

Landlords Guide
To Safety
Requirements

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LANDLORD GUIDE TO SAFETY REQUIREMENTS

The following safety requirements are required by law. We can arrange for these to be carried out if required on behalf of the landlord.



GAS SAFETY CERTIFICATE (Cost £65.00 per certificate)

Gas appliances in tenanted premises and the gas installation must be checked for safety every 12 months, by a Gas safe registered gas engineer, and a safety certificate issued. Records must be kept of the dates of inspections, of defects identified, and of any remedial action taken.



ELECTRICAL INSPECTION CONDITION REPORT EICR (Cost £150.00 per report)

The Electrical Safety Standards in the Private Rented Sector (England) Regulations 2020 means your property must meet the 18th Edition of the Wiring Regulations and you must have a EICR report (Electrical Inspection Condition Report) that shows this from a qualified electrician without any defects or faults and is needed every 5 years.



PORTABLE APPLIANCE SAFETY (PAT) (Costs Vary) Not Compulsary but highly recommended

All portable appliances such as fridges, microwaves and kettles etc left in a property are recommended to be PAT tested. We recommend that a landlord does not leave any electrical appliances within a property unless required.



FURNITURE AND FURNISHINGS

The Furniture and Furnishings (Fire) (Safety) Regulations 1988 (amended 1989, 1993 & 1996) provide that specified items supplied in the course of letting property must meet minimum fire resistant standards. The regulations apply to all upholstered furniture, beds, headboards, mattresses and other items. They do not apply to curtains or carpets. Items that comply must have a suitable permanent label attached. Anything manufactured after 1.3.90 will normally comply.



ENERGY PERFORMANCE CERTIFICATE (Cost £85.00 per certificate)

An Energy Performance Certificate, or EPC for short, is a report detailing the energy efficiency of a property (IT IS NOT A SAFETY BUT A LEGAL REQUIREMENT) It gives a property an energy efficiency rating from A (most efficient) to G (least efficient) and is valid for 10 years. All landlords are required to purchase an EPC for a property before they let it with a minimum rating of E required.



FIRE ALARMS / SMOKE ALARMS (Cost £40 per fitted lithium ion smoke alarm)

The landlord must provide a smoke alarm on each storey of the property including the cellar and a carbon monoxide alarm in any room with a solid fuel burning appliance (for example a coal fire or wood burning stove). We recommend installing lithium ion fire angel smoke alarms which have up to a 10 year battery life or even better a mains linked fire detection system ie mains linked smoke alarms on each floor.



GENERAL PRODUCT SAFETY

The General Product Safety Regulations 1994 specify that any product supplied in the course of a commercial activity must be safe. In the case of letting, this would include both the structure of the building and its contents. Recommended action is to check for obvious danger signs - leaning walls, broken glass, sharp edges etc., and also to leave operating manuals or other written instructions about high risk items, such as hot surfaces, electric lawnmowers, etc. for the tenant.

Don't forget we have trusted experienced contractors who can help with anything listed above to include general updating / maintenance of your property if required.