

Landlords have a legal duty of care to ensure any property is safe for its tenants. It may appear complicated but our letting agents will always be on hand to provide full details of the relevant regulations.

Before any letting you must ensure that your rental property complies with the following:

Safety Legislation Updates

Landlords are responsible to ensure that their property conforms to the latest regulations legislation, so it is highly recommended to regularly check with us to ensure compliance to the latest standards. On matters relating to safety during the let, Landlords are required to perform onsite inspections and testing where applicable. Formal records of these inspections/testings need to be kept on the premises of the let property.

The following regulations apply:

Gas Safety Regulations

- [The Gas Use Regulations \(Installation and Use\) 1994 and Amendment No .2 . Regulations 1996](#)
- [Gas Cooking Appliances \(Safety\) Regulations 1989:](#)

BY LAW all gas appliances in rental property must be checked annually by an engineer recognised by the Council for Registered Gas Installers (CORGI). The scope of the act covers all chimneys and flues as well as central heating boilers, water heaters and cooking appliances.

The tenant renting the property must be supplied a copy of the inspection certification and the official records must be easily accessible at all times. In the event that any appliance, pipe work or appliance becomes defective or dangerous it must be repaired or replaced immediately.

ALWAYS

- Obtain a "Landlords Gas Safety Certificate" before letting your property
- Have all gas appliances in checked by a registered CORGI engineer
- Ensure instruction manuals are available to tenants for all gas appliances

NEVER

- Attempt DIY repairs to any gas appliances
- Install or service domestic utilities using unqualified personnel
- Buy or install second hand gas appliances in rental property

Furniture Fire Safety:

[The Furniture and Furnishings \(Fire\) \(Safety\) Regulations 1998 \(amended 1989 & 1993\)](#) imposes fire resistance levels for domestic upholstered furniture, furnishing and other upholstered products present in a residential letting.

The regulations covers all upholstered furniture and furnishings manufactured after 1950 and includes any of the following items: children's furniture, beds and headboards, futons, sofas, nursery furniture and garden furniture which may also be suitable for use in a home. This includes but is not limited to scatter cushions, seat pads, pillows, loose and stretch fittings, permanent and loose covers. Carpets and curtains are not included.

The regulations do not apply to furniture manufactured before 1950, and re-upholstery of furniture made before that date.

All new furniture (except mattresses and bed bases) must carry a permanent label in accordance with the regulations.

Given that most furniture manufactured since 1988 will comply with the regulations

anyway, it is not as difficult as it may sound. Nevertheless, it is always the landlords responsibility to check furniture, particularly following a change of tenant.

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 need to ensure that all electrical equipment, appliances, and electric supply is safe. All new electrical appliances must carry a 'CE' mark and instruction booklets or clear instructions must be provided. Newly installed plugs and sockets 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 outline the Landlords responsibility to show due care and attention pertaining to general safety of tenants in their property. For example, the landlord should supply instruction manuals to items used in property, (e.g. boilers, cookers, TV's, white goods). In addition, information sheet/s covering any issues about potential hazards in the property should be supplied, (e.g. garbage disposal, hot surfaces on induction cookers).

This page is intended as a reference point for Landlords. The information below is supplied by Gilli as guidance only. For full details landlords should refer to the full regulation. [To find out more click here](#)

