

ENGLAND · FOR LANDLORDS WITH 1 TO 3 PROPERTIES

Landlord Property Care & Compliance Kit

Certificate calendar, inspection report, maintenance log, a Renters' Rights Act 2025 checklist, who-can-fix-what guide and end-of-tenancy checklist, in plain English.

Updated for the Renters' Rights Act 2025



from Handyman Plus Van, **Swindon**

Last reviewed 17 October 2026
Not legal advice: see page 3

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What's in the kit

- **This guide (PDF)**. Read it once, then print the forms you need.
- **Renewal-Calendar-and-Maintenance-Log.xlsx**: works in Excel or Google Sheets. It works out next-due dates and days remaining, and colour-codes anything overdue.
- **Property-Inspection-Report.docx** and **End-of-Tenancy-Checklist.docx**: fillable in Word, Google Docs or LibreOffice, with tick boxes you can click.

Welcome

If you let one, two or three homes and manage them yourself, you are the letting agent, compliance officer and maintenance manager all at once. This kit puts the things you **must** do, and the things that are simply good practice, in one place, so nothing slips.

We're a handyman business in Swindon, and we work in rented homes every week. The most common problems we see aren't dramatic: a gas safety record that ran out a month ago, a smoke alarm missing from the landing, or a small leak nobody logged until it became a ceiling repair. This kit is built to prevent exactly those.

How to use it



1. Set up the calendar

Open the spreadsheet, name your properties and type in the dates from your current certificates. It works out every renewal date and turns red when something is overdue.



2. Inspect and log

Use the inspection report every 6 months or so, and at the start and end of each tenancy. Put every repair in the maintenance log, with dates.



3. Check the law

Work through the Renters' Rights Act checklist once now, then again whenever you re-let. Use section E before booking any job.

Important: please read

This kit is not legal advice

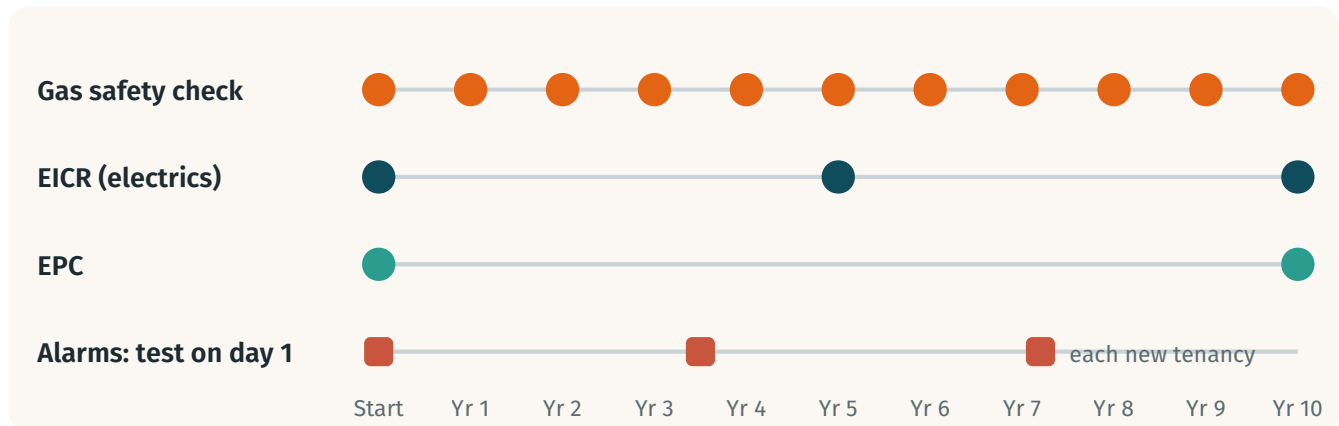
It is general information for landlords of homes in **England** let on assured (periodic) tenancies. It does not cover Wales, Scotland or Northern Ireland, houses in multiple occupation (HMOs) with licensing conditions, social housing, lodgers or holiday lets. The rules change. Every legal statement here was checked against gov.uk, legislation.gov.uk or hse.gov.uk on **17 October 2026**, and the sources are listed at the back. Before you act, check the current rules on gov.uk and take advice from a solicitor or a landlord association if you are unsure, especially before serving any notice.

Labels used in this kit

LAW a legal requirement now. **GOOD PRACTICE** recommended, not legally required. **PLANNED** announced by government but not yet in force, so dates may change.

Your duties at a glance

Four safety items repeat on a cycle. Over ten years, a typical gas-heated home needs about 10 gas checks, 2 or 3 electrical reports, 1 or 2 EPCs, and an alarm check every time a new tenancy starts.



The repeating safety cycle for one property. Dots show when each item falls due.

