

Advice for Landlords



Legal and Safety Requirements

The Furniture and Furnishings (Fire) (Safety) (Amendment) Regulations 1993

The above regulations were amended in 1993 and set new levels of fire resistance for domestic upholstered furniture and furnishings. It is an offence to 'supply' in the course of business any furniture which does not comply with the regulations. This includes supplying furniture as part of a residential property to be let.

The regulations apply to; sofas, beds, bed-heads, childrens' furniture, garden furniture suitable for use in a dwelling, scatter cushions and pillows, stretch or loose covers for furniture or other similar items. The regulations do not apply to: curtains, carpets, bedclothes (including duvets and mattress covers).

Any furniture manufactured after March 1990 is likely to comply, but if the appropriate labels are not on the furniture, compliance is in doubt and checks should be made with the manufacturer.

The Gas Safety (installation and use) Regulations 1998 (Cost £75.00 +VAT) Optional

These regulations first came into effect 31st October 1994 to ensure that gas appliances are properly installed and maintained in a safe condition so as to avoid the risks of carbon monoxide poisoning. It is the responsibility of landlords to ensure that ALL gas appliances and gas installation pipe work owned by them are checked for safety at lease once a year by British Gas or a member of the Council for Registered Gas Installers (CORGI). In addition accurate records of the safety inspections and any work carried out must be kept. The current safety certificate must always be available for any tenant prior to them taking occupation of a property.

Faulty equipment can lead to death and a conviction of unlawful killing on a landlord. Under the regulations any appliance that does not conform can be disconnected.

The Electrical Equipment (Safety) Regulations 1994

The above regulations impose an obligation on a landlord to ensure that all electrical appliances left as part of a let property are safe. Cabling, fuses and plugs should also be inspected and replaced where necessary to the correct rating for that particular appliance.

Other legislation covering electrical installations is currently in force and we strongly recommend that all appliances are regularly checked and serviced.

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.

Energy Performance Certificates

Landlords offering property for rent are required by law to provide prospective tenants with an Energy Performance Certificate for their property. This certificate should be affixed to the property (usually within the meter cupboard).

Property Landlord Registration

It is now an offence for private landlords in Scotland to let property without having applied to be registered. Landlords could face a fine or have their rent withheld if they avoid registering.

Insurance

Landlords should seek to have in place applicable buildings and/or contents insurance for their property which is subject to let.

Tenancy Agreement

It is a requirement for landlords to sign their own tenancy agreement. Therefore it is important that we are given clear instructions regarding the length of time the property will be available and that we have a contact address and telephone and fax number in order that the document may be forwarded for signature prior to any tenancy

**Thinking of renting out your property?
Don't know where to start?
Lots of agents to choose from?**

From start to finish, we will effectively manage your property.

Our services are designed to fit in with your busy lifestyle and budget.

Whether you have a single property or a portfolio, our lettings team will assist you every step of the way and you decide what level of involvement AVJ Homes will have in the smooth management of your portfolio.

NO UPFRONT FEES*

We do not always need to view your property prior to marketing, this can be done at a time that suits both agent and landlord.

If you require us to market the property immediately, you can fax the signed landlords agreement to fax no. 0141 649 2210.

AVJ Homes makes letting your property easy to understand and we don't charge expensive rates.

Choose Your Package

Fees & Services

Three packages of professional service on offer...



How much will it Cost ?

Find Only

- 75% 1st Month rent collected
- Lease paperwork £75.00
- Schedule of Condition £55.00

Find & Rent Collection

- Marketing Fee £249.00
- 6% Monthly Commission
- Council Tax Exemptions between Lets £55.00
- Schedule of Condition £35.00

Full Property Management

- Marketing Fee £99.00
- 12% Monthly Commission
- Council Tax exemption (optional) £35.00
- Schedule of Condition & Regular Property Inspections (optional) £30.00
- Visual Inspections FREE
- Lease Renewal (Yearly Costs) £50.00



Legislative Check Costs

- Energy Performance Certificate £75
- 1 Year Landlord Gas Safety £75
- 5 Year Periodic Electrical (optional) £150
- Landlord Registration £49

All prices are exclusive of VAT.

Costs can be negotiated depending on level of business and quality of property.

If you wish AVJ Homes to market your property then please contact the lettings department on 0141 649 8528 or Freephone 0800 7811 676 to arrange an appointment.

Alternatively you can e-mail AVJ Homes for further information on sales@avjhomes.com

* Dis-instruction prior to tenant occupancy: It is deemed and accepted to be the landlord's liability and responsibility for payment of any / all marketing fees and related costs (i.e. gas safety) instructed for, and on behalf of the landlord received by AVJ Homes from any nominated and/or instructed contractor(s) and we, AVJ Homes, are entitled to seek recovery for the sums due accordingly.