



Wilkins Safety Group

H & S Guidance - Holiday Lets

INTRODUCTION

Health and safety legislation applies in holiday lets, as there is a work activity involved in the provision of accommodation as it operates as a business activity.

If the arrangement is occasional and the premises, essentially remains a domestic residence the HSE are the enforcing authority. If the property is let for more than 20 weeks a year the local authority is the enforcing authority.

Most requirements under health and safety legislation will relate to protecting the health and safety of guests. It is essential to ensure that any heating appliances and electrical equipment is safe and maintained. Hire of equipment is included in product safety legislation enforced by Trading Standards Officers. The General Product Safety Regulations 1994 relate to such hire and if you require guidance you can contact trading standards through your local council.

The premises may be on a private water supply, in which case the supply will come under the Private Water Supplies Regulations 1991. Under these regulations your local council will need to be satisfied that the supply is wholesome and adequate and will undertake or require routine sampling. Further information is available from your local environmental health department.

If your accommodation is on farm you should consider the information provided under farm visits.

CHECKLIST -

HOLIDAY LETS

1. Do you arrange regular maintenance and safety checks on electrical and gas appliances YES/NO
2. Do you check the premises for general hazards prior to letting:
 - * Glazing and window safety YES NO
 - * Tripping hazards YES NO
 - * Floor condition YES NO



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* Electrical visual checks	YES	NO
* Stair and handrail safety	YES	NO
* Garden safety	YES	NO
* Laundry safety	YES	NO
* Drinking Water	YES	NO
* General Equipment checks	YES	NO

REFERENCES/FURTHER DETAILS

1. Leaflet IND(G)237 Maintaining portable electrical equipment in hotels and tourist accommodation. HSE.
www.hse.gov.uk/pubns/indg237.pdf