

Legal Requirements



There are certain laws governing the Letting of properties which you need to be aware of as it will be your responsibility to make sure you comply with these procedures. We've listed a few examples of legislation below that will apply to you. Your local team at Northwood Wrexham will be able to help you understand these and any other regulations that you need to be aware of.

Smoke and Carbon Monoxide alarms

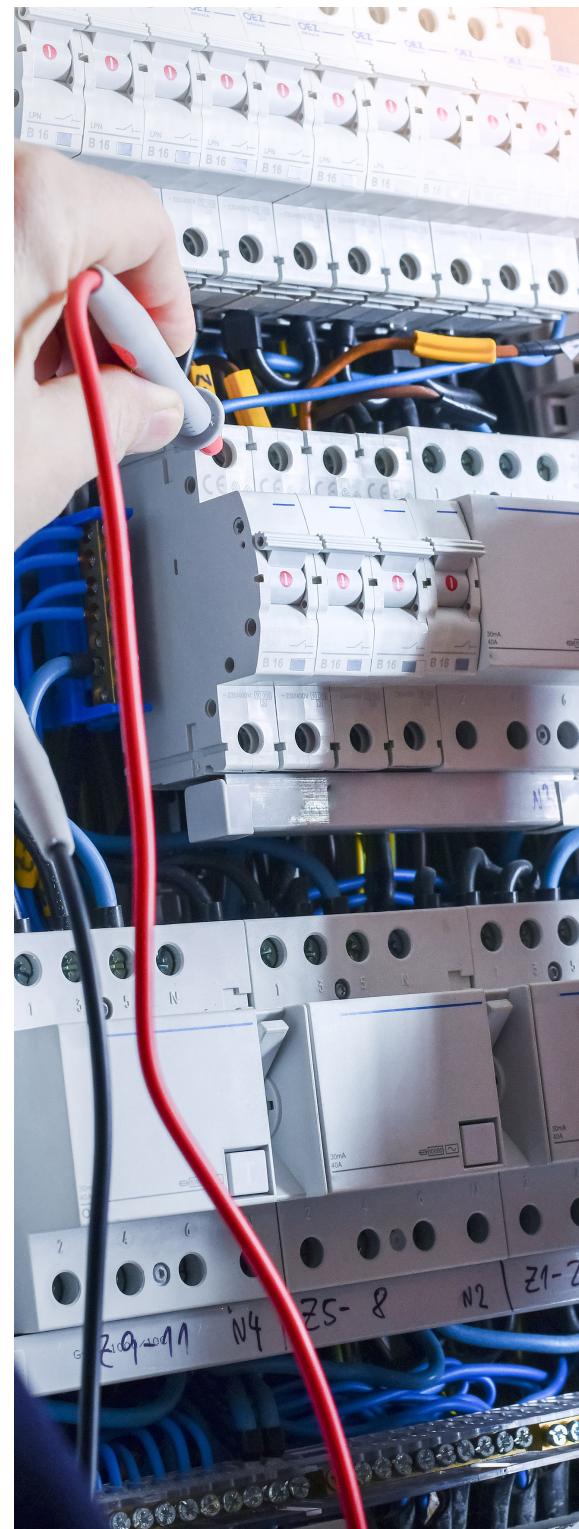
Smoke alarms must be installed on each story of rented properties and carbon monoxide alarms must be fitted in each room which contain a solid fuel burning combustion appliance. Properties built since 1992 must be fitted with mains-powered, inter-linked smoke detectors and landlords must at least provide a battery-operated alarm in older properties. All alarms must be checked at the start of each new tenancy.

Electrical checks

Whilst it is not a legal requirement in Wales, all landlords have an obligation to ensure the property and its electrical system is safe, so an electrical check is recommended to demonstrate this.

Legionnaires

A landlord has a legal responsibility to ensure the health and safety of tenants by keeping their property free from health hazards. Legionnaires disease is a potentially fatal form of pneumonia, caused by contamination of water in a property when bacteria multiplies due to the temperature conditions. Northwood will carry out a risk assessment, leaving our landlords confident that their property meets health & safety requirements, meaning they are not breaching any of their legal responsibilities.





Tenant fees

Legislation introduced in Wales prevents landlords and letting agents from charging a tenant certain fees for administration, credit checks and employee referencing; signing a contract or renewing a tenancy; preparing an inventory, check-in, check-out and periodic inspections.

The Property Ombudsman

Northwood Wrexham is a member of The Property Ombudsman and follows its Codes of Practice which are approved by The Chartered Trading Standards Institute. This demonstrates that our business operates to the highest standards and is committed to raising standards across the industry.

Client Money Protection

Client Money Protection (CMP) is a scheme that reimburses landlords and tenants should an agent misappropriate their rent, deposit or other client funds. Northwood Wrexham is a member of Client Money Protect having Client Money Protection for landlords and tenants.

Money Laundering Supervision

It is a criminal offence to trade as estate agent or letting agent without being registered with HMRC for money laundering supervision. Northwood Wrexham is registered with HMRC for Money Laundering Supervision; employees have completed training to comply with the registration.

Rent Smart Wales

There are legal obligations on agents who undertake letting and management work at rental properties in Wales on behalf of landlords. In order to act as an agent in Wales, the individual or company must become licensed. A landlord who has a rental property in Wales is required to register. Northwood Wrexham is a licenced agent and registered landlord; employees have completed suitable training and have been declared on the licence.

