




Landlord Step by step guide on successfully letting your property



Welcome to Valiant Properties, your local independent letting experts across Wisbech and Fens. Letting your property is a big commitment and can sometimes been a daunting prospect but we are here to help. As a landlord you want professionalism, efficiency and trust.

As your agent we guarantee this, whilst managing your property as if it was our own. We are extremely thorough and careful in finding you the right tenant. We need to be confident that every tenant will not only pay their rent on time, but will respect and take care of your property.



Letting a Property in the UK – The Law

Our fully managed service is designed for those landlords who want a hassle free life. The UK government certainly like to keep landlords and agents on their toes with ever changing laws and legislation. The list in the blue box shows just how many different pieces of legislation apply to private renting in the UK – and it is ever growing.

Whether you decide to manage the property yourself on a let only basis or take advantage of our comprehensive, fully managed package, these rules and regulations need to be followed.

We look after all sorts of different properties for our fully managed landlords and ensure these standards and legal requirements are met. Our contacts across the industry work together to understand and develop systems to manage both current and new pieces of legislation.

This, alongside valuable training that our staff go through, helps to ensure peace of mind that your property is in safe hands and above board L



Since 2007 , there have been hundreds of changes to UK laws that affect buy to-let landlords. Navigating these changes and avoiding massive fines or worse (such as having your investment property confiscated – a recommendation from MPs on which we recently reported) is a nightmare for most landlords. The way that laws are enacted in the UK doesn't help either, as we recently showed when we answered a landlord's question asking how to repossess an abandoned buy-to-let property. New laws were passed through Parliament when MPs signed off the Housing and Planning Act 2016. However, the sections of the Act that deal with repossession of abandoned property have not yet been enacted. So, though the law has been passed, the landlord community is in limbo! We have looked at the statute books and have found that there are 178 which may apply to buy-to-let landlords. The list follows. I am sure that you won't have the time to read through this list, skip to the end of this article to find out how to streamline your efforts to keep up with landlord laws.

1. Anti-terrorism, Crime and Security Act 2001
2. Anti-Social Behaviour Act 2003
3. Anti-Social Behaviour etc (Scotland) Act 2004
4. Anti-social Behaviour, Crime and Policing Act 2014
5. Assured Tenancies and Agricultural Occupancies (Forms) (Amendment) (England) Regulations 2003
6. Assured Tenancies and Agricultural Occupancies (Forms) (Amendment) (Wales) Regulations 2003
7. Building Regulations Part P: Guidance Booklet
8. Civic Government (Scotland) Act 1982
9. Civic Government (Scotland) Act 1982 (Licensing of Houses in Multiple Occupation) Order 2000
10. Community Care and Health (Scotland) Act 2002
11. Consumer Protection Act 1987
12. Control of Asbestos Regulations 2006 (SI no.2739)
13. Control of Pollution Act 1974
14. Council Tax (Additional Provisions for Discount Disregards) Order 1992
15. Council Tax (Chargeable Dwellings) Order 1992
16. Council Tax (Discount Disregards) Order 1992
17. Council Tax (Exempt Dwellings) Order 1992
18. Council Tax (Liability for Owners) (Amendment) Regulations 1993
19. Council Tax (Liability for Owners) Regulations 1992
20. Construction (Design and Management) Regulations 2015
21. Crime and Security Act 2010
22. Criminal Law Act 1977
23. Data Protection Act 1998
24. Defective Premises Act 1972
25. Deregulation Act 2015
26. Deregulation Act 2015 (Commencement No. 1 and Transitional and Saving Provisions) Order 2015
27. Disability Discrimination Act 2005
28. Electrical Equipment (Safety) Regulations 1994 (SI no.3260)
29. Employment Rights Act 1986
30. Energy Performance of Buildings (Certificates and Inspections) Regulations 2007
31. Energy Performance of Buildings (Certificates and Inspections) (England and Wales) (Amendment No.2) Regulations 2008
32. Energy Performance of Buildings (Certificates and Inspections) (England and Wales) (Amendment) Regulations 2010
33. Energy Performance of Buildings (Certificates and Inspections) (England and Wales) (Amendment) Regulations 2011
34. Energy Performance of Buildings (Certificates and Inspections) (England and Wales) (Amendment) Regulations 2012
35. Energy Performance of Buildings (England and Wales) (Amendment) Regulations 2014
36. Energy Act 2011
37. Enterprise and Regulatory Reform Act 2013
38. Environmental Permitting (England and Wales) Regulations 2010
39. Environmental Permitting (England and Wales) (Amendment) Regulations 2014
40. Environmental Permitting (England and Wales) (Amendment) (England) Regulations 2014
41. Equality Act 2010
42. Equality Act 2006
43. Estate Agents Act 1979
44. Finance Act 2003 (Part 4)
45. Firearms Act 1968
46. Firearms (Amendment) Act 1988
47. Firearms (Amendment) Act 1997
48. First-tier Tribunal (Property Chamber) Fees Order 2013
49. Fixed Term Employees (Prevention of Less Favourable Treatment) Regulations 2002
50. Freedom of Information Act 2000
51. Furniture and Furnishings (Fire) (Safety) (Amendment) Regulations 2010
52. Furniture and Furnishings (Fire) (Safety) (Amendment) Regulations 1993
53. Furniture and Furnishings (Fire) (Safety) (Amendment) Regulations 1989
54. Furniture and Furnishings (Fire) (Safety) Regulations 1988 (SI no.1324)
55. Gas Safety (Installation and Use) Regulations 1998 (SI No. 2451)
56. Health and Safety at Work etc Act 1974
57. Health and Safety (Consultation with Employees) Regulations 1996
58. Health and Safety (Training for Employment) Regulations 1990
59. Heat Network (Metering and Billing) (Amendment) Regulations 2015
60. Heat Network (Metering and Billing) Regulations 2014
61. Home Information Pack (Suspension) Order 2010
62. Houses in Multiple Occupation (Management) (England) Regulations 2009
63. Houses in Multiple Occupation (Management) (Wales) Regulations 2009
64. Housing (Interim Management Orders) (Prescribed Circumstances) Order 2006
65. Housing (Scotland) Act 2014
66. Housing (Scotland) Act 2010
67. Housing (Scotland) Act 2006
68. Housing (Scotland) Act 1988
69. Housing Act 1985 Part 10
70. Housing Act 1988
71. Housing Act 1996
72. Housing Act 2004
73. Housing Act 2004 (Commencement No 5 and Transitional Provisions and Savings) (England) Order 2006
74. Housing Act 2004 (Commencement No 5 and Transitional Provisions and Savings) (Wales) Order 2006
75. Housing Act 2004 (Commencement No. 3 and Transitional Provisions and Savings) (Wales) Order 2006
76. Housing Benefit (Local Housing Allowance and Information Sharing) Amendment Regulations 2007

