

What are my
responsibilities
as a
landlord



Dottie

LETTINGS

Landlord Compliance Checklist

Letting a property – especially for the first time – can feel overwhelming. This checklist helps you cover the essential legal and safety requirements so you can stay compliant and confident as a landlord.

Your Essential Compliance To-Dos:

1. Gas Safety Certificate (CP12)

Legally required every 12 months for all gas appliances. Must be issued by a Gas Safe registered engineer.

2. Electrical Installation Condition Report (EICR)

A legal requirement every 5 years (or sooner if the report advises). Must be completed by a qualified electrician.

3. Energy Performance Certificate (EPC)

Property must have a valid EPC with a minimum rating of 'E'. EPCs last 10 years but must be renewed if the rating drops.

4. Right to Rent Checks

You must check that every adult tenant has the legal right to rent in England. This includes viewing original documents or using the government's online checker.

5. Deposit Protection

If you take a deposit, it must be registered with a government-approved scheme (e.g., DPS, TDS, or MyDeposits) within 30 days of receipt. You must also serve prescribed information to the tenant.

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Your Essential Compliance To-Dos:

6. Written Tenancy Agreement

A signed Assured Shorthold Tenancy (AST) agreement protects both you and the tenant. It should include rent terms, responsibilities, and notice procedures.

7. Smoke & Carbon Monoxide Alarms

- One working smoke alarm per floor (battery or hard-wired).
- A carbon monoxide alarm in any room with a solid fuel appliance (e.g., wood burner).
- Test regularly and ensure they're working on move-in day.

8. Repairs & Maintenance

You're legally responsible for keeping the structure, plumbing, heating, and electrics in safe working order. Be proactive with repairs to avoid fines and unhappy tenants.

9. 'How to Rent' Guide

This government-issued guide must be given to your tenant at the start of the tenancy (latest version only). It outlines tenant rights and your responsibilities.

Dottie Lettings supports landlords in Cheshire with fully managed lettings and friendly, expert guidance—so you can rent out your property with total peace of mind.