

The 2026 Landlord Compliance Checklist

What every UK landlord must have in place to stay compliant and protect their investment



Section 1: Before the Tenancy Starts

Valid Energy Performance Certificate (EPC)	☒
Current Gas Safety Certificate (where applicable)	☒
Electrical Safety Report (EICR)	☒
Right to Rent checks completed correctly	☒
Government "How to Rent" guide served	☒
Deposit prescribed information prepared	☒
Correct tenancy agreement in place	☒

Section 2: During the Tenancy

Rent collection and arrears monitoring	☒
Ongoing gas safety renewals	☒
Electrical safety compliance	☒
Prompt response to maintenance issues	☒
Accurate record-keeping	☒
Tenant communication logs	☒
Periodic property inspections	☒

Section 3: Legal & Regulatory Obligations

Deposit protection compliance	☒
Licensing requirements (if applicable)	☒
Smoke and carbon monoxide regulations	☒
Fitness for Human Habitation standards	☒
Data protection responsibilities	☒
Serving valid legal notices	☒

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Section 4: Risk Areas Landlords Often Miss

Incorrect notice service invalidating possession	☒
Lapsed safety certificates	☒
Poor documentation trails	☒
Non-compliant rent increases	☒
Informal maintenance arrangements	☒

Section 5: How McAteer Property Helps

Full compliance audits	☒
End-to-end tenancy management	☒
Secure landlord portal access	☒
Proactive risk management	☒
Ongoing legislative updates handled for you	☒

If you would like a professional review of your current compliance position, contact McAteer Property to arrange a landlord consultation.