

The Landlord Safety & Legal Requirements Checklist

Item	Complete
Safety	
<p>Smoke and carbon monoxide detectors You should ensure that all smoke detectors and carbon monoxide detectors are in full working order before any tenants move in, and check them annually. You're required to have these detectors in all rental properties.</p>	
<p>Burglar alarm If your property has a burglar alarm, ensure that it's fully working and that tenants know how to use it before they move in. If you don't have one, you may want to consider investing to protect your tenants, building and contents against break-ins and theft.</p>	
<p>Gas safety You need to arrange an annual gas safety check is carried out on all gas appliances, and also obtain safety certificates, and keep a record of each safety check. You also need to ensure that any gas pipework and flues are kept in safe working order.</p>	
<p>Electrical safety Every five years, you must arrange for an electrical safety inspection to be carried out on electrical appliances that you provide. You are also responsible for the safety of other electrical features of the property, such as plug sockets.</p>	
<p>Furniture fire safety If you let your property furnished, then you will need to ensure that all furniture complies with fire safety regulations, and that it has the appropriate fire safety labels.</p>	
<p>Other fire safety Consider any other elements of your property that may need to comply with fire safety – for instance do you need to install fire doors or provide fire extinguishers? It's worth noting that HMOs almost always have to have additional fire safety features such as these.</p>	
<p><u>Landlord insurance</u> It's often a good idea to take out comprehensive landlord insurance to protect yourself, your property and your contents against unexpected events.</p>	
<p>Legionnaire's disease As a landlord, you're responsible for arranging an assessment of your property's water supply to ensure there is no risk of tenants contracting Legionnaire's disease. You <i>can</i> conduct this assessment yourself if you feel you are competent.</p>	
<p>Building safety Ensure that there are no hazards in your rental property that could potentially cause harm to tenants. This could include things such as loose floorboards or insecure shelving units.</p>	

Other legal responsibilities	
<p>Energy performance certificate (EPC)</p> <p>You are responsible for arranging an energy performance inspection of your property and obtaining an energy performance certificate. You must do this before you can advertise your property as available to rent.</p>	
<p>Tenancy deposit scheme</p> <p>Landlords are legally obliged to place tenants' deposits in a government-backed tenancy deposit scheme. This ensures that any discrepancies or disagreements regarding the deposit at the end of the tenancy can be handled appropriately.</p>	
<p>Right to rent</p> <p>All landlords must check tenants' right to rent in the UK before signing a tenancy agreement with them. This means that you must ask the tenant to see their passport or evidence of a residence permit, and clarify their immigration status if necessary.</p>	
<p>Repairs</p> <p>You are responsible for carrying out repairs to the property and its contents. Tenants are responsible for some simple maintenance tasks such as cleaning, but it's up to you as a landlord to take on the bigger tasks. Click for more information about landlord vs tenant responsibilities.</p>	



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