Landlord Safety & Compliance Checks Prices – from 1st May 2025

Our fully managed service means that **we will take care of everything** related to your property including organising all required safety checks ensuring your property is safe and compliant with all relevant legislation.

We have managed to negotiate discounts for our Landlords with our trusted suppliers on bundled checks meaning less disruption for your tenants and better value for you**.**

Gas Safety, Boilers, PAT, Legionellas & CO2 alarms

	Excluding Vat	Including Vat
Annual Gas Safety Certificate for up to 2 appliances **PLUS** documented Boiler Service	£90	£108
Annual Portable Appliance Testing (P.A.T)	£70 for communal kitchen *£20 extra per kitchenette in room*	£84 for communal kitchen *£24 extra per kitchenette in room*
Annual Legionellas Risk Assessment	£70 *Extra £20 if test sample required*	£84 *Extra £24 if test sample required*
Discounted Annual Safety checks bundle – includes <u>all</u> of the above	£165 (saving of £65) ***£20 extra per kitchenette in room for PAT testing**	£198 (saving of £78) ***£24 extra per kitchenette in room for PAT testing**
Discounted Annual Safety checks bundle – includes <u>two</u> of the above	£125 (saving min £15, max £35) ***£20 extra per kitchenette in room for PAT testing**	£150 (saving min £12, max £42) ***£24 extra per kitchenette in room for PAT testing**
Installation of CO2 alarm should one be out of date or not present	£50	£60

Electrical Installation Condition Report – required every 5 years

	Excluding Vat	Including Vat
Electrical Installation Condition Report (EICR)	From £185	From £222
	Price varies depending on complexity, size and number of fuseboards in the property	

Bristol Property Partnership, 34a Chandos Road, Redland, Bristol, BS6 6PF

Tel: 0117 379 0420   www.bristolpropertypartnership.co.uk

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Energy Performance Certificate – required every 10 years

	Excluding Vat	Including Vat
Energy Performance Certificate (EPC)	£75	£90

Fire Safety & HMO Licence compliance

3 storey HMO/Grade A fire alarm systems	Excluding Vat	Including Vat
1st visit to property – includes a whole property full Fire Risk Assessment plus the Servicing, Testing and Certification of any Fire Alarm and Emergency Lighting	£285	£342
6 monthly interim test – includes the Testing and Certification of Fire Alarm and Emergency Lighting	£165	£198
Further years 1st visit each year – includes a whole property Fire Risk Assessment Review plus the Servicing, Testing and Certification of Fire Alarm and Emergency Lighting	£220	£264
Standalone whole property full Fire Risk Assessment **price depends on size of property**	From £185	From £222

Smaller properties with a grade D - smoke detector systems	Excluding Vat	Including Vat
1st visit - includes a whole property full Fire Risk Assessment plus the Servicing, Testing and Certification of Smoke Alarms	£205	£246
Further years annual check – includes a whole property Fire Risk Assessment review plus the Servicing, Testing and Certification of Smoke Alarms	£145	£174
Standalone whole property full Fire Risk Assessment **price depends on size of property**	From £185	From £222

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