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1. Introduction

- 1.1 This Health & Safety Policy applies to all properties owned by the Company.
- 1.2 The Company recognises its responsibilities to all tenants and users of the premises under the Health and Safety at Work etc. Act 1974.

for <<Insert Company or Landlord Name>> (the "Company") to all properties owned by the Company.

responsibilities to all tenants and users of the premises under the Health and Safety at Work etc. Act 1974.

2. General Principles

The Company will ensure that:

- 2.1 at the beginning of the tenancy and at regular intervals thereafter, the premises might be detrimental to the health and safety of the tenants or other persons;
- 2.2 any common/shared areas are properly maintained and do not pose hazards to the safety of the tenants or other persons;
- 2.3 any furnishings supplied meet current fire safety standards as per the Furniture and Furnishings (Fire) (Safety) Regulations 1988 (as amended).

the premises is free from hazards that might be detrimental to the health and safety of the tenants or other persons;

any common/shared areas do not pose hazards to the safety of the tenants or other persons;

any furnishings supplied will meet current fire safety standards as per the Furniture and Furnishings (Fire) (Safety) Regulations 1988 (as amended).

3. Utilities – Gas and Electricity

The Company will ensure that:

- 3.1 all gas equipment is installed by a Gas Safe registered engineer;
- 3.2 if under a lease agreement with the Company, all work on gas appliances is carried out by a Gas Safe registered engineer and a regular gas safety check on each appliance supplied;
- 3.3 if under a lease agreement with the Company, all electrical appliances are to be repaired and replaced at regular intervals no longer than those specified in the current Edition NICEIC).

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if under a lease agreement with the Company, all electrical appliances are to be repaired and replaced at regular intervals no longer than those specified in the current Edition NICEIC).

4. Fire Safety

The Company will ensure that:

- 4.1 a Fire Risk Assessment is carried out annually on the common areas of the building by a competent person;
- 4.2 all escape routes in the building are clearly marked and maintained at all times;
- 4.3 an automatic detection system including emergency lighting is installed in the building.

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installed as per the

9-1:2013, and BS9999:2008;

4.4 the alarms in the records kept; and

building are tested weekly and

4.5 the alarm system no greater than 6

the building is serviced at intervals person/organisation.

**5. Water Safety (Legionella)**

The Company will ensure

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5.1 flushing out the system vacant for any significant

to letting the property if it has been

5.2 action is taken to a Company's control (tight fitting lid);

the parts of the system within the water tanks, where fitted, have a

5.3 control parameters Company's control (calorifier) to ensure

the parts of the system within the temperature of the hot water cylinder (C); and

5.4 any redundant pipe water stagnating.

any's control is removed to prevent

**6. Asbestos**

The Company will ensure

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6.1 an Asbestos Survey Containing Material condition logged in

on the premises and any Asbestos as such and their location and

6.2 the Register will be works authorised by

contractors before they start any

6.3 no works will be containing ACM work and

half of the Company on locations assessment being done beforehand;

6.4 no ACM will be left they may become

within the Company's control where s.

This policy will be reviewed

re is a change in legislation.

**Landlord Name:**

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**Date:**

**Signature:**

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