

Landlords' Complete Guide to Health & Safety

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Version: 202609-1

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Introduction

This guide provides an overview of the key health and safety considerations for landlords who are letting property. The content is based on current regulations, UK government guidance, practices recommended by industry bodies and evidence from legal cases. This guide is not intended to provide detailed coverage of the topics herein; a more detailed coverage is provided in the Further Reading references in each of the sections below.

Following this guidance will not guarantee a landlord will not encounter health and safety issues, but the risk will be greatly reduced.

Key



Preparing a property for let and tenancy start tasks - law and recommendations of professional bodies

Notes related to law and legal cases

After tenancy start tasks – law and recommendations of professional bodies

Guidance notes – Guidance for above and personal experience of the author

Basic Principles

Landlords have a duty

- to ensure, so far as is reasonably practicable, that they and other persons are not exposed to risks to health or safety this includes tenants, visitors, contractors, and even passers-by.
- to ensure anything they supply as part of the tenancy is safe including, but not limited to, the structure of the dwelling, installations, equipment, and appliances.
- of care to ensure that they, or someone acting on their behalf, do not cause injury or a loss to someone else because of reckless or careless behaviour.

Asbestos

Many buildings contain asbestos, which can pose a serious health risk if not managed properly. The control of asbestos (but not necessarily the removal) in the common parts of a building (e.g., shared hallway in a block of two or more dwellings) is governed by **The Control of Asbestos Regulations 2012**.



Identify whether the building contains any asbestos-containing materials and record the location and condition.



Assess the risk from any asbestos identified and prepare a plan to manage that risk.

Risk From Exposure to Asbestos

- Asbestos is one of the (29) hazards that are part of the Housing Health and Safety System and the risk from exposure to asbestos should be assessed when checking the dwelling is fit for human habitation. See **Fitness for Human Habitation**
- When employing contractors to carry out work on your property, you have a duty under the **Health and Safety at Work etc. Act 1974** to ensure that they are not exposed to risks to their health or safety. See **Contractor Safety**

Further Reading:

The Control of Asbestos Regulations 2012

{<https://is.gd/JungleP45>}

Asbestos - Health and Safety Executive:

{<https://is.gd/JungleP46>}

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