

# FIRST THINGS FIRST!

Check the following in any flat you are looking at:

<b>Fire Safety</b>	
Smoke detectors in each room – check they work	
Carbon monoxide detectors, if gas used for heating or cooking	
Gas safety certificate	
Escape routes in case of fire	
Electrical sockets in good condition	
<b>Security</b>	
Effective locks on front door	
Security entry on flats	
Secure windows	
<b>Money</b>	
Who pays the bills?	
If you or any of your flatmates are liable for council tax, how will this be paid?	
Is there a TV licence for the property already, or do you have to buy one?	
When and how is the rent paid?	
How much is the deposit?	
Which approved tenancy deposit scheme will the deposit get paid into?	
Does the letting agent intend to charge any administrative/credit check fees? (Note, these are illegal)	
<b>Communal services</b>	
Who maintains common/stair lighting and cleaning?	
What is the arrangement for disposal/collection of rubbish?	
<b>Facilities</b>	
Check the cooker works properly.	
Try all the taps, flush the toilet and turn on the shower to check the plumbing is sound.	
Is the fridge working?	
Is there a washing machine?	
Is there a vacuum cleaner?	
Are the electricity/gas meters easily accessible so you can take readings?	
<b>Landlord</b>	
Is the landlord registered with the local authority?	
If the property is for 3 or more unrelated people, is there an HMO licence on display?	
<b>Garden</b>	
If you are expected to maintain the garden, are tools provided for this?	
<b>Emergency and Maintenance</b>	
Is there a number to call in case of emergencies?	
If you are away from the flat and are expected to switch the water off, is the water mains readily accessible?	
Are there any obvious repairs required to be done, such as broken windows or signs of leaks?	
<b>Essential furniture</b>	
If you are renting a furnished flat, is there a table and sufficient beds and chairs for each tenant?	