

1. Introduction

- 1.1 This Health & Safety Policy applies to all HMO properties owned by the <<Insert Company or Landlord Name>> ("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 any other applicable legislation.



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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 that may be likely to cause injury to the tenants' health or safety;
- 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 property is fit for human habitation as defined in the Housing Act 2004 (as amended) and the Housing (Fitness for Human Habitation) Act 2018;
- 2.4 they will use all reasonable endeavours to ensure that the rented property is fit for human habitation as defined in the Housing (Fitness for Human Habitation) Act 2018;
- 2.5 all furnishings and furniture in the property are fire safe. The Landlord will meet current fire safety standards for Furniture and Furnishings (Fire) (Safety) Regulations 1988 (as amended); and
- 2.6 all electrical installations in the property meet current electrical safety standards [as set out in the 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 is installed and maintained by a registered engineer;
- 3.2 a Gas Safe registered engineer will carry out an annual gas safety check on

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- each appliance and
- 3.3 every new tenant must have a 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;
- 3.5 the fixed electrical wiring and light fittings are inspected and tested at intervals of not more than 5 years by a Competent Person (currently defined in the 18th Edition NICEIC Wiring Regulations);
- 3.6 [if the property is a private residential building] the Landlord will ensure that:
 - 3.6.1 every new electrical installation is inspected and tested before they move in;
 - 3.6.2 tenants are given a copy of the new electrical installation condition report within 28 days of request;
 - 3.6.3 copies of the electrical installation condition reports are given to the local housing authority within 28 days of request by that authority;
 - 3.6.4 any proposed new electrical installation is inspected and tested before a copy of the current electrical installation condition report is given within 28 days of request;
 - 3.6.5 any further electrical installation work and/or remedial work revealed by the report are carried out by a qualified person within 28 days of request (or an earlier date if required by the local housing authority);
 - 3.6.6 written confirmation of the investigation works and/or remedial work is provided to tenants and the local housing authority within 28 days of request; and
 - 3.6.7 if further electrical installation work or remedial work are still required the investigations and remedial work are carried out by a qualified person [and the required safety 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 inspected before each new letting for damage to casings, leads or plugs; and
- 3.9 all electrical equipment is marked with a CE marking.

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 Alarm (if recommended in the FRA) by a competent person; and
 - 4.3 all escape routes are clear and unobstructed, if recommended in the FRA, have

¹ 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, but certain tenancies are excluded, including tenancies granted for a term of 7 years or more, tenancies granted to a landlord or landlord's family.

gas safety check record before they move in;

safety check record within 28 days of moving in;

and light fittings are inspected and tested at intervals of not more than 5 years by a Competent Person (currently defined in the 18th Edition NICEIC Wiring Regulations);

will ensure that:

- a copy of the current electrical installation condition report is given to the tenant before they move in;
- new electrical installation condition reports are given to the local housing authority within 28 days of request;
- a copy of the current electrical installation condition reports are given to the local housing authority within 28 days of request by that authority;
- a copy of the current electrical installation condition report is given to the tenant within 28 days of request;
- and/or remedial work revealed by the report are carried out by a qualified person within 28 days of request (or an earlier date if required by the local housing authority);
- investigate works and/or remedial work is provided to tenants and the local housing authority within 28 days of request; and
- if remedial work are still required the investigations and remedial work are carried out by a qualified person [and the required safety standards are met]¹.

checked before each new letting;

ord e.g. cookers, fridges, washing machines etc. are inspected before each new letting for damage to casings, leads or plugs; and

a CE marking.

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- emergency lighting
- 4.4 all front doors are fitted with self-closing devices
- 4.5 where an AFD is not provided, fire extinguishers are provided on every floor and, where relevant, in rooms containing a solid fuel fire (e.g. a coal fire, wood burning stove) in compliance with the Fire Extinguishers Regulations 2015;
- 4.6 all alarms are tested in accordance with the relevant regulations, and annually during longer tenancies; and
- 4.7 in respect of any common areas which are used by one or more tenants, the obligations under the relevant regulations shall include:
 - 4.7.1 the carrying out of fire safety checks which shall be kept under review
 - 4.7.2 ensure that the common areas are kept clear of any fire safety equipment and emergency routes are kept clear and in working order.

requirements of the FRA;

detectors/alarms are installed on every floor and 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 Extinguishers Regulations 2015;

vacancy, and annually during longer tenancies; and

within the Landlord's control (which shall include common areas) the Landlord will comply with its obligations under the Regulatory (Fire Safety) Order 2005, which shall include:

of the common/shared areas which are used by one or more tenants;

any fire safety equipment and emergency routes are kept clear and in working order.

5. Water Safety (Legionella)

- The Landlord will ensure that:
- 5.1 cold water systems are flushed out the system at least once a year or after a long length of time;
 - 5.2 cold water systems are kept free from debris and where fitted, have a backflow preventer;
 - 5.3 the temperature of the hot water cylinder (calorifier) is set at 60°C;
 - 5.4 ensure any redundant hot water cylinders are capped and locked to prevent water stagnating.

property if it has been vacant for any period of more than 30 days;

e.g. ensure the cold water tanks, pipes and radiators are flushed out the system at least once a year or after a long length of time;

the temperature of the hot water cylinder (calorifier) is set at 60°C); and

to prevent water stagnating.

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

change in legislation.

Landlord Name: <<Insert Full Name of Landlord>>

Date: <<Date>>

Signature: