

## HSE PROPERTY CHECKS

London Property Compliance Experts · Est. HSE 2021



### THE 2026 COMPLIANCE CHECKLIST

# London Property Compliance Checklist.

For private landlords, HMO portfolios, block managers and CQC-regulated care operators across Greater London and the Home Counties.

**4**

audience tracks

**13**

disciplines

**17**

statutes cited

**25+**

boroughs

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## A living document.

This is the April 2026 edition (v3.0). UK compliance is not static. Material revisions reflected in v3.0: BS 5266-1:2025, BS 5839-1:2025, BS 9991:2024, BS 8674:2025 (competence), Renters' Rights Act 2025 (principal commencement 1 May 2026), Awaab's Law extended to the PRS from 1 May 2026. HSE updates this document quarterly and on any material change in the law.

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## 5. Typical ranges, not fixed figures

Price ranges cited are typical and indicative, based on HSE's own 2025–2026 London receipt data. Penalty ranges cited are typical of recent court and First-tier Tribunal decisions as published. Actual costs, fees and sanctions depend on property specifics, contractor choice, borough discretion, and court or tribunal findings, and may fall materially above or below the ranges shown.

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01

# How to use this checklist

This is a working tool, not a legal opinion. It summarises the statutory and best-practice compliance cadence for four distinct London property-ownership profiles: the private landlord, the HMO landlord, the block managing agent or freeholder, and the CQC-regulated care / supported-living operator.

**Each audience section has four consistent columns.** The Discipline is what you have to get done. The Standard / Statute & Frequency is the regulatory basis and how often it must be done. The How to verify it's done column tells you what physical evidence an auditor, insurer, council or tribunal will expect to see. The Risk if not in place column sets out the exposure — civil penalty, prosecution, licence refusal, insurer avoidance, BSR enforcement for HRBs.

## What 'done' looks like

'Done' does not mean you have an invoice for the work. It means you hold the primary evidence artefact (certificate, report, test log) in date, signed by a competent person, and formatted for the stakeholder that will review it (licensing portal, lender panel, insurer underwriter, CQC inspector, block-management handover). For packages clients, HSE assembles a year-end evidence pack formatted for the specific stakeholder on file.

## Practical limitations

The full legal basis on which this document is issued is set out in the Legal Notice on the previous pages — please read that in full. Summarising the operational points most relevant to using this checklist day-to-day:

- Individual properties may carry additional duties under selective-licensing designations, Article 4 planning, insurer-panel requirements, specific CQC Regulated Activities, BSA HRB registration, or enforcement-led schedules of works — these aren't exhaustively captured here.
- The frequencies cited are typical cadences. Your FRA, lender panel, borough licensing officer or CQC inspector may require tighter cadence for higher-risk property profiles.
- Enforcement penalties cited are typical ranges from reported decisions; actual sanctions depend on aggravating factors, past conduct, corporate size, and court or tribunal discretion.
- Borough licensing fees change. Verify current fees via the specific borough's housing licensing portal before submission.
- The Renters' Rights Act 2025 commences in material part on 1 May 2026. Provisions described as "transitional" in this document change on that date — see the enforcement-page register.
- Where enforcement action is active or litigation is in prospect, seek qualified solicitor advice alongside operational compliance support.

### Need a tailored version?

HSE clients on a compliance package get this checklist tailored to their portfolio — with per-property expiry dates, stakeholder-specific evidence formatting, and a live shared calendar. Book a 30-minute discovery call at [hsepropertychecks.co.uk/services/compliance-packages/](https://hsepropertychecks.co.uk/services/compliance-packages/) or call 020 3488 2247.

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# Compliance foundations (April 2026)

Every instrument referenced in the four audience checklists that follow appears here with its current status. v3.0 reflects BS 5266-1:2025, BS 5839-1:2025, BS 9991:2024, BS 8674:2025 and the Renters' Rights Act 2025 — all landed between November 2024 and October 2025.

CATEGORY	INSTRUMENT	SCOPE & NOTES
<b>Fire safety</b>	Regulatory Reform (Fire Safety) Order 2005	Responsible Person duty, common parts + non-domestic premises
<b>Fire safety</b>	Fire Safety Act 2021	Extends RRO to structure, external walls, cladding, balconies, flat entrance doors
<b>Fire safety</b>	Building Safety Act 2022 — s.156 (amends RRO)	Enhanced Responsible Person duties: recorded FRA, co-operation, resident engagement
<b>Fire safety</b>	Building Safety Act 2022 — Parts 2–4	Part 2: Building Safety Regulator. Parts 3 & 4: HRB regime — Accountable Person / Principal Accountable Person duties (18m+ or 7+ storey, 2+ residential units)
<b>Fire safety</b>	Fire Safety (England) Regulations 2022	Reg 10 fire-door checks — quarterly common parts, annual flat-entrance-door best endeavours, for multi-occupied residential buildings over 11m in height
<b>Fire safety</b>	BS 9792:2025	Residential FRA methodology — supersedes withdrawn PAS 79-2:2020 (BSI, 1 Aug 2025)
<b>Fire safety</b>	PAS 79-1:2020	Non-housing FRA methodology — current
<b>Fire safety</b>	BS 8674:2025	Framework for Competence of Individual Fire Risk Assessors (BSI, 15 Aug 2025)
<b>Fire safety</b>	BS 8214:2026	Code of Practice for fire-resisting and smoke-control door assemblies — supersedes BS 8214:2016 (effective 31 Mar 2026)
<b>Fire safety</b>	EN 1634-1:2014+A1:2018	Fire resistance test for door assemblies (replaces BS 476 Pt 22, withdrawn 2020)
<b>Fire safety</b>	BS 5839-1:2025 / BS 5839-6:2019+A1:2020	Fire detection and alarm systems (non-domestic / dwelling premises). Part 1 revised April 2025
<b>Fire safety</b>	BS 5266-1:2025 / BS EN 1838:2024	Emergency lighting — design, installation, operation; lux zones. Part 1 revised Oct 2025 (photometric verification every 5 years now required)
<b>Fire safety</b>	BS 9999:2017 / BS 9991:2024	Fire safety in design, management and use of buildings / residential buildings. BS 9991:2024 mandatory for new applications from 30 Sep 2026
<b>Fire safety</b>	BS 9990:2015	Dry and wet firefighting installations

