

Guide to Minimum Standards for Rented Residential Accommodation



By law, landlords must ensure that their rented properties provide tenants with a safe and healthy environment to live in and comply with the Minimum Standards. Local Authorities are responsible for the enforcement of the regulations. If your property does not comply with these Minimum Standards, as a landlord, you could be prosecuted. New standards came into effect on 1st May 2019 and the information below summarises the Minimum Standards and highlights the new obligations for landlords. Not all standards are applicable to AHBs (housing associations) or local authorities, for further details please contact your local authority.

1 The building must be free from damp and in good structural repair (internally and externally).

2 There must be hot and cold water available to the tenant(s).
▶ Sanitary facilities should be separated from other rooms in the house, and must be in a safe condition, well ventilated and in good working order.

3 All rooms must have adequate ventilation and heating, which tenant(s) can control.

4 For leases of less than 10 years, appliances must be in a good and safe working order. A 4-ring hob, oven, grill, fridge/freezer, microwave and sink that supplies safe drinking water, hot water and adequate draining must be provided. There must also be adequate storage to separately store food and cleaning products.
For leases of more than 10 years, the above applies and dwellings must provide facilities to install white goods, but white goods do not have to be provided.

5 Electrical wiring, gas and water pipes should be in good repair.
▶ Properties should, where necessary, have a carbon monoxide alarm. These should be in suitable locations and in good working order.

6 In houses there must be access to a fire blanket and fire detection and alarm system.
▶ In multi-unit buildings, there must be a fire detection and alarm system, an emergency evacuation plan and emergency lighting in common areas. It is important that fire safety equipment is maintained.

7 Where there is no access to a yard / garden, access to communal laundry facilities, such as a washing machine and a dryer, must be provided.

8 All habitable rooms must have natural lighting and adequate artificial lighting.

9 There must be suitable safety restrictors attached to a window which has an opening through which a person may fall and the bottom of the opening is more than 1400mm above the external ground level. Suitable safety restrictors must secure the window sufficiently to prevent such falls. Lockable restrictors that can only be released by removable keys or other tools **should not be fitted** to window opening sections.

10 Each bathroom or shower room should contain a permanently fixed heater that is properly maintained. The room should be properly ventilated.

11 Information must be provided to tenants on the property, building services, appliances and their maintenance requirements.

12 Efforts must be made to prevent infestation of pests and vermin.

13 There must be access to suitable and adequate facilities to store refuse that are safe from pests and vermin.

Source: Housing (Standards for Rented Houses) Regulations 2019.

Safety Information Guide for Landlords



It is very important that landlords are aware of their responsibilities for safety, in particular on fire safety. The guide below describes the safety requirements from the Housing (Standards for Rented Houses) Regulations 2019. Landlords must also comply with the Fire Service Acts (1981 and 2003) and should refer to the guidance document 'Guide to Fire Safety in Flats, Bedsitters and Apartments'.

Fire Safety

In houses, there must be a suitable, self contained fire detection and alarm system and a suitably located fire blanket. It is recommended that smoke alarms are either mains-wired with battery back up or are 10 year self contained battery operated.



Safety in Multi-Unit Buildings

- ▶ A suitable fire detection and alarm system must be provided in **common areas** in a multi-unit building.
- ▶ It is important that all fire safety equipment and lighting is maintained.
- ▶ Each unit must have a suitably located mains wired smoke alarm.



Ventilation

Rooms should contain suitable and adequate facilities for the safe removal of fumes and other products of combustion to the external air in situations where a heat producing appliance is used.



Ventilation

All habitable rooms should have adequate ventilation.



Emergency lighting

Emergency lighting must be provided in all **common areas** in a multi-unit building.



Gas and Electricity Safety

Installations for supply of gas, oil and electricity including pipework, storage facilities and electrical distribution boxes should be maintained in good repair and safe working order.



Carbon Monoxide Safety

Each house shall contain, where necessary, suitably located devices for the detection and alarm of carbon monoxide.



Windows

There must be suitable safety restrictors attached to a window which has an opening through which a person may fall and the bottom of the opening is more than 1400mm above the external ground level. Suitable safety restrictors must secure the window sufficiently to prevent such falls. Lockable restrictors that can only be released by removable keys or other tools **should not be fitted** to window opening sections.



Appliances

All appliances shall be maintained in a safe condition, in good working order and good repair.



Fire Safety

Each self contained unit in a multi-unit building* must have a suitable fire detection and alarm system, fire blanket and an emergency evacuation plan.



* A multi-unit building means a building that contains 2 or more dwellings that share a common access.