

Renters' Rights Act 2025: The Database

The second phase of the Renters' Rights Act 2025 is being implemented, with the introduction of the Private Rented Sector Database (PRSD) around the corner.

The PRSD is being introduced from **15 December 2026** over a 12-month period. It will be rolled out on a regional basis, starting with the **West Midlands**. Landlords will have a finite period in which to register on the PRSD or face a fine.

If you are a landlord of an assured or regulated tenancy, you must register yourself and each of your properties through the service.

There is an **annual £65 registration fee per property**, and **registration must be renewed each year**. Landlords remain responsible for providing all required information.

Regional Rollout

- As above, the PRSD is rolling out on a regional basis across England from **15 December 2026**, beginning in the West Midlands.
- Registration deadlines are based on the property's location, not the landlord's address.
- Currently, only properties that are under let or become let during the rollout period need to be registered.
- Under future legislation, unoccupied properties will also need to be registered before being marketed for let, and unique landlord and property identifiers will need to be included on adverts. Further guidance on this is awaited.

Registration Deadlines

Once properties in a region are required to be registered, landlords have a **3-month window** to complete the registration. After the deadline, Councils can initiate enforcement.

Landlords can register before the deadline if they wish, including registering properties in multiple regions at once.

The registration deadlines are:

- **West Midlands:** commences 15 December 2026, deadline 14 March 2027
- **East of England:** commences 15 January 2027, deadline 14 April 2027

- **East Midlands:** commences 15 February 2027, deadline 14 May 2027
- **South East:** commences 15 March 2027, deadline 14 June 2027
- **Yorkshire and Humber:** commences 15 April 2027, deadline 14 July 2027
- **North West:** commences 15 May 2027, deadline 14 August 2027
- **North East:** commences 15 June 2027, deadline 14 September 2027
- **London:** commences 15 July 2027, deadline 14 October 2027
- **South West:** commences 15 August 2027, deadline 14 November 2027

Information You'll Need to Provide

Landlords need a GOV.UK One Login.

If using a letting agent, the landlord must start the registration process themselves, but agents/property managers can upload certain information on the landlord's behalf. The Government will be producing guidance for letting agents and property managers on how this will work.

The information Landlords are required to upload can vary depending on the type of Landlord. **Note:** there are exceptions for personal representatives of a deceased's estate; deputies and insolvency practitioners.

Individual Landlords

- Name, date of birth, residential address, telephone number, and email address.

Organisational Landlords

- Organisation name/description, type of legal entity, address (not a PO Box), telephone number, email address, and details of the individual making the entry.
- Nominated contact details, Companies House registration number (if applicable), and charity number (if applicable).
- Where no Companies House number is provided: names, dates of birth, and addresses of all directors, trustees, partners, or governing body members. For trusts: lead trustee details.

For all Landlords:

- **Acting in a Specific Capacity** - All landlords must declare whether the person making the entry acts in a specific capacity (e.g. donee of a power of attorney, personal representative, court-appointed deputy, guardian, receiver, trustee in bankruptcy, liquidator, administrator, administrative receiver, mortgagee, or similar). Relevant evidence of authority must be provided.
- **Dwelling Information** - Address, landlord name and correspondence address (not PO Box) and email, ownership type, dwelling type, number of bedrooms, whether currently let, and details of freeholder/superior landlord/property manager.
- **Tenancy Information** - Number of occupants, number of households, HMO/additional/selective licence information, and whether furnished/partly furnished/unfurnished.
- **Rent Information** - Rent charges, frequency of payment, whether inclusive of utilities and which ones.
- **Health and Safety Information** - Gas safety record (copy and issue date), EICR or EIC (copy and expiry date), EPC information, and MEES exemption information if applicable.
- **Fees** - Annual £65 fee per property. During rollout, the fee will be pro-rated so those signing up first don't pay more.

Benefits of the Service

- **For landlords:** demonstrates compliance with the rules.
- **For local councils:** an enforcement tool to identify and tackle poor practice.
- **For tenants (in future):** ability to check landlord compliance with key legal requirements.

Key contacts



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The information available to tenants will balance landlords' privacy concerns with tenants' need for informed rental choices.

Support

- Support will be available to landlords and agents. Once the PRSD is rolled out, a dedicated contact centre will be available to help with registration or renewal.

What should landlords do now?

- Identify their registration deadline and create a GOV.UK One Login.
- Unless an exception applies, collate Gas Safety Certificates; EICRs or EICs; and EPC(s) which were in force when the tenancy commenced and all those that have been obtained since (albeit, documents may be limited to those currently in force rather than obtained since the outset of the tenancy). Regardless, landlords may need to commission new reports and inspections so they have valid in date certificates.
- Have conversations with their agents to clarify who is responsible for what when it comes to the PRSD, so nothing is overlooked.
- Check Land Registry title(s) to ensure the correct landlord entity is being registered.

Why does it matter?

- To obtain a possession order, Landlords must have an active entry on the PRSD. Therefore, failure to comply could sterilize a property.