






Home Safety Requirement	Private Rented Homes
 <p>Mandatory electrical safety checks</p>	<p><b>England: No<sup>1</sup></b>  <b>Landlord and Tenant Act 1985</b>            Landlords are required to keep in repair and proper working order the installations in the dwelling-house for the supply of water, gas and electricity. There is currently no requirement for regular checks.</p> <p><b>Wales: No<sup>2</sup></b>  <b>Landlord and Tenant Act 1985</b>            Landlords are required to keep in repair and proper working order the installations in the dwelling-house for the supply of water, gas and electricity.</p> <p><b>Housing (Wales) Act 2014</b>            Landlords or their letting agents are required to be registered with RentSmart Wales by November 2016. Best practice guidance in the RentSmart Code of Practice states: A check on the electrical installation should be carried out at least once every 5 years by a competent electrician, and the results should be recorded in the form of an EICR.<sup>3</sup></p> <p><b>Scotland: Yes<sup>4</sup></b>  <b>The Housing (Scotland) Act 2014</b>            All landlords in the private rented sector are required to have fixed wiring checks (Electrical Installation Condition Reports) carried out at least once every five years. From 1 December 2015, any tenant under a new tenancy commencing on or after this date must be provided with a copy of an EICR for the property before the tenancy starts.</p>
 <p>Mandatory annual test certificate, provided by a recognised engineer, if the property has a gas appliance.</p>	<p><b>England: Yes<sup>5</sup></b>  <b>The Gas Safety (Installation and Use) Regulations 1998</b>            Landlord must ensure that each appliance and flue to which their duty to maintain fittings in a safe condition extends is checked for safety within 12 months of being installed and at intervals of not more than 12 months since it was last checked for safety. No person shall carry out any work in relation to a gas fitting or gas storage vessel unless he is competent to do so</p> <p><b>Wales: Yes<sup>6</sup></b>  <b>The Gas Safety (Installation and Use) Regulations 1998</b>            Landlord must ensure that each appliance and flue to which their duty to maintain fittings in a safe condition extends is checked for safety within 12 months of being installed and at intervals of not more than 12 months since it was last checked for safety. No person shall carry out any work in relation to a gas fitting or gas storage vessel unless he is competent to do so.</p> <p><b>Scotland: Yes<sup>7</sup></b>  <b>The Gas Safety (Installation and Use) Regulations 1998</b>            Landlord must ensure that each appliance and flue to which their duty to maintain fittings in a safe condition extends is checked for safety within 12 months of being installed and at intervals of not more than 12 months since it was last checked for safety. No person shall carry out any work in relation to a gas fitting or gas storage vessel unless he is competent to do so.</p>
 <p>Mandatory carbon monoxide alarms</p>	<p><b>England: Yes<sup>8</sup></b>, when a solid fuel burning appliance is in situ.  <b>The Smoke and Carbon Monoxide Alarm (England) Regulations 2015</b>            Landlords must, when their premises are occupied ensure a carbon monoxide alarm is equipped in any room of the premises which is used wholly or partly as living accommodation and contains a solid fuel burning combustion appliance; and ensure that checks are made by or on behalf of the landlord to ensure that each prescribed alarm is in proper working order on the day the tenancy begins if it is a new tenancy (granted on or after 1st October 2015).</p> <p><b>Wales: Yes</b>, where a new or replacement fixed solid fuel appliance is installed, otherwise no.<sup>9</sup>  <b>Part J of the Building Regulations</b>            Where a new or replacement fixed solid fuel appliance is installed in a dwelling, a carbon monoxide alarm should be provided in the room where the appliance is located.            As of October 2015, landlords must ensure a carbon monoxide alarm is equipped in any room of the premises which is wholly or partly used as living accommodations and contains a solid fuel burning combustion appliance. All carbon monoxide alarms should also be checked prior to a new tenancy.</p> <p><b>Scotland: Yes.</b>  <b>Statutory guidance on the Housing (Scotland) Act 2014</b>            If a new or replacement boiler or heating appliance is fitted.