



The Compliance Guide for Landlords

Expert guidance for managing high-end properties in London while staying compliant with all legal requirements.



Introduction to Compliance for London Landlords

Compliance is critical for landlords, especially when managing prime London properties. It ensures tenant safety, protects your investments, and shields you from legal risks. Sterling Regency offers tailored management solutions designed to navigate London's complex property laws effortlessly.

Non-compliance can lead to:

- Hefty fines
- Legal disputes
- Loss of rental income
- Reputational damage

At Sterling Regency, we understand the intricacies of managing luxury properties and ensure your portfolio remains compliant with evolving regulations.



Key Compliance Requirements in London Property Management

Gas Safety (GSR 1998)

- Annual gas safety checks by a Gas Safe registered engineer
- Provide tenants with a valid Gas Safety Certificate

Electrical Safety Standards (ESSRS 2020)

- Electrical Installation Condition Report (EICR) every 5 years
- Urgent repairs completed within 28 days

Fire Safety Regulations (FSERA 2022)

- Smoke alarms on each floor
- Carbon monoxide alarms in rooms with fuel-burning appliances
- Fire risk assessment for communal areas

Energy Performance Certificate (EPC)

- EPC rating of **E or above** is required
- Consider upgrading insulation or windows for better ratings

Right to Rent Checks

- Verify tenants' legal right to rent in the UK
- Maintain accurate records for all occupants

Deposit Protection

- Register deposits within 30 days in an approved scheme
- Provide prescribed information to tenants

HMO Regulations

- Mandatory licensing for properties with 5+ tenants from different households
- Adhere to minimum space and safety standards

Data Protection (GDPR Compliance)

- Secure storage of tenant data
- Provide privacy notices
- Only use tenant data for lawful purposes



Landlord Compliance Checklist

(Tick items as you complete them)

- ☐ Annual gas safety check completed and certificate provided
- ☐ EICR obtained and electrical systems compliant
- ☐ Smoke and carbon monoxide alarms tested
- ☐ EPC rating confirmed (E or above)
- ☐ Right to Rent checks completed
- ☐ Tenant deposits registered and prescribed information issued
- ☐ Fire safety risk assessment conducted
- ☐ GDPR-compliant data protection processes in place
- ☐ HMO licensing (if applicable) secured
- ☐ Legionella risk assessment completed



Best Practices for Seamless Compliance

Keep Digital Records

Maintain digital copies of all certificates and compliance documents.

Schedule Regular Inspections

Proactive checks help prevent minor issues from escalating into costly repairs.

Use Certified Contractors

Ensure that all maintenance is performed by accredited professionals.

Stay Updated

Compliance laws evolve; subscribe to updates from:

- Gov.uk Renting Guide
- [ARLA Propertymark](#)
- [NRLA Resources](#)



Frequently Asked Questions (FAQs)

How often do I need a gas safety check?

Every 12 months by a Gas Safe registered engineer.

What EPC rating is required for my property?

All rental properties must have an EPC rating of at least **E**.

What is the penalty for failing to protect tenant deposits?

You could face fines up to three times the deposit amount and risk invalidating the eviction process.

When do I need an HMO licence?

If five or more unrelated tenants live in the property and share facilities.

What are my GDPR responsibilities?

You must protect tenant data and only use it for lawful purposes, providing privacy notices where necessary.





Sterling Regency's Commitment to Compliance

At Sterling Regency, we don't just manage properties—we manage them compliantly and seamlessly, ensuring that all legal requirements are met without stress or disruption.

Our Approach Includes:

- Tailored compliance plans for each landlord
- Partnership with accredited safety professionals
- Regular legislative updates and proactive solutions
- Personalised service—fewer properties, more focus

Conclusion

With Sterling Regency, your luxury property is managed with the utmost professionalism, ensuring compliance is met at every stage. Our bespoke approach means fewer properties and greater attention to detail—ensuring you receive the premium service your portfolio deserves.





Compliance Checklist (Printable Version)

Property Address: _____

Compliance Item	Date Completed	Next Due Date	Notes
Gas Safety Check (GSC)			
Electrical Safety (EICR)			
EPC Certification			
Right to Rent Check			
Deposit Registered			
Fire Safety Assessment			
Legionella Risk Assessment			
HMO Licence (if applicable)			
GDPR Compliance Confirmed			