What	How often	Who does it	Give to the tenant	Keep it
 Gas safety record	Every 12 months (each appliance and flue)	Gas Safe registered engineer	Existing tenants within 28 days of the check; new tenants before they move in	Until two more checks are done (HSE says "2 years")
 EICR (electrical report)	At least every 5 years, or sooner if the report says	Qualified electrician	Existing tenants within 28 days; new tenants before they move in	Until the next inspection
 EPC	Valid 10 years; needed before you market the home	Accredited energy assessor	Free to prospective tenants, and to the tenant who takes it	While valid; it's on the public register
 Smoke and CO alarms	Checked on the day each new tenancy begins; fixed promptly when reported faulty	You (or someone for you)	Ask the tenant to sign that alarms were tested	Your own record
 Deposit protection	Within 30 days of receiving it	You, via an approved scheme	Prescribed information within 30 days	For the whole tenancy
 PRS Database	Swindon: register by 14 Nov 2027, then yearly	You (GOV.UK One Login)	Future: IDs on adverts	Annual renewal

Set it and forget it

Put every date in the spreadsheet once. Its **Book from** column tells you when to call the contractor: 2 months ahead for gas, because a check done in that window keeps your renewal date the same.



SECTION A

Certificate & renewal calendar

This section explains each certificate in plain English: what it is, when it is due, and what you have to hand over. The spreadsheet does the date maths for you.



Gas safety: every 12 months LAW

What the law says

Every gas appliance and flue you provide must be kept safe and safety-checked within 12 months of installation, then at intervals of no more than 12 months. For a new tenancy, the check must have been done in the 12 months before it starts.

Who can do it

Only a **Gas Safe registered** engineer. Check their ID card: the back shows which appliances they are qualified for.

Paperwork

The engineer gives you a gas safety record (often called a "CP12"). Give a copy to existing tenants **within 28 days** of the check and to new tenants **before they move in**. Keep each record until two more checks have been done.

Can't get access?

Keep a record of every attempt. HSE expects repeated attempts (letters and a note left at the property) and says you must not force entry.

If you get it wrong

It is a criminal offence. HSE says this "could result in a substantial fine and/or a custodial sentence".

Months 0 to 10

Book the check here



Last check

Deadline (12 months)

A check done in the 2 months before the deadline is treated as done **ON** the deadline, so your renewal date stays the same (Gas Safety Regulations, reg 36A).

Book early without losing a month

If the check is done up to 2 months *before* the deadline, the law treats it as done *on* the deadline (Gas Safety Regulations, reg 36A). So you can book in that window and keep the same anniversary every year. In the spreadsheet, type the old deadline plus 12 months in 'Fixed due date'.



Smell gas?

Call the National Gas Emergency Service on **0800 111 999**, open doors and windows, and turn the gas off at the meter if you know how. Don't use electrical switches. Never let anyone who isn't Gas Safe registered touch a gas appliance, and that includes us.

**Electrical safety (EICR): at least every 5 years** LAW**What the law says**

The fixed electrical installation must meet the national wiring standard (BS 7671) and be inspected and tested by a qualified person at least every 5 years, or sooner if the last report says so. It must also be inspected before a new tenancy starts.

Paperwork

You get an Electrical Installation Condition Report (EICR). Give a copy to existing tenants **within 28 days** of the inspection, to new tenants **before they move in**, to a prospective tenant within 28 days of a written request, and to the council **within 7 days** of a written request.

Remedial work

If the report says work is needed, a qualified person must do it **within 28 days** (or sooner if the report says). Then give written confirmation, with the report, to the tenant **and the council** within 28 days of the work being finished.

Keep

Keep the report until the next inspection is due or done, and give a copy to the next inspector.

If you get it wrong

The council can impose a financial penalty of up to **£40,000**.

Read the 'next inspection' date

Many EICRs recommend a date earlier than 5 years, especially for older installations. The spreadsheet uses whichever is earlier: 5 years from the inspection, or the date you type in 'Fixed due date'.

**EPC: valid 10 years, minimum rating E** LAW**What the law says**

You need a valid Energy Performance Certificate before you market a property to let. It lasts **10 years**. Give it free to prospective tenants (at the latest when they view or ask for written details) and to the person who becomes the tenant.

Minimum rating

You can't let, or carry on letting, a home rated **F or G** unless you have registered a valid exemption on the PRS Exemptions Register (in force for all lets since 1 April 2020). The current spending cap is **£3,500** including VAT.