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77. Housing Benefit (Local Housing Allowance, Miscellaneous and Consequential Amendment Regulations 2007
 78. Housing Benefit (State Pension Credit)(Local Housing Allowance and Information Sharing) Amendment Regulations 2007
 79. Housing Benefit (Amendment) Regulations 2009
 80. Housing Health and Safety Rating System (England) Regulations 2005 (SI no.3208)
 81. Housing Health and Safety Rating System (Wales) Regulations 2006
 82. Housing (Tenancy Deposits) (Prescribed Information) Order 2007
 83. Housing (Tenancy Deposit) (Specified Interest Rate) Order 2007
 84. Housing (Tenancy Deposit) Order 2007
 85. Income & Corporation Taxes Act 1988
 86. Income Tax (Trading and other Income) Act 2005
 87. Infrastructure Act 2015
 88. Inheritance Tax Act 1984
 89. Immigration Act 2014
 90. Immigration Act 2016
 91. Land Registration Act 2002
 92. Land Registration Rules 2003 (Si no.1417)
 93. Land Registration etc (Scotland) Act 2012
 94. Landlord and Tenant Act 1985 (as amended)
 95. Landlord and Tenant Act 1987
 96. Landlord Registration Act 2002
 97. Legal Aid, Sentencing and Punishment of Offenders Act 2012
 98. Licensing and Management of Houses in Multiple Occupation and Other Houses (Miscellaneous Provisions) (Amendment)(England) Regulations 2012
 99. Licensing and Management of Houses in Multiple Occupation (Additional Provisions) (England) Regulations 2007
 100. Licensing and Management of Houses in Multiple Occupation (Additional Provisions) (Wales) Regulations 2007
 101. Licensing and Management of Houses in Mutiple Occupation and Other Houses (Miscellaneous Provisions) (England) Regulations 2006
 102. Licensing and Management of Houses in Mutiple Occupation and Other Houses (Miscellaneous Provisions) (Wales) Regulations 2006
 103. Licensing of Houses in Multiple Occupation (Prescribed Descriptions) (England) Order 2006
 104. Licensing of Houses in Multiple Occupation (Prescribed Descriptions) (Wales) Order 2006
 105. Local Government Act 2003
 106. Local Government Finance Act 1992
 107. Management of Health and Safety at Work (Amendment) Regulations 2006
 108. Management of Health and Safety at Work Regulations 1999 (as amended)
 109. Management of Houses in Multiple Occupation (England) Regulations 2006
 110. Management of Houses in Multiple Occupation (Wales) Regulations 2006
 111. Manufacture and Storage of Explosives Regulations 2005
 112. Money Laundering Regulations 2003
 113. Money Laundering Regulations 2007
 114. Mortgage Repossessions (Protection of Tenants etc) Act 2010
 115. Occupiers Liability Act 1957
 116. Plugs and Sockets etc. (Safety) Regulations 1994
 117. Prevention of Damage by Pests Act 1949
 118. Private Landlord Registration (Information and Fees) (Scotland) Amendment Regulations 2008
 119. Private Rented Housing (Scotland) Act 2011
 120. Private Rented Housing Panel (Applications and Determinations) (Scotland) Regulations 2007
 121. Private Water Supplies (England) Regulations 2016
 122. Proceeds of Crime Act 2002
 123. Protection from Eviction Act 1977
 124. Public Health Act 1961
 125. Public Health Act 1936
 126. Race Relations Act 1976
 127. Redress Schemes for Lettings Agency Work and Property Management Work (Requirement to belong to a scheme etc) (England) Order 2014
 128. Regulatory Reform (Assured Periodic Tenancies) (Rent Increases) Order 2003
 129. Regulatory Reform (Fire Safety) Order 2005 (Si no.1541)
 130. Regulatory Reform (Housing Assistance) (England and Wales) Order 2002
 131. Rent Act 1977
 132. Rent Acts (Maximum Fair Rent) Order 1999
 133. Rent (Scotland) Act 1984
 134. Rent Officer (Housing Benefit Functions) Amendment Order 2007
 135. Rent Repayment Orders (Supplementary Provisions) (England) Regulations 2007
 136. Rent Repayment Orders (Supplementary Provisions) (Wales) Regulations 2008
 137. Residential Property Tribunal Procedures and Fees (England) Regulations) 2011
 138. Residential Property Tribunal Procedure (England) Regulations 2006
 139. Residential Property Tribunal (Fees) (England) Regulations 2006
 140. Residential Property Tribunal Procedure (Wales) Regulations 2006
 141. Residential Property Tribunal Procedures and Fees (Wales) Regulations 2012
 142. Residential Property Tribunal (Fees) (Wales) Regulations 2006
 143. Safety Representatives and Safety Committees Regulations 1977
 144. Selective Licensing of Houses (Specified Exemptions) (England) Order 2006
 145. Selective Licensing of Houses (Specified Exemptions) (Wales) Order 2006
 146. Selective Licensing of Houses (Additional Conditions) (Wales) Order 2006 1
 147. Serious Organised Crime and Police Act 2005 148. Sewerage (Scotland) Act 1968

