



Trusted local lettings · Established 1989

A Guide for Landlords

How we let and manage your property in Aylesbury and Leighton Buzzard — our services, the lettings process, compliance under the Renters' Rights Act 2025, and clear 2026 fees.



Michael Anthony Lettings

Aylesbury · Leighton Buzzard

michaelanthony.co.uk · October 2026

Welcome

Letting a home in England means more checks, paperwork and legal duties than ever. This guide sets out how Michael Anthony looks after landlords — from instruction through to the end of a tenancy.

Letting a property involves compliance checks, careful marketing and ongoing legal duties. We follow the latest legislation so that landlords, properties and tenants stay compliant — saving you time and helping you protect your investment.



Why use a regulated agent?

There is still no mandatory regulation of every letting agent in England. Unlicensed agents can leave landlords and tenants without the protections that matter when money or a dispute is at stake. Michael Anthony is a licensed ARLA Propertymark member, so you deal with qualified agents who follow a professional Code of Practice.

Qualified advice

You deal with trained agents who can give you up-to-date professional guidance on lettings law and the local market.

Code of Practice

We follow the rules of conduct laid down by our professional body, ARLA Propertymark.

Client money protection

Your money is protected by a Client Money Protection scheme provided by Propertymark.

Independent redress

We are members of The Property Ombudsman (membership no. T08285), so there is a clear route if something goes wrong.

Professional indemnity

We hold Professional Indemnity insurance as part of our membership requirements.

Firm foundations

Established in 1989 by Michael Anthony Donnachie, we have deep local knowledge across Buckinghamshire and Bedfordshire.

Service levels at a glance

Choose the level of support that suits you. All prices include VAT. Full figures are in the Fee Schedule at the end of this guide.

LET ONLY One month's rent Payable in advance · we find and set up the tenancy; you manage it	RENT COLLECTION 12% of the rent, charged monthly · Let Only plus collecting rent and statements	FULLY MANAGED 15% of the rent, charged monthly · Rent Collection plus day-to-day management
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Set-up fee (all services): Initial £420.00 for the first tenancy we arrange at the property, or Ongoing £300.00 for each later tenancy. Fully Managed also includes a compliance fee of £4.80 per tenancy per month. "Add-on" items are available at the prices in the Fee Schedule.

What is included	Let Only	Rent Collection	Fully Managed
Rental valuation and advice on the advertised rent	✓	✓	✓
Marketing on Rightmove, Zoopla and OnTheMarket (photos, floor plan, virtual tour — set-up fee)	✓	✓	✓
Accompanied viewings	✓	✓	✓
Tenant referencing, ID and sanctions checks	✓	✓	✓
Initial right to rent checks	✓	✓	✓
Tenancy agreement and move-in paperwork; collecting first rent and deposit	✓	✓	✓
Arranging inventory and check-in (Inventory Price List)	✓	✓	✓
Arranging pre-tenancy safety certificates (certificate cost charged to you)	✓†	✓†	✓
Protecting the deposit with TDS and prescribed information	Add-on	Add-on	✓
Collecting rent, monthly statements and chasing late rent	—	✓	✓
Non-Resident Landlord tax deductions (where we collect rent)	—	✓	✓
Follow-up right to rent checks	Add-on	Add-on	✓
Arranging repairs and maintenance (your approval except emergencies)	—	—	✓
Arranging ongoing safety checks and renewals	Add-on†	Add-on†	✓
Property visits (within the first three months, then every six months, for Fully Managed)	Add-on	Add-on	✓
Day-to-day tenant contact, including pet requests	—	—	✓
Monthly compliance updates (compliance fee £4.80/month)	—	—	✓
End-of-tenancy deposit review and negotiation	Add-on	Add-on	✓
Serving legal notices (Section 8 / Section 13)	Add-on	Add-on	Add-on

† For Let Only and Rent Collection, certificate prices include an additional £120.00 inc. VAT per certificate or service; smoke and CO alarms are from £75.00 per alarm. See the Fee Schedule.

Our lettings process

From valuation to move-in (and beyond, if you choose Fully Managed), we keep the steps clear and keep you informed.

1 Rental valuation

We provide an accurate valuation of expected rental income. Our team knows the Aylesbury and Leighton Buzzard lettings markets well.