CATEGORY	INSTRUMENT	SCOPE & NOTES
<b>Electrical</b>	Electrical Safety Standards in the PRS (England) Regulations 2020	5-year EICR duty for the private rented sector
<b>Electrical</b>	BS 7671:2018+A2:2022 (18th Edition)	IET Wiring Regulations — EICRs measured against this standard
<b>Gas</b>	Gas Safety (Installation and Use) Regulations 1998	Annual landlord CP12; Gas Safe engineer duty
<b>Water</b>	HSG274 Parts 1-3 (HSE guidance) & L8 ACoP	Legionella control; L8 applies to acute-vulnerability settings
<b>Housing</b>	Housing Act 2004	Part 1 HHSRS; Part 2 mandatory/additional HMO licensing; Part 3 selective licensing
<b>Housing</b>	Management of Houses in Multiple Occupation (England) Regulations 2006	Manager statutory duties — Manager Notice, common-parts, safety equipment
<b>Housing</b>	Housing & Planning Act 2016	Banning orders, Rent Repayment Orders, £30k civil penalties, Rogue Landlord Database
<b>Housing</b>	Homes (Fitness for Human Habitation) Act 2018	Tenant direct action route on hazard / disrepair
<b>Housing</b>	Renters' Rights Act 2025	Royal Assent 27 Oct 2025; principal provisions in force 1 May 2026. Abolishes Section 21; converts existing ASTs to periodic tenancies; revised Section 8 grounds; extends Awaab's Law to PRS; new rent-increase framework; PRS database (phased from late 2026)
<b>Housing</b>	Social Housing (Regulation) Act 2023 — Awaab's Law	Statutory timelines for damp/mould/hazard response. Social rented sector: in force 27 Oct 2025. Private rented sector extension: 1 May 2026 via Renters' Rights Act 2025
<b>Housing</b>	Smoke & Carbon Monoxide Alarm (England) Regulations 2022	Extends 2015 Regs to social housing; CO alarms required in every room with any fixed combustion appliance (excluding gas cookers)
<b>Housing</b>	Licensing of HMOs (Prescribed Descriptions) (England) Order 2018	Mandatory HMO test: 5+ persons from 2+ households (regardless of storeys)
<b>Care</b>	Health and Social Care Act 2008 (Regulated Activities) Regulations 2014	Reg 12 (safe care) & Reg 15 (premises and equipment)
<b>H&amp;S</b>	Health and Safety at Work etc. Act 1974	Umbrella duty on employers / duty-holders — underpins HSWA prosecutions
<b>H&amp;S</b>	Dangerous Substances and Explosive Atmospheres Regulations 2002	DSEAR: oxygen, med gases, explosive dusts
<b>Planning</b>	Town and Country Planning (GPDO)	C3→C4 conversions require planning permission where

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Compliance Checklist · April 2026

### SECTION A · AUDIENCE TRACK

# Private Landlord



Single lets, 2–4 bed houses, small portfolios,  
and small HMOs below the mandatory 5-person threshold.

A

# Private Landlord compliance checklist

For rented dwellings outside mandatory HMO licensing (i.e. single-household lets, or HMO-style lets below the 5-person / 2+ household threshold). Primary regulatory pressure comes from the PRS Regs 2020, the Smoke & CO Regs 2022, the annual Gas Safety duty, and the Homes (Fitness for Human Habitation) Act 2018 — with selective-licensing overlaying where the borough has adopted it. The Fire Risk Assessment duty under the RRO 2005 applies where the let engages common parts or multi-occupation; it does not apply to a single private dwelling in single-household occupation.

## Transitional law — 1 May 2026

The Renters' Rights Act 2025 takes effect on 1 May 2026. Section 21 is abolished from that date; the 'How to Rent guide' is withdrawn; all existing ASTs convert automatically to periodic tenancies; deposit protection and Tenant Fees Act compliance remain structural preconditions to possession under the revised Section 8 grounds. Awaab's Law extends to the PRS on the same date.

DISCIPLINE	STANDARD & FREQUENCY	EVIDENCE EXPECTED	RISK IF NOT IN PLACE
<b>Fire Risk Assessment</b>	Regulatory Reform (Fire Safety) Order 2005 BS 9792:2025 for shared-common-parts housing lets; PAS 79-1:2020 where non-housing Type 1 baseline for small-HMO common parts; 3-yearly full review	FRA report signed by a competent assessor (NEBOSH, IFSM, IFE L3), dated within 3 years, identifying hazards and action plan. Single-household lets outside the RRO scope should evidence a dwelling-level hazard review under the Homes (Fitness for Human Habitation) Act 2018.	Unlimited fine on prosecution; £30,000 civil penalty under H&P Act 2016; invalidated buildings insurance.
<b>EICR Electrical</b>	Electrical Safety Standards in the PRS (England) Regulations 2020 BS 7671:2018+A2:2022 (18th Edition) 5-yearly or at change of tenancy	EICR report with overall rating Satisfactory / Unsatisfactory, all C1/C2 codes closed. Certificate issued by a registered electrician.	£30,000 civil penalty per property under PRS Regs 2020; invalidated insurance; Section 21 barred (until 1 May 2026; then Section 8 grounds tightened).
<b>Gas Safety CP12</b>	Gas Safety (Installation and Use) Regulations 1998 Gas Safe registered engineer Annual	Landlord Gas Safety Record (CP12) from a Gas Safe engineer, dated within 12 months, served on tenant within 28 days.	Unlimited fine + up to 6 months prison under HSWA 1974; insurance void; Section 21 barred (until 1 May 2026).

