

Landlord N'ewes

Summer 2022

ON 1ST JUNE 2022 WE CELEBRATE 9 YEARS SERVING THE LOCAL PROPERTY MARKET—THANK YOU FOR YOUR SUPPORT.

THE SMOKE AND CARBON MONOXIDE ALARM (AMENDMENT) REGULATIONS 2022

The regulations on Carbon Monoxide alarms are changing with effect from 1st October 2022 (England) and 1st December (Wales—delayed from 15th July). [The Smoke and Carbon Monoxide Alarm \(Amendment\) Regulations 2022](#) apply to any tenancy in force on or after the relevant date for England & Wales. They are an amendment to the previous regulations—The Smoke and Carbon Monoxide Alarm (England) Regulations 2015.

The key change is that carbon monoxide alarms must now be provided for any property which has a “fixed combustion appliance” (Note that in England, but not Wales, a gas cooker is excluded). It previously only applied to any “solid fuel burning combustion appliance”. It is your responsibility as a landlord to replace a faulty alarm—tenants are expected to change batteries. Any failures can be enforced by the local housing authority and carry large fines. For our managed landlords, we have been preparing for this change during regular inspections. We will be in touch to update you on what is required for your properties.

TENANT DEMAND CONTINUES TO DRIVE RENTAL GROWTH

Research carried out in Q1 2022 suggests that the number of people seeking privately rented homes have grown consistently throughout the course of the Covid pandemic. This statement is based on a survey of 700 landlords carried out for a bank and asked them to assess tenant demand over the previous three months.

Our own experience confirms that to be the case locally, with demand for rental properties of all types continues to be exceedingly strong locally across Dorking, Leatherhead and the surrounding villages. If you would like to read more, please see my blog article: [Tenant Demand Continues To Drive Rental Growth](#).

Our systems also enable me to produce more detailed analysis of the local lettings trends, showing how demand has varied by a variety of factors, including type of property, number of bedrooms and the age profile of tenants. If you would like to have a more detailed conversation about the local lettings market to help inform your portfolio decisions, please get in touch.



Graham Faulkner

Branch Director

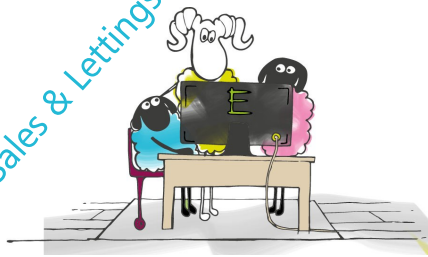
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Talk to Graham about any of your lettings or sales needs.

Need help? Ask us about....

- **Insurance**, inc. landlord's and rent guarantee
- **Contractors** - nominate your own contractor, or ask us for a recommendation
- **Our 24/7 helpline** for landlords - and tenants



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LANDLORD RESPONSIBILITIES - A GENERAL REMINDER (Updated June 2022)

If you retain EweMove to provide a fully managed lettings service, then this serves simply as a reminder of just some of the things we can arrange for you. But if you only use us as a tenant find service and manage the property yourself, these are just some of your responsibilities. Landlords need to consider the following issues and large fines may apply in the event of failure to properly do so. The following 'prescribed documents' must all be current and given to a new tenant before the tenancy actually starts.

- Gas Safety certificates: these must be renewed annually;
- Electrical installation testing: a full electrical safety inspection must be carried out every 5 years;
- Smoke alarms must be tested and working;
- Carbon Monoxide Alarms—new rules from 1st October 2022
- A current EPC must be presented to new tenants, or on renewal. They expire after 10 years;
- Minimum Energy Efficiency Standards (MEES): your property must have a minimum EPC rating of 'E'; ([Read more about EPC and MEES here](#))

Being a landlord can be a legal minefield. If you would like to know more about all of the rules that govern your legal responsibilities as a landlord, do get in touch.

IN OTHER N'EWES.....RECENT ARTICLES FROM MY BLOG

- [Tenant Demand Continues To Drive Rental Growth](#)
- [Dorking & Leatherhead: Local Property Market Review \(Q1 2022\)](#)
- [Levelling Up – The UK Housing Market](#)
- [Will Ground Rent Changes Benefit You?](#)

HOW CAN WE HELP?

Our job as property professionals is to help you be successful landlords. We are part of a nationwide chain of businesses helping landlords across the UK. We help landlords buy, sell, let and manage their properties using our bespoke systems, all backed by our 'Happy Landlord Guarantee'.



Mel Landolina
Property Manager

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Talk to Mel about any of your property management needs.

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