If you get it wrong

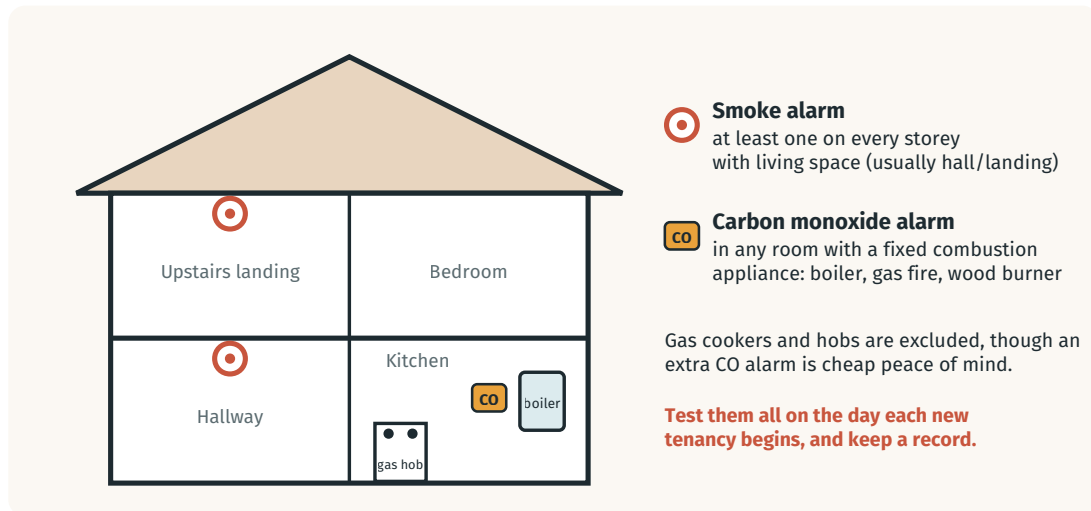
Councils can impose penalties of up to **£5,000** per property.



⚠️ Planned, not yet law: EPC C by 1 October 2030

In January 2026 the government confirmed it plans to raise the minimum to the equivalent of **EPC C by 1 October 2030**, with a spending cap of **£10,000** per property and new EPC measures. This still needs Parliament's approval, so treat the details as provisional. If your property is D or below, it's worth getting advice now and planning improvements around your other works.

🔊 Smoke and carbon monoxide alarms **LAW**



Smoke alarms

At least one on every storey that has a room used as living accommodation. Bathrooms and toilets count, and so do halls and landings.

CO alarms

In every room used as living accommodation that has a **fixed combustion appliance** (boiler, gas fire, oil boiler, wood burner). Gas cookers are excluded.

Testing

Check every alarm is working **on the day a new tenancy begins**. If a tenant reports a fault, repair or replace it as soon as reasonably practicable.

Which alarms?

The law doesn't specify a type. Government guidance recommends alarms meeting BS 5839-6 (smoke) and BS EN 50291 (CO), and sealed-for-life batteries rather than replaceable ones.

If you get it wrong

Fines of up to **£5,000** per breach of a council remedial notice.

Prove you tested them

Test each alarm with the tenant at check-in and have them sign the inventory or inspection report to confirm it. During the tenancy there's no legal testing interval. We suggest a yearly check by you, plus asking tenants to press the test button monthly. That is good practice, not law.

**Printable year planner: Property _____ Year _____**

Write the date (or tick) in the month each item is due. Keep one sheet per property on the fridge or in the property file. The spreadsheet version updates itself.

Item	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Gas safety record												
EICR / electrical												
EPC												
Smoke & CO alarm test												
Boiler service												
Routine inspection												
Gutters & drains												
Legionella review												
PRS Database renewal												
Insurance renewal												
Deposit / tenancy dates												

Gas: book in the 2 months before the deadline. EICR: at least every 5 years, or sooner if stated. EPC: 10 years. Alarms: check on the first day of every new tenancy.



SECTION B

Property inspection report

Regular inspections catch small problems before they turn into big bills, give you dated evidence for deposit disputes, and show you are a responsible landlord if a council ever asks.

When

At check-in and check-out, and roughly every 6 months in between. Inspect more often if there's a known issue such as damp.

Notice

Give the tenant at least **24 hours' written notice** and visit at a reasonable time (Landlord and Tenant Act 1985 s.11(6)), unless your agreement requires more notice.

Evidence

Take dated photos of every room, close-ups of anything wrong, and the meters. Write the photo reference on the form.

How to fill it in

- **Good** means clean, working and undamaged. **Fair** means wear and tear you'd expect for its age. **Poor** means damage, a fault or something that needs action.
- Write every **Poor** item in the action list, and choose who should fix it with section E: handyman, Gas Safe engineer, electrician or another specialist.
- Look out for **damp and mould**: black spotting on window reveals, behind wardrobes and on bathroom ceilings; peeling paint; a musty smell. Record where it is and how big, and find the cause (leak, condensation or rising damp) rather than just cleaning it off.
- Give the tenant a copy of the finished report and ask them to sign it.

Use the Word version for the full report

Property-Inspection-Report.docx has room-by-room tables (hall, living room, kitchen, bathroom, three bedrooms, WC/utility, loft and exterior), meter readings, a 10-line action list and a sign-off section. The one-page version on the next page is for quick routine visits.

Quick inspection form (one page)

Property	
Date and time	
Inspected by	
Notice given on	
Tenant present?	

