

Landlord Update

Spring/Summer 2026 edition



Welcome to the latest edition of the landlord newsletter

Keeping Cheshire West and Chester landlords informed.

At a time of unprecedented challenges ranging from the continued drive to improve housing condition and management standards, renters continuing to face cost of living pressures as well as the changes to the way landlords are taxed, being a landlord can often seem a difficult job.

Be rest assured as a Council, we will do everything we can to help and assist you starting with this newsletter which is full of useful information to help you keep abreast of the latest developments.

Housing Standards and licensing

Making sure you meet the necessary housing standards to demonstrate you are a good landlord/agent.

Are you ready for the Renter's Rights Act 2025?

The Renter's Rights Act 2025 came into force on May 1 2026. The Act aims to deliver on the Government's key manifesto commitment to transform the experience of private renting, including by ending Section 21 'no fault' evictions. The Government says: "the Act will give renters much greater security and stability so they can stay in their homes for longer, build lives in their communities, and avoid the risk of homelessness." The Renter's Rights Act will:

- **Abolish section 21 evictions** and move to a simpler tenancy structure where all assured tenancies are periodic – providing more security for tenants and empowering them to challenge poor practice and unfair rent increases without fear of eviction. This new way of working will be implemented in one stage providing all tenants the security they need immediately.
- **Ensure possession grounds are fair to both parties**, giving tenants more security, while ensuring landlords can recover their property



when reasonable. The Act introduces new safeguards for tenants, giving them more time to find a home if landlords evict to move in or sell, and ensuring unscrupulous landlords cannot misuse grounds.

- **Provide stronger protections against backdoor eviction** by ensuring tenants are able to appeal excessive above-market rents which are purely designed to force them out. As now, landlords will still be able to increase rents to market price for their properties and an independent tribunal will make a judgement on this, if needed.
- **Introduce a new Private Rented Sector Landlord Ombudsman** that will provide quick, fair, impartial and binding resolution for tenants' complaints about their landlord. This will bring tenant-landlord complaint resolution in line with established redress practices for tenants in social housing and consumers of property agent services.

- **Create a Private Rented Sector Database** to help landlords understand their legal obligations and demonstrate compliance (giving good landlords confidence in their position), alongside providing better information to tenants to make informed decisions when entering into a tenancy agreement. It will also support local councils – helping them target enforcement activity where it is needed most. Landlords will need to be registered on the database in order to use certain possession grounds.
- **Give tenants strengthened rights to request a pet in the property**, which the landlord must consider and cannot unreasonably refuse.
- **Apply the Decent Homes Standard to the private rented sector** to give renters safer, better value homes and remove the blight of poor-quality homes in local communities.
- **Apply ‘Awaab’s Law’ to the sector**, setting clear legal expectations about the timeframes within which landlords in the private rented sector must take action to make homes safe where they contain serious hazards.
- **Make it illegal for landlords and agents to discriminate against prospective tenants in receipt of benefits or with children** – helping to ensure everyone is treated fairly when looking for a place to live.
- **End the practice of rental bidding by prohibiting landlords and agents from asking for or accepting offers above the advertised rent.** Landlords and agents will be required to publish an asking rent for their property and it will be illegal to accept offers made above this rate.
- **Strengthen local authority enforcement** by expanding civil penalties, introducing a package of investigatory powers and bringing in a new requirement for local authorities to report on enforcement activity.
- **Strengthen rent repayment orders** by extending them to superior landlords, doubling the maximum penalty and ensuring repeat offenders have to repay the maximum amount.

The Government has produced a helpful guide - **Renting out your property: guidance for landlords and letting agents - Renter’s Reform Act: an overview for landlords - Guidance - GOV.UK** to ensure that landlords and managing agents have all the information they need to ensure they are compliant with the Act which came into force on 1 May 2026.

To ensure there is a level playing field for all landlords and agents, the Act gives Councils a duty to enforce any Renter’s Reform Act breaches and offences through Civil Penalty Notices (CPNs).

The Government has produced a Duty to enforce guide: **Enforcement of the new tenancy system under the Renter’s Reform Act 2025 - GOV.UK**

Are you an accredited landlord?

Becoming an accredited landlord with the Cheshire Landlord Accreditation Scheme (CLAS) makes good business sense as it shows both tenants and prospective tenants that you are a good landlord who wishes to house your tenants in a good home.

Don’t wait! Why not show that you are a good landlord/agent and become accredited with the Cheshire Landlord Accreditation Scheme!

For more details email: housingstandards@cheshirewestandchester.gov.uk or why not apply online at: <https://www.cheshirewestandchester.gov.uk/residents/housing/private-rented-sector/private-landlords/cheshire-landlord-accreditation-scheme.aspx>

Empty Homes

How you as a landlord can help us bring 800 long term empty homes back into use by 2028.

Conversion Grant Update

This financial year sees significant changes to the amount of grant available to landlords when accessing the Conversion Grant. Landlords can now apply for a grant covering 50% of the cost of the eligible works up to a maximum of £15,000 per self-contained unit of accommodation, with a maximum of £75,000 per overall scheme.

That’s an increase of £5,000 per unit and £25,000 per development that’s not all though, the grant is non repayable unless a condition is breached.

For more information on how you can access a Conversion Grant contact a member of our Empty Homes Team at: emptyhomes@cheshirewestandchester.gov.uk

Latest News, Information and Advice

Making sure you have all the latest information and advice you need to help you deliver a good housing management service to your tenants.

Latest stats about the sector

Did you know that in Cheshire West there are more private rented sector tenancies than social housing tenancies?

