

Safety In Your Home

OWNERS EDITION



As a homeowner, landlord, it's essential to prioritize the safety of your family, tenant, and property. Some of the critical aspects of home safety are *gas servicing*, *electrical checks*, and *fire safety*. Fire-related incidents can cause significant property damage, injuries, or even fatalities. Therefore, it's crucial to take adequate measures to prevent such incidents from occurring.

Below are some of the reasons why gas, electric, and fire safety checks are crucial for homeowners:



“Tenants safety should be of paramount importance to landlords and failing to comply with legal requirements could put both tenants and landlords at risk.”

Recent research of 1000 social and private tenants regarding safety measures present in their property.

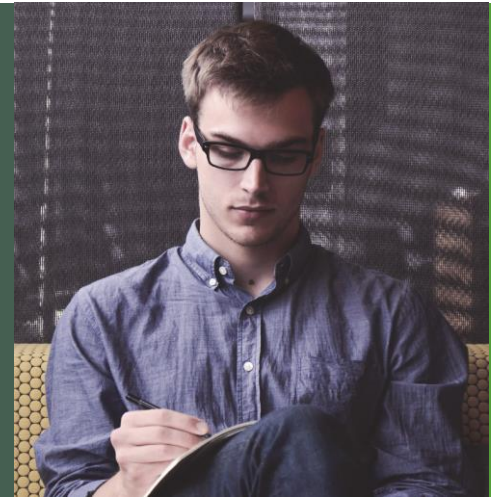
More than a quarter (27%) of renters do not have smoke alarms on each storey of their home, private renters (32%) are less likely to have these fitted than social renters (20%), almost half (44%) of all renters do not have a gas safety certificate this is significantly higher for private renters (52%) than social renters at (32%).

Just over half (51%) of all renters do not have a carbon monoxide alarm, significantly more likely for private renters (56%) than social renters (44%) to be fitted in their homes.

Two-thirds (66%) of all tenants have not seen their Electrical Installation Condition Report (EICR) which is significantly higher for social tenants (73%) than private tenants (61%).

Escape plan

Have an Emergency Plan: It's essential to have an emergency plan in case of a gas, electrical, or fire incident. Ensure that your family, renter know how to escape the house and have a designated meeting spot away from the property.



Here are some of the reasons why gas, electric, and fire safety checks are crucial for homeowners:

Prevent Fire Incidents: Fire incidents can occur due to various reasons such as electrical faults, gas leaks, or cooking accidents. Many of these incidents can be prevented with proper safety measures. For instance, you should ensure that you have working smoke detectors installed in your home which are tested weekly, and you should also have a small powder fire extinguisher or fire blanket readily available.

Protect Your Property: A gas leak or fire incident can cause significant property damage. Apart from the financial loss, it can also cause emotional distress for you, your family or tenant. Therefore, adequate yearly safety checks can help prevent such incidents and protect your property.

Ensure Your Family's Safety: Gas, electric, and fire incidents can cause severe injuries or fatalities. By making adequate yearly safety checks within your property, you can ensure the safety of your family members and tenant's and prevent such incidents from occurring.

Here are some tips to ensure gas, electric, and fire safety in your home:

Install Smoke Detectors and Carbon Monoxide Detectors: Smoke detectors can detect smoke and alert you in case of a fire. Carbon monoxide detectors can detect the presence of carbon monoxide, a harmful gas that can cause severe health problems. Ensure that you have working detectors installed in your home checking them weekly.

Use Gas and Electrical Appliances Safely: Gas and electrical appliances can be hazardous if not used correctly. Ensure they are installed and maintained by a professional, and always follow the manufacturer's instructions.

Keep Flammable Materials Away: Keep flammable materials such as curtains, papers, and clothing away from heat sources such as heaters and candles.

Regular Maintenance: Regular maintenance of gas and electrical equipment can help prevent gas leaks, and electrical faults and ensure their safe operation it is recommended that these checks be done yearly by a professional engineer.

Have an Emergency Plan: It's essential to have an emergency plan in case of a gas, electrical, or fire incident. Ensure your family members know how to escape the house and have a designated meeting spot away from the property.

Alarms you need in your property.

Smoke alarms are essential for every home. They should always be combined with a heat alarm placed in the kitchen. All smoke and heat alarms should be mounted on the ceiling and be interlinked.

Interlinked alarms are when one alarm is triggered all the alarms will go off simultaneously. This means you can be alerted no matter where you are in your home.

As of February 2022, every home must have:

- one smoke alarm in the living room or the room you use most.
- one smoke alarm in every hallway or landing
- one heat alarm in the kitchen

Carbon monoxide alarms

should be used if you have heating or cooking appliances fuelled by gas, coal, wood, or oil. This does not need to be linked to the fire alarms.

More information on the law change is available on the Scottish Government website.

