



SPECIMEN — DEMONSTRATION PACK

Material Information Pack

Rental Listing

The material-information rules bind lettings listings just as they do sales. This pack splits every disclosure point into **two honest columns**: what public registers establish, and what only the landlord can tell you — scripted on page 3 alongside the pre-marketing compliance checklist.

SUBJECT PROPERTY

5 College Green, Chester CH4 7HG

Three-bedroom detached bungalow · Handbridge · To let at £1,150 pcm (proposed)

PREPARED FOR

[Agency name] · SPECIMEN

PROPOSED RENT

£1,150 pcm

Evidence-backed —
Streetwise S13 pack

DEPOSIT CAP

£1,326 max

5 weeks' rent cap —
Tenant Fees Act 2019
(£1,326.92 exact)

ESTABLISHED FROM
DATA

11 of 14

Sourced & dated public
records

ASK THE LANDLORD

2

Questions on page 3 · +1
confirm-on-inspection

DATA COVERAGE

11 / 14

✓ MEES checked

EPC D (66) — legal to let
today; exposed by the
proposed 2030 minimum
of C (page 2)

✓ Licensing verified

No selective or additional
schemes designated in
Cheshire West & Chester
— checked against the
council's licensing pages
(Jul 2026)

✓ Rent is evidenced

£1,150 pcm sits inside the
£1,095–£1,215 range from
this property's S13
evidence pack

WHY THIS PACK EXISTS — THE COMPLIANCE BACKDROP

Since **November 2023**, National Trading Standards guidance has set out the material information expected on every listing — sales **and** lettings. Since **6 April 2025** the duty sits in the **Digital Markets, Competition and Consumers Act 2024**: omitting material information is a misleading omission, and the CMA can fine directly — up to **10% of turnover**. The Tenant Fees Act and MEES add hard numbers on top.

HOW TO USE THIS PACK

- **Read page 2 as the data half.** Every green row is evidenced, with its public-register source and as-of date.
- **Work page 3 before marketing.** Six compliance items, then eight landlord questions — written answers complete the file.
- **Check the date stamps.** Registers move — re-run the pack if the listing goes live 8+ weeks after the data vintage.

MATERIAL INFORMATION · RENTAL LISTING

What the data establishes

Fourteen disclosure points for this letting. Eleven are evidenced by public records below; two need the landlord (numbered questions on page 3) — plus one confirm-on-inspection listing input.

MEES — minimum energy efficiency standard EPC D · SCORE 66 · CERT VALID TO 14 JUL 2028

COMPLIANT NOW

Legal to let today — minimum is E

Domestic lettings require **EPC E or better** unless an exemption is registered. At **D (66)**, this property clears the current bar comfortably.

EXPOSED BY 2030

Proposed minimum C — this is a D

Proposals would require **EPC C for continuing tenancies by 2030**. The certificate says the property can reach **B** — plan the upgrade, don't discover it.

The fourteen disclosure points 11 FROM DATA · 2 ASK THE LANDLORD · 1 YOUR LISTING

DISCLOSURE ITEM	STATUS	WHAT THE DATA ESTABLISHES — OR WHAT TO ASK	SOURCE · AS-OF
Rent	✓ FROM DATA	£1,150 pcm proposed — inside the evidence-supported range £1,095–£1,215 (Streetwise rent-evidence pack).	Streetwise S13 pack · 6 Jul 2026
Deposit	✓ FROM DATA	Capped at 5 weeks' rent = £1,326.92 (Tenant Fees Act 2019); holding deposit caps at 1 week (£265.38).	Computed from rent · TFA 2019
Council tax band	✓ FROM DATA	Band D , Cheshire West and Chester — the tenant's liability; quote the band, not the charge.	Valuation Office Agency
EPC rating	✓ FROM DATA	D (score 66) , potential B — valid until 14 July 2028 ; MEES position above. Cert 8509-6379-7129-5796-4383 · recorded as privately rented at the 2018 assessment — prior letting history.	EPC register via Streetwise API · 11 Jul 2026
Heating	✓ FROM DATA	Mains gas — boiler and radiators. Gas appliance ⇒ annual gas safety certificate + CO alarm (page 3).	EPC certificate · 15 Jul 2018
Broadband	✓ FROM DATA	Gigabit available (1000 Mbit/s+, full fibre or cable) — 100% of the postcode.	Ofcom Connected Nations · 5 Jul 2026
Mobile coverage	✓ FROM DATA	Indoor voice 100% · indoor 4G 99.8% · outdoor 5G 96.5% (any operator; Cheshire West & Chester area figures).	Ofcom Connected Nations · 5 Jul 2026
Flood risk	✓ FROM DATA	Low — outside all EA flood areas; nearest 421 m ; 0 active warnings. History is landlord question 5.	Environment Agency · 5 Jul 2026
Planning / conservation	✓ FROM DATA	Nine constraint checks clear — no conservation area, Article 4, green belt or listed buildings within 100 m. 39 applications within 300 m in 3 yrs.	planning.data.gov.uk · 5 Jul 2026
Licensing	✓ FROM DATA	No selective or additional licensing schemes currently designated in Cheshire West and Chester — the council's licensing pages list mandatory HMO only (checked 11 Jul 2026). Mandatory HMO licensing (5+ occupants, 2+ households) does not arise for a single-household let; question 7 confirms the household.	cheshirewestandchester.gov.uk · 11 Jul 2026
Parking	🔍 YOUR LISTING	Garage + driveway per prior marketing — confirm on inspection; what the tenancy includes is question 3.	Prior marketing — confirm
Furnished status	➤ ASK THE LANDLORD	Furnished, part-furnished or unfurnished — and will an inventory be professionally prepared? (question 1)	—
Utilities	✓ FROM DATA	Water: Severn Trent · sewerage: Welsh Water (Dŵr Cymru) — split undertakers · DNO: SP Energy Networks . Ask only: retail supplier, meters, rent inclusions (question 2).	Ofwat / Water UK / SP Manweb · Jul 2026
Flooding history	➤ ASK THE LANDLORD	Has the property flooded in the last 5 years — or ever? Any insurance conditions? (question 5)	—

