

GREEN MAN

HEALTH & SAFETY

LANDLORD SERVICES - FACT SHEET

As a landlord you have responsibilities for the maintenance of your properties and ensuring that they are both safe and healthy environments. Statutory and common law requires that there should be no unacceptable level of risk to the health or safety of the occupiers or their visitors. If a tenant or visitors has an accident or suffers injury due to the poor condition of the property (this could be anything from a fall caused by a broken handrail to respiratory diseases caused by damp conditions), the landlord may be liable to them for damages for personal injury.

There are three main safety areas every landlord has to consider (in addition to ensuring their property is in good general condition for safe habitation). These are; gas safety, electrical safety and fire safety.

Gas safety

You must:

- make sure all gas equipment is installed and maintained by a Gas Safe registered engineer
- have a registered engineer carry out an annual gas safety check on appropriate appliances
- provide a copy of the gas safety check record within 28 days of the check

Electrical safety

You must:

- ensure the electrical systems (eg sockets and light fittings) are safe - fixed installation testing
- all appliances supplied are safe (eg cookers, kettles) are safe - PAT testing

Although there are no current laws stating that landlords must provide an electrical safety certificate for their tenants, the responsibility for safe electrical installations are such that periodic safety checks are recommended to ensure installations are 'maintained' throughout any tenancy. Houses in multiple occupation should have periodic inspections every 5 years.

Fire safety

You must:

- follow fire safety regulations, eg by ensuring easy access to escape routes at all times
- ensure any furniture and furnishings supplied meet regulations
- provide suitable fire or smoke alarms
- provide suitable fire extinguishers dependent on the size of the property
- ensure any houses in multiple occupation meets the required safety standards