Safety essentials	OK	Action	Notes / photo ref
Smoke alarm on every storey: tested	☐	☐	
CO alarm by every fixed combustion appliance: tested	☐	☐	
Gas safety record in date	☐	☐	
EICR in date; remedials done	☐	☐	
EPC valid and E or better	☐	☐	
No soot, staining or odd flames at gas appliances	☐	☐	
Consumer unit and sockets look undamaged (look only)	☐	☐	
Stairs, rails, escape routes safe	☐	☐	
Window and door locks working	☐	☐	
No damp, mould or leaks	☐	☐	
Taps and showers run hot and cold; unused outlets flushed	☐	☐	

Room	Good	Fair	Poor	Notes / photo ref
Hall, stairs, landing	☐	☐	☐	
Living room	☐	☐	☐	
Kitchen	☐	☐	☐	
Bathroom	☐	☐	☐	
Bedroom 1	☐	☐	☐	
Bedroom 2	☐	☐	☐	
Bedroom 3	☐	☐	☐	
Exterior and garden	☐	☐	☐	

#	Action needed	Who (H/G/E/O)	Target date
1			
2			
3			
4			

Signed (inspector) _____ Signed (tenant) _____ Copy given on _____



SECTION C

Maintenance log

A maintenance log is your memory and your evidence. It shows when a problem was reported, what you did and how quickly, which matters for tenants, councils, insurers and, in time, Awaab's Law.

What to record for every job

- Date reported and who reported it
- Property, room and a clear description
- Priority: emergency, urgent or routine
- Trade needed (see section E)
- Contractor, and their Gas Safe or electrical registration where relevant
- Date completed and days open
- Cost, and the invoice or certificate reference
- Whether you updated the tenant
- Photo references, before and after

Suggested response times

Priority	Examples	Kit target
Emergency	Gas smell or CO alarm sounding (call 0800 111 999 first), no heating or hot water in cold weather, major leak, unsafe electrics, insecure front door	Make safe within 24 hours (target: 1 day)
Urgent	Faulty smoke or CO alarm, broken WC where there's only one, a leak under the sink, damp or mould spreading, a broken window lock	Within 7 days (faulty alarms as soon as reasonably practicable)
Routine	Dripping tap, sticking door, loose handle, tired sealant, cosmetic damage	Within 28 days

These are suggested targets, not legal deadlines

Apart from the specific time limits in this guide (such as 28 days for EICR remedial work), the law expects repairs within a *reasonable* time, and what counts as reasonable depends on how serious the problem is. Awaab's Law, which will set fixed timescales for damp, mould and other hazards in private rentals, is **not yet in force**. Government is consulting on it until 18 December 2026. You can change the target days on the Lists tab of the spreadsheet.

Printable maintenance log Property: _____

[illegible]

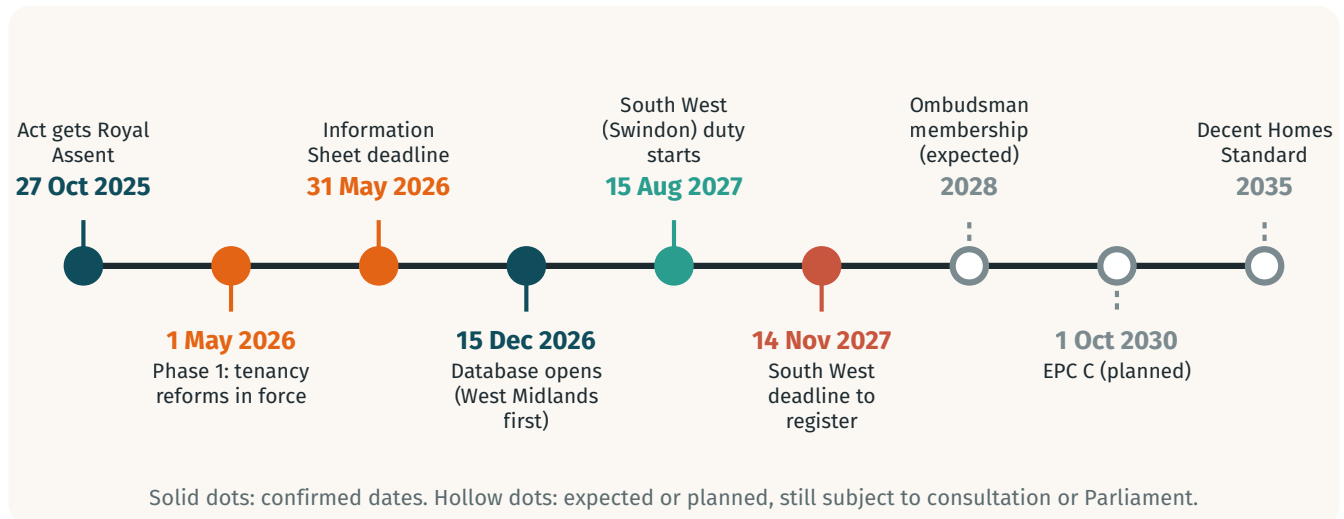
Priority: E = emergency, U = urgent, R = routine. Keep invoices and certificates with this log.



SECTION D

Renters' Rights Act 2025 checklist

The Renters' Rights Act 2025 got Royal Assent on 27 October 2025. Its first phase, the biggest change to private renting in England for decades, came into force on **1 May 2026**. This checklist covers what a small landlord needs to have done, and what's coming.