DISCIPLINE	STANDARD & FREQUENCY	EVIDENCE EXPECTED	RISK IF NOT IN PLACE
<b>Smoke &amp; CO Alarms</b>	Smoke and Carbon Monoxide Alarm (England) Regulations 2022 Test at each new tenancy + annual log	Working smoke alarm on every storey; CO alarm in any room with any fixed combustion appliance (excluding gas cookers). Test log retained.	£5,000 civil penalty per property under 2022 Regs; duty to remedy within 28 days of tenant report.
<b>PAT Testing (furnished)</b>	HSE PAT Guidance · IET Code of Practice (5th Edition, 2020) Risk-based frequency (typically 2-yearly; annual for higher-risk)	Asset register with pass/fail per appliance. Faulty items removed. Visual-only inspections permitted for low-risk settings.	Prosecution under HSWA 1974 if faulty appliance causes harm; insurance void.
<b>Legionella Risk Assessment</b>	HSG274 Part 2 · L8 Approved Code of Practice 2-yearly risk assessment (baseline)	Written risk assessment of water systems (tanks, TMVs, outlets). Action register for any identified risks.	Prosecution under HSWA 1974 s.3; typical fines £10,000-£50,000; insurance void.
<b>EPC (Energy)</b>	Energy Performance of Buildings Regulations 2012 · MEES 10-yearly; minimum E rating since 2020 (F/G = unlettable)	Valid EPC rated E or above; any cost-cap exemption registered on PRS Exemptions Register.	£5,000 per property; Section 21 unavailable until MEES achieved.
<b>Tenancy Deposit Protection</b>	Housing Act 2004 Part 6 Chapter 4 (ss.212–215) Within 30 days of each new tenancy	Deposit protected in DPS / MyDeposits / TDS; Prescribed Information served on tenant.	1-3× deposit payable to tenant. From 1 May 2026: structural precondition to Section 8 possession (Renters' Rights Act 2025).
<b>Right to Rent</b>	Immigration Act 2014 (as amended by the Maximum Penalty Order 2024, in force 13 Feb 2024) Pre-tenancy + follow-up checks	Original document check (passport, BRP, share-code). Records retained for 1 year post-tenancy.	First breach: £5,000 per lodger / £10,000 per occupier (30% Fast Payment discount). Repeat within 3 years: £10,000 / £20,000. Up to 5 years prison in aggravated cases.

DISCIPLINE	STANDARD & FREQUENCY	EVIDENCE EXPECTED	RISK IF NOT IN PLACE
<b>How to Rent guide (transitional to 1 May 2026)</b>	Deregulation Act 2015 · s.21 evidence Served at each new tenancy	Current edition of the MHCLG 'How to Rent' guide served on tenant (proof of delivery retained). Guide will be withdrawn on 1 May 2026 when Section 21 is abolished (Renters' Rights Act 2025).	Section 21 barred until 1 May 2026. Tenant can remain until served. From 1 May 2026: duty falls away entirely.

**Typical HSE package that covers this section:**

Landlord Essentials — £395-£780/yr per property. Includes FRA (where applicable), EICR amortisation, Gas CP12, Smoke/CO logging, PAT, and the shared compliance calendar. Portfolio discount at 5+ properties.

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### **SECTION B · AUDIENCE TRACK**

# **HMO Landlord**

# **B**

Mandatory (5+ persons / 2+ households per SI 2018/221),  
additional and selective licensed HMOs. LACORS-aligned.

**B**

# HMO Landlord compliance checklist

Applies to mandatory HMO-licensable stock under the Licensing of HMOs (Prescribed Descriptions) (England) Order 2018 — occupied by 5 or more persons forming 2 or more households, regardless of storeys — plus additional and selective licensing regimes adopted at borough level. Everything in the Private Landlord checklist also applies. LACORS Housing — Fire Safety 2008 remains the de facto national HMO fire standard every London licensing team works to.

DISCIPLINE	STANDARD & FREQUENCY	EVIDENCE EXPECTED	RISK IF NOT IN PLACE
<b>Pre-Licensing HMO Audit</b>	Housing Act 2004 Part 2 Borough-specific licensing portal Before licence application / at 5-year renewal	Portfolio statutory matrix confirming LACORS, HHSRS, Amenity Standard, Mgmt Regs compliance. Licensing portal evidence pack.	Licence refusal; unlimited fine on prosecution; RRO up to 12 months rent per tenant.
<b>LACORS Fire Alarm</b>	BS 5839-6:2019+A1:2020 Grade / Category as LACORS specifies LACORS Housing — Fire Safety 2008 6-monthly service + weekly test log	BS 5839 commissioning cert (DICV); 6-monthly inspection cert; weekly test log book in common parts.	Licence condition breach; £30,000 civil penalty; prohibition notice possible.
<b>Emergency Lighting</b>	BS 5266-1:2025 · BS EN 1838:2024 (lux zones) Monthly flick + annual 3-hour discharge + 5-yearly photometric verification	Annual BS 5266 3-hour test certificate; monthly flick test log; emergency lighting log book; 5-yearly photometric verification report.	Licence condition breach; FRA will rate as significant finding; insurer renewal risk.
<b>Fire Door Inspection (PPM)</b>	BS 8214:2026 (latest Code of Practice — supersedes BS 8214:2016) FDIS 50-point methodology Bi-annual (quarterly for common parts of buildings over 11m per Reg 10 FSER 2022)	Per-door inspection schedule with photographs, pass/fail status, remediation log. Inspector named (FDIS-registered).	Failed fire door in communal area = FRA Priority 1; potential prohibition notice; cladding-era lender scrutiny.
<b>Fire Door Installation / Repair</b>	EN 1634-1:2014+A1:2018 (replaces BS 476 Pt 22, withdrawn 2020) BS 8214:2026 installation guidance Reactive to FDIS findings	FD30(S)/FD60(S) doorsets with third-party certification (BM TRADA, Certifire, Exova). Datasheets archived.	Retrofit liability; insurer avoidance; licence refusal.

