LET REGISTER READY • FREE STARTER VERSION

England Short-Term Letting: Starter Checklist

The essentials, honestly labelled: what the coming register actually is today, and the 16 duties that already apply to your let — in one page each, so you can see where you stand.

Free | One Property | Primary Sources Only

HOW WE VERIFY

How we verify. Every factual claim in this checklist was checked against the primary source — GOV.UK, legislation.gov.uk, HSE, the Home Office, HMRC or Parliament — not against blogs, forums or other sellers' packs. Each item names its basis. Where the government has not published a detail yet, this checklist says so. That discipline is the product: the full kit applies it to every obligation, in full, with the templates and trackers to evidence each one.

The register, in three facts

FACT 1 — LAW IN FORCE / DUTY EXPECTED

The law exists; the duty does not — yet. Parliament has passed the law requiring a register to be created (Levelling-up and Regeneration Act 2023, s.228). The regulations that will create it have **not been published**: as at 16 November 2026 there is no portal, no application form, no fee and no registration number to apply for.

FACT 2 — EXPECTED

Expected March 2027 — an expectation, not a date in law. GOV.UK's guidance for hosts says the scheme "is expected to begin in March 2027", and the Culture Secretary told the Commons on 3 September 2026 it will be "up and running in full by March". The timetable has already slipped more than once. Plan for it; do not treat any day as fixed.

FACT 3 — THE CONFUSION, CORRECTED

Do not confuse it with the £65 landlord database. The Private Rented Sector Database (Renters' Rights Act 2025) is for ordinary tenancies, rolls out from 15 December 2026, and charges £65 per property per year. Holiday lets are not on it, and £65 is not this register's fee — that fee has not been published.

So readiness is not about registering — there is nothing to register on. It is about the duties that **already apply today**. The next pages are those duties, one line each, with space to mark where you stand for one property.

Version 1.0 — facts checked on 16 November 2026. The law and government guidance cited in this kit were checked against GOV.UK, legislation.gov.uk, HSE, HMRC and Parliament sources on that date. Rules in this area are changing during 2026–27. Check the "facts checked" date before relying on any page, and check GOV.UK for the current position before you act.

ONE PROPERTY

Where do you stand?

Property _____

One line per duty. Mark Done only where you hold the evidence, not just the intention — the full kit explains, for each item, what evidence counts and where the popular version of the rule is wrong.

1. Fire risk assessment

LAW IN FORCE

Charging guests makes you the "responsible person": a suitable and sufficient fire risk assessment, **recorded in full** since 1 October 2023. (Fire Safety Order 2005; Home Office guide.)

	Date	Evidence held / still to do
☐		

2. Gas safety

LAW IN FORCE

Gas appliances checked **at least every 12 months** by a Gas Safe registered engineer; records kept at least 2 years. (Gas Safety Regulations 1998; HSE.)

	Date	Evidence held / still to do
☐		

3. Smoke & CO alarms

LAW IN FORCE

Interlinked smoke alarms in circulation spaces, living rooms and bedrooms; heat alarm in the kitchen; CO alarm in any room with a fixed combustion appliance. Test at every changeover. (Home Office guide.)

	Date	Evidence held / still to do
☐		

4. Electrical safety (EICR)

BEST PRACTICE

The 2020 regulations' 5-year EICR duty applies to tenancies — it does **not** automatically apply to a pure holiday let. A current EICR is still the expected evidence standard. (2020 Regulations; GOV.UK guidance.)

	Date	Evidence held / still to do
☐		

5. Appliance testing (PAT)

BEST PRACTICE

No "PAT certificate" exists in law and there is no legal annual interval. The duty is to maintain equipment so as to prevent danger; set intervals from your risk assessment. (Electricity at Work Regulations 1989; HSE.)

	Date	Evidence held / still to do
☐		

6. Furniture fire safety

LAW IN FORCE

Upholstered furniture supplied in a business let must meet the 1988 Regulations and carry the labels. (Furniture and Furnishings (Fire) (Safety) Regulations 1988, as amended.)

	Date	Evidence held / still to do
☐		

7. Legionella

LAW IN FORCE

Assess the risk and control it. There is **no "legionella certificate"** in law and no fixed renewal interval. (HSWA 1974; HSE ACOP L8.)

