

## Health and safety checks

A valid gas safe certificate must be uploaded with the on-line application.

### **Gas safe certificate**

It is a legal requirement for gas appliances to have a safety check by a suitably qualified engineer [registered with gas safe](#) and for the certificate to be uploaded with your application.

**Other documentation (listed below) can be requested by the council at any time and would need to be received within 28 days of request.**

### **Fire and carbon monoxide protection for tenants**

Landlords need to strive to minimise potential hazards and ensure their properties are safe. In most cases, smoke alarms should be mains operated. Please note that it is now a legal requirement for all tenanted properties to be fitted with smoke alarms and new legislation is being introduced in October 2015 including new requirements for carbon monoxide alarm provision. [More information about this can be found on the fire service website.](#)

### **Fire risk assessment**

A fire risk assessment is a comprehensive evaluation of all fire risks and safety at the property. It would include details of the persons at risk, potential fire hazards, fire prevention and management, fire safety equipment, fire safety training, means of escape and evaluation of emergency fire procedures.

All properties must be subject to a fire risk assessment this can be carried out by the landlord, property owner or manager of the property. To assist you in a fire risk assessment please read the [GOV.UK fire safety risk assessment: 5-step checklist](#)

Please also see [GOV.UK for fire safety tips for people in shared or rented homes](#)

### **Furniture**

Furnishings must be fire resistant and meet safety regulations [Furnishings \(Fire Safety\) Amendment Regulations 1993](#)

### **Electrical check**

Landlords need to strive to minimise potential hazards and ensure their properties are safe. Please arrange for a certified electrician to inspect your property/ies as soon as possible. Evidence of electrical inspections can be requested at any time.

[Read the guidance on the electrical safety first website](#)

### **Portable Appliance Test (P.A.T.)**

A P.A.T. is not mandatory as it is not part of the licence conditions, but the licence conditions do state that electrical items must be in a safe condition.