DISCIPLINE	STANDARD & FREQUENCY	EVIDENCE EXPECTED	RISK IF NOT IN PLACE
<b>HHSRS 29-Hazard Audit</b>	Housing Act 2004 Part 1 · HHSRS Operating Guidance Annual (pre-licensing and at renewal)	Per-hazard scoring (Cat 1 / Cat 2) across 29 hazards; written remediation schedule.	Council must enforce Cat 1 hazards; improvement notices; potential prohibition order.
<b>Amenity Standards</b>	Housing Act 2004 Schedule 3 · borough-specific standards At licence application and material change	Per-unit kitchen / bathroom / WC / wash-basin / bedroom-size compliance measured against the specific borough standard.	Licence refusal; borough can require reduction in occupancy.
<b>Mgmt of HMO Regs 2006</b>	Management of Houses in Multiple Occupation (England) Regulations 2006 Part 2 Continuous	Manager's Notice posted inside HMO (Reg 3); fire safety, water, electricity, gas, waste, common parts kept in repair.	Criminal offence; £30,000 civil penalty per offence; RRO exposure.
<b>Licensing Portal Pack</b>	Borough licensing requirements (Hackney, Tower Hamlets, Newham, Southwark, Croydon etc.) At submission and renewal	Portal-ready bundle: FRA, alarm cert, EL cert, FDIS schedule, EICR, CP12, HHSRS, amenity photos, Manager Notice.	Licence refusal; application fee wasted; re-submission delay.
<b>Article 4 Planning</b>	Town and Country Planning (GPDO) 2015, as varied by borough Article 4 directions At acquisition / conversion	Planning permission granted (C3→C4) where Article 4 applies; evidenced in title pack.	Enforcement notice; unwind of conversion; licence dependency.

**Typical HSE package that covers this section:**

HMO Licence-Ready — £1,450-£3,200/yr for a 5-bed HMO (year one); £750-£1,450/yr recurring. Includes pre-licensing audit, LACORS alarm, EL, FDIS door PPM, EICR, gas, HHSRS, amenity audit, Mgmt Regs 2006 setup and licensing-portal-ready pack.

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### **SECTION C · AUDIENCE TRACK**

# **Block & Freehold**



Purpose-built and converted blocks of flats, mixed-use, managing agents, freeholders. Fire Safety Act 2021 & BSA 2022 ready.

C

## Block Management & Freeholder compliance checklist

Applies to purpose-built blocks of flats, converted blocks, mixed-use buildings and portfolios under a managing agent or freeholder. The RRO 2005 runs the common-parts duty; the Fire Safety Act 2021 extended it to structure, external walls, cladding, balconies, windows and flat entrance doors. For Higher-Risk Buildings (7+ storeys or 18m+, with 2+ residential units) the Building Safety Act 2022 adds a separate Accountable Person / Principal Accountable Person duty under Parts 2–4, administered by the Building Safety Regulator.

DISCIPLINE	STANDARD & FREQUENCY	EVIDENCE EXPECTED	RISK IF NOT IN PLACE
<b>Communal FRA</b>	RRO 2005 (Responsible Person) · Fire Safety Act 2021 (extends to structure / external walls / flat entrance doors) · BS 9792:2025 Type 1-4 per complexity · annual review	Current FRA naming the Responsible Person, Type specified, dated within 12 months, with prioritised action plan.	Unlimited fine; BSR enforcement for HRBs; insurer pricing penalty.
<b>FRAEW (external walls)</b>	PAS 9980:2022 Fire Risk Appraisal of External Walls Triggered by FRA or cladding-category concern	Appraisal report with risk rating (low / medium / high), remediation roadmap, EWS1 if mortgage-salable.	Mortgage un-salability; leaseholder recharge dispute; lender panel removal.
<b>Flat Entrance Doors</b>	Fire Safety Act 2021 (adds flat entrance doors to RRO scope) · BS 8214:2026 FDIS 50-point inspection Annual best-endeavour checks for buildings over 11m (Reg 10 FSER 2022); bi-annual otherwise	Per-door FDIS report with photographs; intumescent seal, smoke seal, closer, ironmongery inspected.	FRA Priority 1; BSR or fire-service prohibition notice for HRBs; leasehold litigation.
<b>Communal Fire Alarm</b>	BS 5839-1:2025 Cat L2/L3/L4/L5 per FRA 6-monthly service + weekly log	BS 5839-1:2025 commissioning cert; 6-monthly service cert; weekly test log; zone plan on panel.	FRA breach; insurer pricing penalty; potential prohibition.
<b>Emergency Lighting</b>	BS 5266-1:2025 · BS EN 1838:2024 Monthly flick + annual 3-hour + 5-yearly photometric verification	Annual BS 5266 3-hour test certificate; monthly flick log; zone plan; battery replacement log (4-5yr cycle); 5-yearly photometric report.	FRA breach; enforcement potential.

