

## Legal Requirements

### **EPC**

Since 1st October 2008 landlords in England and Wales offering property for rent are required by law to provide prospective tenants with an Energy Performance Certificate for their property. The certificates must be provided free either when (or before) any written information about the property is provided to prospective tenants or a viewing is conducted. An EPCs is valid for 10 years and the property must have a minimum rating of E or above. We will check if your property has a valid EPC when onboarding, if you do not have an EPC we can arrange this for you at the cost quoted in our fee schedule.

### **Gas**

Under the Gas Safety (Installation and Use) Regulations 1998 all gas appliances and flues in rented accommodation must be checked for safety at least every 12 months by a Gas Safe registered engineer. They must be maintained in a safe condition at all times, records kept for at least 2 years, and a copy of the safety certificate given to each new tenant before their tenancy commences and upon renewal. We can arrange this for you at the cost quoted in our fee schedule.

### **Electric**

Under The Electrical Safety Standards in the Private Rented Sector (England) Regulations 2020 your property must have a valid electrical fixed Electrical Installations Condition Report. Certificates must be 'satisfactory' and any C1 or C2 issues resolved. Certificates last for 5 years and a copy of the safety certificate given to each new tenant before their tenancy commences and upon renewal. We can arrange this for you at the cost quotes in our fee schedule.

### **Fire Safety Labels**

The Furniture and Furnishings (Fire) (Safety) Regulations 1988 (amended 1989 & 1993) provide that specified items supplied in the course of letting property must meet minimum fire resistance standards. The regulations apply to all upholstered furniture, beds, headboards and mattresses, sofa-beds, futons and other convertibles, nursery furniture, garden furniture suitable for use in a dwelling, scatter cushions, pillows and non-original covers for furniture. They do not apply to antique furniture or furniture made before 1950, and certain other items. Non-compliant items must be removed before a tenancy commences.

### **Smoke Alarms**

The Smoke and Carbon Monoxide Alarm (England) Regulations 2015. Legislation requires that all landlords must install a working smoke alarm on every floor of a property as well as carbon monoxide detectors in rooms where solid fuel appliances are present. Landlords and managing agents may be liable to a £5000 fine if they fail to comply.

### **The housing health and safety rating system**

The HHSRS provides an analysis of how hazardous a property is through assessment of 29 potential hazards found in housing. Landlords have to maintain their properties to provide a safe and healthy environment. The HHSRS is enforced by local authorities.

### **Deposits**

All deposits taken by landlords and letting agents under Assured Shorthold Tenancies (ASTs) in England and Wales must be protected by a tenancy deposit protection scheme. To avoid any disputes going to court, each scheme is supported by an alternative dispute resolution service (ADR). Landlords and letting agents can choose between two types of scheme; a single custodial scheme and two insurance-based schemes.