

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 consciousness.

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

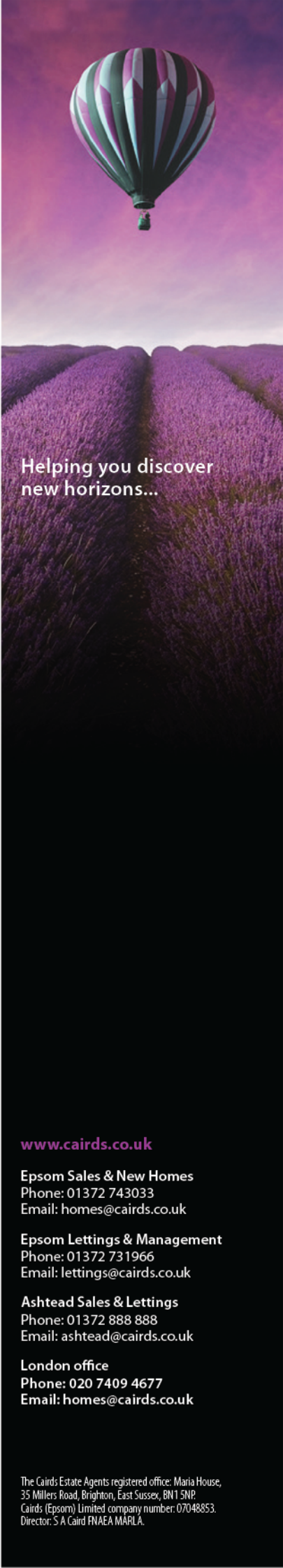
Electrical Checks: You must ensure that the electrical appliances in the premises comply with the Electrical Equipment (Safety) Regulations 1994 and the Plugs and Sockets etc (Safety) Regulations 1994. Cairds strongly recommends that you have an electrical safety check and a Portable

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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