Landlord Compliance Checklist UK 2026

For landlords in England with a small portfolio. Tick as you go.

1. Gas safety (if there is gas)

- [ ] Gas Safe registered engineer checks every appliance and flue at least every 12 months
- [ ] Book up to 2 months before the deadline and keep your original renewal date
- [ ] Copy to existing tenants within 28 days; to new tenants before they move in
- [ ] Keep the record until two further checks have been done

2. Electrical safety (EICR, England)

- [ ] Inspection and test by a qualified person at least every 5 years
- [ ] Current report in place before a new tenancy starts
- [ ] C1, C2 (and FI under current rules) fixed within 28 days or sooner if report says
- [ ] Copy to tenants within 28 days; to the council within 7 days of a written request

3. Energy Performance Certificate (England and Wales)

- [ ] Valid EPC (lasts 10 years), shown to prospective tenants
- [ ] Rating E or better, or a registered exemption (cost cap £3,500 incl. VAT)

4. Tenancy deposit (England and Wales)

- [ ] Protected in an approved scheme within 30 days of receiving it
- [ ] Prescribed information given to tenant (and anyone who paid) in the same 30 days
- [ ] Scheme reference and proof of date sent kept on file

General information, not legal advice. Last checked 9 October 2026. Sources: GOV.UK, HSE, legislation.gov.uk.
Made by Graham and Mark, landlords, at gaffy.co. FORTYFOUR8 LTD, company no. 17474844.

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5. Alarms

- [ ] Smoke alarm on each storey
- [ ] Carbon monoxide alarm in rooms with a solid fuel appliance and, in England since 1 Oct 2022, other fixed combustion appliances (gas cookers excluded)
- [ ] Tested and working at the start of each tenancy

6. Right to rent (England)

- [ ] All adult tenants (18+) checked before the tenancy starts, not only some people
- [ ] Check current GOV.UK guidance before each new letting

7. Records

- [ ] Gas record, EICR and fix confirmation, EPC, deposit certificate and information
- [ ] Notices and documents given to tenants: date and how
- [ ] Repairs reported and done; written access attempts if a tenant blocks a check

Your dates (per property)

Property	Gas due	EICR next due	EPC expires	Deposit protected

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