

As a landlord you need to be aware of the following

The Deposit Protection Services

The DPS is a Government authorised custodial scheme set up to resolve any disputes between landlords and tenants quickly without the need for court action. As part of our service your deposit will be paid into the DPS within 14 days of receipt. Both landlord and tenant will receive a deposit identification number from the DPS confirming the deposit has been registered with them. When the term of the tenancy ends both landlord and tenant have to confirm to the DPS before the deposit can be released. If you require any further detail please do not hesitate to contact our office or visit www.depositprotection.com.

Energy Performance Certificate

The energy performance certificates were made a legal requirement from 1st October 2008 on all new rental properties. This certificate should be made available for any potential tenant to view. An Energy Performance Certificate will last for 10 years or until the property is modified. The rating on the certificate shows the buildings overall energy efficiency, its environmental impact and has a summary of energy performance related features that would increase the energy efficiency of the property.

Gas Safety Regulations

The gas safety certificate is a legal requirement and all landlords are required to ensure all gas installations, fittings, flues and appliances are maintained in good safe good working order at commencement of the tenancy and checked annually. The work must be carried out by a Corgi registered / Gas Safe Registered Engineer. The landlord must keep a copy of this certificate and also supply the tenant with a copy at commencement of the tenancy.

Electrical Certificate.

The electrical installation certificate unlike the gas certificate is not a mandatory requirement. However at Select Sales And Letting we put safety first and do require any properties under our management to have a test at commencement of the tenancy and future annual periodic electrical checks. The check will be carried out on all electrical systems and appliances. An NICEIC trade's person will carry this out. Where the applicant is a DSS tenant an electrical and gas certificate will be required at commencement of the tenancy.



Fire Safety.

All furniture and furnishings must meet the fire resistance regulations. These regulations apply to sofas, futons, children's furniture, beds, bed headboards, mattresses, pillows, scatter cushions, loose and stretch covers for furniture. However the regulations do not apply to bed cloths, loose mattress covers, curtains and carpets. Any furniture manufactured after March 1990 should comply with these regulations. Furnishings brought after 1990 have a label attached stating fire resistant, if not a receipt will be required to prove date of purchase.

Smoke Detectors.

The Smoke Detection Act 1991 made it mandatory for all new build properties to have mains powered smoke detectors fitted to each floor. With older properties we strongly recommend that smoke detectors are fitted on each floor and checked regularly to ensure tenants safety.

Insurance.

As a landlord it is your responsibility to have the property insured. We would advise that you insure both buildings and contents. The insurance must be landlord insurance with liability cover. You should check the conditions of the policy and ensure that there are no restrictions on letting.

Mortgage Provider.

Your mortgage provider must be informed that you are letting your property as consent may be needed.

Lease Hold Properties.

If you have a lease hold property you must inform your landlord that the property is going to be let, as consent may be required. Written confirmation from your landlord will be required for our file before the property can be let.

Taxation.

As a landlord it is your responsibility to inform the Inland Revenue as the gross rental income on your property is taxable. However rental expenses arising from your property such as mortgage interest, letting agent fees, insurances, repairs and maintenance can be set against your tax. We recommend you contact your local tax office or an accountant to give advice on your tax position.



THE UK ASSOCIATION OF LETTING AGENTS

Keys.

Three sets of keys will be required for the property. Two will be given to the tenant and one will be kept at our office for maintenance / inspection purposes.

Inventory.

It is very important to have a full inventory on your property, this will detail fixtures, fittings and their condition. The inventory can be used as evidence if a dispute was to arise between a landlord and tenant at the end of the tenancy. The inventory will have to be signed by both the agent and the tenant at the check in of the tenancy.