

HEATBASE Ltd FACTSHEET 6

The Landlords Act

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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-part1:2019 does require oil fired appliances to be serviced periodically in accordance with the manufacturers' instructions i.e. annually; Oil tanks and oil supply lines should also be checked for condition and leaks. An oil boiler that is not serviced on a regular basis i.e. annually can lead to increased fuel consumption, increased likelihood of breakdowns and may lead to increased potential safety and environmental risks.

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 in line with the British Standards and Manufactures Instructions. Indeed, a number of property insurers demand it. Planned maintenance can help keep an appliance operating at peak performance, save on expensive callout fees as well as helping to reduce fuel bills and decrease the chance of potential safety and environmental risks.

New ruling on CO (Carbon Monoxide) and Smoke Alarms

Landlords are now required by law to install working smoke and carbon monoxide alarms in their properties in rooms containing SOLID FUEL appliances. The new ruling came into effect from October 2015 and came with strong support after a consultation on property condition in the private rented sector. Although the ruling does not apply to Oil or Gas appliances, BS 5410-part1 2019 states "where a liquid fuel appliance is located inside a building or structure or within a restricted area externally, a carbon monoxide detector conforming to BS EN 5029-1 should be installed in accordance with the manufacturers instructions".

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.