



Responsibilities

1. The required regulations

The regulations require private rented sector landlords, from 1 October 2015, to have:

- At least one smoke alarm installed on every storey of their rental property which is used as living accommodation, and
- A carbon monoxide alarm in any room used as living accommodation where solid fuel is used - after that, the landlord must make sure the alarms are in working order at the start of each new tenancy.

When to check alarms

After the first day of the tenancy, tenants should take responsibility for their own safety and test alarms regularly to make sure they are in working order. The landlord is responsible for installing working smoke detectors, but the tenant bears some responsibility for ensuring that they stay in good working order. Tenants are advised that a monthly test is a recommended frequency for smoke alarms. If tenants find that their smoke alarm or carbon monoxide alarm is not working during their tenancy, they are advised to arrange the replacement of the batteries or the alarm itself with the landlord.

Fire alarm systems and fire precautions

You must ensure that all furniture and furnishings in the property are fire safe and you must make sure that the means of escape from the property (normally the halls stairs and landings) are unobstructed.

The Furniture and Furnishings (Fire Safety) Regulations 1988

All upholstered furnishings such as sofas, mattresses and pillows supplied as part of the tenancy must comply with current fire resistance standards. Items such as carpets, curtains and bed linen are not included. Any furniture manufactured prior to 1950 is exempt providing it has not been reupholstered with illegal fillings. Such furnishings must carry the appropriate fire resistance labels (and be permanently attached to them), to show that they comply with the regulations. Any furnishings which do not comply with the regulations must be removed from the property prior to occupation.

It is the landlord's responsibility as supplier or agent of let accommodation to ensure that all upholstered furniture complies with the Furniture & Furnishings (Fire) (Safety) Regulations 1988. These regulations set new levels of fire resistance for domestic upholstered furniture, furnishings and other products containing upholstery. Each item of furniture or furnishings will have a label attached to it stating compliance with the regulations. Furniture which has no permanent label or a permanent label which does not display one of these types should be assumed not to comply.

Look for statements that:

- Foams and fillings pass the test.
- Upholstery (covers and fillings) are cigarette resistant.
- Covers are match resistant.

Landlord Buildings Insurance

It is your responsibility as a Landlord to provide adequate Landlords buildings insurance and cover any of your own contents. It is very important that your policy gives you Public Liability cover.

Gas Safety Certificate

Landlords must be able to provide their tenants with an up-to-date Gas Safety Record. By law, landlords must have all gas appliances serviced regularly, normally once a year by a Gas Safe registered engineer. The Gas Safe registered engineer will provide a Gas Safety Record upon completion of the check.

A copy must be given to the tenant before the tenant moves in and the check must have been carried out within the 12 months of the new tenant taking up occupation. Checks must be done annually at no more than 12-month intervals and copies of all certificates for checks must be handed over to the tenant. For managed properties, Rockett Home Rentals will arrange for the annual gas safety certificate when it is due, and the property is occupied.