FOWEY
Holiday Homes

Health and Safety
Fowey Holiday Homes take their responsibility seriously in providing a safe and healthy environment for all your guests and it is important that all current legislation and duty of care is taken by the property owner. Fowey Holiday Homes will help and advise you with any Health and Safety queries you may have.

Insurance
Your property must have public liability insurance and buildings and contents insurance. A copy of your current certificate must be supplied to Fowey Holiday Homes to keep on file.

Gas Inspection and Certification
All appliances must conform to the current legislation. Please ensure all gas fittings and flues are maintained and ensure an annual inspection is carried out by a Corgi registered engineer. A written record of this inspection should be kept for two years and a copy displayed in your property.

Electrical Appliances
All electrics and electrical equipment in your property, including hard wiring, washing machine, dishwasher, microwave, kettle, iron and all other electrical goods should be regularly inspected by an accredited electrician. Ideally, a record of inspection should be displayed in your property.

Furnishings
All furnishings within your property must conform to Furniture and Furnishings (Fire) (Safety) Regulations 1998. These regulations apply to all domestic furnishings, including beds, divans and mattresses of any size; sofa beds, futons and all other convertible beds, children's equipment, including highchairs, cots, playpens and beds; cushions, pillows and garden furniture.

Fire Risk
We recommend that you provide a fire extinguisher and/or a fire blanket to be readily accessible in the kitchen of your property, together with a 'fire safety' procedure including emergency exit routes.

Financial

Payments
All payments due to you will be made accurately and on time, either directly into your bank account through BACS (Banks Automated Clearing System) or by cheque.

Commission
A commission of 32% plus VAT is deducted from your account when we pay you. This charge includes cleaning and basic maintenance of your property.

Registration Fee
There is a registration fee to join Fowey Holiday Homes which contributes towards our set up costs, photography, brochure preparation, website and booking system.

Inland Revenue
As the owner of a holiday letting property, you will have to pay tax on the income earned. If your self catering property is available for at least twenty letting weeks, the Inland Revenue class this as a business and you will be entitled to maximum allowances. The tax saved on business expenses is likely to exceed the cost difference between paying Council Tax or Business Rates on your property. Financial statements will be sent to you at the end of the financial year, 5th April. We do recommend that you seek professional advice from a qualified accountant who will advise you on self assessment when taking the whole financial implications into consideration.

VAT
VAT will only apply to those owner's who are self employed or have a business and are already VAT registered and will incorporate their holiday letting income as part of their annual turnover. A high gross turnover is allowed for individuals or owners before compulsory VAT registration applies.

Business Rates
Business Rates will apply if your property is available for rent for more than 140 days per year, unless you occupy part of the letting property as your main, or only, home.

Property Maintenance
We will ensure that the household rubbish is removed each week and launder all bedding at every changeover (including mattress and pillow covers as required). We also recommend that you keep a stock of matching crockery and glassware which can be replaced as necessary. Gardening and exterior maintenance should be carried out on a regular basis to ensure the property looks well cared for from the outside, as first impressions are vitally important.