Duties since 1 May 2026 LAW

Your existing tenancies

- ☐ All assured shorthold tenancies have become **assured periodic tenancies**, rolling monthly or weekly with no end date. You don't need to rewrite a written agreement.
Source: gov.uk 'Renters' Rights Act: an overview for landlords'.
- ☐ **Written tenancy:** you should have given every named tenant the official **Renters' Rights Act Information Sheet 2026** by **31 May 2026**, as the government PDF (printed, or attached to an email or text, not a link).
Fine up to £7,000. If you missed it, give it now and take advice. Later deadlines apply only where a section 21 or section 8 notice was served before 1 May 2026.
- ☐ **Verbal tenancy** (nothing in writing): you should have given **written information about the key terms** by **31 May 2026**.
Fine up to £7,000.
- ☐ Keep a dated record of how and when you gave the Information Sheet. There's a column for it on the Properties tab of the spreadsheet.

Ending a tenancy or getting the property back

- ☐ **Section 21 'no-fault' eviction has been abolished.** You need a legal reason (a ground for possession) and a **section 8** notice with the right notice period, which is often 4 months.
- ☐ You can't use the selling or moving-in grounds in the **first 12 months** of a tenancy.
- ☐ Rent arrears: the court only has to grant possession if the tenant owes at least **3 months'** rent. Below that, the court may let the tenant stay.
Take legal advice before serving any notice. Mistakes can invalidate it.

- ☐ If you took a deposit, it must be protected and the prescribed information given, or a court may refuse possession.
- ☐ Tenants can end the tenancy with **two months' notice**.

Rent

- ☐ Raise the rent no more than **once a year**, using **Form 4A** (the section 13 process) with at least **2 months' notice**. Tenants can challenge an increase above market rent at the First-tier Tribunal.
Government plans to move first rent decisions to HMRC's Valuation Office, but for now challenges still go to the Tribunal.
- ☐ Don't ask for or accept rent before the tenancy agreement is signed, and take no more than **one month's rent upfront**.

Finding a new tenant

- ☐ Advertise with a stated **asking rent**. Don't invite or accept offers above it: rental bidding is banned.
- ☐ Don't refuse tenants because they **receive benefits** or **have children**.
- ☐ Consider any request to keep a **pet**, and refuse only with a valid reason.
- ☐ Give the **written information on key terms** before the tenancy is agreed or signed, every time.
Fine up to £7,000.
- ☐ Deposit no more than 5 weeks' rent (annual rent under £50,000); protect it within 30 days; carry out Right to Rent checks on all adults.

Bigger penalties

Since 1 May 2026, maximum civil penalties for certain housing offences have risen from £30,000 to **£40,000**. Tenants can now claim rent repayment orders worth up to **2 years' rent**, against a wider list of offences.

Landlord database: from 15 December 2026 LAW, REGION BY REGION

The new '**Register your rental property**' service (the Private Rented Sector Database) opens on **15 December 2026**, starting with the West Midlands, and rolls out to one region a month. Once your region's start date arrives, you have **3 months** to register yourself and each let property. You can register early from 15 December 2026.

Your property is in...	Duty to register starts	Deadline to register
South West, including Swindon and Wiltshire	15 August 2027	14 November 2027
West Midlands (first region)	15 December 2026	14 March 2027
South East	15 March 2027	14 June 2027
London	15 July 2027	14 October 2027

What matters is where the property is, not where you live. All nine regions are on the Lists tab of the spreadsheet.

- ☐ Set up a **GOV.UK One Login**.

- ☐ Have your details ready: name, date of birth, address, phone and email, plus for each property the address, type, bedrooms, number of occupants and households, rent and frequency, and whether it's furnished.
- ☐ Have digital copies of the **gas safety record**, **EICR** and **EPC** (and any MEES exemption) ready to upload.
The spreadsheet's Properties tab has a column for your database property ID.
- ☐ Budget **£65 per property per year** (pro-rated during the roll-out). Registration has to be renewed every year.
- ☐ At the moment only let properties need registering. Under future legislation you'll also need to register **before marketing** an empty property, and show your registration IDs on adverts.

 Check before relying on these dates

The dates come from gov.uk (9 September 2026) and the Private Rented Sector Database Regulations 2026. On 17 October 2026 legislation.gov.uk still showed the Regulations as a **draft**, so check gov.uk for the final version. gov.uk says landlords who don't register risk a fine; we haven't quoted amounts that gov.uk doesn't confirm.

