

Landlord Compliance Checklist (UK)

Official Guidance: For full UK landlord responsibilities, visit [GOV.UK: Renting out a property](https://www.gov.uk/renting-out-a-property)

A simple, printable checklist to help you check whether your rental property meets current UK legal and safety requirements.

For general guidance only — not legal advice.

PROPERTY DETAILS

Property address: _____

Landlord name: _____

Date checked: _____

ELECTRICAL & GAS SAFETY

Gas Safety Certificate in date

Date of certificate: _____

Expiry date: _____

Notes: _____

Electrical Safety Report (EICR) in date

Date of report: _____

Expiry date: _____

Notes: _____

Safety records provided to tenant

Notes: _____

Any required remedial work completed

Notes: _____

FIRE & CARBON MONOXIDE SAFETY

Smoke alarms installed where required

Notes: _____

Carbon monoxide alarms installed where required

Notes: _____

Alarms tested at the start of tenancy

Notes: _____

Fire doors fitted where required (HMOs)

Notes: _____

PROPERTY STANDARDS & ENERGY

EPC rating E or above

Expiry date: _____

Notes: _____

Property free from serious hazards

Notes: _____

Heating and hot water systems working correctly

Notes: _____

LEGAL & PAPERWORK

Deposit protected in a government-approved scheme

Scheme name: _____

Date protected: _____

Prescribed information issued to tenant within 30 days

Notes: _____

"How to Rent" guide provided

Notes: _____

Right to Rent checks completed

Notes: _____

HEALTH & OTHER REQUIREMENTS

Legionella risk assessed

Date checked: _____

Furniture meets fire safety regulations (if furnished)

Notes: _____

Licensing requirements met (if applicable)

Notes: _____

FINAL NOTES / OUTSTANDING ACTIONS

This checklist is provided for general guidance only and does not constitute legal advice. Legal requirements may change and can vary depending on property type and location. Always refer to official UK guidance.