



Excess Heat

Hazard information for Landlords and Tenants

A healthy indoor temperature is around 21°C.

High temperatures can increase cardiovascular strain and trauma, and where temperatures exceed 25°C there is an increased risk of strokes, and dehydration. These are a problem primarily for the elderly and the very young.

Causes

Defects to a heating system, or an inability to control the property's heating system can cause excessive heat in dwellings.

Solar heat gain is influenced by the area and direction of glazing, and the amount of external shading, the amount of heat that can be contained within the building and insulation of the structure.

Properties in multiple occupation are more likely to be affected by excessively high indoor temperatures. Particularly those located immediately beneath an uninsulated roof, those with only a south facing elevation, and those with district heating systems not controllable by the occupier.

Relevant Legislation

- The Energy Efficiency (Private Rented Property) (England and Wales) Regulations 2020
- Housing Act 2004
- The Environmental Protection Act 1990
- Landlord and Tenant Act 1985

Legal obligations of the landlord

All private rented properties rented from April 2018 to have a minimum energy efficiency rating of 'E'. This requirement extends to all privately rented properties as of April 2020 regardless of tenancy start date.

A minimum heating standard is at least 18°C in sleeping rooms, and 21°C in living rooms, when the temperature outside is minus 1°C and it should be available at all times.

The heating installation must be kept in good working order at all times, and tenants must have control of thermostatic radiator valves.

Recommendations

- Ensure the heating system to the property is appropriate for the design, layout (including room sizes) and construction of the property so that the property can be efficiently heated. Ensure the tenants understand how to use the heating.
- Each radiator/heater should be fully controllable and fitted with thermostatic controls. There should be timers fitted to individual heaters.
- Ensure the windows are maintained in good order. Replacement of all louvre type single glazing or fully upgrading to double glazed windows.
- Supply and install loft insulation to a minimum depth of 220mm (dependant on materials used for insulation).
- Supply and install suitable wall insulation (cavity, internal or external).

[Click here for further information on dealing with Excess Heat](#)

If you have any concerns/complaints about your property, or require further advice please contact the team directly: via email on pshousing@dacorum.gov.uk or call us on 01442 228574