

# Safety Regulations

## Furniture & Furnishings

### (Fire & Safety) Regulations 1988 (as amended 1993)

There are strict safety regulations in respect of fire resistance of soft furnishings included in any rental accommodation and all furniture should carry a fire retardant label. Furnishings will be marked with a label to show that they comply with current regulations.

All furniture purchased after 1st March 1993 should comply as manufacturers had to comply by this date. Furniture manufactured before 1st January 1950 is not covered by the regulations, as defective inflammable materials were not used prior to that date.

Crabb Curtis wishes to point out that this information outlines our interpretation of the regulations at the present time. Crabb Curtis cannot accept any liability for failure to comply.

## Gas Safety (Installation and Use) Regulations 1994 (as amended 1998)

It is our duty to make landlords aware of their responsibilities under the above regulations in order to reduce the risk of death or serious injury to tenants. In cases where we are instructed as managing agents we also have direct responsibilities under the above regulations.

The responsibilities of the landlord/agent are as follows:

- ▶ To ensure that annual safety checks are made on all gas appliances, flues and installation pipe work in the property.
- ▶ To ensure work is carried out on gas appliances by approved Gas Safe registered contractors.

Since March 1991 all gas installers have had to register and it is effectively illegal for anyone who is not Gas Safe registered to work on gas appliances.

- ▶ To supply to the tenant prior to occupation a copy of the Gas Safety Certificate on the property they are renting.
- ▶ A tenant will not be allowed to move into a rented property without a Gas Safety Certificate being in place.

## Electrical Appliances

If you provide any electrical appliances as part of the tenancy the Electrical Appliances Equipment

(Safety) Regulations 1994 require you to ensure that the appliances are safe when first supplied.

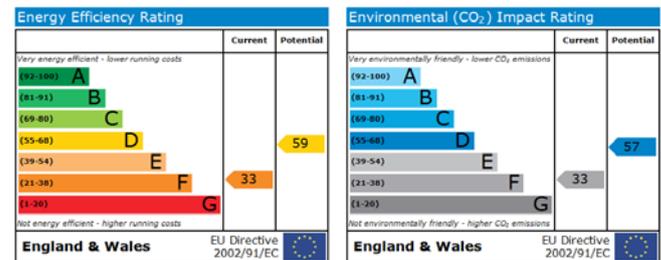
Each time you re-let the property it will be classed as supplying to that tenant for the first time.

Crabb Curtis recommend that landlords have a NICEIC qualified electrician carry out annual PAT testing of all electrical appliances and the fixed wiring circuits are tested at least every 10 years.

Unless advised to the contrary we will arrange for these tests to be carried out for all our managed properties and we recommend that landlords using our other services carry out the same safety checks as well.

## Energy Performance Certificate (EPC)

From October 2008 if you are looking to sell or rent your property you are now required, by law, to provide an EPC. An EPC gives information to home owners, tenants and buyers on how energy efficient the property in question is and what carbon dioxide emissions the property is releasing. The EPC also provides information on how to improve its energy efficiency and how to reduce the carbon dioxide emissions. Crabb Curtis can arrange for your EPC to be produced and issued by a qualified Domestic Energy Assessor. A small charge is generally applicable for this at the time of instruction.



## The Building Regulations 1991 – Smoke Alarms

The 1991 Building Regulations require that all properties built since June 1992 must be fitted with mains operated interlinked smoke detectors/alarms on each floor. Such regulations regarding older properties do not exist but we strongly recommend that smoke alarms are fitted in all let properties and are regularly checked to ensure they are in full working order.

## Non-Resident Landlords

All landlords residing outside of the UK are required to complete a NRL1 (Non Resident Landlords – Individuals Form). Completion of this form allows the Inland Revenue to provide Crabb Curtis with an approval number which will allow rental payments to be transferred without tax being deducted. If an approval number is not received then rental payments are subject to a deduction at the current taxable rate.



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