



LANDLORD GUIDE · 2026 EDITION

Letting your property, made straightforward.

How we let and manage homes across Enfield, Barnet and North London, and what the law asks of you as a landlord after the Renters' Rights Act.

Family-run since 1992

350+ homes under management

Professionally accredited

WELCOME

The right homes for the right people, since 1992.

The Accommodating Company is an independent, family-run lettings and property management specialist. The same family has run it for more than thirty years, and many of our landlords have been with us for most of that time. One landlord has let their flat through us for 23 years.

Letting a property can feel overwhelming, especially with the changes of 2026. This guide explains how we work, what we charge, and what the law expects of you, so you can let your property with confidence.

A dedicated point of contact

You deal with the same person throughout, not a rotating call centre.

Local, independent knowledge

Our advice on rents, tenants and the market comes from streets we know across Enfield, Barnet and North London.

Fully accredited and compliant

Client money protection, deposit protection and independent redress.

Transparent fees

Clear pricing, deducted monthly from rent collected. Nothing charged in advance and no hidden extras.

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OUR SERVICES AND FEES

Choose the support that suits you.

Two straightforward options, depending on how hands-on you want to be. Fees are deducted monthly from the rent we collect, never charged in advance.

Rent Collection & Compliance

7% of monthly rent · 8.4% inc. VAT

We find your tenant, set up the tenancy and manage the rent and essential compliance.

- ✓ Advertising on Rightmove, Zoopla, OnTheMarket and our website, with accompanied viewings
- ✓ Goodlord referencing, Right to Rent checks and tenancy agreement
- ✓ Gas, electrical and EPC checks coordinated, with inventory and check-in arranged
- ✓ Deposit registered with the Tenancy Deposit Scheme
- ✓ Monthly rent collection and emailed statements

MOST POPULAR

Full Management & Compliance

10% of monthly rent · 12% inc. VAT

Everything in Rent Collection, plus day-to-day management. We're the tenant's first point of contact.

- ✓ Repairs, maintenance and key holding
- ✓ Outgoings paid, and council tax and water transferred
- ✓ Annual inspections and improvement recommendations
- ✓ Ongoing compliance and legal guidance through the tenancy
- ✓ Check-out managed and advice on deposit deductions

Additional services

Selective licence applications

A separate service, not included in our fees. See the property licensing page.

Rent protection and legal-expenses cover

Optional, once referencing has passed. Subject to the provider's terms.

Inventory, check-in and check-out

Carried out by an independent clerk at the landlord's cost. Quotes on request.

Floor plans

Arranged externally for a small cost. Tenants find them useful when booking viewings.

What happens, and when.

Enquiries often start within minutes of a property going live. This is how a let moves from your first call to keys in the door.

1 Visit and value

We visit, assess the property and discuss its rental potential. We agree which service suits you, take detailed notes and photograph the property.

2 Prepare and market

We collect your certificates and the information the law requires. Then we advertise at a clear, fixed rent across the leading portals and our website. Under the Renters' Rights Act, we can't invite or accept offers above the advertised rent.

3 View and select

We carry out accompanied viewings and help you choose a suitable applicant. Every application is considered fairly, including from families, tenants receiving benefits and people with pets. If you'd like to meet applicants, just let us know.

4 Reference and agree

The applicant pays a holding deposit (capped at one week's rent) and completes referencing. Meanwhile we finalise certificates, book the inventory and make sure the property is clean and ready. Once references pass, everyone signs the tenancy agreement, and the tenant gets the required written information before the tenancy is agreed.

5 Move in and manage

The tenant pays the first month's rent and a deposit of up to five weeks' rent. We release keys only when all funds are received and the agreement is signed. The deposit is registered with the Tenancy Deposit Scheme. Rent is due on the same date each month, and we pay it to you minus fees and any agreed costs, with a monthly statement.

No rent in advance. We can't request rent before the tenancy agreement is signed, and after that we can ask for no more than one month in advance.

LEGISLATION

The Renters' Rights Act.

Private renting in England changed significantly on 1 May 2026. These are the biggest changes we've seen in more than thirty years.

IN FORCE SINCE 1 MAY 2026

Rolling tenancies

Tenancies now roll on monthly with no fixed end date. Tenants can leave with two months' written notice.

Section 21 has ended

No more "no-fault" evictions. Possession needs a valid Section 8 ground, such as arrears, selling or moving in.

Rent increases

At most once a year, with two months' notice. Increases must reflect market rent and can be challenged.

Bidding and rent in advance

No offers above the advertised rent, and no more than one month's rent in advance.

Pets

Tenants can ask to keep a pet. Any refusal must be reasonable and given in writing.

Fair access

You can't refuse tenants because they have children or receive benefits.