<sup>10,11</sup> From December 1st 2015, private landlords must ensure that a detection system is installed in all dwellings they rent where a fixed combustion appliance is present in the property or in an interconnected space (such as a garage)<sup>12</sup>. If it is necessary to locate a combustion appliance in a bathroom, a CO detector should be sited outside the room as close to the appliance as possible but allowing for the effect humid air might have on the detector when the bathroom door is open.<sup>13</sup></p> <p><b>Scottish Building Regulations</b>            Carbon monoxide alarms must be fitted when a new or replacement boiler or other heating appliance is to be installed in a dwelling and other buildings with bedrooms.            As of October 2015, landlords must ensure a carbon monoxide alarm is equipped in any room of the premises which is wholly or partly used as living accommodations and contains a solid fuel burning combustion appliance. All carbon monoxide alarms should also be checked prior to a new tenancy.</p>

Home Safety Requirement	Private Rented Homes
 <p>Mandatory fire detection devices</p>	<p><b>England: Yes</b> <sup>14</sup></p> <p><b>The Smoke and Carbon Monoxide Alarm (England) Regulations 2015</b></p> <p>Landlords must, when their premises are occupied, ensure a smoke alarm is equipped on each storey of the premises on which there is a room used wholly or partly as living accommodation and ensure that checks are made by or on behalf of the landlord to ensure that each prescribed alarm is in proper working order on the day the tenancy begins if it is a new tenancy (granted on or after 1st October 2015).</p> <hr/> <p><b>Wales: No.</b> <sup>15</sup> <b>However, requirements apply to homes built after 1992 and extensions- see below for details.</b></p> <p><b>Part B of the Building Regulations</b></p> <p>All new dwellinghouses should be provided with a mains-powered, inter-linked smoke detectors/alarms system in accordance with the relevant recommendations of BS 5839-6:2004 to at least a Grade D Category LD3 standard.</p> <p>Where new habitable rooms are provided in an existing property above the ground floor level, or where they are provided at ground floor level and there is no final exit from the new room, a fire detection and fire alarm system should also be installed.</p> <hr/> <p><b>Scotland: Yes</b> <sup>16</sup></p> <p><b>Scottish Building Regulations: Technical Hand Book (Domestic), Fire</b></p> <p>In order to provide a fire detection and fire alarm system that should alert occupants to the outbreak of fire, a Grade D system should be installed in all dwellings.</p> <p>As of 1st September 2014, landlords must have at least:<sup>17</sup></p> <ul style="list-style-type: none"> <li>• One functioning smoke alarm in the room which is frequently used by the occupants for general daytime living purposes.</li> <li>• One functioning smoke alarm in every circulation space, such as hallways and landings.</li> <li>• One heat alarm in every kitchen.</li> <li>• All alarms should be interlinked.</li> </ul>
 <p>Mandatory Legionella risk assessment</p>	<p><b>England: Yes</b> <sup>18,19,20,21</sup></p> <p><b>The Control of Substances Hazardous to Health Regulations 2002</b></p> <p>Every employer shall ensure that the exposure of his employees to substances hazardous to health is either prevented or, where this is not reasonably practicable, adequately controlled.</p> <p>NB: This provision applies to landlords via a condition of the Health and Safety at Work etc. Act 1974.</p> <hr/> <p><b>Wales: Yes</b> <sup>22,23</sup></p> <p><b>The Control of Substances Hazardous to Health Regulations 2002</b></p> <p>Every employer shall ensure that the exposure of his employees to substances hazardous to health is either prevented or, where this is not reasonably practicable, adequately controlled.</p> <p>NB: This provision applies to landlords via a condition of the Health and Safety at Work etc. Act 1974</p> <hr/> <p><b>Scotland: Yes</b> <sup>24</sup></p> <p><b>The Control of Substances Hazardous to Health Regulations 2002</b></p> <p>Every employer shall ensure that the exposure of his employees to substances hazardous to health is either prevented or, where this is not reasonably practicable, adequately controlled.</p> <p>NB: This provision applies to landlords via a condition of the Health and Safety at Work etc. Act 1974.</p>

Note	Issue	Region	Web Link
1	Electrical	England	<a href="http://www.legislation.gov.uk/ukpga/1985/70/section/11">http://www.legislation.gov.uk/ukpga/1985/70/section/11</a>