2 Choose your service

We explain Let Only, Rent Collection and Fully Managed, and help you pick the option that fits your circumstances.

3 Marketing

Professional photography, floor plans and a virtual tour, then advertising on Rightmove, Zoopla and OnTheMarket, plus our own channels.

4 Viewings and feedback

We accompany viewings and update you with feedback as soon as we can. Our ARLA-trained agents discuss interest and offers with you.

5 Referencing

Once you approve an offer, we run thorough referencing — finances, previous landlord and employer checks where applicable, plus right to rent, ID and sanctions checks.

6 Tenancy agreement

We prepare an assured periodic tenancy agreement that reflects current legislation, and arrange signing via Signable.

7 Deposit and move-in

Deposit collected and protected as required, prescribed information served, inventory and check-in arranged, then the tenant moves in.

8 Property management

On Fully Managed, our in-house team handles day-to-day contact, repairs (via the Michael Anthony client app), inspections and compliance renewals.

Your first 30 days

A typical timeline from instruction to check-in

Every property is different, but this is the path most new instructions follow. Timing depends on how quickly certificates, keys and your approvals come through.

Day 1–3	Instruction and set-up You choose your service level and sign our Landlord Agency Agreement (via Signable). We confirm lender/insurer consent, gather keys and property information, and book photography.
Day 3–10	Compliance checks We confirm or arrange the essentials before marketing: valid EPC (E or above), gas safety, EICR, smoke and CO alarms, legionella risk assessment, and any HMO or selective licence the council requires.
Day 7–14	Marketing goes live Photos, floor plan and virtual tour completed. The property is advertised at a specific rent (no bidding) on Rightmove, Zoopla and OnTheMarket. Viewings begin.
Offer stage	Referencing You approve an applicant. We take a holding deposit (max one week's rent) and complete referencing, right to rent, ID and sanctions checks. We will not discriminate against applicants with children or who receive benefits.
Before move-in	Signing via Signable Assured periodic tenancy prepared with the written statement of terms. You and the tenant sign electronically via Signable. No rent is taken before signing; after signing, no more than one month's rent in advance.
Within 30 days	Deposit protection Deposit protected in the custodial Tenancy Deposit Scheme (TDS) where we protect it, and prescribed information given to the tenant — within 30 days of receiving the deposit.
Move-in day	Check-in Inventory and check-in arranged, meter readings noted, safety certificates and EPC handed over, alarms checked. The tenant receives the keys and the tenancy begins.

Sole agency

We have sole agency to market the property for the first 8 weeks from the date marketing starts. After that, sole agency continues until you give us two weeks' written notice. Full terms are in the Landlord Agency Agreement.

| During the tenancy

Once the tenant is in, the level of support depends on the service you chose. Fully Managed landlords get the fullest day-to-day cover.

Inspections

On Fully Managed we visit the property within the first three months of the tenancy, then every six months (unless prevented, for example if the tenant refuses access) and send you a report. A visit is a general visual check and will not find hidden defects. Extra visits are available as an add-on for Let Only and Rent Collection.

Repairs via the client app

Tenants and landlords can report repairs through the Michael Anthony client app. On Fully Managed we arrange works with your approval, except in an emergency when we may act to protect the property or occupants and tell you as soon as we can.

Annual rent reviews

Under the Renters' Rights Act 2025, rent can be increased no more than once a year, using a Section 13 notice (Form 4A) with at least two months' notice. The tenant can challenge the increase at the First-tier Tribunal. Serving the notice is an add-on; the fee is higher for Let Only and Rent Collection (see the Fee Schedule).

Statements and payouts

On Rent Collection and Fully Managed we collect rent and pay you the balance, less our fees and agreed costs, with a monthly statement. Payouts are processed via LettsPay. We are not responsible for rent the tenant does not pay.

Rent guarantee

Optional rent guarantee cover is available — monthly or yearly premiums based on the rent band. See the Fee Schedule. We strongly recommend landlords consider protection for rent and legal expenses; ask your branch for current product details.

Apply, report a repair or let your property: [michael-anthony/get-started](https://eu.jotform.com/app/michael-anthony/get-started)

Michael Anthony client app · eu.jotform.com/app/michael-anthony/get-started

The Renters' Rights Act 2025 in plain English

Phase 1 of the Act came into force for the private rented sector in England on **1 May 2026** (GOV.UK implementation roadmap). Here is what it means for you at a high level. This is a summary, not legal advice — always check the current guidance on GOV.UK.

