

Landlord Compliance Health Check

Sample Report | Property: 12 Quicks Road, SW19 | November 2025

⚠ Critical Issues Identified (3)

- **Gas Safety Certificate expired** – 47 days overdue. Fine exposure: up to £6,000.
- **No selective licensing application** – Mandatory in SW19 since Jan 2024. Fine: up to £30,000.
- **Deposit not protected** – Scheme expired. Loss of Section 21 rights + penalty 1-3x deposit.

Certificate Status Overview

Certificate	Status	Expiry	Priority	Action Required
Gas Safety (CP12)	EXPIRED	3 Oct 2025	URGENT	Book engineer immediately
EICR	Valid	12 Mar 2028	Monitor	Renew March 2028
EPC	Grade D	Valid to 2030	Upgrade needed	Plan EPC improvements by 2026
Legionella Risk Assessment	Valid	Annual review due	Low risk	Update scheme statement

Licensing & Registration Audit

Requirement	Status	Cost to Remedy	Deadline
Selective Licensing (Merton)	NOT APPLIED	£1,150 application fee	Apply within 30 days
HMO License	N/A	—	—
Right to Rent checks	Compliant	—	Verify at renewal

Tenancy Paperwork Review

- ✔ AST agreement: Compliant (signed March 2024)
- ✗ Deposit protection: **EXPIRED** – Re-protect with DPS/MyDeposits/TDS
- ✔ "How to Rent" guide: Provided (correct version)
- ✔ Prescribed information: Issued
- ⚠ EPC provided at start: Grade D (requires upgrade plan)

Renters' Rights Act 2025 Readiness

The Renters' Rights Act introduces new obligations from June 2025. We've benchmarked your compliance:

Requirement	Status
Abolition of Section 21	Prepared (valid grounds documented)
Mandatory Ombudsman membership	R&S provides via TPO
Awaab's Law compliance (damp/mould)	Property passes habitation standards
Private Rented Sector Database entry	Not yet live (Q2 2026)

Priority Action Plan

Action	Priority	Cost	Timeline
Book emergency gas safety inspection	URGENT	£80	This week
Apply for selective license (Merton)	HIGH	£1,150	Within 30 days
Re-protect deposit in approved scheme	HIGH	£0	Within 7 days
Plan EPC upgrade to Grade C	MEDIUM	£1,950	By April 2026
Schedule EICR renewal	Low	£180	March 2028

Total immediate cost to achieve compliance: £1,230
Estimated fine exposure if unaddressed: Up to £36,000

How Rentals & Sales Can Help

Our fully managed service (15% + VAT = £360/month on £2,000 rent) eliminates all 82 compliance items forever.

DIY Landlording	Fully Managed (15% + VAT)
• Compliance tracking: 82 items • Accountant: £1,000/year • Time: 105 hours/year (£5,250) • Risk exposure: £20,000-£50,000 • Total: £11,000-35,000/year	• All compliance: INCLUDED • Accountancy: INCLUDED • Time: ZERO (we handle all) • Risk: ELIMINATED (guaranteed) • Total: £4,320/year all-in

Net benefit: £7,000-£31,000/year saved + 105 hours reclaimed + complete peace of mind
ROI: 1.6x to 7.2x return on management fee

☎ 020 8944 6212 | ✉ Wimbledon@rentalsandsales.co.uk

Sample report. Requirements vary by property and borough. Always consult current legislation.