FOR PRIVATE LANDLORDS IN ENGLAND

Landlord address privacy checklist

Ten steps to keep your home address off tenancy paperwork and public records wherever the rules allow, while tenants, councils and courts can still reach you. Tick each one off as you go.

Date checked: 28 September 2026

☐ Step 1

Choose one address you will always monitor

For notices it must be an address in England and Wales, and post sent there has to reach you quickly because a notice served there counts as served on you. A letting agent who agrees to accept notices, a solicitor or a managed correspondence address can all do this job.

Decide once and use the same address everywhere below.

☐ Step 2

Use it on your tenancy paperwork and written statement

For assured tenancies in England from 1 May 2026 the written statement of terms must give your name and an address in England and Wales where notices can be served on you. Put your chosen address there and on any tenancy agreement you issue.

Check: every current and new tenancy.

☐ Step 3

Give every tenant a section 48 notice

Section 48 of the Landlord and Tenant Act 1987 says tenants must be given, by notice, an address in England and Wales where they can serve notices on you. Until you do, rent is treated as not due. Give each tenant a notice with your address and keep proof of when and how you gave it.

Give a fresh notice whenever the address changes.

☐ Step 4

Check your written rent demands

Section 47 says every written demand for rent must include the landlord's name and address. The Upper Tribunal has held this means your own address, where you live or carry on business, and not an agent's address. A correspondence address alone may not be enough on demands.

Keep your own address on written demands or take advice.

☐ Step 5

Ask your deposit scheme about the prescribed information

The prescribed information you give with a protected deposit lists the landlord's name, address, telephone number and any email address. Some scheme templates allow agent details, but whether an agent or care-of address complies is debated.

Check with your scheme before you change anything.

Keep a note

The address I will use for notices _____

_____

Section 48 notices given to tenants on _____

Step 6

Change your Land Registry address for service

Your title register shows an address for service for each owner and anyone can buy a copy. You can have up to three addresses for service. At least one must be a postal address, which does not have to be in the UK, and a care-of address is accepted.

Use HM Land Registry form COG1.

Step 7

Ask your council about licence records

If your property is licensed as an HMO or under additional or selective licensing, the council's public register includes the name and address of the licence holder and of the person managing the house. What it will accept as the licence holder's address is up to the council.

Ask your council's licensing team before you change it.

Step 8

Plan for the PRS database

England's new landlord register, Register your rental property, opens region by region from 15 December 2026. Individual landlords give their residential address. For each property you also give a correspondence address, which cannot be a PO Box. Which details the public will see has not been published yet.

Find your region's opening date and deadline before it arrives.

Step 9

Update your letting agent's records

Tell your agent which address to use on anything they prepare in your name, such as tenancy agreements, notices and deposit paperwork. Agents can provide certain information to the PRS database on your behalf, but you remain responsible for it.

Ask what your agent will submit for you.

Step 10

Tidy up your wider online footprint

Landlord paperwork is not the only place your address appears. The electoral register has an open version that can be sold to other organisations, and you can ask your council's electoral registration office to leave you off it.

Also check old property adverts, business listings and social media profiles.

Private, never unreachable

Whatever address you choose has to work. A notice served there counts as served on you, so post must be opened and passed to you quickly.

A correspondence address cannot take your home address out of the PRS database, and written rent demands may still need your own address. These steps reduce the places your home address appears. They do not remove it from everything.

This checklist is general information about the rules in England as checked on 28 September 2026. It is not legal advice. Take legal advice if your situation is unusual.

The full guide with links to the law: www.landlordaddress.com/keep-your-home-address-private