

## **SET STANDARDS FOR ROOMS LET WITHIN A DOMESTIC DWELLING**

### **To use these standards no more than two bedrooms (two occupants) must be let**

THESE STANDARDS ARE DESIGNED TO ENSURE THAT THE TENANT ENJOYS THE BENEFIT OF A GOOD STANDARD OF HOUSING MANAGEMENT, WITH THE LANDLORD PROVIDING A SAFE AND SECURE ENVIRONMENT.

You as the Landlord agree to the following statements:

#### **The property owner will keep the structure and outside of the property in good repair.**

##### **This includes:-**

Drains, gutters and external pipes;

The roof;

Outside walls, external doors, windowsills, window catches, sash cords and window frames including necessary external painting and decorating;

Internal walls, stairs, fascia boards, floors and ceilings, doors and door frames, door hinges, skirting boards and kitchen cupboards but not including internal painting and decorating;

Chimneys, chimney stacks and flues but not including sweeping;

Pathways, steps or other means of access;

Integral garages and stores.

#### **The property owner will keep in good repair and working order;**

Basins, sinks, taps, stopcocks, baths, toilets, flushing systems and waste pipes;

Electrical wiring including sockets and switches.

#### **Obligations**

The property owner must ensure (prior to commencement of the Tenancy) that the tenant is aware of all of the landlord's obligations in regards to repairs, property maintenance and improvements.

Repairs are carried out punctually and effectively with consideration for the occupant's privacy.

An adequate number of suitably located WC's, baths and or showers and wash basins are provided with constant hot and cold water supplies as appropriate which are suitable for the number of occupants. The landlord needs to make clear to the tenant which rooms he/she will have access to.

Within the rooms used by the tenant there must be reasonable and adequate power and electrical provision.

The rooms accessed by the tenant must have central heating.

The property must be maintained to a reasonable standard; free from unnecessary hazards as defined in the Housing Health and Safety Hazard Rating System (see [www.communities.gov.uk/hhsrs](http://www.communities.gov.uk/hhsrs) or please refer to the Housing Act 2004). The 29 hazards are arranged into four sections, Hygrothermal conditions, pollutants, psychological requirements and protection against infection.

It is essential that the tenant's bedroom has a bed, storage, study desk, chair and adequate lighting.

If a Landlord wishes to provide window and door locks for the tenant's privacy, the occupant must be able to exit the room without the need to use a key.

### **GAS**

All shared gas appliances will be serviced annually by a Gas Safe registered engineer (Capita). PLEASE BE AWARE THIS SERVICE IS NO LONGER PROVIDED BY CORGI.

All repairs to gas supply pipe work and appliances will be carried out by a registered Gas safe registered engineer.

A fire blanket should be provided in any shared kitchen ( 1 blanket for each cooker).

All properties must be fitted with a carbon monoxide detector. Detectors should be allocated near source, kitchen gas appliances, gas fire and boiler areas. It is important not to place the carbon monoxide detectors too close to source as it will give false readings.

### **GAS SAFETY CERTIFICATE**

### **Fire detection**

All properties will be fitted with a form of fire and smoke alarm. Hampshire Fire and Rescue Services carry out home visits, to look at the property and determine if they can see any fire risks and recommend safety measures. Please contact the Community Fire Safety Department on 02380 644000 to see if you fit the criteria for a visit.

## **Top 10 tips to make your home a safe home**

1. Fit a smoke alarm and check it regularly.
2. Make a fire action plan so that everyone in your house knows how to escape in the event of fire.
3. Take care when cooking with hot oil and think about using thermostatically controlled deep fat fryers.

4. Never leave lit candles unattended.
5. Ensure cigarettes are stubbed out and disposed of carefully.
6. Never smoke in bed.
7. Keep matches and lighters away from children.
8. Keep clothing away from heating appliances.
9. Take care in the kitchen! Accidents whilst cooking account for 59% of fires in the home.
10. Take special care when you are tired or when you've been drinking. Half of all deaths in domestic fires happen between 10pm and 8am. Properties will be subject to random property inspections.