



## **Landlords Obligations**

### **The Gas Safety, (Installation & Use) regulations 1998**

This law has been put in place to make sure that all gas appliances supplied by the landlord are installed, maintained and checked by a registered GAS SAFE engineer. This includes mobile gas/LPG heaters.

As a landlord, you are required to;

- Ensure that all gas appliances are working correctly and protect against the dangers of carbon monoxide.
- Arrange a gas safety check every 12 months. If the property is managed, we as the letting agent can arrange this on your behalf. You must not delegate these duties to your tenant to arrange.
- Make sure that all gas fittings and flues are maintained in a safe condition. These appliances should be serviced in accordance with the manufacturers' instructions, if these are not available, we recommend they are serviced annually by a GAS SAFE engineer.
- Supply the tenant with a copy of the gas safety certificate to keep at your rental property. A copy should also be held on file by us. Copies of the gas safety certificates must be held for a minimum of 2 years after they have expired.

We can organize a gas safety check on your behalf by our GAS SAFE registered contractors. The price varies depending on the amount of appliances.

## Electrical Safety

Unlike gas regulations, there is no law that states that the landlord must have an electrical safety certificate. However as a landlord, you have a duty of care that your tenants are free from risk of injury and that the electrical system and all appliances, (even brand new) are safe to use.

Landlords could be held responsible for any harm caused to a tenant from electrical fittings or appliances within your rental property,

As a responsible Letting Agency, we strongly recommend that you, as a landlord;

- Have an Electrical Installation Condition Report, (EICR) carried out by a qualified electrician every 5 years or change of tenancy – This is a check of the fixed wiring within the property, (switches, sockets and concealed wires) to ensure that no accessories are damaged which could cause danger to a tenant and to ensure that disconnection times are within the regulations, just in case a fault occurs.
- Supply tenants with instruction manuals for each appliance. If you do not have these available, we suggest that you download and print off the manuals or contact the suppliers and arrange them to send you replacement ones.
- Have a Portable Appliance Test, (PAT) carried out annually by a qualified electrician. PAT testing ensures that appliances supplied in your rental home are safe to use. PAT testing must be carried out every 12 months and will be documented by a green sticker on each appliance or appliance plug top with the last inspection date and when the next inspection date is due. Along with this, a schedule of items tested and a certificate to confirm when the next inspection is due.

We can arrange for both of these checks to be carried out on your behalf by our qualified electricians.

## Energy Performance Certificate

Since October 2008, an Energy Performance Certificate, (EPC) has been a mandatory requirement on all houses bought, sold or rented and needs to be carried out by a qualified Domestic Energy Assessor. We will need to be supplied with a current certificate or if one has not been produced already, we will need to have an EPC check carried out before we can market your property. Once inspected, the certificate will last for 10 years. A new certificate will not need to be done between tenancies unless it is due to expire.

As a landlord, it is your responsibility to arrange this to be done. You may be liable for a fine if this is not carried out. If your property is managed by us, we can arrange this on your behalf with one of our recommended qualified Domestic Energy Assessors.

What will it show?

- The certificate will produce energy ratings, very similar to what is now given to new fridge/freezers, cars etc. Graded A-G. A being the most efficient and highest rating, G being the least.
- Recommendations on suggested improvements, (fitting loft insulation etc.).
- Indication to the cost of suggested improvements and what impact this would have on your properties rating, carbon emissions and energy efficiency.
- Estimation on the cost savings per year if the improvements are made.