

# Covid-19: Managing your health and safety obligations

Please note: The information provided below is not exhaustive and correct as of 07.05.2020. We encourage you to check the links provided for the latest guidance and information.



Activity	Latest guidance	Sources and links	Published / updated
<b>Gas safety checks</b>	<ul style="list-style-type: none"> <li>Legal duty to repair and maintain gas pipework, flues and appliances still applies. You should not suspend all gas safety checks and increase the risk to your tenants.</li> </ul>	<a href="#">Health and Safety Executive guidance</a> →	16th April 2020 (reviewed 27th April 2020)
	<ul style="list-style-type: none"> <li>Necessary work can still be carried out in homes however must be in accordance with Welsh Government social distancing guidelines</li> </ul>	<a href="#">Social distancing guidelines</a> →	23rd April 2020
	<ul style="list-style-type: none"> <li>If unable to carry out a gas safety check (e.g. tenants self-isolating or unable to engage registered gas engineer), you must evidence reasonable steps to comply with the law.</li> </ul>		
<b>Energy Efficiency Improvements</b>	<ul style="list-style-type: none"> <li>Minimum Energy Efficiency requirements applicable to the PRS in Wales came into force on 1st April. An EPC rating of E or above is required on private rented properties to comply.</li> </ul>	<a href="#">Minimum Energy Efficiency standards - landlord guidance</a> →	1st October 2017
	<ul style="list-style-type: none"> <li>It is encouraged that you take a pragmatic, common-sense approach to non-urgent issued during this time.</li> </ul>	<a href="#">Welsh Government Landlord and Agent guidance</a> →	17th April 2020
	<ul style="list-style-type: none"> <li>If unable to gain access to the property or engage a contractor to carry out necessary works, document your attempts and all correspondence with your tenants.</li> </ul>		
	<ul style="list-style-type: none"> <li>Local authority guidance has been issued emphasising that enforcement should be in response to emergency situations only.</li> </ul>		
<b>Maintenance, repairs and visits</b>	<ul style="list-style-type: none"> <li>Repair obligations remain unchanged however non-urgent property visits should be postponed (e.g. property viewings, cleaning services, non-urgent repairs and/or maintenance which do not present and urgent health and safety issue). View Welsh Government guidance for a non-exhaustive list of urgent health and safety issues.</li> </ul>	<a href="#">Welsh Government Landlord and Agent guidance</a> →	17th April 2020
	<ul style="list-style-type: none"> <li>Where urgent access is required, it is recommended that you check with the tenant to understand if they are self-isolating, and if so, follow the medial advice provided.</li> </ul>		
<b>Contacting tenants</b>	<ul style="list-style-type: none"> <li>Need to self-isolate? Provide tenants with alternative contact arrangements to get in contact with you (e.g. email, telephone or text). Where this isn't possible, through a family or friend.</li> </ul>	<a href="#">Welsh Government Landlord and Agent guidance</a> →	17th April 2020
	<ul style="list-style-type: none"> <li>If possible, contact vulnerable tenants regularly by phone, email or text message to establish how they are managing, whether they are affected, and whether they are self-isolating.</li> </ul>		
<b>Ending a tenancy</b>	<ul style="list-style-type: none"> <li>Coronavirus Act 2020 extends the period of eviction notices to three months. Measures in place in Wales for 6 months until 30 September 2020. Applicable to most tenancy types in the PRS.</li> </ul>	<a href="#">Coronavirus Act 2020</a> →	25th March 2020
	<ul style="list-style-type: none"> <li>Additionally, any landlord possession claims in the court system or about to go into the system will also be affected by a 90 day suspension of possession hearings and orders, effective from 27 March 2020.</li> </ul>	<a href="#">Welsh Government Landlord and Agent guidance</a> →	17th April 2020