

# Summary of Guidance

If you are a landlord renting out a home to someone in Jersey, this summary provides brief guidance about your legal obligations regarding the condition of the property and the minimum standards it must meet.

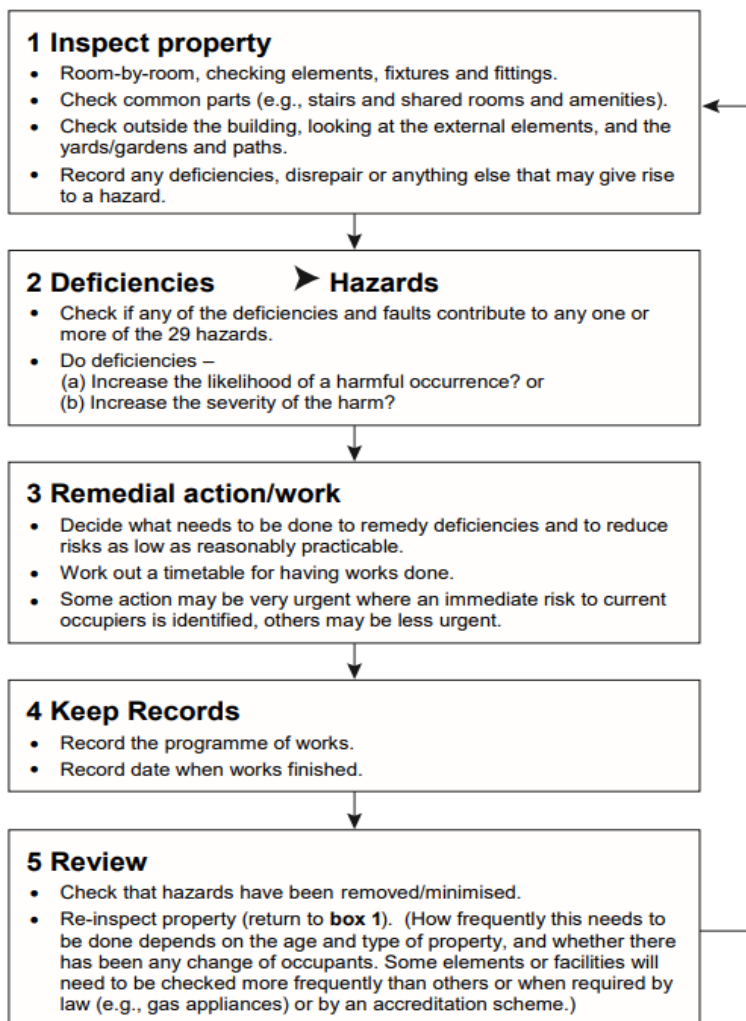
It's important you don't rely solely on this document if you believe any of the hazards featured in this booklet are present in a property you own and rent out.

For more detailed guidance, you should read the full Code of Practice, online at [gov.je](http://gov.je)



## Checking the property

The following process is suggested for landlords to adopt to minimise the chances of any unacceptable hazards:



## Minimum standards

The following measures are non-negotiable and are the minimum standard that should be in place in any home which is rented out by a landlord.

### 1. Detection of Smoke

- A smoke detection alarm fulfilling the standard EN14604\* must be installed on each storey of a rented dwelling - whether or not a storey includes a habitable room.
- A smoke detection alarm is a minimum requirement. We would recommend that interlinking smoke alarms are installed in each room of the dwelling to allow for the earliest warning.
- A carbon monoxide detection alarm fulfilling the standard EN50291\* must be installed in each habitable room of a rented dwelling where there is a facility for the combustion of oil, gas, wood, coal or any similar fossil fuel (or any derivative products of any of these fuels).
- An alarm must be kept in fully working order and where such alarm is battery powered, it must be operational at the commencement of every rental period.

*\*Alarm standards can be found on device packaging.*

### 2. Gas Safety

- Where there is a gas supply to a rented dwelling, regardless of whether any appliances are connected to that supply and regardless of whether the supply is in actual use, an annual gas safety inspection of the dwelling must be carried out by a person registered on the United Kingdom Gas Safe Register.



### 3. Electrical Safety

- An EICR (electrical installation condition report) is required to be completed on every rented dwelling. These must be completed by a competent engineer.
- An EICR lasts for five years. We recommend that the interim checklist is completed by the landlord annually.

## Hazards

There are 29 prescribed hazards which are evaluated upon inspection. While it is natural that some hazards will be present in a dwelling, these must be managed so they are only present at an acceptable level.

To get a greater understanding of each of the 29 hazards, the Code of Practice provides comprehensive guidance on the nature of the hazard and preventative measures.

