

factsheet

Regulatory Services

www.charnwood.gov.uk/factsheets

Wood Burning Stoves: Preventing Nuisance & Installing Safely

With fuel prices rising and many people wanting to reduce their carbon dioxide emissions, many residents in Charnwood are now choosing to install wood burning or multi fuel stoves and open fires as an alternative way of heating their properties.

What do I need to be aware of under UK nuisance law?

Local councils are legally obliged to investigate any complaints made under the Environmental Protection Act 1990 relating to public health and nuisance issues, which include smoke and fumes from fires or stoves.

In cases where our evidence shows that smoke or fumes is causing significant interference with another person's use and enjoyment of their property we can serve a legal notice on the person(s) responsible for the nuisance, requiring action to be taken to stop the problem or face prosecution for non compliance. With this in mind it is important to prevent smoke problems to neighbours by proper installation, use of correct fuel and careful operation of the stove.

Incorrectly installed stoves and flues can lead to fires or dangerous gases entering the house potentially leading to carbon monoxide poisoning or death. It is therefore in your own interest as well as your neighbours to ensure the correct installation.

Environmental Protection

Prevention Is the Best Cure

The installation of wood burning or multi fuel stoves is work that is controlled under the Building Regulations, and may require, amongst other things, the re-lining or installation of flues and chimneys associated with the appliances. Please contact Charnwood Borough Council's Building Control Section with full details before installing appliances or carrying out work to flues or chimneys. Building Control can be contacted on 01509 634924 or email building.control@charnwood.gov.uk

Do not attempt a DIY installation following internet or other guidance. Always ensure that any person installing appliances is accredited by one of the following; APHC, Benchmark, BESCA, Certsure, HETAS, or NAPIT to ensure that the work is carried out to all appropriate standards on completion these will issue a building regulations compliance certificate and notify the Local Authority of the installation. Alternatively you must apply for Building Regulations approval from a Building Control body.

If you have installed an appliance but not followed the rules you can apply for a Regularisation Certificate from your Local Authority Building Control. All competent persons scheme have 30 days to legally register the installation from the date of completion. If complaints are received about your stove and the appliance or associated flue has not been installed to Building Regulation standards, you may have to pay to have remedial work carried out. Failure to notify the Local Authority of an installation of a stove, can be an offence resulting in enforcement action being taken against the Householders and/or the installer, this could cost anything up to £5000 per breach of the building regulations. Additionally all work we are aware of that does not comply with the Building Regulations may be disclosed to prospective purchasers during searches when a property is marketed for sale or re-mortgaged.

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Further information and a list of HETAS approved engineers is available at www.hetas.co.uk

A full list of all competent person schemes in force is at:

<https://www.gov.uk/competent-person-scheme-current-schemes-and-how-schemes-areauthorised#types-of-building-work>

What materials should I burn on my stove?

Only use well seasoned dry wood. Wet or green wood will cause unnecessary smoke and may lead to complaints from surrounding properties. Wet wood makes for a much less efficient fire and if you can get it to light at all, the logs that are not dry provide a fire that smoulders and creates a lot of tar and smoke. These tars can be corrosive and potentially damaging to the lining of the flue and increasing the danger of a chimney fire.

Do not burn household rubbish or plastics as these may contain harmful pollutants. Do not use treated wood products such as old fence posts or chipboard. They contain glues and chemicals that will cause fume problems when burnt.

If you do receive complaints from neighbours, consider using smokeless fuels if you have a multi-fuel stove. Check your manufacturers' instructions and always burn the recommended fuels.

Remember that even if you follow the advice given above, if your appliance is causing a statutory nuisance you may have to stop using it.

Additional advice

Flues and chimneys must be swept regularly. Follow manufacturer's recommendations for servicing.



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Ensure you purchase a carbon monoxide alarm for use in the same room as the stove. This is now a requirement of the Building Regulations for new stoves.

More detailed advice can be found on the internet in particular:

- <http://www.hetas.co.uk/consumer/hetas-advice/>
- <http://www.stovesonline.co.uk/stovehelpandadvice.html>
- <http://www.labc.co.uk> (includes technical guidance on stoves and flues)

If you require more information please contact:

Environmental Protection team, Regulatory Services, Charnwood
Borough Council, Southfields,
Loughborough, Leicestershire LE11 2TX
Office Opening Hours: Monday to Thursday 8.30am to 5.00pm; Friday
8.30am to 4.30pm

Tel: (01509) 634636 Fax: 01509 262076

E-mail: env.health@charnwood.gov.uk

We have more information about nuisance law on our website at;-

www.charnwood.gov.uk/environment/environmentalprotection.html

To find out if this information is available in other formats, or for help understanding it in your language, please call (01509) 634560.

This information is available in different formats. To access these please phone (01509) 634560.

এ তথ্যাদি অন্যান্য মাধ্যমে পাওয়া যায়। এসব পেতে ছলে দায়করে (01509) 634560 এ নাথারে টেলিফোন করনা।

這資料具不同的格式，請致電 (01509) 634560 索取。

आ भाडिती जुडी जुडी पद्धतिओमां उपबल्ल छे, ते मेणववा माटे हुपा करी आ नंबर पर सेन करे (01509) 634560.

यह जानकारी अलग-अलग प्रारूपों में मिल सकती है। इनको पाने के लिये कृपया यह नंबर डायल कौनिये (01509) 634560.

ਇਹ ਜਾਣਕਾਰੀ ਵੱਖ-ਵੱਖ ਸ਼ਕਲਾਂ ਵਿੱਚ ਮਿਲ ਸਕਦੀ ਹੈ। ਇਹ ਹਾਮਿਲ ਕਰਨ ਲਈ ਮਿਹਰਬਾਨੀ ਕਰਕੇ ਇਸ ਨੰਬਰ 'ਤੇ ਡੈਲ ਕਰੋ (01509) 634560

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