

PRE-SERVICE COMPLIANCE CHECKLIST

Wales - Fault-Based Breach Notice
Renting Homes (Wales) Act 2016

This checklist records pre-service compliance confirmations and does not form part of the notice itself.

Property Address: 1 Downing Street, London, SW1 1AA
Landlord: Mr Smith
Contract-Holder: Mrs Smith
Date Generated: 17 January 2026
Selected Ground(s): Section 173 - none Fault

1. Landlord Registration

CRITICAL - MUST COMPLY

Requirement	Response	Status
Registered with Rent Smart Wales	Yes	COMPLIANT

2. Occupation Contract

REQUIRED

Requirement	Response	Status
Written Statement provided within 14 days	Yes	COMPLIANT

3. Deposit Protection

REQUIRED (if deposit taken)

Requirement	Response	Status
Deposit taken	Yes	RECORDED
Deposit protected in approved scheme	Yes	COMPLIANT
Prescribed Information served within 30 days	Yes	COMPLIANT

4. Property Safety

REQUIRED

Requirement	Response	Status
Valid Gas Safety Certificate (within 12 months)	Yes	COMPLIANT
Valid EICR (within 5 years)	Yes	COMPLIANT
Smoke alarms installed on each floor	Yes	COMPLIANT
Smoke alarms tested and working	Yes	COMPLIANT
Carbon monoxide alarm installed	Yes	COMPLIANT
Property fit for human habitation	No	NON-COMPLIANT

5. Eviction Safeguards

REQUIRED

Requirement	Response	Status
Contract-holder complaint in last 6 months	No	NO COMPLAINT
Ongoing local authority investigation	No	NO INVESTIGATION

6. Breach Evidence

CRITICAL - MUST COMPLY

Requirement	Response	Status
Statutory ground selected	Section 157 - Serious Rent Arrears	COMPLIANT
Evidence exists and can be produced	Yes	COMPLIANT

7. Declaration

I confirm that:

1. I have verified each of the above compliance requirements.
2. The information provided is true and accurate to the best of my knowledge.
3. I understand that serving a notice without proper grounds or evidence may result in legal liability.
4. I am aware that this checklist does not constitute legal advice.

Signed: _____

Print Name: Tariq Mohammed

Date: _____

Legal Basis: Renting Homes (Wales) Act 2016, Sections 157, 159, 161, 162

Important: This checklist is for record-keeping purposes and does not constitute legal advice.

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