

**LANDLORDS - YOU CAN GET
FINED UP TO £30,000 IF YOU
ARE NOT DOING THESE THINGS**

DOWNLOAD OUR LANDLORD GUIDE




GOT ANY QUESTIONS?

01708 909100



KEYSTONES
PROPERTY



The Ultimate Guide for Landlords

Here is everything
you need to know...

TABLE OF CONTENTS

1. Tenant Rights & Responsibilities
2. Tenancy Agreement
3. Deposit Protection
4. Safety Regulations
5. Energy Performance Certificate
6. Landlord Licenses
7. Right to Rent Checks
8. Eviction Procedures
9. Repairs and Maintenance
10. Insurance
11. Tax Obligations
12. Seek Professional Advice





❁ Tenant Rights and Responsibilities

Familiarise yourself with the rights and responsibilities of tenants as outlined by the government. This includes understanding their rights to privacy, repairs, and the return of their deposit. The Renters Reform Bill is due to be passed by Parliament in 2025 making things ever more difficult for landlords to keep on top of, this is why it is crucial that you are a step ahead of the law.

Here is a link to the Government Website [Guide to the Renters \(Reform\) Bill - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guides/renters-reform-bill) which discusses crucial issues such as:

- Changes to Pet Laws
- Landlords to be part of an Ombudsman
- Abolishment of the Section 21 Right to Evict.

❁ Tenancy Agreement

Ensure you have a comprehensive tenancy agreement in place that outlines the terms of the tenancy, including rent amount, payment frequency, duration, and any specific rules or restrictions.

🌀 Deposit Protection

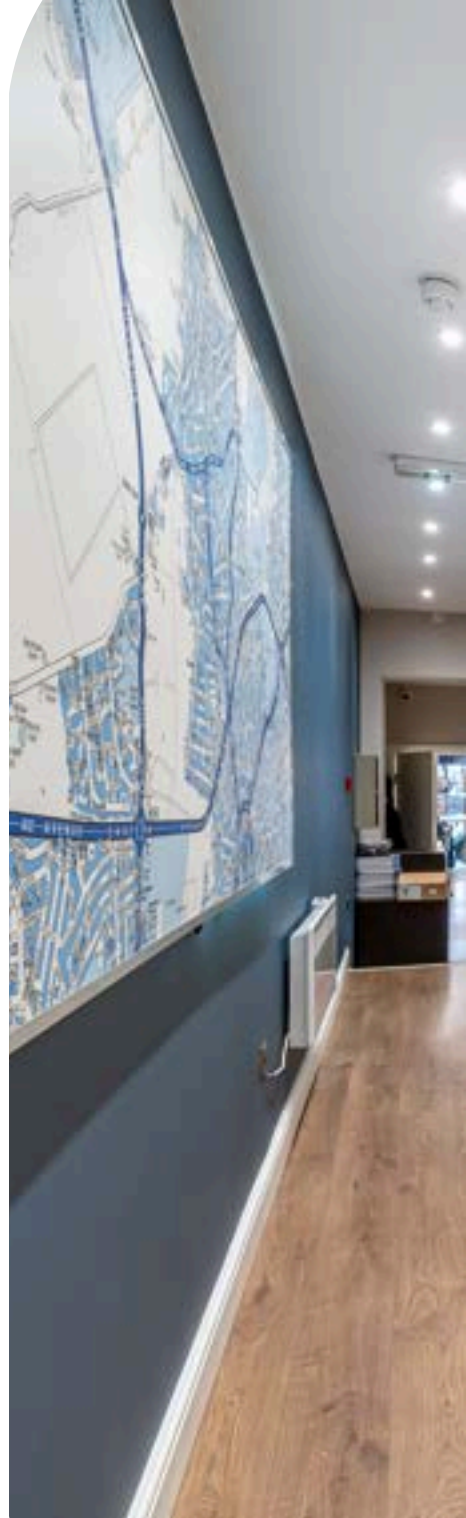
By law, you must protect your tenant's deposit in a government-approved deposit protection scheme within 30 days of receiving it. Failure to do so can result in penalties.

A tenant can make a claim on their deposit for up to 3x the deposit amount for the Landlord being unlawful.

🌀 Safety Regulations

Adhere to safety regulations such as Gas Safety (Installation and Use) Regulations 1998, which require annual gas safety checks by a Gas Safe registered engineer. Electrical safety regulations also apply, including ensuring that electrical installations are safe.

PAT Testing, Legionnaires Testing and many more things that could trip you up as a Landlord.





Energy Performance Certificate (EPC)

Provide your tenant with an EPC rating for the property, which indicates its energy efficiency. This is a legal requirement for all rental properties.

The current EPC requirements make Landlord responsible for their rental properties to be an E Rating or Above, however, there are still currently talks to make this a higher footprint for better heat equipped homes. Watch this space.

🌀 Landlord Licenses

If you are in a Licensing borough such as Havering, Tower Hamlets, Waltham Forest, etc then you are breaking the law if you are renting a property out without a Landlord License. You could receive a fine of up to £5,000 for a first offence.

If you're renting out a property to multiple tenants who are not from the same family, your property may be considered an HMO. Ensure you comply with additional licensing and safety requirements for HMOs.

🌀 Right to Rent Checks

Before renting a property, conduct Right to Rent checks to ensure that your prospective tenants have the legal right to live in the UK. Tenant should be able to give you share codes to represent their legal rights to live and work in the UK. Failure to check this as a landlord could result in huge fines by immigration law.



🌀 Deposit Protection

Understand the legal procedures and grounds for evicting a tenant, including serving notice correctly and obtaining a possession order from the court if necessary.

You can use a Section 21 (currently) or Section 8 Grounds to evict your tenants depending on the eviction reason, however, failure to adhere as a Landlord to certain laws pre-tenancy could fail your eviction causing you big issues with tenants in situ and not paying rent.

🌀 Repairs and Maintenance

It's your responsibility as a landlord to ensure that the property is maintained in a safe and habitable condition. Attend to repairs promptly and keep records of all maintenance work carried out. If you are trying to evict a tenant and there are major maintenance works not been carried out, then it could stifle your eviction.

🌀 Insurance

Consider obtaining landlord insurance to protect your property and income against risks such as damage, liability claims, and loss of rental income.

This is a big one – I cannot stress as an Agency how important this is, especially if you tenants don't pay rent.





Tax Obligations

Understand your tax obligations as a landlord, including declaring rental income and potentially paying tax on any profit made from renting out your property.

Seek Professional Advice

If you're unsure about any aspect of landlord laws and legislation, seek advice from a qualified professional, such as a solicitor specialising in property law or a professional landlord association.



SCARED YET?

If you are, let us put your mind at ease and give your property an MOT to make sure that you are compliant and don't get tripped up.

BOOK IN A CALL WITH ONE OF OUR EXPERTS

PHONE

01708 909100

MAIL

INFO@KEY-STONES.CO.UK

SITE

www.key-stones.co.uk

ADDRESS

13 Clockhouse Lane, Collier Row, Romford,
Essex, RM5 3PH, United Kingdom



SALES

▪ LETTINGS

▪ MANAGEMENT

▪ MORTGAGES