DISCIPLINE	STANDARD & FREQUENCY	EVIDENCE EXPECTED	RISK IF NOT IN PLACE
<b>Dry / Wet Riser</b>	BS 9990:2015 Annual hydrostatic test + 6-monthly visual	Annual hydrostatic test cert; landing valve function log; inlet cabinet free of obstruction.	Fire-service prohibition notice possible; BSR enforcement.
<b>Communal EICR</b>	BS 7671:2018+A2:2022 18th Edition Landlord & Tenant Act covenants 5-yearly	Communal EICR with Satisfactory outcome; all C1/C2 closed; sub-main and landlord-supply inspected.	Insurer avoidance; leaseholder recharge disputes; LVT risk.
<b>Legionella L8 Monitoring</b>	HSG274 Parts 1-3 · L8 ACoP (acute-vulnerability where applicable) Risk-rated monitoring (monthly TMV / quarterly tank / annual calorifier where specified)	Monitoring log aligned to written scheme; temperature records; descale records for calorifier.	HSWA prosecution; typical fines £10k-£100k; insurer non-disclosure risk.
<b>Compartmentation / Passive Fire</b>	BS 9999:2017 & BS 9991:2024 · Approved Document B · ASFP guidance 3-yearly visual; 5-yearly destructive sampling	Survey report with room-by-room findings; fire-stopping remediation record with third-party product certification.	FRA Type 2/4 findings; BSR enforcement; BSA Parts 3&4 safety-case breach for HRBs.
<b>BSA 2022 Safety Case (HRB)</b>	Building Safety Act 2022 Parts 2-4 Building Safety Regulator Annual review + at material change	Safety Case Report; Resident Engagement Strategy; Mandatory Occurrence Reporting process; Golden Thread.	BSR enforcement; Principal Accountable Person personal liability; registration revocation.
<b>S.20 Consultation</b>	Landlord & Tenant Act 1985 s.20 For major works > £250/leaseholder or contracts > 12 months / > £100/yr per leaseholder	S.20 notices served for qualifying works or long-term agreements.	Recoverable costs capped at £250 per leaseholder without valid consultation.

**Typical HSE package that covers this section:**

Block & Portfolio Partner — £2,400-£6,800/yr per 20-unit block; scales linearly. FRAEW (if triggered) and BSA Parts 3&4 safety case are quoted separately as one-off engagements.

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### SECTION D · AUDIENCE TRACK

# CQC & Care

# D

Care homes (residential and nursing), supported living, extra-care, hospice and day-care. Reg 12 & Reg 15.

D

## CQC / Care & Supported Living compliance checklist

Applies to CQC-regulated providers: care homes (residential and nursing), supported-living schemes, extra-care, hospice and day-care premises. In addition to the usual RRO, PRS, GSIUR, HSG274 and Housing Act duties, providers must evidence Regulation 12 (safe care and treatment) and Regulation 15 (premises and equipment) of the Health and Social Care Act 2008 (Regulated Activities) Regulations 2014. Residents who cannot self-evacuate require Personal Emergency Evacuation Plans (PEEPs).

DISCIPLINE	STANDARD & FREQUENCY	EVIDENCE EXPECTED	RISK IF NOT IN PLACE
<b>Care-specific FRA</b>	RRO 2005 · BS 9792:2025 where the premises is residential in character (e.g. supported-living flats); PAS 79-1:2020 for non-housing care premises. Factors night-staffing ratios, resident dependency, evacuation modelling (stay-put / progressive horizontal evacuation) Annual review + on care-model change	FRA specific to care type; dependency- and staffing-sensitive; stay-put/PHE evacuation strategy documented.	CQC Reg 15 breach; HSE HSWA prosecution; insurer avoidance.
<b>PEEPs (per resident)</b>	RRO Article 18 (procedures for serious and imminent danger) · CQC Regulation 12 · Grenfell Inquiry Phase 2 guidance · Equality Act 2010 At admission + care-plan change	Signed PEEP per resident; mobility, cognition, dependency, equipment needs; evacuation route rehearsed.	CQC enforcement; coroner scrutiny; HSWA prosecution.
<b>Fire Alarm Cat L1</b>	BS 5839-1:2025 Category L1 (life protection, every room) 6-monthly service (quarterly for higher-risk)	L1 detection coverage; automatic alarm transmission; BS 5839-1:2025 commissioning cert; service cert within 6 months.	CQC Reg 12/15 breach; prohibition notice potential.
<b>Emergency Lighting</b>	BS 5266-1:2025 · ICEL 1001 Self-test addressable recommended Monthly flick + annual 3-hour + 5-yearly photometric verification	Annual 3-hour test cert; monthly log; battery replacement log; evacuation routes illuminated to 1 lux; photometric verification on cycle.	CQC Reg 15 breach.