148. Sex Discrimination Act 1975
149. Taxation of Chargeable Gains Act 1992
150. Tenancy Deposit Schemes (Scotland) Regulations 2011
151. Terrorism Act 2000
152. The Smoke and Carbon Monoxide Alarm (England) Regulations 2015
153. Town and Country Planning (Use Classes) (Amendment) (England) Order 2010
154. Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2010
155. Town and Country Planning (Use Classes) (Amendment) (Wales) Order 2002
156. Town and Country Planning (Use Classes) (Amendment) (England) Order 2006
157. Town and Country Planning (Use Classes) (Amendment) (England) Order 2005
158. Town and Country Planning (Use Classes) Order 1987
159. Town and Country Planning (Scotland) Act 1997
160. Town and Country Planning Act 1990
161. Tribunal Procedure (First-tier Tribunal) (Property Chamber) Rules 2013
162. Unfair Terms in Consumer Contracts Regulations 1994
163. Unfair Terms in Consumer Contracts Regulations 1999
164. Unfair Terms in Consumer Contracts (Amendment) Regulations 2001
165. Water Environment (Controlled Activities) (Scotland) Regulations 2011
166. Water Industry Act 1999
167. Water Industry Act 1991
168. Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011
169. Water Industry (Undertakers Wholly or Mainly in Wales) (Information about Non-owner Occupiers) Regulations 2014
170. Weeds Act 1959
171. Welfare Reform Act 2007
172. Reform Act 2007 (Commencement no 4 and Savings and Transitional Provisions) Order 2007
173. Wildlife and Countryside Act 1981
174. Wildlife and Natural Environment (Scotland) Act 2011
175. Work at Height (Amendment) Regulations 2007
176. Work at Height Regulations 2005 (as amended)
177. Work at Height Overhaul of guidance January 2014



That's a lot of law that could apply to you as a buy-to-let landlord in the UK. And worse still, it doesn't include regulations and by-laws applied by local authorities! And, even worse, these laws, and individual sections within them, can change at any time. Can you keep up with all this landlord law?





The Pre-Tenancy Process

1 Valuation

It begins from the first visit to your property when we will discuss the rental you'll achieve and the best ways to maximise this. We will look at the option available and advise accordingly.

2 Appointment

Once you have decided whether you are going to offer the property furnished or unfurnished and we have agreed an asking price for the rental one of our team will visit your property to take photos and measurements ready for the brochure.

3 Brochure Creation, Approval & Terms Signed

We will then put together a high quality brochure, complete with a floorplan which really makes it stand out online. Once you are happy with the brochure and signed the terms, it is time to go live!

4 Go Live

Your property will be advertised in our office and online on Rightmove, Zoopla and many other online platforms and social media portals.

