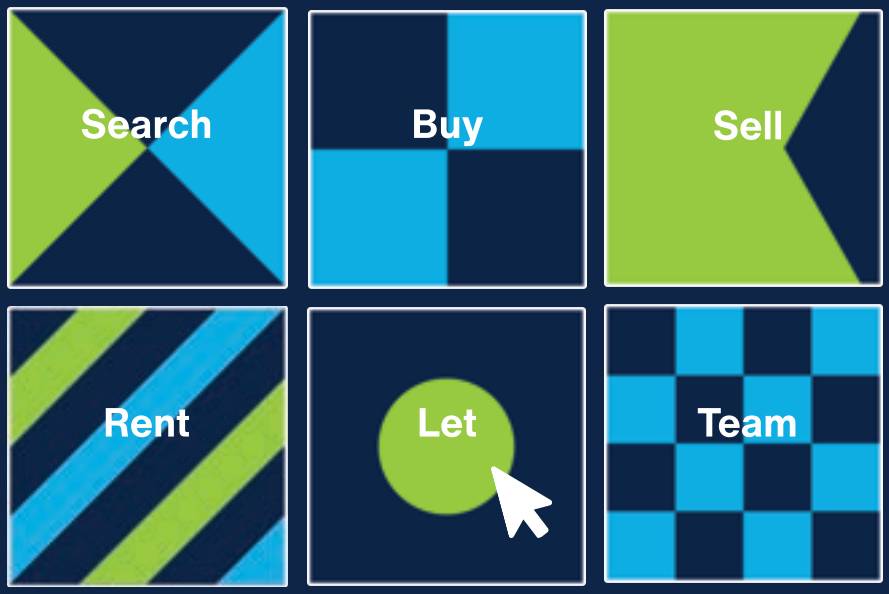
Your first port of call in Portsmouth and Southsea

The Letter

Issue 40 October 2026

Our Brand New Website Is Now Live



This October we're offering a fresh new online experience for landlords, tenants and property investors. We're excited to announce the launch of the brand new Chinneck Shaw Estate Agents website, designed to make the lettings experience simpler, more accessible, and more effective for landlords and tenants alike. In this issue of *The Letter* we want to tell you all about our new site, outline the new Landlord Registration Scheme in our Industry Update, and keep you up to date with all the exciting developments happening in the Chinneck Shaw team.

For our landlords and prospective landlords, the new website provides a modern platform to showcase properties to prospective tenants, while making it easier to find out more about the lettings services and support available from the Chinneck Shaw team.

With a fresh design, improved navigation and an enhanced property search, prospective tenants can browse available rental properties more easily, view detailed property information and make enquiries — helping your property achieve greater online visibility when it comes to finding its next tenant.

In this issue:

Page 2
The New Chinneck Shaw Wesbite Is Here

Page 3
Industry Update
New Landlord Registration Scheme

Page 4
Company Congratulations & Colleague Spotlight - Miles

Keep in touch:
How to contact us

With a fresh design, improved navigation and an enhanced property search, prospective tenants can browse available rental properties more easily, view detailed property information and make enquiries — helping your property achieve greater online visibility when it comes to finding its next tenant.

But the new website is about more than simply displaying properties. It forms part of our continued investment in providing landlords with a professional, proactive and personal lettings service.





As the property market continues to evolve, so do we. We're committed to ensuring our landlords benefit from effective marketing, local knowledge and a service that puts their property and their priorities first.

We invite you to take a look at our new website and discover more about how Chinneck Shaw can help you make the most of your rental property.



Whether you're an experienced landlord with a growing portfolio or considering letting your first property, our team is on hand to provide advice and guidance throughout the letting process.

From preparing your property for the rental market and finding suitable tenants through to ongoing management, we're here to help make being a landlord as straightforward as possible.

The launch of our new website is another step in combining the personal service our landlords know and value with the convenience and reach of modern technology.



Whether you're looking to let a property now, considering becoming a landlord, or simply want to understand more about the current lettings market, our team would be delighted to hear from you.

chinneck shaw

Industry Update

In this section, we keep you up-to-date with all the changes to the private rented sector, including important legal developments.

New Landlord Registration Scheme

What Portsmouth Landlords Need to Know



Further changes arising from the Renters' Rights Act are now approaching, with the Government's new **Private Rented Sector (PRS) Database** due to launch on 15 December 2026. The database will create a national register of landlords and privately rented properties in England. Its stated aims are to improve transparency for tenants, help landlords demonstrate compliance and give local authorities better information to identify and tackle poor practice.

What does this mean for Portsmouth landlords?

Although the service launches in December, registration will be introduced on a regional basis. Portsmouth falls within the **South East**, where registration is currently scheduled to open on **15 March 2027**, with landlords having until **14 June 2027** to register. Landlords will, however, be able to register **voluntarily from 15 December 2026**.
Registration will be a legal requirement for landlords letting properties on assured or regulated tenancies. The current annual fee is **£65 per property, per year**.