DISCIPLINE	STANDARD & FREQUENCY	EVIDENCE EXPECTED	RISK IF NOT IN PLACE
<b>Fire Door PPM</b>	BS 8214:2026 (latest; all materials) · FDIS Quarterly in high-risk rooms (kitchen, laundry, plant, cooking hobs); bi-annual elsewhere	Per-door inspection; positive latch and self-closing verified; signage per BS 5499-4 / ISO 7010.	CQC Reg 12; fire-service enforcement; prohibition notice.
<b>Legionella L8 ACoP</b>	HSG274 Part 2 · L8 ACoP (acute-vulnerability) Monthly TMV / quarterly tank / annual calorifier	Written scheme; monitoring log with temperatures; descale log; sampling programme where risk-rated.	HSE HSWA prosecution; typical fines £50k-£500k; CQC enforcement.
<b>EICR</b>	BS 7671:2018+A2:2022 18th Edition 5-yearly (3-yearly for higher-risk)	Satisfactory EICR; all C1/C2 codes closed; emergency circuits and dementia safety circuits inspected.	CQC Reg 15 breach; fire risk.
<b>Commercial Gas CP12</b>	GSIUR 1998 (commercial kitchens, boilers, commercial appliances) Annual	Commercial-gas CP12 covering all appliances; Gas Safe engineer competent for commercial work.	HSWA prosecution; resident harm liability.
<b>PAT Testing</b>	HSE PAT Guidance · IET COP (5th Edition, 2020, care setting) Annual	Appliance-by-appliance register with pass/fail; faulty items withdrawn; medical equipment separately calibrated.	HSWA prosecution.
<b>Extinguishers &amp; Signage</b>	BS 5306-3:2017 (extinguisher service) · BS 5499-4:2013 & ISO 7010 (signage) Annual service + signage audit	Extinguisher service cert; CO2 in plant rooms; signage matches evacuation strategy.	CQC Reg 15 breach; fire-service enforcement.
<b>CQC Reg 12 / Reg 15 Pack</b>	Health and Social Care Act 2008 (Regulated Activities) Regulations 2014, Regulations 12 (safe care) & 15 (premises) Annual refresh + pre-inspection	Indexed evidence folder matching CQC KLOE: safe, effective, caring, responsive, well-led. Premises evidence under Reg 15.	CQC Requires Improvement / Inadequate rating; registration conditions or cancellation.
<b>Fire Drills</b>	RRO 2005 Article 15 · care-home good practice Bi-annual (day + night simulation)	Drill attendance log with staff roles, timings, debrief, actions.	CQC finding; coroner scrutiny after incident.

DISCIPLINE	STANDARD & FREQUENCY	EVIDENCE EXPECTED	RISK IF NOT IN PLACE
<b>DSEAR (oxygen / med gases)</b>	Dangerous Substances and Explosive Atmospheres Regulations 2002 At install + periodic review	DSEAR risk assessment for medical oxygen / piped gases / explosive dust (baking). Zoning plan.	HSWA prosecution; insurer avoidance after incident.

**Typical HSE package that covers this section:**

CQC Compliance Bundle — £3,800-£9,500/yr per single site, scaling with bed count. Includes pre-inspection Reg 12/15 evidence refresh, PEEPs per resident, L8 ACoP monitoring, quarterly door PPM, fire-drill facilitation, and a DSEAR review where applicable.

## E Enforcement exposure at a glance

This is the financial and reputational shape of non-compliance as at April 2026. The figures cited are typical sanctions reported in recent tribunal and court decisions; individual cases depend on aggravating factors, corporate size and enforcement-team discretion.

TYPICAL PENALTY	LEGAL BASIS	WHAT TRIGGERS IT
<b>Up to £30,000 per offence</b>	Housing & Planning Act 2016 s.23-27	Unlicensed HMO; management failure; breach of banning order; failure to comply with improvement notice.
<b>Unlimited on prosecution</b>	Housing Act 2004 s.72 / RRO 2005 s.32	HMO offences prosecuted on indictment (s.72 HA 2004) or RRO fire-safety offences (unlimited fine under RRO).
<b>Up to 12 months rent</b>	Housing & Planning Act 2016 ss.40-52	Rent Repayment Order — tenant- or council-initiated at First-tier Tribunal. Routine £15k-£60k per application.
<b>£30,000 per property</b>	Electrical Safety Standards (PRS) Regs 2020	Failure to provide valid EICR to tenant or local authority within the statutory period.
<b>£5,000 per property</b>	Smoke & CO Alarm (England) Regs 2022	Civil penalty for failure to remedy within 28 days of tenant report / failure to install required alarms.
<b>£5,000 per lodger / £10,000 per occupier</b>	Immigration Act 2014 (as amended 13 Feb 2024)	Right-to-Rent first-breach civil penalty. Repeat within 3 years: £10,000 per lodger, £20,000 per occupier. Up to 5 years prison in aggravated cases. 30% Fast Payment discount on first breach.
<b>1-3× deposit</b>	Housing Act 2004 Part 6 Chapter 4 (ss.212-215)	Failure to protect tenancy deposit / serve Prescribed Information. Tenant-initiated civil claim.
<b>Unlimited fine + 6mo prison</b>	Health & Safety at Work Act 1974	Gas Safety offences; legionella offences; serious HMO incidents under HSWA s.3.
<b>BSR improvement / compliance notice</b>	Building Safety Act 2022 Parts 3 & 4	Higher-Risk Building enforcement; personal criminal liability on the Accountable Person.
<b>CQC rating: Requires Improvement / Inadequate</b>	Health & Social Care Act 2008 s.31	CQC enforcement powers: registration conditions, suspension or cancellation; special measures.

TYPICAL PENALTY	LEGAL BASIS	WHAT TRIGGERS IT
<b>Loss of Section 21 (transitional, until 1 May 2026)</b>	Deregulation Act 2015 s.33-39	Until 1 May 2026: inability to serve a no-fault eviction notice where gas, EICR, EPC, How-to-Rent or deposit duties are unmet. From 1 May 2026 Section 21 is abolished entirely (Renters' Rights Act 2025); deposit protection and Tenant Fees Act compliance remain structural preconditions to Section 8 possession.
<b>Insurance voidance</b>	General insurance-contract law	Discovery of known, un-remediated compliance breach can render policy void at point of claim.

