

## Landlord Compliance Checklist

Whether you're a seasoned hand at being a Landlord or this is your first time, it's easy to lose track of all the things you need to do. Most are a legal requirement, others simply make sense. Here's our quick guide

### To stay compliant, you'll need to tick all these boxes:

- Gas Safety Certificate** – All gas appliances must pass an annual safety check carried out by a Gas Safe registered engineer. The tenant will require a copy of the current certificate when they start the tenancy or within 28 days of the check
- Electrical Installation Condition Report** – As with gas, the property must also have an EICR certificate and the tenant will require a current copy when they start the tenancy or within 28 days of the condition report. Any major repairs shown on the report must be completed within 28 days of the report date.
- Energy Performance Certificate** – The property must have a valid EPC showing on the government EPC register. The minimum rating is Band E (unless exempt). The Tenant will require a copy of the certificate when they start the tenancy.
- Licensing** – If the property is classed as a HMO you will need a licence from the local authority.
- Fire Safety** – The property **MUST** have at least 1 working Smoke detector on **EACH** floor (minimum of a 10 yr life type if battery operated) and a working Carbon Monoxide detector in **EACH** room containing any appliance which burns or is capable of burning fuel such as gas boilers, stoves and open fires.
- Right to Rent** – A Right to rent check must be carried out on the potential tenant/s or any adult who will be living with them.
- Anti Money Laundering** – All Letting/Estate agents must be registered with the HMRC for AML compliance. Customer due diligence (CDD) checks must be carried out on new tenants and landlords on any tenancy agreement with a monthly rent of £8,800-00 or more per calendar month.
- Deposit Protection** – A deposit must be put into a government approved scheme to protect it. You are legally obliged to provide the tenant with the Prescribed Information regarding the deposit within 30 days of receiving the deposit.
- How to Rent Guide** – You must give the tenant an up-to-date copy of the guide.
- Meet HHSRS Standard** – The property must meet the Housing Health and Safety Rating System standard, be free from any serious hazards, be structurally sound, sanitary fittings, drains are working. Gas & electrical supply are in safe working order and equipped with fire/Co detectors. A full list of requirements can be found online by searching HHSRS.

### More Boxes You Should Tick –

Although not yet part of current legislation, it makes sense to include these in your checklist.

- A written tenancy agreement signed by both parties
- A detailed inventory
- Landlord and Rent Protection Insurance

All  You're Good To Go

