

# Trading Standards advice for landlords

**As a landlord, you are required to comply with Trading Standards laws that apply to you. You can use this advice guide to help you to understand your obligations to ensure any property you rent out is energy efficient, safe and that your tenants are protected.**

## Safety of goods in rented accommodation

The law requires that goods are safe when they are supplied, including where supplied as part of a tenancy agreement or in let accommodation. Gas installations, appliances and flues must be checked by a Gas Safe registered person every 12 months, and a record of the check must be made available to tenants. Specific checks are not normally required by law for other products (e.g. furniture, electrical items and glazing) but you still must ensure they are safe. The best way to do this is to have them tested and keep records of those tests.

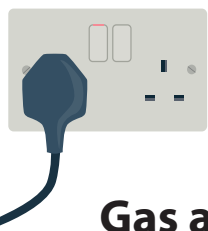
### Furniture

There are specific requirements for furniture, including furniture supplied in let accommodation. Upholstery must pass a specified cigarette test for flammability; some fillings must pass a specified ignitability test and furniture with permanent covers must pass specified match tests.



### Electrical equipment including plugs & sockets

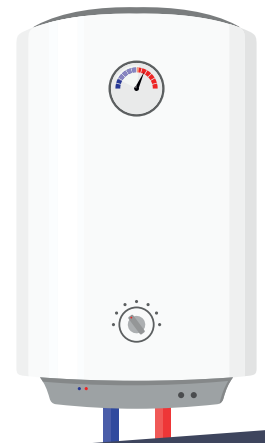
The Electrical Equipment (Safety) Regulations 2016 require that all mains equipment supplied with rental accommodation is safe.



### Gas appliances

You must ensure that gas appliances are checked for safety, including, where relevant, flues, ventilation, operating pressure and gas tightness. These checks should be carried out at least every 12 months and records kept. Only use businesses registered with the Gas Safe Register to carry out checks, maintenance and installation work.

**Guidance on the safety of specific types of goods that you may supply as part of a tenancy agreement or in let accommodation can be found [here](#).**



## Property descriptions

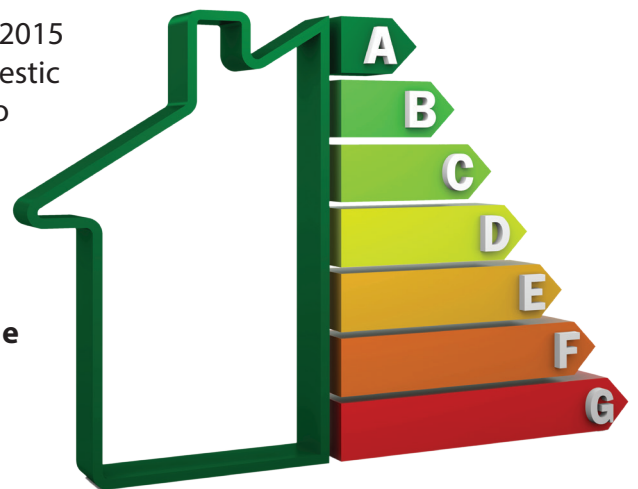
If you market your own properties for rent, you must ensure that any descriptions you use are accurate and are not misleading. You must not omit information which a prospective tenant may need to make an informed choice on whether to rent your property. There is a specific guidance note on Business Companion on this matter. It is written for estate and lettings agents, however if you market your own properties as a trading landlord then the provisions apply to you too. **Access the guide [here](#).** If you are marketing via an agent, then you must ensure you are providing accurate information to them. They could take civil action against you if you have supplied false information.



## Minimum energy efficiency

The Energy Efficiency (Private Rented Property) Regulations 2015 prohibit the letting of substandard (lower than band E) domestic property. Since 1 April 2018 you must not grant a tenancy to new or existing tenants if the domestic property has an EPC rating of band F or G. From 1 April 2020, you must not continue letting a domestic property that is already let if that property has an EPC rating of band F or G.

**For more information visit the Business Companion guide on this subject [here](#).**



# Energy Performance Certificates (EPCs)

Before a property is placed on the rental market, you must ensure that a valid EPC has been obtained or commissioned. If it has not been obtained before the property is marketed, then you must make all reasonable steps to ensure that the EPC has been obtained within seven days of first marketing the property.

When a property is being rented, it is your responsibility to provide an EPC free of charge to a potential tenant. As soon as an EPC is available in writing it must be given to any person who has requested it. Where a person has made a request to view a building, it must be given at the time of viewing. A copy of the EPC must be given free of charge to the successful tenant. The energy performance indicator must be stated in any advertisement of the rental in commercial media.

**Business Companion has a specific guidance note on EPCs which can be viewed [here](#).**

## If you use a letting agent

Ensure that the letting agent you use is a member of a government approved redress scheme (Property Redress Scheme or The Property Ombudsman). This is a legal requirement.

If they receive deposit payments on your behalf, you must ensure these are placed in a deposit protection scheme. Ask to see proof for each deposit.

## Other available guidance (e.g. tenant checks, deposit protection, eviction, right to manage, tenancy agreements)



**Visit the Gov.uk site for in depth information on these matters.**

**[www.gov.uk/browse/housing-local-services/landlords](http://www.gov.uk/browse/housing-local-services/landlords)**

**For free, impartial legal advice for businesses in relation to trading standards and consumer protection visit [www.businesscompanion.info](http://www.businesscompanion.info)**

**Further advice for businesses from Trading Standards is available at [www.norfolk.gov.uk/businessadvice](http://www.norfolk.gov.uk/businessadvice) or by calling 0344 800 8020.**