

Landlord Checklist: Letting to an Ofsted Children's Home Provider

Use this checklist before agreeing to let your property to a children's home care provider:

Due Diligence Checklist

- Verify the provider's Ofsted registration status on the Ofsted website
- Review the provider's most recent Ofsted inspection report and rating
- Confirm that a qualified Registered Manager is in post
- Check the provider's financial stability and commissioning history
- Ensure the provider has public liability and relevant insurance in place

Property Compliance Checklist

- Confirm the property meets minimum space and bedroom standards
- Ensure all fire safety equipment is installed and certified (alarms, extinguishers, escape routes)
- Confirm the property meets current gas safety, electrical safety, and EPC requirements
- Assess suitability of outdoor space and communal areas
- Review any planning or permitted development requirements for change of use

Tenancy and Income Protection Checklist

- Engage a specialist guaranteed rent provider (not a rent-to-rent scheme)
- Ensure a formal commercial lease agreement is in place
- Confirm that rent is guaranteed regardless of occupancy
- Understand the notice and exit terms of the agreement
- Confirm arrangements for property maintenance and end-of-tenancy condition

Ongoing Compliance Checklist

- Keep records of all Ofsted inspection outcomes for the home
- Maintain all property safety certificates (Gas Safe, EICR, EPC) up to date
- Ensure annual landlord obligations are met (boiler service, PAT testing where required)
- Review the lease agreement terms at agreed intervals
- Stay informed of regulatory changes via Ofsted and government guidance updates