

Landlord compliance checklist for England



Every check for letting a home in England, how often it is due, who it applies to and the official source. Tick each one off for each property. Checked against official sources on 12 October 2026.

Check	How often	Applies to	Official source
☐ Gas safety check	Every 12 months, by a Gas Safe registered engineer. You can do it up to 2 months early and keep the same deadline. Copy to existing tenants within 28 days, new tenants before they move in. Keep records for at least 2 years	Any let with gas appliances, including a room let to a lodger	HSE gas safety records , HSE: who needs checks
☐ Electrical safety report (EICR)	At least every 5 years. Copy to tenants within 28 days, new tenants before they move in, the council within 7 days if asked. Remedial work within 28 days	Private tenancies. Not where the tenant shares accommodation with you or your family	GOV.UK electrical safety standards
☐ Energy Performance Certificate (EPC)	Valid 10 years. Needed before you market the property. Minimum rating E today, C by 1 October 2030	Lets that legally need an EPC	GOV.UK EPCs , GOV.UK minimum standard
☐ Smoke alarms	At least one on each storey with living accommodation. Check they work on the day each tenancy starts	Private tenancies, not shared with you. Licensed HMOs have similar conditions in the licence	GOV.UK alarms guidance
☐ Carbon monoxide alarms	In any room used as living accommodation with a fixed combustion appliance (not gas cookers). Check on day one of each tenancy	As for smoke alarms	GOV.UK alarms guidance
☐ Deposit protection and prescribed information	Protect in a government-approved scheme and give the prescribed information within 30 days of receiving the deposit	Tenancies where you take a deposit. Resident landlords do not have to protect a lodger's deposit	GOV.UK deposit protection , information to give tenants
☐ Written tenancy information	Before the tenancy is agreed, for tenancies from 1 May 2026. The How to Rent guide has been withdrawn, and the Information Sheet deadline for older tenancies was 31 May 2026	Assured tenancies. The Information Sheet is not needed for lodgers	GOV.UK written information , Information Sheet , How to Rent (withdrawn)
☐ Right to Rent check	Before each tenancy starts, for every adult aged 18 or over. Follow-up check if their permission is time-limited. Keep copies for the tenancy plus 1 year	Tenants and lodgers in England, with some exemptions	GOV.UK Right to Rent , follow-up checks
☐ Landlord database registration	Register by your region's deadline (15 December 2026 to 14 November 2027), then renew every year. £65 per property each year	Landlords of assured or regulated tenancies	GOV.UK Housing Hub , deadlines by region
☐ HMO licence	Lasts up to 5 years; renew before it runs out. Send the council an updated gas safety certificate every year	Large HMOs (5 or more people from more than one household). Some councils license smaller HMOs too	GOV.UK HMO licence
☐ Fire risk assessment	Carry one out and review it regularly	Common or shared areas of multi-occupied residential buildings, such as HMOs and blocks of flats	GOV.UK fire safety responsibilities
☐ Legionella risk assessment	No fixed interval. Review it from time to time and when the water system changes. No test certificate is required	All residential lets	HSE legionella and landlords

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