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Core Certificates (All Landlords)

- ☐ Gas Safety Certificate — Annual. Gas Safe registered engineer. Copy to tenant within 28 days.
- ☐ EICR (Electrical Installation Condition Report) — Every 5 years. C1/C2 issues remedied within 28 days.
- ☐ EPC (Energy Performance Certificate) — Every 10 years. Minimum Band E (Band C proposals pending).
- ☐ Smoke alarms — Every floor. Tested at start of each tenancy.
- ☐ CO alarm — Every room with a fixed combustion appliance. Tested at start of each tenancy.

Renters' Rights Act — Before Serving Notice

- ☐ Gas Safety Certificate current at point of serving notice.
- ☐ EICR current, all C1/C2 remediated.
- ☐ EPC minimum Band E (or Band C when required).
- ☐ Deposit protected in an approved scheme.
- ☐ Prescribed deposit information served.
- ☐ Current How to Rent guide provided.

Tenant Move-In Documents

- ☐ Gas Safety Certificate copy.
- ☐ EICR copy.
- ☐ EPC copy.
- ☐ How to Rent guide (current version).
- ☐ Deposit protection certificate + prescribed information.
- ☐ Written tenancy agreement.

HMO Landlords — Additional Items

- ☐ HMO licence current (mandatory licensing if 5+ occupants, 2+ households).
 - ☐ Local additional/selective licensing obtained (if applicable).
 - ☐ Written Fire Risk Assessment (FRA) completed and reviewed.
 - ☐ Interlinked smoke alarms, fire doors, emergency lighting as required.
 - ☐ PAT testing if white goods/appliances provided.
 - ☐ Gas Safety Certificate covers communal areas.
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Track all your certificates automatically at propertycertify.uk

Automatic reminders before anything lapses — free trial, no credit card required.

This checklist is for information only and is not legal advice. Consult a solicitor if you are unsure of your obligations.