlords who are navigating the changes alone, to consider using an Agent to manage their property or properties. Especially when you consider the financial penalties that can be incurred for landlords who flout the rules, even if that is unintentionally. The penalties can range from initially £7,000 up to £40,000 for repeated non-compliance.

As an active member of Propertymark, Bletsoes are kept abreast with full details of all changes in legislation, and this information is made readily available to our fully managed landlords. Just another reason to use Bletsoes Lettings Team for all your rental property needs, providing accurate and up to date information helping landlords stay compliant.

If you would like some more information on the types of service the Bletsoes Lettings Team offer, then please do get in touch and a member of the Team will be more than happy to help.



Teresa Mutton MARLA
Residential Lettings Manager