

## **Energy Performance Certificates (EPCs)**

From 1st October 2008, all rented properties are required by law to have an Energy Performance Certificate (EPC). The EPC must be displayed at the time of marketing for the potential tenant to view.

The Energy performance certificate will last for ten years unless the property then undergoes improvement work which may affect its energy rating.

Further information can be found at [www.gov.uk](http://www.gov.uk)

## **GAS**

The Gas Safety (Installation and Use) Regulations 1998

Landlords are legally responsible for the gas safety of their properties. The Gas Safety (Installation and Use) Regulations 1998 outlines what landlords must do to ensure gas appliances, fittings and flues provided for tenants are safe

The law applies to all landlords across the UK. It covers fixed as well as portable appliances (gas cookers, gas fires, gas heaters, gas boilers and water heaters) provided by the landlord for tenants' use and flues (chimneys and pipework) they are connected to.

Landlords must arrange an annual gas safety check on every gas appliance and flue by a registered Gas Safe engineer, before any new tenancy starts. By law landlords must make sure all:

Pipe-work, appliances and flues provided for tenants are maintained in a safe condition That all appliances and flues have an annual safety check

That maintenance and annual safety checks are carried out by an engineer registered with Gas Safe Register

All gas equipment (including any appliance left by a previous tenant) is safe or otherwise removed before re-letting

A gas safety record is provided to the tenant within 28 days of completing the check or to any new tenant before they move in

They keep a copy of the gas safety record for two years

## **Right to rent check**

Under Section 22 of the Immigration Act 2014 a landlord must not authorise an adult to occupy a property as their only or main home under a residential tenancy agreement unless the adult is a British citizen, or European Economic Area (EEA) or Swiss national, or has a Right to Rent in the UK

The law introduces a requirement from 1 February 2016 for all landlords of private rental accommodation in England to carry out Right to Rent checks for new tenancy agreements to determine whether occupiers aged 18 and over have the right to live in the UK legally

Right to Rent checks must be carried out on all prospective adult occupiers with follow up checks carried out where tenants satisfied initial checks using time limited ID.

## **Smoke Alarm and Carbon Monoxide Detectors**

As of 1 October 2015, it has been a legal requirement that all rental properties in England must adhere to Smoke & Carbon Monoxide Regulations.

The regulations require at least one smoke alarm to be installed on every floor of the property on which there is a room used wholly or partly as living accommodation and a carbon monoxide alarm installed in any room which contains a solid fuel burning appliance (such as wood burner, coal fire or biomass).

Checks must be made by the landlord (or letting agent) to make sure that each alarm is in proper working order on the first day of the tenancy.

## **Electric**

Landlords have a legal duty to ensure that their rental property, and any electrical equipment provided, is safe before a tenancy begins and throughout its duration. It is recommended for all landlord to have a periodic wiring test known as the Electrical installations condition report (EICR) The qualified electrician will carry out an inspection of The Consumer unit •All switches •Socket outlets •Light fittings •Any visible wiring and areas where electrical equipment may be installed, Visual inspection of fixed electrical equipment including: •Fixed electrical heating equipment (storage or panel heaters) •Electric showers and over/under sink water heater • Boilers and other heat producing equipment• Hard-wired smoke alarm and fire detectors. A certificate will be issued and landlords should ensure that safety inspections are carried out before a tenancy starts and during the tenancy at intervals of no more than 5 years from the date of the previous inspection

## **PAT**

Portable Appliance Test (PAT) This covers any movable electrical equipment (generally those with a cable and a plug) the landlord has provided as part of the tenancy and must be carried out by a competent person. PAT will provide labels for each appliance tested

## **Fire and Furnishing 1988**

Furnishings and upholstered furniture supplied by landlords must meet fire resistance requirements. These set levels of fire resistance to domestic upholstered furniture, furnishings and other products which contain upholstery. The relevant regulations are contained in the Furniture and Furnishings (Fire) (Safety) Regulations 1988 as amended by Regulations made in 1989 and 1993. These Regulations are made under consumer protection legislation under the Consumer Protection Act (CPA 87. All upholstery and upholstered furnishings supplied as part of the tenancy, must comply with current fire resistance standards. The Regulations apply to the following, which must be match and cigarette resistant, and display the fire-resistant labelling. The regulations apply to:

Beds, headboards of beds and mattresses \*Sofa-beds, futons and other convertibles. Nursery furniture \*Garden furniture which is suitable for use in the dwelling \*Scatter cushions and seat pads \*Pillows \*Loose and stretch covers for furniture

### **The regulations do not apply to:**

Furniture made before 1950, Bedclothes including duvets, Loose covers for mattresses, Pillow cases, Curtains, Carpets, Sleeping bags

## **Utilities and Council Tax**

At the start of a new tenancy, will inform your utility companies with the new occupant's names and meter readings. However, it remains the landlord's responsibilities to ensure that all accounts are notified and forwarding address is provided when a landlord vacates a property prior to a new tenancy occupying. All utilities charges for void between tenancies remain the landlord responsibility.

The tenant is responsible for all charges for electricity, gas or oil (where applicable), water and council tax for the duration of their tenancy. They must also pay for any telephone and internet connections, satellite/cable services, and a television TV licence where applicable. A landlord is not expected to provide internet, satellite or cable facilities within a property, although provision of a standard telephone line is strongly recommended. It is the tenant's responsibility to find out if these services are available prior to renting a property