

# Landlord Risk Audit Report

## COMPLIANCE ASSESSMENT

Report for ksdklad

Client: Julián

Conducted 12-Nov-2025 to 12-Nov-2025

Audited by: Julian Camilo Lopez Sanchez

### Confidential Contents

## Executive Summary

Report ID: **LRA-2025-11--760AT**  
Property: **ksdklad**  
Landlord: **Julián**  
Auditor: **Julian Camilo Lopez Sanchez**  
Audit Date: **12-Nov-2025**

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### Overall Compliance Score

**9.3** 

**Risk Classification:** Tier 4 - Severe Risk

**Compliance Status:** 9 of 9 areas meet standards (0 require immediate action)

## Compliance Overview

Category	Score	Status
Documentation	8.5	
Landlord-Tenant Communication	0.0	
Evidence Gathering Systems	10.0	

### CRITICAL FINDINGS REQUIRING IMMEDIATE ACTION

- Certificates: Do you have all required safety certificates (Gas, Electrical, EPC, PAT) current and readily available?

## **Auditor's Professional Opinion**

This property demonstrates strong compliance practices. Continue maintaining current systems with regular reviews to ensure ongoing compliance.

## Critical Findings Summary

### URGENT: 1 Critical Non-Compliance Issue Identified

The following findings expose you to immediate legal action, prosecution, and substantial financial penalties. These items require urgent remediation within 7 days. Professional legal consultation is strongly recommended for items involving statutory violations.

### Items Requiring Immediate Action

#### Q1.1

Documentation / Certificates

**Issue:** Do you have all required safety certificates (Gas, Electrical, EPC, PAT) current and readily available?

**Current Status:** Missing certificates or significantly out of date

#### Legal Consequences:

Fines exceeding £5,000 per certificate violation. Personal liability for tenant injuries. Prosecution for non-compliance with safety regulations.