

# SASSH Property Accreditation Standards



## Promoting responsible renting of student housing in the city of Southampton and the surrounding areas of Warsash Maritime Academy

All 3 storey properties occupied by 5 or more tenants must be licensed, or a licensing application must have been submitted to Fareham Borough Council under the mandatory HMO Licensing Scheme, before the property can be accredited by SASSH.

As part of a sample inspection programme, properties may be visited by officers of Fareham Borough Council following accreditation.

It is assumed that an application is made honestly and truthfully.

However, should an inspection reveal that a property does not comply with the accredited standard; accreditation status may be suspended, downgraded or revoked. A property will only be reinstated upon reaching the appropriate standard.



**FAREHAM** BOROUGH COUNCIL  
[www.fareham.gov.uk](http://www.fareham.gov.uk)



**Please Note:**

For resident landlords, please refer to a different set of standards. Definition of resident Landlord is a landlord who lives within the property he lets, renting two bedrooms, with one occupant in each room.

All one bedroom accommodation and/or property let to a single individual/couple/family, is also required to meet these SASSH standards.

**ONE STAR** 

Property and Management standards as follows:

**Property - External**

**Chimney**

No risk of collapse or debris falling off

Not leaking or causing dampness internally

**Roof**

No missing slates or tiles and the roof is not leaking or causing dampness internally

Flat roofs are in sound condition and not causing dampness internally

All flashing and abutments are sound and not causing dampness internally

Roof design and construction is maintained so that it is suitable for its purpose, securely fixed and able to cope with imposed loads

**Guttering and Downpipes**

All surface water down pipes to discharge to a suitable gulley or soak away

No leaking gutters or downpipes causing dampness internally

No insecure gutters or downpipes

Are kept clear of debris to ensure effective removal of rainwater

**Fascia Boards/Bargeboards**

No insecure or rotten boards



### **Walls**

No subsidence where risk of collapse

No loose brickwork where risk of collapse

No perished pointing or fractures causing dampness internally

### **Windows/Doors**

All windows and doors can be opened, closed and secured easily

Do not leak

Are not excessively draughty and fit their frames correctly

Low level windows are fitted with restrictors to prevent falls

### **Drains**

Are working correctly and are not blocked or leaking sewerage

Septic tanks and cesspools are functioning correctly

No waste water pipes discharge into a surface water gully or any part of the surface water drainage system. All connections to comply with the current Building Regulations

### **Garages/Outbuildings**

Are safe and there is no risk of collapse

### **Paths**

Are reasonably level and with no tripping hazards

There is adequate drainage to remove surface water and prevent pooling

### **Garden**

All external areas within the property boundary will be maintained in a neat and tidy condition throughout the tenancy by the landlord, where he/she retains responsibility for these areas

There are no unguarded retaining walls or steps where there is risk of falling

### **Security**

Side and rear access is secured with strong, high, lockable gate(s). Gates to be openable from inside without the use of a key, e.g. bolted, to ensure safe egress in case of fire

### **Waste Disposal**

Adequate waste disposal facilities for the number of occupants



## **Property - Internal**

### **Ceilings**

Are sound with no risk of collapse

There are no holes or cracks (other than settlement or drying out cracks)

### **Walls**

Are free from penetrating and rising damp

There are no holes or cracks (other than settlement or drying out cracks)

### **Floors**

Are sound and reasonably level with no tripping hazards

Have no loose floorboards and/or holes

Changes in floor level are eliminated; if this is not possible they are clearly defined and made as safe as possible

### **Dampness**

There are no leaking pipes within the property

With adequate heating and ventilation, the dwelling is not prone to dampness due to condensation

### **Heating**

There is a fixed heating system such as central heating or off peak storage heating which effectively heats the whole of the dwelling

All gas appliances are subject to a current up to date gas safe certificate issued by a Gas Safe Engineer every 12 months

Tenants will be provided with a copy of this gas safety certificate at the beginning of their tenancy and an updated certificate following 14 days of appliance testing

### **Water**

There is adequate hot and cold running water to all sinks, baths and basins

There is a supply of wholesome drinking water



## Electricity

There are at least four power points in all habitable rooms

There is either a dedicated outdoor electrical socket, residual current device (RCD) protection to all ground floor electrical sockets, or one portable residual current device safety adaptor, conforming to BS 7071 provided and kept available in a convenient and accessible location

The installation is covered by a current Periodic Inspection Report, dated within the last 3 years and all items listed as 1 and 2 requiring works have been carried out

## Insulation

There is at least 200mm loft insulation, or if the dwelling is new build, it must comply with current Building Regulations requirements

Single skin walls have been lined and insulated

There is hot water tank insulation of 80mm loose tied insulating jacket (red) as a minimum

