



Landlords Legal Requirements

As an experienced estate agency, we understand the importance of adhering to all legal requirements and regulations when it comes to renting out properties. We strive to ensure that both landlords and tenants have a clear understanding of their rights and obligations. To assist our valued landlords, we have compiled a list of essential legal requirements to be aware of when letting a property.

1. Safety Regulations:

Gas Safety: It is a legal requirement for landlords to conduct an annual gas safety check by a Gas Safe registered engineer. A Gas Safety Certificate must be provided to tenants before they move in and within 28 days of each subsequent check.

Electrical Safety: From 1st July 2020, electrical installations in private rented properties must be inspected and tested by a qualified electrician every five years. An Electrical Installation Condition Report (EICR) must be obtained, and a copy provided to tenants.

Fire Safety: Ensure that the property meets fire safety regulations, including appropriate fire alarms, extinguishers, and fire doors, as necessary. Regularly check and maintain fire safety equipment.

2. Energy Performance Certificate (EPC):

An Energy Performance Certificate (EPC) is required for all rental properties. This document rates the energy efficiency of the property and must be provided to tenants before they move in. The EPC is valid for ten years.

3. Deposit Protection:

If you collect a tenancy deposit, it must be protected in a government-approved deposit protection scheme within 30 days of receipt. The prescribed information regarding the scheme must also be provided to tenants within the same timeframe.

4. Right to Rent:

Under the Immigration Act 2014, landlords must check the immigration status of prospective tenants to verify their right to rent in the UK. This check must be performed for all occupants over the age of 18 before the tenancy agreement is signed.



5. Repairs and Maintenance:

Landlords are responsible for ensuring that the property is safe and in good repair. Promptly address maintenance issues and carry out necessary repairs to meet the required standards. Regularly inspect the property to identify and rectify any potential hazards.

6. Tenancy Agreement:

Use a written tenancy agreement to clearly define the terms and conditions of the tenancy. Include information such as rent amount, payment due dates, notice periods, and tenant responsibilities. Ensure that the agreement complies with current legislation.

7. Data Protection:

Safeguard any personal information collected from tenants in compliance with the General Data Protection Regulation (GDPR) and the Data Protection Act 2018. Obtain consent for data usage and handle personal data securely.

Please note: this document serves as a general guideline and is not an exhaustive list of all legal requirements. We highly recommend seeking professional advice or consulting the appropriate regulatory bodies for any specific queries or concerns.

At **Jackson Property**, we are committed to providing our landlords with accurate information and guidance to ensure legal compliance. If you have any questions or need assistance, our experienced team is here to help.

Remember, staying informed about legal requirements and fulfilling your obligations as a landlord helps create a safe and transparent rental environment for both you and your tenants.

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