Happy Energy

LANDLORD



HAZARDS IN THE HOME

A Simple Guide to Spotting and Managing Common Housing Hazards

Safer Home, Happier Tenants

At **Happy Energy and The Heat Project**, we believe every tenant deserves a warm, safe, and healthy home.

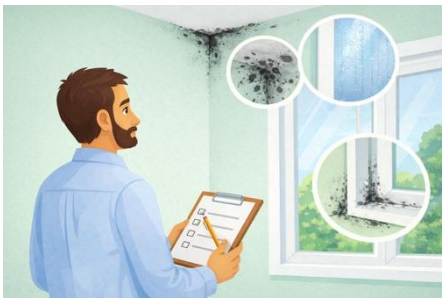
This guide helps you, as a landlord or property owner, spot and manage common household hazards — so you can protect your tenants, your property, and your peace of mind.

By taking simple steps, you'll reduce complaints, prevent costly damage, and create homes that are safer, more comfortable, and longer-lasting.

DAMP, MOULD & COLD

Damp, mould, and cold can affect tenant health and damage your property, but regular checks and early action can help prevent costly repairs and complaints.

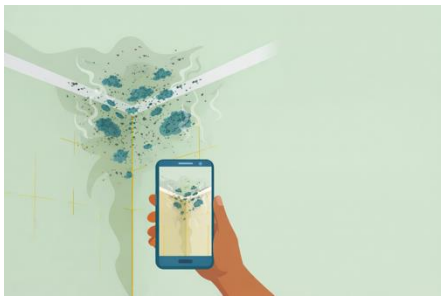
Below are some simple actions you can take to reduce damp and mould. For further tips on preventing and treating damp, please refer to our **Damp & Mould Guide**.



Check for condensation or black mould around windows and corners



Make sure extractor fans work properly in bathrooms and kitchens



Encourage tenants to ventilate rooms and report damp early



Encourage tenants to avoid drying clothes indoors or on radiators



Check roofs, pipes, and walls for leaks — even small drips can cause problems



Test heating systems regularly to ensure they run efficiently and reliably

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FIRE, GAS & CARBON MONOXIDE

Knowing what to look out for — and acting quickly if something isn't right — can help keep your tenants safe from fire, gas, and carbon monoxide risks.

Below are some simple actions you can take as the Landlord.



Test smoke and CO2 alarms between tenancies and inspections



Fit or repair any missing or broken alarms as soon as they are spotted or reported



Arrange annual gas safety checks — it's a legal requirement



Consider fire doors and extinguishers in shared properties



Keep escape routes, such as hallways and stairwells, clear and well-lit



Provide clear fire and gas emergency guidance to tenants

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TRIPS, SLIPS & FALLS



Keep handrails secure and sturdy



Ensure outdoor paths and communal areas are level, well-lit, and safe all year round



Repair broken steps, loose handrails, or flooring issues promptly

KITCHENS & BATHROOMS



Keep ventilation working to prevent damp and mould



Ensure appliances and surfaces are safe, cleanable, and in good condition



Repair any leaks or faulty taps, drains, or appliances

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SECURITY & LIGHTING



Fit reliable locks to all external doors and ground-floor windows



Keep lighting in shared areas and outdoor spaces well maintained



Repair broken lights or locks promptly

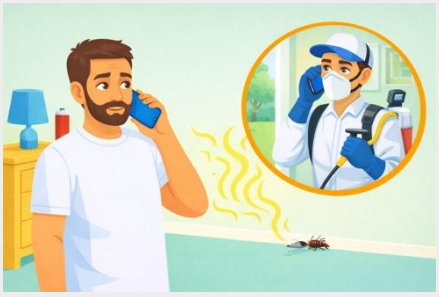
PESTS & WASTE



Seal gaps in walls, skirting, and floors during maintenance work



Provide suitable bin storage with easy access



Check regularly for signs of rodents or insects

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HOME SAFETY CHECKLIST

Use this checklist below to help you stay on top of everyday safety and maintenance in your property:

Task	How Often	Why It Matters
Test smoke/CO alarms	Before tenancy & ongoing	Keeps tenants safe from fire & gas
Gas Safety Certificate	Annually	Prevents leaks or breakdowns. Is a legal requirement for rentals
Electrical Safety (EICR)	Every 5 years	Ensures electrics are safe
Repairs & Maintenance	Ongoing	Prevents small issues becoming big ones
Check for mould or leaks	Regularly	Avoids long term damage

Need Help?

If you're unsure what to do or need trusted help:

- **Use certified professionals** (Gas Safe, NICEIC, TrustMark)
- Contact your local **council housing team**
- **Visit:** www.gov.uk/renting-out-a-property/housing-health-and-safety

In an Emergency

Please share this information with your tenants so they know what to do in case of an emergency.

- **Smell gas?** Call 0800 111 999, open windows, and leave the building.
- **Fire or smoke**? Call 999 immediately.
- **Electrical shock or water leak near electrics?** Turn off power if safe, call a qualified electrician or plumber.
- **Structural damage or flooding?** Leave the area and contact emergency repair services.

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HEAT Project

Working together for safer, healthier, happier homes