

Landlord Compliance Calendar 2026

Every legal deadline for London rental property, all 33 London boroughs (32 boroughs + City of London) plus the M25. Planning guidance, not legal advice.

SR Maintenance
020 8090 2288

Master obligations

Requirement	Frequency	Status	Max penalty
Gas Safety Record (CP12)	Annual	Statutory	Unlimited fine
EICR (domestic)	Every 5 years	Statutory	Up to £40,000 per breach
EICR (commercial)	Per BS 7671 guidance	Duty, no interval	Prosecution (EWR 1989)
Smoke & CO alarms	Each new tenancy	Statutory	Up to £5,000
Emergency lighting	Monthly / annual / 5-yearly	Statutory	Unlimited fine
Fire alarm system	Per category/FRA	Statutory	Unlimited fine
Fire risk assessment	Reviewed / on change	Statutory	Unlimited fine
EPC	Valid 10 years; min E	Statutory	Up to £5,000 now
Legionella risk assessment	Reviewed periodically	Duty, no cert	Unlimited fine
PAT	Risk-based	Not statutory	N/A directly
HMO licence	Up to 5-yearly	Statutory (HMO)	Up to £40,000 / RRO

Legionella is a duty to assess and control risk, not a test certificate. PAT is a duty-of-care route, not a named statutory requirement.

Jan Plan ahead	Feb Plan ahead	Mar Plan ahead	Apr Plan ahead	May 1 May: RRA starts. 31 May: Info Sheet.	Jun Plan ahead	Jul Plan ahead	Aug Plan ahead	Sep Plan ahead	Oct Plan ahead	Nov Plan ahead	Dec Plan ahead
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Cyclical checks are anniversary/tenancy-based, plan 6 to 8 weeks before expiry. Statutory (green), recommended (grey), duty with no fixed interval (amber).

Fixed 2026 dates & roadmap

Date	Change
1 May 2026	Renters' Rights Act starts; Section 21 ends
31 May 2026	Information Sheet deadline for current tenants
2026	PRS Database rolls out in stages
2027	Domestic PRS energy standards updated (planned)
1 Oct 2029	EPC C before this date aids transition
1 Oct 2030	EPC C required across domestic PRS (£10,000 cap)
2030	Proposed EPC B for non-domestic (not law)
2030–2031	Database, Ombudsman, standards roll out further

CORRECTED FACTS

EICR penalty is £40,000 per breach (from 1 Nov 2025). EPC C is due 1 Oct 2030 with a £10,000 cap. A missing gas/EPC/EICR certificate does not bar a Section 8 possession order, only deposit protection and Tenant Fees Act 2019 remain preconditions.

Portfolio Compliance Tracker

One row per property. Record the last completed date, next due date and current status for each duty.

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Property	Gas safety	Electrical (EICR)	Fire safety	EPC	Water safety	Licensing
Property 1						
Property 2						
Property 3						
Property 4						
Property 5						
Property 6						
Property 7						
Property 8						

In each cell, note: Last done / Next due / Status. Keep certificates and reports filed alongside this tracker. Planning guidance, not legal advice.

Need this managed for you? Book a free portfolio compliance audit.

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