

Accommodation Office Private Sector Declaration Form



All private sector property advertised to students by the University must have safe gas appliances, a safe electrical installation, a minimum level of fire safety measures and safe soft furnishings.

The requirements are:

- 1) If there are gas appliances in the property we require a copy of a current 'Landlords Gas Safety Certificate'.
- 2) A copy of an 'IEE Periodic Inspection Report' for the property showing that the electrical installation (wiring, sockets etc) within the property has been subject to inspection by a qualified electrician within the last five years. All 'Observations & Recommendations' coded either 1 or 2 cannot be left unrectified – we will require evidence in the form of reference to it on the certificate, or a separate minor works certificate stating that the work has been done.
- 3) A Declaration that the property, as a minimum, has:
 - A mains operated smoke detector with battery backup on each floor
 - The kitchen has a fire door, with spring closure, to protect the sleeping accommodation
 - There is a fire blanket in the kitchen
 - Carbon Monoxide Detector

Please note you are also advised to carry out and if necessary, act upon a fire safety risk assessment to comply with the 'Regulatory Reform (Fire Safety) order 2005'.

- 4) Soft furnishings must comply with the Furniture (Fire Safety) regulations 1988.

Please note that any deposits taken should be held in an approved Tenancy Deposit Scheme. Please also ensure that you provide us with the Reference Number of the Energy Performance Certificate (EPC) for this property on the House Advertisement Form.

Declaration

Please indicate below

The property complies with these standards:

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

I enclose a copy of the current electrical installation (IEE) periodic inspection report issued within the last five years (or write 'already submitted').

The property meets, as a minimum, the four fire safety measures detailed in 3 above.

The soft furnishings supplied comply with the Furniture (Fire Safety) regulations 1988.

I have taken a deposit and have joined an approved tenancy deposit scheme.

I am aware that if I let my property to students I must provide an Energy Performance Certificate (EPC) for inspection by potential tenants. (If previously notified please write 'already submitted')

Landlords name _____

Signature _____

Property address _____

Date _____