

LANDLORD SAFETY PLANS

What is a Landlord Safety Plan?

A Landlord Safety Plans is a comprehensive package designed to encompass all of the Safety Certificates and Checks required for 1 to 5 bedroom rented properties, including HMO's.

What are the benefits of a Landlord Safety Plan?

The plans are designed to shift the burden of managing safety checks from busy Landlords and Letting Agents to an organisation dedicated to the task so that;

- The safety certificates required for your properties will always be in date and available when you need them.
- The cost for safety checks is fixed over a three year period, allowing accurate financial planning.
- If you are a Letting Agent then the Landlord Safety Plan allows you to concentrate on your core business, confident that safety certificates are up to date.

How are the plans structured?

We offer 3 plans;

Full Landlord Safety Plan

Periodic Inspection Report (PIR) Portable Appliance Testing (PAT), Gas Safety Check & Fire Safety Check

Safety Plan Plus

Periodic Inspection Report (PIR) Portable Appliance Testing (PAT) Fire Safety Check or Gas Safety Check

Electrical Safety Plan

Periodic Inspection Report (PIR) and Portable Appliance Testing (PAT)

Can I add other services to my plan?

Yes. In 2009 all rented properties in Scotland will require to have an Energy Performance Certificate in place. If you wish, we can add this to your plan.



When will the work be carried out?

We will programme all of the checks required on an annual basis before the certificates are due to be lodged. We will agree a suitable date and time with your tenants or, work along with your letting agent to agree the access arrangements.

How will you track when certificates are required?

We use a powerful database to track when certificates are required. The database allows us to build in all of the factors that need to be taken into account to ensure that certificates are lodged on time.

Who will carry out the work?

We only use our own in-house resources to carry out the inspections. We are **NICEIC Registered** and members of the **Fire Protection Association**. All of the operatives who will conduct the work are fully qualified in their own discipline. Gas inspections are carried out by a **Gas Safety Register** engineer (Gas Safety Register replaced Corgi in April 2009).

How will my letting agent or I receive the certificates?

All of the certificates we issue are kept in a data format on our website at www.etiengineering.co.uk Both you and your letting agent will have a unique user name and password allowing you to enter the site at any time to copy, download or print your certificates. Alternatively, you can attach them to an email to be forwarded to the appropriate licensing authority.

Can you lodge the certificates direct with the Licensing Authority on my behalf?

Yes, but please check that this is allowed by the appropriate authority.

How much will it cost?

Combining the Safety Checks required for your property shouldn't cost any more than you are paying at present for separate inspections. In fact, because the price is fixed and spread across three years you will save money. Payment is made on a monthly basis through a simple Direct Debit or, arranged through your letting agent. We will send you a VAT invoice each year to reflect the payments already made.

I already have one of the certificates required for my property; can I still start a plan?

Yes, if you already have a certificate in place that will remain in date for some time then we will take that into account when we price your plan and update our database accordingly.

How can I find out more?

Details of the plan and additional information about our company can be found at our website www.etiengineering.co.uk

If you would like to receive a quotation for your property/s you can do so by calling us on 0131 558 7688 or be emailing us at admin@etiengineering.co.uk