

Guide to Standards for Rented Residential Accommodation

Landlords must ensure that their rented properties provide tenants with a safe and healthy environment to live in and comply with the standards set out in the Housing (Standards for Rented Houses) Regulations 2019. Local Authorities are responsible for the enforcement of the regulations. As a landlord, you may face legal action if your property does not meet the required rental standards or if you prevent an authorised inspector from carrying out an inspection. The information below summarises the rental standards and highlights landlords' obligations. For further details please contact your local authority.



Sources: Housing (Standards for Rented Houses) Regulations 2019; Guidelines for Housing Authorities in Implementation of Standards in Rented Accommodation.

Safety Information Guide for Landlords

It is very important that landlords are aware of their responsibility for safety, including fire safety. The guide below indicates how to comply with the safety requirements in the Housing (Standards for Rented Houses) Regulations 2019. Landlords of units in multi-unit buildings 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

All houses, flats and apartments must have a suitably located self-contained smoke alarm. There should be one on the ground floor and on each upper-floor landing.

Smoke alarms should be either mains-wired with battery back-up or 10-year self-contained battery-operated.

There must also be a suitably located fire blanket in the kitchen.



Additional Fire Safety Requirements in Multi-Unit Buildings*

There must be:

- A centralised fire detection and alarm system in common areas with a control panel, break glass units and suitably located smoke detectors and sounders throughout, with integrated heat sensors and alarm sounders in each unit
- Emergency lighting in common areas
- Emergency evacuation plans in each unit



Ventilation for Heating Appliances

Rooms must 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 rooms must have adequate ventilation.



Carbon Monoxide Safety

Carbon monoxide alarms must be installed in suitable locations in houses, flats and apartments containing fuel-burning appliances (such as oil, gas or solid-fuel boilers and stoves) or open fireplaces.



Gas, Oil and Electricity

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



Window Restrictors

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. Restrictors should **re-engage automatically** when the window is returned to the initial restricted opening position, or to a closed position (whether latched or not).



Appliances

All appliances, that a landlord must provide, must be maintained in a safe condition, in good working order and good repair.

