



# The 50plus



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Also in Berkshire, Oxfordshire, Yorkshire, Hertfordshire and other locations

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## A short essential guide to certification for landlords

A number of home checks are required when you as a landlord let a house, flat or a room in your property. These are:

### Gas certification

If you have any gas at all on the premises as a whole then certification is required annually.

50plus Gas Safe registered personnel will inspect and certify gas appliances and installations.

### Electrical and smoke alarm certification

All electrical circuits and appliances should be safe for use to the best of the landlord's knowledge.

50plus provides a combined Landlords Electrical Safety fixed wiring and PAT (appliance) test certificate which we recommend is undertaken once every three years or at a change of tenancy.

Included in the certificate is testing of smoke alarms. Landlords are required in law to ensure that working smoke and carbon monoxide alarms are installed and tested in rental properties in England. The requirement is for:

- At least one smoke alarm installed on every storey of the property which is used as living accommodation, and
- A carbon monoxide alarm in any room used as living accommodation where a solid fuel is used (if a fireplace for decorative use only is not 'in use').

If you have a gas appliance in a bedroom we strongly recommend that a carbon monoxide is fitted in the room.

The landlord must make sure the alarms are in working order at the start of each new tenancy or have them checked by a competent person. Alarms can be battery or mains operated.

If you don't have the necessary alarms these can be provided and installed at the time the electrical test takes place, providing we have prior knowledge.

You as a landlord should also be aware of risks around legionella.

There is further information available at [www.the50plus.co.uk/landlords.php](http://www.the50plus.co.uk/landlords.php).

If you have questions feel free to contact 50plus. Use the numbers above or email [enquiries@the50plus.co.uk](mailto:enquiries@the50plus.co.uk).