

Lettings Disclaimer

Introduction

BY USING THE LETTINGS SERVICES PROVIDED BY PEACE OF MIND LETTINGS ('THE SERVICES'), YOU ACKNOWLEDGE THAT YOU HAVE READ AND UNDERSTOOD THIS DISCLAIMER; IF YOU DO NOT AGREE, PLEASE DO NOT USE THE SERVICES.

Peace of Mind Lettings reserves the right, at its sole discretion, to change, modify, add or remove portions of this disclaimer, at any time. It is your responsibility to check this disclaimer periodically for changes. Your continued use of the Services following the posting of changes will mean that you accept and agree to the changes.

The Electrical Equipment (Safety) Regulations 1994

- Electrical supply and appliances within a property must be 'safe'.
- All electrical appliances must be checked at regular intervals for defects (e.g. frayed wiring, badly fitted plugs etc...).
- Any unsafe items should be removed from the property prior to offering it for rent.
- No statutory checking procedure or timescale exists. However, we strongly recommend that all landlords have an annual inspection of electrical appliances including an annual electrical supply safety check, by a qualified electrical engineer. Records of these checks conducted at the property should be retained and provided for inspection if required.
- Smoke alarms are advised to be fitted to all let properties and should be regularly checked to ensure that they are in full working order.

The Plugs and Sockets (Safety) Regulations 1994 (Consumer Protection Act 1987)

- Any plug, socket or adapter supplied which is intended for domestic use, must comply with the appropriate current regulations.

The Furniture and Furnishings (Fire) (Safety) (Amendment) Regulations 1993

- These regulations were amended in 1993 and it is now an offence to install any furniture in let properties which do not comply with the regulations.
- The regulations apply to beds, mattresses and headboards, scatter cushions and pillows, stretch or loose covers for furniture, children's furniture, garden furniture and any items of similar type fillings of which must carry the appropriate labels of compliance.
- Upholstered furniture must have fire resistant filling material and must pass a cigarette resistance test.

- Permanent covers must pass a match resistance test.
- Furniture in any property which qualifies for the transitional period (i.e. was let prior to 1st March 1993 and continued to be let), does not have to comply until the tenant who occupied the property prior to 1st January 1997, vacates the property.

Any furniture added to the property since 1st March 1993 must comply with these requirements whether new or second-hand.

The regulations do not apply to:

- Antique furniture or any made before 1st January 1950
- Bedclothes (including duvets and pillowcases)
- Loose covers for mattresses, curtains, carpets, sleeping bags, cushion covers

Building Regulations - Part "P" Electrical Safety in Dwellings

The Landlord and Tenant Act 1985 puts the responsibility on Landlords to ensure the buildings, electrical installation in their property is safe when the tenancy begins, and that it is maintained in a safe condition throughout that tenancy. From 1st January 2005, all domestic electric installation work (particularly in kitchens and bathrooms) must be carried out by a Government "Approved" contractor. In addition, electrical contractors will have to verify the work complies with British Standard Safety Requirements (BS7671). Failure to comply with these regulations is a criminal offence and could result in fines of up to £5,000 and/or imprisonment.

Summary of Landlord Responsibilities:

- Only use "Competent Approved" contractors.
- Ensure that cracked/damaged sockets or plugs and frayed wiring is made good (1994 Plugs and Sockets Act).
- Ensure all appliances are safe to use prior to any let - i.e., cooker/kettle/toaster etc. Property should be inspected and tested at least every 10 years by a 'Competent Person'.
- All socket outlets which may be used for equipment outdoors (e.g. a lawnmower) should be protected by a Residual Current Device (RCD).
- Retain copies of any certificates of electrical works carried out.

For additional information please visit: www.communities.gov.uk.

The Gas Safety (Installation and Use) Regulations 1998

All gas appliances and associated pipework and flues should be maintained to ensure they are safe to use. An annual inspection by a qualified registered Gas Safe gas engineer is now a requirement of law.

A Gas Safety Record (GSR) must be kept with the dates of inspection and any defects identified. This record must be provided to the Tenant upon signing the tenancy agreement.

A gas appliance with an open flue should not be installed in a bedroom.

Where the gas meter is installed in a meter box, you should supply the tenant with a suitably labelled key to the box.

After work on any gas appliance, a defined series of safety checks must be performed.

Instructions for any gas appliance must be left for the Tenant.

Any gas appliance that is suspected or known to be faulty or incorrectly installed must not be used by anyone and should be removed/replaced or repaired immediately.

Ventilation is needed for gas appliances to work correctly and safely. You should take care not to block vents and air bricks.

The Smoke and Carbon Monoxide Alarm Regulations 2015

As of 1st October 2015 it is a legal requirement for smoke alarms to be fitted on each storey of rented property.

These alarms can be battery operated and have to be in full working order for the duration of the tenancy.

It is also a legal requirement for Carbon Monoxide alarms to be installed within proximity of any solid fuel burning appliance, such as coal or wood. It is also highly recommended by the Government that these are installed within proximity of fossil fuel burning appliances.

All of these alarms must be tested and certified annually to ensure they are in full working order.

This EICR should comply with BS7671 and be carried out every 5 years.

PAT should be carried out annually and a record held for each appliance checked.

Legionnaires Risk Assessment

Recent changes in Approved Code of Practice L8 which tells you how to comply with Health and Safety legislation, means that Landlords must carry out a Legionella Risk Assessment of rented properties.

You are free carry out this assessment yourself, more information on Legionnaires Risk Assessment

Peace of Mind Lettings does not accept any liability in the case of any issue arising from non-compliance in this area.