

Landlord Roles and Responsibilities





Heating

Economic, easily controlled heating should be available throughout the home.



Gas central heating is best for efficient and cost effective heating.

Panel, portable and decorative fires are not considered sufficient heating solutions.



DID YOU KNOW



DID YOU KNOW

Storage heaters in good condition only have a life expectancy of only 10-15 years.

Electrical

The Electrical Safety Standards in the Private Rented Sector (England) Regulations 2020

mean that Landlords must make sure that the electrical installation is tested every 5 years.



Portable Appliance Testing – Consider PAT testing appliances provided by you.

Providing sufficient sockets will prevent trailing cables and overloading.



DID YOU
KNOW

The electrical installation should be checked every 5 years.



Get a condition report (EICR) and do the work specified—especially if the works are code C1 or C2.

Rubbish

You should provide a place to store rubbish. Make sure you tell the tenant where and when it should be put out for collection.



Falling in the Home

Falls can happen all around the home. Have a think...



Stairs need to be in good condition with handrails, good lighting and no loose carpet.

Low level windows should have safety glass. Opening windows at 1st floor or above, with a low sill, should be restricted to 100mm.



DID YOU
KNOW



Fire Landlords are responsible for fire safety and should carry out a fire risk assessment (FRA).

Look at how the tenants can escape if there is a fire. Ensure the occupants can get out of the property without having to use a window.

Look out for bedrooms accessed via a kitchen or living room (high risk room).



DID YOU KNOW



Talk your tenants through their means of escape in case of fire.

Smoke and Carbon Monoxide alarms

Every level of the accommodation should have at least one smoke detector.



Tell your tenants where the detectors are and what types are fitted.



DID YOU KNOW

Some properties may need more than one on each level or different types of alarms.

Carbon monoxide (CO) detectors need to be in the rooms where there are solid fuel heating appliances.



A carbon monoxide detector should be positioned 1-3 meters from the appliance at head height.

House in Multiple Occupation (HMO)



Comprehensive HMO guidelines can be found on the Councils website.



DID YOU
KNOW

There are different types of HMO and a number of different rules that landlords will need to follow for each type.

Some HMOs will need to be licensed.



Find out more here:

<https://www.middevon.gov.uk/residents/housing/private-sector-housing/private-landlords/houses-in-multiple-occupation>

Damp and Mould

Although mould is commonly caused by condensation don't assume that lack of heating or ventilation are the only problem! *Poor thermal insulation is a significant factor and there is often more than one cause!*



Remember to also check for building problems such as leaks.

Good heating, insulation and mechanical ventilation will help control moisture and prevent mould growth.



DID YOU KNOW

Humidity controlled extractor fans are recommended.



Gas Safety



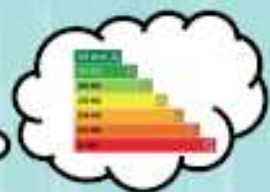
Only a 'gas safe' contractor can install or repair a gas appliance.

All gas appliances must be serviced every year. You must give the tenant a gas safety certificate at the start of their tenancy.



DID YOU KNOW

EPCs (Energy Performance Certificates)



Every property rented since 2007 should have an EPC which is valid for 10 years.

Listed buildings are not automatically exempt.

You cannot rent out a property if its EPC rating is F or G (unless you have registered an exemption).



DID YOU KNOW

Kitchens and Bathrooms

Both need to have a safe layout and be easy to clean, including wall surfaces and the floor coverings.



There should be enough space for modern appliances, fixed storage cupboards and work tops adequate for food preparation. There must also be running hot and cold water.



Externally vented extractors are also recommended.

Make sure pests cannot get in!



Further reading:

- Housing Act 2004
- Minimum Energy Efficiency Standard Regulations (MEES)
- 2015 Deregulation Bill
- Gas Safety Regulations 1998
- Housing and Planning Act 2016
- Energy & Efficiency Regulations 2015
- Fire Safety Order 2005
- Smoke and Carbon monoxide alarm regulations 2015
- The Electrical Safety Standards in the Private Rented Sector (England) Regulations 2020
- LACORS Fire Safety Guide
- HMO Management Regulations 2006 (or 2007 for flats)
- Environmental Protection Act 1990
- Housing Health & Safety Rating System
- Homes (Fitness for Human Habitation) Act 2018
- HMO Guidelines
- The Licensing of Houses in Multiple Occupation Order 2018
- GDPR

And more...!

This advice leaflet is intended for information and guidance purposes only and is not an exhaustive list. You should seek professional, expert and/or legal advice before carrying out any works. (v.2 June 2020)

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