

Late 2026 - 2028: PRS Database & Landlord Ombudsman

Landlord FAQ

Q: What is the PRS Database?

A: A new national register - expected to be called "Register your rental property" - where landlords will need to record themselves and each of their properties, including compliance information, before letting. It's designed as a one-stop shop so tenants, landlords, and local councils can all check a property's compliance status.

Q: When do I need to register?

A: Rollout is expected to begin region by region from late 2026, widening through 2027. No confirmed national launch date has been announced as of August 2026, so keep an eye on official updates rather than a fixed date - but plan to register promptly once it opens for your area, since registration is expected to become mandatory before you can let a property.

Q: Will there be a cost to register?

A: An annual fee has been proposed, though the amount hasn't been confirmed yet and is expected closer to launch. We'll update this guidance once the figure is announced.

Q: What is the Landlord Ombudsman, and how is it different from the database?

A: The database is a register of landlords and properties. The Ombudsman is a separate, free dispute resolution scheme that gives tenants an independent, formal route to raise complaints without going to court - similar in principle to schemes that already exist for letting and managing agents, but specifically for landlords.

Q: When does joining the Ombudsman become mandatory?

A: Current government timelines point to mandatory membership during 2028, after the PRS Database has rolled out and bedded in. As with the database, this date hasn't been finally confirmed.

Q: What happens if I don't register or don't join when the schemes go live?

A: Expect this to carry real consequences - non-registration is expected to prevent a landlord's ability to rent the property, to restrict reliance on certain Section 8 possession grounds, alongside civil penalties, and tenants are expected to gain a route to rent repayment orders for persistent non-compliance. Exact figures and mechanics will be confirmed as the schemes launch.

Q: What should I do now, given there's no confirmed launch date yet?

A: There's nothing to register for yet, so no immediate action is needed. It's worth keeping your compliance paperwork and property records in good order in the meantime, since you'll likely need to draw on this information when registration opens. Your local Winkworth office will keep you updated as firm dates are confirmed.