Coming later: planned, not yet law PLANNED

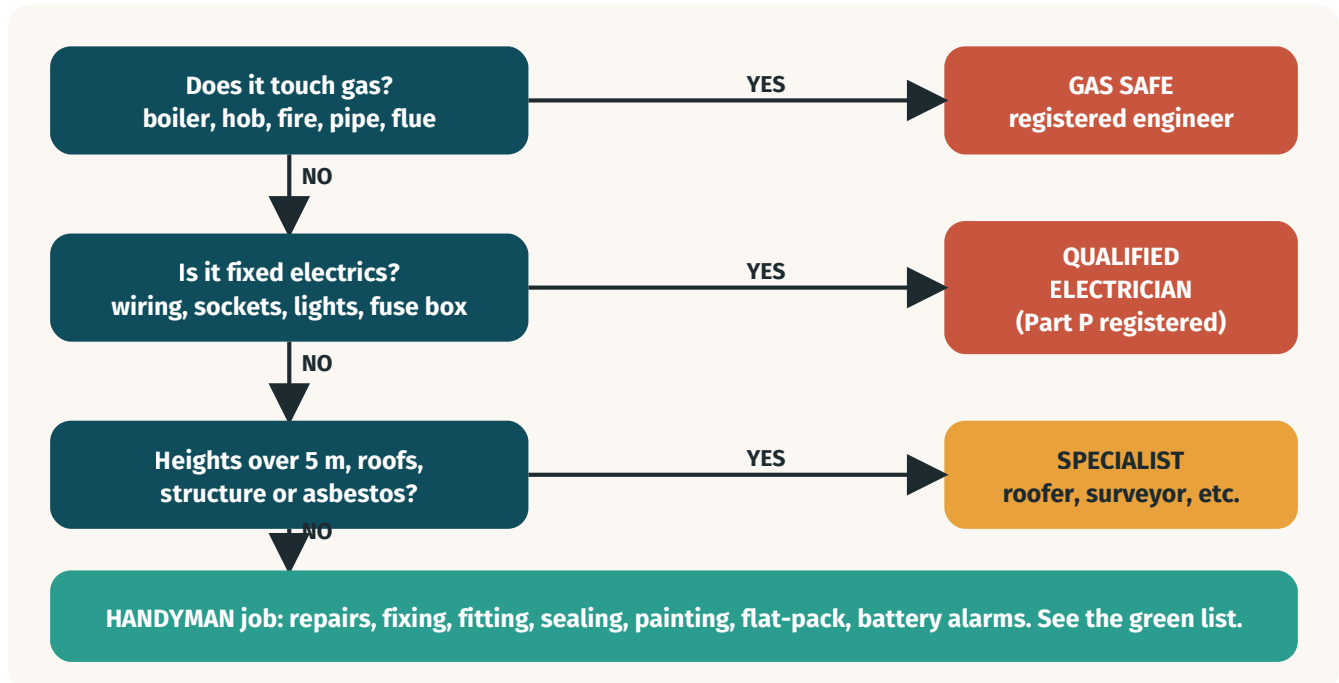
Change	Expected	What to do now
Private Rented Sector Landlord Ombudsman: membership compulsory	Expected 2028 (gov.uk roadmap)	Keep good records of complaints and how you resolved them
Awaab's Law extended to private rentals (fixed timescales for damp, mould and other hazards)	Consultation runs 9 Oct to 18 Dec 2026; date to be confirmed	Log every damp or mould report with dates, and act quickly
Minimum EPC C equivalent	1 October 2030 (planned; needs Parliament)	Get advice if you're rated D or below; plan the works
Decent Homes Standard for private rentals	2035	Use the inspection report to spot disrepair early



SECTION E

Handyman, Gas Safe or electrician?

Using the wrong person for a job can be dangerous, can be illegal, and can leave you without the certificate you need. Start with the flowchart, then check the lists.



Gas: always a Gas Safe registered engineer LAW

Anyone working on a gas appliance, pipework or flue in a let property must be on the Gas Safe Register, and so must whoever does your annual safety check. That covers:

- The annual gas safety check
- Boiler servicing, repairs and replacement
- Fitting, moving, disconnecting or reconnecting a gas hob, cooker or fire
- Any gas pipework, meter-side work or leak
- Flues and ventilation for gas appliances
- LPG appliances (the same rules apply)

The only exception HSE describes: briefly moving a freestanding cooker on a bayonet (push-in) hose to clean behind it is not "gas work". Oil boilers and solid-fuel stoves aren't gas, but replacing them is notifiable building work, so use a registered competent person (for example OFTEC for oil, HETAS for solid fuel).

Electrics: a qualified electrician LAW

Notifiable work under Building Regulations Part P must be done by a registered competent person who self-certifies it, signed off by a registered third-party certifier, or notified to building control *before* work starts:

- Installing a **new circuit** (for example a new shower, cooker or outdoor supply)
- Replacing a **consumer unit** (fuse box)
- Any addition or alteration to circuits in a **special location**: around a bath or shower (within 0.6 m of the bath or tray edge, up to 2.25 m high) or in a room with a swimming pool or sauna heater

Also always for an electrician: the **EICR** and any remedial work it lists (within 28 days), and fitting **mains-wired** smoke or heat alarms.

Our advice: non-notifiable jobs, like an extra socket in a bedroom or swapping a light fitting, must still be done safely to Part P, and in a let property they need to keep meeting the electrical safety standards. Use a qualified electrician for **all** fixed electrical work, and keep their certificate with your EICR.

