

REGENT ESTATES-Health & Safety Information

THE CONSUMER PROTECTION ACT 1987- SAFETY

THE TYPES OF GOODS INVOLVED INCLUDE:

- Portable electrical equipment and plugs
- Upholstered furniture
- Gas Cookers

SAFETY PROVISIONS ALSO APPLY TO:

- Fireguards
- Carry Cot Stands
- Bunk Beds
- Toys
- Other Gas Appliances

There are detailed safety requirements, which apply to the items already mentioned below. However this is a brief guide to likely problems, which may be found, and the safety requirements.

ELECTRICAL SAFETY- PROBLEMS TO LOOK FOR:

- Frayed or damaged cables
- Old appliances with metal parts and no earth
- Damage allowing access to live parts
- Fireguard opening which allow access to the elements- maximum gap is 25mm x 12mm, or 50mm x 20 mm for silicon covered elements.
- Lamp sockets with no shielding for the metal part of the bulb.
- Loose or worn connections- e.g. kettle outlets
- Overheating
- Incorrect uses
- Incorrect plugs (metal pins should be sleeved)
- Cored grip inoperative.

SMOKE ALARMS

The Building Regulations (1991) state that all properties built since June 1992 must be fitted with mains operated interlinked smoke detectors/alarms with at least one detector per floor level.

It is also the case that all Houses in Multiple Occupation (HMOs) are required to supply mains operated interlinked smoke alarm system.

In the case of older single family rental properties, technically there is no legal requirement for landlords to provide a smoke alarm. However, it is strongly recommended that landlords do provide at least a battery operated smoke alarm or alarms in their rented properties.

Where landlords do provide battery operated smoke alarms they should have a clause in the agreement making it clear that it is the tenant's responsibility to check their operation and replace the batteries as and when necessary.

UPHOLSTERED FURNITURE

Since 1st March 1993, second hand furniture must pass fire safety tests applicable to new furniture. Furniture, which complies, will be labelled with a permanent label with the words "CARELESSNESS CAUSES FIRE". A batch number and an indication that the upholstery with the regulations.

MOST FURNITURE MANUFACTURED BEFORE 1988 WILL NOT COMPLY

Non-complying furniture may continue to be supplied in let accommodation until 1st January 2006 if, but only if it was in the same accommodation prior to 1st March 1993. Any replacement or additional upholstered furniture put into let accommodation must comply with the safety regulations.

GAS COOKERS- SAFETY REQUIREMENTS INCLUDE

- Sealed oven doors to prevent escape of gas
- Any burner igniting device must ignite promptly
- Taps or handles so designed to ensure that they cannot be turned on accidentally
- Operating instructions- either on the appliance or in a booklet
- Instruction marked on tap handles indicating which tap controls which burner and relevant control positions for each tap.
- Warnings against closing lid before burners are extinguished- although this does not apply where the lid automatically shuts off the burners.

GAS SAFETY

The gas safety (installation and use) regulations 1994 are enforced by the health and safety executive. This is responsible for all prosecution under the main act- and came into effect on 31st October 1994. The main provisions are as follows.

- Only corgi registered fitters may be used to work on gas pipes or appliances (DIY work is not permitted under any circumstances)
- Owners are required to ensure that all gas appliances are safe
- Amongst other things, they must ensure that a corgi inspection is carried out annually
- A record must be kept of all inspections (including the date of inspections and details of any defects identified and the remedial action taken and be available on request)
- All unsafe appliances must be disconnected
- A restriction is imposed on the size and type of appliance permitted in bathrooms and bedrooms.

All occupants of properties purchased/rented after 1st April 2003 and located within Essex within the area supplied by Essex and Suffolk Water will pay water and sewerage charges based on metered volumes. Where necessary the Water Supplier will undertake the installation of a meter at their cost.

The supporting power to carry out this change is provided by section 144b of the Water Industry Act 1991.