

SAFETY REGULATIONS

Landlord Safety and Statutory Requirements

All landlords are required by law to comply with current legislation.

Gas Safety: To conform to the Gas Safety (Installation and Use) Regulations 1998, an annual Gas Check must be carried out by a Gas Safe registered engineer and a Landlord Gas Safety Record provided to the Tenants.

**ADVICE: The GAS EMERGENCY TEL no is 0800 111 999.
The Gas safety Advice Line is 0800 300 363.**

Landlords can find a local Gas Safe registered engineer online via www.gassaferegister.co.uk or by calling 0800 4085500

Carbon Monoxide Detectors: These are compulsory and must be tested at the start of each new tenancy.

NOTE: Carbon Monoxide is an odourless, colourless and tasteless gas which is highly poisonous and can kill within hours, or cause serious illness through long-term exposure. Symptoms of Carbon Monoxide poisoning include headaches, dizziness, nausea, breathlessness and loss of conscious.

Smoke Detectors: All properties must have working Smoke Detectors fitted on all floors.

Electrical Checks: You must ensure that the electrical appliances in the premises comply with the Electrical Equipment (Safety) Regulations 1994 and the Plugs and Sockets etc (Safety) Regulations 1994. Cairds strongly recommends that you have an electrical safety check and a Portable Appliance test carried out by a qualified engineer.

Part P Building Regulations: These apply to domestic electrical repairs and maintenance.

Upholstered Furniture must comply with the Furniture and Furnishings (Fire) (Safety) Regulations 1988 as amended and must have a permanent label attached to each piece detailing the measures taken to ensure compliance with the regulations.

Energy Performance Certificate: This is mandatory for all rental properties. A copy of the EPC must be given to the tenants.



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GAS SAFETY REGULATIONS:

Gas Safety (Installation and Use) Regulations 1998

MAINTENANCE: the Regulations require the landlord to ensure that all gas appliances, flues and associated pipe work are maintained in a safe condition at all times.

ANNUAL SAFETY CHECK: Gas appliances and flues in rented accommodation must be checked for safety within 12 months of being installed and thereafter at least every 12 months by a Gas Safe Registered Engineer. www.gassaferegister.co.uk

NEW TENANCIES: before any tenancy or lease commences the Gas Safety Check must be carried out on each appliance and flue. This must be renewed on an annual basis.

RECORDS: The Regulations require the Landlord or the Agent to keep a record of safety checks on each appliance and flue. The record must include the prescribed information which includes the date of the check, the address of the premises checked, the name and address of the landlord or where appropriate the agent, the description of the appliance/flue checked, any defect identified, any remedial works undertaken, confirmation that the check complies with the Regulations and the name and Gas Safe registration number of the person doing the check. The Gas Safe Registered Gas Safety Record Form should be used for this purpose. Records must be kept for a minimum of two years.

GAS CERTIFICATE: a copy of the safety check record or certificate must be given to the new tenant before the tenant occupies the premises. Also a copy of the new record must be given to the existing tenant within 28 days of the check. Please note that a copy must be given to all tenants.

In addition:

- Only room sealed appliances can be installed in a bathroom.
- No instantaneous water heater can be installed in any room unless it is room sealed or has a safety device fitted. Where a gas meter is installed in a lockable box, the installer must supply a labelled key.
- The installer or engineer must carry out a series of set tests after carrying out any works on a gas appliance. Any person who installs a gas appliance shall leave manufacturer's instructions for the occupier of the property. The person responsible for the property shall not use nor permit to be used any known faulty gas appliance.
- A person carrying out works to a property shall ensure that the safety of the gas appliances and supply is not affected. No person shall install a flue unless it is in a safe position.
- Ventilation is needed for gas appliances to work correctly and safely. You should take care not to block vents and air bricks

Where there is an escape of Gas or Carbon Monoxide the Occupier, Landlord or Agent shall take reasonable steps to ensure that the escape is minimised or shall immediately inform the gas company. **The Emergency Gas telephone number is 0800 111 999**



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SMOKE DETECTORS & CARBON MONOXIDE DETECTORS

SMOKE DETECTORS:

All properties built after 1992 should have Smoke Detectors wired into their electrical circuits. There should also be battery back up in case of power failure.

All other properties should be fitted with Battery operated Smoke Alarms.

CARBON MONOXIDE ALARMS:

These are compulsory and fines will be imposed for non compliance as of 1st October 2015.

ELECTRICAL SAFETY:

The Electrical Equipment (Safety) Regulations 1994

Electrical supply and appliances within a property must be 'safe'.

All electrical appliances must be checked at regular intervals for defects (e.g. frayed wiring, badly fitted plugs etc.).

Any unsafe items should be removed from the property prior to offering it for rent.

No statutory checking procedure or timescale exists. However, we strongly recommend that all landlords have an annual inspection of electrical appliances including an annual electrical supply safety check, by a qualified electrical engineer. Records of these checks conducted at the property should be retained and provided for inspection if required.

The Plugs & Sockets (Safety) Regulations 1994 (Consumer Protection Act 1987)

Any plug, socket or adapter supplied which is intended for domestic use, must comply with the appropriate current regulations.

The Landlord must:

1. Ensure there are written instructions for all electrical equipment in the property.
2. A safety check should be carried out by a qualified electrician (NIC), preferably annually or when the tenancy changes. We advise annually.
3. Provide the agent and tenant with written proof of the safety check prior to the tenancy commencing.



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PART P BUILDING REGULATIONS (Electrical Safety in Dwellings):

This legislation applies to domestic electrical installations, repairs and maintenance.

To ensure compliance we will only use a competent person to carry out electrical work.

If electrical work is undertaken by the Landlord, it must be checked by a Government approved competent person who is a member of the self-certification schemes or the Landlord must submit a building notice to the local authority before the work is carried out.

LANDLORD AND TENANT ACT 1985

The Landlord and Tenant Act 1985 sets out the rights and responsibilities of both landlord and tenant. Section 11 of the Act sets out who is responsible for repairing a property whilst it is being rented.

The Landlord and Tenant Act 1985 refers to all short leases for residential property and tenancies agreed for a period of less than seven years i.e. Assured Shorthold Tenancies. Short leases cover periodic tenancies where the tenant has no fixed term agreement but rents the property on a weekly or monthly basis.

This Act came into effect on 30th October 1985 and applies to all short leases (of less than seven years) and periodic tenancies.

The Act states that where a short lease of less than seven years or periodic tenancy is in place then the landlord is responsible:

The Landlord is liable to keep in repair the structure and exterior including drains, gutters and external pipes, the installations for supply of water, gas, electricity, and sanitation, space heating and water heating.

All repairs must be carried out within a reasonable time of notification.

Additionally, the Landlord shall allow the Tenant "quiet enjoyment" and the Landlord only has the right to view the condition and state of repair of the property on giving the Tenant reasonable notice in writing and in accordance with the terms of the Tenancy Agreement.

(Section 11, Landlord and Tenant Act, 1985)



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