



## Clarification of Requirements for Gas, Electrical and Fire Safety

Entry into the SASSH Property Accreditation Scheme to advertise private rented properties through the Accommodation Services of the University of Southampton and Southampton Solent University has several key requirements, alongside those set out in the SASSH Property Accreditation Standards.

A copy of a current Gas Safety certificate and a current Electrical Safety certificate (together with Automatic Fire Detection) is required for **all** properties submitted for advertisement. Any certificates dated to expire within the four week period of advertisement cannot be accepted. If you have already provided certificates that would be current for the 2010/2011 letting year, you can notify us by email at [privaterented@soton.ac.uk](mailto:privaterented@soton.ac.uk).

Certificates can be sent by email to [privaterented@soton.ac.uk](mailto:privaterented@soton.ac.uk), by fax to 023 8059 3959 or by post to:

Accommodation Service  
Student Services Centre  
University of Southampton  
Highfield  
Southampton  
SO17 1BJ

### Gas Safety

- A current **Gas Safety certificate** must be provided by a Landlord/lady wishing to advertise a property through SASSH. Please note that such certificates are only valid for 12 months.
- Landlords should ensure that the Gas Engineer is on the **Gas Safe Register** and that they have access to all rooms in the property, where all gas installations are noted and the certificate is completed correctly. See [www.gassaferegister.co.uk](http://www.gassaferegister.co.uk) for more details on the Gas Safe Register.
- It is a requirement of the Gas Safety (Installations and Use) Regulations 1998 that all Landlords ensure that gas appliances are maintained in good order and checked for safety at least once a year.

**A COPY OF THE CURRENT LANDLORD'S GAS SAFETY CERTIFICATE MUST BE PROVIDED FOR ALL PROPERTIES SUBMITTED FOR AN ADVERTISEMENT**

### Electrical Safety

- A current **Electrical Safety certificate** must be provided by a Landlord/lady wishing to advertise a property through SASSH, in the form of a **Periodic Inspection Report for an Electrical Installation**. For the purposes of the Scheme, these certificates are considered valid for up to three years.
- Certificates will be accepted from **BRE, BSI, ECA, ELECSA, NAPIT** and **NICEIC** registered engineers.
- The standard relies upon an inspection by a contractor registered with any one of the six Full Scope/Competence Schemes approved under Part P of the Building Regulations and listed above, followed by appropriate tests and an annual visual inspection by the landlord. Please see [www.part-p.org.uk](http://www.part-p.org.uk).

**If either Sections D or F Observations and Recommendations of the 'Periodic Inspection Report for Electrical Installation' contain recommendations, the following will be required prior to advertisement. Please check your certificate for items numbered as follows:**

- If the requirement is prefixed with the **number 1**, 'Requires Urgent Attention' additional information in the form of a 'Minor Works Certificate' or a replacement 'Periodic Inspection Report' demonstrating that full remedial works have been completed is required.
- If the requirement is prefixed with the **number 2**, 'Requires Improvement' additional information in the form of a 'Minor Works Certificate' or a replacement 'Periodic Inspection Report' demonstrating that full remedial works have been completed is required.
- If the requirement is prefixed with the **number 3**, 'Requires Further Investigation' it would be expected that the investigation is carried out as soon as is practicably possible but preferably during time in which the property is unoccupied eg. the student Summer Vacation. Details of this investigation and confirmation of the completion of any works necessary should be given in the form of a 'Minor Works Certificate' or a replacement 'Periodic Inspection Report'. Confirmation that these works will be done with expected completion dates is also required in writing before your advert can be placed.

<p><b>A COPY OF THE CURRENT LANDLORD'S ELECTRICAL SAFETY CERTIFICATE MUST BE PROVIDED FOR ALL PROPERTIES SUBMITTED FOR ADVERTISEMENT</b></p>
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## **Automatic Fire Detection Systems and Other Fire Precautions**

- The details of the Automatic Fire Detection System (AFDS) can be included in the Periodic Inspection Report when the property is submitted for advertisement.
- If the details of the AFDS are **not** included in the Periodic Inspection Report when you submit the property for advertisement, a copy of the additional **Minor Works Certificate** detailing upgrade/s to an existing system or a **Fire Alarm Inspection & Commissioning Certificate** detailing installation of a new system **must** be submitted before the property can be advertised.
- Both a **visual** and an **aural** check of the AFDS should be undertaken.

## **Landlord Annual Inspection**

- This annual inspection should be carried out by the landlord or agent.
- The landlord/agent should undertake a visual check for damage.
- All electrical items such as fuses, plugs, switches, light fittings and sockets etc. should be checked and repairs undertaken by an Approved Contractor immediately as necessary.
- Both a **visual** and **aural** inspection of the AFDS should be undertaken.