Periodic tenancies

Fixed-term assured shorthold tenancies have ended for the PRS. New and existing tenancies are assured periodic tenancies. Tenants can leave by giving two months' notice.

End of Section 21

Section 21 'no-fault' notices are abolished. Possession is only possible on a Section 8 ground, with the correct notice and, if needed, a court order.

New possession grounds

Landlords can still regain a property for valid reasons — for example selling or moving in (typically 4 months' notice; notice cannot expire in the first 12 months of a new tenancy), or serious rent arrears (mandatory ground now at 3 months' arrears, with 4 weeks' notice). Anti-social behaviour and other grounds also apply. Prior notice is needed for some grounds.

Rental bidding ban

The advert and any offer must state a specific rent. We must not ask for, encourage or accept offers above the advertised rent.

Pets

You must consider every written request to keep a pet and must not refuse it unreasonably. Reply in writing within 28 days.

No discrimination

It is unlawful to refuse or discourage applicants because they have children or receive benefits.

PRS Database

Landlords and each rented property must register on the Private Rented Sector Database. The service opens on 15 December 2026. Registration becomes required by region — East of England (including Central Bedfordshire) from 15 January 2027; South East (including Buckinghamshire and Milton Keynes) from 15 March 2027.

Landlord Ombudsman

A new Landlord Ombudsman for the PRS is being established in Phase 2. Membership will become mandatory; the government expects mandatory sign-up around 2028 once the scheme is ready. Exact dates remain subject to government confirmation.

Commencement note (as at October 2026): Phase 1 tenancy reforms applied from 1 May 2026. The PRS Database and Ombudsman form Phase 2 (from late 2026). Always check GOV.UK for the latest position before you act.

Landlord Compliance Checklist

What the law requires before and during a residential tenancy in England, updated for the Renters' Rights Act 2025. October 2026.

FOR INFORMATION ONLY

1. Before marketing

Item	What is required	When
Energy Performance Certificate (EPC) Energy Performance of Buildings Regs 2012; MEES Regs 2015	A valid EPC rated E or above, unless a valid exemption is registered on the PRS Exemptions Register. A copy is given to the tenant free of charge.	Before marketing; valid for 10 years
HMO and property licensing Housing Act 2004, Parts 2 and 3	Check whether the property needs a mandatory HMO licence (5 or more people forming 2 or more households) or any additional or selective licence from the local council.	Before marketing and before each new let
Advertised rent stated NEW 2026 Renters' Rights Act 2025	The advert and any offer must state a specific rent. We must not ask for, encourage or accept offers above the advertised rent (rental bidding ban).	Every advert and offer
No discrimination NEW 2026 Renters' Rights Act 2025; Equality Act 2010	Do not refuse or discourage applicants because they have children or receive benefits.	Throughout marketing and referencing
Mortgage lender and insurer consent RECOMMENDED Good practice	Landlord confirms the lender (if any) has consented to the let and that landlord insurance is in place.	Before marketing

2. Safety and certificates

Item	What is required	When
Gas safety Gas Safety (Installation and Use) Regs 1998	Annual safety check of every gas appliance, fitting and flue by a Gas Safe registered engineer. Copy of the record to the tenant before they move in, and to existing tenants within 28 days of each check.	Every 12 months
Electrical safety (EICR) Electrical Safety Standards in the PRS (England) Regs 2020	Electrical installation inspected and tested by a qualified and competent person. Copy of the report to the tenant before they move in and within 28 days of each inspection. Remedial work completed within 28 days (or sooner if the report says so).	At least every 5 years
Smoke alarms Smoke and Carbon Monoxide Alarm (England) Regs 2015, as amended 2022	At least one smoke alarm on every storey used wholly or partly as living accommodation. Checked to be working on the day the tenancy starts; repaired or replaced when reported faulty.	Start of each tenancy, and when reported