Specialist trades

- **Roofs, chimneys and anything above a safe ladder height:** roofer or scaffold. Our own limit is a 5 m ladder.
- **Structural cracks, subsidence, rising damp:** surveyor or damp specialist.
- **Suspected asbestos** (common in homes built before 2000, such as textured ceilings, old floor tiles and boiler cupboards): don't drill or sand it; get a licensed asbestos surveyor.
- **Replacement windows and doors:** use a FENSA or CERTASS registered installer so you get the building regulations certificate.
- **New bathrooms with altered plumbing, or new heating:** building regulations notification may be needed.

A handyman can usually do these

- Fitting **battery** (sealed 10-year) smoke and CO alarms
- Re-sealing baths, showers and sinks; re-grouting
- Fixing doors, hinges, handles, latches and draught-proofing
- Window catches, trickle vents, curtain poles and blinds
- Filling holes, minor plaster repairs, painting and decorating
- Shelves, mirrors, TV brackets (keeping clear of cables and pipes)
- Replacing tap washers and cartridges, toilet seats and flush parts (not gas, not electrical)
- Like-for-like replacement of a toilet, basin or sink (not notifiable)
- Bleeding radiators
- Clearing gutters within ladder reach; fence, gate and shed repairs
- Flat-pack assembly, furniture repairs, small carpentry
- Treating surface mould once the cause is found; fitting extractor-fan covers (the wiring is for an electrician)
- Between-tenancy snagging and pre-let checks against this kit

Need a hand in Swindon?

Handyman Plus Van offers a **pre-let / between-tenancy check** for everything on the green list. See the back page.



SECTION F

End-of-tenancy checklist

From the day notice arrives to the day the next tenant gets the keys. A full fillable version is in **End-of-Tenancy-Checklist.docx**.



Tenant gives two months' notice, so you have about 8 weeks to work through stages 1 to 6.

1. When notice is received or served

- ☐ Acknowledge it in writing and confirm the end date
Tenants can leave on two months' notice. Landlords now need a section 8 ground; section 21 has gone.
- ☐ Agree a check-out date and time, and invite the tenant to attend
- ☐ Send a move-out guide: cleaning standard, keys, meters, rubbish, forwarding address
Base the standard on the check-in inventory.
- ☐ Find the check-in inventory, photos and inspection reports
- ☐ Book contractors for the gap between tenancies: gas check, EICR, cleaner, handyman

2. Check-out day

- ☐ Compare every room with the check-in inventory; take dated photos and video
- ☐ Note damage beyond fair wear and tear on the inspection report
- ☐ Test smoke and CO alarms; take and photograph meter readings
- ☐ Collect all keys, fobs and remotes; check belongings and rubbish have gone
- ☐ Confirm the tenant's forwarding address

3. Deposit

- ☐ Propose any deductions in writing, with evidence
Allow for fair wear and tear and the age of items.
- ☐ Return the deposit within **10 days** of agreeing the amount
- ☐ If you can't agree, use the deposit scheme's free dispute service

4. Utilities, council tax and insurance

- ☐ Give final meter readings to the suppliers

- ☐ Tell the council (Swindon Borough Council for Swindon homes) the date the tenancy ended
- ☐ Check your insurance covers an empty property, and for how long
- ☐ Arrange post redirection; update your PRS Database entry if anything has changed

5. Safety reset before the next tenant

- ☐ Gas safety check done within the last 12 months, and a copy for the new tenant **before** they move in
HSE recommends a fresh check if the property has been empty and could have been tampered with.
- ☐ EICR in date and any remedial work signed off, with a copy for the new tenant **before** they move in
- ☐ EPC valid and rated E or better, with a copy for the new tenant
- ☐ Smoke alarm on every storey and CO alarm wherever needed, all tested **on the first day** of the new tenancy, and recorded
- ☐ Legionella: run all outlets, descale showerheads, review your risk assessment
HSE: a simple, proportionate assessment is usually enough; no 'legionella certificate' is legally required.
- ☐ Repairs done and logged; locks changed or re-keyed if needed; property cleaned; new inventory with photos

6. Re-letting

- ☐ Advertise with an asking rent; no bidding; no blanket bans on benefit claimants or families with children; consider pet requests properly
- ☐ Right to Rent checks on all adults aged 18 and over before the tenancy starts
- ☐ No rent before signing; no more than one month's rent upfront; deposit no more than 5 weeks' rent
- ☐ Written information on key terms **before** the tenancy is agreed; no fixed end date
- ☐ Protect the deposit and give the prescribed information within 30 days
- ☐ Register on (or update) the PRS Database by your region's deadline (South West: 14 November 2027)

Sources, review date and important notes

Every legal statement in this kit was checked against the official sources below on **17 October 2026**. A dated list, with what each source supports, is supplied as SOURCES.md.

Not legal advice

This kit gives general information only. It is not legal, financial or professional advice and does not create any adviser relationship. It applies to residential lettings in England only. The law, and government guidance, change often. Items marked 'planned' may change or not happen. Always check gov.uk for the current position and take independent advice where needed, especially before serving notices, deducting from deposits or registering exemptions. Handyman Plus Van does not accept liability for decisions made using this kit. Last reviewed: **17 October 2026**. Next review due: when the law changes, and at least every 6 months.

