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Top 5 Tips for a Seamless Tenancy in 2022

Over the last ten years there have been changes to, or implementation of, over 175 sections of the regulations affecting the Private Rental Sector. At Robinson & Hall Residential Lettings, we pride ourselves on being up to date with current legislation and best practice. We hold the ARLA PropertyMark and as a firm are regulated by The Royal Institution of Chartered Surveyors (RICS).

Our lettings team top five tips for compliance and a seamless tenancy in 2022 are:

1. Has your tenant got the right to rent in the UK?

Following the UK's departure from the EU, we can no longer rely on a European Economic Area (EEA) passport or a National ID Card to prove a person's right to rent in the UK. Evidence of their immigration status must be obtained through the Home Office online service which stipulates their status and the expiry. It is therefore essential the checks are conducted throughout the tenancy.

2. Prepare for the Energy Performance Certificate (EPC) changes

Landlords will have until 2026 to ensure all their rental properties achieve band C on the EPC before letting the property. For existing tenancies, the landlord will have until 2028 to meet the requirement.

3. Carbon monoxide alarm changes

All landlords will also now be obliged to ensure a carbon monoxide alarm is installed in any room of their homes where there is a fixed combustion appliance (including a gas boiler). Where a new fixed combustion appliance is installed, a carbon monoxide alarm will be required to be installed by law. Gas cooker appliances are excluded from the new rules.

4. Invest in your rental property

With rental market prices continuing to rise, it is good practice to decorate your rental properties every five years. This will almost guarantee a yearly increase as well as satisfied tenants.

5. Chose Robinson & Hall as your letting agent

Did you know, anyone can open an agency without having qualifications, experience or knowledge? Therefore, it is extremely important to choose an agent which is regulated by a respected industry body and has a proven track record of letting and managing properties within the area.

For more information or to book a no obligation lettings appraisal, please contact Robinson & Hall on 01234 351000 option 1.

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Website link: <https://robinsonandhall.co.uk/top-5-tips-for-a-seamless-tenancy-in-2022/>

For more information about this press release please call Laura Saunders, Marketing & PR Manager at Robinson & Hall, on 01234 362910 or email ljs@robinsonandhall.co.uk

Robinson & Hall, Land and Property Professionals were founded in 1882 and have developed into a modern multi-disciplinary practice offering a comprehensive range of services, including Residential Lettings, Commercial Sales and Lettings, Auctions, Rural Property & Business, Planning & Development, Renewable Energy and Architecture & Building Surveying.

With our core values of client care, professionalism and excellence, we aim to deliver effective property solutions for both long-established and new clients.

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