

# **Safe Standard® – Country Annex: United Kingdom (2025.1 Public Template)**

Valid only for rentals occurring within the United Kingdom.

## **ENGLISH VERSION**

1. National Legal Basis Relevant UK laws: • Consumer Rights Act 2015 • Supply of Goods and Services Act 1982 • Sale of Goods Act 1979 • Tort Law / Negligence • Consumer Protection Act 1987 • Unfair Contract Terms Act 1977 (UCTA) • Civil Procedure Rules (CPR) Jurisdiction: civil courts where rental occurs. Contract validity: common-law principles apply.
2. Tax and Reporting Rental income is taxable. • Occasional → personal miscellaneous income • Regular rentals → trading income (HMRC) VAT: 20%; registration threshold £90,000. Record keeping: 5 years.
3. Liability and Insurance Gross negligence cannot be excluded. Public Template default limits: • 270 USD per rental • 900 USD for Mobility Insurance recommended: public liability or business insurance.
4. Consumer Rights & Withdrawal No 14-day withdrawal for date-specific rentals. Refunds: • Before handover: per contract terms • After handover: only if defective/unsafe Disputes: ADR or civil courts.
5. Data Protection UK GDPR + Data Protection Act 2018. Safe Standard® stores no data; Stripe processes payments. Supervisory authority: ICO.
6. Enforcement & Cross-Border Cases Handled under Civil Procedure Rules. Foreign judgments require recognition.
7. Use of Templates in the United Kingdom Annex is internal reference only. Steps: 1. Rental Agreement (Country of Rental: United Kingdom) 2. Focus Checklist at handover 3. Photo Rule: No notes = no damage = no photos 4. Damage Invoice if needed 5. Annex not shared with renter.

## **UK VERSION (British English)**

1. National Legal Basis Relevant UK legislation: • Consumer Rights Act 2015 • Supply of Goods and Services Act 1982 • Sale of Goods Act 1979 • Common-law negligence • Consumer Protection Act 1987 • Unfair Contract Terms Act 1977 • Civil Procedure Rules Jurisdiction: relevant UK nation's courts.
2. Tax and Reporting Rental income is taxable. VAT at 20% if threshold (£90,000) is exceeded. Records must be kept 5 years.
3. Liability and Insurance Negligence-based liability. Gross negligence cannot be excluded. Public Template caps: • 270 USD per rental • 900 USD for Mobility Insurance recommended.
4. Consumer Rights & Cancellation CRA 2015 applies. No cancellation right for date-specific rentals. Refunds depend on contract unless defective.
5. Data Protection UK GDPR and Data Protection Act 2018 apply. Safe Standard® stores no personal data. Stripe handles payments.
6. Enforcement Civil claims follow CPR (or Scottish/NI equivalents). Foreign judgments require recognition.
7. Use in the United Kingdom Annex not attached to contract. Steps: 1. Rental Agreement (Country of Rental: United Kingdom) 2. Focus Checklist 3. Photo Rule: No notes = no damage = no photos 4. Damage Invoice 5. Annex is internal only.