

# UniS Accommodation Office Safety Declaration Form

**Please submit this form along with copies of certificates and the House Advertisement form. Please note that we are not able to advertise your property until all these forms are received.**

All private sector property advertised to students through the University must have safe gas appliances, a safe electrical installation and safe soft furnishings. In addition we require properties to have basic fire safety precautions and that landlord's commit to join one of the Tenancy Deposit Protection Schemes. Our specific requirements are:

1. If there are gas appliances in the property we require a copy of a current 'Landlords Gas Safety Certificate'.
2. You must have a current 'IEE Periodic Inspection Report' for the property. We require a copy of this except where you have already submitted one that is still within date. This certificate confirms that the electrical installation (wiring, sockets etc) within the property has been subject to inspection by a qualified electrician within the last five years.
3. We require a declaration that the property meets the following minimum standards:
  - There is a mains operated smoke detector with battery backup on each floor
  - The kitchen or hall has a fire door with spring closure
  - There is a fire blanket in the kitchen
4. Soft furnishings in the property must comply with the Furniture (Fire Safety) regulations 1988.
5. From 6<sup>th</sup> April 2007, if you take a deposit the law requires you to join an approved Tenancy Deposit Protection Scheme.

## Declaration

Please indicate below

I enclose a copy of the current 'Landlords Gas Safety Certificate' (or write 'No GAS')

I enclose a copy of the current electrical (IEE) periodic inspection report issued within the last five years. (If you have already sent us a copy it is acceptable to write the date that the inspection was carried out)

The property meets the minimum fire safety standards detailed in item 3 above.

Soft furnishings in the property comply with the Furniture (Fire Safety) Regulations 1988

I am aware that, if I take deposits, I am obliged to join an approved Tenancy Deposit Protection Scheme

Landlords name \_\_\_\_\_

Signature \_\_\_\_\_

Property address  
\_\_\_\_\_

Date \_\_\_\_\_