

Conditions in the private rented sector are currently worse than in any other form of tenure.

Although some safety checks are legally required, they are not currently considered in the context of a fully integrated approach to home safety.

To address this, on the basis of significant industry consensus, a sub-group of the Electrical Safety Roundtable designed a Home Safety Certificate and supporting checklists to deliver a practical solution for landlords and tenants in the sector.

Background

The development of this concept began with a seminar hosted by The All-Party Parliamentary Groups on Carbon Monoxide and Home Safety in Portcullis House on 12th May 2014.

This seminar explored the concept of a 'Home Safety MOT'. Initially discussed as a potential approach to carbon monoxide awareness and wider safety in the home, consensus quickly began to form around some of the core principles of an integrated Home Safety Certificate.

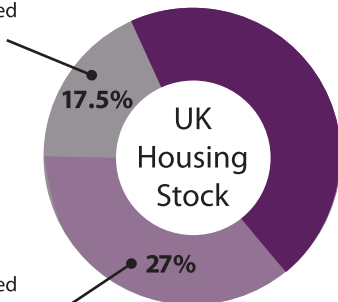
A task group was set up following the seminar to continue these discussions, with wide industry representation. Its overall aim was to reach a consensus on the design and implementation of a Home Safety Certificate and the decision was soon made to focus on the private rented sector.



Issue

The private rental market is growing and predicted to continue growing for the foreseeable future. The standard of basic safety in privately rented homes is questionable and many aspects are not regulated.

Private rented housing



Private rented housing, expected growth by 2020



Solution

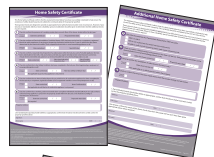
Bringing safety requirements for UK private rented accommodation into line with other sectors and promoting a whole house solution by encouraging use of the Home Safety Documents available at www.homesafetyguidance.co.uk

The documents provide the means to validate the continued safety of privately rented properties and include a:

Home Safety Certificate



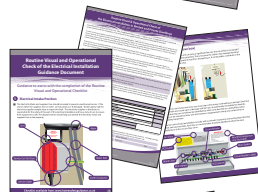
To verify that certain legally required and industry recommended checks are carried out annually and at each change of tenancy.



Routine Visual and Operational Check of the Electrical Installation & Supporting Guidance



To allow landlords to maintain a record of their visual electrical safety checks and demonstrate that they have fulfilled their legal duty of care to their tenants.



Falls Safety Checklist



To enable the checking and recording of risk assessments and ensure the property is free from major hazards that could cause tenants to slip, trip or fall.



These documents all link together, providing a framework that allows landlords to demonstrate the safety of their properties and tenants to make informed decisions about where they chose to live. It also gives government, insurers and other interested groups a valuable tool to help root out unsafe practice and improve the condition of housing in the private rented sector.

The documents are used to detail whether key safety checks have been carried out:



Gas Safety Certificate



Electrical Installation Condition Report



Fire Escape Strategy



Falls Prevention Checklist



Solid Fuel Appliance Safety Report



Legionella Risk Assessment



Routine Visual and Operational Check of the Electrical Installation

They are also used to show whether the following devices are installed:



Carbon Monoxide Detector



Smoke Alarm



Blind Cord Safety Device



Thermostatic Mixing Valve

This infographic has been created by NAPIT in support of the Electrical Safety Roundtable.