

1. Introduction

- 1.1 This Health & Safety Policy applies to all HMO properties owned by the Landlord.
- 1.2 The Landlord recognises its responsibilities to all its tenants under the Health and Safety at Work Act 1974, the Housing Act 2004, the Housing Health and Safety Rating Act 2006, the Management of Houses in Multiple Occupation Regulations 2006, the Homes (Fitness for Human Habitation) Act 2018 and the Landlord and Tenant Act 1985.

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2. General Principles

The Landlord will ensure that:

- 2.1 at the beginning of the tenancy the property is free from hazards to the health or safety of the tenants;
- 2.2 any common/shared areas, such as stairs, hallways, car parks, bin stores, etc, are properly maintained so as not to cause hazards to the tenants or other building users;
- 2.3 at the beginning of the tenancy, and throughout the tenancy, the rented areas within the building are fit for human habitation as defined in the Housing (Fitness for Human Habitation) Act 2018;
- 2.4 they will use reasonable care as the owner of any common areas (which are not under the tenant's control) put and keep any common areas fit for human habitation as defined in the Housing (Fitness for Human Habitation) Act 2018;
- 2.5 all furnishings are in good condition, meet current fire safety standards per the Furniture and Furnishings (Fire) (Safety) Regulations 1988 (as amended); and
- 2.6 all electrical installations meet current electrical safety standards in the Private Rented Sector (England) Regulations 2020 [*England only*]

3. Utilities - Gas and Electricity

The Landlord will ensure that:

- 3.1 all gas equipment supplied to the property, whether it is mains or LPG, is installed and maintained in accordance with the Gas Safety (Installation and Use) Regulations 1998;
- 3.2 a Gas Safe registered engineer carries out an annual gas safety check on all gas appliances.

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- 3.3 every new tenant is given a safety check record before they move in;
- 3.4 tenants are given a copy of the safety check record within 28 days of 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 defined in the 18th Edition NICEIC Wiring Regulations);
- 3.6 [if the property is in a tenancy which is not a regulated tenancy] the Landlord will ensure that:
 - 3.6.1 every new electrical installation or repair is given a copy of the current electrical installation condition report before they move in;
 - 3.6.2 tenants are given a copy of the current electrical installation condition report within 28 days of request;
 - 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 electrical installation or repair work revealed by the report are carried out by a qualified person or an earlier date if required by the report;
 - 3.6.6 written confirmation of the investigation works and/or remedial works and the local housing authority is given within 28 days of request for confirmation; and
 - 3.6.7 if further investigation works and/or remedial work are still required the Landlord will ensure that the investigations and remedial work are carried out up to the current standards are met]¹.
- 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.

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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 System (AFDS) is installed (if recommended in the FRA) by a competent person on an annual service agreement;
- 4.3 all escape routes and fire exits are clear and, if recommended in the FRA, have emergency lighting.

¹ This clause should be added if the tenancy is a specified tenancy as defined in the Electrical Safety Standards in the Private Rented Sector (England) Regulations 2020. Most tenancies are caught by these regulations, including tenancies granted by social landlords, student housing, care homes, shared accommodation and tenancies granted for a term of 7 years or more, but excluding tenancies granted to a tenant or landlord's family.

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4.4 all front doors are fitted with fire escape routes

elements of the FRA;

4.5 where an AFD is not fitted, fire extinguishers are installed on every floor and, where relevant, fire extinguishers are installed in any room containing a solid fuel fire (e.g. a coal fire, wood burning stove) in compliance with the Fire Safety Regulations 2015;

extinguishers/alarms are installed on every floor and, where relevant, a fire alarm is installed in any room containing a solid fuel fire (e.g. a coal fire, wood burning stove) in compliance with the Fire Safety Regulations 2015;

4.6 all alarms are tested in accordance with the Fire Safety Regulations 2015, and annually during longer tenancies; and

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4.7 in respect of any common areas which are used by one or more tenants, the Landlord's obligations under the Fire Safety Order 2005, which shall include:

in respect of any common areas which are used by one or more tenants, the Landlord will comply with its obligations under the Fire Safety Order 2005, which shall include:

4.7.1 the carrying out of fire safety checks of the common/shared areas which shall be kept under review;

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4.7.2 ensure that the common areas, including emergency routes, are kept in good order.

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5. Water Safety (Legionella)

The Landlord will ensure that:

5.1 flushing out the system of the property if it has been vacant for any length of time;

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5.2 avoiding debris getting into the system, e.g. ensure the cold water tanks, where fitted, have a lid;

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5.3 setting control panels to maintain the temperature of the hot water cylinder (calorifier) at 60°C; and

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5.4 ensure any redundant hot water cylinders are capped to prevent water stagnating.

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This policy will be reviewed annually or in the event of a change in legislation.

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Landlord Name: <<Insert Full Name>>

Date: <<Date>>

Signature:

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