

A CHECKLIST: KEY REQUIREMENTS FOR EVERY TENANCY

FROM PAPERWORK TO PAYMENT, A QUICK
CHECKLIST TO ENSURE YOUR RENTAL JOURNEY
STARTS ON THE RIGHT FOOT

GET IN TOUCH



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The Energy Performance Certificate (EPC)

A valid Energy Performance Certificate must be provided when a property is marketed. The property must have a minimum EPC rating of E for a new tenancy or renewal of an existing one.

Gas Safety Certificate

Landlords must ensure that any gas appliances and installations in the property are safe. Annual gas safety checks must be carried out by a registered Gas Safe engineer and the tenant must be provided with a copy of the certificate,

EICR

Landlords must Ensure safety by maintaining all electrical equipment and installations to meet legal standards. This means having regular electrical inspections (every 5 years) by qualified professionals, providing EICR reports to tenants within 28 days of the inspection, carrying out any remedial work required

The Smoke and Carbon Monoxide Alarm (England) Regulations 2015

Smoke alarms must be installed and working on every floor of the property and Carbon monoxide alarms must be installed and working in any room with a solid fuel-burning appliance (e.g., a coal fire, wood-burning stove).

A Deposit Protection Scheme

If a tenant pays a deposit, it must be protected in a Government-approved protection scheme. This ensures the tenant gets their deposit back if they meet the Tenancy Agreement conditions.

The Right to Rent

Landlords must check the immigration status of potential tenants before renting a property. Landlords must verify that a tenant has the legal right to reside in the UK by checking and keeping copies of relevant documentation.