<<Landlord (Residential Lar House i

lord Name>> ety Policy for a h (HMO)

1. Introduction

- 1.1 This Health & Saf Name>> ("the Lan Landlord.
- 1.2 The Landlord reco under the Health ar Housing Health an Multiple Occupation Human Habitation)

2. **General Principles**

The Landlord will ensure th

- 2.1 at the beginning of detrimental to the te
- 2.2 anv common/share are properly maint tenants or other bui
- 2.3 at the beginning of demise and any co human habitation a 2018:
- 2.4 they will use reas common/shared ar Landlord's control) habitation as define
- 2.5 all furnishings supp as per the Furnitu amended); and
- 2.6 all electrical installa The Electrical Saf Regulations 2020.

3.

The Landlord will ensure th

- 3.1 all gas equipment
- 3.2 a Gas Safe registe each appliance and

<<Insert Company or Landlord</p> II HMO properties owned by the

responsibilities to all its tenants t 1974, the Housing Act 2004, the , the Management of Houses in 2006, the Homes (Fitness for ation.

is free from hazards that might be

allways, car parks, bin stores etc. se hazards to the safety of the

bughout the tenancy, the rented in the Landlord's control are fit for Fitness for Human Habitation) Act

ensure that the owner of any d demise (which are not in the mon/shared areas fit for human for Human Habitation) Act 2018;

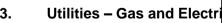
meet current fire safety standards e) (Safety) Regulations 1988 (as

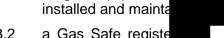
electrical safety standards as per Private Rented Sector (England)

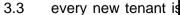
d, whether it is mains or LPG, is tered engineer;

t an annual gas safety check on

s safety check record before they







move in;

- 3.4 tenants are given a a check;
- 3.5 the fixed electrical tested at intervals n 18th Edition NICEIC
- 3.6 the Landlord will en
 - 3.6.1 every new installation of
 - 3.6.2 tenants are report within
 - 3.6.3 copies of the the local hou
 - 3.6.4 any prospe installation of
 - 3.6.5 any further electrical ins person within report);
 - 3.6.6 written confi work is proving within 28 day
 - 3.6.7 if further inv Landlord wil carried out u
- 3.7 all Residual Current
- 3.8 the appliances su machines etc. are leads or plugs; and
- 3.9 all electrical equipm

4. Fire Safety

The Landlord will ensure th

- 4.1 a Fire Risk Assessr
- 4.2 an Automatic Fire I FRA) by a compete
- 4.3 all escape routes a emergency lighting
- 4.4 all front doors are fil
- 4.5 where an AFD is not floor and, where recontaining a solid further in compliance with Regulations 2015;

ety check record within 28 days of

d light fittings are inspected and by a Competent Person (currently

a copy of the current electrical by move in;

ew electrical installation condition nand check;

ation condition reports are given to ays of request by that authority;

a copy of the current electrical days of request;

or remedial work revealed by the rt are carried out by a qualified or an earlier date if required by the

nvestigate works and/or remedial and the local housing authority en confirmation; and

emedial work are still required the estigations and remedial work are tandards are met.

hecked before each new letting;

e.g. cookers, fridges, washing w letting for damage to casings,

CE marking.

regularly by a competent person;

s installed (if recommended in the donument an annual service agreement;

f recommended in the FRA, have

ements of the FRA;

tors/alarms are installed on every de alarm is installed in any room g. a coal fire, wood burning stove) bon Monoxide Alarm (England)

- 4.6 all al tenar
- 4.7 in res Land Regu
- 4.7.1 the of:
 - 4.7.1.1 th
 - 4.7.1.2 e
 - 4.7.1.3 a
- 4.7.2 ensu emei orde

5. Water Safet

The Landlor

- 5.1 flushi lengt
- 5.2 avoid wher
- 5.3 settin
- 5.4 ensu

This policy will be re

Landlord Name:

Date:

Signature:

every new tenancy, and annually during longer

nises listed in 4.7.1 below which are within the lord will comply with its obligations under the ty) Order 2005 as amended, which shall include:

assessment (which shall be kept under review)

doors or windows in those walls and anything those walls); and

as (including the doors between the rented ed areas), and

 4.7.1 above and any fire safety equipment and are properly maintained and kept in working

o letting the property if it has been vacant for any

the system (e.g. ensure the cold water tanks, g lid);

e.g. setting the temperature of the hot water water is stored at 60°C); and

rk is removed to prevent water stagnating.

n there is a change in legislation.