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EST. 2009

THE 2026 LANDLORD'S STATUTORY OBLIGATIONS

A PROFESSIONAL STANDARDS GUIDE BY CHARLES J HARRISON

Section 1: Essential Safety & Health Compliance

- Gas Safety Inspections: You must arrange an annual inspection by a Gas Safe registered engineer for all gas appliances. A copy of the Landlord Gas Safety Record (CP12) must be issued to existing tenants within 28 days of the check.
- Electrical Safety (EICR): All rental properties require a formal electrical inspection every five years. Any remedial works identified as 'Category 1' or 'Category 2' must be completed by a qualified electrician within 28 days.
- Smoke & Carbon Monoxide: You are legally required to have a working smoke alarm on every floor used as living space. Carbon monoxide alarms are mandatory in any room containing a fixed combustion appliance, such as a boiler or wood burner.
- Damp and Mould Prevention: Under the latest standards, landlords have a duty to ensure properties are free from serious dampness and mould. This involves providing adequate ventilation and ensuring the property meets modern thermal comfort requirements.

Section 2: Legal Documentation & The 2026 Act

- The Renters' Rights Act 2026: Be aware that the "Section 21" no-fault eviction process has been replaced. Tenancies are now periodic from day one, and any rent increases must follow a formal statutory process once per year.
- Right to Rent Checks: Before any tenancy begins, you must verify that every adult occupant has the legal right to rent in the UK. Keep copies of these documents for at least one year after the tenancy ends.
- The How to Rent Guide: You must provide your tenants with the most current version of the Government's 'How to Rent' booklet. Failure to do this can prevent you from serving valid notices later.
- Deposit Protection & Prescribed Info: Within 30 days of receiving a security deposit, you must protect it in a government-approved scheme and provide the tenant with the 'Prescribed Information' detailing where the money is held.

Section 3: Professional Management Standards

- Inventory & Check-In: To protect against deposit disputes, a professional, independent inventory is vital. This provides a date-stamped, photographic baseline of the property's condition before the tenant moves in.
- Property Redress Scheme: It is now a mandatory requirement for all private landlords to join a government-approved Redress Scheme. This provides tenants with an independent platform to resolve complaints regarding property management.
- Energy Performance Certificate (EPC): Your property must have a valid EPC. Investing in energy efficiency, such as LED lighting and loft insulation, not only ensures compliance but also makes the property more attractive to long-term tenants.

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