STILL TO COME

FROM LATE 2026

Private Rented Sector Database

Landlords register themselves and their properties, including safety records.

EXPECTED 2028

Landlord ombudsman

Mandatory for all landlords, to resolve complaints outside court.

TARGET 2030

Higher energy-efficiency standard

A proposed minimum of EPC C, unless an exemption applies.

DATE TO BE CONFIRMED

Decent Homes Standard and Awaab's Law

A minimum standard for rented homes, and legal deadlines for fixing serious hazards such as damp and mould.

General guidance, not legal advice. More at [gov.uk](https://www.gov.uk) and our [guides](#).

Does your property need a licence?

Some councils require private landlords to hold a licence before letting. This can apply to a home let to a family or to one or two people, not just shared houses. Letting without a required licence can lead to fines and to repaying rent, so check before you let.

ENFIELD'S SELECTIVE LICENSING SCHEME

Enfield's current scheme started on 1 September 2026 and covers 17 wards. Whether your property needs a licence depends on its address and circumstances, including any exemption.

- ✓ Check your address with the checker at enfield.gov.uk/services/housing/selective-licensing-scheme
- ✓ Unsure? Email the Council's licensing team at prsh@enfield.gov.uk with the full property address.
- ✓ Once licensed, read the conditions carefully and keep the licence with your property records. Check the guidance again if the management or occupancy changes.

Properties outside Enfield

Barnet and other North London boroughs run their own schemes, and the areas they cover change. Check the local council's website using your property postcode.

How we can help

We offer selective licence applications as a separate service. It isn't included in our management fees. We'll explain the scope and fee before you decide.

HMOs. Houses in Multiple Occupation have separate licensing rules. We don't let or manage HMOs, so please contact the council directly for HMO enquiries.

The council decides whether a property needs a licence and decides applications. This page is general information only.

What the law asks of every landlord.

We can't advertise or let a property until the essentials are in place. If a valid certificate isn't provided at the start of a tenancy or on renewal, we may appoint a qualified contractor to carry out the check.

Gas safety	Have every gas appliance, flue and fitting checked by a Gas Safe registered engineer every 12 months. Give new tenants the certificate before they move in, and existing tenants a copy within 28 days of each check.
Electrical safety (EICR)	Have the electrical installation inspected and tested by a qualified person at least every 5 years, or sooner if the report says so. Give tenants a copy and complete any required remedial work within 28 days. We also recommend PAT testing any appliances you supply.
Smoke and carbon monoxide alarms	Fit a smoke alarm on every storey used as living space. Fit a CO alarm in every room with a fixed combustion appliance, such as a boiler or wood burner (gas cookers excluded). Check the alarms work on the first day of each tenancy, and repair or replace them promptly when told they're faulty. A heat alarm in the kitchen is recommended.
Energy Performance Certificate	You need a valid EPC rated E or above before marketing, unless a registered exemption applies. An EPC lasts 10 years. The Government's target is C by 2030.
Furniture and furnishings	Any upholstered furniture you supply, new or second-hand, must meet the Furniture and Furnishings (Fire) (Safety) Regulations 1988 (as amended) and carry the correct labels.
Fitness for habitation	Keep the home safe, in repair and free from serious hazards, including damp and mould, under the Homes (Fitness for Human Habitation) Act 2018.
Legionella	Assess the risk from the water system and take simple control measures. We can advise.
Right to Rent	Check that every adult tenant has the right to rent in the UK before the tenancy starts. We do this as part of referencing.

Protecting your income and your property.

DEPOSITS

We take a deposit of five weeks' rent, the legal maximum where annual rent is under £50,000 (six weeks above that), to cover damage to the property and its fittings.

We register deposits with the Tenancy Deposit Scheme within the legal 30 days and give all parties the prescribed information. Once deductions are agreed, the deposit is returned within 10 days. Disputes go to the scheme's free, independent resolution service.

If you hold the deposit yourself, you must protect it in an authorised scheme. Failing to can mean a penalty of up to three times the deposit and can limit your ability to regain possession. We can't accept responsibility for deposits held by a landlord or another agent.

REFERENCING WITH GOODLORD

We use Goodlord to reference tenants and to send tenancy agreements and legal documents, so everything is paperless and ready for renewals.

Every tenant over 18 is referenced. Applicants upload payslips, an employment contract, a passport and a selfie for ID, and can use open banking to verify income. Goodlord also takes landlord references and runs a full credit check for CCJs and adverse history.

We share the final report with you, so you can make an informed decision about the application.

Rent protection and legal-expenses cover

Once referencing has passed, you can take out optional rent protection and legal-expenses cover. It's charged separately and depends on the provider's terms and the tenant meeting its criteria. We'll explain the current options, eligibility and cost before you decide.

