

SAFETY FROM BURNS AND SCALDS

According to the Royal Society for the Prevention of Accidents, well over 4,000 children under five are severely burnt or scalded every year. These accidents can result in life-changing injuries and scarring.

We take for granted that there are things as adults that we just don't do, such as putting our hands into a fire or onto a hot surface. But when it comes to safety in the home, it pays to go around the home thinking like a toddler would.

Safety requirements in the home

Don't assume the kitchen layout in the property you have bought is still regarded as safe.

Here are some key minimum requirements:

- Kitchen worktops need to have a minimum depth of 600mm.
- There should be 300mm of clear worktop space either side of a cooker or hob.
- Electrical sockets and switches should not be placed above or near sources that generate heat.
- Fire guards are essential around woodburning stoves, open fires and open flame gas fires where children are present.



DASH Services offers landlord members a reliable signposting service to help navigate their way around an ever changing market place. Can we help you?



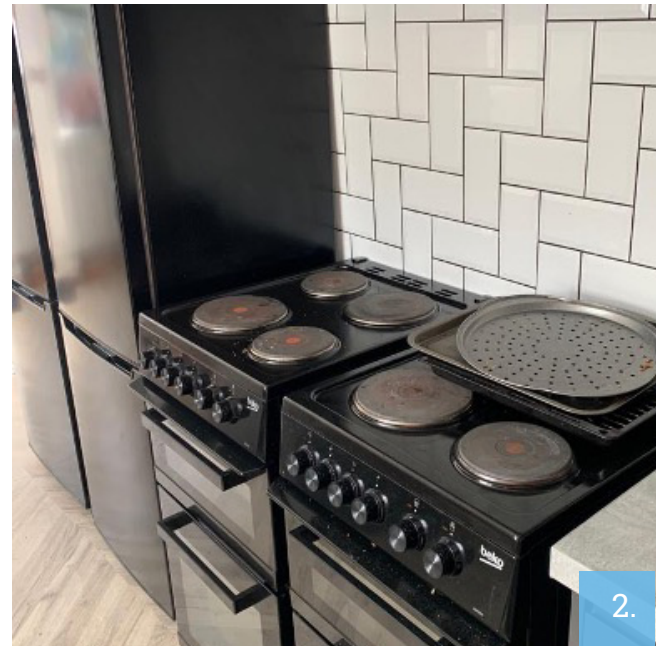
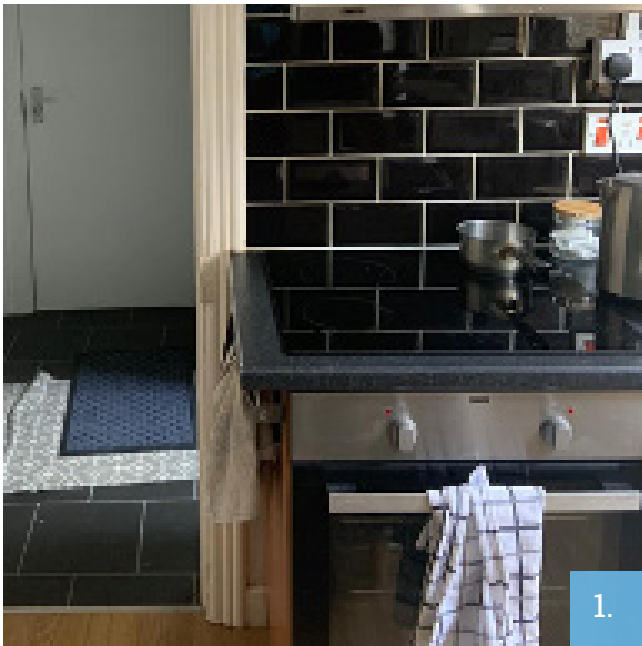
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Keeping hazards out of reach

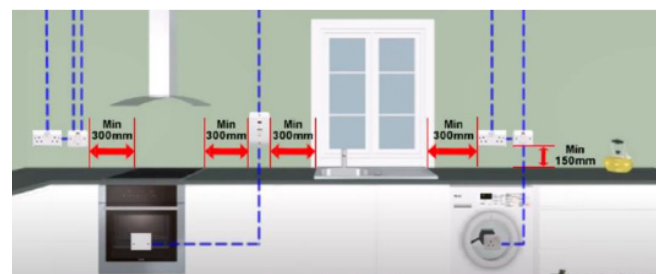
Homes are generally safer than they used to be thanks to regulations around the length of kettle leads and the depth of kitchen worktops. However, risks still remain and it is something you should take into account when renting your property.

If you are updating an old kitchen layout, it is worth remembering current safety standards rather than assuming that what was in place is still regarded as being safe.

Examples of poor siting of cookers and hobs



These examples show a lack of safe space either side of the cooker or hob.



Danger from poorly located sockets

More generally, we see a surprising number of hazards in kitchens due to poorly located electrical sockets and switches.

These should not be placed either above or too close to hobs or appliances that generate heat. This could be dangerous if the tenant needed to reach over a hot stove or boiling pans in an emergency to reach a socket or an isolator switch.

A poorly located socket also has the potential to melt a cable if it is within melting distance of a ring or flame and cause secondary hazards compromising electrical and fire safety.

Many of these issues should be resolved following an Electrical Installation Condition Report (EICR) but it is worth checking their positioning is satisfactory yourself.

What is an EICR?

The Electrical Installation Condition Report requires landlords to have the electrical installations in their properties inspected and tested by a qualified electrician at least every five years, or less if specified on a previous report.

Landlords should provide a copy of the electrical safety report to their tenants within 28 days of the check being completed and to their local authority if requested.

Examples of poor siting of cookers and hobs



The risk of burns and electrical faults increases with poorly located sockets and switches.

Stoves and fires

We advise that woodburning stoves and open fires have a fire guard that can be fixed to the wall for added peace of mind.

Inspectors check whether the stove or fire is in use, whether the flue is adequate and has been regularly serviced, and additionally whether there is an adequate air supply.

You should also have an appropriate carbon monoxide alarm fitted at head height in the same room no further than three metres away from the heat source. See our dedicated leaflet on smoke and carbon monoxide alarms.

Modern open flame gas fires lack the hazard of a log or coal falling from the fire, but the flames are just as dangerous as an open fire so a fire guard is essential where children are in the home.



An example of a wall mounted fire guard surround.

Further resources

DASH Services is a Private Rented Sector service for Local Authorities, Landlords & Tenants and is hosted by Derby City Council on behalf of a number of different Councils across England.

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The use you make of the information and services provided on site is your responsibility and we cannot accept liability for any problems resulting from your use of the DASH Services site.

The Housing Health and Safety Rating System (HHSRS)

Covers hazards from shocks and burns resulting from exposure to electricity.

Covers safety regulations against burns caused by contact with a hot flame, fire or hot objects. It also includes burns caused by clothing catching alight from a controlled fire or flame.

Find out more at [GOV.UK](https://www.gov.uk)

The LACORS Fire Safety guidance provides valuable advice on all aspects of provisions for fire safety in rented properties. You can download the booklet here:

<https://www.dashservices.org.uk/Resources/Fire-Safety/document-2>

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