Item	What is required	When
Carbon monoxide alarms Smoke and Carbon Monoxide Alarm (England) Regs 2015, as amended 2022	A CO alarm in any room used as living accommodation that has a fixed combustion appliance (not including gas cookers). Checked on the day the tenancy starts; repaired or replaced when reported faulty.	Start of each tenancy, and when reported
Legionella risk assessment Health and Safety at Work etc. Act 1974; HSE ACOP L8	Assess and control the risk of legionella in the water system, and keep a record.	Before the tenancy; review when anything changes
Furniture fire safety Furniture and Furnishings (Fire) (Safety) Regs 1988	Any upholstered furniture supplied meets the fire-resistance standards and carries the correct labels.	Before the tenancy
Property condition (HHSRS) Housing Act 2004 (HHSRS); Landlord and Tenant Act 1985	The property is free of serious (Category 1) hazards, including damp and mould, and is fit for human habitation.	Before and throughout the tenancy
Portable appliance testing (PAT) RECOMMENDED Good practice	Electrical appliances supplied by the landlord are tested.	Recommended periodically

3. Tenant checks, deposits and paperwork

Item	What is required	When
Right to rent checks Immigration Act 2014; Home Office code of practice (1 Oct 2026)	Check every adult who will live at the property, whatever their nationality, before the tenancy starts. Use the Home Office online service with a share code for eVisa holders. Keep copies of the checks.	Before the tenancy; follow-up checks for time-limited permission
Holding deposit Tenant Fees Act 2019	No more than 1 week's rent. Repaid or deducted only as the Tenant Fees Act allows.	At application
Tenancy deposit cap Tenant Fees Act 2019	No more than 5 weeks' rent where the annual rent is under £50,000 (6 weeks where it is £50,000 or more).	At the start of the tenancy
Deposit protection Housing Act 2004, ss.213–215	Deposit protected in a government-approved scheme and the prescribed information given to the tenant.	Within 30 days of receiving the deposit
Permitted payments only Tenant Fees Act 2019	Only charge tenants the payments allowed by the Tenant Fees Act (for example rent, the capped deposits, and set default fees).	Throughout the tenancy
Rent in advance NEW 2026 Renters' Rights Act 2025	Do not ask for or accept rent before the tenancy is signed. After signing, no more than one month's rent in advance.	Before and at sign-up
Written statement of terms NEW 2026 Housing Act 1988 s.16D; SI 2026/324	New tenancies are assured periodic tenancies. Give the tenant the written statement of prescribed terms and information before the tenancy is agreed. This can be part of the tenancy agreement.	Before the tenancy is agreed
How to Rent guide NEW 2026 Renters' Rights Act 2025	Withdrawn on 1 May 2026. Do not give it to new tenants: the written statement of terms replaces it.	No longer required for new tenancies
Renters' Rights Act Information Sheet 2026 NEW 2026 Renters' Rights Act 2025, Sch.6; SI 2026/324	For tenancies with a written agreement that started before 1 May 2026, the government Information Sheet should have been given by 31 May 2026. Check it is on file.	Existing tenancies (deadline 31 May 2026)
Copies to the tenant As listed above	Gas safety record, EICR and EPC given to the tenant (see above), and the deposit prescribed information.	Before move-in

4. During the tenancy

Item	What is required	When
Rent increases NEW 2026 Housing Act 1988 s.13, as amended	No more than once a year, using a Section 13 notice (Form 4A). The tenant can challenge the increase at the First-tier Tribunal.	Once a year at most
Pet requests NEW 2026 Renters' Rights Act 2025	Consider every written request to keep a pet and do not refuse it unreasonably. Reply in writing within 28 days.	Within 28 days of a request
Repeat safety checks As listed above	Gas safety every 12 months; EICR at least every 5 years; alarms repaired when reported.	Diary each renewal date
Ending a tenancy NEW 2026 Renters' Rights Act 2025; Housing Act 1988 s.8	Section 21 'no-fault' notices are abolished. Possession is only possible on a Section 8 ground, with the correct notice.	When required
Non-resident landlords Non-Resident Landlord Scheme	If the landlord lives abroad, the agent deducts basic-rate tax from rent unless HMRC has approved gross payment.	Throughout the tenancy

