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# SAFETY CERTIFICATES & KEY LEGAL INFORMATION

There are some legal requirements we must ensure your property adheres to. These are outlined below for your reference.

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## LANDLORD REGISTRATION

Every landlord is required to register themselves as a landlord with the council. To do this you must log on to [www.landlordregistrationscotland.gov.uk](http://www.landlordregistrationscotland.gov.uk). This website will guide you through the process, you will require our unique Agents registration number which is 166107/230/19040. You are required to renew your registration every 3 years.

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## GAS SAFETY

This is an annual safety certificate that must be carried out by a qualified 'Gas Safe' registered engineer.

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## ELECTRICAL PAT TESTING

PAT (Portable Appliance Testing) ensures all portable appliances are operating to the highest standard regulated by the Health & Safety executive.

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## INVENTORIES AND CONDITION REPORTING

A detailed photographic and written inventory is required for your property at the beginning of the tenancy. All of our deposits are registered and safeguarded through the tenancy deposit scheme. More details can be found here [www.safedepositsscotland.com](http://www.safedepositsscotland.com).

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## LEGIONNAIRES RISK ASSESSMENT

There is a legal duty for landlords to assess and control the risk of exposure to legionella to protect their tenants against the risk of contracting legionnaires disease. It is the landlord's responsibility to ensure that the risk of exposure of tenants to legionella is properly assessed and controlled and the landlord should ensure that the property's water supply, storage and distribution of water throughout the property comply with best practice under the HSE's approved code of practice.

A Legionnaires risk assessment is required to be carried out at regular intervals and the frequency (every 1-5 years) will be recommended by the assessor, dependent on the water system in each property.

The relevant legislation can be viewed at [www.hse.gov.uk/legionnaires](http://www.hse.gov.uk/legionnaires).

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## ELECTRICAL INSTALLATION CONDITION REPORT (EICR)

It is now necessary for all rented properties to have a valid Electrical Installation Condition Report (EICR). An EICR is a report on the condition of all existing electrical installations to identify any deficiencies against the national safety standards. The inspection will reveal if any electrical circuits are overloaded, find any potential electrical shock risks or fire hazards and highlight any lack of earthing or bonding. The EICR is to be renewed every 3 years.

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## HARD WIRED SMOKE ALARMS & HEAT SENSORS

Statutory guidance provided by the Scottish Government dictates the requirements for smoke and heat alarms in tenanted properties as follows:

- There must be one functioning smoke alarm in the room which is frequently used by the occupants for general daytime living purposes.
- There must be one functioning smoke alarm in every circulation space, such as hallways and landings.
- There must be one heat sensor in every kitchen.
- All alarms should be interlinked.
- The number and position of the alarms will depend on the size and layout of the house. There should be at least one alarm on each floor.

A copy of the revised statutory guidance is available on the PRHP website by visiting [www.prhpscotland.gov.uk](http://www.prhpscotland.gov.uk).

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## CARBON MONOXIDE DETECTOR

A Carbon Monoxide Detector detector must be placed near or beside the boiler. This is to ensure the safety of the tenant in case of a serious leak from the boiler.

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## ENERGY PERFORMANCE CERTIFICATE (EPC)

For all properties an EPC is now required. This will be included in any home report you may have already had carried out on your property. This again is a legal requirement and needs to be carried out by a qualified EPC contractor. The purpose of this certificate is to measure how energy efficient your property is and monitor your properties CO<sup>2</sup> emissions.

The certificate gives your property a grading allowing potential new tenants to view how energy efficient your property is.

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## COMPLETED FORMS TO BE SENT HERE:

60 Queen St  
Edinburgh  
EH2 4NA

0131 226 5050  
[enquiry@murrayandcurrie.com](mailto:enquiry@murrayandcurrie.com)  
[murrayandcurrie.com](http://murrayandcurrie.com)

MURRAY & CURRIE  
PROPERTY