5 Viewings

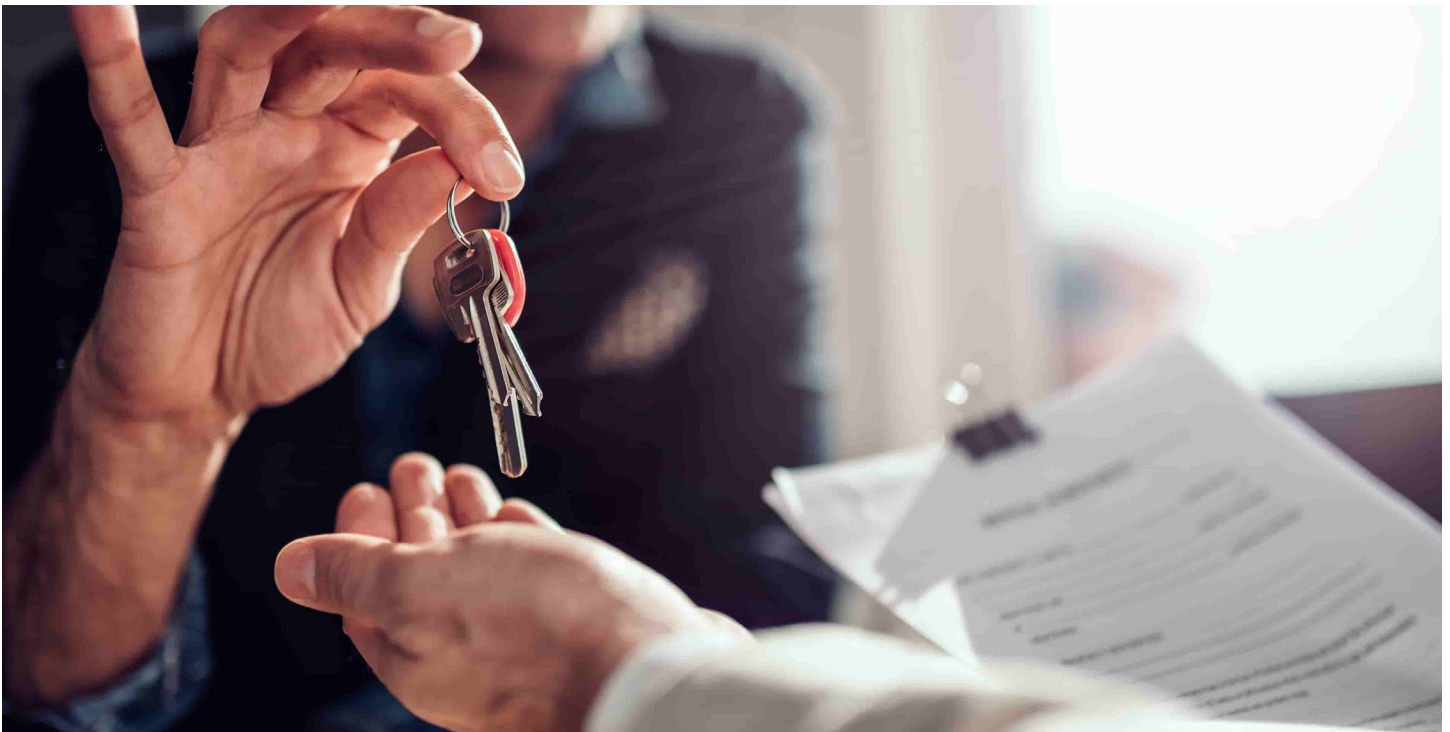
We will then accompany all the prospective tenants, showing them around the property and having a chat to understand their background and employment. We want to ensure they would be the right tenants for your property.

6 Application and Referencing

Once we get an application in, we will give you a call and talk through the applicant with you to see if it someone you would consider for your property. If you are happy to proceed we will then work with 'Let Alliance' who undertake to official references

7 Moving in dates

Once the references come back and if they are satisfactory, we will arrange for them to sign a 6 or 12 month assured shorthold tenancy agreement and pay the deposit and the first month's rent.





Full Management Service

This is the all-inclusive option.

From day one we chat with you and get your property on the market and take the process from start to finish. Here is what you can expect:

- Initial valuation and marketing advice
- Professional property exposure by photos, video, brochure, board & floorplan
- Accompanied Viewings and feedback
- Finding the perfect tenants
- Negotiating best rental terms
- Comprehensive referencing
- Digital inventories and all paperwork required by law
- Updating all utilities
- Handling and protection of the deposit
- Regular payments with online statements
- Annual tax summary
- In house maintenance
- Various insurance policies available
- Regular inspections and full reports
- Key holding
- Keeping legal paperwork up to date such as Gas Certificates and EPCs



Find a Tenant Only Service

Every landlord is an individual, and has different reasons for letting a property. Valiant Properties is pleased to offer a brand new flexible service for Landlords who are keen on managing their own properties.

Our company will organise the marketing of your property by showcasing it to the widest audience possible, by combining conventional marketing (Zoopla, Rightmove, Primelocation) as well as our unconventional approach which has yielded great success by harnessing the power of social media (we advertise properties through local Facebook pages, as well as virtual tours, and marketing videos).

