

Maximise Your Rental Potential with Residenza Estate agencies – Essential guidelines for Landlords!

This brochure details the essential requirements for qualifying your property for our seamless service.

By adhering to these guidelines, you ensure:

- Your property meets the necessary standards for letting.
- Minimise risk of delays or interruptions with a pre-screened tenant and steady income.
- Effortless management with our comprehensive tenant screening, maintenance, and rent collection services.

Please be aware: These guidelines may change based on local regulations, housing standards, and specific contract terms.

Having the **correct documentation** is critical to qualifying your property for letting. Here are the required documents and certificates:

- **Gas Safety Certificate:** Ensures tenant safety and compliance, with an annual check by a qualified engineer.
- **Energy Performance Certificate (EPC):** Assesses your property's energy efficiency, potentially lowering bills.
- **Electrical Installation Safety Certificate:** Ensures electrical system safety through periodic inspections.
- **Proof of Ownership:** Confirms your legal right to rent out the property.
- **Buildings Insurance:** Essential policy covering homeless households or DSS tenants.

Preparation for Inspection: To facilitate a smooth final inspection, please ensure you have all necessary documentation available:

- **Before the inspection:** Submit these documents in advance for review.
- **On the day of inspection:** If needed, bring any outstanding documents with you.

Health & Safety Requirements

- Install at least one lithium 10-year battery life smoke alarm per floor.
- Fit carbon monoxide detectors if the boiler is in a bedroom or has a concealed flue.
- Remove all polystyrene decorative tiles and coverings throughout the property.
- Ensure all stairs have a suitable handrail. Balustrades or spindles should have a maximum 100mm gap (open risers should be infilled).
- Consider installing a mains wired heat detector in the kitchen if necessary.

- Furnish the property with furniture that meets the Furniture and Furnishings (Fire Safety) Regulations 1993. Ensure all furniture is maintained in a clean and good condition.

Internal Property Standards

Decoration:

- Ensure internal decoration is freshly painted, in good condition, and free of marks. This includes walls, ceilings, and woodwork.

Windows:

- All windows must be free from cracks and in full working order.
- Windows lower than 1.2m above ground level should have restrictors limiting opening to 150mm.
- Ensure all locking windows are secure and have keys.
- Windows in bathrooms and toilets should have obscure glass or be covered with suitable privacy film or blinds.

Doors:

- Ensure all doors are well-fitted and operate correctly.
- Fit door stops on floors or walls to prevent door handle damage.
- Install a Yale-type lock and a 5-lever mortice deadlock on entrance doors.
- Ensure the property has a functioning doorbell.

Dampness:

- All properties must be free from damp, mould, and condensation.

Insulation:

- Fit water storage tanks with suitable insulated cylinder jackets.
- Ensure loft insulation is a minimum of 150mm deep.

Room Standards

Living Rooms & Bedrooms:

- Minimum size for living rooms and main bedrooms is 9.5m² (100 sqft), with at least two double sockets.
- Minimum size for single bedrooms is 6.5m² (70 sqft), with at least one double socket.
- Ensure lamp shades are fitted on all lighting points.
- Carpet or laminate wood flooring should be installed and kept in good condition.
- Windows should be fitted with nets, curtains, or blinds.

Kitchens

- Ensure kitchen units are securely fitted and provide adequate, hygienic storage.
- Provide a gas or electric cooker (restrained if freestanding), clean and in good condition.
- Ensure there is adequate space for a fridge/freezer.
- Minimum of two double sockets at worktop height, plus low-level sockets for washing machine and fridge/freezer.
- Provide a clear space of 600mm with plumbing and drainage for a washing machine.
- Maintain worktops in good condition with a tiled splashback at least 300mm high.
- Ensure wall tiles are intact and well-grouted.
- Seal sinks and worktops around edges and joints with mastic.
- Use vinyl or tile flooring in good condition, free of stains or loose edges.
- Fit blinds or net curtains to windows.
- Ensure the kitchen is well-ventilated with a window or suitable extractor fan.
- Install a mains wired heat detector if no kitchen door is fitted.
- Kitchen door must be a FD30 fire door with intumescent strips and a self-closer.
- Include a fire blanket on the wall or worktop near the kitchen door.

Bathrooms

- Ensure bathrooms are clean, hygienic, and in good working order.
- Tile baths, showers, and basins to a sufficient height to protect walls.
- Install a shower screen or curtain on all baths to prevent water damage to the floor.
- Fit toilet roll holder, cabinet, and wall-mounted mirror.
- Ensure tiles and seals are intact and fully watertight.
- Install a suitable IP rated light.
- Provide ventilation via a window or suitable extractor fan.
- Use vinyl or ceramic floor tiles in good condition, free of stains or loose edges.

External Property Standards

- Ensure the building is structurally sound, completely waterproof, and well-maintained.
- Keep the roof and rainwater systems in good, functional condition.
- Ensure guttering and downpipes are clear and in good repair.
- Provide adequate facilities for storage and refuse disposal.
- Maintain all communal areas to be safe, clean, well-lit, and clear of obstructions.
- Keep gardens cleared, tidy, and well-maintained, including trimming grass, shrubs, and trees.
- Ensure boundary fences, gates, paving, and steps are secure and well-maintained.
- Maintain sheds and other external structures in good repair, or remove them if necessary.

Utility Services

- Gas, water, and electricity must be connected, and service provider details supplied.
- Ensure isolation points for stopcocks are clearly labelled, easily accessible, and operable from within the property.
- Maintain a minimum of £10 credit on electric or gas key/card metres, with keys/cards provided to us or left inside the relevant metre.

Heating Systems

- Accepted heating systems: Gas central heating or Economy 7. Instruction manuals must be left at the property.
- Ensure all habitable rooms have an adequate and sufficient supply of heat based on the room sizes.

Heating Maintenance Contract

- Provide details and ensure a service contract is in place for your boiler and central heating system.

Keys

- Provide three clearly labelled complete sets of keys before or on the final inspection.
- Ensure all keys are tested and working.

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