5. Registration and redress

Item	What is required	When
PRS Database registration NEW 2026 Renters' Rights Act 2025; PRS Database Regs 2026	Landlords and each rented property must be registered on the Private Rented Sector Database. The service opens on 15 December 2026. Registration becomes required by region: East of England (including Central Bedfordshire) from 15 January 2027; South East (including Buckinghamshire and Milton Keynes) from 15 March 2027.	Register when the service opens on 15 Dec 2026
Landlord Ombudsman NEW 2026 Renters' Rights Act 2025	Private landlords will have to join the new Landlord Ombudsman scheme once membership becomes mandatory.	Date to be confirmed by government
Data protection UK GDPR; Data Protection Act 2018	Landlords who process tenants' personal data must check whether they need to pay the ICO data protection fee.	Annually

Our own compliance as your agent

- **Redress:** members of The Property Ombudsman (membership no. T08285).
- **Client money protection:** Propertymark. Certificate available on request and on our website.
- **Deposits we protect** are held in the custodial Tenancy Deposit Scheme (TDS).
- **Data protection:** registered with the ICO: Michael Anthony Lettings Ltd ZB324433; Michael Anthony (Leighton Buzzard) Lettings Ltd ZB543382.

This checklist is a summary to help landlords and our team. It is not legal advice and does not replace the full regulations or the guidance on GOV.UK.

Ending a tenancy

Under the Renters' Rights Act 2025, how a tenancy ends has changed. Plan ahead and take advice before serving notice.

Notice

Section 21 is abolished. To regain possession you need a valid Section 8 ground and the correct notice period. Tenants can end an assured periodic tenancy by giving two months' notice. If you want to recover possession, on Fully Managed we help you serve the correct notice and liaise with the solicitor you instruct. Serving notices is an add-on; the fee is higher for Let Only and Rent Collection (see the Fee Schedule).

Check-out

We can arrange a professional check-out against the inventory (priced in the Inventory Price List). This records the condition at the end of the tenancy and supports any deposit claim.

Deposit return

Where we protect the deposit with TDS, it is repaid as agreed between you and the tenant, or as decided through the TDS process. On Fully Managed, end-of-tenancy deposit review and negotiation is included; on Let Only and Rent Collection it is an add-on.

Disputes

If you and the tenant cannot agree deductions, the dispute can go to TDS adjudication. Court attendance and dispute negotiation beyond the included review are charged as in the Fee Schedule.

Before you serve notice

- Check you have a valid ground and the right notice period (some grounds need prior notice at the start of the tenancy).
- Selling or moving-in grounds generally cannot take effect in the first 12 months of a new tenancy.
- Keep safety certificates, deposit protection and prescribed information in good order — gaps can delay possession.
- Ask us early; we will tell you honestly if a ground looks weak or if you should instruct a solicitor first.

Tax and money basics

Tax rules change and your position depends on your circumstances. The notes below are general information only.

Allowable expenses

Landlords can usually deduct allowable expenses of the property business from rental income when calculating taxable profit — for example agent fees, insurance, repairs, ground rent and services. Capital improvements are treated differently from repairs. Keep clear records and invoices.

Making Tax Digital

From 6 April 2026, sole traders and landlords with qualifying income (gross self-employment and property income) over £50,000 for the 2024/25 tax year must use Making Tax Digital for Income Tax — digital records, MTD-compatible software and quarterly updates to HMRC. Lower thresholds follow in later years. See GOV.UK for whether you are in scope.

Non-resident landlord scheme

If your usual home is outside the UK (or, for a company, its main office is outside the UK) and we collect the rent, we must deduct basic-rate tax and pay it to HMRC unless HMRC has approved gross payment under the Non-Resident Landlord Scheme. You can apply to HMRC for approval to receive rent gross.

Records to keep

Keep tenancy agreements, statements, invoices and certificate copies for at least six years. On Rent Collection and Fully Managed, your monthly statements via LettsPay are a useful starting point for your accountant — but they are not a substitute for full tax records.

Please take your own advice. We do not prepare or file your tax returns, including Making Tax Digital updates. Speak to a suitably qualified accountant or tax adviser about your own position. Nothing in this guide is tax, legal or financial advice.

Landlord Fee Schedule 2026

Clear, upfront pricing for letting and managing your property. All prices include VAT.

