Top 10 Tips for Landlord Letting Property in England

blueleaf PROPERTY

KNOW YOUR LEGAL RESPONSIBILITIES

Before advertising, familiarise yourself with landlord obligations under current UK law — from deposit protection to safety records. Compliance builds trust and protects your investment.

GET THE RIGHT REPORTS & RECORDS IN PLACE

You'll need a valid Gas Safety Record (CP12), Electrical Installation Condition Report (EICR), and Energy Performance Certificate (EPC rated E or above) before tenants move in.

PREPARE FOR THE HOW TO RENT GUIDE CHECKLIST

By law, tenants must receive the latest 'How to Rent' guide, your property's EPC, gas record, and deposit scheme information. Make sure your paperwork is complete from the start.

PRESENT THE PROPERTY AT ITS BEST

Clean, bright, and well-maintained homes attract quality tenants. Fresh paint, clean carpets, and working appliances go a long way to achieving a better rental return.

HANDLE REPAIRS BEFORE MARKETING

Fix leaks, replace worn flooring, and service heating systems before viewings. A well-cared-for property attracts tenants who will look after it.

CHOOSE THE RIGHT RENTAL PRICE

Set a rent that's competitive and realistic for your local market. Overpricing leads to longer voids; underpricing loses income. A professional rental appraisal helps get it right first time.

UNDERSTAND TENANT REFERENCING & RIGHT TO RENT

Always carry out full tenant referencing with a quality reference provider — plus Right to Rent verification for all adult occupiers (as required by law).

PROTECT THE DEPOSIT CORRECTLY

Within 30 days of receiving the tenant's deposit, you must register it with an approved scheme and provide the tenant with the Prescribed Information.

PREPARE A DETAILED INVENTORY & SCHEDULE OF CONDITION

A thorough inventory protects you at the end of the tenancy and helps avoid deposit disputes.

USE A PROFESSIONAL LETTING AGENT

A good agent ensures your property is legally compliant, properly marketed, and managed with care — saving you time, stress, and costly mistakes.