Our Agency prides itself on our efficiency with finding the perfect tenants, making sure that you see positive returns the soonest possible from your investment. Valiant Properties will also vet potential tenants by carrying out extensive background checks, ensuring your peace of mind as you will be able to rest assured knowing full well that your investment is in safe hands.

This service includes:

- Marketing your property using the latest technologies within the industry
- Finding the perfect tenant
- Comprehensive referencing of potential tenants
- Updating of all utilities
- Notifying all utility companies involved with the residence
- Preparing the Tenancy Agreements for either 6, or 12 months
- Provide all of the paperwork required by law to both parties before the Tenant move in date
- Hand the day to day management back to the landlord

to contact me by whatever means necessary, or pop into our branch for a quick chat, to explore the services that our Agency has to offer.

We can't wait to help you!





Landlord Guide

Our tips for securing a quick let at the best price.

The most important thing to most Landlords is that their property is occupied by a paying tenant with no void periods.

Some properties do take longer than others to let, and often the reasons why aren't down to a lack of potential tenants in the market place, but the condition of the property.

These top tips aren't rocket science, and most will cost you little to nothing but a little care and attention, and they can often be the deciding factor in your property letting quickly

Keep it simple

Sleek, clean, modern and clutter-free. Bright colours and patterns may make your property stand out but they might not be to everyone's taste. If you can, clear any clutter. The more a property looks 'ready' to move into, the more it will appeal.



Create curb appeal

If your property has an overgrown garden, with wheelie bins overflowing and a door number hanging upside down, a lot of people might be put off even arranging a viewing in the first place! Even if they do go ahead and book in with your agent, they may make up their mind before the front door is opened. Pay attention to the details- a lick of paint on the front door or a recently cut lawn can make a world of difference.



Paint or redecorate where needed

Refreshing the décor and/or paintwork of a property can be relatively cheap and easy, yet can take years off. Aim for neutral colours (beige, cream etc.) to appeal to a wider audience. Add interest with colour in the soft furnishings. Colourful cushions on the sofa or towels in the bathroom can make a wonderful impact.



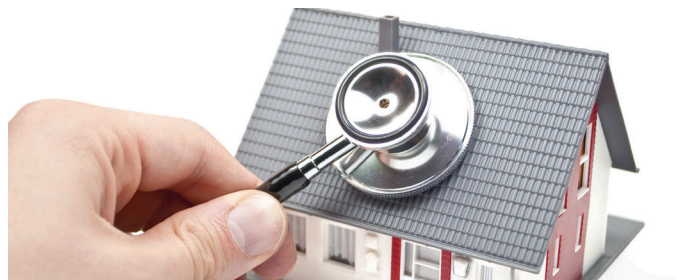
Sort out any maintenance issues as soon as possible

There is nothing more off-putting to potential tenants than unfinished maintenance work. Fix that leak, screw the door handle back in place and replace the sealant around the bath. Small jobs that make a huge difference.



Safety, Safety, Safety

Valiant Properties will conduct a formal Risk Assessment for you on the property, which we recommend is updated annually. Landlords are required by law to keep the property in a good state of repair.



Review your furniture

If your property is furnished, make sure it is up to standard. Scruffy, dirty and general old-looking furniture isn't going to do much to impress tenants. Improved standards of furniture can also help to attain a higher rent, so it's a win/win.



Let your agents do the viewings

Most Landlords do this anyway, but depending on preference and the level of service requested, a lot still accompany their own viewings. Agents are often available at the drop of a hat to conduct a short-notice viewing. If you're not you could miss a lot of opportunities, so give them a key.



Bills Bills Bills

Make sure you are clear about what is and isn't included in the rent. Bills are usually the tenant's responsibility but if you are looking for student tenants or sharers, offering a bills inclusive package could attract more interest. Take meter readings and don't forget the council tax (whilst students are exempt from paying they still need to provide a university certificate).



Keep your current tenant happy

If your property is being advertised whilst the current tenant is still living there, they can often be the deciding factor in the appeal of your property. The last thing you want as a viewer is for the current occupant to be pointing out unfixed leaks and broken washing machines. Keep them happy and use a strong relationship to encourage them to be flexible with viewings, and keep the place clean and tidy etc.



Maximum Exposure

Most people start their property search online and this now tends to be from mobile devices. Make sure your agent has a fully responsive website that works on all mobile platforms. You will also get more interest if they advertise on the UK's main property portals Zoopla.co.uk, Rightmove.co.uk and Primelocation.com. Even with all the technological advancements in property marketing, you'll be surprised how much interest a good old-fashioned board can drum up so it's a good idea to allow one.



So what should you do next?

Take a look at your property and see if any of the above tips need to be implemented. If you take them all on board your property should let not just quickly, but at the highest possible rent. Care and attention with your property literally pays off. A full Property Management service, where the agent collects rent and looks after the property and tenants, can be an excellent option for complete novice landlords then they start out, particularly for legal advice.





