

LETTING

TIPS TO PROTECT
YOURSELF
AND YOUR HOME



TIPS TO PROTECT YOURSELF AND YOUR HOME

Are you meeting your legal requirements for gas safety?

As a landlord, you have a legal responsibility to ensure that your boiler and any other gas appliances are safe. The Gas Safety (Installation and Use) Regulations 1998 stipulates that landlords must use a qualified Gas Safe registered engineer for gas maintenance work and to obtain an annual service proving safety compliance.

Specifically your responsibilities as a landlord are to:

- ensure installation pipework, appliances and flues provided for tenants are maintained in a safe condition
- ensure maintenance and annual safety checks are carried out specifically by a Gas Safe registered engineer
- keep a record of each safety check for two years
- issue a copy of the safety check to each of your tenants as soon as conveniently possible and to any new tenant before they move in

Gas Safe registered engineers and the annual CP12 certificate

Engineers must be registered with the Gas Safe Register to prove they have the necessary qualifications to carry out safe gas repairs and to provide your property with an annual gas safety check, called a CP12 Inspection. For legal compliance it's important for you to keep this certificate up to date.



Have you got your Energy Performance Certificate?

It is best to ensure your property has an Energy Performance Certificate (EPC) for new lettings and re-lettings. You can do this simply by booking an energy assessment in which you will receive a certificate with an EPC rating. Please note that from April 2016, tenants can request your consent to make energy improvements to the property at their expense. From April 2018, you will need to ensure that the EPC rating of your property is an E or above from all tenancies starting after this date.*

*subject to exemption

Is it time for a roof check?

It's always worth getting your roof checked every year as a problem ignored can easily turn into an expensive headache. We normally advise landlords to check their roof twice a year to ensure that any issues are tackled quickly to keep costs to a minimum.

Here are just four reasons why it's important to check that your roof is hazard-free:

- 1) Missing tiles, slates or shingles can result in damage to roof timbers or plaster ceilings.
- 2) Moss can block gutters and retain moisture, which may damage the roof covering in frosty weather. Careful removal of moss is advisable.
- 3) Hips, ridges and flashings can become detached in windy weather if the pointing is not adequately maintained. Look in gutters or gullies for signs of mortar droppings.
- 4) If your chimney needs re-pointing and is left too long it can collapse or crumble, smashing roof tiles with alarming consequences.

So, if you haven't checked your roof this year, now is a good time to take action. One of the most important things to do is to ensure you employ someone qualified and experienced to carry out any checks and subsequent maintenance.

Gutters – protect your home and keep them clean

It's always a good idea to ensure your gutters and drains are in order before the winter sets in. Here are few tips to help you avoid floods and leaks:

1. Clear any plants, leaves and silt from gutters, flat roofs and drainage channels.
2. Look for blocked downpipes (this is best done during heavy rain so you can see any water coming from leaky joints. In dry weather look for stained brickwork).
3. Keep gullies at ground level clear and have them cleaned out if necessary.
4. Re-fix gutters if they are sloping the wrong way or discharging water onto the wall. If any sections are beyond repair, make sure that replacements are made of the same material as the originals (on older houses, this is sometimes lead, but more usually cast iron, in which case it will require regular painting to prevent rust).
5. Remove vegetation from behind downpipes.
6. Use a hand mirror to look behind rainwater pipes as splits and cracks in old cast iron and aluminium often occur there and are not easily noticed.
7. Fit bird/leaf guards to the tops of soil pipes and rainwater outlets to prevent blockages.
8. Check gutter junctions are watertight by watching them in rainy conditions.

If you don't have time to carry out these checks yourself and would rather delegate the job, Urban Spaces can put you in touch with one of our approved roof maintenance providers.



Have your appliances been PAT tested?

If you're a landlord, you're required by law to arrange for any portable electrical appliances remaining in the property during the tenancy to be safety checked by a qualified electrician. Specifically, the Electrical Equipment (Safety) Regulations 1994 require that all mains electrical equipment (cookers, washing machines, kettles, etc.), either new or second-hand, supplied with the accommodation must be safe.

Each property you rent out must be checked prior to the commencement of a tenancy to ensure that all goods supplied are in a safe condition. A record of the electrical goods supplied as part of the tenancy agreement and the checks made on the goods must be kept. The record should also indicate who carried out the checks and when they were made. Thereafter, the appliances should ideally be checked on an annual basis.

At Urban Spaces, we have built up a vast network of reliable contractors so please do not hesitate to contact one of our Account Managers if you'd like us to put you in touch with a Gas Safe registered engineer or other tradesman.

For more information about buying, selling or letting your home, contact one of our dedicated Account Managers.

URBAN SPACES

t: 020 7251 4000

e: clientservices@urbanspaces.co.uk

urbanspaces.co.uk