

1. Introduction

- 1.1 This Health & Safety Policy applies to all HMO properties owned by 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 Act 2006, the Management of Houses in Multiple Occupation Regulations 2006, the Homes (Fitness for Human Habitation) Act 2018.

2. General Principles

- The Landlord will ensure that the property is free from hazards that might be detrimental to the health and safety of tenants.
- 2.1 The property is free from hazards that might be detrimental to the health and safety of tenants.
 - 2.2 All 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, throughout the tenancy, the rented premises and any common/shared areas in the Landlord's control are fit for human habitation as defined in the Homes (Fitness for Human Habitation) Act 2018;
 - 2.4 The Landlord will ensure that 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 in the Homes (Fitness for Human Habitation) Act 2018;
 - 2.5 All furnishings supplied must meet current fire safety standards as per the Furniture and Furnishings (Fire) (Safety) Regulations 1988 (as amended); and
 - 2.6 All electrical installations must meet 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 each appliance and provides a copy of the safety check record to the tenant;
 - 3.3 Every new tenant is provided with a copy of the safety check record before they move in.

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- move in;
- 3.4 tenants are given a safety check record within 28 days of a check;
- 3.5 the fixed electrical and light fittings are inspected and tested at intervals not exceeding 5 years by a Competent Person (currently 18th Edition NICEIC);
- 3.6 the Landlord will ensure that:

 - 3.6.1 every new electrical installation complies with BS 7671; and
 - 3.6.2 tenants are given a copy of the current electrical installation condition report within 28 days of the move in;
 - 3.6.3 copies of the current electrical installation condition reports are given to the local housing authority within 28 days of request by that authority;
 - 3.6.4 any prospective tenants are given a copy of the current electrical installation condition report within 28 days of request;
 - 3.6.5 any further remedial work revealed by the electrical installation condition report are carried out by a qualified person within 28 days of the report or an earlier date if required by the local housing authority;
 - 3.6.6 written confirmation of the investigation works and/or remedial works and the local housing authority is provided within 28 days of completion of the works; and
 - 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 required 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, leads or plugs; and
- 3.9 all electrical equipment is CE marked.

4. Fire Safety

- The Landlord will ensure that:

 - 4.1 a Fire Risk Assessment is carried out regularly by a competent person;
 - 4.2 an Automatic Fire Detection (AFD) system is installed (if recommended in the FRA) by a competent person and maintained on an annual service agreement;
 - 4.3 all escape routes and exits are clearly marked and, if recommended in the FRA, have emergency lighting;
 - 4.4 all front doors are fitted with fire resistant doors in accordance with the requirements of the FRA;
 - 4.5 where an AFD is not installed, fire detectors/alarms are installed on every floor and, where recommended in the FRA, a smoke alarm is installed in any room containing a solid fuel burning appliance (e.g. a coal fire, wood burning stove) in compliance with the Fire Safety (Smoke and Carbon Monoxide Alarm) Regulations 2015;

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4.6 all all every new tenancy, and annually during longer tenancies

4.7 in relation to premises listed in 4.7.1 below which are within the Landlord's obligations under the Regulatory (Safety) Order 2005 as amended, which shall include:

4.7.1 the conduct of a fire risk assessment (which shall be kept under review)

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4.7.1.2 ensure that doors or windows in those walls and anything attached to those walls); and

4.7.1.3 areas (including the doors between the rented areas), and

4.7.2 ensure that the fire safety equipment and measures referred to in 4.7.1 above and any fire safety equipment and measures are properly maintained and kept in working order

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5. Water Safety

The Landlord

5.1 flush the system to prevent the property if it has been vacant for any length of time

5.2 avoid any damage to the system (e.g. ensure the cold water tanks, where applicable, are covered with a lid);

5.3 setting the temperature of the hot water cylinder (e.g. setting the temperature of the hot water cylinder so that the water is stored at 60°C); and

5.4 ensure that any work is removed to prevent water stagnating.

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This policy will be reviewed annually or when there is a change in legislation.

Landlord Name:

Date:

Signature:

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