

A close-up photograph of a person's hands using a black calculator. The person is wearing a light blue shirt. In the foreground, there is a small, white, hand-drawn paper model of a house with a blue roof, a blue triangle on the roof, and a brown door and window. The background is blurred, showing more of the person's hands and the calculator.

The UK Landlord's 2025–26 Playbook for Grants and Tax Reliefs



OVERVIEW

- This checklist is tailored for landlords and property managers overseeing a large number of units.
- It covers all 2025 tax reliefs and government grants available for residential property management in the UK.
- Use it to optimise your portfolio and your income.

CHECKLIST #1

Compliance Check	✓	Task
Energy-Efficiency & Upgrades		Check eligibility for ECO4 / ECO4-Flex with local council.
		Gather required documents (EPC, tenancy info, consent).
		Book PAS 2035 assessment + install measures before Mar 2026.
		Check eligibility for Great British Insulation Scheme (GBIS).
		Consider Boiler Upgrade Scheme (heat pumps / biomass).
		If off-gas + low-income tenants: check HUG2 with council.
Adaptations & Property Access		For disabled tenants: check Disabled Facilities Grant (DFG).
		For multi-unit buildings: assess EV Charge-Point Grant options.
		If property is empty/derelict: check council Empty Home Grants/Loans.

CHECKLIST #2

Maintenance Check	✓	Task
Tax Reliefs & Allowable Costs		Claim Replacement of Domestic Items Relief for like-for-like furniture/appliances.
		Track all allowable expenses (repairs, insurance, agent fees, utilities you pay, etc.).
		Separate repairs vs capital improvements for correct tax treatment.
Compliance & Planning		Check each property's EPC rating + plan upgrades to reach Band C (2028/2030 deadlines).
		Keep full documentation for any grant-funded works.
		Note grant deadlines and voucher expiry dates.
		Review tax + cash-flow impact of planned improvements.

Ready to Prepare With Confidence?

Managing this level of compliance manually across multiple units can be overwhelming. LightWork AI automates the process: from contacting tenants and booking contractors, to tracking expiry dates, certificates, and collecting remediation work.

Download this checklist. Share it. Use it.

If you'd like to see how LightWork AI can help you save weeks of admin this season, visit lightwork.co or book a demo today.

Book a Demo



LightWork^{AI}

lightwork.co
contact@lightwork.co