

## **Landlord's responsibilities**

All landlords must comply with the [Landlord and Tenant Act 1985](#) Section 11. This means they must:

- Keep the main structure and exterior of the property including drains, gutters and external pipes, in good repair;
- Keep the installations for the supply of gas, water, electricity and sanitation in working order, as well as any heating;
- All gas appliances must be checked and serviced at least once a year by a registered GAS SAFE fitter. You should be given a copy of the gas certificate. **If you fit a gas fire as a tenant, you will be responsible for maintaining it;**
- Any furnishings provided by the landlord must meet the fire resistance regulations (Furnishings Regulations 1988);
- A fire alarm must be provided on each storey and a carbon monoxide alarm in rooms with a usable fireplace or wood burner;
- Repairs arising from fire, flood etc.

The landlord of a house in multiple occupation (HMO) has additional responsibilities, including fire safety and management of the property. Please see our [Houses in Multiple Occupation](#) pages for more information.