### Enforcement response is a package inclusion.

HSE package clients get 2-hour phone triage for enforcement notices in business hours, 48-hour site attendance, and a fixed-price schedule of works within 5 working days. We've closed HMO licence refusals inside the 28-day appeal window across Tower Hamlets, Hackney and Waltham Forest in the last 12 months.

### Standing disclaimer.

Penalty ranges shown are typical of reported First-tier Tribunal and Magistrates' / Crown Court decisions through early 2026. Actual sanctions depend on aggravating factors, past conduct, corporate size and judicial / tribunal discretion. Figures and legal bases are re-verified quarterly; the version on the HSE website at [hsepropertychecks.co.uk/downloads/landlord-compliance-checklist.pdf](https://hsepropertychecks.co.uk/downloads/landlord-compliance-checklist.pdf) is always the most current.

## F London borough licensing quick-reference

Typical fee for a mandatory 5-bed HMO licence (5-year term) as at April 2026. Fees are borough-set and reviewed every 2-3 years; early-application discounts of 10-25% are common in several boroughs. Additional and selective schemes may carry separate fees. Article 4 directions (C3 to C4 planning) apply where shown.

BOROUGH	COMMON POSTCODES	LICENSING SCHEME STATUS	5-YR HMO FEE
<b>Southwark</b>	SE1, SE15, SE17, SE22	Mandatory + Additional + Selective (designated wards)	~£1,850
<b>Westminster</b>	W1, W2, SW1, NW8, WC2	Mandatory only	~£2,420
<b>Tower Hamlets</b>	E1, E2, E14	Mandatory + Additional + Selective; Article 4	~£1,290
<b>Hackney</b>	E9	Mandatory + Additional; Article 4 in parts	~£1,280
<b>Newham</b>	E16	Mandatory + Additional; borough-wide Selective	~£1,240
<b>Camden</b>	NW1, NW5	Mandatory + Additional	~£2,150
<b>Islington</b>	N1	Mandatory + Additional in designated wards	~£1,450
<b>Waltham Forest</b>	E17	Mandatory + Additional + Selective	~£1,150
<b>Haringey</b>	N4, N8, N22	Mandatory + Additional	~£1,180
<b>Brent</b>	NW10, HA	Mandatory + Additional	~£1,430
<b>Croydon</b>	CR0	Mandatory + Additional + Selective	~£1,350
<b>Barnet</b>	NW4, EN5	Mandatory only	~£1,100
<b>Wandsworth</b>	SW11, SW17, SW18	Mandatory + Additional (designated wards)	~£1,400
<b>Lambeth</b>	SW2, SW4, SW9	Mandatory + Additional + Selective	~£1,320

BOROUGH	COMMON POSTCODES	LICENSING SCHEME STATUS	5-YR HMO FEE
Ealing	W3, W5, W13, UB	Mandatory + Additional	~£1,280
Redbridge	IG	Mandatory + Additional + Selective	~£1,250
Barking & Dagenham	IG11, RM	Mandatory + Additional + Selective	~£1,150
Enfield	EN, N	Mandatory + Additional	~£1,250
Greenwich	SE3, SE10, SE18	Mandatory + Additional	~£1,280
Lewisham	SE4, SE13, SE14	Mandatory + Additional	~£1,200

**Fees move. Always verify at the point of application.**

Boroughs refresh their fee schedules periodically. The figures above are typical of current (April 2026) schedules — verify at [gov.uk/find-local-council](https://gov.uk/find-local-council) and the specific borough's licensing portal before submitting. HSE package clients get borough-specific fee confirmation as part of the pre-licensing audit.

## G Glossary & acronyms

Every term and acronym you'll see across this document and across a typical London compliance audit. Definitions are working-professional, not legal — use alongside the named instrument for formal purposes.

TERM	DEFINITION
<b>ACoP</b>	Approved Code of Practice — HSE-issued practical guidance with quasi-statutory status.
<b>Accountable Person</b>	Duty-holder for Higher-Risk Buildings under Building Safety Act 2022 Parts 3 & 4. Distinct from the Responsible Person under the RRO.
<b>Article 4</b>	Planning designation removing permitted development rights — e.g. requires planning permission to convert a house (C3) to a small HMO (C4).
<b>Awaab's Law</b>	Statutory damp/mould and hazard response timelines under the Social Housing (Regulation) Act 2023 (social sector: 27 Oct 2025) extended to the PRS on 1 May 2026 via the Renters' Rights Act 2025.
<b>BSA 2022</b>	Building Safety Act 2022. Part 2 creates the Building Safety Regulator. Parts 3 & 4 create the Higher-Risk Building regime. s.156 enhances RRO Responsible Person duties.
<b>BS 5266-1:2025</b>	British Standard for emergency lighting of premises — design, installation, operation and test. Revised 29 Oct 2025, superseding BS 5266-1:2016.
<b>BS 5306-3:2017</b>	British Standard for the commissioning and maintenance of portable fire extinguishers.
<b>BS 5499-4:2013</b>	British Standard for fire safety signs — escape-route signing code of practice (aligned with ISO 7010 symbols).
<b>BS 5839-1:2025</b>	Fire detection and alarm systems for buildings (non-domestic): Cat L1-L5 / P1-P2. Revised April 2025, supersedes BS 5839-1:2017+A1:2020.
<b>BS 5839-6:2019+A1:2020</b>	Fire detection and alarm systems for dwellings: Grade A/C/D/F and LD/L categories.
<b>BS 7671:2018+A2:2022</b>	IET Wiring Regulations 18th Edition. EICRs are measured against this.
<b>BS 8214:2026</b>	Code of Practice for fire-resisting and smoke-control door assemblies. Effective 31 Mar 2026, supersedes BS 8214:2016. Covers all materials (timber, steel, aluminium, composites).
<b>BS 8674:2025</b>	Framework for Competence of Individual Fire Risk Assessors (BSI, 15 Aug 2025). Three tiers: Foundation, Intermediate, Advanced.
<b>BS 9991:2024</b>	Fire safety in the design, management and use of residential buildings — Code of practice. Pub. 27 Nov 2024; mandatory for new applications from 30 Sep 2026.