This document highlights some of the most common hazards found in dwellings in Jersey and gives examples of measures a landlord can take to reduce the hazard.

### 1. Damp and mould

This hazard covers threats to health associated with increased presence of dust mites, mould and fungal growth resulting from dampness or high humidity.

#### Examples of preventative measures:

- The property should be free from rising and penetrating damp and condensation.
- The property's damp proof course should be in good condition.

- Providing drying facilities for clothes will discourage tenants from drying clothes on heaters causing damp/mould.
- Plumbing should be properly installed to prevent leaks and damp. Facilities should be properly connected to waste pipes and regularly maintained.
- There should be adequate thermal insulation, and appropriate means of space heating.

## **2. Excess cold**

This hazard covers threats to health from excessively cold indoor temperatures. A healthy indoor temperature is around 21°C.

### **Examples of preventative measures:**

- Structural thermal insulation should be provided to minimise heat loss. This includes loft insulation and cavity wall insulation (if the property has a cavity wall).
- A fully working heating system, in all rooms of the dwelling, including hallways. This should be controllable by the occupants. It should be installed and maintained by a suitably qualified engineer.
- Draught proofing of windows and doors and double glazing will also help to maintain heat.

## **3. Carbon monoxide and fuel combustion products**

This hazard covers threats to health and asphyxiation resulting from escape of fuel gas into the property, or excess levels of carbon monoxide, nitrogen dioxide, sulphur dioxide and smoke.

### **Examples of preventative measures:**

- Landlords have a duty to ensure an annual gas safety check is carried out by a registered Gas Safe engineer.
- A carbon monoxide detector must be installed in each habitable room of the dwelling where there is a facility for the combustion of oil, gas, wood, coal, or any similar fossil fuel.
- Flues should be maintained regularly and not sited close to an openable window. Lack of maintenance and a poor seal between appliance and flue increase risk of exposure.
- Gas, oil, and solid fuel burning appliances must be correctly installed and maintained.
- Ventilation must be provided in accordance with manufacturers guidelines.

#### **4. Falls on stairs**

This hazard covers any fall associated with stairs, steps and ramps where the change in level is greater than 300mm.

### **Examples of preventative measures:**

- To prevent small children falling (or becoming trapped), there should not be any opening on stairs, either to the stairs or to the guarding, which allow a 100mm diameter sphere to pass through.
- Handrails provide assistance in ascent and descent and offer a handhold if there is a misstep and so can help prevent a fall. Handrails to both sides of the stairs provide the safest arrangement. Handrails should be sited between 900mm and 1,000mm

measured from the top of the handrail to the pitch line or floor.

- Handrails should be shaped so that they are easy to grasp and extend the full length of the flight.
- Good lighting at the top and bottom of the stairs will enable users to identify the first step and the dimensions of the step, reducing the possibility of a misstep or slip.

## **5. Falls between levels**

This hazard covers the threat of fall between levels inside or outside the dwelling, where the difference in levels is more than 300mm. It includes, for example, falls out of windows and falls from balconies.

### **Examples of preventative measures:**

- Where internal windowsills are lower than 1,100mm from the floor, a form of restriction or safety catch should be fitted. For ease of escape, a one touch release system is preferable.
- Guarding to balconies should be at least 1,100mm high and designed and constructed in a fashion to discourage children climbing. There should be no openings to the guarding big enough to allow a 100mm sphere to pass through.
- Balcony guarding should also be strong enough to support the weight of people.
- The design of the windows should facilitate safe cleaning of the outer surface without the need to climb on a chair or stepladder.

## **Inspections, hazard assessments & responsibilities**

Inspections will be thorough and comprehensive and will be undertaken by authorised officers. The findings will be

recorded and reported on accordingly. In the worst-case scenario these inspections may result in enforcement action.

## What officers will look for

When officers inspect a dwelling, they will look for any risk of harm to an actual or potential occupier of a dwelling, which results from any deficiency that can give rise to a hazard.

They will judge the severity of the risk by thinking about the likelihood of an occurrence that could cause harm over the next 12 months, and the range of harms that could result.

The officer will make these judgements by reference to those who, mostly based on age, would be most vulnerable to the hazard, even if people in these age groups may not actually be living in the property at the time.

This means even a vacant dwelling can be assessed and that if the dwelling is rated as safe for those considered to be most vulnerable, it will be safe for anyone.

A landlord's responsibilities may be summarised as: To ensure the rented dwelling allows an occupier and visitors of the dwelling to be safe and healthy by the removal of hazards or reducing the hazards to an acceptable and practicable level.

## Who to contact

Environmental and Consumer Protection – Housing & Nuisance Team

[renteddwellings@gov.je](mailto:renteddwellings@gov.je)

01534 445808