Safety Regulations

The Fire & Furnishings (Fire) (Safety) (Amendment) Regulations 1993

These are in respect of furnishings in the property and penalties for non-compliance can be serve.(-a substantial fine and/or a term of imprisonment).You should ensure all furnishings comply with current safety regulations. Any furnishings, which do not comply with the regulations, should be removed or replaced prior to offering the property for tenancy.

ADVICE AND INFORMATIONS FOR LANDLORDS

What Furniture? - Furniture includes sofas, chairs etc. Plus all covers on upholstery, upholstered finishing's, loose fittings, permanent or loose covers, beds,headboards,matressess,pillows,cusions ,etc.-they much all pass the fire resistant test. Fire resistant mean that they must pass the ignitability test as well as 'the match test 'and 'the cigarette test'. These test apply to all furniture supplied in the course of buisness'supplied is defined as the firing out of goods including hiring them out as a part of letting. Furniture manufactured before 1950 is exempt, as combustible materials were not used in manufacture at that time. Therefore, antique or period furniture need no comply.

Penalties-There are severe penalties for non-compliance. (Imprisonment and/or a heavy fine).It is imperative therefore that the landlord fully understands the need for compliance.

Fire resistant treatment-Many companies are offering to spray furniture so that they will comply with the regulations. This will not suffice, as the upholstered filling must also be fire resistant. The D.T.I has indicated that spraying will not comply, as the only way to ensure effectiveness will be to test the equipment for fire resistance, thus defeating the object.



LANDLORDS ACTION:

1. Check furnishings for labels, which shows they comply with the fire regulations.
2. If no label, and the furniture was purchased before 1st March 1990, arrange to remove from the property and inventory.
3. Provide your Letting Agent with copies of the receipts for purchase, where applicable.

GAS SAFETY REGULATIONS;

GAS SAFETY (INSTALATIONS AND USE)
REGULATIONS 1994 & SUBSEQUENT AMENDMENTS



ADVICE & INFORMATION FOR LANDLORDS

The above regulations state that the Landlords **MUST** ensure that his gas appliances are checked annually to ensure they are safe. The regulations came into force in October 1994 and must be enforced by **GAS SAFE REGISTERED INSTALLERS**. It is up to the Landlord (and/or his managing agent) to ensure the contactor used is approved by the Health and Safety Executive.

If a fault is found in a gas appliance, the installer must inform both the landlords and tenant. If no remedial action is taken, then the installer should report the appliance to British Gas, who will use their statutory powers to switch off the appliances.

The following amendments came into 1996:

The record of the safety check must now be retained for a period of two years from the date of the check and the record must contain the following:

1. The date on which the appliance or the flue was checked.
2. The address of the premises at which the appliance or flue is installed.
3. The name and address of the landlord (or his agent) of the premises
4. A description of and the location of each appliance or flue is installed
5. Any remedial action taken
6. Confirmation that the check undertaken complies with the regulations
7. The name and signature of the individual carrying out the check
8. The registration number with which that individual or his employers is registered with GAS SAFETY
9. A record must be given to the tenant of the premises within 28 days of the clock
10. A copy of the last safety check must be given to a tenant before they occupy the premises





LANDLORDS ACTION:

1. The appliances must be checked on an annual basis for the safety by a registered GAS SAFE contractor and any remedial works undertaken PRIOR TO ANY TENANCY COMMENCING and a copy given to the Lettings Agent & Tenant.
2. Landlords should maintain a record of when each gas appliance was checked and the defects found and the remedial action taken.

In summary, Landlords (or their Managing Agents) must have all gas appliances checked, serviced and kept in good repair. The service must take place at least once a year, and a record kept of any problems, and the date the service was carried out. We use suitably qualified GAS SAFE registered contractors, and will organise these safety inspections for our managed properties.

Electrical equipment & appliances:

In order to demonstrate a “duty of care” a Landlord should have a safety check undertaken by a qualified contractor prior to the commencement of any letting and a record kept. Instruction books should be available to the tenants for the use of the appliances.