There are 20,182 private sector tenancies across the Borough representing 16.4% of the total housing stock. It is worth noting that certain parts of the borough has large concentrations of private rented sector tenancies such as in Chester City at 55.6% due to the large student population. A number of other areas also have large concentrations such as Hoole at 31% and Ellesmere Port at 22%.

Although the average residential rent of £957 per month for the borough is slightly below the national average of £1,083, when compared with local average earnings of £35,100 it equates to approximately 37% of income being spent on housing, which is high. The local rental rate has been rising year on year in line with the national trend moreover, rates of private rental are higher in urban wards and in particular Boughton, Chester City, Garden Quarter and Rossmore.

Waste and Recycling - Are your tenants managing their waste correctly?

Do they have the correct containers and understand what goes in them and when their collection day is?

Please see below for some useful links and information to share with your tenants.

General information on containers and collection days: [Your bin collection | Cheshire West and Chester Council](#)

Tenants can get a free food caddy to recycle their food waste weekly. Order at www.cheshirewestandchester.gov.uk/orderbin or call us on 0300 123 7026.

We offer a chargeable garden waste collection service, emptying garden waste bins fortnightly until 11 December for £55 per bin.

Tenants can opt-in and subscribe at: cheshirewestandchester.gov.uk/gardenbin

If tenants need to dispose of larger items, such as white goods and furniture, find out more about our chargeable service for domestic households or our Household Waste Recycling Centres:

[Bulky items collection | Cheshire West and Chester Council](#)

[Find a recycling centre | Cheshire West and Chester Council](#)

You can sign up and subscribe for email updates about the Council's Waste and Recycling service:

<https://public.govdelivery.com/accounts/UKCHESHIREWESTANDCHESTER/subscriber/new>

SAVE THE DATE next Landlord Forum

Please be advised that the next Landlord Forum will be held on Thursday 24 September 2026. Run by and facilitated by the Residential National Landlords Association it promises to be an informative event for both landlords and agents. So look out for more information over the coming months.



Housing Initiatives

Calling all landlords with a vacant let!

Do you have a vacant let and need a tenant? Fed up paying huge tenant finding fees? Well read on.....

The Council has launched a new Private Rented Sector Service which has been especially designed for those landlords who have a vacant let.

The offer to landlords has been developed to provide a tenant matching service for those landlords who are able to deliver on affordable rents for their private sector properties. When we say 'affordable rents', we mean rents that fall in-line with the current Local Housing Allowance rates within Cheshire West and Chester.

As a team we are here to support both the landlord and the tenant; and we can also help with preventative work if the tenancy runs into any difficulties. However, we aim to minimise such problems by trying to get things right from the start!

We can offer a range of landlord incentives as well so what are you waiting for contact the Private Rented Sector Service now on:

Telephone: 0151 337 6322

Email: privaterentenquiries@cheshirewest.gov.uk



Warm Homes Grant



Warm Homes Grant funding is expected to be available until 31 March 2028 in west Cheshire for home insulation and renewables such as heat pumps and solar panels. The grant has been made possible by funding from the Department of Energy Security and Net Zero.

Grants are available for homes which have an Energy Performance Certificate (EPC) that is Band D, E, F or G. You can check on the Energy Performance Certificate Register <https://www.gov.uk/find-energy-certificate> for your address. If your property doesn't have a certificate, we can help you to arrange one if you qualify for this scheme.

The amount of grant you can apply for varies depending on your property and the type of work that is needed. Homeowners are typically not expected to pay anything towards the scheme unless building repairs are needed before the insulation or renewables can be installed. In private rented properties, the landlord is expected to make a minimum 50 per cent contribution to the scheme after the first property.

Typical improvements to your home that may be carried out using the grant, include:

- solid wall insulation (internal or external)
- cavity wall insulation

- loft, room-in-roof and flat roof insulation
- under-floor insulation
- heat pump
- solar photovoltaic (PV) panels for electricity generation
- high heat retention electric storage heaters, where a heat pump isn't suitable
- heating controls.

To qualify, you must be a homeowner who is living in the property as their main residence, or a private tenant, and meet the income criteria listed below.

- You receive an income related benefit (for example, Universal Credit, Pension Credit Guarantee, Council Tax Support, income-related Employment and Support Allowance, or Tax Credits), or
- Your total household income before tax, National Insurance and other deductions is no more than £36,000, or
- Your total household income before tax, National Insurance and other deductions is no more than £20,000 after your housing costs have been deducted (by housing costs, we mean mortgage payments, rent payments and Council Tax).

To find out more information and apply online, please go to National support schemes | Cheshire West and Chester Council



Talk to us, let us know what's on your mind.

Have you got an idea or a suggestion?

Then why not email our Housing Policy and Strategy Team on housingstrategy@cheshirewestandchester.gov.uk

Housing Policy and Strategy Team
The Portal
Wellington Road
Ellesmere Port
CH65 0BA

housingstrategy@cheshirewestandchester.gov.uk

Do you have any questions about HMO licensing or housing standards and conditions?

Then please email our Regulatory Services team on housingstandards@cheshirewestandchester.gov.uk or you can ring 0300 123 7038 and ask to speak to someone from private sector housing.

Regulatory Services Team
The Portal
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Do we have your correct contact details?

Don't forget, if your contact details have recently changed, please make sure you let us know by emailing housingstrategy@cheshirewestandchester.gov.uk, Don't forget you can't keep up to date with what's going on if the contact details we hold are incorrect! Please be assured that your details will never be given to any external organisations without gaining your written permission first.