



Mandatory Vs Recommended Inspections

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What the Law Requires

Landlords must carry out certain inspections by law to ensure the property is safe and compliant.

Other inspections are **not legally required**, but strongly recommended to prevent issues, reduce risk, and maintain property condition.

This cheat sheet explains both categories clearly.

Your Key Responsibilities

1. Mandatory Inspections (Legal Requirements)

Gas Safety Inspection (CP12)

- Annual
- Must be done by Gas Safe engineer

Electrical Installation Condition Report (EICR)

- Every 5 years
- Qualified electrician only

Smoke & CO Alarm Test (Move-in)

- Must test alarms on first day of tenancy
- Must repair/replace within 24 hours once notified



Fire Safety (HMO)

- Fire alarm tests – weekly or monthly depending on system
- Emergency lighting tests – monthly
- Annual fire alarm servicing

HMO Management Regulations Inspections

- Regular checks of safety, cleanliness, and maintenance
- Often monthly walk-throughs

2. Recommended Inspections (Best Practice)

These are not required by law but help landlords avoid major issues.

Quarterly Property Inspections

Check:

- Condition
- Cleanliness
- Damage
- Signs of overcrowding
- Damp/mould
- Repairs needed

PAT Testing (Portable Appliance Testing)

- Recommended annually for landlord-supplied appliances

Boiler Service

- Recommended yearly
- Prevents breakdowns during winter

Gutter and Roof Checks

- Recommended annually
- Reduces risk of leaks



Legionella Temperature Checks

- Periodically check hot water is 50°C+
- Cold water is <20°C

Smoke/CO Alarm Press Test

- Recommended monthly in single lets
- Mandatory in HMOs

Practical Timeline

Inspection	Mandatory?	Frequency
Gas Safety	Yes	12 months
EICR	Yes	5 years
Alarm test (move-in)	Yes	Move-in day
HMO fire alarms	Yes	Weekly/monthly
HMO communal checks	Yes	Monthly
Quarterly inspections	No	3-4 times per year
PAT testing	No	Annually
Boiler service	No	Annually



Common Mistakes Landlords Make

- Thinking quarterly inspections are “intrusive” – they are standard.
- Failing to keep a written record of inspections.
- Doing annual checks too late (expired dates).
- Only reacting after tenants report issues.
- Not checking roofs/gutters until leaks occur.

Quick Compliance Checklist

- Gas Safety up to date
- EICR valid
- Alarms tested at move-in
- Quarterly inspection schedule set
- Boiler service booked annually
- PAT testing completed
- HMO inspections carried out (if applicable)