RentMint
rentmint.co.uk

FREE LANDLORD RESOURCE

Annual Landlord Compliance Tracker

One page per property, per year. Record the date each check was done and when it is next due.

PROPERTY ADDRESS	TENANCY START DATE	YEAR COVERING

Check	How often	Note	Date done	Next due
☐ **Gas safety check (CP12)**	Every 12 months	Copy to tenant within 28 days		
☐ **Electrical safety (EICR)**	At least every 5 years	Copy to tenant within 28 days		
☐ **Energy Perf. Cert. (EPC)**	Valid 10 years	Usually rating E or above		
☐ **Smoke alarms tested**	Start of each tenancy	One on every storey		
☐ **Carbon monoxide alarms**	Start of each tenancy	Fixed combustion rooms		
☐ **Deposit protected**	Within 30 days	Give prescribed info		
☐ **Right to Rent checks**	Before tenancy starts	Repeat if time-limited		
☐ **Written Statement of Terms**	Start of tenancy	Renters' Rights Act		
☐ **Renters' Rights Info Sheet**	Served to tenant	Proof of service / date given		
☐ **Legionella risk assessment**	Review periodically	Keep written notes		
☐ **Landlord insurance renewed**	Annually	Keep active policy		
☐ **Damp & mould inspection**	Before winter	Note findings + photos		
☐ **Licensing (HMO / selective)**	Check with council	If applicable to property		

UPCOMING REGULATIONS

National PRS Database registration (rolling out late 2026/2027) and Landlord Ombudsman membership (2028) will become mandatory soon. RentMint will automatically track these updates for you as they go live at rentmint.co.uk.

Never miss a compliance deadline or risk fines.

Set up automated compliance reminders and store digital certificates at rentmint.co.uk

Try rentmint.co.uk

General information for landlords in England. Not legal advice. Check GOV.UK for current rules.