

Did you know what your Landlord responsibilities are?

- **Gas safety**- You must conduct an annual gas inspection if your property has a gas supply.
- **Electrical Safety**- Only HMO landlords must legally complete an electrical safety test every 5 years. All landlords, must ensure all electrical fittings are safe.
- **Fire Safety**- The property must have adequate escape routes. All fittings and furniture should be fire safe. Fire alarms and carbon monoxide fittings must be fitted in the property.
- **Legionella Risk Assessment**- Check the water and heating are working and are in good condition.
- **EPC**- You have to show the energy rating of the property when you advertise and provide a copy of the EPC when they move in.
- **Tenant Deposit scheme**-You must protect your tenants deposit in one of the three Government approved schemes within 30 days of it being paid.
- **How to Rent Guide**- Tenants must be provided with a copy of this before they move in.
- **Right to Rent**- Fines can be up to £3,000 if you have not checked and have evidence of your tenants right to rent in the UK.
- **Licensing and Permission**- Check with your local council, freeholder and mortgage provider.

info@responsiblelandlord.co.uk

0330 159 5311