

Health & Safety and Insurance Warranty form

Property Address	
------------------	--

I/We _____ hereby make the following warranties to [Management Company] and the insurance company in respect of the above property:

1. That the property has the benefit of a current Electrical Installation Condition Report (Electrical Safety) or such report will be obtained within 28 days of signing date and that I (we) will maintain a current certificate in force. A copy of the current Electrical Installation Condition Report will be provided to the company.

2. That the property has, or will be provided within 28 days of signing date with a minimum of;

- a fire blanket in the kitchen
- a fire extinguisher
- a minimum of; one smoke detector for studio flats or two for other properties.
- a CO detector if the property is connected the mains gas supply.

3. That if the property is sub-let it is only on an Assured Shorthold Tenancy basis and will be let to professional people and not students, DSS/Housing Association referrals or Asylum Seekers. The company will be notified at once should tenant(s) subsequently fall into either of these categories in order that the insurance company may be notified. Should an increase in insurance premium be payable I (we) will pay any additional insurance premium charged.

4. That should the property be connected to the mains gas supply I (we) will obtain an annual gas safety certificate prior to letting or otherwise within 28 days of signing date and will I maintain a current annual certificate in force. A copy of the current gas safety certificate will be provided to the company.

5. That no type of gas cylinder or gas canister will be used or taken into the property.

6. That they have confirmed that the apartment entrance door is a suitable fire door, providing a minimum of thirty minutes (FD30) fire resistance, hung on three hinges and having a functioning self-closing device fitted that positively closes the door on the latch, together with smoke and intumescent seals.

7. That paraffin heaters or any naked flame type heater will not used or taken into the property.

8. That I/We will notify the company if any resident of my property might be likely to require assistance in exiting the property in the case of emergency.

9. A suitably qualified electrician and or plumber will carry out any changes to the heating at the property. Furthermore to comply with insurance and Health & Safety requirements I (we) will seek permission from the company in advance of any changes to heating. (No fee is payable for this.)

Signed		
Print Name		
Date		
Correspondence Address		

Data Protection Notice:

By signing this form you agree that the Company may provide a copy of the above warranty to the insurance company or to the broker with whom the buildings insurance cover has been placed.