

Landlord Guide to Safety Issues

The following requirements are the responsibility of the Landlord as owner. Where you have signed up for our full management service, they are also our responsibility as agents. Therefore, where we are managing your property we will need to ensure compliance with these requirements.

Gas Safety

It is the responsibility of you the landlord to ensure that gas fittings and flues are maintained in a safe condition at all times. All gas appliances must be serviced in accordance with manufacturer's instructions and by a CORGI registered engineer.

Under the Gas Safety (Installation and Use) Regulations 1998 all 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 CORGI registered gas installer.

You **MUST** therefore ensure that an annual gas safety check is carried out and that the certificate is issued to the tenant for all gas appliances, flues and associated pipework.

Full records must be kept for at least 2 years for the inspections of each appliance and flue. These must include records of any defects found and any remedial action taken.

A copy of the safety certificate issued by the engineer must be given to each new tenant before their tenancy commences or to each existing tenant within 28 days of the check being carried out.

Electrical Safety

Under the Electrical Equipment (Safety) Regulations 1994, and certain other regulations, electrical appliances and equipment provided in tenanted premises must be safe. It is therefore necessary to arrange a qualified electrician to carry out a comprehensive check to ensure that all electrical items, plugs and leads are completely safe and undamaged and to remove or replace any faulty items.

In particular, each item should be

- Well maintained, complete and in full working order.
- Supplied with a mains lead in good condition without wear, fraying or joining repairs and that it is secure at both the plug and appliance.
- Accompanied by user instructions, guidelines and warnings.
- Fitted with the correct plug of the latest approved type (BS1363) with sleeved live and neutral pins and also fitted with the correctly rated fuse.

Consumer Protection – Fire Safety

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, bedcovers including duvets, loose covers for mattresses, pillowcases, curtains, carpets or sleeping bags.

Items that comply will have a suitable permanent label or swing ticket attached. Non-compliant items must be removed before the tenancy commences.

Smoke Alarms

All properties built since June 1992 are required to have been fitted with mains powered smoke detector alarms from new. Although there is no legislation requiring smoke alarms to be fitted in other ordinary tenanted properties, it is generally considered that a common law 'duty of care' exists meaning that landlords and their agents could be liable should a fire cause injury or damage in a tenanted property where smoke alarms are not fitted. We therefore **strongly** recommend that you fit at least one alarm on each floor in the hall and landing areas. Where possible we also recommend the provision of fire extinguishers and/or fire blankets.

Other Goods

Specific safety regulations exist for high-risk goods including gas cooking appliances, electrical equipment, upholstered furniture and nursery equipment. The General Product (Safety) Regulations 1994 state that all goods must satisfy general safety provisions – essentially that they must be 'reasonably safe'.

The Consumer Protection Act 1987 reiterates this point stating that such goods supplied in the course of a business must be 'reasonably safe' and includes goods that are both new and used.