**Landlord Compliance Checklist (England)**

This checklist covers the essential legal requirements for letting a property in England. Regulations in Scotland, Wales, and Northern Ireland differ.

**Tenancy Deposit**

* **[ ] Protect the deposit within 30 days using an approved scheme (DPS, TDS, MyDeposits).**
* **[ ] Provide tenants with the official Prescribed Information related to their deposit.**
* **[ ] Create a detailed, signed inventory and schedule of condition report before move-in.**

**Right to Rent**

* **[ ] Verify valid identification for all adult tenants before the tenancy starts.**
* **[ ] Keep dated copies of the ID for at least 12 months after the tenancy ends.**

**Safety Certificates**

* **[ ] Have a current Gas Safety Certificate, renewed annually.**
* **[ ] Have a current Electrical Installation Condition Report (EICR), renewed every 5 years.**
* **[ ] Have a valid Energy Performance Certificate (EPC) with at least an 'E' rating.**

**Fire & Alarm Safety**

* **[ ] Install a smoke alarm on every floor used as living accommodation.**
* **[ ] Install a carbon monoxide alarm in any room with a fixed combustion appliance (including gas boilers, gas fires, and solid fuel burners).**
* **[ ] Test all alarms on the first day of the tenancy to ensure they are working.**

**HMO & Licensing**

* **[ ] Check if the property is a House in Multiple Occupation (HMO) and requires a licence.**
* **[ ] Confirm if your local council requires any additional or selective licensing.**

**Tenant Move-in Documents**

* **[ ] Provide the tenant with the Gas Safety Certificate.**
* **[ ] Provide the tenant with the EPC.**
* **[ ] Provide the tenant with the EICR.**
* **[ ] Provide the tenant with the latest "How to Rent" guide.**
* **[ ] Provide the tenant with the deposit scheme's Prescribed Information.**
* **[ ] Provide the tenant with a copy of the signed inventory report.**
* **[ ] Provide the HMO Licence if applicable.**
* **[ ] Provide your contact details or those of the managing agent.**
* **[ ] Provide the tenant with a Privacy Notice detailing how their data will be handled.**

**Ongoing Management**

* **[ ] Acknowledge and carry out legal repair obligations in a timely manner.**
* **[ ] Provide tenants with at least 24 hours' written notice before any visits or inspections.**
* **[ ] Conduct and record a Legionella risk assessment.**
* **[ ] Keep a log of all property inspections, repairs, and tenant communications.**
* **[ ] Set reminders for expiring certificates and compliance reviews.**
* **[ ] Register with the Information Commissioner's Office (ICO) as a data controller.**
* **[ ] Ensure the property remains free from any Category 1 HHSRS hazards.**