



OR



"Locked Out"

There are alternatives

We are of course referring to the use of non-standard heating appliances within your landlords property.

For the avoidance of doubt a non-standard heating appliance is one that is either portable, has a naked flame or uses a fuel source which is either stored in a receptacle attached to the appliance or anywhere within the building.

A typical example of a non-standard appliance is a gas or paraffin space heater.



You may not be aware of it, but the the use of these types of heating within a place of work is a criminal offence. Apart from being an unacceptable fire risk, they may produce carbon monoxide, which you are obligated to protect your workforce and customers from.

Additionally, these forms of heating are forbidden under the terms of your tenancy because they void the insurance policy covering the premises. As the same single policy covers every property managed by ourselves, you will understand why we are particularly eager to enforce this restriction and more than willing to take immediate and drastic action should we discover non-standard appliances.

Please ensure that your heating appliances comply with your legal responsibilities to your workforce, your customers and your landlord(s), we will be making regular random inspections of our properties throughout the winter months to ensure that any heating appliances not only in use, but on the premises (even if not in use) conform to these requirements.

If your heating appliances already meet these requirements

We thank you for your co-operation

If your heating appliances do not meet these requirements

You should remove them from your premises immediately

If we discover non-standard heating appliances on your property

You will immediately be issued with a notice under s146 of the Law of Property Act 1925, this notice will give details of the breach of your tenancy (in this case the presence of a non-standard heating appliance) and it will give you a reasonable length of time to remedy the breach (in this case usually an hour or so) after which if the appliance remains on the property we will forfeit your lease and change the locks to the premises.