



LANDLORD COMPLIANCE GUIDE

A handy leaflet detailing some of the main checks and inspections legally required from landlords, in order to maintain an environment safe for tenants.

Ensure you are not left exposed, and trust these handpicked local businesses to help!

ELECTRICAL - PLUMBING - EPCs

ARE YOU A LANDLORD?

If you are a landlord, then it is likely you know your legal responsibilities concerning the property you are renting out.

With everything involved in managing a property, we understand that sometimes the legal stuff gets forgotten about, and that is why we've produced this guide.

This guide contains information on the basic checks that need completing and when, so you can be assured your property is meeting the legal standards and have one less thing to worry about.

The following pages detail information on fire, electrical and gas safety, as well as the legal standards surrounding Energy Performance Certificates (EPCs).

USEFUL NUMBERS

Electrician: **01502 512219**

Bison Electrical Services Ltd

Plumber: **01502 719726**

Amber Heating Solutions

Energy Assessor: **07985 206326**

East Coast EPCs

Carpenter: **01502 565799**

Gilbert Builders

Planning Officers (Suffolk): **01394 444832**

East Suffolk Council

Planning Officers (Norfolk): **0344 8008020**

Norfolk County Council

Solicitors (conveyancing): **01493 844308**

England & Co

Builder: **07913 989441**

K Rundell

Damp-proofing: **01502 531030**

Solvadamp



EICR

ELECTRICAL INSTALLATION CONDITION REPORT

As a landlord, you are legally required to have an electrical safety check (an EICR) carried out up every 5 years or with a change of tenancy.

These checks ensure all circuits and electrics are in safe, working condition for continual tenant use, and can be seen like an 'MOT' for your property.

During these checks, anything unsafe will be flagged by an engineer who will list any remedial work that needs to be carried out. Any remedial work found is required to be carried out within 28 days of the original test, a time frame Bison can easily deliver.

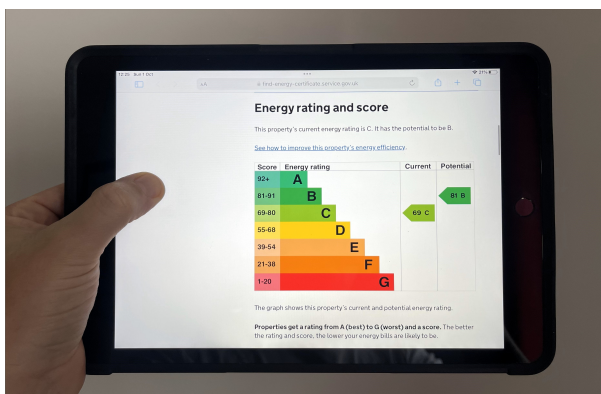
Once the remedial work has been completed, the electrics will be re-tested and a satisfactory certificate will be issued, valid for up to the next 5 years.

BISON
ELECTRICAL SERVICES LTD

To book your EICR, contact Bison today...

01502 512219

info@bisonelectrical.co.uk



EPC

ENERGY PERFORMANCE CERTIFICATE

An EPC is a document that rates a property's energy efficiency using an A-G grading scale where A is the most efficient and G the least.

Since April 2020, the Minimum Energy Efficiency Standards (MEES) for domestic properties have prohibited landlords from renting out properties with an EPC rating below E. Landlords that fail to comply with MEES and EPC regulations could face fines of up to £5,000.

Obtaining an EPC is a straightforward process. Landlords book an appointment and a government-approved, accredited assessor will then come and evaluate the energy efficiency of the property. The assessed elements include the property's construction, insulation, heating systems, windows and lighting.

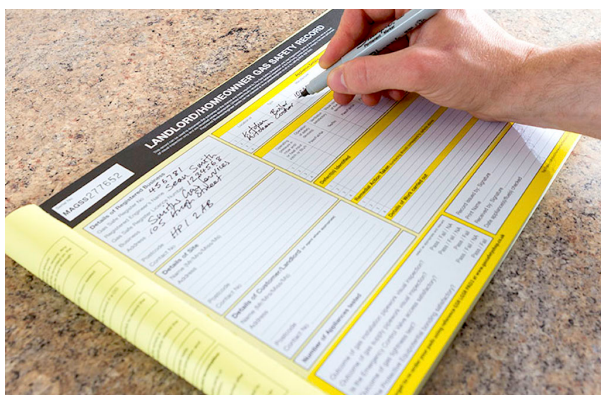
The resulting EPC contains information about the property such as energy efficiency rating, estimated energy costs, recommendations for improvement and Potential energy efficiency rating if improvements are made. EPCs are valid for ten years, after which time landlords must have the property reassessed.



To book your EPC, contact East Coast EPCs today...

07985 206326

info@eastcoastepcs.com



GAS SAFE

INSPECTION AND CERTIFICATION

As a landlord, it is your responsibility to ensure all gas pipework, chimneys, flues, and appliances are kept in a safe condition. All gas appliances and flues must be checked by a Gas Safe engineer every 12 months.

A landlord's gas safety check involves an approved Gas Safe® registered engineer visiting the rental property and assessing the safety of the appliances and system. The engineer will make a note of each gas appliance and will state whether or not these are safe to use at the time of inspection.

Once this check is completed, you will be provided with a Landlord Gas Safety Record or Gas Safety Certificate, detailing the checks that have been carried out. This is also known as a CP12 or Corgi Proforma.



To book your gas safety check, contact Amber today...

01502 719726

info@amberheatingsolutions.co.uk



FIRE

FIRE SAFETY STANDARDS

Did you know that it is a legal requirement to have a fully operational fire detection system installed in your rental property? As a landlord, the smoke alarms in your rental accommodation must be correctly installed by someone electrically trained, and fitted in all the correct locations.

Landlords must follow the Domestic Fire Alarm Regulations (BS5839-6:2019). This requires landlords to have;

1. A smoke detector installed on the escape routes for each floor, a detector in the lounge (or principal habitable room), and a heat detector in the kitchen.
2. A landlord must make sure the alarms are in working order at the start of each new tenancy.
The detectors must be mains powered, with battery backup. All detectors including heat, smoke and CO2 must be linked.

BISON
ELECTRICAL SERVICES LTD

To book your fire safety install, contact Bison today...

01502 512219

info@bisonelectrical.co.uk