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Law confers upon you as a landlord certain legal responsibilities and requirements that should be conformed in strict sense. Escaping these responsibilities, you have to follow the legal consequences. There are special rules for landlords to be followed when they are planning to let their property to rent in UK. These rules deals with gas and electrical safety, also covers soft furnishings, houses in multiple occupations. Law also requires the landlords to make certain alterations in the property when the prospective tenant is a disable person.

If you donâ€™t know about your responsibilities as a landlord you must consult a letting agent or a lawyer. Failure to carry out legal responsibilities is an offence and bears legal consequences. To avoid being guilty of this offence, you must observe rules and regulations in their strict sense. All these regulations ensure the safety of tenants and also of your property to rent in UK.

The law confers upon the landlord to keep the property to rent in UK well maintained. Law also requires you to carry out necessary repairs as and when needed. Not only the structure of the house is to be maintained but also every utility in the property like electricity and drainage.

Then there is law dealing with the safety of electric wirings in the UK accommodation. The law requires the landlord that he should provide the tenants before the start of tenancy with safety notices and also with instructions regarding maneuver of electric appliances. Make sure to engage the services of electrician for the purpose of systematic checking of your wirings.

Furthermore, gas appliances should also be in accordance with Gas Safety (Installation and Use) Regulations, 1998. This law requires that all the gas appliances should be given an annual check so as to ensure the safety of tenants and not to put their lives in danger. When annual check is done by the concerned person having authority in this regard, landlord is issued a CORGI certificate. This certificate is only issued when every thing is safe for use. Landlord is bound to give the copy of this certificate to the prospective tenants.

If you are planning to buy a new home for you and to let your previous home then you should get the insurance policy that is meant for landlords. Simple home insurance will fail to cover your losses.

Then there are regulations for UK accommodation to be shared by multiple tenants. These houses are legally termed as Houses in Multiple Occupation. For letting such type of tenancy the landlord must bear a license to this effect. These licenses are issued by the concerned local councils. The law also sets limitation upon the number of tenants who may rent the property. To let such a property the law confers upon landlord to meet extra safety measures with regard to fire and electrics.

The regulations contained in Furniture & Furnishings (Fire) Safety Regulation, 1988 requires that all the soft furnishings provided in the UK accommodation by the landlord should bear a fire safety label. The landlord has to strictly observe these regulations.

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