## Kitchen

Facilities to include:

- Food storage facilities
- Worktop
- Gas or electric cooker
- Sink with drainer
- Ventilation
- Lighting
- Electrical power points (8 are sufficient)
- Fridge/freezer

All sinks are properly connected to mains drainage and have a constant supply of hot and cold water

Walls, floors and worktops have smooth impervious surfaces throughout which are capable of being cleansed and maintained in a hygienic condition

The layout/design of the kitchen prevents collisions with hot surfaces

There is suitable floor covering in good condition that is capable of being cleaned

## Bathroom/WC

Is located within the dwelling

Walls and floors have smooth impervious surfaces throughout which are capable of being cleaned and maintained in a hygienic condition



Facilities include:

- Wash hand basin
- Correctly functioning WC, with seat and lid
- Adequate ventilation
- Bath and/or shower
- Door to the bathroom, lockable from inside
- Fixed form of heating

All baths, showers and wash hand basins are properly connected to mains drainage and have a constant supply of hot and cold water

Where there is a separate WC compartment this is internal and must be provided with impervious surfaces throughout which are capable of being cleaned and maintained in a hygienic condition

In addition any WC compartment is provided with

- Correctly functioning WC, with seat and lid
- Adequate ventilation
- Door to compartment, lockable from inside
- Wash hand basin within the compartment

### Staircase

The stairs are in good repair and fitted with at least one handrail

Is adequately guarded by a balustrade with vertical balusters

Treads and risers are uniform in depth, height and width for entire length of flight

There is adequate artificial lighting to the stairs

There are no doors opening directly onto the stairs at the top or bottom of the flight

Any stair carpet or covering is securely fixed

### Asbestos

There is no exposed asbestos lagging or insulation

Any asbestos cement sheets (commonly found in dwellings as roof tiles, corrugated roof sheets, wall boards and soffits) are in good repair

### Lighting

There is adequate natural and artificial lighting in all habitable rooms and adequate artificial lighting to all other areas within the dwelling such as circulation areas, bathroom and kitchens



## Fire

In accordance with the LACORS 'Housing – Fire Safety' guidance published in July 2008, landlords should carry out a Fire Risk Assessment to determine the level of fire protection required in each of their properties. However, the following should be installed as a minimum standard in **shared houses**:

For clarity, shared houses can be defined as those properties (houses or flats) occupied by a group of people who know each other, will probably have signed the tenancy agreement together, at the same time, and whose mode of living is similar to that of a family.

### Up to 2 storeys

Grade D LD3 fire detection and alarm system consisting of:

- Interlinked mains wired smoke detectors with integral battery back-up located in the escape route on all floor levels
- Additional interlinked heat detector with integral battery back-up located in the kitchen
- Additional interlinked smoke detector with integral battery back-up located in the lounge
- Additional interlinked smoke detectors with integral battery back up located in any cellar (habitable or otherwise)

No requirement for fire doors throughout, but sound, well constructed and close fitting conventional doors are required. However, a fire door meeting the full FD30S specification should be provided on the kitchen. This includes an overhead self closing device, intumescent strips and smoke seals.

All final exit doors should be openable from the inside without the use of a key

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

Furniture supplied must conform to the Furniture and Furnishings (Fire) (Safety) Regulations 1988

### 3 storeys

Grade D LD3 fire detection and alarm system consisting of:

- Interlinked mains wired smoke detectors with integral battery back-up located in the escape route on all floor levels
- Additional interlinked heat detector with integral battery back-up located in the kitchen
- Additional interlinked smoke detector with integral battery back-up located in the lounge
- Additional interlinked smoke detectors with integral battery back up located in any cellar (habitable or otherwise)

No requirement for full 30 minute protected route, but the escape route should have sound, traditional construction and should not pass through risk rooms. If a cellar is present (habitable or otherwise), 30 minute separation is required between the cellar and the ground floor escape route



A fire door meeting the full FD30S specification should be provided on the kitchen. This includes an overhead self closing device, intumescent strips and smoke seals.

Fire doors meeting the FD30 specification should be provided on all other risk rooms opening onto the escape route (living rooms, bedrooms, and dining rooms – not bathrooms). This includes an overhead self-closing device and intumescent strips, but not smoke seals.

Emergency lighting should be provided on each level in the escape route.

All final exit doors should be openable from the inside without the use of a key

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

Furniture supplied must conform to the Furniture and Furnishings (Fire) (Safety) Regulations 1988

If the property is not occupied as a shared house, a Fire Risk Assessment should still be carried out. However, different levels of fire protection are likely to be required.

