



Landlord Compliance Health Check — England 2026

How compliant is your rental property? Answer 20 questions to find out.

Important: Having the right answer to each question is only half the requirement. You must also be able to produce documented evidence on request — to your tenant, a local housing authority or a court. A verbal assurance is not sufficient. Where this checklist asks whether something has been done, ask yourself: can I produce the paperwork to prove it? If you answered YES but cannot locate the relevant certificate, record or document, treat that answer as DON'T KNOW for scoring purposes.

Property address: Landlord name: 	Date completed: Letting agent (if applicable):
--	--

Section 1 — Gas Safety

Gas Safety (Installation and Use) Regulations 1998 (as amended by the Gas Safety (Installation and Use) (Amendment) Regulations 2018)

#	Question	YES	NO	DON'T KNOW
1	Do you have a valid Gas Safety Record (CP12) for every gas appliance in the property, carried out by a Gas Safe registered engineer within the last 12 months?	☐ YES	☐ NO	☐ DON'T KNOW
2	Has a copy of the Gas Safety Record been provided to your current tenant within 28 days of the check being carried out?	☐ YES	☐ NO	☐ DON'T KNOW
3	Do you retain a copy of each Gas Safety Record for at least two years and can you produce them if requested?	☐ YES	☐ NO	☐ DON'T KNOW

Section 2 — Electrical Safety

Electrical Safety Standards in the Private Rented Sector (England) Regulations 2020

#	Question	YES	NO	DON'T KNOW
4	Has the fixed electrical installation been inspected and tested by a qualified person within the last five years, producing an Electrical Installation Condition Report (EICR)?	☐ YES	☐ NO	☐ DON'T KNOW
5	Have all C1 (danger present) and C2 (potentially dangerous) remedial actions identified in the EICR been completed and evidenced in writing within 28 days?	☐ YES	☐ NO	☐ DON'T KNOW
6	Has a copy of the current EICR been provided to your tenant within 28 days of the inspection and can you produce a copy on request?	☐ YES	☐ NO	☐ DON'T KNOW

Section 3 — Smoke and Carbon Monoxide Alarms

Smoke and Carbon Monoxide Alarm (Amendment) Regulations 2022 (amending the Smoke and Carbon Monoxide Alarm (England) Regulations 2015)

#	Question	YES	NO	DON'T KNOW
7	Is at least one working smoke alarm fitted on every storey of the property where there is a room used as living accommodation?	☐ YES	☐ NO	☐ DON'T KNOW
8	Is a working carbon monoxide alarm fitted in every room used as living accommodation that contains a fixed combustion appliance (excluding gas cookers)?	☐ YES	☐ NO	☐ DON'T KNOW
9	Were all alarms tested and confirmed as working at the start of the current tenancy and is there a written record of that test?	☐ YES	☐ NO	☐ DON'T KNOW

Section 4 — Energy Performance Certificate (EPC)

Energy Efficiency (Private Rented Property)(England and Wales) Regulations 2015 — Minimum Energy Efficiency Standards (MEES)

#	Question	YES	NO	DON'T KNOW
10	Does the property have a valid Energy Performance Certificate (EPC) issued within the last 10 years?	☐ YES	☐ NO	☐ DON'T KNOW
11	Is the EPC rating E or above? (Letting a property rated F or G is unlawful in most circumstances and can result in a civil penalty of up to £5,000.)	☐ YES	☐ NO	☐ DON'T KNOW
12	Was a copy of the EPC provided to your tenant before they signed the tenancy agreement and can you produce evidence of this?	☐ YES	☐ NO	☐ DON'T KNOW

Section 5 — Renters' Rights Act 2025

Renters' Rights Act 2025 (key provisions in force from 1 May 2026)

#	Question	YES	NO	DON'T KNOW
13	Has your tenancy been updated to reflect the new periodic tenancy structure — fixed-term assured shorthold tenancies were abolished from 1 May 2026?	☐ YES	☐ NO	☐ DON'T KNOW
14	Have you provided your tenant with the government's prescribed Renters' Rights Act Information Sheet and do you have a record of having done so?	☐ YES	☐ NO	☐ DON'T KNOW
15	Are any rent increases being carried out only via the statutory Section 13 notice procedure rather than by contractual clause?	☐ YES	☐ NO	☐ DON'T KNOW

Section 6 — Deposit Protection

Housing Act 2004 — Tenancy Deposit Protection (as amended)

#	Question	YES	NO	DON'T KNOW
16	Has the tenant's deposit been protected in a government-approved tenancy deposit protection scheme within 30 days of receipt?	☐ YES	☐ NO	☐ DON'T KNOW
17	Has the prescribed information relating to the deposit scheme been provided to the tenant within 30 days of receipt and can you produce evidence of this?	☐ YES	☐ NO	☐ DON'T KNOW

Section 7 — Property Condition and Repairs

Landlord and Tenant Act 1985, s.11 — Repairing Obligations

#	Question	YES	NO	DON'T KNOW
18	Are you keeping the structure and exterior of the property in repair, including roof, external walls, windows, doors and drains?	☐ YES	☐ NO	☐ DON'T KNOW
19	Are the installations for the supply of water, gas, electricity, heating and hot water being kept in proper working order?	☐ YES	☐ NO	☐ DON'T KNOW
20	Are all tenant-reported repair requests being acknowledged in writing and actioned within a reasonable timeframe, with records retained?	☐ YES	☐ NO	☐ DON'T KNOW

What Your Score Means

Count only your YES answers where you can also produce documentary evidence. A YES without evidence scores as DON'T KNOW.

18 – 20 YES	Strong position	Your compliance position appears strong. A Facilitateez Desktop Compliance Review can independently verify your documentation and give you a written record to rely on — for tenants, letting agents and the forthcoming PRS Database registration.
12 – 17 YES	Gaps identified	You have compliance gaps that need attention. Some may be straightforward to resolve; others may carry civil penalties of up to £7,000 or affect your ability to manage the tenancy. A Facilitateez Desktop Compliance Review will identify exactly what action is required and in what order.
Under 12 YES	Significant risk	You have significant compliance gaps requiring prompt attention. Civil penalties for breach of landlord obligations can reach £7,000 per offence and £40,000 for certain matters. A Facilitateez Full Property Audit is strongly recommended — we will identify every gap, assess risk and produce a clear action plan.

What Happens Next?

Desktop Compliance Review — from £149

Send us your certificates and tenancy documents. We review everything against current legislation, identify gaps and produce a written RAG-rated action plan — without a site visit.

Full Property Compliance Audit — from £295

We attend the property, carry out a structured 46-point compliance inspection, review all documentation on site and produce a full photographic RAG-rated compliance report. Portfolio pricing available for 4 or more properties.

www.facilitateez.co.uk/landlord-compliance-audit
info@facilitateez.co.uk

Disclaimer: This checklist uses only publicly available information derived from current UK legislation and applies to England only. It does not constitute legal advice and does not replace a professional compliance assessment. Legislative references are accurate as at October 2026. Facilitateez is not a law firm. Specific compliance questions should be directed to a qualified legal professional.