Obligations as an 'FHL' owner...

Being an FHL (Furnished Holiday Let) means that you have both legal obligations, and a duty of care to your guests, that must be adhered to.

Please do be aware that the onus falls directly on you as the property owner, and not to NFE, to ensure that you are compliant with all safety and legislative requirements.

We hope our folder helps to inform you of some of the overarching responsibilities and considerations.

'**The Pink Book - The latest edition of the Visit England guide**' - this is a font of all knowledge, offering a very useful guide to the ins and outs of rental legislation. We will give you a printed copy, but you can also visit their online hub which has useful blogs on setting up your property at: **visitbritain.org/business-advice/understand-health-safety**

The **Professional Association of Self Caterers** is also a great source of information and advice. You can find out more at **pascuk.co.uk**.

Please note that, for legislative reasons, we will need a copy of the following before we can take any bookings:

	Renewal Schedule:		
☑ Fire Risk Assessment (at start)			
☐ Gas Safety Certificate (annual, where applicable)			
☐ Oil Safety Certificate (annual, where applicable)			
☐ EICR, Electrical Installation Condition Report (every 5 years)			
☐ Legionella Risk Assessment (if home empty for >2 weeks)			
☐ Chimney Sweep Certificate (annual, where applicable)			
☐ Public Liability Insurance (£2m Minimum)			
☐ First Aid Kit			
☐ Safety walk round (annual)			

Use this handy table to keep track of your renewal dates.

