

BELVOIR!

the lettings specialist

Does your property have an up to date Gas Safety Certificate?

As a landlord you are responsible for the safety of the tenants in your property, especially when it comes to Gas Safety!

According to the Health and Safety Executive (HSE), around 30 people die every year from carbon monoxide poisoning caused by defective or incorrectly installed gas appliances and flues. Many others also suffer illness as a result of poor maintenance of gas fittings and flues. A 12 monthly gas safety check must be carried out on every gas appliance/flue, the check will make sure gas fittings and appliances are safe for your tenants to use. The report will also detail what kind of appliance is fitted and where you will find it in the property.



The Gas Safety (Installation and Use) Regulations 1998 sets out the specific duties of landlords in relation to the installation, maintenance and use of gas appliances, fittings and flues in rental properties. The main risk of not servicing or maintaining gas equipment is a serious gas explosion or carbon monoxide poisoning. Severe penalties for non-compliance can be imposed and deaths could result in manslaughter charges for landlords and agents. Non compliance is a criminal offence and courts can impose unlimited fines and custodial sentences. This may also invalidate your property insurance and could subsequently lead to claims for civil damages – awards in these cases have proved to be very high indeed.

Whether your agent arranges the gas safety check on your behalf or you hire a company to carry out the safety check, it is important to ensure that it is carried out by a Gas Safe registered engineer and that a copy is provided to the tenant within 28 days of the annual check. If you do not provide your tenant with an annual gas safety certificate, you are breaking the law.

Here at Belvoir we contact our landlords at least one month in advance to ensure that enough time is given to arrange for the gas safety renewal to be carried out. If the current certificate is due to expire on an empty property we have a new certificate completed before the tenant is allowed to collect keys and move in. Our gas engineers provide us with a copy of the new certificate for our files and also leave a copy in the property for the tenant each time.

If you would like any advice on Gas Safety please do not hesitate to contact the Congleton office on 01260 272737 or you can email us at Congleton@belvoirlettings.com.

25 Lawton Street, Congleton, CW12 1RU

t: 01260 272737
e: congleton@belvoirlettings.com



*Fees apply. Please ask for details
Galloway Green, Congleton
£895 p.c.m.

An executive modern three storey town house situated in a highly sought after Seddon Homes development on the outskirts of Congleton town.



*Fees apply. Please ask for details
John Street, Congleton
£495 p.c.m.

A very well presented two bedroom terraced cottage situated on the outskirts of Congleton town centre.



*Fees apply. Please ask for details
Sandpipers, Rope Walk, Congleton
£450 p.c.m.

A one bedroomed apartment on the new Sandpipers development situated within walking distance of the town centre.



*Fees apply. Please ask for details
Davenport Street, Congleton
£450 p.c.m.

Situated within walking distance of the town centre we offer To Let this well presented two bedroomed terraced cottage which boasts UPVC double glazing throughout.

www.belvoirlettings.com

Let. us do the work



BELVOIR!
the lettings specialist

Business For Sale

Podiatry Business for Sale

15 year old established Podiatry and Chiropody practice for sale due to bereavement. Two leased premises in the centre of Holmes Chapel and Sandbach. Large retirement population. Owner well respected in local community and former Director of Institute of Chiropodists and Podiatrists for many years. Sale includes patient database (circa 300 patients), equipment including a laser machine, and stock. Turnover c£28k with potential for expansion.

Price £25k ONO.

For more information please call
07721 302566

P3090J

Accommodation to Let

PROFESSIONAL house share with all bills included, broadband, TV. Large room size, newly decorated, spacious house, dining room, two bathrooms, nice area, close to Congleton town centre. Parking, no DSS or pets. Available now, £325pcm. Telephone 07515 635132.

P17444

RECENTLY refurbished two bed flat available for rent. Central location, £390 per month excluding bills. Sorry, no DSS or pets, references required. Telephone 01260 278954 or 07973 394614.

P17377

SANDBACH, one-bedroomed first floor flat, close to town centre, cooker/fridge and washer/dryer, £87 per week. Telephone 07973 501371.

P17320



4 Chronicles for the price of 1!

Place your advertisement in the Chronicle and it automatically appears in all four editions - Congleton, Alsager, Biddulph and Sandbach - and will be seen by 44,000 readers every week

Call our advertising department on 01260 273737 or email chronads@aol.com and let 44,000 people read about your business

Insurance

G R PLIMBLEY LTD

INSURANCE BROKERS & BUSINESS SERVICES

Did you insure direct, saved money, but found the service impersonal? Would you rather do business face to face with experienced, sympathetic staff with the latest technology at their fingertips?

AND save money?
Ring for a quote - local doesn't mean expensive!
Face to Face @ internet prices.

- SPECIALISTS IN:
- MOTOR INSURANCE
 - HOME INSURANCE
 - BUSINESS INSURANCE

PHONE OUR QUOTES HOTLINE

01782 522795

OR CALL FOR A CHAT

TEL: 01782 512592

1 WHARF ROAD, BIDDULPH

C1049h

Energy

EPC £49

EPC & Floorplan £59 (upto 3 bed)

Domestic Energy Performance Certificate
Direct from your Local Energy Assessor

Fully compliant. Fast, reliable service
Tel. Phil 07530 197179

P2411J

Sorry - no refunds

The "Chronicle" regrets that it cannot make refunds in respect of small advertisements which are handed in and then cancelled prior to publication.

Are you moving?

Are you, sadly, leaving us to live in another area? If so, you may want to contact the local newspaper there and have it sent to you to seek a house, or to advertise for something.

If so, we will be happy to help you. If you will contact us, we will give you the name and address of the newspaper which serves your area which is to be your new home.

Just contact the Editor, "Chronicle" Office, 11, High Street, Congleton (Tel: Congleton 273737), and your "old" local newspaper will give you an introduction to your new one.