

Landlord Compliance Checklist, Stay Compliant

If you are a landlord in England, understanding your legal responsibilities is no longer optional. The introduction of the Renters' Rights Act and tightening regulations mean compliance is now central to protecting your investment.

This guide explains everything you need to know about landlord compliance, including legal requirements, safety standards, and tenancy obligations. It also provides access to a practical downloadable checklist to help you stay organised and reduce risk.

Whether you are a first-time landlord or managing a portfolio, this blog will help you stay compliant, avoid penalties, and operate confidently in today's rental market.

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What Is Landlord Compliance & Why Does It Matter?

Our landlord compliance checklist is a structured list of legal, safety, and administrative requirements that landlords must meet before, during, and after a tenancy.

With increasing enforcement and fines of up to £40,000 for non-compliance, overlooking even small details can have serious consequences.

Why compliance matters:

- Protects your property investment
- Prevents legal disputes and fines
- Ensures tenant safety and satisfaction
- Enables valid possession notices
- Builds long-term rental income stability

What Does a Landlord Need to Be Compliant in England?

To meet landlord regulations, you must cover several key compliance areas.

Safety Legislation Requirements

Landlords must ensure:

- Smoke alarms are installed on every floor
- Carbon monoxide detectors where required
- Gas Safety Certificate completed by a Gas Safe engineer
- Electrical Installation Condition Report (EICR) in place
- Portable Appliance Testing (PAT) where applicable
- Energy Performance Certificate (EPC) rated E or above

And more. These are legal requirements, not recommendations.

The UK government also confirms that landlords in England must provide valid safety documentation to the tenant before a tenancy begins, including gas safety and EPC certificates and EICRs.

What Legal Documents Must Landlords Provide?

Providing correct documentation to the tenants is essential for compliance and future legal protection.

Some required documents include:

- Assured Periodic Tenancy (APT) agreement from 1st May 2026
- Deposit protection certificate within 30 days
- Prescribed information documentation within 30 days
- Official government “How to Rent” guide (latest version)
- Gas Safety Certificate
- EPC certificate
- EICR report

Failure to provide these can invalidate eviction notices such as Section 8.

What Happens If Landlords Are Not Compliant?

Non-compliance is no longer treated lightly.

Potential consequences:

- Fines up to £40,000
- Rent repayment orders
- Banning orders from letting property
- Legal action and tribunal cases
- Criminal charges in severe cases

With the Renters’ Rights Act strengthening enforcement, landlords must shift from reactive to proactive compliance.

How Does the Renters’ Rights Act Affect Landlords?

From 1st May 2026 the legislation will significantly impact landlords across England.

Key changes:

- Removal of Section 21 “no fault” evictions
- Stronger tenant protections
- Stricter documentation requirements
- Greater enforcement powers for councils

This means landlords must maintain a full audit trail of compliance, including proof of serving documents and safety checks.

Balvay Estate Agents actively supports landlords in Heswall and across the Wirral to stay ahead of these changes through education and structured management.

What Should Be Included in a Landlord Compliance Checklist?

A complete landlord compliance checklist ~~UK~~ should cover the entire tenancy lifecycle.

Before the Tenancy

- Consent to let from mortgage provider
- Landlord insurance in place
- ICO registration for data handling
- Property safety checks completed

Setting Up the Tenancy

- Tenant referencing and affordability checks
- Right to Rent verification
- Deposit protected within 30 days
- All legal documents served correctly
- Tenancy agreement signed and executed

- Inventory checks completed

During the Tenancy

- Regular property inspections
- Ongoing safety checks and renewals
- Maintenance requests documented and resolved
- Updated compliance records maintained

End of Tenancy

- Correct notice procedures followed
- Inventory checks completed
- Deposit returned or disputed correctly
- Legal process followed for possession

Download Your Free Landlord Compliance Checklist

To help landlords stay organised and compliant, we have created a practical resource you can use immediately.

What this checklist helps you do:

- Stay compliant with new legislation
- Understand your responsibilities clearly
- Reduce risk of fines and enforcement
- Protect your investment and reputation

Be compliant to avoid costly mistakes and jeopardise your profit.

How Balvay Estate Agents Help Landlords Stay Compliant

At Balvay Estate Agents, we work closely with landlords across the Wirral and Liverpool to ensure full compliance.

With over 15 years of property experience, we provide:

- Compliance-led property management
- Structured tenancy setup processes
- Ongoing legal updates and guidance
- Regular property inspections and reporting
- Rent guarantee and legal protection options

We understand that many landlords feel overwhelmed by changing regulations. Our role is to simplify compliance while protecting your income and property.

[Landlord Services | Rent Guarantee Insurance Wirral](#)

Talk To Our Property Team

If you are unsure whether your property meets current legal requirements, now is the time to act.

Call: [0151 556 7100](tel:01515567100)

Email: office@balvay.co.uk

Speak to Balvay Estate Agents today and ensure your property is fully compliant, protected, and ready for the future.

[Contact Us](#)