



Property Compliance Managing Down the Risks

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Delivering compliance efficiently

The Scottish Government has increased the levels of compliance imposed on residential and commercial property landlords over recent years and the Grenfell disaster has only heightened awareness and expectations around the need to be compliant.

The range of current regulations is a complex and specialist area of property management and there is more regulation to come, only increasing the burden on owners and trustees.

The penalty for non-compliance varies depending on the particular area of compliance, but in some cases it is deemed a criminal offence and in the most extreme circumstances can result in a custodial sentence.

If there was a need for evidence to support the absolute requirement ensuring legal obligations regarding let domestic properties are fulfilled, then the media and Health and Safety executive (HSE) website provide plenty of examples. Two recent cases include:

- Glasgow landlord jailed for 30 months after lying at a fatal accident hearing inquiry for claiming a working smoke alarm was fitted.
- Fort William landlord fined £1800 for poor repair, lack of fire safety standards and poor condition of electrical installation within the property.

Aside from the penalty that will be applied, there is a risk of reputational damage and likely business impact, let alone the emotional trauma associated with a disaster and its aftermath. Finding an efficient way of minimising the potential risk is therefore key.

What property compliances may apply?

Owing to devolved government, there are now different statutory requirements in Scotland, England and Wales. Whilst compliance with government regulations is mandatory, many owners will also wish to apply best practice to other non-statutory aspects of property maintenance. Examples are shown below (note the list is not exhaustive):

- Gas Safety Regulations
- Electrical fixed wiring
- Interlinked smoke detectors and alarms
- Fire extinguishers
- Solid fuel and oil fired appliances
- Carbon monoxide detectors and alarms
- Heat detectors
- Legionella
- Portable appliance testing (PAT)
- Chimney sweeping
- MEES/EPC
- Radon
- Private water suppliers
- Intruder alarms

How can Savills help?

Recognising that property compliance requires a specialist approach, we have established a highly trained dedicated team to undertake this work. The team applies a carefully crafted process-driven approach to ensure that the highest standards are met.

Using specially developed property compliance, our dedicated team can manage all your property compliance requirements. The team will arrange all necessary inspections, testing and servicing. They will interpret the results and arrange any remediation within agreed spending limits to ensure that your let property complies with the law. All of this is undertaken with a view to minimising the number of times access

is required to each property, in order to avoid 'tenant fatigue' and importantly, by your preferred local contractors.

The compliance software updates information as each stage is completed and includes a document storage facility, ensuring that all associated documents are stored and available to view. This provides the requisite audit trail and in the event of an incident enables progress to be tracked and alerts of follow-up actions to be raised.

The system has a powerful online reporting functionality in the form of a dashboard, which means that we can provide bespoke reports on a pre-agreed basis.



For further information

If you would like to discuss our property compliance service further,
please speak with Gordon Kerr or Ewan Harris.



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