

# HEATBASE Ltd Factsheet 29

## The Landlords Act

Version 2 October 2015

The Landlords Act requires a Landlord to obtain a Landlords Safety Certificate where a GAS appliance is installed in a rented property. There is currently no legal requirement for a landlord to obtain a Landlords Safety Certificate for an Oil fired appliance installed within a rented property in the United Kingdom. However, British Standard BS 5410 part1 does require oil fired appliances to be serviced periodically in accordance with the manufacturers' instructions; Oil tanks and oil supply lines should also be checked for condition and leaks.

Good practise would indicate that Landlords (to give themselves and their tenants peace of mind), should have oil fired appliances within the rented property inspected and serviced to the manufactures instructions. Indeed a number of property insurers demand it. Planned maintenance can help keep an appliance operating at peak performance, save on expensive call out fees as well as helping to reducing fuel bills.

### **New ruling on CO (Carbon Monoxide) and Smoke Alarms**

Landlords will be required by law to install working smoke and carbon monoxide alarms in their properties in rooms containing solid fuel appliances under measures announced by Housing Minister Brandon Lewis on 11th March 2015. The measure is to take effect from October 2015, and comes with strong support after a consultation on property condition in the private rented sector. The ruling does not apply to Oil or Gas appliances.

### **New ruling relating to Risk Assessment of Legionella**

Organisations, or self-employed individuals, who provide residential accommodation or who are responsible for the water system(s) in their premises, are responsible for ensuring that the risk of exposure to legionella in those premises is properly assessed and controlled. All water systems require an assessment of the risk which they can carry out themselves if they are competent; or employ somebody who is.

In most residential settings, a simple assessment may show that the risks are low and no further action may be necessary. (An example of a typical lower risk situation may be found in a small building (e.g. housing unit) with small domestic-type water systems, where daily water usage is inevitable and sufficient to turn over the entire system; where cold water is directly from a wholesome mains supply (no stored water tanks); where hot water is fed from instantaneous heaters or low volume water heaters (supplying outlets at 50 °C); and where the only outlets are toilets and wash hand basins). If the assessment shows the risks are low and are being properly managed, no further action is needed but it is important to review the assessment regularly in case anything changes in the system.