Landlords will need to provide information about themselves and each property, including ownership details, property type, bedrooms, occupancy, rent, tenancy information and relevant safety information such as gas safety, electrical and EPC details. The database entry will need to be kept up to date, with changes generally required to be recorded within 28 days.
Importantly, **registration is separate from existing licensing requirements**. Holding a mandatory, additional or selective HMO licence does not remove the requirement to register on the PRS Database.

An additional administrative burden?

The new system has attracted some criticism from within the property industry. A recent Mortgage Introducer report highlighted concerns that the database currently does not integrate with existing systems. For example, EPC, gas safety and local authority licensing information will not automatically feed into the new database, meaning landlords may have to upload information that is already held elsewhere. There have also been concerns about the usability of the system and whether the Government has done enough to communicate the new requirements to landlords. Industry commentators have questioned whether landlords are sufficiently aware that registration is coming. There is nevertheless a positive side. Bringing landlord, property and compliance information together should encourage better record-keeping and potentially make it easier for good landlords to demonstrate that they are meeting their legal obligations.

Our advice to landlords

We recommend that landlords **do not leave registration until the deadline**. Start by ensuring that your property records are accurate and that certificates and tenancy information are up to date. For landlords whose properties are managed by Chinneck Shaw, we will continue to monitor the Government's guidance and the registration process and will provide further information as the South East registration window approaches. While the landlord will ultimately remain responsible for registering, letting agents are expected to be able to assist with providing relevant property information. Whilst it has not been announced, we hope that, in a similar way to working with an accountant on tax matters, landlords should be able to deputise to managing agents after initial registration.

The introduction of the PRS Database is another significant step in the continuing reform of the private rented sector. **Good preparation now should make the registration process considerably easier when it arrives**. We will endeavour to keep our clients up to date in the lead-up to December. However, please do get in contact with the letting and management team at Chinneck Shaw if you have any questions.

Congratulations are in order!

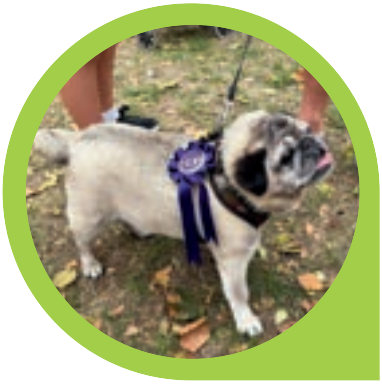
There is a lot to be proud of....



Chinneck Shaw are pleased to offer our congratulations to Will and Darcy on their University Graduation. Following a successful year with the team supporting our day-to-day operations and learning much about the Portsmouth property market while they undertook their studies, they have now completed their degree courses with First Class Honours. We look forward to their next steps.



Property Manager Jamie McCutcheon also has much to celebrate as he has completed his Level 3 Certificate in Lettings Property Agency recognising Jamie's commitment to providing excellent service for our landlord's combined with specialist knowledge and training.



Congratulations also go to the Baffins Pond Association for their Portsmouth 100 celebration Family Fun Day on September 19th. A lovely day was had by all from the Chinneck Shaw team who attended, especially our very own Shelley who's Pug Dug won a rosette for being a gorgeous Golden Oldie!

Colleague Spotlight: Miles Newman

Assistant Property Manager



Chinneck Shaw are pleased to introduce the newest member of the team: MIles! With experience in the hospitality industry, and after a brief stint as a Bingo caller, he is now bringing his strong interpersonal skills to the property market.

Miles is a keen traveller whose adventures have taken him all over Europe with plans to explore even further whenever he can, giving him opportunities to show off one of his other skills: languages. Miles speaks Portuguese and French, and dabbles in quite a few others. Travel also allows Miles to indulge in his other great passion - Cheese. The only thing Miles doesn't enjoy about travel is the danger of sunburn, something he says any other redhead should understand!

He is also a fan of watches of any kind - wristwatches, pocket watches, even neighbourhood watches which is good news for the Portsmouth property market.

Contact details

Editor
Lauren Macpherson
Bridge House, Milton Road,
Portsmouth, PO3 6AN

T: 023 9282 6731
E: hello@chinneckshaw.co.uk

chinneckshaw.co.uk

The contents of The Letter are the copyright of the publishers. Articles may be reprinted without charge provided that credit is given to Chinneck Shaw.

A copy of any reprinted article should be sent to the editor at the above address.

Keep in touch:

Our Contacts

Director - Neil Shaw
neil@chinneckshaw.co.uk

Associate Director - Harry Renton-Rose
harry@chinneckshaw.co.uk

Property Manager - Jamie McCutcheon
jamie@chinneckshaw.co.uk

Property Manager - Ana Tudor
Ana@chinneckshaw.co.uk

Accounts Manager - Shelley Morris-Green
shelley@chinneckshaw.co.uk

Block and Estate Management - Yas Austin
yas@chinneckshaw.co.uk