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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

Licens ing & 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

- ST agreement: Compliant (signed March 2024)
- X Deposit protection: **EXPIRED** Re-protect with DPS/MyDeposits/TDS
- **V** "How to Rent" guide: Provided (correct version)
- V Prescribed information: Issued
- A 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

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