TERM	DEFINITION
<b>BS 9792:2025</b>	Fire Risk Assessment — Housing — Code of practice (BSI, 1 Aug 2025). Supersedes the withdrawn PAS 79-2:2020. Residential FRA methodology, Types 1–4.
<b>BS 9999:2017</b>	Code of practice for fire safety in the design, management and use of buildings (non-residential focus).
<b>C1 / C2 / C3</b>	EICR observation codes. C1 = danger, requires immediate action. C2 = potentially dangerous, requires urgent action. C3 = improvement recommended.
<b>CP12</b>	Landlord Gas Safety Record issued under GSIUR 1998 — colloquially 'CP12'.
<b>CQC Reg 12 / 15</b>	Health and Social Care Act 2008 (Regulated Activities) Regulations 2014. Reg 12 = safe care. Reg 15 = premises and equipment.
<b>DSEAR</b>	Dangerous Substances and Explosive Atmospheres Regulations 2002 — applies where oxygen, med gases, solvents, explosive dusts are used.
<b>EN 1634-1:2014+A1:2018</b>	European standard for the fire-resistance testing of door assemblies. Replaces BS 476 Part 22 (withdrawn 2020).
<b>EWS1</b>	External Wall System form used by UK mortgage lenders since 2019. Produced following PAS 9980:2022 FRAEW.
<b>FDIS</b>	Fire Door Inspection Scheme. The industry-standard framework for 50-point fire door inspection methodology.
<b>Fire Safety Act 2021</b>	Extends the RRO to cover structure, external walls, cladding, balconies and flat entrance doors.
<b>GSIUR 1998</b>	Gas Safety (Installation and Use) Regulations 1998 — the CP12 annual landlord gas safety duty.
<b>HHSRS</b>	Housing Health & Safety Rating System. Statutory risk-assessment methodology (29 hazards) used by councils under Housing Act 2004 Part 1.
<b>HMO</b>	House in Multiple Occupation. Mandatory licensing at 5+ persons / 2+ households per SI 2018/221.
<b>HRB</b>	Higher-Risk Building. Under BSA 2022: 7+ storeys or 18m+, with 2+ residential units.
<b>HSG274</b>	HSE guidance on legionella control (three parts covering water systems, hot/cold systems, and 'other risk systems').
<b>LACORS</b>	Local Authorities Coordinators of Regulatory Services. The 2008 LACORS Housing — Fire Safety guidance is the de facto national HMO fire standard.
<b>L8 ACoP</b>	Approved Code of Practice for legionella control — applies to acute-vulnerability settings (care, nursing, immunocompromised).
<b>PAS 9980:2022</b>	Fire Risk Appraisal of External Walls methodology. Underpins EWS1.

TERM	DEFINITION
<b>PAS 79-1:2020</b>	FRA methodology for premises other than housing. Current. (PAS 79-2:2020 was withdrawn on publication of BS 9792:2025.)
<b>PEEPs</b>	Personal Emergency Evacuation Plan. Required for occupants who can't self-evacuate.
<b>PFP</b>	Passive Fire Protection. Fire-stopping, compartmentation, cavity barriers, intumescent seals.
<b>PRS Regs 2020</b>	Electrical Safety Standards in the Private Rented Sector (England) Regulations 2020 — 5-year EICR.
<b>Renters' Rights Act 2025</b>	Royal Assent 27 Oct 2025; principal provisions in force 1 May 2026. Abolishes Section 21; ASTs → periodic tenancies; Awaab's Law extended to PRS; revised Section 8 grounds.
<b>RRO 2005</b>	Regulatory Reform (Fire Safety) Order 2005 — Responsible Person fire safety duty.
<b>RRO (remedies)</b>	Rent Repayment Order under Housing & Planning Act 2016 — up to 12 months of rent reclaimable.

# About HSE Property Checks

HSE Property Checks is London's end-to-end property compliance partner. We deliver fire risk assessment, fire door inspection & installation, emergency lighting, fire alarm, EICR, gas safety, legionella risk, HHSRS audit, PAT testing, extinguisher and signage servicing, compartmentation and passive-fire-protection surveys, and CQC Reg 12/15 evidence support — all under one named project team, one invoice, one shared compliance calendar, and one year-end evidence pack formatted for your stakeholder.

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## Kevin Beaver

Head of Compliance Partnerships & Lead  
Fire Risk Assessor

NEBOSH (General + Fire) · IFSM · IFE Level 3 FRA · Tier 2 Assessor · BS 8674:2025 competence. 20+ years London HMO, block and care-home compliance. Owns scope on every package.

## Thomas Cork

Lead Fire Door Inspector — FDIS  
Registered

FDIS · BM TRADA Q-Mark · BS 8214:2026-trained · EN 1634-1 · Certified PFP installer. 18+ years UK fire doors. Led 275-door Battersea mobilisation and 200+ door national charity programme.

## Fernando Olivera

Lead Electrical & Fire Alarm — NICEIC  
Qualifying Supervisor

NICEIC QS · BS 7671 18th Edition · BS 5839 commissioning · BS 5266 design · C&G 2391. Signs off every EICR, every BS 5839 DICV cert, every BS 5266 3-hour discharge cert.

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