

Landlord Information Pack

to our management app for your tenants
at maintenance issues, request to extend
y, keep track of their rental payments and

on of monthly rent

ed Property Manager

emergency phone line for you and your

monthly property inspections with a fully
photographed and written report

- ✓ All maintenance issues handled on your behalf
- ✓ 6 monthly property inspections with a fully photographed and written report
- ✓ Property condition guaranteed – subject to general wear and tear, up to one and half months rent



Property Compliance Checklist

Avoiding Risk and Meeting Legal Standards

Overview

Property compliance is no longer a box-ticking exercise—it's a legal obligation with serious financial and legal consequences. With the introduction of the Renters' Reform Bill and increasing scrutiny on landlords, it's more important than ever to ensure your rental properties meet all current and future regulations.

This information pack explains the key compliance areas you must address as a landlord, the new EPC regulations coming in 2028, and how failing to keep up could result in fines, enforcement action, or rent repayment orders.

Legal Compliance

What Landlords Must Have in Place

Every rental property must meet the following requirements to be legally let:

1. Gas Safety Certificate

- An annual gas safety check must be completed by a registered engineer.
- A copy must be given to tenants before they move in and within 28 days of renewal.

2. Electrical Installation Condition Report (EICR)

- Required every 5 years or sooner if recommended by the electrician.
- Landlords must carry out any remedial works within 28 days.

3. Smoke and Carbon Monoxide Alarms

- Smoke alarms must be installed on every storey.
- Carbon monoxide alarms are required in every room with a fuel-burning appliance.
- Alarms must be tested on the first day of a tenancy.

4. Energy Performance Certificate (EPC)

- A valid EPC (minimum rating of 'E' for current lettings) is required by law.
- Must be provided to prospective tenants before they sign a tenancy agreement.

5. Right to Rent Checks

- Landlords must verify that all adult occupants have the legal right to rent in the UK.
- Failure to do so can result in civil penalties or criminal charges.

6. Deposit Protection

- Deposits must be registered with a government-approved scheme within 30 days.
- Tenants must receive the prescribed information and scheme details.

7. How to Rent Guide

- The latest version of the government's 'How to Rent' guide must be issued at the start of each tenancy.

Changes Coming – EPC Regulation in 2028

One of the biggest upcoming changes is the tightening of EPC rules:

1. From 2028, all rental properties must have an EPC rating of 'C' or above to be legally let.

2. Properties that do not meet this standard must undergo energy efficiency improvements, such as:

- Improved insulation
- Upgraded boilers and heating systems
- Installation of double glazing or renewable energy systems

3. Failure to comply could lead to:

- Fines of up to £30,000
- Prohibition on new tenancies
- Difficulties in selling or refinancing non-compliant properties

Why Compliance Is Becoming Harder to Navigate Alone

Landlords face a growing body of legislation and inspection requirements. Mistakes or omissions—often unintentional—can result in:

- Invalid Section 8 notices (for eviction)
- Rent repayment orders
- Insurance claims being denied
- Legal action by tenants or councils

Trying to manage this without up-to-date legal knowledge and full-time oversight is incredibly risky.

How Bates & Co Lettings Ensures Full Compliance



Full Compliance Audit: We review every aspect of your property's legal readiness.



Certified Contractor Network: We coordinate all testing, certifications, and remedial work.



Document Handling: We serve all required notices and certificates to tenants on your behalf.



Proactive EPC Planning: We help you assess and improve energy efficiency well ahead of 2028 deadlines.



Ongoing Monitoring: We keep you updated with future regulatory changes, so you're always prepared.

Local Expertise – Trusted by Hailsham Landlords for Over 20 Years

We're the only independent high-street letting agent in Hailsham. Our long-standing relationships with local authorities, contractors, and landlords mean your property is in safe, compliant hands.

Next Steps: Book a Property Compliance Health Check with Bates & Co today. We'll identify risks, resolve issues, and ensure your property is legally lettable—now and in the future.