2	Electrical	Wales	<a href="http://www.legislation.gov.uk/ukpga/1985/70/section/11">http://www.legislation.gov.uk/ukpga/1985/70/section/11</a>
3	Electrical	Wales	<a href="http://gov.wales/docs/desh/publications/151110-rent-smart-code-of-practice-en.pdf">http://gov.wales/docs/desh/publications/151110-rent-smart-code-of-practice-en.pdf</a>
4	Electrical	Scotland	<a href="http://www.electricalsafetyfirst.org.uk/guides-and-advice/scottish-landlords/">http://www.electricalsafetyfirst.org.uk/guides-and-advice/scottish-landlords/</a>
5	Gas	England	<a href="http://www.legislation.gov.uk/uksi/1998/2451/regulation/36/made">http://www.legislation.gov.uk/uksi/1998/2451/regulation/36/made</a>
6	Gas	Wales	<a href="http://www.legislation.gov.uk/uksi/1998/2451/regulation/36/made">http://www.legislation.gov.uk/uksi/1998/2451/regulation/36/made</a>
7	Gas	Scotland	<a href="http://www.gov.scot/Topics/Built-Environment/Housing/privaterent/landlords/physical/raiseyourgame/gassafety">http://www.gov.scot/Topics/Built-Environment/Housing/privaterent/landlords/physical/raiseyourgame/gassafety</a>
8	Carbon Monoxide Alarm	England	<a href="http://www.legislation.gov.uk/ukdsi/2015/9780111133439/pdfs/ukdsi_9780111133439_en.pdf">http://www.legislation.gov.uk/ukdsi/2015/9780111133439/pdfs/ukdsi_9780111133439_en.pdf</a>
9	Carbon Monoxide Alarm	Wales	<a href="http://www.planningportal.gov.uk/uploads/br/BR_PDF_AD_J_2010_V2.pdf">http://www.planningportal.gov.uk/uploads/br/BR_PDF_AD_J_2010_V2.pdf</a> p41
10	Carbon Monoxide Alarm	Scotland	<a href="http://www.bbc.co.uk/news/uk-scotland-23580248">http://www.bbc.co.uk/news/uk-scotland-23580248</a> beginning on or after 1st October 2015
11	Carbon Monoxide Alarm	Scotland	<a href="http://news.scotland.gov.uk/News/Law-change-to-tackle-silent-killer-2d7.aspx">http://news.scotland.gov.uk/News/Law-change-to-tackle-silent-killer-2d7.aspx</a>
12	Carbon Monoxide Alarm	Scotland	<a href="https://www.scottishlandlords.com/LinkClick.aspx?fileticket=t4YWI-asYF0%3D&amp;tabid=432_p2">https://www.scottishlandlords.com/LinkClick.aspx?fileticket=t4YWI-asYF0%3D&amp;tabid=432_p2</a>
13	Carbon Monoxide Alarm	Scotland	<a href="https://www.scottishlandlords.com/LinkClick.aspx?fileticket=t4YWI-asYF0%3D&amp;tabid=432">https://www.scottishlandlords.com/LinkClick.aspx?fileticket=t4YWI-asYF0%3D&amp;tabid=432</a>
14	Smoke Alarm	England	<a href="http://www.legislation.gov.uk/ukdsi/2015/9780111133439/pdfs/ukdsi_9780111133439_en.pdf">http://www.legislation.gov.uk/ukdsi/2015/9780111133439/pdfs/ukdsi_9780111133439_en.pdf</a>
15	Smoke Alarm	Wales	<a href="http://www.planningportal.gov.uk/uploads/br/BR_PDF_AD_B1_2013.pdf">http://www.planningportal.gov.uk/uploads/br/BR_PDF_AD_B1_2013.pdf</a>
16	Smoke Alarm	Scotland	<a href="http://www.gov.scot/Resource/0047/00478105.pdf">http://www.gov.scot/Resource/0047/00478105.pdf</a> p52
17	Smoke Alarm	Scotland	<a href="http://www.prhpscotland.gov.uk/">www.prhpscotland.gov.uk/</a>
18	Legionnaires	England	<a href="http://www.hse.gov.uk/legionnaires/faqs.htm#Landlord">http://www.hse.gov.uk/legionnaires/faqs.htm#Landlord</a>
19	Legionnaires	England	<a href="http://www.legislation.gov.uk/uksi/2002/2677/contents/made">http://www.legislation.gov.uk/uksi/2002/2677/contents/made</a>
20	Legionnaires	England	<a href="http://www.legislation.gov.uk/ukpga/1974/37/contents">http://www.legislation.gov.uk/ukpga/1974/37/contents</a>
21	Legionnaires	England	<a href="http://www.hse.gov.uk/pubns/priced/l8.pdf">http://www.hse.gov.uk/pubns/priced/l8.pdf</a>
22	Legionnaires	Wales	<a href="http://www.hse.gov.uk/legionnaires/faqs.htm#Landlord">http://www.hse.gov.uk/legionnaires/faqs.htm#Landlord</a> and <a href="http://www.legislation.gov.uk/uksi?title=The%20Control%20of%20Substances%20Hazardous%20to%20Health%20Regulations%202002">http://www.legislation.gov.uk/uksi?title=The%20Control%20of%20Substances%20Hazardous%20to%20Health%20Regulations%202002</a>
23	Legionnaires	Wales	<a href="http://www.scottishwater.co.uk/business/our-services/scottish-water-scientific/scientific-services/legionella">http://www.scottishwater.co.uk/business/our-services/scottish-water-scientific/scientific-services/legionella</a>
24	Legionnaires	Scotland	<a href="http://www.hse.gov.uk/legionnaires/faqs.htm#Landlord">http://www.hse.gov.uk/legionnaires/faqs.htm#Landlord</a> and <a href="http://www.legislation.gov.uk/uksi?title=The%20Control%20of%20Substances%20Hazardous%20to%20Health%20Regulations%202002">http://www.legislation.gov.uk/uksi?title=The%20Control%20of%20Substances%20Hazardous%20to%20Health%20Regulations%202002</a>