

Fall Prevention Checklist

In order to ensure your property is free from major hazards that could cause your tenants to slip, trip or fall, it is important that you make simple visual checks at least once a year and it is strongly recommended that you also do so at each change of tenancy.

This document is designed to help you maintain a record of the visual safety checks you have undertaken and will help to demonstrate that you have fulfilled your duty of care to your tenants.

These general checks are designed to provide an appropriate home safety framework under most circumstances. However, if your tenants are vulnerable, elderly or have a disability, special consideration should be given to determine whether additional checks may be required.

Visual checks should take no more than an hour to complete. We recommend you keep this checklist safe for your own records.

Checks to be undertaken

1	Stairs	Confirm	Date for remedial work
a	The banister (including supports) is complete, secure and free from damage. It extends the full length of the stairway and does not have any openings greater than 100mm wide that a small child could fall through or become trapped in.		
b	Stairs are well lit, with light switches at the top and bottom or presence detectors in place.		
c	There are no trailing electrical flexes, damaged carpet, broken/misaligned or loose floorboards or other trip hazards/obstructions present on stairs or steps.		
2	Rooms and Balconies		
a	Rooms are well lit and any changes in elevation under foot can be seen clearly.		
b	Windows are free from damage, lock securely and open correctly.		
c	Window restrictors are fitted on all windows above ground level. If not present, tenant has been made aware of dangers.*		
d	Guard rails on roof areas and balconies are complete, with gaps no larger than 100mm, securely fixed, free from damage, and are at least one metre high.		
3	Outdoor Areas		
a	Any doors leading to roofed areas that are not supposed to be accessed by occupants are secure and well maintained.		
b	Floors, yards and paths are in a good condition. Any change in level is clearly defined and well lit.		
c	Any outdoor steps are free-draining to reduce icing, complete, and maintained in a good condition. Handrails are present for steep and long flights of steps.		
d	There are no obstacles which make flat areas uneven, e.g. protruding paving slabs.		

This Fall Prevention Checklist will be valid for one year after the date completed for the property specified below.

Date completed / /

Property Address

If any of the checks cannot be confirmed, the tenant must be informed and sign below to confirm they are aware of any potential risks.

Landlord or Principal Duty Holder's signature

Tenant's signature

Print Name

Date: / /

Print Name

Date: / /

This Fall Prevention Checklist is only valid for the property listed above. If you let more than one property, please complete a separate Checklist for each. Fall Prevention Checklists can be downloaded from www.homesafetyguidance.co.uk/downloads.aspx

*Ticking this box will not constitute a valid check unless your tenant(s) sign to confirm.

N.B. If your house is occupied by multiple tenants, a lead tenant should be identified to sign this document. In the event of the lead tenant vacating the property, existing tenants are required to make the landlord aware so that an updated checklist can be completed and issued.

The latest version of this document is available to download from www.homesafetyguidance.co.uk/downloads.aspx

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