

Before the commencement date check that:		
Tenancy requirements	More info	Yes/NA
Your current assured shorthold tenancy is in writing.	AST template	
Any deposit was protected within a Government-approved scheme within 30 days of receipt.	Deposit protection guide	
The deposit prescribed information was issued to the tenants, and anyone who has paid towards the deposit, within 30 days of receipt.	Deposit protection guide	
You are not holding any banned payments under the Tenant Fee Ban.	Tenant fee ban guide	
A privacy notice has been issued to your tenants.	GDPR for landlords	
You have proof that all adult occupants have 'right to rent' in the UK.	Right to rent guide	
Safety and Standards	More info	Yes/NA
The property has been inspected recently and is free of category one HHSRS hazards.	HHSRS guide	
If required a current valid Gas Safety Certificate is in place.	Gas safety guide	
The property has a current valid Electrical Installation Condition Report or Electrical Installation Certificate.	Electrical safety guide	
If required, the property has a current energy performance certificate (EPC) rated E or above, or you have an exemption in place.	Energy efficiency standards guide	
Smoke alarms have been fitted on every floor. They are in working order.	Fire safety guide	
Carbon monoxide alarms are fitted in every room with a fuel burning source. They are in working order.	Fire safety guide	
Keep the property in repair and have suitable tradespeople in place to respond to repair requests quickly.	Landlord guide to repairs	
A legionella risk assessment has been performed in the last two years	Legionella guide	
A fire risk assessment has been performed recently.	Get a fire risk assessment	
Licensing and registration	More info	Yes/NA
If the property requires an HMO Licence it has been applied for/issued.	HMO licensing guide	
If the property requires a Selective Licence it has been applied for/issued.	Selective licensing guide	
You are registered with the Information Commissioner's Office (ICO).	GDPR for landlords	