

GAS:

GAS SAFETY (INSTALLATION AND USE) REGULATIONS 1998

In accordance with this regulation the landlord is responsible for ensuring that the gas supply to the property, and any gas appliances within it, are safe. This must be achieved by having a safety check carried out by a Gas Safe registered engineer. Once all is deemed to be safe and within current regulations, the engineer will issue a "Landlord's Gas Safety Certificate", a copy of which **MUST** be given to your new tenant on or before the commencement of their tenancy. This safety check must be carried out on an annual basis and previous certificates kept for at least two years by the landlord.

The enforcement body for these regulations is the Trading Standards Office of the respective local authority governing the area where the property is let.

Non-compliance is a **CRIMINAL OFFENCE** and could result in a fine of £5,000 or imprisonment or both. You could also be liable for civil prosecution.

ELECTRICAL:

THE ELECTRICAL EQUIPMENT (SAFETY) REGULATIONS 1994

THE PLUGS AND SOCKETS ETC. (SAFETY) REGULATIONS 1994

Falling within the umbrella of the Consumer Protection Act 1987, these secondary pieces of legislation require that the landlord (deemed to be the 'supplier' under this act) ensure the electrical installation and appliances at the property are safe. A suitably qualified electrician and a safety report issued should carry out checks. Although a landlord is not required by law to provide their tenant with a safety certificate, it must be sought in order that due diligence may be proved should injury be caused to your tenant by an electrical. It is advised that the electrical installation is checked at least once every five years and electrical appliances annually. Under the 2004 new housing act all HMO's must have an electrical check every 5 years.

Non-compliance is a **CRIMINAL OFFENCE** and could result in a fine of £5,000 per item not complying or imprisonment or both. You could also be liable for civil prosecution.

FURNITURE:

FURNITURE AND FURNISHINGS (FIRE) (SAFETY) REGULATIONS 1988 – AMENDED 1993

This regulation requires the landlord to ensure all furniture within the property conforms to the 1993 amendments of this Act of Parliament. Manufacturers' labels showing the use of fire resistant material, match and cigarette resistance test pass results should be permanently attached to the relevant items which include: Armchairs, three piece suites, sofas, sofa beds, futons and other convertible furniture. Beds, bed bases and headboards, mattresses, divans and pillows. Garden furniture, which could be used indoors. Nursery furniture. Loose, stretch and fitted covers for furniture, scatter cushions, seat pads and pillows. This regulation does not currently apply to carpets and curtains.

Non-compliance is a **CRIMINAL OFFENCE** and could result in a fine, imprisonment or both. You could also be liable for civil prosecution

This document is intended as a general guide only and is not a defined or exhaustive list of the relevant legislation or statutory obligations duly imposed on a landlord and therefore no reliance should be made upon it.