

## 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.

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## 2. General Principles

The Landlord will ensure that the rented demise is free

- 2.1 at the beginning of the tenancy, the rented demise is free from hazards that could reasonably be expected to affect the health or safety;
- 2.2 any common/shared areas, including stairs, hallways, car parks, bin stores and other areas, are maintained so as not to cause hazards to tenants or other building users;
- 2.3 at the beginning of the tenancy, and throughout the tenancy, the rented demise is fit for human habitation as defined in the Housing Act 2004 (or the Housing Act 2018);
- 2.4 they will use reasonable care to ensure that the premises used by the rented demise (which are under the landlord's control) put and keep any common/shared areas fit for human habitation as defined in the Housing Act 2004 (or the Housing Act 2018);
- 2.5 all furnishings supplied meet current fire safety standards (Fire) (Safety) Regulations 2017 (as amended); and
- 2.6 all electrical installations comply with current electrical safety standards [as per the Electrical Safety Standards in the Private Rented Sector Regulations 2020 (*England only*)].

## 3. Utilities – Gas and Electricity

The Landlord will ensure that the rented demise is free

- 3.1 all gas equipment supplied is installed and maintained by a Gas Safe registered engineer; whether it is mains or LPG, 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
- 3.3 every new tenant is given a safety check record before they 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 18<sup>th</sup> Edition NICEIC);
  - 3.6 [if the property is in a tenancy that is not a new tenancy] the Landlord will ensure that:
    - 3.6.1 every new tenant is given a copy of the current electrical safety check record before they move in;
    - 3.6.2 tenants are given a copy of the current electrical safety check record within 28 days of a check;
    - 3.6.3 copies of the current electrical safety check condition reports are given to the local housing authority within 28 days of request by that authority;
    - 3.6.4 any prospective tenant is given a copy of the current electrical safety check condition reports within 28 days of request;
    - 3.6.5 any further remedial work revealed by the current electrical safety check 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 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 remedial work is carried out until the standards are met<sup>1</sup>.
  - 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 and unobstructed;
- 4.3 emergency lighting is provided in accordance with BS 5266-1:2001+A; and
- 4.4 smoke detectors/alarm systems are provided on every floor and, where relevant, a fire extinguisher is provided.

<sup>1</sup> This clause should be added if the tenancy is a specified tenancy caught by The Electrical Safety Standards in the Private Rented Sector (England) Regulations 2020. Most tenancies are caught by these regulations, including those granted by social landlords, student housing, care homes, shared accommodation, etc. However, certain tenancies are excluded, including those granted for a term of 7 years or more, those granted to a landlord or landlord's family.

- carbon monoxide alarm containing a solid fuel burning appliance (e.g. a coal fire) in compliance with the Smoke and Carbon Monoxide Regulations 2015;
- 4.5 the alarms are tested annually, and annually during longer tenancies; and
- 4.6 in respect of any common areas which are used by one or more tenants, the Landlord will comply with its obligations under the Regulatory (Fire Safety) Order 2005, which shall include:
- 4.6.1 the carrying out of fire safety checks of the common/shared areas which shall be kept under review;
- 4.6.2 ensure that the common areas have any fire safety equipment and emergency routes clearly marked, and maintained and kept in working order.
- 5. Water Safety (Legionella)**
- The Landlord will ensure:
- 5.1 flushing out the system of the property if it has been vacant for any length of time;
- 5.2 avoiding debris getting into the system, e.g. ensure the cold water tanks, where fitted, have a lid;
- 5.3 setting control panel to maintain the temperature of the hot water cylinder (calorifier) to a minimum of 60°C; and
- 5.4 ensure any redundancy measures are in place to prevent water stagnating.

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

**Landlord Name:** <<Insert Full Name>>

**Date:** <<Date>>

**Signature:**