



Health & Safety Advice for Tenants:

The Smoke and Carbon Monoxide Alarm (England) Regulations 2015

As from 1st October 2015 it is law that all let properties must be fitted with Smoke Alarms on every floor, and that Carbon Monoxide (CO) Alarms in every room where there is a solid fuel appliance. Gas boilers and fires are not included in the regulations, (and are required to be safety checked annually), but we have recommended to our Landlords to have a CO Alarm in any room with a gas appliance. As from 1st October 2015 Landlords need to ensure all alarms are checked and recorded to be working before tenant moves in. It will then be the responsibility of the Tenant to check the alarms are working throughout the tenancy and change batteries as required.

For properties supplied with mobile Carbon Monoxide alarms ensure that you follow the instructions provided with the alarm and do not locate the alarm in an inappropriate location.

We will be carrying out our own testing of the alarms during the tenancy as part of our Managed Service routine inspections and are planning on using 'smoke testers'.

It is the responsibility of the tenant to check alarms throughout the tenancy and batteries should be replaced once a year. Houses built since 1992 will have at least one hard-wired alarm, more recently built houses will have all alarms hard wired with a battery backup. Older houses are likely to have battery only alarms. Alarms normally have a 5 year or 10 year recommended life before replacement is required. When tenants change batteries please advise us immediately if you see the life date has expired, or if you notice any part of any alarm is broken or not working.

Tenants should not remove alarms, or remove batteries from alarms. Troublesome alarms (such as near kitchens) may need replacing with optical alarms which will not sound when you burn the toast! Let us know if you have such a troublesome alarm.

We have commenced a new register to start to record the installation date, alarm life and testing of alarms. Understandably it may take us some time to get all of the information recorded for all properties.

Gas Appliances Gas Safety (Installation & Use) Regulations 1998

Landlords must ensure that gas appliances are checked for safety every year by a Capita 'GAS SAFE' (formerly CORGI) registered engineer and a certificate of it is provided to the tenant and/or prospective tenants, and records are kept for 2 years. Maintenance and installation of gas appliances must be carried out by a GAS SAFE (formerly CORGI) registered engineer.

For managed properties we organise the annual gas safety checks and either us or the 'Gas Safe' engineer will supply you with a copy of the certificate. Please keep a copy of the certificate in the Property Maintenance Folder supplied.



Regency Lettings & Property Management

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For tenant find and rent collection properties it is the Landlords responsibility to have the boiler and any gas appliances checked annually. If you do not have a valid gas safe certificate, please remind your landlord and also notify us, we can take up the matter with your landlord.

Consumer Protection Act 1987

The Electrical Equipment (Safety) Regulations 1994

Plugs and Sockets (Safety) Regulations 1994

Building Regulations (Part P) 2005

Landlord and Tenant Act 1985, Section 11

It is the Landlords duty to ensure that the electrical system is safe, e.g. sockets and light fittings and all appliances they supply are safe.

Regulations change constantly which may result in equipment or fittings needing to be replaced. Such changes as replacing light fittings in bathrooms with IP rated fittings (protected against moisture i.e. plastic or glass cover over fitting so that bare bulb cannot be touched or affected by moisture).

Newer Electrical Consumer Units are far more sensitive with trip switches. The switches may trip if a light bulb blows, or if an appliance is faulty. If you cannot reset a tripped switch, try unplugging all appliances on the circuit, reset the switch and then plug in each appliance until you find the faulty appliance. If you still cannot reset the tripped switch notify us or your Landlord immediately so that a qualified engineer can be booked. Please not should it be found that the cause is a tenants own faulty appliance, the tenant will be liable for the engineers call out cost.

For managed properties we organize 5 Year Periodic Electrical Inspections (recommended) by qualified electrical engineers and also periodic PAT testing of appliances. If you have any concerns about any fittings or appliances, or notice that any lights, sockets or switches are cracked or broken notify us immediately.

Light bulbs / lamps / spotlights - please take care to replace fittings with like for like. The incorrect fitting can overload the circuit or light fitting and in some cases can cause fires. Many light fittings will have an advice label on them.

Legionella and Legionnaires' disease

Legionellosis is a collective term for diseases caused by legionella bacteria including the most serious Legionnaires' disease, as well as the similar but less serious conditions of Pontiac fever and Lochgoilhead fever. Legionnaires' disease is a potentially fatal form of pneumonia. The risk increases with age but some people are at higher risk including people suffering from chronic respiratory or kidney disease, diabetes, lung and heart disease and anyone with an impaired immune system.



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The bacterium *Legionella pneumophila* and related bacteria are common in natural water sources such as rivers, lakes and reservoirs, but usually in low numbers. They may also be found in purpose-built water systems such as cooling towers, evaporative condensers, hot and cold water systems and spa pools. People contract Legionnaires' disease by inhaling small droplets of water (aerosols), suspended in the air, containing the bacteria. Certain conditions increase the risk from legionella if the water temperature in all or some parts of the system may be between 20-45 °C, which is suitable for growth; it is possible for breathable water droplets to be created and dispersed e.g. aerosol created by a cooling tower, or water outlets; water is stored and/or re-circulated.

Although the risk is minimal, where a property has been vacant for a number of weeks the outlets should be left running to flush through any water for at least two minutes before using. In guest bathrooms or where toilets, taps and shower fittings are used infrequently tenants should run water in these locations regularly. It is also strongly recommended that shower heads should be descaled regularly.

Cold water storage tanks in lofts should be covered and insulated. Hot water tank / boiler temperature should be set above 50 degrees and ideally at 60 degrees. Care should be taken with children and the elderly not to scold themselves with hot water.

Child Safety – EU Regulation for Blind Safety

EU legislation has come into effect that new blinds sold / installed since 2014 are designed with safety features to prevent entanglement and accidental strangulation to young children. Existing blinds in rental properties with young children, with a pull cord should have a cleat to tie up the cord out of the way of children 0-24 months. Blinds with long chains can have a tensioner or chain break connector.

If you are not happy with the safety of any blinds installed in your property please contact us or your Landlord.