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This document has been reviewed and updated to reflect current legislation and best practice as at 2026. It applies to residential lettings in England unless stated otherwise.

Gas Safety – Gas Safety (Installation and Use) Regulations 1998

Landlords are legally required to:

- Ensure that all gas appliances, flues and pipework are maintained in a safe condition.
- Arrange an annual gas safety check carried out by a Gas Safe registered engineer.
- Hold a valid Gas Safety Record (GSR) at all times during a tenant's occupation.

The Gas Safety Record must:

- Be provided to new tenants before they move in.
- Be provided to existing tenants within 28 days of each annual check.
- Failure to comply is a criminal offence.

Furniture and Furnishings – Fire Safety Regulations

Furniture and Furnishings (Fire) (Safety) Regulations 1988 – Updated 2025 (as amended) apply to all furnished rental properties.

Covered items include:

- Beds, mattresses, headboards and footboards
- Sofas and armchairs
- Cushions, pillows and loose covers
- Garden furniture intended for indoor use
- The regulations do not apply to carpets, curtains, blinds or bedding.

All furniture provided must:

- Meet current fire resistance standards
- Carry the correct permanent compliance labels
- Furniture manufactured before 1950 is exempt, provided no new upholstery has been added.

The landlord is legally responsible for ensuring compliance.

Smoke and Carbon Monoxide Alarms – Regulations (Amended 2022)

Under the Smoke and Carbon Monoxide Alarm (England) Regulations 2015, as amended in 2022, landlords must:

- Install at least one smoke alarm on every storey used as living accommodation.
- Install a carbon monoxide alarm in any room containing a fixed combustion appliance, including gas boilers, fires, wood burners and oil appliances (excluding gas cookers).

Landlords must:

- Ensure alarms are in working order on the first day of the tenancy.
- Repair or replace faulty alarms once notified by the tenant.
- It is best practice to record alarm testing in the check-in inventory signed by the tenant.

Electrical Safety – Electrical Safety Standards Regulations 2020

Landlords must ensure:

- A valid Electrical Installation Condition Report (EICR) is in place at all times.
- The inspection is carried out by a qualified and competent person.

Key requirements:

- EICRs must be renewed at least every 5 years, or sooner if specified.
- A copy of the EICR must be provided to tenants before occupation or within 28 days of inspection.
- Any remedial work classified as C1 or C2 must be completed within 28 days (or sooner if stated).

IMPORTANT: Failure to comply is a civil offence with fines of up to £30,000.

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Electrical Appliances – Equipment Safety

Under the Electrical Equipment (Safety) Regulations 1994, landlords must ensure that all supplied electrical appliances are safe.

Although PAT testing is not a legal requirement, it is considered best practice and may be required by insurers.

Tenancy Deposits – Housing Act 2004 (as amended)

Any deposit taken for an Assured Periodic Tenancy must:

- Be protected in a government-approved scheme within 30 days of receipt.
- Be accompanied by the prescribed information issued to the tenant within the same timeframe.

Approved schemes:

- Deposit Protection Service (DPS)
- MyDeposits
- Tenancy Deposit Scheme (TDS)

Failure to comply can result in:

- Court-ordered compensation of 1-3 times the deposit

Energy Performance Certificates (EPCs)

Landlords must:

- Provide a valid EPC (rated E or above) before marketing the property.
- Supply the EPC free of charge to prospective tenants.

EPCs are valid for 10 years.

Since 1 April 2020, privately rented properties must meet the Minimum Energy Efficiency Standard (MEES) of E, unless a registered exemption applies.

Legionella Risk Assessment

Landlords have a duty under the Health and Safety at Work Act 1974 to assess and control the risk of Legionnaires' disease.

This includes:

- Carrying out a risk assessment
- Maintaining water systems
- Keeping records of control measures

A professional assessment may be required for higher-risk properties.

Homes (Fitness for Human Habitation) Act 2018

Landlords must ensure properties are:

- Fit for human habitation at the start of the tenancy
- Maintained in that condition throughout

Tenants may take legal action directly against landlords for unfit conditions such as damp, mould, inadequate heating or ventilation.

Landlord and Tenant Act 1985 – Section 11

Landlords are responsible for repairing and maintaining:

- The structure and exterior of the property
- Installations for water, gas, electricity and sanitation
- Heating and hot water systems

Repairs must be carried out within a reasonable time once the landlord is notified.

IMPORTANT: Failure to comply with this Act (e.g. failure to fix a leaking toilet in a reasonable time) can allow the tenant to seek compensation.

The above should only be used as a guide; clarification on items should be directed to your local Ocean office who will deal with your questions.