

Legislation - we must all adhere to.

A Gas Safety Certificate is valid for one year. A Gas Safety Certificate is a legal requirement and must be valid prior to the commencement of a tenancy.

We can arrange this for you and the renewal certificate each year.

Electrical Installation Condition Report (EICR): A valid EICR is required before a tenancy can commence. The certificate is valid for five years. We can arrange the certificate if you do not already hold one and will arrange for this to be carried out close to the expiry date whilst we are managing your property. You will remain responsible for ensuring a valid certificate is held at all times.

Energy Performance Certificate (EPC): A valid EPC (minimum rating E) is required before a tenancy can commence. The certificate is valid for 10 years. We can arrange this on your behalf

Smoke detectors / Carbon monoxide detectors A Smoke detector must be fitted on the ceiling at the bottom of the stairs and on each Floor in the property

A Carbon monoxide detector must be supplied and left in property in working order

Furniture and Furnishings (Fire Safety) Regulations 1988/1989, 1993 and 2010

The Furniture and Furnishings (Fire Safety) Regulations 1988 (as amended in 1989, 1993 and 2010) set levels of fire resistance for domestic upholstered furniture, furnishings and other products containing upholstery. This Regulations like most legislation is difficult to fully understand. The Regulations are enforced by the Trading Standards Department. If you need advice, clarification or additional information contact them by using their website: <https://www.tradingstandards>