



Standards for Rooms Let within a Domestic Dwelling 2016/2017

Version 1 12/2015

To use these standards, a maximum of two bedrooms may be let, with no more than one occupant in each room. These standards are designed to ensure that the tenant enjoys the benefit of a good standard of housing conditions in an adequately managed, 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, chimneys, chimney stacks and flues including sweeping

- Outside walls, external doors, window sills, fascia boards, window catches, sash cords and window frames including necessary external painting and decorating

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

- 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, showers, 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 with regard to repairs, property maintenance and improvements.

In accordance with the "Right to Rent" the landlord will check each tenant's right to rent the property. 'I will obtain the tenants original acceptable documents that allow them to live in the UK. With the tenant present I will check that the documents are valid, retain the copied documents on file and record the date of the check.'

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

An adequate number of suitably located WCs, 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.

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

The property must be maintained to a reasonable standard; free from unnecessary hazards as defined in the Housing Health and Safety Hazard Rating System (for information please see <https://www.gov.uk/government/publications/housing-health-and-safety-rating-system-guidance-for-landlords-and-property-related-professionals> or please refer to the Housing Act 2004).

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 and security, the occupant must be able to exit the room door without the need to use a key, i.e. thumb turn locks should be fitted.

Gas and electric

All shared gas appliances will be serviced annually by a Gas Safe registered engineer.

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

All properties must be fitted with a carbon monoxide detector in each room where there is a source of carbon monoxide, e.g. gas cooker, gas fire and boiler. Detectors should be fitted in accordance with the manufacturer's instructions.

A current Gas Safety certificate must be provided for each property to be advertised.

The electrical installation has been checked and certified as safe by a suitably qualified electrical engineer (providing an engineer validates for this length of time) without any code 1 or 2 faults that have not been rectified. This certificate should also detail the mains-linked smoke alarm system

Fire safety and means of escape

All properties must be equipped with a working smoke alarm on each floor of the premises. This must be tested at the start of each contract with the tenant present.

All final exit doors must be easily openable from the inside without the use of a key, i.e. thumb turn locks should be fitted. Alternatively, a 'break glass' box containing a set of exit door keys may be positioned on the wall adjacent to the door for use in an emergency.

Properties will be subject to random inspections by Southampton City Council and Private Housing staff, in order to check compliance with these standards.