



# Safety Regulations & Certificates

## Information for landlords

As a private sector landlord, your property must comply with safety regulations.

### **This leaflet tells you about:**

- The Electrical Equipment (Safety) Regulations 1994
- The Plugs & Sockets (Safety) Regulations 1994 (Consumer Protection Act 1987)
- The Furniture & Furnishings (Fire) (Safety) Regulations 1988
- Gas Safety (Installation and Use) Regulations 1998
- The Energy Performance of Buildings (England and Wales) Regulations 2012
- The Smoke and Carbon Monoxide (England) Regulations 2015

### **The Electrical Equipment (Safety) Regulations 1994**

Electrical supply and any appliances you supply within your property must be safe. We recommend that you inspect electrical appliances annually and keep a record of the checks you carry out.

### **The Plugs & Sockets (Safety) Regulations 1994 (Consumer Protection Act 1987)**

Any plugs, sockets and adaptors that you supply in your property must comply with the appropriate current regulations.

### **The Furniture & Furnishings (Fire) (Safety) Regulations 1988**

It is an offence to install any furniture in let properties which does not comply with the regulations. Furniture with stuffing, springs, cushions and covering fabric must have fire resistant filling material and pass a cigarette resistance test.

### **Gas Safety (Installation and Use) Regulations 1998**

You are legally responsible for ensuring the gas appliances in your property are safe and fit for purpose.

You have three main responsibilities:

- Maintenance – you must ensure that gas appliances are maintained and kept safe for use.
- Gas safety checks – an annual gas safety check must be carried out on every gas appliance.

- Record keeping – you must provide a record of the annual gas safety to your tenant within 28 days of the check, or to new tenants before they move in to the property. You must keep your gas safety records for two years.

You must have these checks carried out by a registered Gas Safe engineer.

### **The Energy Performance of Buildings (England and Wales) Regulations 2012**

You must provide a valid EPC when you let your property. The EPC is valid for ten years and you may reuse it as many times as required until it runs out.

The EPC provides a rating for the energy performance of your property. This rating ranges from A to G, where A is very efficient.

From 1 April 2018, all properties let by private sector landlords on or after this date will need to have an EPC rating of E or above.

From April 2020 all properties including existing lets before this date will be required to meet the E or above rating.

### **The Smoke and Carbon Monoxide (England) Regulations 2015**

All private rented properties must have at least 1 smoke alarm installed on every storey of the property which is used as living accommodation.

Every private rented property must have a carbon monoxide alarm in any room used as living accommodation, where there is a solid fuel burning appliance.

You are required to check the alarm on the first day of the tenancy and provide replacement of either the alarm or batteries when advised by the tenant that either are in need of replacement.

For more information, please contact the Private Sector Housing team by email: [pshousing@dacorum.gov.uk](mailto:pshousing@dacorum.gov.uk) or telephone: **01442 228000** and ask for **Private Sector Housing** when prompted.