ELECTICAL EQUIPMENT (SAFETY) REGULATIONS 1994

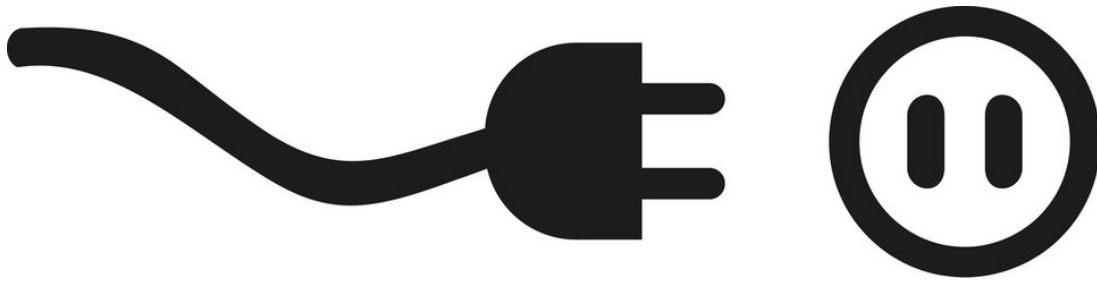
ADVICE & INFORMATION FOR LANDLORDS

These regulations came into force January 1995, replacing the Low Voltage Electrical Equipment Regulations 1989. They apply to any electrical equipment between 50 and 1000 volts of alternating current, and 75 to 11500 volts of direct current which they apply to “new and second hand appliances such as kettles and TV’s as well as fixed appliances such as electric cookers and immersion heaters’. The appliance must be safe and to establish this, the appliance should be tested by a **qualified person who has the necessary test equipment to carry out portable appliance testing**. The mains supply to the property should also be tested (preferably by a qualified electrician) and remedial works undertaken where recommended.

Each item should be labelled to show that it has been tested and carry details of the tester. Records should be kept showing details of serial numbers etc. This information should preferably be attached to the inventory.

The statutory instrument states that the transitional arrangement say that the equipment must comply with the Low Voltage Regulations 1989. This means that all equipment should either have instructions shown on the appliance or should have an instruction book supplied. Good practice dictates that instruction books are shown on the inventory.





Plug and Socket (Safety) Regulations 1994

All plugs must be “sleeved” and. Have correct fuses. (in order to avoid having to open the plug, it is recommended that plugs are purchased with visible fuses).

The regulations do not stipulate how often the electrical supply should be tested. It is recommended that all appliances and the supply should be thoroughly tested before the first Tenancy is entered into. Thereafter, perhaps every two/three years or between tenancies and more often for old or suspect supplies or appliances.

Penalties: - regulation 14 supplemented by regulations 5 and 9 in this statutory instrument states. That no equipment shall be supplied that is not safe. If any risk occurs through supply of unsafe equipment, the penalty is £5,000- or 3-months imprisonment if a property is damaged or and animal injured or killed, but if it has a human, the penalty may be up to 12 months’ imprisonment.

LANDLORDS ACTION:

1. Remove (and replace where required) any appliances which are old or for which there are no instructions
2. Arrange for suitably qualified person with appropriate equipment to undertake safety check* and for labels to be attached. *the check should include the supply to the property as well as any appliances. Plugs and fuses should be checked, and incorrect fuses replaced, and sleeved plugs provided.
3. Arrange for a qualified electrician to inspect the mains supply and have any remedial works undertaken before the tenancy commences.
4. Prepare and inventory which includes appliances, the date they were checked for safety, and noting any instructions books and give to Letting Agent.



SMOKE ALARMS

ADVICE & INFORMATION FOR LANDLORDS

The Smoke and Carbon Monoxide Alarm (England) Regulations 2015

From the 1st October 2015, landlords gave to ensure a smoke alarm is fitted on every floor of their property where there is a room used wholly or partly as living accommodation.

They will also have to put a carbon monoxide alarm in any room where solid fuel is burnt, such as wood, coal or biomass and includes OPEN fires. It does not include gas, oil or LPG

If battery operated smoke alarms are fitted to the premises, the landlord must ensure that they are in working order at the start of the Tenancy (if you wish us to arrange the fitting of the alarms at your expense, you must advise us in writing)

We accept no liability if the landlord fails to comply with the regulations

To download an explanatory booklet issued by the Department for Communities and Local Government please go to the following website; www.gov.uk – and search for; smoke and carbon monoxide alarms: explanatory booklet for landlords.



ENERGY PERFORMANCE CERTIFICATES (EPC) FOR LANDLORDS

From 1st October 2008 all landlords letting a property need to provide an EPC certificate to any prospective tenant.

There is no need to obtain a certificate for an existing tenancy, and once obtained, a certificate remains valid up to 10 years. If a valid Energy Performance Certificate still exists when changing tenants, no new certificate is required. This applies to both private and social sector landlords and tenants

From 1st April 2018 all landlords of privately rented domestic and non-domestic properties in England or Wales must ensure that their properties reach at least an EPC rating of E before granting a new tenancy to new or existing tenants.

We are able to organise EPC for landlords at competitive rates. It is advised that if an EPC is required for your property it is obtained at the earliest possible opportunity, as it could delay the eventual letting of the property.

‘HOUSES IN MULTIPLE OCCUPATION’ (HMO’S) – LETTING TO SHARES

A property is an HMO if It is let as a main or only home to AT LEAST 3 TENANTS, who form more than one household and who share a kitchen, bathroom or toilet. An HMO property must have LICENSE from the Local Council if they are THREE or more storeys or occupied by 5 or more persons who form more than one household. If the property is not 3 or more storeys, or is not occupied by 5 or more persons, it does not currently require a license, BUT you do need to comply with certain requirements including:

1. Automatic Fire Detectors and alarm system (AFD’S). These must be provided to ensure early warning in the event of a fire. (these are ‘wired in’ alarms – not battery-operated smoke alarms).
2. Ensure that every fixed electrical installation is inspected and tested at intervals not exceeding 5 years by the person qualified to undertake such testing.(This is a more in depth test than required for non HMO tenancies)
3. Provide a suitable fire blanket to the kitchen.



