

# GB United Kingdom

Safe Standard® – Country & Category Annex: United Kingdom

All Regions · All Categories (Property, Vehicles, Events, Items)

Version 2026.2 – Full Detailed Master Annex

Applies to all rentals taking place within the United Kingdom.

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## PART A — JURISDICTION, SCOPE & PRIORITY

### 1. Jurisdiction Priority (Binding)

The United Kingdom consists of **four separate legal jurisdictions**.

The **physical location of the rental** determines the governing law.

**Order of priority:**

1. Mandatory regional statutory law
2. This Annex
3. Main Rental Agreement

Incorrect region or category selection may render the agreement **unenforceable**.

**Regions covered:**

- England
- Wales
- Scotland
- Northern Ireland

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### 2. Rental Categories Covered

This Annex applies to rentals of:

1. **Property** – real estate, accommodation, premises
  2. **Vehicles** – cars, vans, trailers, mobility and transport equipment
  3. **Events** – temporary access, activities, event equipment and installations
  4. **Items** – movable goods, tools, equipment, consumer items
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### 3. Category Hierarchy (Mandatory Interpretation)

#### 3.1 Property (Highest legal weight)

- Governed by **regional housing law**
- **Correct regional framework is mandatory**
- Wrong regional contract = **risk of invalidity**

#### 3.2 Vehicles

- Governed by consumer law, contract law, negligence
- Regional impact mainly affects **courts and enforcement**

#### 3.3 Events

- Treated as **date-specific services / temporary access**
- No housing or tenancy legislation applies

#### 3.4 Items

- Governed by supply of goods & services law
- Lowest regional impact

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## PART B — UK-WIDE BASELINE RULES (ALL REGIONS & CATEGORIES)

- Rental income is taxable in the UK
  - VAT at 20% applies if turnover exceeds £90,000
  - Records must be retained for at least 5 years (HMRC)
  - Gross negligence and personal injury liability cannot be excluded
  - Public liability insurance is strongly recommended
  - UK GDPR & Data Protection Act 2018 apply
  - Safe Standard® stores no personal data
  - Payments and payment data processed by Stripe
  - Supervisory authority: Information Commissioner's Office (ICO)
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# PART C — REGIONAL ANNEXES (PROPERTY-CRITICAL)

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## C1. ENGLAND (UK-EN)

### Applicable Law

- Consumer Rights Act 2015
- Sale of Goods Act 1979
- Supply of Goods and Services Act 1982
- Unfair Contract Terms Act 1977
- Consumer Protection Act 1987
- Common law negligence
- Civil Procedure Rules (England)

### Property

- Standard tenancy / licence structures apply

### Vehicles · Events · Items

- UK baseline applies in full

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## C2. WALES (UK-WA) — STATUTORY OVERRIDE

### Supremacy Clause (Mandatory)

For rentals located in Wales, the **Renting Homes (Wales) Act 2016** applies and **supersedes all conflicting provisions** in this Annex and the Main Agreement. The agreement shall be treated as an **Occupation Contract**.

### Mandatory Terminology

- Tenant → **Contract-holder**
- Tenancy → **Occupation Contract**
- Tenancy Agreement → **Written Statement of Occupation Contract**

### Property (Mandatory)

- Written Occupation Contract required
- Fundamental & supplementary terms mandatory

- Fitness for Human Habitation duties apply
- Correct notice, variation & possession rules
- Registration with **Rent Smart Wales**

Failure to comply may render the agreement **unenforceable**.

## **Vehicles · Events · Items**

- Not subject to housing law
- Consumer and contract law apply

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## **C3. SCOTLAND (UK-SC) — SEPARATE LEGAL SYSTEM**

### **Applicable Law**

- Housing (Scotland) Acts
- Private Residential Tenancy (PRT) framework
- Scots contract law
- Consumer protection law (Scotland)

### **Property**

- **Private Residential Tenancy (PRT)** mandatory where applicable
- Open-ended tenancy model
- Tribunal-based enforcement

## **Vehicles · Events · Items**

- Governed by Scots contract and consumer law
- Different remedies and limitation periods may apply

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## **C4. NORTHERN IRELAND (UK-NI)**

### **Applicable Law**

- Private Tenancies (Northern Ireland) Order
- Consumer law applicable in NI
- NI-specific housing regulations

### **Property**

- NI tenancy agreement required

- Separate deposit and notice rules

## **Vehicles · Events · Items**

- Consumer and contract law apply
- NI courts have jurisdiction

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# **PART D — CATEGORY-SPECIFIC DEEP RULES (ALL REGIONS)**

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## **D1. VEHICLES (DEEP CATEGORY RULES)**

### **Scope**

Cars, vans, trailers, motorised and non-motorised vehicles, mobility equipment.

### **Condition & Handover**

- Vehicle must be roadworthy and safe
- Pre-handover checklist + photos mandatory
- No notes = acceptance of condition

### **Use Rules**

- Lawful use only
- No sub-rental without consent
- No use under alcohol or drugs

### **Liability & Insurance**

- Gross negligence and personal injury liability cannot be excluded
- Renter liable for:
  - Damage, loss, theft
  - Fines, penalties, congestion charges
- Insurance terms must be disclosed

### **Accidents**

- Immediate reporting required
- Police report where applicable
- Failure to report may result in full liability

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## D2. EVENTS (DEEP CATEGORY RULES)

### Legal Classification

- **Date-specific services / temporary access**
- Performance is completed once the event date has passed

### Cancellation & Changes

- No automatic cancellation right once preparation has begun
- Contractual terms apply
- Force majeure only where legally applicable

### Safety & Supervision

- Renter responsible for participant safety and supervision
- Lessor responsible for providing safe equipment

### Liability

- Gross negligence and personal injury liability cannot be excluded
- Renter assumes risk from participant behaviour
- Public liability insurance strongly recommended

### Weather & External Conditions

- Outdoor events proceed at renter's risk
- Weather alone does not justify refund

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## PART E — DAMAGE, DISPUTES & ENFORCEMENT

### Damage & Loss

- Assessed against handover condition and photos
- Fair wear and tear applies
- Cleaning, downtime and admin fees chargeable where reasonable

### Disputes

- Primary: negotiation / ADR where available
- Secondary: competent **regional court or tribunal**

## PART F — SAFE OPERATING MODEL (MANDATORY)

1. Select **United Kingdom**
  2. **Select Region (mandatory)**
  3. **Select Rental Category**
  4. Apply correct regional + category logic
  5. Handover checklist mandatory
  6. Photo rule: *no notes = no damage*
  7. Issue damage invoice if applicable
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## FINAL EXECUTIVE STATEMENT

This Annex provides **complete, detailed coverage** for:

- ✓ All UK regions
- ✓ All rental categories
- ✓ Property-critical statutory compliance
- ✓ Vehicles & Events deep operational rules