	Date	Evidence held / still to do
☐		

8. EPC

LAW IN FORCE

Needed only if all four conditions apply: furnished holiday let; lets under 31 days per tenant; let 4 months or more in 12; occupier pays the energy costs. (GOV.UK EPC guide.)

	Date	Evidence held / still to do
☐		

9. Insurance

BEST PRACTICE

Dedicated holiday let insurance, public liability cover, and building and contents cover suitable for short-term letting. Ordinary home insurance typically excludes paying guests. (GOV.UK host guidance.)

	Date	Evidence held / still to do
☐		

10. Tax records

LAW IN FORCE

The Furnished Holiday Let regime was **abolished from April 2025** (Finance Act 2025). Letting income is taxed under the ordinary property rules; keep full income and expense records.

	Date	Evidence held / still to do
☐		

11. Making Tax Digital

LAW IN FORCE

Digital records and quarterly updates when gross qualifying income passes £50,000 (from April 2026), £30,000 (2027) or £20,000 (2028). Gross — before expenses. (GOV.UK MTD guidance.)

	Date	Evidence held / still to do
☐		

12. Nights records

LAW IN FORCE

Business rates test (England): available 140 nights and let 70 nights in the last 12 months, stays of 28 nights or less, and 140 planned — with exceptions since July 2026 for multi-unit sites. London: the 90-night planning rule. Keep the ledger. (GOV.UK; SI 2026/692.)

	Date	Evidence held / still to do
☐		

13. Mortgage & lease consent

BEST PRACTICE

Check your mortgage, lease and title before you let; keep written consents. Registration will not cure a breach.

	Date	Evidence held / still to do
☐		

14. TV & music licences

LAW IN FORCE

TV Licence (Hotel and Mobile Units licence covers up to 15 units) if guests can watch live TV or iPlayer; a PPL PRS music licence may also be needed. (TV Licensing; GOV.UK.)

	Date	Evidence held / still to do
☐		

15. Planning (outside London)

LAW IN FORCE

No national permission requirement and **no "C5" use class exists** — the question is material change of use, decided by your local planning authority. Ask, and keep the answer.

	Date	Evidence held / still to do
☐		

16. Guest data & CCTV

LAW IN FORCE

A short privacy notice, secure records, disclosed cameras (never in bedrooms or bathrooms), and the ICO fee position checked. (ICO guidance.)

	Date	Evidence held / still to do
☐		

THE FULL KIT

What the full kit adds

This starter is the map. The **Let Register Ready** kit (£59, one-off, at letregisterready.co.uk) is the territory — the same 16 duties worked through in full, with every rule stated exactly as the sources support it, the popular errors corrected by name, and the documents that produce the evidence:

- **Master Readiness Checklist** — all 16 obligations in full: the rule, the common mistakes, the checklist, the source.
- **Fire Safety Pack** — the fire risk assessment template on the Home Office guide's structure, the alarm schedule and the changeover test log.
- **Certificates Tracker** — gas, EICR, EPC, insurance, fire review and TV licence dates, with a status that flags itself when something is overdue.
- **Nights & Bookings Record** — the booking ledger that computes the 140/70 business-rates test and London's 90-night count for you.
- **Consent & Contracts Audit** — the mortgage, lease, title and insurance checks, property by property.
- **Money Records Tracker** — income and expenses in the post-FHL categories, structured for Making Tax Digital, with a quarterly summary.
- **Guest Information Pack** — the welcome, house-rules, fire-action and privacy templates your guests actually read.
- **Register-Ready Data Sheet** — the data to gather now, with every inferred field labelled as inference and its basis stated.

Free Registration Module update promise. When the registration regulations are published, every buyer receives the Registration Module — the final application fields, fee, process and deadlines exactly as published — free of charge, as an update to the kit.

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This kit is general information about the rules that apply to short-term letting in England, prepared from published government sources. It is not legal, tax or financial advice, and it is not a substitute for advice on your own property from a solicitor, accountant or other qualified adviser. Let Register Ready — letregisterready.co.uk. This starter checklist is free to share unaltered.