

Landlord Responsibilities

Landlords have a responsibility to both their properties and their tenants throughout any tenancy agreement.

- Landlords should ensure that their properties are maintained throughout the tenancy.
- Priority should be given to failures in heating and hot water systems.
- Landlords, tradesmen or other official personnel should not enter the tenants home without due notice - this should preferably be in writing and 24 hours minimum notice given.
- Landlords should provide all equipment enabling tenants to conduct their tenancies in an appropriate manner.

It would be beneficial for landlords to check that all tenants are full-time students at the University of Gloucestershire. Council tax exemptions are only applicable for properties that are solely occupied by students in full-time education.

- Landlords must ensure they adhere to legal requirement guidelines on:
 - Tenancy Deposit Scheme
 - House in Multiple Occupation
 - Energy Performance Certificates

Supporting information on these regulations can be found in the Landlords Guide.