It is therefore important that landlords contact their local council to ensure that all requirements are satisfied and to ascertain whether the property requires a licence. Penalties are severe for non-compliance.



SELECTIVE & MANDATORY LICENSING

Please note that certain local councils require the landlord to obtain a license to rent out their property.

It is important that landlords contact their specific council to confirm whether a licence is needed before renting out their property. Penalties are serve for non-compliance.

LEGIONELLA AND YOUR RESPONSIBILITIES

Landlords who provide residential accommodation have a legal duty of care to ensure that the risk of exposure of tenants to legionella is properly assessed and controlled.

It is recommended that every 2 years, Landlords of domestic properties appoint a professionally trained and accredited body to carry out a Legionella Risk Assessment survey then implement any recommendations.

What is Legionella?

Legionella is a potentially fatal illness, similar to pneumonia which can be caught by inhaling bacteria contained in tiny droplets of water suspended in the air. Legionella bacteria tends to be generated in purpose-built systems where water is maintained at the temperature high enough to encourage growth: where water is stored and/or re-circulated: or where there are deposits that can support bacterial growth, such as rust, sludge or scale. In domestic residences this would tend to be a hot and cold water heating system including storage tanks.





What the Law requires of the Landlords:

Landlords who provide residential accommodation have a legal duty of care to ensure that the risk of exposure of tenants to legionella is properly assessed and controlled. It is recommended that every 2 years, landlord of domestic properties appoint a professionally trained and accredited body to carry out a Legionella Risk Assessment survey then implement any recommendations.

We feel it is our duty to bring this type of information's and your relevant responsibility to your attention. In addition we recommend you carry out Legionella Risk Assessment .This can be arranged via one of our contractors on your behalf. Alternatively, if you have a legionella risk assessment already of the property, please forward copy to us for our files.

If you wish us to arrange a Legionella Risk Assessment in accordance with current legislation and HSE ACOP L8 please contact us.

CUSTOMER EXPERIENCE REPORT



26 Customers Reviews with 4.9 % Customer satisfaction on Google ★★★★★
20 Customers Reviews with 5 % Customer satisfaction on Social Media ★★★★★

Report generated 25th July 2019

Steve King reviewed [Valiant Properties Sales-Lettings-Management](#) – ★★★★★ *5 star*

13 October 2016 ·

Great professional service reliable and trust worthy. Where other agents have failed these people deliver. You won't get better service than this

Mellissa Ludlow reviewed [Valiant Properties Sales-Lettings-Management](#) – ★★★★★ *5 star*

26 June 2017 ·

Magda at Valiant properties has three of my houses which she looks after. The houses are kept to a high standard with any issues dealt with quickly. Always occupied and Tennant's found very efficiently.

Alicja Osinska Waskowicz ★★★★★

3 reviews

2 months ago

Excellent! We recently purchased a property through Valiant Properties and found the process extremely easy. Magda was really helpful and knowledgeable and always willing to go extra mile. Highly recommended



Myer Payne ★★★★★

Local Guide · 13 reviews · 1 photo

4 months ago

Magda is a fantastic person to get on with. Her knowledge and experience of sales and lettings is amazing. She is a bright bubbly person who always puts her customers first and you will not find another person as devoted to her job as Magda is.



MIREK'S HOME IMPROVEMENT SERVICES ★★★★★

1 review

5 months ago

I would like to say a very big thank you to valiant team for their top service from start to finish.



martin christie ★★★★★

1 review

a year ago

As first time landlords Magdalena has been extremely helpful, she has advised us on anything we were unsure of and found us good tenants within a week. She is very approachable and nothing is too much trouble. We are very pleased with her ...[More](#)



Sue Smith ★★★★★

2 reviews

a year ago

Magda and her team are a pleasure to deal with. I have found her to be helpful, supportive and professional at all time. Any questions I've had have been dealt immediately. I'm using them again as my agent for my new home.

Like

Response from the owner year ago

Thank you so much for your kind words it is pleasure helping you x

ReplyLike



J Jutsum ★★★★★

2 reviews

a year ago

From the moment I gave Valiant Properties the keys to my house, I've not looked back. Every box has been checked, I've had no worries about anything, my house is in tip top condition and I'm able to sit back and let them do their job. I'm ...[More](#)



lydia ablett ★★★★★

1 review

6 months ago

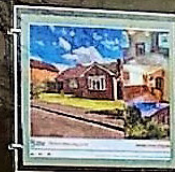
Would definitely recommend

www.valiantproperties.co.uk
01945 461116



**Valiant
Properties**

VALIANT PRO
We're here to answer any questions you may have.
SALES & LETTI



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