1. **Gas Safety (Installation and Use) Regulations 1998, regs 36 and 36A**
legislation.gov.uk/uksi/1998/2451/regulation/36
2. **HSE: Domestic gas FAQs (landlords, access, Gas Safe, emergencies)**
hse.gov.uk/gas/domestic/faqs.htm
3. **Electrical Safety Standards in the Private Rented Sector (England) Regulations 2020, reg 3 and Part 5**
legislation.gov.uk/uksi/2020/312
4. **MHCLG: Electrical safety standards guidance (1 Nov 2025)**
gov.uk/government/publications/electrical-safety-standards-in-the-private-rented-sector-guidance-for-landlords-tenants-and-local-authorities
5. **Energy Performance of Buildings (England and Wales) Regulations 2012, reg 6**
legislation.gov.uk/uksi/2012/3118/regulation/6
6. **gov.uk: Energy Performance Certificates**
gov.uk/buy-sell-your-home/energy-performance-certificates
7. **DESNZ: Domestic private rented property minimum energy efficiency standard (updated 5 May 2026)**
gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance
8. **DESNZ: Improving the energy performance of privately rented homes: government response (21 Jan 2026)**
gov.uk/government/consultations/improving-the-energy-performance-of-privately-rented-homes-2025-update
9. **Smoke and Carbon Monoxide Alarm (England) Regulations 2015, reg 4 (as amended)**
legislation.gov.uk/uksi/2015/1693/regulation/4
10. **MHCLG: Smoke and CO alarm guidance for landlords and tenants**
gov.uk/government/publications/smoke-and-carbon-monoxide-alarms-explanatory-booklet-for-landlords
11. **Renters' Rights Act 2025 (c. 26) and Commencement No. 2 Regulations 2026 (SI 2026/421)**
[legislation.gov.uk/ukpga/2025/26 · legislation.gov.uk/uksi/2026/421/made](https://legislation.gov.uk/ukpga/2025/26/legislation.gov.uk/uksi/2026/421/made)
12. **MHCLG: Renters' Rights Act: an overview for landlords (1 May 2026)**
gov.uk/guidance/renters-rights-act-an-overview-for-landlords
13. **MHCLG: When will the Renters' Rights Act come into force? (30 Apr 2026)**
gov.uk/government/news/when-will-the-renters-right-act-come-into-force
14. **The Renters' Rights Act Information Sheet 2026**
gov.uk/government/publications/the-renters-rights-act-information-sheet-2026
15. **Tenancy agreements: written information for your tenant**
gov.uk/guidance/tenancy-agreements-written-information-for-your-tenant
16. **MHCLG: Implementing the Renters' Rights Act 2025: roadmap (13 Nov 2025)**
gov.uk/government/publications/renters-rights-act-2025-implementation-roadmap
17. **MHCLG: Stronger protections and greater confidence for renters (9 Sep 2026)**
gov.uk/government/news/stronger-protections-and-greater-confidence-for-renters
18. **Housing Hub (gov.uk): Get ready to register your rental property**
housinghub.campaign.gov.uk/renting-is-changing/get-ready-to-register
19. **Private Rented Sector Database Regulations 2026 (draft at 17 Oct 2026)**
legislation.gov.uk/ukdsi/2026/9780348286861
20. **MHCLG: Extending Awaab's Law to private rented tenancies (consultation, 9 Oct 2026)**
gov.uk/government/consultations/extending-awaabs-law-to-private-rented-tenancies-and-to-licences
21. **Deposit protection schemes and landlords**
gov.uk/deposit-protection-schemes-and-landlords
22. **Tenant Fees Act 2019, Schedule 1 (deposit cap)**
legislation.gov.uk/ukpga/2019/4/schedule/1
23. **Check your tenant's right to rent**
gov.uk/check-tenant-right-to-rent-documents
24. **Landlord and Tenant Act 1985, s.11(6) (24 hours' notice to view condition)**
legislation.gov.uk/ukpga/1985/70/section/11
25. **Approved Document P (2013) and Building Regulations reg 12(6A)**
gov.uk/government/publications/electrical-safety-approved-document-p
26. **Building work, replacements and repairs to your home**
gov.uk/government/publications/building-work-replacements-and-repairs-to-your-home
27. **HSE: Legionella and landlords' responsibilities**
hse.gov.uk/legionnaires/legionella-landlords-responsibilities.htm

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FROM HANDYMAN PLUS VAN, SWINDON

Need a hand between tenancies?

We're a local, insured, DBS-checked handyman service. We work in rented homes across Swindon every week, and we tell you plainly what we can and can't do.

Pre-let and between-tenancy check

- We work through the inspection report and end-of-tenancy checklist in this kit
- We fix green-list jobs on the day where we can: seals, doors, catches, battery alarms, small repairs, decorating touch-ups
- You get a written list, with photos, of anything that needs a Gas Safe engineer, an electrician or another specialist

What we don't do: any gas or electrical work, work above a 5 m ladder, or lifts over 15 kg. We'll tell you who you need.

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