

COMPLIANCE CHECKLIST 2025

The London Landlord's Compliance Checklist

Everything London landlords need in place to stay compliant, protect their asset, and maintain a good relationship with their council.

1. HMO Licensing

- Mandatory HMO licence obtained (5+ occupants, 2+ households)
- Additional licensing checked and applied for if required by the borough
- Selective licensing checked for the property's area
- Licence conditions reviewed and all requirements actioned
- Licence renewal date noted in compliance calendar
- *Failure to licence an HMO is a criminal offence — councils can impose an Unlimited Fine and a Rent Repayment Order.*

2. Fire Safety

- Fire Risk Assessment (FRA) completed by a competent person
- Interlinked Grade D smoke alarms in all rooms (including bedrooms)
- Heat detector in kitchen
- Carbon monoxide alarm in all rooms with combustion appliances
- FD30S fire doors fitted to all bedrooms and kitchen
- Self-closers fitted and functioning on all fire doors
- Emergency lighting in escape routes (where required)
- Escape routes clear and unobstructed at all times
- Fire safety information provided to all tenants on move-in
- *FRAs must be reviewed after any material change to the property or occupancy.*

3. Electrical Safety

- Electrical Installation Condition Report (EICR) in date (5-year cycle)
- EICR provided to all tenants within 28 days of inspection
- Any C1 (immediate danger) findings remedied before letting
- Any C2 (potentially dangerous) findings remedied within 28 days
- Consumer unit (fuse box) has a metal enclosure
- Sufficient socket outlets in all rooms (no trailing extension leads)

5. Energy Performance

- Energy Performance Certificate (EPC) in date (10-year cycle)
- EPC rating is E or above (minimum legal standard)
- EPC provided to prospective tenants before signing
- *Properties rated F or G cannot be legally let. Government consultation on raising the minimum to C is ongoing.*

6. Tenancy & Legal Requirements

- Right to Rent checks completed for all adult occupants before move-in
- Tenancy deposit protected in a government-approved scheme (TDS, DPS, or MyDeposits)
- Prescribed Information served within 30 days of deposit receipt
- How to Rent guide (latest version) provided to tenant
- Gas Safety Certificate provided to tenant before move-in
- EPC provided to tenant before move-in
- Written tenancy agreement in place for all occupants

7. Renters' Rights Act (2025)

- Fixed-term tenancy structure reviewed — all new tenancies are now periodic
- Section 21 no-fault eviction process removed — Section 8 grounds reviewed
- Rent increase process updated to Section 13 notice (annual maximum)
- Tenancy agreements updated to remove fixed-term clauses
- *Seek legal advice if you have existing fixed-term tenancies — transitional arrangements apply.*

4. Gas Safety

- Annual Gas Safety Certificate (CP12) obtained from Gas Safe engineer
- CP12 provided to all tenants within 28 days of inspection
- Boiler serviced annually
- All gas appliances checked and records retained for 2 years
- *It is illegal to let a property without a valid CP12. Engineers must be Gas Safe registered.*

8. Property Standards & Management

- Minimum room sizes met: single bedroom 6.51m², double 10.22m²
- Adequate bathroom and kitchen facilities for number of occupants
- Property free from Category 1 HHSRS hazards
- Repairs and maintenance log maintained
- Landlord or agent contact details displayed in the property
- Buildings insurance in place and up to date
- Landlord liability insurance in place