

Landlord FAQ's

Answers to your most important questions





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What fees am I liable for?

- EPC (Energy performance certificate. (Valid for 10 years) approx £85
- Landlord Gas Safety certificate (If applicable). This would be required yearly. Approx. £85
- ECIR (Electrical condition installation report. Valid for 5 years) £120 - £320 depending on size of property
- Portable appliance test (if applicable) This will depend on amount of appliances
- Tenant references and right to rent checks £50 + VAT per tenant
- Pre tenancy cleaning This will depend on the size of the property
- Inventory fee upon check in Between £120 - £450 depending on size of property
- Any maintenance repairs during the tenancy
- Check out report £120 - £450 depending on size of property
- Your chosen letting service



Fees, costs and services

Can I decide whether to accept a tenant or not?

Yes, we forward the prospective tenant references for your consideration. Note that once the tenancy is signed, it is a legally binding agreement.

Can I put the rent up during a tenancy?

No. A rent review can only take place 12 months after the tenants have moved in, and every 12 months thereafter.

What notice period do I need to give should I wish to regain possession?

With the renter's rights bill that come into law on the 1st of May 2026, Landlords now must meet a certain criteria to regain possession and notice periods can vary. Please see the rear of this document for the specific conditions and time frames.

Should I rent my property furnished or unfurnished?

We recommend renting unfurnished (unless the property is already furnished) to avoid additional costs and complications arising from tenant expectations.

What is legally required to rent out my property?

- A valid EPC
- A valid landlord Gas Safety certificate (If your property has gas)
- A valid ECIR
- Appropriate licence (if applicable)
- PAT test (if applicable)
- Carbon monoxide alarm if the property has a gas boiler.
- To register the tenants deposit with a registered government scheme

What does Sadhana Property pay for?

- Professional photos
- Professional speed video
- Floor plan
- Marketing on Rightmove, Zoopla, On The Market, and Prime Location

What are Sadhana Property fees and services?

- 8% + vat (9.6%) for let only
- 10% + vat (12%) for rent collection
- 12% + vat (14.4%) for full management



Useful information

Furniture and furnished safety regulations

All soft furnishings supplied must be flamed retardant. The regulations apply to beds, futons, nursery furniture, garden furniture, scatter cushions, seat pad, pillows, and beanbags, looser and stretch covers for furniture. Compliant items will be labelled. Bed bases and mattresses should carry the label "BS 7177" All other soft furnishings should carry a label 2 carelessness causes fire" if these labels are not attached and you cannot provide proof of purchase the items must be removed from the property. The landlord will be liable to ensure all furniture/items within the rented property meet the fire regulations with fire labels.

Electrical installation condition report

Must be carried out by a NICEIC approved Electrician.

Landlord gas safety certificate

Must be carried out by a Gas safe engineer

Carbon Monoxide detector and smoke Alarms

Carbon monoxide detector and Smoke alarms - as you may be aware this is a legal requirement and if landlords fail to comply serious consequences can arise as well as a fine being imposed. From the 1st October 2015 all private rented sector landlords in England with single tenant-ed properties (e.g. not houses in multiple occupation) are required to install smoke alarms on every floor and have a carbon monoxide alarm in every room where solid fuel appliances are contained. See link for further information.

Landlords remain UK Residents for Tax purposes

If you intend to reside abroad, please see guidance Notes/link for Non-resident landlord.

[HMRC Landlords Guidance](#)

[Gov.uk: Paying Tax](#)

[HMRC Non-Resident Landlord \(PDF\)](#)

[Non-Resident Landlords and UK Tax](#)

Ending a tenancy

Grounds for serving notice

Ground	Description	Notice	Comments	Detail
1	Landlord, spouse or civil partner, children, siblings, grandparents, grandchildren wish to occupy	4 months	You cannot market or re-let the property starting from when the notice is served, and continuing until 12 months after the notice expires — a total of 16 months	Companies or trusts cannot use
1A	Landlord wishes to sell or grant a lease of more than 21 years	4 months	You cannot market or re-let the property starting from when the notice is served, and continuing until 12 months after the notice expires — a total of 16 months	
1B*	Landlord wishes to sell or grant a lease of more than 21 years	4 months		Social landlords only
2	Mortgagee in possession wishing to sell	4 months		Must be used by mortgagee
2ZA*	Superior landlord has given notice to terminate the superior tenancy	4 months	Could be used by Housing Associations to offer a form of rent to rent	Social landlords only
2ZB-2ZD*	Superior tenancies ending	4 months	Various grounds to allow termination where a superior tenancy is to end	Social landlords only
4	Property previously let to students	2 weeks	Let on PBSA exemption in the last 12 months	
4A	Property let to students	4 months	The property must be fully occupied by full-time students. Possession is only needed between 1 June and 30 September, and the tenancy agreement must be signed no more than six months before the students move in	Notice must be given to tenant before tenancy commences

Ground	Description	Notice	Comments	Detail
5	Property required for the use of a minister of religion	2 months		
5A	Property required for a seasonal employee	2 months	Employee must be working at least 35 hours per week in agriculture	
5B*	Property required for key workers	2 months		Social landlords only
5C	Let in consequence of employment	2 months	Employee is no longer in that employment, or it was a temporary arrangement at the outset of the employment	
5D*	Key workers	2 months	Tenancy agreement included a requirement connected with tenant employment which is no longer fulfilled	Social landlords only
5E-5H	Various grounds for social and supported housing	4 weeks (2 months for 5H)		Social landlords or supported housing providers only

Ground	Description	Notice	Comments	Detail
6	Redevelopment	4 months	Landlord can show that they intend to substantially develop or reconstruct, and this cannot be done with the tenant in place	Social landlords must offer alternative accommodation
6A*	Alternative accommodation	4 months	Alternative accommodation was provided temporarily by a social landlord to allow for eviction under ground 6	Social landlord only
6B	Unlawful letting	4 months	Landlord must comply with banning order, overcrowding notice, HHSRS notice, or an HMO licence has been revoked	Court has a discretion to order compensation to tenant
7	Tenancy inherited through will or intestacy	2 months		Only where it is a second such succession
8	Severe rent arrears	4 weeks	Three months arrears	Unpaid UC cannot be counted against arrears
9	Suitable alternative accommodation is available	2 months		
10	Some arrears of rent	4 weeks		
11	Persistent late payment of rent	4 weeks		
12	Breach of contract other than rent arrears	2 weeks		
13	Deterioration of the common parts due to the tenant	2 weeks		

Ground	Description	Notice
14	Nuisance or ASB or interference with management	No notice
14ZA	Conviction of the tenant for an indictable offence at a riot	2 weeks
14A*	Domestic violence	2 weeks
15	Deterioration of furniture due to the tenant	2 weeks
16	Moved to ground 5C	
17	Landlord was induced to grant the tenancy by a false statement by the tenant	2 weeks
18	Tenant has unreasonably refused to co-operate with the person providing support services	4 weeks
15	Deterioration of furniture due to the tenant	2 weeks
16	Moved to ground 5C	
17	Landlord was induced to grant the tenancy by a false statement by the tenant	2 weeks
18	Tenant has unreasonably refused to co-operate with the person providing support services	4 weeks