

# Legal Requirements

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## Gas Safety

A Gas Safe registered engineer must carry out a safety inspection on all gas appliances at the property, this is a legal requirement. You will be issued with a Safety Certificate and your tenant must be provided with a copy of this.

## Electrical Safety

You should have a Fixed Wiring periodic inspection carried out by a qualified electrician and any electrical equipment left in the property should be checked under the Portable Appliance Test (PAT)

## Fire and Furnishings

Any soft or padded furnishings must conform to the appropriate fire and safety guidelines and must either have the labels still intact or attached to the item.

## Smoke and Carbon Monoxide Detector

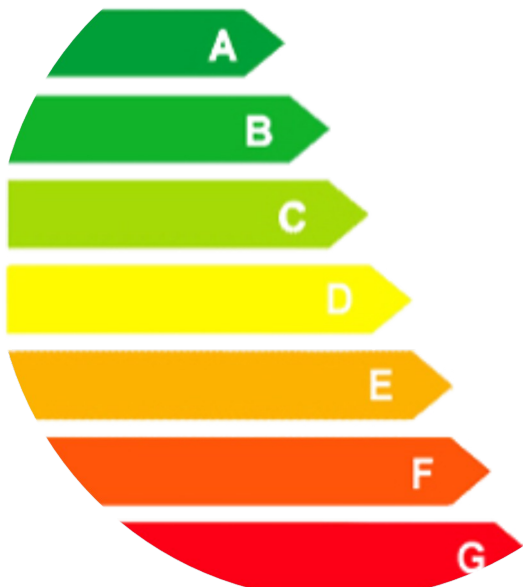
At least one smoke alarm should be installed on every storey that is used as living accommodation. A Carbon Monoxide detector should be installed in every room which is used as living accommodation containing a fixed combustion appliance (excluding gas cookers).

## Legionnaires' Disease

The HSE have made important changes that could effect you as a provider of residential accommodation. There are certain actions that are required to ensure that the premises you are responsible for are properly controlled. The HSE have provided a guidance booklet that is available for you in order to understand this regulation further.

The key regulations you must adhere to as a Landlord are:

- Gas Safety (Installation and Use) Regulations 1998
- Furniture and Furnishings (Fire Safety) Regulations 1998 (Amended 1989 and 1993)
- The Electrical Equipment (Safety Regulations) 1994
- The Plugs and Sockets (Safety) Regulations 1994
- Smoke and Carbon Monoxide Alarm (England) Regulations 2022
- HSE revised Approved Code of Practice (ACOP) and guidance Legionnaires' disease: The control of legionella bacteria in water systems.



## Energy Performance Regulations

It is a requirement that all rented property in England and Wales has an EPC before marketing can commence.

In April 2018 it became a requirement that all properties meet a minimum Energy Performance certificate (EPC) rating of an E before granting a tenancy to either a new or existing tenant.

For full details on the requirements please visit :

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/794253/domestic-prs-minimum-standard-guidance.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/794253/domestic-prs-minimum-standard-guidance.pdf)

If you have any queries regards the EPC rating that your property currently holds please contact us to discuss this in further detail.