Client money protection

Rent and deposits we hold are protected through our safeagent Client Money Protection membership, and we're a member of The Property Ombudsman for independent redress.

The financial side of letting.

General information only. Please speak to an accountant or financial adviser about your own circumstances.

Income tax

UK residents pay income tax on rental profit: gross rent minus allowable expenses such as agency fees, insurance, and maintenance and repairs.

Making Tax Digital for Income Tax **NEW FOR 2026**

Since 6 April 2026, landlords and sole traders with qualifying income over £50,000 must keep digital records and send HMRC quarterly updates, using compatible software. The threshold falls to £30,000 from April 2027, with £20,000 planned from April 2028. The test uses gross rent plus any self-employed income, not profit. Our monthly statements can help with your records.

Non-Resident Landlord Scheme

If you usually live outside the UK, or are away for more than six months a year, HMRC treats you as a non-resident landlord. Unless HMRC approves you to receive rent gross, we're required to deduct basic-rate tax from your rent. You can apply online with form NRL1. Joint owners each need their own approval. Apply early so tax isn't deducted while you wait.

Insurance

Make sure the building and any contents are adequately insured. Unfurnished homes still have curtains and white goods. Tell your insurer you plan to let and confirm once you have. Failing to do this can void your cover. Some insurers set letting conditions that may affect your choice of tenant, so please share them with us. If your insurer won't cover a let, we can introduce you to specialist landlord insurers.

Mortgage and leasehold consent

Get written consent from your mortgage lender before letting. If the property is leasehold, check the lease and get the freeholder's consent if it's required.

The practical details.

Inventory and check-in

A detailed inventory records the condition of fixtures, fittings and furnishings, inside and out, at the start of the tenancy. It's essential if there's a deposit dispute. Where instructed, an independent clerk carries out the inventory, check-in and final check-out.

Utilities and council tax

Tenants pay council tax, gas, electricity, water and broadband. We tell the council and water supplier about the change of occupancy through Goodlord, but please also make sure your own providers know. Tenants may switch energy supplier.

Pets

Tenants can ask to keep a pet, and each request must be considered on its merits. Where a pet is agreed, we add clauses covering damage, nuisance to neighbours and cleaning at the end of the tenancy.

Gardens and balconies

Tenants must keep outside space clean and tidy. Hand it over in good order, and consider leaving basic tools so tenants can keep it that way.

Lofts, cellars and outbuildings

We don't inspect these unless you ask us to. Please tell us what's stored there, as it can affect safety. We recommend not storing belongings at the property once it's let.

Keys

Please provide one full set of keys for each adult tenant, plus a set for us if we're managing the property.

Keeping good records. Under the new rules, and with the Private Rented Sector Database on the way, organised records matter more than ever. Keep current copies of safety certificates, EPCs, tenancy and deposit documents, licence details, and maintenance and inspection records. For fully managed properties, we keep these on your behalf.

Presentation is key.

Good presentation helps attract the right tenant and supports a successful tenancy. Properties can be let furnished, part-furnished or unfurnished, but tenants generally expect a cooker, washing machine and fridge freezer. Hold off on buying new furniture until you have a tenant.

- ✓ Tidy the exterior: refresh paintwork and trim back hedges and shrubs.
- ✓ Fix the small things, like loose sockets, damaged flooring and dead bulbs, and tell us about any outstanding repairs.
- ✓ Repaint tired rooms in neutral colours.
- ✓ Declutter so rooms feel brighter and more spacious.
- ✓ Arrange a professional clean, including steam-cleaning the carpets.
- ✓ Let the light in: remove heavy curtains and nets and air the rooms before viewings.
- ✓ Present the garden well, as it can be a key selling point.
- ✓ Fix broken fences and make sure windows and doors lock securely.

Your landlord checklist

- | | |
|--|---|
| ☐ Gas safety certificate | ☐ Electrical safety report (EICR) |
| ☐ EPC, rated E or above | ☐ Smoke and CO alarms fitted |
| ☐ Selective licence, if required | ☐ Mortgage or freeholder consent |
| ☐ Landlord insurance updated | ☐ Keys, one set per adult |
| ☐ Utilities and council tax noted | ☐ Non-resident approval, if needed |

Notes



THINKING OF LETTING YOUR PROPERTY?

Ready for an honest valuation?

No obligation and no pressure. Just a clear view of what your property could achieve, and the level of support that would suit you.

 **020 8447 8400**

 contact@accommodatingcompany.co.uk

 52 Browning Road, Enfield, Middlesex EN2 0EN

ACCREDITED AND REGULATED



Last reviewed 13 October 2026

Our Client Money Protection certificate, The Property Ombudsman's Code of Practice and our complaints procedure are at [Accreditations & documents](#). This guide is general information, not legal or financial advice, and reflects the law in England on the review date above.