

## 1. Introduction

- 1.1 This Health & Safety Policy applies to all residential properties owned by the <<Insert Company or Landlord Name>> (the "Landlord").
- 1.2 The Landlord recognises its legal responsibilities to all its tenants under the Health and Safety at Work Act 1974, the Housing Act 2004, the Housing Health and Safety Rating System (HHSRS), the Homes (Fitness for Human Habitation) Act 2018.

## 2. General Principles

The Landlord will ensure that:

- 2.1 the rented premises at the beginning of the tenancy are free from hazards that might be detrimental to the health and safety;
- 2.2 any common/shared areas (e.g. hallways, car parks, bin stores etc.) are properly maintained and free from hazards to the safety of the tenants or other buildings;
- 2.3 at the beginning of the tenancy, the rented premises and any common/shared areas in the Landlord's control are fit for human habitation as defined by the Homes (Fitness for Human Habitation) Act 2018;
- 2.4 they will use reasonable care to ensure that the owner of any common/shared areas (which are not in the Landlord's control) are fit for human habitation as defined by the Homes (Fitness for Human Habitation) Act 2018;
- 2.5 all furnishings supplied meet current fire safety standards as per the Furniture and Furnishings (Fire) (Safety) Regulations 1988 (as amended); and
- 2.6 all electrical installations meet current electrical safety standards as per the Electrical Safety Standards in the Private Rented Sector (England) Regulations 2020.

## 3. Utilities – Gas and Electricity

The Landlord will ensure that:

- 3.1 all gas equipment is installed and maintained by a registered engineer;
- 3.2 a Gas Safe registered engineer carries out an annual gas safety check on all gas appliances;
- 3.3 every new tenant is given a copy of the gas safety check record before they move in;
- 3.4 tenants are given a copy of the gas safety check record within 28 days of moving in.

- a check;
- 3.5 the fixed electrical installation and light fittings are inspected and tested at intervals not exceeding 5 years by a Competent Person (currently 18<sup>th</sup> Edition NICEIC);
  - 3.6 the Landlord will ensure that:
    - 3.6.1 every new electrical installation complies with the current requirements; they move in;
    - 3.6.2 tenants are provided with a written report on the new electrical installation condition on completion of the inspection and check;
    - 3.6.3 copies of the condition reports are given to the local housing authority on days of request by that authority;
    - 3.6.4 any prospective tenants are provided with a copy of the current electrical installation condition reports on days of request;
    - 3.6.5 any further remedial work revealed by the inspection reports are carried out by a qualified person within 28 days or an earlier date if required by the local housing authority;
    - 3.6.6 written confirmation of the completion of the remedial work is provided to the local housing authority within 28 days of completion;
    - 3.6.7 if further investigations and remedial work are still required the Landlord will ensure that the investigations and remedial work are carried out until the standards are met.
  - 3.7 all Residual Current Devices (RCDs) are checked before each new letting;
  - 3.8 the appliances such as cookers, fridges, washing machines etc. are checked before each new letting for damage to casings or leads.

#### 4. Fire Safety

The Landlord will ensure that:

- 4.1 a Fire Risk Assessment is carried out regularly by a competent person;
- 4.2 all escape routes are kept clear;
- 4.3 emergency lighting is provided in all rooms; A;
- 4.4 smoke detectors/alarm systems are installed on every floor and, where relevant, a room containing a solid fuel burning appliance (e.g. a coal fire) in compliance with the Smoke Regulations 2015;
- 4.5 the alarms are tested at least once a year, and annually during longer tenancies; and
- 4.6 where a building is a Registered Building under the Regulatory Reform (Fire Safety) Order 2005, the Landlord will comply with the Order below within the Landlord's duties:
  - 4.6.1 the carrying out of fire safety measures (which shall be kept under review)

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## 5. Water Safety

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as (including the doors between the rented  
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n 4.6.1 above and any fire safety equipment and  
are properly maintained and kept in working

o letting the property if it has been vacant for any

the system (e.g. ensure the cold water tanks,  
g lid);

e.g. setting the temperature of the hot water  
water is stored at 60°C); and

ork is removed to prevent water stagnating.

This policy will be re with there is a change in legislation.

**Landlord Name:**

**Date:**

**Signature:**