For a **self contained flat in a purpose built block**, which is not occupied as a shared house, i.e. occupied by a single person, couple or family, the following standard will apply, whether the flat is on one or two levels:

Grade D LD3 fire detection and alarm system consisting of:

- Interlinked mains wired smoke detectors with integral battery back-up located in the escape route on all floor levels

The main entrance door to the flat, from the common parts, must be a fire door meeting the full FD30S specification. This includes an overhead self closing device, intumescent strips and smoke seals.

No requirement for fire doors throughout, but sound, well constructed and close fitting conventional doors are required.

All final exit doors should be openable from the inside without the use of a key. This includes any door out of the flat and any door out of the block.

Furniture supplied must conform to the Furniture and Furnishings (Fire) (Safety) Regulations 1988

For a **self contained flat or bedsit type room in a 2 or 3 storey building that has been converted**, which is not occupied as a shared house, i.e. occupied by a single person, couple or family, the following standard will apply, whether the flat is on one or two levels:

A mixed fire alarm and detection system comprising:

- Grade A LD2 fire detection and alarm system throughout the common parts of the building, with a heat detector in the kitchen area of each flat interlinked into the main system.
- A single point mains wired smoke detector, with battery back up, in the living area within each flat

The main entrance door to each of the flats, from the common parts, must be a fire door meeting the full FD30S specification. This includes an overhead self closing device, intumescent strips and smoke seals.



30 minute fire resistant construction between the flats. This includes walls and partitions and floor/ceiling separation.

Emergency lighting in the escape route, if it is long or complex.

All final exit doors should be openable from the inside without the use of a key. This includes any door out of the flat and any door out of the block.

Furniture supplied must conform to the Furniture and Furnishings (Fire) (Safety) Regulations 1988

**For further information on Fire Risk Assessment, please see the LACORS guidance document, which can be found at [www.lacors.gov.uk](http://www.lacors.gov.uk) or the Government's Fire Safety Risk Assessment guidance for Sleeping Accommodation, which can be found at [www.firesafetyguides.communities.gov.uk](http://www.firesafetyguides.communities.gov.uk)**  
**Security**

All external entrance/exit doors are fitted with a mortice deadlock and a rim lock. Both are openable from inside without the use of a key, i.e. thumb turns should be fitted. Where UPVC doors have been fitted externally, these will be acceptable if they have a multi-point locking system and are openable from the inside without the use of a key. All locks meet the current British Standards.

Where the property is divided into bedsits or self contained accommodation, the locks to the room entrance doors are secured in the same way as external entrance/exit doors

Laminated glass is fitted to any glazed section of the entrance/exit door and any glass adjacent to the door. **Please Note** this applies where new doors/windows are installed, or where any replacement of glazing is required. As an alternative, the glazed section(s) are replaced with suitable alternative material to provide at least the equivalent level of security.

**Please Note: If you have any specific queries regarding these security measures, the Police Crime Prevention Officer can be contacted for advice and alternative solutions. Compliance with the Crime Prevention Officer's advice will ensure that the relevant SASSH standard can be achieved.**

**Email: [southampton.cro@hampshire.pnn.police.uk](mailto:southampton.cro@hampshire.pnn.police.uk)**

**Telephone: 023 8074 5305**

Letterboxes are positioned a suitable distance from the door locking mechanism to ensure no access to internal locks from outside

Window locks are fitted on vulnerable windows, i.e. ground floor windows and windows above flat roofs

External patio doors are fitted with an anti-lift device and a multi-point locking system or additional locks at either the top or bottom. French windows are fitted with a 5 lever mortice lock and mortice bolts on the top and bottom of each door. All locks meet the current British Standards.

## Noise

The construction and maintenance of the dwelling protects occupants from



external noise and ordinary domestic noise affecting their health

### **Management**

I agree to

Provide a written tenancy agreement in line with legal requirements, copies of which must be held by the landlord and all tenants

Provide an inventory to be agreed and signed by the landlord and all tenants

Provide receipts for deposits and rent payments, consistent with the requirements of the Tenancy Deposit Protection Scheme

Ensure presentation of the property in a clean and tidy condition at the start of the tenancy. This includes any external areas within the property boundary.

Provide a suitable, recognised mechanism for residents to report disrepair and maintenance issues with agreement to respond promptly e.g. tenants to have contact telephone number of person responsible for maintenance

### **Guidance on Completion of the Declaration**

If the details of the Automatic Fire Detection System are not included in the Periodic Inspection Report for an Electrical Installation when you submit the property for advertisement, a copy of the additional 'Minor Works Certificate' detailing upgrade/s to an existing system or a 'Fire Alarm Inspection & Commissioning Certificate' detailing installation of a new system **must** be submitted to the Accommodation Office at the Southampton Solent University

**Please note there is no need to return the whole checklist.**

