

By law landlords must ensure that their property is safe for letting. It looks complicated but here at Whitemews letting we can provide full details of the relevant regulations. We can also explain them in simple terms and help you determine any action that needs to be taken to make your property safe for tenants. Safety legislation is regularly updated, WHitemews can keep you fully informed. By law, during the let, safety aspects should be checked by inspections and testing, where applicable. Formal records of these inspections and testing need to be kept on the premises of the let property.

The following regulations apply:

Gas Regulations

*The Gas Use Regulations (Installation and Use) 1994 and Amendment No .2. Regulations 1996
Gas Cooking Appliances (Safety) Regulations 1989:*

The Landlord must ensure that a safety check is carried out for all gas appliances. This includes pipework or installation, all types of gas (mains, propane or calor). Safety checks must be done every 12 months by an approved engineer who is CORGI registered. A record must be kept of all inspections, and this should be supplied to tenant renting the property. In the event that any appliance, pipework or appliance becomes defective or dangerous it must be repaired or replaced immediately.

Furniture Regulations

The Furniture and Furnishings (Fire) (Safety) Regulations 1998 (amended 1989 & 1993):

This Regulation covers all upholstered furniture and furnishings manufactured after 1950. This includes loose fittings, permanent and loose covers. It does not include carpets and curtains. Furniture in respect of all lettings starting after 1st March 1993 should comply. Furniture previously provided for a property let before 1st March 1993 must comply from January 1st 1997, or when a tenancy that started before 1st January 1997 is ended.

Electrical Regulations

The Electrical Equipment (Safety) Regulations 1994; Low Voltage Electrical Equipment Regulations 1989; The Plugs and Sockets etc (Safety) Regulations 1994:

Landlords must ensure that ALL electrical equipment, appliances, and electric supply is safe. All new electrical appliances must carry a 'CE' mark. Instruction booklets or clear instructions must be provided for these. Plugs and sockets that are newly installed must conform to the appropriate British Standard or approved alternatives. Plug and Sockets regulations are not retrospective but any relevant equipment included in a new tenancy after the start of the new regulations must comply.

Product Safety Regulations

The General Product Safety Regulations 1994:

These regulations mean that Landlords are required to consider general safety of the tenants in their property. For example, the landlord should supply instruction manuals to items used in property. And also information sheet/s covering any issues about potential danger points in the property e.g. sharp objects/hot surfaces etc.