



Heating

This leaflet tells you:

- The amenity standards relating to heating in a property.

Legal requirements are set out in bold type in the document

Each unit of living accommodation in an HMO must be equipped with adequate means of heating.

1. Heating shall be provided in every habitable room and bathroom capable of maintaining a temperature of 20 degrees Celsius (°C) when the outside temperature is -1 °C. (The provision of insulation can assist in meeting this standard.)
2. The heating provision must be capable of being safely used at any time and be suitably guarded.
3. Heating may be by means of one of the following:
 - Central Heating
 - Gas heaters connected to a suitable flue and terminal outlet
 - Oil heaters connected to a suitable flue and terminal outlet
 - Electricity
(In some circumstances, the use of electricity may be acceptable as the sole means of heating a dwelling, but - if you propose to use this method - you must discuss it with the local authority. Individual heaters must be a fixed installation.)
 - Solid Fuel (in the form of an authorised smokeless fuel or solid fuel burnt in a smokeless appliance.) If solid fuel is used, proper fuel storage facilities shall be provided outside the building in a readily accessible position for each unit of accommodation.
4. Wherever practicable, heaters (excluding radiators) shall be fixed to an existing chimney breast or otherwise positioned so as to direct heat towards the centre of the room.

5. All such appliances shall be maintained by a competent person. Gas appliances shall be inspected annually and certificated in accordance with the [Gas Safety \(Installation & Use\) Regulations 1998](#).
6. The use of portable paraffin or oil-fired heaters and liquefied petroleum gas heaters (LPG) (bottled gas heaters) is prohibited under any circumstances, whether provided by the landlord or the tenant.
7. A 5 year Electrical Safety Installation certificate from **1 July 2020** for **new tenancies**. (**1 April 2021** for **existing tenancies**.)

For more information, please contact the Private Sector Housing team by email: pshousing@dacorum.gov.uk or call **01442 228000** and ask for **Private Sector Housing**.