



# Coventry

LANDLORD EXIT  
SOLUTIONS

## COVENTRY LANDLORD EXIT GUIDE 2026

How new rules are impacting landlords -  
and your options today

Free No-Obligation Landlord Exit Consultation **Available**



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# WELCOME

## Why This Guide?



Many Coventry landlords are now facing a perfect storm of new costs and complex regulations.

- ✔ EPC upgrades to C are becoming mandatory
- ✔ Article 4 restrictions are limiting future options
- ✔ Licensing and compliance costs continue to climb
- ✔ More homes now need costly refurbishments to remain compliant
- ✔ The Renters (Reform) Bill now progressing through Parliament and expected to reshape tenancies
- ✔ Selling with tenants in place is becoming more difficult



This guide explains what's changing - and outlines your real options to protect your investment or exit on your own terms.

You're not alone - and you do have **choices**.

# Key Changes Affecting Coventry Landlords



## EPC C Upgrade Costs

By 2028 (next 24 months being critical), all rental properties must achieve a minimum EPC C rating. For many older or poorly insulated homes, this could mean £5,000-£15,000+ in upgrade costs.



## Article 4 Restrictions

New Article 4 areas in Coventry are reducing landlords' flexibility, blocking new HMO conversions and impacting future resale values.



## Rising Licensing & Compliance Costs

More selective and additional licensing schemes mean higher fees, inspections, and costly compliance obligations - especially for older or multi-tenant properties.



## Ageing, Tired Properties

Many landlords now face major refurb costs - at the very time they're thinking about stepping away from being a landlord altogether.



## Selling with Tenants In Place

Traditional estate agents often push for vacant possession first, which can cause delays, disputes, and rental voids. Many buyers won't touch tenanted properties, limiting your options if you want a clean, simple sale.



## The Renters (Reform) Bill

- Abolishing 'no fault' Section 21 evictions
- Moving all tenancies to periodic only
- Tougher regulatory pressure on landlords
- Slower, more stressful tenant removals





# WHAT ARE YOUR REAL OPTIONS?



## Upgrade and reinvest

Spend thousands to bring your property up to EPC and licensing standards.



## Sell through a traditional estate agent

Potentially long-winded, with issues if the property is tired or tenanted.



## Sell off-market with us:

- No agents
- No costly refurb
- Sell with tenants in place
- Simple, discreet process

## TESTIMONIAL



I was worried about EPC changes and didn't want to evict my tenant. This team made the process smooth and fair.

**Mr Khan, CV2 landlord**



# How We Help Coventry Landlords



## **Free, no-pressure consultation**

We explain all your options clearly

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## **Access to trusted property investors**

Ready to buy homes in any condition

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## **Sell tenanted or vacant**

We support both options

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## **No need to refurb or upgrade**

Save thousands in upfront costs

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## **Quick, quiet, and professional**

No public listings, estate agent fees or stress

**We specialise in helping Coventry landlords exit smoothly and securely - even with tired or complex properties.**

**Coventry**  
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**Ready to Explore  
YOUR OPTIONS?**



Download your **FREE**  
*Coventry Landlord Exit Guide:*

- [www.coventrylandlordexitsolutions.co.uk](http://www.coventrylandlordexitsolutions.co.uk)

Or call us today:

**+44 7479 232554**

**Don't wait until the new rules make things harder. With EPC requirements, Article 4 limits, rising costs and the Renters Bill approaching, now is the time to take control.**

We're here to help you exit safely, simply,  
and on your terms.



**David Scott**

Coventry Landlord Exit Solutions