

Landlord Compliance Checklist

A practical tracker for the safety checks, certificates and legal steps UK landlords need to stay on top of — including the May 2026 Renters' Rights Act changes. This is a general guidance tool, not legal advice.

1 · Legal & Regulatory Requirements

Complete before the tenancy starts

- Provide the official Renters' Rights Act Information Sheet 2026 at the start of tenancy
- Confirm the tenancy is periodic (rolling) — ASTs are no longer issued from 1 May 2026
- Know the correct Section 8 grounds — Section 21 notices can no longer be used
- Check any rent increase uses the correct Section 13 legal notice process, once per year
- Confirm no rental bidding above advertised market rent is invited or accepted
- Review pet request policy — requests can't be unreasonably refused
- Confirm advert and referencing criteria don't exclude tenants on benefits or with children
- Complete Right to Rent checks for every tenant before the tenancy begins
Immigration Act 2014
- Complete Anti-Money Laundering (AML) verification and ID checks on tenants
Mandatory from May 2025
- Protect the deposit in a government-approved scheme within 30 days of receipt
Housing Act 2004
- Check whether the property needs an HMO licence
3+ tenants, 2+ households sharing facilities
- Check whether the property needs a Selective Licence for its area
Ilford/Redbridge: borough-wide, check current scheme

2 · Property Preparation

Before the tenant moves in

- Property professionally cleaned ahead of check-in
- Formal check-in report completed and shared with tenant
- Inventory report completed with photographic evidence of condition, items and fixtures

- How to Rent Guide (current gov.uk version) provided to the tenant

3 · Safety Certificates & Inspections

[Track renewal dates here](#)

- Gas Safety Certificate (CP12) — renewed annually

Registered Gas Safe engineer, copy to tenant

- Electrical Safety Certificate (EICR) — renewed every 5 years

Qualified electrical engineer, copy to tenant

- Smoke alarms fitted on every floor, tested at start of tenancy

Weekly checks recommended

- Carbon monoxide alarms fitted in rooms with burning appliances

Weekly checks recommended

- Energy Performance Certificate (EPC), rated E or above — valid 10 years

- Furniture and furnishings meet fire safety regulations

- Legionella risk assessment completed for water systems

When required or recommended

- Portable Appliance Testing (PAT) completed

Best practice every 2–4 years; mandatory for HMOs

4 · Financial & Repair Obligations

[Ongoing through the tenancy](#)

- Rental income tax position understood and on schedule with HMRC

- Making Tax Digital (MTD) records kept if gross rental income meets £50,000

Mandatory from 6 April 2026

- Quarterly income/expense summaries submitted to HMRC

First deadline: 7 August 2026

- Structural repairs (roof, guttering, drains, external walls) kept in good order

- Day-to-day repairs (boiler, leaks, windows) addressed promptly

- Water, gas and electricity supply kept in good working order

Using a letting agent?

Instructing an agent transfers the task, not the legal liability. Landlords remain responsible for compliance in the eyes of the law. Get written confirmation of which certificates and renewals your agent manages, and who is notified before each one is due.

This checklist is a general guidance tool for tracking your own compliance progress. It is not legal advice and doesn't cover every circumstance — requirements vary by property, tenancy type and local council. Renters' Rights Act phases still to come (PRS Database, Landlord Ombudsman, Awaab's Law, Decent Homes Standard) are not yet in force and aren't included as action items above.

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