

# Your 2020 Landlord Checklist

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# YOUR 2020 LANDLORD CHECKLIST

Being a landlord is a challenging task, but there are ways you can make the process easier. We believe following checklists are an ideal way for you to remain up to date, and if you want to comply with all the 2020 regulations landlords must follow, we have assistance for you.

Did you know that at the start of 2020, landlords in England had to comply with more than 150 pieces of legislation? This represented a 32% increase on the figures of 2010, and new guidelines are being introduced regularly.

We do what we can to assist landlords to stay up to date, and many landlords find our property management services to be of tremendous value. As we manage your property, you don't have to worry about compliance; we take care of everything for you.

However, we know many people are keen to understand what the processes are that landlords should follow, and we are more than happy to provide guidance. The following issues are all essential for landlords to consider and take care of.



## **DO YOU NEED A LANDLORD LICENCE?**

Selective licencing came into being in 2006 as a way of forcing rogue landlords to adhere to rules and regulations.

Local council authorities have the power to implement a scheme if they experience issues with anti-social behaviour or low standard of housing in a local area.

The scheme requires landlords to follow specific management rules, and if they don't, they can be fined.



# DO YOU CARRY OUT RIGHT TO RENT CHECKS ON ALL TENANTS?

Section 22 of the Immigration Act 2014 requires landlords to verify tenants legally have the Right to Rent in the United Kingdom.

This requirement has been in place since February 2016 and landlords who fail to check a tenants' Right To Rent may face a civil penalty.



# ARE YOU PROTECTING A TENANTS' DEPOSIT IN A LICENCED GOVERNMENT SCHEME?

Landlords must secure a tenant's deposit in one of the Government approved tenancy deposit protection schemes. There are two primary forms of deposit protection schemes, custodial and insurance.

With a custodial scheme, the tenant pays the landlord, and the landlord pays the deposit into the scheme. The deposit is held for the duration of the tenancy, and any deductions are taken from the amount if required when disputes have been settled. With the insurance scheme, tenants pay the landlord, and the landlord pays a premium to insure the deposit.



# DO YOU HAVE AN ENERGY PERFORMANCE CERTIFICATE (EPC) IN PLACE?

Before a tenant moves into the rental property, landlords must provide them with an EPC. This can occur during the viewing process, but it must happen before the tenancy agreement is signed. The EPC is valid for ten years, but if significant changes have been made to the rental property, a new assessment can take place.

Rental properties must hold an EPC rating of at least an E to be valid for rental purposes. Landlords who fail to comply with this regulation may face a fine of up to £4,000.



# IS THE RENTAL PROPERTY SAFE?

Landlords must ensure their rental property is safe, that the property complies with letting rules and regulations, and that there are no obvious hazards.

The Housing Health and Safety Rating System (HHSRH) is the leading enforcement tool utilised by local councils in assessing and addressing poor conditions in private rented homes.

The hazards which are assessed at a rental property include gas safety faults, electrical safety faults, broken bannisters and frayed carpets. This means landlords must consider a wide range of matters, big and small when letting property.



# HAVE YOU ARRANGED AN ANNUAL GAS SAFETY INSPECTION?

The Gas Safety Regulations of 1998 means landlords must maintain all gas appliances, flues and pipe works in a safe condition. The annual gas safety inspection must be undertaken by a Gas Safe Registered engineer, who will issue a Gas Safety certificate if applicable.

The landlord should retain this certificate until the following test. A copy of this certificate should be provided to the tenant.





# ARE YOU COMPLIANT WITH ELECTRICAL SAFETY REGULATIONS?

As of July 2020, electrical safety regulations, similar to the gas safety regulations, will apply to rental property in England.

Landlords must ensure their property is compliant with these regulations, and enlist the services of a qualified professional to conduct the test.

For all new tenancies beginning on or after 1 July 2020, the rental property must hold this certification.

# DO YOU COMPLY WITH SMOKE AND CARBON MONOXIDE ALARM REGULATIONS?

As of 1 October 2015, landlords must ensure there is at least one smoke alarm on every floor of rental property. Also, when there is a solid fuel source in the rental property, landlords must ensure that there is a carbon monoxide alarm in this room.

The landlord is responsible for ensuring each alarm is in working order on the first day of a tenancy.

Other checks landlords must consider include:

- Have you undertaken a fire safety risk assessment?
- Have you undertaken checks for Legionnaire's disease?
- Do all furniture and furnishings supplied with the rental property adhere to the require standard?
- Have you provided tenants with the latest copy of the "How to rent: the checklist for renting in England" guide?
- Do you need consent to let the property, and if so, do you have it?
- If you are using the service of a letting agent, does the agent belong to a redress scheme?
- Do you hold appropriate landlord insurance?



With so many regulations to consider, we know being a landlord is challenging. If you require any guidance on these regulations, please feel free to contact us.

However, we know many landlords would prefer the peace of mind which comes from knowing an industry specialist is ensuring you are compliant with all industry regulations.



## **CONTACT US**

**We offer a comprehensive range of property services tailored to vendors in Stanmore. If you would like to arrange an appointment to help you negotiate the local housing market, please contact Stones Residential today by calling us on 020 8954 0045 or emailing [stanmore@stonesresidential.co.uk](mailto:stanmore@stonesresidential.co.uk).**

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