THE OTHER HALF OF THE TRUTH

Compliance checklist & Landlord Questionnaire

Six statutory items to evidence before marketing, then eight plain-English questions covering every amber row on page 2.



Gas safety certificate — annual

Mains gas boiler (EPC) ⇒ annual Gas Safe check. Give the record to the tenant **before occupation**, then within 28 days of each check.



Electrical safety (EICR) — 5-yearly

Satisfactory report no more than 5 years old, supplied before occupation; remedial work within 28 days if required.



Smoke & carbon monoxide alarms

Smoke alarm on **every storey**; CO alarm wherever **there's a fixed combustion appliance** — the gas boiler triggers this. Test on day one.



Deposit protection — within 30 days

Government-approved scheme + prescribed information within 30 days. Maximum here: **£1,326.92** (5 weeks at £1,150 pcm).



"How to Rent" guide — current version

Serve the **current published version** at tenancy start — an out-of-date guide can block a possession notice later.



Right-to-rent checks

Check every adult occupier **before** the tenancy starts; keep dated copies of the evidence.

The Landlord Questionnaire — eight questions

1

Furnished, part-furnished or unfurnished — and will a professional inventory be prepared?

2

Who is the **retail energy supplier**? Smart or prepay meters — and are any utilities included in the rent?

3

Are the **garage and driveway included in the tenancy** — and are there any permits, restrictions or shared arrangements?

4

Are any **works planned** during the tenancy — including the EPC-recommended upgrades towards the 2030 C minimum?

5

Has the property flooded in the last 5 years — or at any time you're aware of? Any insurance conditions?

6

Have you had **any correspondence from the council about licensing** — selective, additional or HMO — for this property or area?

7

Will the let be to a **single household**? (Three or more unrelated sharers can make it an HMO, with different rules.)

8

Any **alterations or adaptations** since the 2018 EPC — extensions, insulation, heating changes — that would alter what the listing should say?

PRODUCED 11 July 2026

DATA VINTAGE 5–11 Jul 2026

PACK REF SW-MI-R-CH47HG-0001

SOURCES & VINTAGES

EPC	gov.uk EPC register — cert 8509-6379-7129-5796-4383, lodged 15 Jul 2018, valid to 14 Jul 2028	checked 11 Jul 2026
Flood risk	Environment Agency Flood Monitoring API — rivers & sea areas and live warnings	5 Jul 2026
Planning	planning.data.gov.uk + planit.org.uk — constraint layers, Cheshire West and Chester	5 Jul 2026
Broadband & mobile	Ofcom Connected Nations — postcode broadband; area-level mobile coverage	5 Jul 2026
Council tax	Valuation Office Agency — Band D, Cheshire West and Chester	baked record
Licensing	Cheshire West and Chester Council — licensing pages list mandatory HMO only; no selective or additional designations found	checked 11 Jul 2026
Utilities	Ofwat PN 14/18 (Severn Trent) · Water UK (Dŵr Cymru sewerage) · SP Manweb DNO licence	verified Jul 2026
Rent evidence	Streetwise S13 evidence pack — weighted median £1,160; supported range £1,095–£1,215	6 Jul 2026

IMPORTANT NOTICES

Not a compliance certificate. A data-sourced summary plus a landlord question set. Whether a listing meets the material-information duty depends on the full listing content and the answers received. Full methodology: usestreetwise.com/methodology.

Not legal advice. Lettings compliance (MEES, TFA, licensing, safety regulations) changes — confirm current requirements at gov.uk and with the local authority before marketing.

Specimen document. Produced for demonstration. Data points are real public-register values as of the dates stated; the proposed rent aligns with