



University of Surrey Lettings



UNIVERSITY OF SURREY

University of Surrey Lettings
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PROPERTY CRITERIA INFORMATION FOR NEW LANDLORDS

General requirements

- Keys: 1 set per student, 2 additional sets for The Letting Agency
- Valid landlord insurance
- Consent to let obtained (mortgage consent)
- Head lease consent obtained
- Proof of identification
- Proof of address
- Central heating installed (gas/electric)

Safety requirements

- Mains wired smoke alarms to be installed on both the upstairs and downstairs landings
- Battery operated heat sensor fitted in the kitchen (mains wired mandatory within 2 years)
- Battery operated CO detector installed (mains wired mandatory within 2 years)
- Valid Gas Safety Inspection (cost of approx. £150 July 17)
- Valid EPC - rating E and above (cost of approx. £175 July 17)
- Valid Electrical Safety Inspection, advisories to be assessed at the discretion of the University (cost of inspection approx. £250 - £300 July 17)
- Fire doors in kitchen (per property assessment)

Property requirements

Exterior

- Property number
- Shed/cycle storage ideal
- Washing line
- Front door light
- Recycling bin
- General waste bin
- Food Bin

Kitchen/lounge

- Battery operated heat sensor
- Cooker
- Hob (electric preferred)
- Extractor fan
- Microwave
- Washing machine
- Fridge
- Freezer
- Hoover
- Recycling bin
- Dining table and chairs
- Sofa and/or armchairs
- Fire blanket

Entrance hall

- Mains wired smoke alarm
- Notice board
- One thumb turn keyless exit

Each Bedroom

- Bed
- Mattress
- Bed side table
- Chest of drawers
- Wardrobe
- Desk
- Bookcase
- Notice board

Bathroom

- Powerful extractor fan
- Shower (electric ideal)

Hall

- Mains wired smoke alarm
- Padlock fitted to loft hatch

Items provided by the University no cost to the landlord

- Mop
- Bucket
- Dustpan and brush
- Waste bin
- Food caddy
- Light bulbs
- Shower curtain
- Toilet brush
- Mattress protector



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