Levels of service

LET ONLY One month's rent Payable in advance	RENT COLLECTION 12% inc. VAT	FULLY MANAGED 15% inc. VAT
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Set-up and landlord fees

Fee	Cost inc. VAT
Initial Set-up Fee <i>All services</i> Includes professional photography, floor plans, virtual tours, advertising on Rightmove, Zoopla & OnTheMarket, accompanied viewings, Land Registry check, references, right to rent checks, ID & sanction checks and tenancy agreements.	£420.00
OR	
Ongoing Set-up Fee (per subsequent tenancy) <i>All services</i> Advertising on Rightmove, Zoopla & OnTheMarket, accompanied viewings, references, right to rent checks, ID & sanction checks and tenancy agreements.	£300.00
Compliance fee (per tenancy, per month) <i>Fully Managed only</i> Covers keeping you updated on changes to lettings regulation and insurance requirements, arranging compliance works where needed, and carrying out ongoing anti-money laundering ID and sanctions checks. The cost of any works is charged separately.	£4.80
Withdrawal fee	£350.00
Sale of the property to a tenant introduced by us	1.8%

Commercial lettings

Commercial lettings and management	Price on request
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Certificates and safety

Optional services we can arrange for you

Service	Fully Managed	Rent Collection & Let Only
Electrical Installation Condition Report (EICR)	From £222.00	From £342.00
Gas Safety Certificate and/or service	From £90.00	From £210.00
Oil boiler service	From £150.00	From £270.00
Energy Performance Certificate (EPC)	£125.00	£245.00
Legionella Risk Assessment	£125.00	£245.00
PAT testing	From £80.00	From £200.00
Installing smoke & carbon monoxide alarms (per alarm)	From £45.00	From £75.00

We arrange pre-tenancy certificates on every service level, and the certificate cost is charged to you at the price for your service level. Rent Collection and Let Only prices include an additional £120.00 inc. VAT per certificate or service; smoke and CO alarms are from £75.00 per alarm.

Other optional tenancy expenses

Service	Cost inc. VAT
Additional property visits Let Only & Rent Collection	£84.00
Tenancy deposit registration Let Only & Rent Collection	£72.00
End of tenancy deposit review Let Only & Rent Collection	£84.00
ID & right to rent follow-up check Let Only & Rent Collection	£72.00
Tenancy dispute and negotiations fee All services	From £75.00
Service of legal notices (Section 8 / Section 13) Fully Managed	£120.00
Service of legal notices (Section 8 / Section 13) Rent Collection & Let Only	£240.00
Court attendance (per hour)	£60.00
Postal forwarding fee (excluding postage)	£30.00
Vacant property visits Let Only & Rent Collection	£90.00
Key cutting admin fee (plus the cost of the keys)	£30.00
Arrangement fee for refurbishment works, pre and post tenancy Of the gross amount invoiced by the contractor.	12%
Interest on unpaid commission Above the Bank of England base rate, from the due date until paid.	3%

Inventory price list

Prices from, inc. VAT

	Studio / 1 bed	2 bed	3 bed	4 bed	5 bed
Inventory	£90	£114	£132	£180	£204
Check-in	£66	£78	£96	£108	£132
Inventory update	£90	£102	£102	£114	£120
Check-out	£114	£120	£138	£156	£174

Rent guarantee

Monthly rent	Monthly	Yearly
£1 – £500	£31.17	£324.00
£501 – £700	£35.17	£372.00
£701 – £2,000	£40.25	£433.00
£2,001 – £3,000	£52.17	£576.00
£3,001 – £5,000	£66.17	£744.00
£5,001 – £10,000	To be confirmed	To be confirmed

Your protection

- **Redress:** we are members of The Property Ombudsman (membership no. T08285), 43–55 Milford Street, Salisbury, SP1 2BP · 01722 333306 · www.tpos.co.uk.
- **Client money protection:** provided by Propertymark (propertymark.co.uk). A copy of our certificate is available on request and on our website.
- **Complaints:** our complaints procedure is available on request and must be used before a complaint is referred to The Property Ombudsman.
- **Your right to cancel:** if you are a consumer and sign away from our office or online, you have 14 days to cancel. Full details are in our Terms of Business.
- **Tenant fees:** we only charge tenants the payments permitted by the Tenant Fees Act 2019.

Apply, report a repair or let your property: [michael-anthony/get-started](https://michael-anthony.co.uk/get-started)

Michael Anthony client app

Ready to let your property?

Tell us about your property and we'll take it from there.

[Get started](#)

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